



THE COMMITTEE MINUTES

for the Special meeting

Tuesday 10 December 2019

Colonel Light Room,
Town Hall, Adelaide



Present - The Right Honourable the Lord Mayor, Sandy Verschoor;
Councillor Hyde (Deputy Lord Mayor) (Chair)
Councillors Abiad, Abrahamzadeh, Couros, Donovan (Deputy Chair), Hou, Khera, Knoll,
Martin, Moran and Simms.

Acknowledgement of Country

At the opening of the Special Committee Meeting, the Chair stated:

'Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

Councillor Donovan entered the Colonel Light Room at 5.01pm

Apologies and Leave of Absence

Nil

Councillor Abiad entered the Colonel Light Room at 5.02pm

Discussion Forum Items

Strategic Alignment – Liveable

1. Item 3.1 - Adelaide Aquatic Centre – Needs Analysis [TC]

Discussion Facilitators:

Mark Goldstone, Chief Executive Officer City of Adelaide
Tom McCready, Associate Director Property & Commercial, City of Adelaide
Warren Green, Warren Green Consulting

Precis of topic:

Utilising a PowerPoint presentation, The Committee was provided with a presentation on the Needs Analysis report for the Adelaide Aquatic Centre.

During the discussion, Councillor Moran entered the Colonel Light Room at 5.08pm

The PowerPoint utilised during the presentation, is attached for information at the conclusion of the minutes.

2. Item 3.2 - Adelaide Football Club – Draft Concept Plans [TC]

Discussion Facilitators:

Andrew Fagan, Chief Executive Officer, Adelaide Football Club
David Cooke, Director of City Collective on behalf of Adelaide Football Club

Precis of topic:

Utilising a PowerPoint presentation, The Committee was provided with a presentation on the draft proposal for the Adelaide Football Club Sport and Community Centre.

The PowerPoint utilised during the presentation, is attached for information at the conclusion of the minutes.

Closure

The Special meeting closed at 6.01 pm.

Councillor Hyde (Deputy Lord Mayor)
The Committee Chair

Documents attached:

Minute 1 - Item 3.1 – Adelaide Aquatic Centre - Needs Analysis, PowerPoint Presentation

Minute 2 – Item 3.2 - Adelaide Football Club – Draft Concept Plans, PowerPoint Presentation

Aquatic and Leisure Centre Draft Needs Analysis

10th December 2019

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Study Process

AAC Review

Background Context

Consultation

Site Visits

Benchmarking

Industry Trends

Demand Analysis

Social Value

Analysis and Conclusions

Consulting Background

Aquatic and Leisure Specialist

13 Years Consulting

Major Facility Operator



Active City Strategy Principles



Maximize Participation – multi-purpose and multiple outcomes



Health and Wellbeing for All – regardless of age, cultural background, ability or socio-economic



Optimal Facilities and Operations – best possible experience



Working with Partners – to deliver more opportunities or deliver sooner



Economic Sustainability – major leisure centres are commercially responsive



Informed and Educated Community – communicate benefits

AAC Overview

1969 - Adelaide Swimming Centre, 1985 - AAC, 1990 - Leisure Component

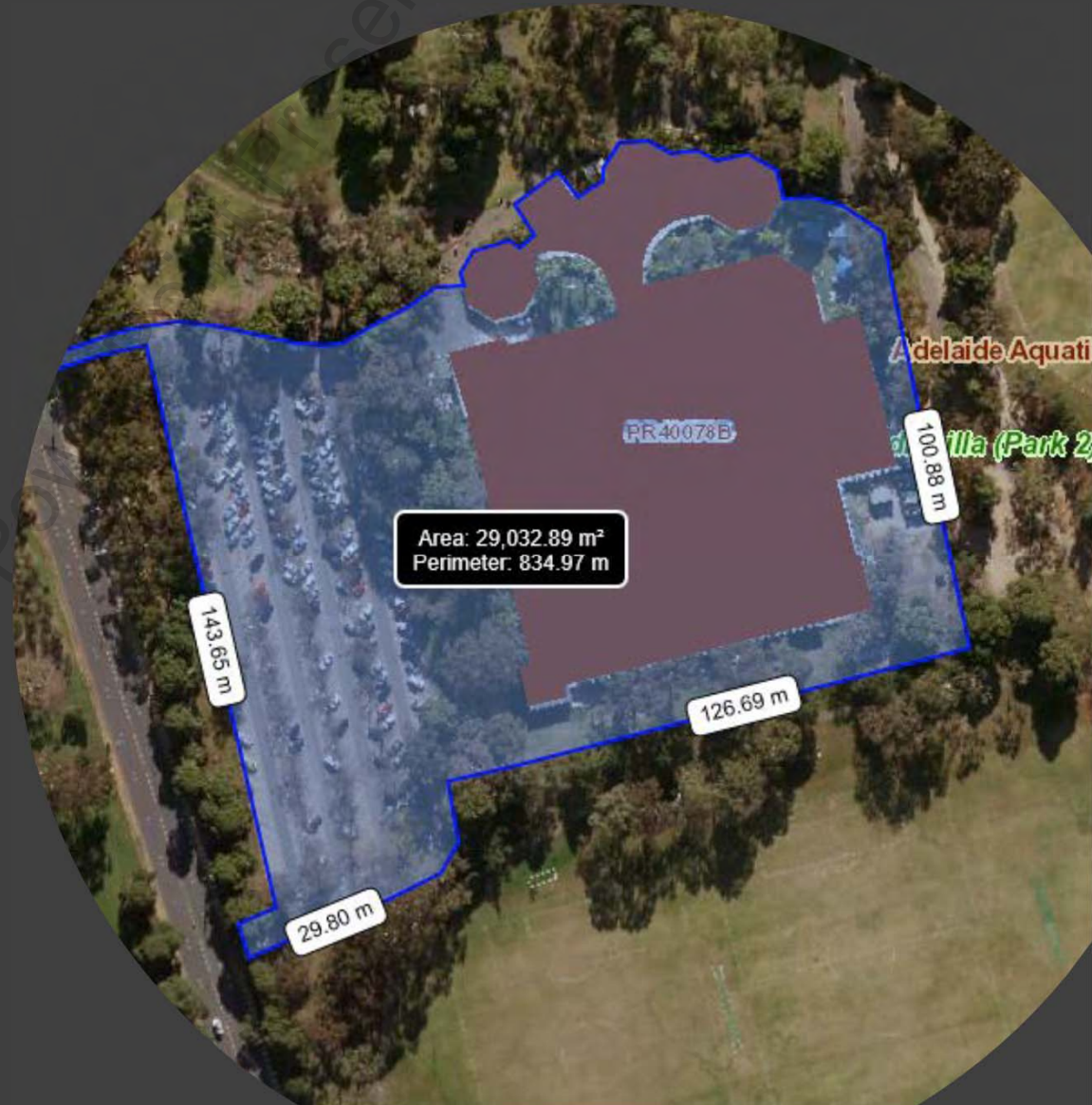
714K Visits, \$6.2M Income

2,420 Swim School, 1,639 Members

Area Total 29,000sqm, Building 11,900sqm, Car Park 7,000sqm

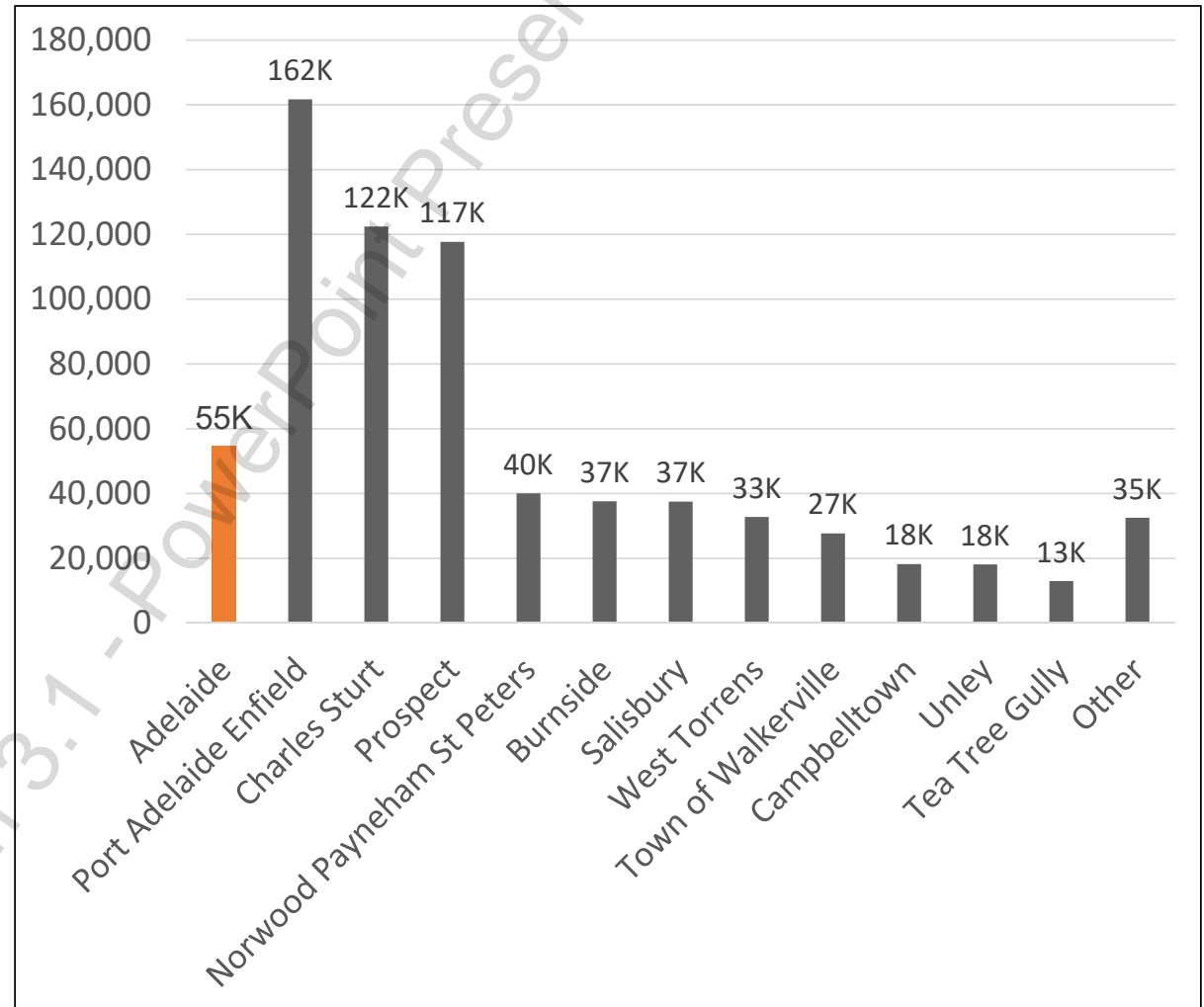
8% CoA Users, 23% Port Adelaide Enfield, 17% Charles Sturt, 16% Prospect

Site Area



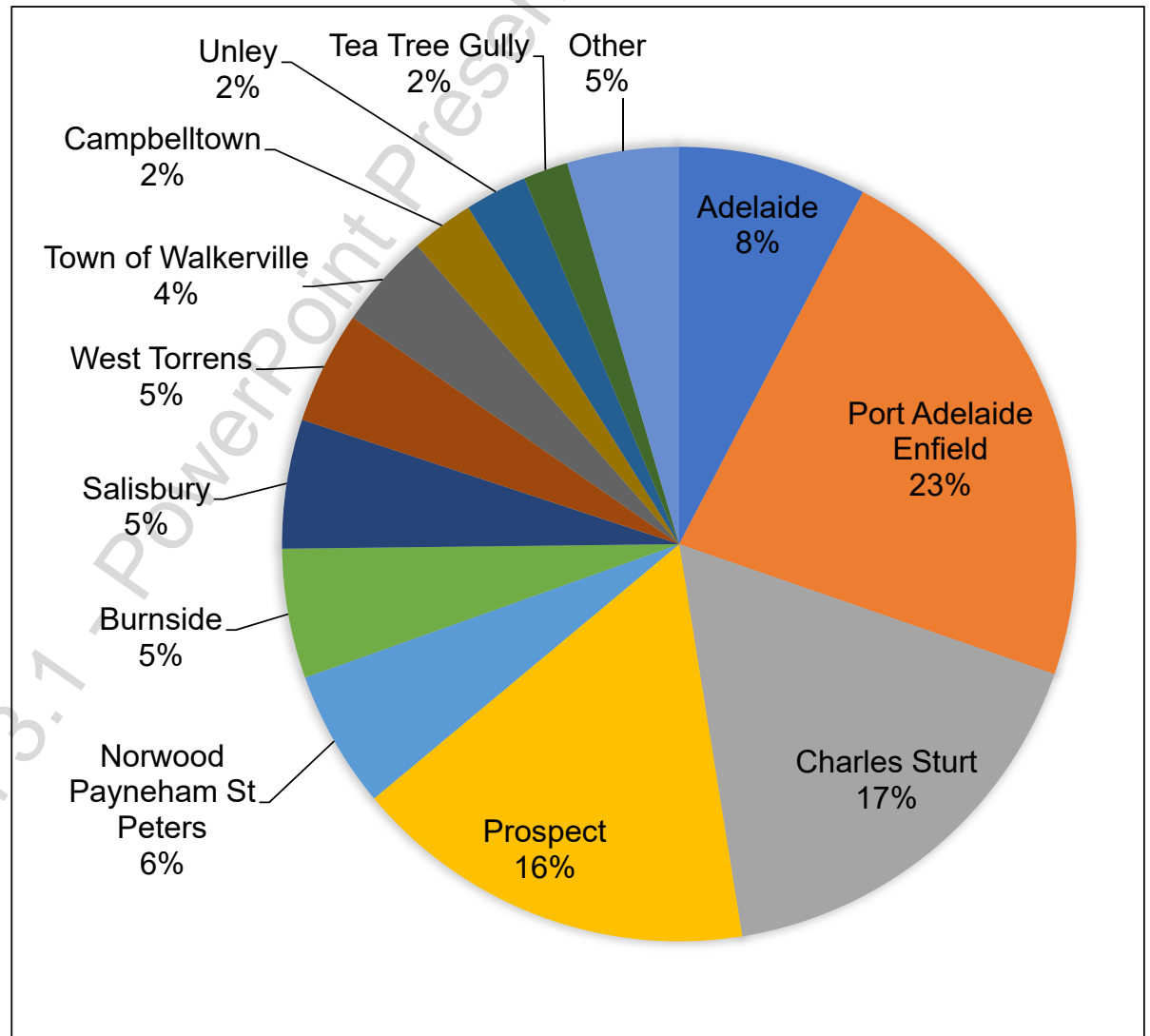
Indicative Visits

(Based on % use)



Note: No LGA aquatic facilities in Charles Sturt, Prospect or Walkerville

Indicative Visits



AAC Facility Assessment	% of Maximum Score	Rating
Lap Swimming	69%	Good
Administration Areas	68%	Good
Café	63%	Good
Swim Lessons	60%	Good
Reception Area/Foyer	60%	Good
Other Items	48%	Adequate
Facilities for People with Disabilities and Mobility Issues	42%	Adequate
Health and Fitness - Strength Training and Cardio	42%	Adequate
Facility Quality	42%	Adequate
Facilities for Children	38%	Poor
Child Care	38%	Poor
Health and Fitness - Program Room 1	28%	Poor
Health and Fitness - Creche/Program Room 3	28%	Poor
Health and Fitness - Spin Room	NA	None
Total	48%	

Capital Works

Next 3 years could be in the range of \$4M to \$6M

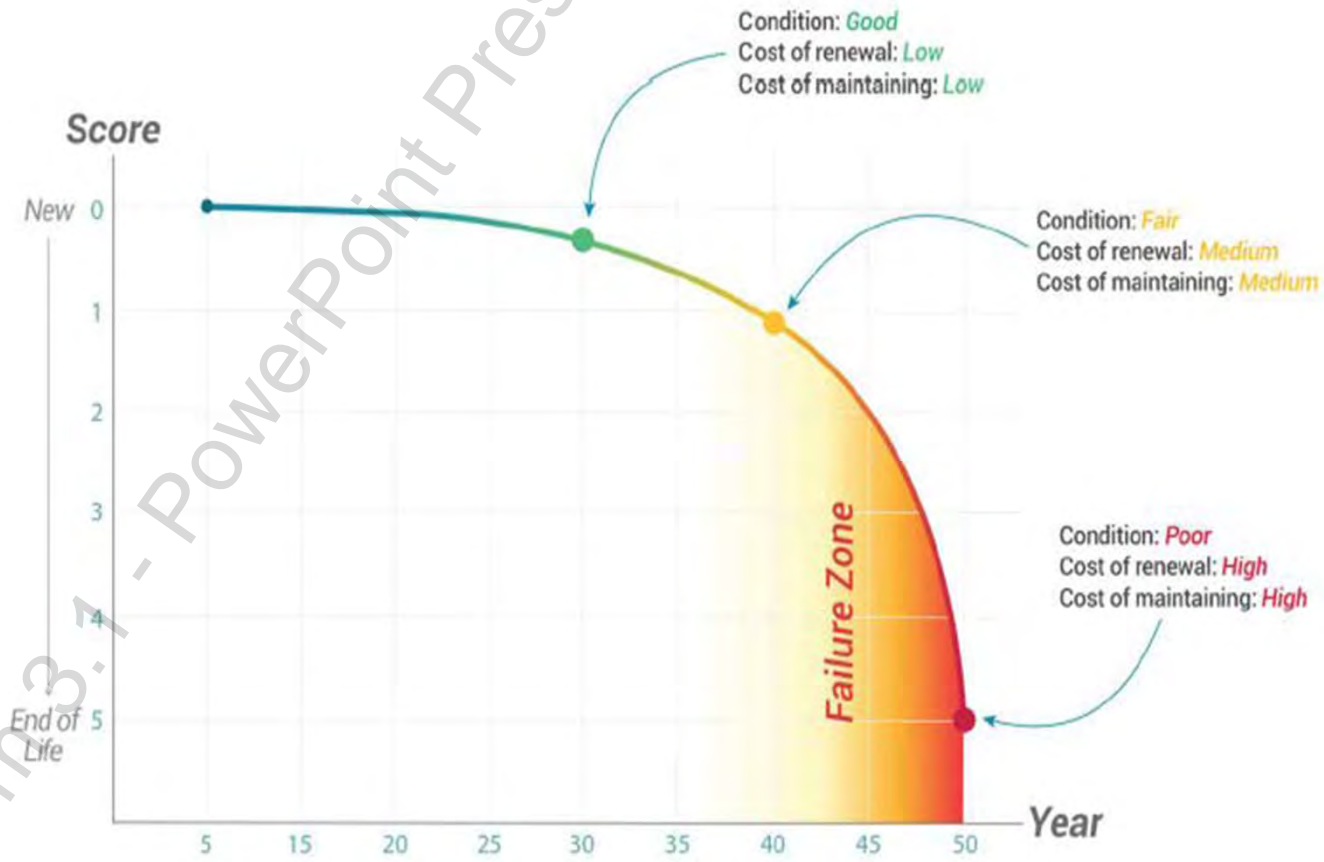
Years 4 to 10 could be in the range of \$10M to \$15M

Total over next 10 years could be in the range of \$14M to \$21M depending on scope

Works would address condition of asset but not necessarily enhance services or reduce operating costs

Major works areas include: dive pool, 50m pool boom, eastern grandstand, spa, sauna, steam room, changerooms and services

Asset Condition



Item	AAC	High Performance Benchmark	Difference
Building Footprint	11,900sqm	10,452sqm	14%
Total Footprint	29,000sqm	26,600sqm	9%
Car Parks	266	513	-48%
Gym Size	373sqm	764sqm	-51%
Annual Visits	714K	1,171K	-39%
Revenue	\$6.2M	\$12.1M	-49%
Net Performance	(-\$1.0M)	\$1.2M	-188%
Subsidy per Visit	(-\$1.44)	\$0.91	-258%
Total Swim School and H&W	4,000	7,970	-50%
Income p.a. per sqm	\$524	\$1,243	-58%
Visits p.a. per Building Size	60	114	-47%
Members per Catchment	1.4%	8.0%	-82%

Other Benchmarks

Development costs \$5,400+ per sqm of floor space

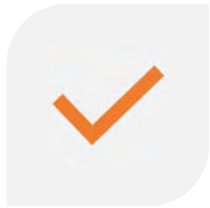
Gaps in changerooms, gym facilities, warm water pool and leisure facilities

40% increase in visits post redevelopment – 100% + for replacement

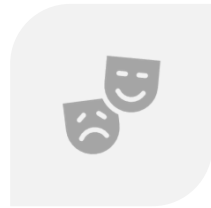
Staffing costs 50%+ and large increases in utility costs

Ideal car park provision is 1:2,500 visits

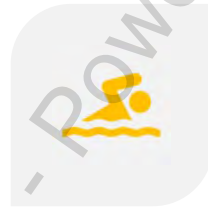
Consultation Feedback



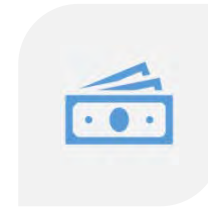
AAC developed
as State Centre
but SAALC now
Performs Role



Facility Type
Critical to
Financial
Sustainability



Aim to Ensure
Services for CoA
18 to 35-year-
old's



Swim School and
Health And
Wellness 2/3 of
Income



These Spaces
often under-
provisioned in
New Facilities

ActiveXchange Investment Planning Model

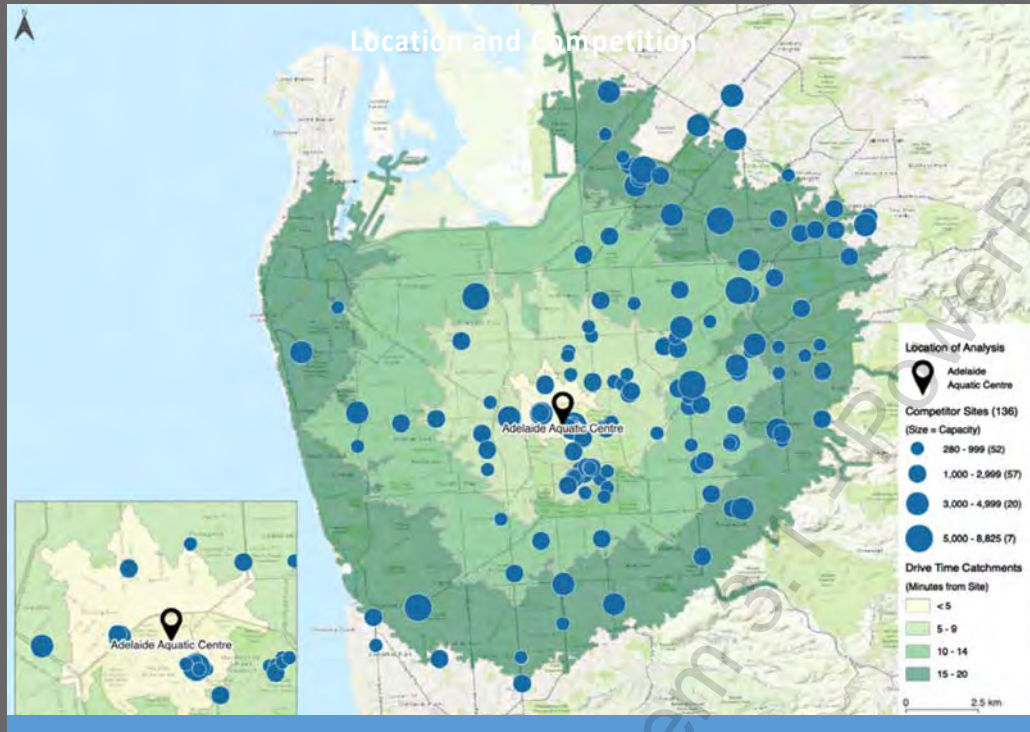
Adelaide Aquatic Centre Location

September 2019

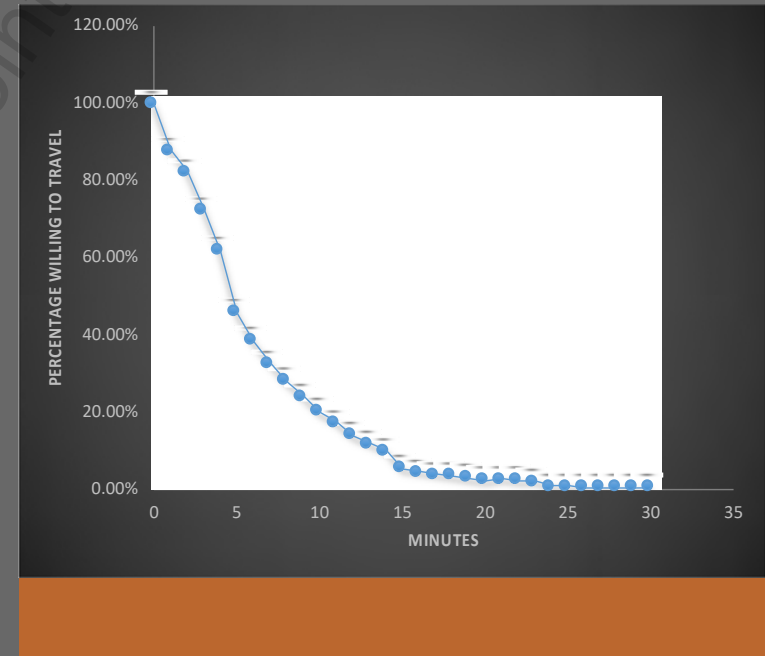
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Location Overview

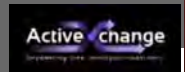


Urban Drive Time Decay *



*Based on over 300+ sites drive time decay *

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Projected Demand - Current

Gym

Approximately 120 station facility

- Projected visits per year – 237,340
- Projected visits per month – 19,778
- Projected demand (users) – 2,952



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Swimming

Approximate 1,100m² pool area

- Projected visits per year – 702,228
- Projected visits per month – 31,631
- Casual visits per month – 26,887
- Projected demand (users) – 4,793
- Swim school members – 2,731



Group exercise

Dry program/multi purpose rooms
Outdoor circuit training

- Projected visits per year – 16,176
- Projected visits per month – 1,348
- Projected demand (users) – 434



Active change
empowering lives. transforming communities.

Projected Demand - 2030 Projections

Gym

Approximately 120 station facility

- Projected visits per annum – 358,380
- Projected visits per month – 29,865
- Projected demand (users) – 4,457



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Swimming

Approximate 1,100m² pool area

- Projected visits per year – 1,049,831
- Projected visits per month – 47,289
- Casual visits per month – 40,196
- Projected demand (users) – 7,165
- Swim school members – 4,084



Group exercise

Dry program/multi purpose rooms
Outdoor circuit training

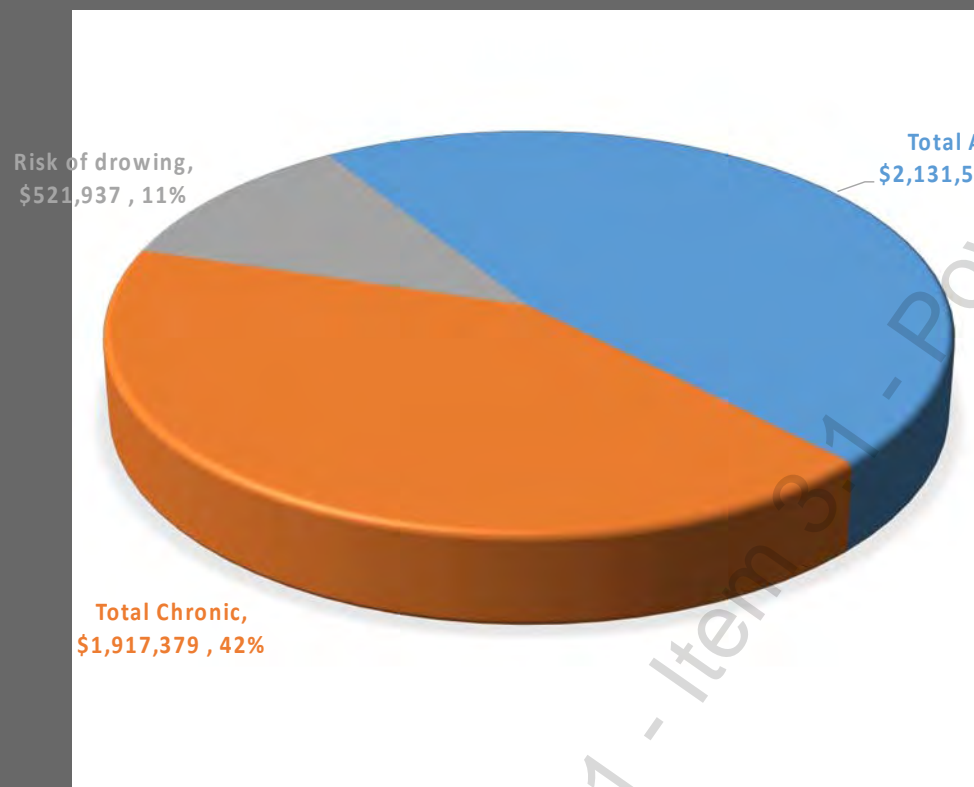
- Projected visits per annum – 24,456
- Projected visits per month – 2,038
- Projected demand (users) – 657



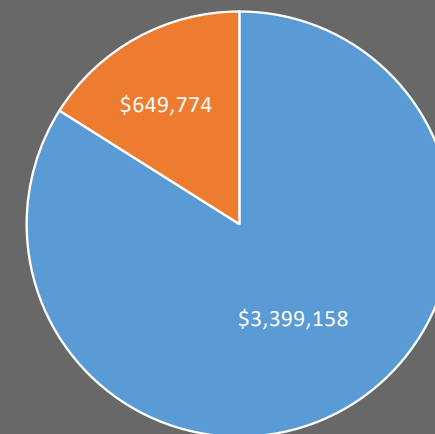
Active change
empowering lives

Site Report: Adelaide Aquatic Centre (proposed)

The following outputs have been generated from the estimated use of the site at maturity (as shown in the main Investment Planning Report)



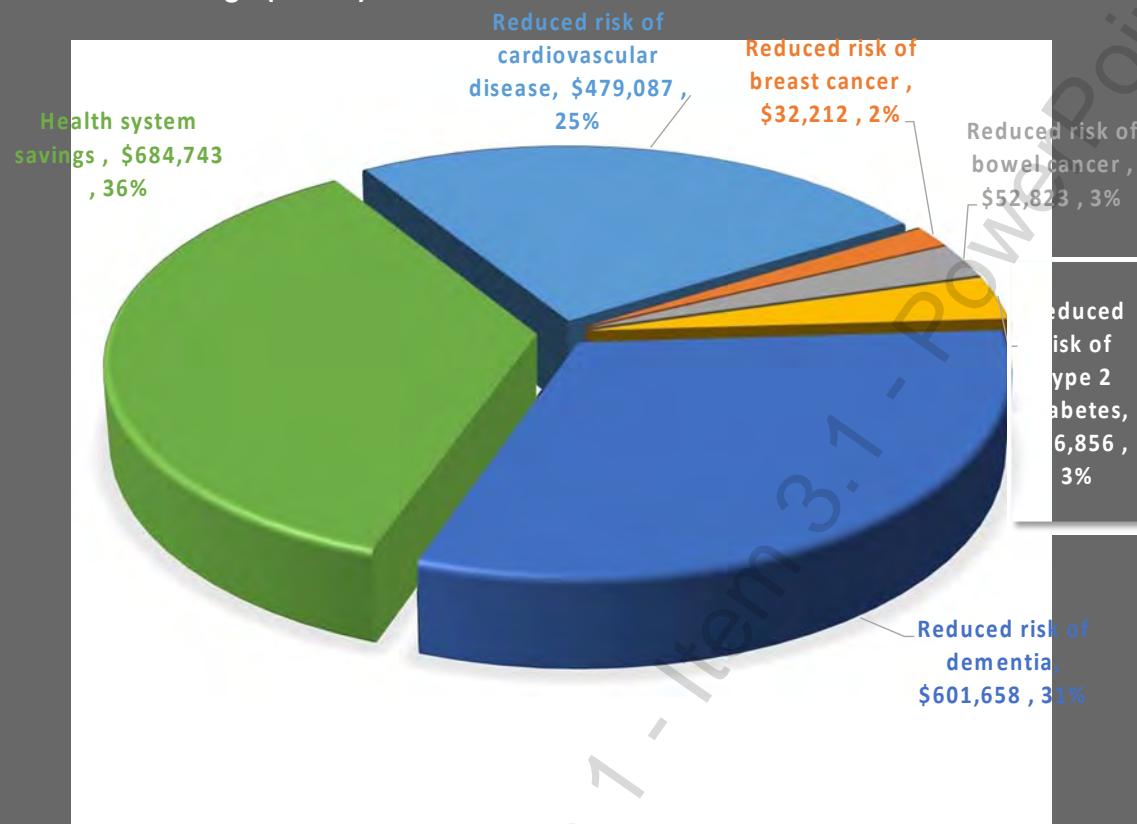
Primary facility areas drivers of value



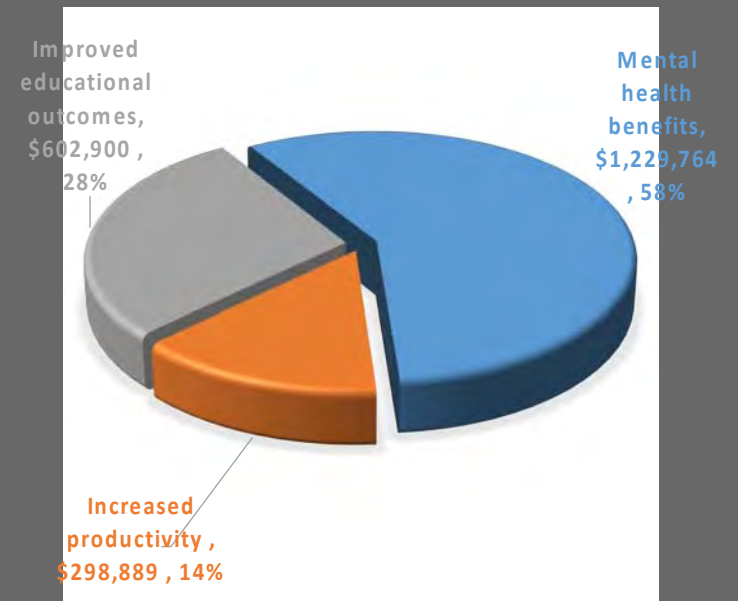
■ Primary gym usage
 ■ Primary aquatic usage

Site Report: Adelaide Aquatic Centre (proposed) Indicator break down

Chronic savings (value)



Acute savings (value)



Demand Summary

Demand in 2030 for 80% increase in visitations from 742K to 1.3M

Optimal facility based on demand is:

- 9,300sqm of building footprint
 - 520 car parks
 - Total area of 26,100sqm
-

Optimal provision includes:

- Larger gym
- Large swim school space
- Warm water pool
- Leisure water
- 50m pool
- No dive pool



Key Messages

- 1) AAC developed as a state-based sport facility but no longer the case
- 2) AAC is rapidly approaching the end of its practical life
- 3) There is exceptionally high level of community demand for aquatic and leisure facility provision
- 4) A new facility should be developed as a community facility with the key guiding principles being:
 - Maximising participation
 - Health and wellbeing for all
 - Optimal facilities and operation
 - Working with partners
 - Economic sustainability
- 5) The key drivers need to be determined to progress future planning:
 - Regional v local catchment
 - Available site size
 - Partnerships
 - Funding

Item	Optimal Visitations	Growth Visitations	AAC Comparable Visitations	Local Facility Visitations
Indicative Visits (p.a.)	1,300,000	1,000,000	714,000	500,000
Car Park Provision	520	400	286	200
Site Area (sqm)				
Building Area	9,286	7,692	5,950	4,545
Car Park Area	15,600	12,000	8,568	6,000
Circulation	1,244	985	726	527
Total Area	26,100	20,700	15,200	11,100
Indicative Cost	\$60,200,000*	\$49,800,000*	\$38,600,000*	\$29,500,000*
Indicative Facility Components	50m pool	25m pool (large)	25m pool (large)	25m pool
	Spectator seating	Learn to swim	Learn to swim	Learn to swim / toddler's pool
	Learn to swim	Leisure water (large)	Leisure water	Warm water pool (small) and spa
	Leisure water (large)	Warm water pool (large)	Warm water pool	Gymnasium
	Warm water pool (large)	Spa, sauna and steam	Spa, sauna and steam	Program rooms
	Spa, sauna & steam	Gym (large)	Gymnasium	Program rooms
	Gym (large)	Program rooms	Program rooms	Children's area
	Program rooms	Creche	Creche	Café
	Creche	Café	Café	Service areas
	Café	Service areas	Service areas	
	Service areas			

*Note: excludes demolition cost

Focus on Indoor Facilities

Alignment with Active City Strategy

- Catering for very high demand
- Diversity of programs and services
- All year round usage
- Enhanced accessibility
- Financial performance
- Gaps in provision (e.g. warm water pool & leisure)

Existing outdoor facilities at:

- George Bolton
- Norwood
- Payneham
- Unley

Several Aus examples of exceptional indoor/outdoor facilities but very costly and large site footprint

Discussion



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ADELAIDE FOOTBALL CLUB SPORT & COMMUNITY CENTRE



Adelaide Football Club Sport & Community Centre

Draft Proposal

10TH DECEMBER 2019

City Collective © 2019

OBJECTIVES FOR TODAY

1. THE OPPORTUNITY FOR ADELAIDE
2. CITY OF ADELAIDE'S GUIDING PRINCIPLES
3. ADELAIDE FOOTBALL CLUB VISION & OBJECTIVES
4. RESPONSE TO COUNCIL'S GUIDING PRINCIPLES
5. ECONOMIC BENEFIT
6. SUMMARY



Adelaide Football Club Sport & Community Centre
Draft Proposal
10TH DECEMBER 2019

[Adelaide Football Club Sport & Community Centre Draft Proposal](#)

THE OPPORTUNITY FOR ADELAIDE

EXISTING AAC CHALLENGES:

- **AGEING FACILITY**
- **FINANCIAL BURDEN TO COUNCIL & RATEPAYERS**
[Annual maintenance costs, pending upgrades]
- **FACILITY NOT DELIVERING HIGH-AMENITY EXPERIENCE**

OPPORTUNITY TO **COME TOGETHER**

EXISTING ADELAIDE AQUATIC CENTRE

CITY OF ADELAIDE'S GUIDING PRINCIPLES



1.0 Community Engagement – short/long term consultation and communication:

- 1.1 - Community to have input
- 1.2 - Community informed
- 1.3 - Stakeholder engagement



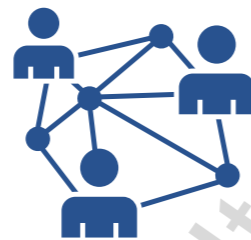
2.0 Community Benefit – service provision, community access, recognition of user groups:

- 2.1 - Increase to service offering
- 2.2 - Universal Access
- 2.3 - Community Access
- 2.4 - Community priority use of the aquatic and recreational facility
- 2.5 - Pool/public baths elements



3.0 Parklands Setting – impact, footprint, built form and relevant Community Land Management Plan

- 3.1 - Reduction in net footprint
- 3.2 - Sympathetic to Park Lands
- 3.3 - Sustainable
- 3.4 - Car parking provision
- 3.5 - No permanent liquor licence



4.0 Economic Outcomes – supporting the broader precinct:

- 4.1 - Catalyse O'Connell Street and surrounding area
- 4.2 - Must not detract from O'Connell Street
- 4.3 - Drives commercial outcomes for the precinct and city



5.0 Value Proposition – financial sustainability, short/long term commercial benefits, upgrades to recreational & building asset and opportunities to Council:

- 5.1 - A financially sustainable operation for Council that maximises return on investment
- 5.2 - Fit for purpose

THE CLUB'S VISION AND OBJECTIVES



1.0 Enhance the identity of the City of Adelaide and North Adelaide as a destination, attracting people to the city



2.0 Enhance delivery of a range of important Community Programs to thousands of South Australian children and community groups



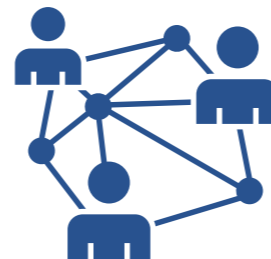
3.0 Enhance the Parklands experience as identified in the Adelaide Parklands Management Plan 2025 through increased activity and participation



4.0 Create a state-of-the-art Aquatic, Recreation and Education Facility with world-class elite athlete training amenities, in a precinct that provides all year-around engagement opportunities with the Crows fan base & broader community



5.0 Create a leading sport technology innovation focus create a leading innovative sport technology focus



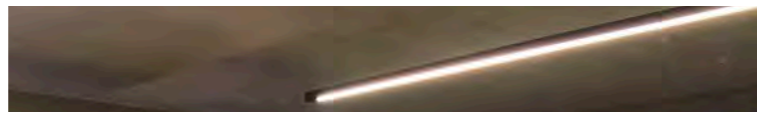
6.0 Establish a greater network of public amenity & safety



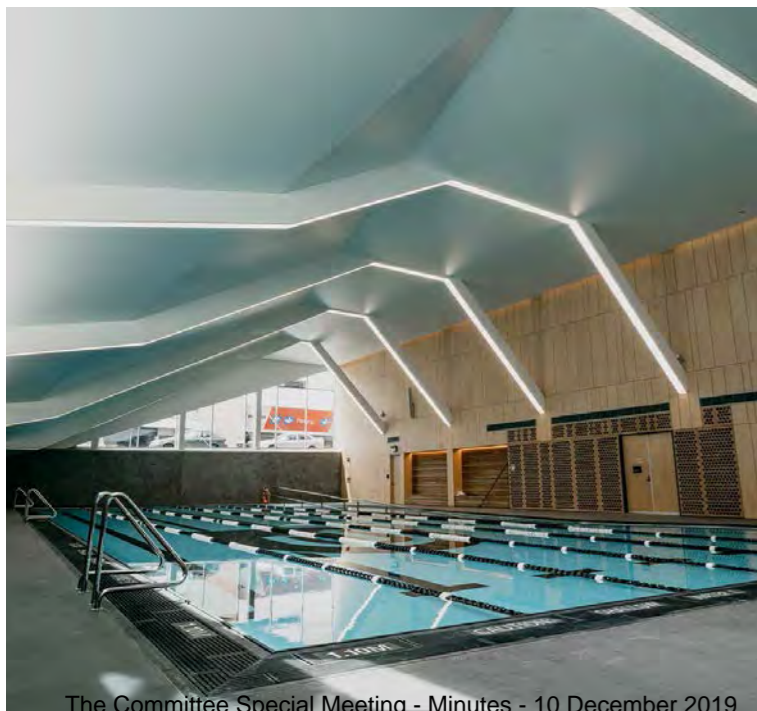
7.0 Create a connection with the North Adelaide community and retailers that will reactivate O'Connell Street

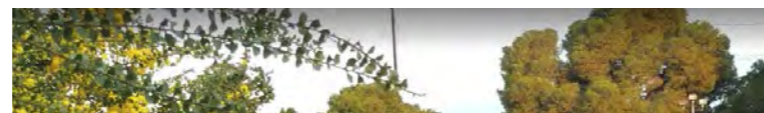
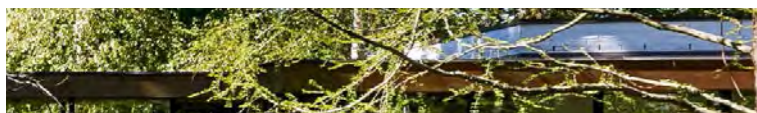
THE VISION

THE NEXUS OF CITY PRIDE, COMMUNITY
LEADERSHIP AND ELITE SPORT



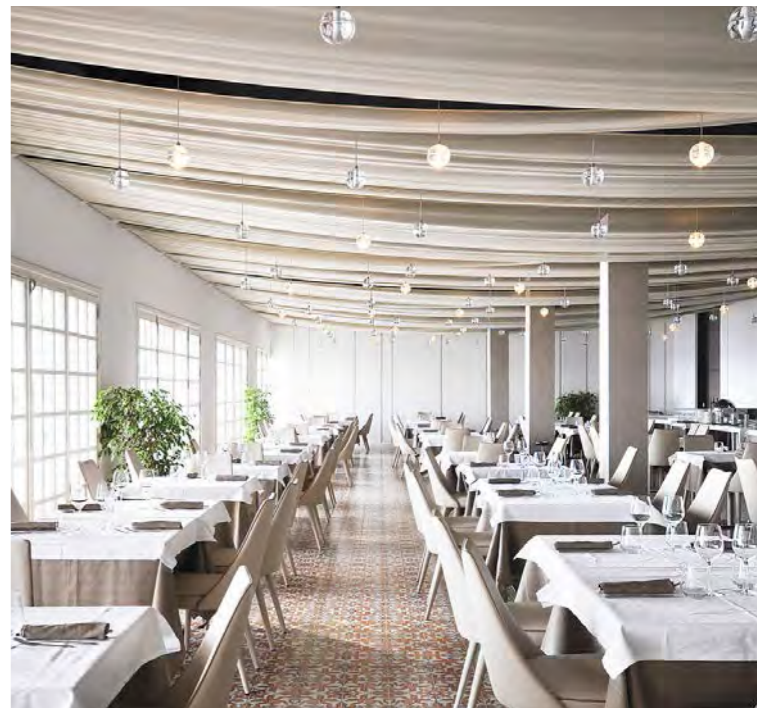
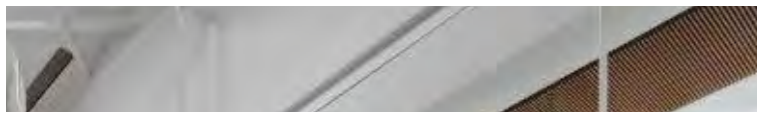
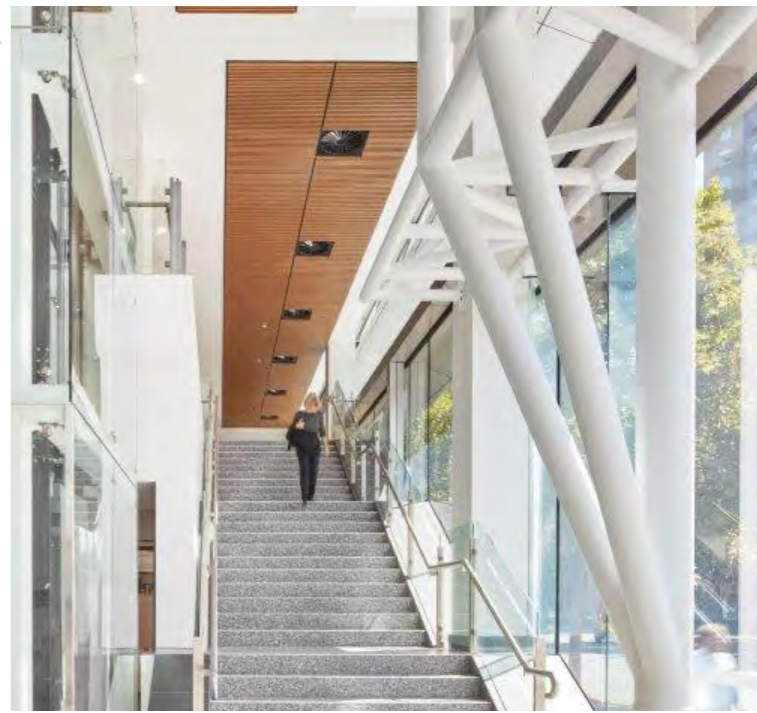
A CENTRE THAT BELONGS TO THE COMMUNITY WHILE CELEBRATING THE CLUB



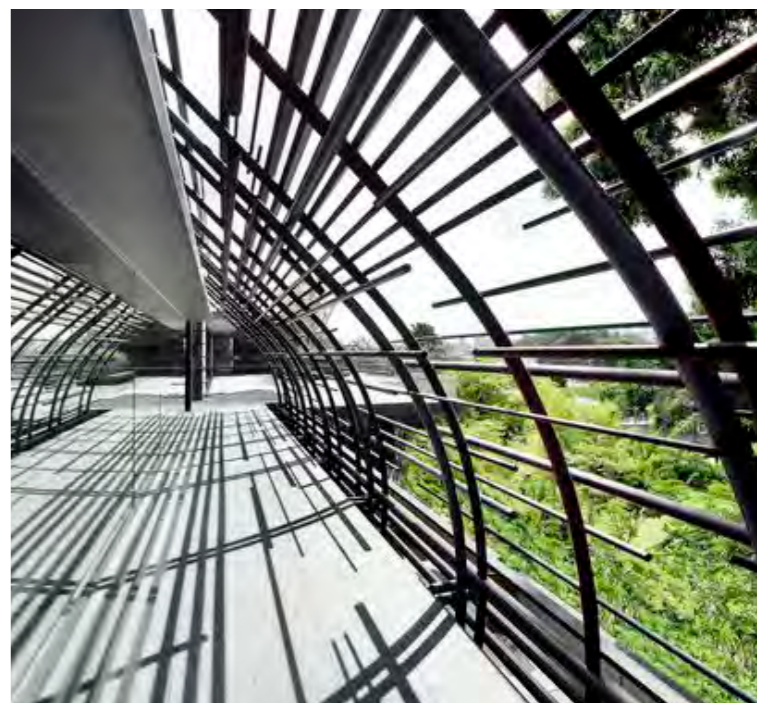


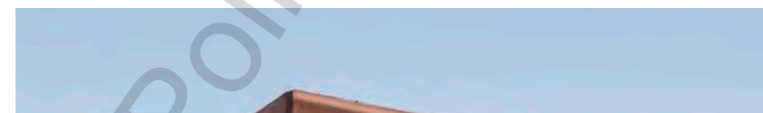
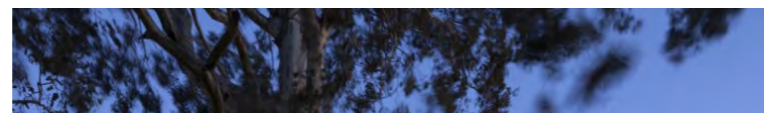
A PLACE EMBEDDED IN THE UNIQUE PARKLAND LANDSCAPE



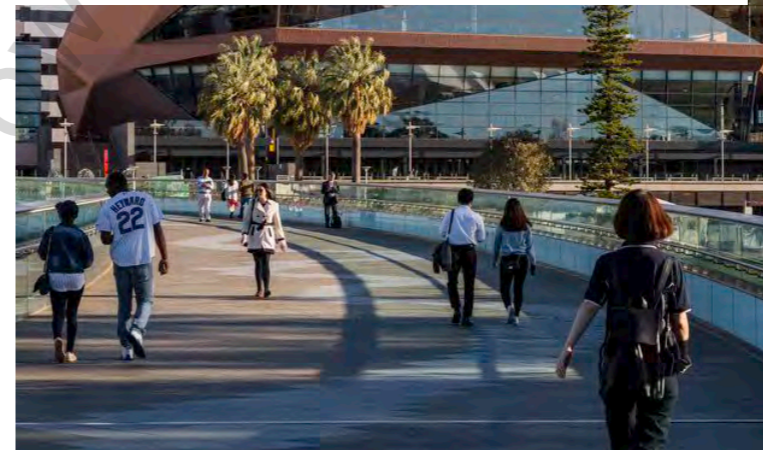


A CENTRE THAT IS OPEN, ACCESSIBLE AND APPROACHABLE FOR ALL





A BUILDING THAT IS **UNIQUELY SOUTH AUSTRALIAN**

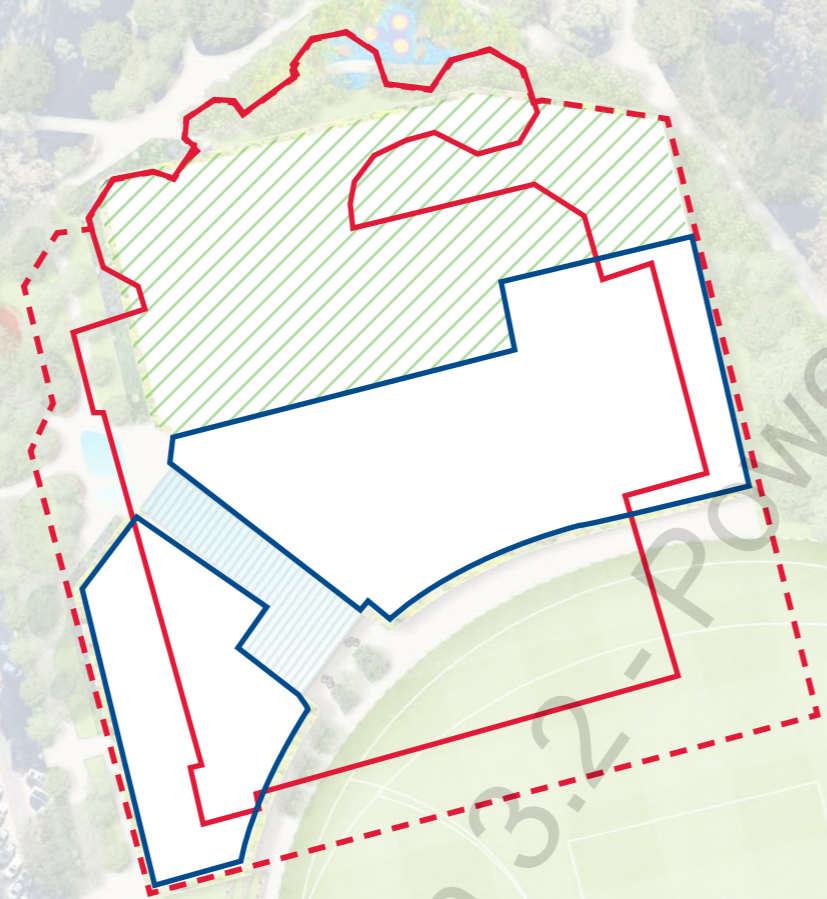


OUR RESPONSE TO COUNCIL'S GUIDING PRINCIPLES

REDUCED FOOTPRINT

- NEW CENTRE LOCATED **WITHIN EXISTING AAC FENCED BOUNDARY**
- GROUND FLOOR FOOTPRINT **LESS THAN EXISTING AAC***

* The size of this area will ultimately be determined by Council's Needs Analysis Report



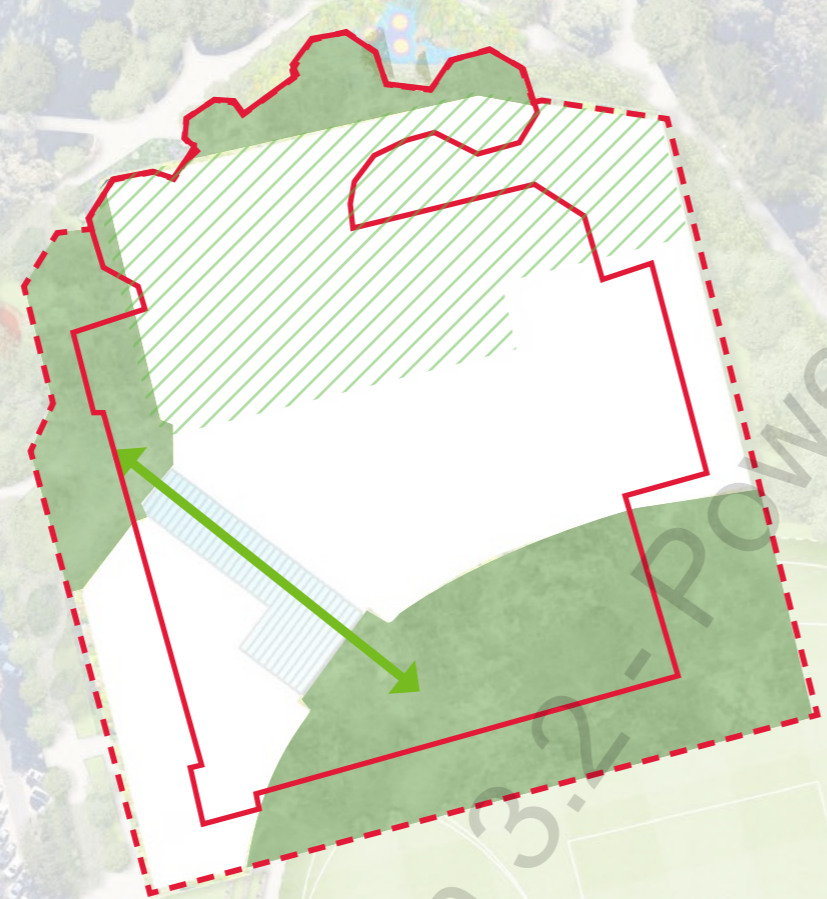
KEY

- Existing AAC Fence
- Existing ACC Footprint
- /// Indicative Aquatic Area

REDUCED FOOTPRINT

• **6,000 SQM* OF AREA RETURNED AS ACCESSIBLE GREEN LANDSCAPED PARKLANDS.**

* The size of this area will ultimately be determined by Council's Needs Analysis Report



KEY

- Return to Parklands
- Existing AAC Fence
- Existing AAC Footprint
- Indicative Aquatic Area

INCREASED TREE PLANTING

- **ADDITIONAL 100+ TREES** TO BE PLANTED WITHIN THE PARKLANDS.*
- **INCREASED PLANTING SCREENS** THE BUILDING & THE OVAL

* The size of Aquatic Centre determined by Council's Needs Analysis Report will ultimately impact the Additional Tree Planting Numbers

KEY
 Tree Replanting Zone







Site Plan

INCREASED MOBILITY & SAFETY

- **IMPROVED CONNECTIVITY**
- 750 LINEAR METRES OF **NEW PATHS**
- 400 LINEAR METRES OF **RESURFACED PATHS**
- PATHS WILL MEET **ACCESSIBLE DESIGN STANDARDS**
- **INCREASED PERMEABILITY**

KEY

-  New Path
-  Path Resurfaced
-  Existing Path

 **Site Plan**

PUBLIC ACCESS TO OVAL

EXISTING ST DOMINIC'S OVAL

EXISTING TENNIS COURTS

EXISTING LEROY OVAL

UPGRADED AFL STANDARD OVAL

UPGRADED RECREATION AREA

- KEY**
- - Existing Centre Fence
 - Existing Building Footprint

PUBLIC ACCESS TO OVAL

Presentation



PUBLIC ACCESS TO OVAL



EXISTING OVALS REMAIN UNTOUCHED



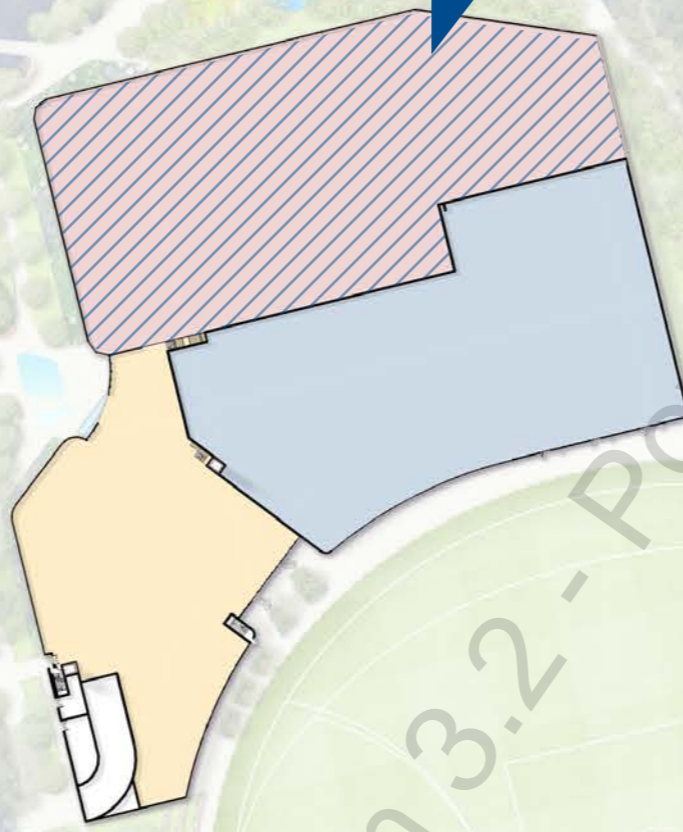
NO FENCE TO OVAL



HIGH-QUALITY OVAL PUBLICLY ACCESSIBLE

INCREASED COMMUNITY ACTIVATION

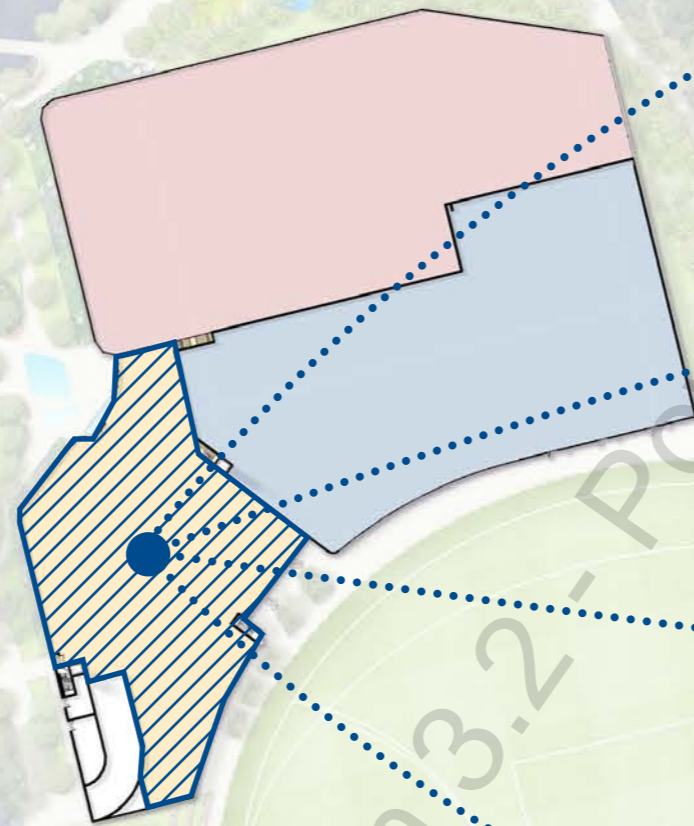
AQUATIC SERVICES AREA IS TO BE CONFIRMED BY CITY OF ADELAIDE'S NEEDS ANALYSIS REPORT RECOMMENDATION. HATCHED AREA IS INDICATIVE ONLY.



- KEY**
- AFC Community Usage
 - Aquatic Usage
 - Club Usage

INCREASED COMMUNITY ACTIVATION

- COMMUNITY AND SCHOOL PROGRAMS
- LEARNING AND EDUCATION AREAS
- MULTI-PURPOSE SPACES
- INDIGENOUS PROGRAMS
- MULTICULTURAL PROGRAMS
- FEMALE FOOTBALL LEADERSHIP AND DEVELOPMENT PROGRAM
- THE CROWS CHILDREN'S FOUNDATION CHARITABLE PROGRAMS AND ACTIVITIES
- STEM FOOTY PROGRAMS



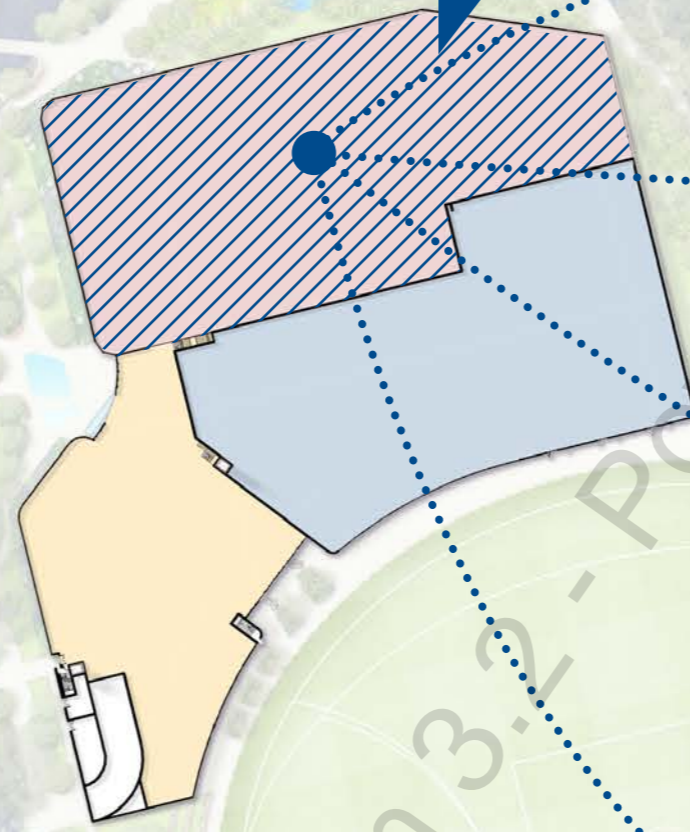
- KEY**
- AFC Community Usage
 - Aquatic Usage
 - Club Usage

INCREASED COMMUNITY ACTIVATION

- LAP SWIMMING
- HYDRO THERAPY
- LEARN TO SWIM/ WATER PLAY
- GYM & DRY FITNESS
- CAFE

* The size and services will ultimately be determined by Council's Needs Analysis Report

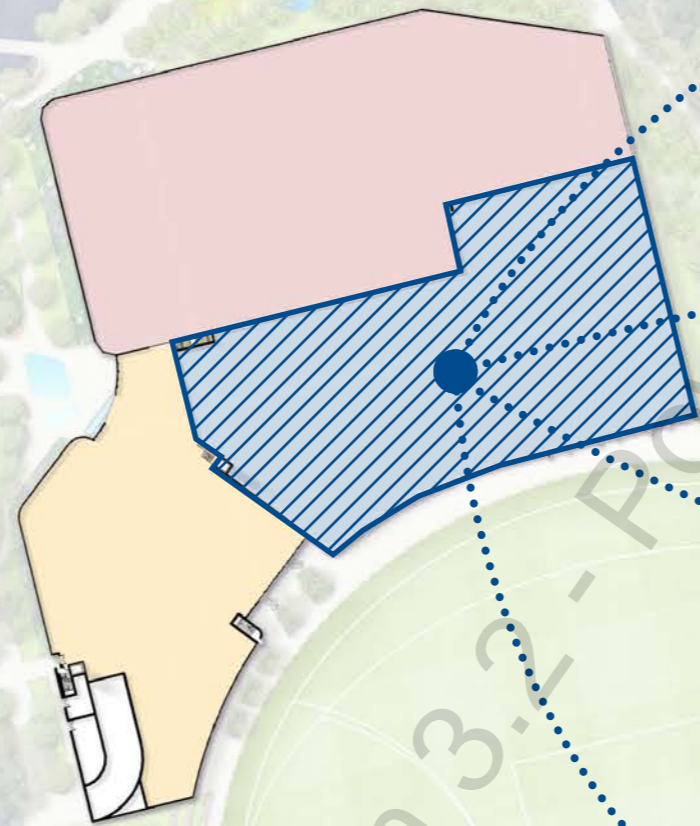
AQUATIC SERVICES AREA IS TO BE CONFIRMED BY CITY OF ADELAIDE'S NEEDS ANALYSIS REPORT RECOMMENDATION. HATCHED AREA IS INDICATIVE ONLY.



KEY
 ■ AFC Community Usage
 ■ Aquatic Usage
 ■ Club Usage

INCREASED COMMUNITY ACTIVATION

- TRAINING AND GYM
- CHANGE ROOMS
- MEDICAL
- ADMINISTRATION



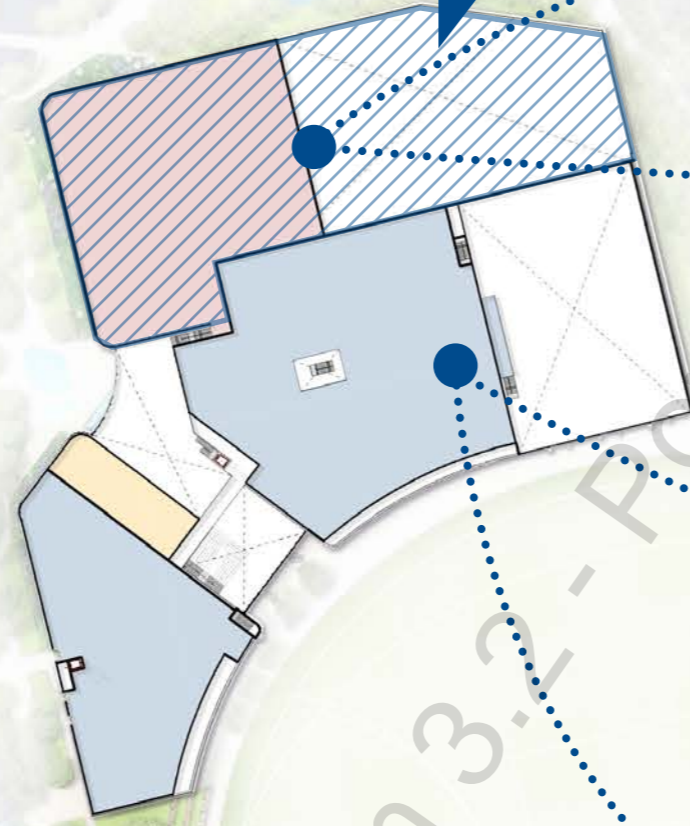
- KEY**
- AFC Community Usage
 - Aquatic Usage
 - Club Usage

INCREASED COMMUNITY ACTIVATION

- PUBLIC GYM*
- PUBLIC CRÈCHE*
- EDUCATION AREAS
- CLUB ADMINISTRATION

* The size and services will ultimately be determined by Council's Needs Analysis Report

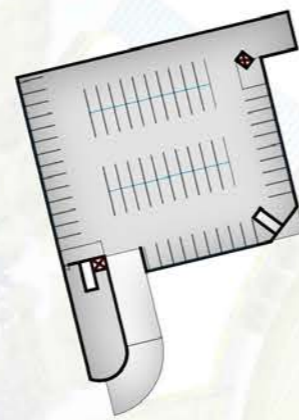
AQUATIC SERVICES AREA IS TO BE CONFIRMED BY CITY OF ADELAIDE'S NEEDS ANALYSIS REPORT RECOMMENDATION. HATCHED AREA IS INDICATIVE ONLY.



- KEY**
- AFC Community Usage
 - Aquatic Usage
 - Club Usage

UNDERGROUND PARKING

- AFC CAR PARKING & LOADING **ACCOMMODATED UNDERGROUND**
- **NO PROPOSED CHANGES** TO EXISTING PUBLIC CAR PARK AND ACCESS



Minute 2 - Item 3.2 - PowerPoint Presentation

KEY

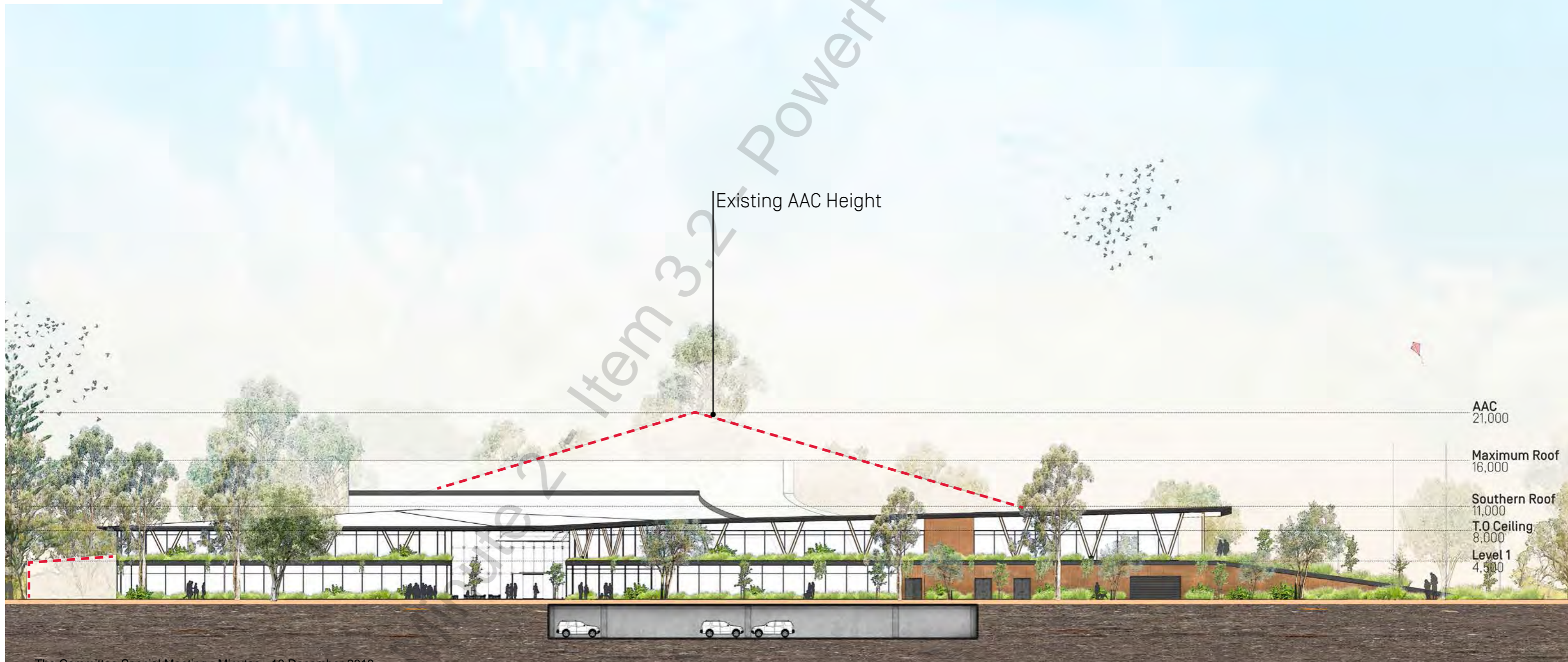
- AFC Community Usage
- Aquatic Usage
- Club Usage



Basement Plan

REDUCED BUILDING HEIGHT

- EXISTING AAC MAXIMUM HEIGHT: **21M**
- NEW CENTRE MAXIMUM HEIGHT: **16M**
- NEW CENTRE AVERAGE HEIGHT: **11M (2 LEVELS)**



REDUCED BUILDING HEIGHT



REDUCED BUILDING HEIGHT



**INTEGRATED INTO
LANDSCAPE**



**SYMPATHETIC TO
PARKLAND SETTING**



**TRANSPARENT &
LOWER IN HEIGHT**



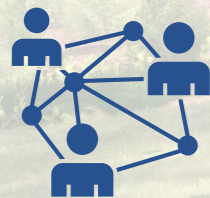
SHARED COMMUNITY ACCESS



SHARED COMMUNITY ACCESS



SHARED ACCESS & FOYER AMENITY



INTEGRATED AQUATIC FACILITY



COMMUNITY PROGRAMS

INCREASED EDUCATION & LEARNING PROGRAMS



INCREASED EDUCATION & LEARNING PROGRAMS



MULTIPURPOSE SPACES FOR COMMUNITY PROGRAMS

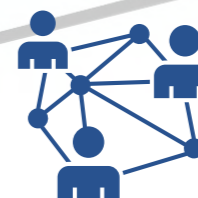


PUBLIC LECTURE THEATRES

NO PERMANENT LIQUOR LICENCE



NO PERMANENT LIQUOR LICENCE



PARTNER WITH O'CONNELL STREET



YEAR-ROUND FAN ENGAGEMENT



MULTIPURPOSE SPACES FOR COMMUNITY PROGRAMS

LEADERSHIP IN SUSTAINABILITY



LEADERSHIP IN SUSTAINABILITY



SMART SYSTEMS FOR EFFICIENT CLIMATE CONTROL



INTERNAL PLANTING FOR IMPROVED AIR QUALITY



LOW VOC MATERIALS

Minute 2 - Item 2 - PowerPoint Presentation

PUBLICLY ACCESSIBLE AQUATIC CENTRE



PUBLICLY ACCESSIBLE AQUATIC CENTRE

 MODERN PUBLIC GYM

 CONNECTED TO PARKLAND SETTING

 WATER PLAY & LEARN TO SWIM

 ACCESSIBLE LAP AND HYDROTHERAPY SWIMMING

NEW COMMERCIAL LINKAGES TO O'CONNELL STREET

- **IMPROVED CONNECTIONS AND ADDITIONAL PEOPLE** A CATALYST FOR O'CONNELL STREET BUSINESS
- **CLUB SEEKING TO PARTNER WITH EXISTING BUSINESSES ALONG O'CONNELL STREET** TO DELIVER A RANGE OF NEW COMMERCIAL SERVICES

INCREASED ECONOMIC BENEFIT

\$100+'s
million in direct economic contribution

100+'s
direct and indirect employment (job) contribution

Minute 2 - Item 3.2 - PowerPoint Presentation

REDUCING THE FINANCIAL BURDEN TO RATEPAYERS

- THE CLUB IS COMMITTED TO WORKING IN **COLLABORATION WITH COUNCIL** TO FIND **APPROPRIATE OPERATIONAL MODELS*** THAT REDUCE THE FINANCIAL BURDEN TO COUNCIL AND RATEPAYERS.

* This will ultimately be determined by Council's Needs Analysis Report

MEETING COUNCIL'S GUIDING PRINCIPLES



1.0 Community Engagement – short/long term consultation and communication:

- 1.1 - Community to have input
- 1.2 - Community informed
- 1.3 - Stakeholder engagement



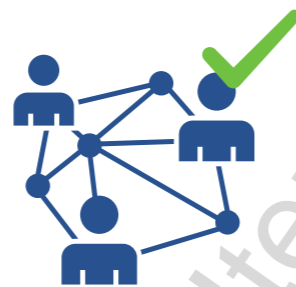
2.0 Community Benefit – service provision, community access, recognition of user groups:

- 2.1 - Increase to service offering
- 2.2 - Universal Access
- 2.3 - Community Access
- 2.4 - Community priority use of the aquatic and recreational facility
- 2.5 - Pool/public baths elements



3.0 Parklands Setting – impact, footprint, built form and relevant Community Land Management Plan

- 3.1 - Reduction in net footprint
- 3.2 - Sympathetic to Park Lands
- 3.3 - Sustainable
- 3.4 - Car parking provision
- 3.5 - No permanent liquor licence



4.0 Economic Outcomes – supporting the broader precinct:

- 4.1 - Catalyse O'Connell Street and surrounding area
- 4.2 - Must not detract from O'Connell Street
- 4.3 - Drives commercial outcomes for the precinct and city



5.0 Value Proposition – financial sustainability, short/long term commercial benefits, upgrades to recreational & building asset and opportunities to Council:

- 5.1 - A financially sustainable operation for Council that maximises return on investment
- 5.2 - Fit for purpose

SUMMARY

- ✓ **REDUCED FOOTPRINT: 6,000+ SQM PARKLANDS***
- ✓ **INCREASED TREE PLANTING: 100+ MORE TREES***
- ✓ **INCREASED MOBILITY & SAFETY**
- ✓ **PUBLIC ACCESS TO OVAL**
- ✓ **INCREASED COMMUNITY ACTIVATION & SERVICES**
- ✓ **REDUCED BUILDING HEIGHT**
- ✓ **UNDERGROUND PARKING**
- ✓ **NO PERMANENT LIQUOR LICENCE**
- ✓ **INCREASING ACTIVATION OF THE PARKLANDS**
- ✓ **PUBLICLY ACCESSIBLE AQUATIC CENTRE**
- ✓ **ESTABLISHING CROWS FAN OFFERINGS, ACTIVATIONS AND EVENTS WITH O'CONNELL STREET PROVIDERS**
- ✓ **COMMUNITY PRIORITY ACCESS**
- ✓ **SUSTAINABLE LEADERSHIP**
- ✓ **INCREASED COMMERCIAL LINKAGES TO O'CONNELL STREET**
- ✓ **INCREASED ECONOMIC BENEFIT**
- ✓ **REDUCE FINANCIAL BURDEN TO RATEPAYERS***

* This will ultimately be determined by Council's Needs Analysis Report



COMMENTS & QUESTIONS

Presentation

