

# Settlement Sports Hall Refurbishment

Preliminary Design Concept - June 2017

## Summary & Analysis of Public Submissions

October 2017



SHIRE OF  
CHRISTMAS ISLAND

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## Purpose

This document prepared by Calmy Planning & Design Pty. Ltd. on behalf of the Shire of Christmas Island analyses public submissions made (in conformity with the requirements of clause 9.4 of the Shire Town Planning Scheme No.2) between August and October 2017 in relation to the *Settlement Sports Hall (SSH) Refurbishment – Preliminary Design Concept – June 2017*

The document's objective is to facilitate/identify the most desirable pathway to address community aspirations and or concerns about the SSH refurbishment plan, proposed uses, design components and management scenario to ultimately reach a consensus with the Commonwealth and other parties in establishing a mutually beneficial capital funding and operational approach to implement the project.

The document identifies ideas, topics and issues raised by individuals and organisations, makes comments and recommend actions for Council's consideration/endorsement with the view to maintain a constructive dialogue with all existing and future stakeholders and the community.

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08/2017	Lisa Preston – Chairperson CI Tourism Association		
Item	Ideas, Topics or Issues Raised	Comments	Recommended Actions
1	<p>Pleasing to see the needs of tourism and the Visitor Information Centre are being considered along with opportunities for commercial and community use in the refurbishment of the SSH.</p> <p>CITA is open to all opportunities for the enhancement of the Gaze Road area through planning and commitment across Government, NGOs, business and the community.</p> <p>At this stage CITA is unable to commit to funding and to using the space as a Visitor Information Centre. The process of funding the SSH Redevelopment requires clarifications.</p> <p>In line with the Gaze Road Urban Design Master Plan (UDMP) the streetscape around the SSH need to be more inviting in the short term through new artworks, landscaping, pavement weeding and the removal of dumped/long stay vehicles.</p> <p>The SSH redevelopment will complement the recently initiated hotel redevelopment of the Old Nurses Quarters.</p> <p>If the SSH Redevelopment concept does not proceed, consideration should be given to rezone the SSH site for additional accommodation as an alternative “best use”</p> <p>Additional parking should be incorporated in the redevelopment of the SSH.</p> <p>Pedestrian and cycle access to the SSH need to be considered as part of the Flying Fish Cove to Mango Tree Lodge costal dual use path recommended in the UDMP.</p>	<p>Noted</p> <p>To succeed the SSH Redevelopment proposal will require close collaboration between DIRD, the SoCI and adjoining stakeholders including CITA. This is also what the community expects.</p> <p>The Minister suggested an application be made through the Building Better Regions Fund. For its part the SoCI has encouraged other parties to contribute financially as part of that process.</p> <p>Agreed and noted.</p> <p>One of the parties involved in this hotel project indicated interested in operating the SSH café/restaurant and may participate in its funding.</p> <p>This option was specifically raised during the Review of the Town Planning Scheme. The SoCI was advised that the WA Planning Commission would not support such non-conforming use within the coastal Public Open Space Reserve.</p> <p>The SSH redevelopment parking requirements can be achieved within the area. In time the removal of the tanks could provide extra parking.</p> <p>Agreed and noted.</p>	<p>a) Council to maintain a sustained and collaborative dialogue with DIRD to:</p> <ul style="list-style-type: none"> <li>• Obtain approval from the Commonwealth as owner of the building to create a new Management Order in line with the proposed uses for the refurbished SSH;</li> <li>• Obtain support to apply for funding through the Building Better Regions Fund and or other relevant funding avenues.</li> </ul> <p>b) Council to engage in a formal dialogue with the CITA board to:</p> <ul style="list-style-type: none"> <li>• Address the issues raised by CITA in its submission;</li> <li>• Explore the appropriate mechanism that could satisfy CITA to use the space allocated in the refurbished SSH.</li> <li>• Discuss the merit of a united approach to obtain funding without compromising the financial position of either organisation.</li> </ul> <p>c) Subject to significant progress made with a) and b) above, the SoCI to facilitate the formation of a working group including CITA and others to advise on design issues pertinent to standards found in similar facilities on the mainland.</p> <p>d) Council to consider the immediate benefit for the community and visitors in devising and implementing a low key but effective process to enhance the Gaze Road streetscape regardless of progress on the SSH refurbishment initiative. This may include improved footpath clean-up and maintenance, control of unwanted</p>

	<p>Utilisation of sustainable energy and materials is welcomed. It is sympathetic with nature base tourism patronage's expectations.</p> <p>Consideration of appropriate placement of satellite dishes may need to be incorporated in the plan.</p> <p>Growing tourism is also reliant on the immediate maintenance and safe upkeep of trails, footpaths, signage and historical/heritage places of interest.</p> <p>The refurbished SSH has the potential to become an anchor activity (hub) like MONA in Tasmania, the Albany National Anzac Centre or the Cairns renovated museum. The SSH is expected to achieve such standard in working with stakeholders and experts.</p> <p>Elements in the design may duplicate existing facilities.</p> <p>CITA would be pleased to work with the Shire and others on some aspects raised as the SSH redevelopment progresses.</p>	<p>IOTPS and the SoCI are now exploring possibilities associated with a hybrid power system involving battery storage + grid feedback.</p> <p>The Department of Defence is committed to connect CI as part of its projected and imminent underwater fibre optic link in the region thus potentially eliminating the need for individual satellite dishes on CI in the future.</p> <p>The SoCI has managerial responsibility for the SSH. The building significant floor area with some income generating commercial potential, the further deterioration of the disused facility and its unattractive external appearance have led the SoCI to prioritise its refurbishment. The foreseeable contraction of the CI economy due to the closure of the detention centre is also a relevant factor with such decision.</p> <p>Agreed and noted</p> <p>Reference to specific facilities would be necessary to comment adequately on the statement.</p> <p>Noted</p>	<p>permanent parking, further tree planting, landscaping where possible and additional street art.</p>
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25/08/2017 <b>Hafiz Mohammed Masli – Co-Ordinator CI Neighbourhood Centre</b>			
Item	Ideas, Topics or Issues Raised	Comments	Recommended Actions
2	<p>Supports the redevelopment of the SSH from its current disused state to a commercial/community hub space. Recognises the economic and social benefits that this anchor facility could have on Gaze Road.</p> <p>CICN was a primary user of the former SSH skate park and supported its proposed outdoor relocation in a safer environment north of the CLA.</p> <p>Considers that the proposed Discovery Centre, Visitors Centre &amp; restaurant are far better uses than previously and that the commercial tenancies have the potential to foster economic development and jobs.</p> <p>Asserts that the proposal may assist in expanding tourism jobs towards younger demographic.</p>	<p>Noted</p> <p>Tourism/community focused building usage, commercial opportunities and the elimination of an eyesore, were key considerations in devising the SSH refurbishment concept.</p> <p>Noted</p> <p>The new commercial tenancies may offer opportunities for new jobs but will also assist in generating on-going revenue towards the up-keep of the overall facility thus minimising the SoCI and DIRD on-going financial exposure.</p> <p>Agreed and noted</p>	<p>a) Council to note support and explore ways of encouraging young local workforce involvement in the construction phase, possibly through the tendering process, should the project proceed to that stage.</p>

28/08/2017 <b>Zhong Xiong Su – Chairperson - Indian Ocean Group Training Association</b>			
Item	Ideas, Topics or Issues Raised	Comments	Recommended Actions
3	<p>Supports the SSH Redevelopment concept plan with a focus on tourism in line with the Gaze Road Urban Design Master Plan 2012.</p> <p>The Management Order has to change to allow the SOCI to manage the building as a commercial/community hub on behalf of the Commonwealth (owner)</p> <p>Positive initiative in terms of economic and employment development within the TPS framework. The SSH Redevelopment consolidates a key node within the Gaze Road precinct and is a sound proposal to pivot the Island towards tourism.</p>	<p>Noted</p> <p>The existing Management Order is not suitable for the uses envisaged for the refurbished SSH.</p>	<p>a) Council to note support and formally agree to:</p> <ul style="list-style-type: none"> <li>• Revoke the existing Management Order.</li> <li>• Formulate a draft for a new one in consultation with the WA lands Department and</li> <li>• Seek support and ultimate approval from DIRD for a new MO with power to lease.</li> </ul> <p>b) Include the SSH Refurbishment proposal in future SoCI strategic policies relating to community development employment and tourism.</p>

28/08/2017	<b>Steve Anderson – Contract Manager Acker Pty. Ltd.</b>		
Item	Ideas, Topics or Issues Raised	Comments	
4	<p>Support the SSH refurbishment preliminary design concept plan</p> <p>The company views this proposal as an essential component of the Settlement Precinct Development Strategy and alignment with the Gaze Road tourism and commercial precinct Urban Design Masterplan October 2011.</p> <p>Acker is in the process of submitting plans to develop a hotel complex on lot 337, known as the “Virgin Castle” site opposite the SSH.</p> <p>We believe that the (SSH) proposal will enhance our development through the provision of restaurant and office/reception facilities, we would have interest in exploring commercial lease arrangements for these facilities.</p>	<p>Noted</p> <p>Noted</p> <p>Lot 337 has been vacant and in a state of neglect for years. This new development would provide a positive image with a fresh and much needed business dynamic in the area.</p> <p>It is understood that the hotel complex initial plan included a restaurant with limited capacity to deliver the required on-site parking. The bar/restaurant and office/reception components could easily be provided as part of the SSH refurbishment.</p>	<p>a) Council to note support and establish a formal dialogue with Acker to assess and consolidate the potential synergies between the hotel and the SSH refurbishment projects.</p> <p>b) The Council explore the appropriate mechanism that would allow the café/restaurant and office/reception components of the hotel to be provided within the refurbished SSH</p> <p>c) Discuss the principles and potential terms of a lease arrangement inclusive of financial scenarios in the context of a new Management Order</p> <p>d) Explore the possibility of leveraging the possible outcome(s) of c) to enhance the funding prospect of the SSH refurbishment.</p>

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11/09/2017	<b>Patricia Power – CI Resident</b>		
Item	Ideas, Topics or Issues Raised	Comments	Recommended Actions
5	<p>Patricia was a member of the Gaze Road Urban Design Master Plan 2012 (UDMP) “Steering Committee” advising the SOCI. The UDMP was presented to Council without being endorsed by the “Steering Committee”.</p> <p>Asserts that the idea of relocating the Visitors Centre in the SSH was a personal idea of DIRD’s Economic Development Officer with no community buy-in.</p> <p>The location, design and content of the Discovery Centre is a blank canvas requiring a community-born, supported and driven process from the</p>	<p>The consultants involved in the formulation of the UDMP reported directly to the SoCI CEO. A Working Party was to provide only feedback (not endorsement) to the CEO on the UDMP outcomes. The UDMP consultants brief is clear on that point and due process was strictly followed.</p> <p>The idea of relocating the Visitors Centre in the SSH during the UDMP was widely and directly discussed with the relevant stakeholders and</p>	<p>a) Council to advise Patricia Power that:</p> <ul style="list-style-type: none"> <li>• The SSH Refurbishment concept has been formally advertised through the <i>Islander</i> in accord with the requirements of the Town Planning Scheme to gauge public sentiments on the proposal and its associated land use changes including the relocation of the Visitors Centre and the inclusion of the Discovery Centre.</li> <li>• This submission is the only one expressing concern about the proposal and that, to date, no other written or</li> </ul>

	<p>beginning commensurate to an application made by Arts &amp; Culture CI to the Building Better Regions Fund.</p> <p>The SSH refurbishment concept has no ownership in the community.</p>	<p>presented to the community in two public meetings prior to the UDMP endorsement by the Shire Council.</p> <p>Locating the Discovery Centre within the SSH has been discussed with Graeme Beech (who had previously worked with Arts &amp; Culture CI) prior to the SSH Refurbishment concept public release for comments. A consensus was then reached about the urgent need to relocate the Tajin House collections now inaccessible and too far from the tourism precinct and that the SSH could be a suitable replacement location. This view was also shared by CITA</p>	<p>verbal disagreement with the proposal's process or content has been communicated to the SoCI by the CI community.</p> <p>b) That Art &amp; Culture CI is specifically consulted to be given the opportunity to input in the design and content of the Discovery Centre should the proposal proceed to funding application stage.</p>
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<b>11/09/2017</b>	<b>Patricia Power - Chairperson of Arts &amp; Culture CI</b>		
<b>Item</b>	<b>Ideas, Topics or Issues Raised</b>	<b>Comments</b>	<b>Recommended Actions</b>
<b>6</b>	This submission raises the exact same points made by Patricia in her personal submission as a CI resident	See comments in Item 5	As per recommended actions in Item 5

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<b>15/09/2017</b>	<b>Matt Gallen – CI Resident</b>		
<b>Item</b>	<b>Ideas, Topics or Issues Raised</b>	<b>Comments</b>	<b>Recommended Actions</b>
<b>7</b>	<p>Christmas Island lacks suitable venue for boutique (&lt;100 people) live performances especially plays/drama in non-alcohol dominated indoor location. The School spaces available do not work well with small audiences.</p> <p>The proposed small Indoor cinema within the (concept) plan could be ideal for this type of performance and live music.</p> <p>The Infrastructure required would be:</p> <ul style="list-style-type: none"> <li>• Stage (permanent or removable)</li> <li>• Curtain</li> <li>• LED built-in stage lighting with wiring to control board/deck</li> <li>• Sound equipment and permanent cabling (share with cinema)</li> <li>• Plug-in outlet for live recording hardware (School equipment may be used)</li> </ul>	<p>There is no shortage of indoor venues where live performances have successfully occurred on CI in the past. i.e. the CLA, Poon Saan Hall or the Rec Centre.</p> <p>There is sufficient space and flexibility within the SSH indoor cinema to accommodate dedicated boutique live performances specifically tailored for plays drama and music.</p> <p>These would be mainly performed by School students but could easily be extended to community groups or individuals.</p>	<p>a) Council to support multiple use of the Indoor Cinema space at the lower level to include live performance such as plays, drama and music.</p> <p>b) The School be consulted:</p> <ul style="list-style-type: none"> <li>• To determine the level of support towards the concept of sharing resources.</li> <li>• To determine a realistic annual schedule for the potential usage of the facility;</li> <li>• To ensure unnecessary duplication of equipment where possible.</li> </ul> <p>c) The concept plan be modified accordingly and appropriate references made to incorporate the necessary audio-visual infrastructure in the project specifications.</p>

5/10/2017 John Ford – Manager - Indian Ocean Territories Power Service			
Item	Ideas, Topics or Issues Raised	Comments	Recommended Actions
8	<p>The proposal fits in well with the power service's intention to allow customers to generate electricity through renewable energy sources to offset power costs and feed excess generation into the grid through the Renewable Energy Buyback Scheme (REBS). IOTPS are supportive of this scheme.</p> <p>IOTPS is exploring options to increase the 10Kw maximum limit to provide better economy of scale for (future) installations. There is currently a requirement for all renewable energy systems to have some form of generation storage and smoothing capacity.</p> <p>The power service is currently reviewing the existing REBS and considering options for alternative power delivery models. The intention is to allow larger capacity installations on a trial basis to gauge the effect these systems will have on the stability and quality of grid supplied power. It would be a condition of any increased capacity installation that the performance and operating statistics be made available to IOTPS for research purposes.</p> <p>The refurbished sports hall would be an ideal trial site for a larger installation however it is recommended that any developer contacts the power service before any final decisions are made regarding renewable energy installations or options.</p>	<p>This statement refers specifically to the "Solar Power" section on page 14 of the <i>SSH Refurbishment June 2017 report</i>. IOTPS supports the REBS with the view to ultimately encourage CI customers to participate in the scheme.</p> <p>The SSH proposed full photovoltaic roof (see page 21 &amp; 22 of the <i>SSH Refurbishment June 2017 report</i>) has the capacity to accommodate a solar array of approximately 100Kw output.</p> <p>The SSH redevelopment proposal offers a unique opportunity for IOTPS to use it as a trial site to gauge and study the interactive effect the proposed SSH solar system could have on the stability and quality of grid supplied power.</p> <p>Agreed and Noted</p>	<p>a) Council to note support and liaise with IOTPS through formal correspondence to:</p> <ul style="list-style-type: none"> <li>Indicate the Shire's interest for the SSH proposal to be considered as a renewable energy trial site.</li> <li>Discuss and take guidance from IOTPS in terms of the most appropriate renewable energy infrastructure configuration to be applied to the SSH refurbishment proposal.</li> <li>Explore with IOTPS the options available in terms of supply, operation, maintenance, ownership, cost effectiveness, electricity payment and funding of the SSH's most appropriate renewable energy infrastructure.</li> </ul>