

CONFIDENTIAL

CABINET DECISION

No. 4046

Submission No.: 3479

Title: MARRARA SPORTING COMPLEX - DEVELOPMENT
OF HEADQUARTER FACILITIES FOR AUSTRALIAN
FOOTBALL, CRICKET AND HOCKEY

Cabinet approved the following Capital Works Programmes, subject to normal budgetary considerations -

- (a) 1985/86 -
Construction of grandstand in the main Football Stadium
Grassing and irrigation of No. 2 Oval
\$6.57M
- (b) 1986/87 -
Cricket club house and scoreboard
Carparks
Landscaping and terracing
\$2.60M



R.A. HANRAHAN, MLA
Secretary to Cabinet.

19 April 1985

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FOR CABINET

SUBMISSION No: 372.....

Title:	Marrara Sporting Complex - development of headquarter facilities for Australian Football, Cricket and Hockey.
Minister	Hon. Jim Robertson, Minister for Youth, Sport, Recreation and Ethnic Affairs.
Purpose:	To obtain Cabinet approval for the completion of Australian Football, Cricket and Hockey facilities at Marrara International Sporting Complex, under the 1985/86 and 1986/87 Capital Works Programme.
Relation to existing policy:	In accordance with existing policy.
Timing/ legislative priority:	An early decision is required.
Announcement of decision, tabling, etc:	A draft press statement is attached.
Action required before announcement:	Nil
Staffing implications, numbers and costs, etc:	No P.S. staffing implications.
Total cost:	Estimated cost: \$9.17M.

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APR 1985

MEMORANDUM

TO : MINISTER *RJA*
FROM : SECRETARY
SUBJECT: MARRARA COMPLEX CABINET SUBMISSION
ACTION OFFICER: PETER THORNTON

FILE: 84/111
DATE: 28/3/85



RECOMMENDATION:

That you note the following information and sign the attached Cabinet Submission.

BACKGROUND:

On 7 March, you approved the circulation of the Marrara Complex Cabinet Submission for further developments totalling \$7.5M.

Following comments from the Department of Transport and Works, which are attached, this figure has now been revised and \$9.17M is required to complete the Complex. The Cabinet Submission has been amended accordingly.

Mention has also been made of the second hockey field becoming the home of N.T. Athletics and Soccer with hockey getting secondary usage.

Your signature is now required on the amended Cabinet Submission to allow circulation of the submission.

R J Norman

for R J NORMAN
SECRETARY



DEPARTMENT OF YOUTH, SPORT, RECREATION AND ETHNIC AFFAIRS

YSR 104

MEMORANDUM

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Agreed as amended
TO : MINISTER *JR 1/3*
FROM : SECRETARY
SUBJECT: MARRARA SPORTING COMPLEX CABINET
SUBMISSION
ASSESSING
OFFICER: PETER THORNTON

FILE:
DATE: 5/3/85

RECOMMENDATION

That you approve the circulation of the attached Cabinet Submission to the necessary Government Departments.

BACKGROUND

Cabinet approval a \$7.5M is sought for further development of the Marrara International Sporting Complex. This development includes the establishment of headquarter facilities for Australian Football, Cricket and Hockey.

A Cabinet Submission has been prepared for circulation to the appropriate Government Departments.

A. J. Norman
A. J. NORMAN



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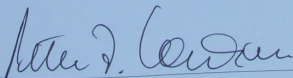
Department/Authority LAW

COMMENT ON CABINET SUBMISSION No.

TITLE: MARRARA SPORTING COMPLEX - DEVELOPMENT OF HEADQUARTER
..... FACILITIES FOR AUSTRALIAN FOOTBALL, CRICKET AND HOCKEY
.....

COMMENTS:

There appear to be no constitutional or legal barriers
to the proposal.



SIGNED: P.F. CONRAN
DESIGNATION: A/DIRECTOR, EXECUTIVE & POLICY UNIT
DATE: 12 MARCH 1985

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Department/Authority.....DEPARTMENT OF THE TREASURY.....

COMMENT ON CABINET SUBMISSION No.

TITLE: MARRARA SPORTING COMPLEX - DEVELOPMENT OF HEADQUARTER
..... FACILITIES FOR AUSTRALIAN FOOTBALL, CRICKET AND HOCKEY
.....

COMMENTS:

Treasury agrees with the development of a sporting complex at Marrara but the Submission is not supported at this time or in its current form.

- The project is proposed to be 96% N.T. Government funded (\$11.06m). The Federal Government has agreed to \$0.475m assistance over a three year program for construction of a hockey field. Insufficient representations have been made to the Federal Government for support of other sports. Local Government may be more interested in contributing to the development of the complex if the facility were for wider community use.

The facilities being constructed are intended to be provided to the individual sporting associations concerned. Whilst it is common practice to do this it is usually done on a much smaller scale. The football oval facility which amounts to \$8.95m is proposed on the basis that it provides wider community use. This facility should not be given over to one sporting code for them to determine usage. It must be a managed facility for multi-purpose community use.

- The facility being developed is very extensive by national standards and is more consistent with a much larger population than that of Darwin.
- Full costing details of the facility are not provided. The "on-going subsidy" referred to in the Submission would amount to approximately \$40,000 per week to cover debt servicing, operating and maintenance costs. Cabinet should be provided with more details on total costs and projections of recurrent costs including debt charges and full operating costs. Treasury has estimated debt servicing to cost \$1.2m and a similar cost for operating and maintenance. It is expected that fees for use of the facilities would not cover these costs. Reference is also made to additional costs possibly necessary to provide a second access road.
- Of the \$2.5m allocated in 1984/85 only about \$0.5m is expected to be spent in 1984/85 with a revote of \$2.0m into 1985/86. With the \$0.475m from the Federal Government there would be about \$2.475m available for expenditure in 1985/86.

...2/

SIGNED:

DESIGNATION:

DATE:

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Department/Authority.....DEPARTMENT OF THE TREASURY.....

COMMENT ON CABINET SUBMISSION No.

TITLE: MARRARA SPORTING COMPLEX - DEVELOPMENT OF HEADQUARTER
.....FACILITIES FOR AUSTRALIAN FOOTBALL, CRICKET AND HOCKEY.....

COMMENTS:

- 2 -

Treasury considers at this time that :

- . The submission be considered after Budget Cabinet, when the full budgetary context will be clearer.
- . The offer of \$0.475m assistance from the Federal Government be accepted on the basis of the N.T. commitment of \$2.5m (re 1984/85 Stage 1 Cabinet approval).
- . Stage 1 development proceed.
- . The Submission be reconsidered at a later date, after further consideration of the management of the facility, details on costs and alternate funding arrangements.
- . Options be provided on alternate facilities and on a more comprehensively staged development plan.

SIGNED: R.C. MADDEN

DESIGNATION: UNDER TREASURER

DATE: 1.4.85

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Department/Authority.....YOUTH, SPORT AND RECREATION.....

COMMENT ON CABINET SUBMISSION No.

TITLE:MARRARA SPORTING COMPLEX.....

COMMENTS:

Treasury agrees with the development of a sporting complex at Marrara but the Submission is not supported at this time or in its current form.

- The project is proposed to be 95% NT Government funded (\$9.81m). The Federal Government has agreed to \$0.475m assistance over a three year program for construction of a hockey field. Insufficient representations have been made to the Federal Government for support of other sports. Local Government may be more interested in contributing to the development of the complex if the facility were for wider community use.
- The facilities being constructed are intended to be provided to the individual sporting associations concerned. Whilst it is common practice to do this it is usually done on a much smaller scale. The football oval facility which amounts to \$7.7m is proposed on the basis that it provides wider community use. This facility should not be given over to one sporting code for them to determine usage. It must be a managed facility for multi-purpose community use.
- The facility being developed is very extensive by national standards and is more consistent with a much larger population than that of Darwin.
- Full costing details of the facility are not provided. The "on-going subsidy" referred to in the Submission would amount to approximately \$40,000 per week to cover debt servicing, operating and maintenance costs. Cabinet should be provided with more details on total costs and projections of recurrent costs including debt charges and full operating costs. Treasury has estimated debt servicing to cost \$1.2m and a similar cost for operating and maintenance. It is expected that fees for use of the facilities would not cover these costs. Reference is also made to additional costs possibly necessary to provide a second access road.
- Of the \$2.5m allocated in 1984/85 only about \$0.5m is expected to be spent in 1984/85 with a revote of \$2.0m into 1985/86. With the \$0.475 from the Federal Government there would be about \$2.475m available for expenditure in 1985/86.

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SIGNED:

DESIGNATION:

DATE:

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Department/Authority.....

COMMENT ON CABINET SUBMISSION No.

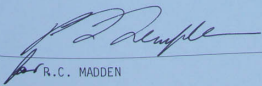
TITLE:

COMMENTS:

- 2 -

Treasury considers at this time that:

- . The Submission be considered after Budget Cabinet, when the full budgetary context will be clearer.
- . The offer of \$0.475m assistance from the Federal Government be accepted on the basis of the NT commitment of \$2.5m (re 1984/85 Stage 1 Cabinet approval).
- . Stage 1 development proceed.
- . The Submission be reconsidered at a later date, after further consideration of the management of the facility, details on costs and alternate funding arrangements.
- . Options be provided on alternate facilities and on a more comprehensively staged development plan.

SIGNED:  R.C. MADDEN
DESIGNATION: Under Treasurer
DATE: 25.03.85

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PUBLIC SERVICE COMMISSIONER


Department/Authority

COMMENT ON CABINET SUBMISSION No.

TITLE: MARRARA SPORTING COMPLEX - DEVELOPMENT OF
HEADQUARTER FACILITIES FOR AUSTRALIAN FOOTBALL,
CRICKET AND HOCKEY

COMMENTS:

This Office has no objections to the proposal.


SIGNED: K S POPE
DESIGNATION: Public Service Commissioner
DATE: 12 March 1985

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


SECRETARY
DEPARTMENT OF TRANSPORT AND WORKS
DARWIN

The Secretary
Department of Youth, Sport,
Recreation & Ethnic Affairs
G P O Box 1448
DARWIN N T 5794

CABINET SUBMISSION - MARRARA SPORTING COMPLEX

The Department of Transport and Works commented on the above Cabinet Submission on the 19 March 1985 and there are no further considerations.


C J FULLER

3rd April 1985



SECRETARY
DEPARTMENT OF TRANSPORT AND WORKS
DARWIN

The Secretary
Department of Youth, Sport, Recreation
and Ethnic Affairs
GPO Box 1448
DARWIN NT 5794

DRAFT CABINET SUBMISSION - MARRARA SPORTING COMPLEX

The Department of Transport and Works supports the above cabinet submission.

The comments this Department has are given on the basis of accuracy of estimates of cost and timings.

There is an error in paragraph 18 of the submission. The cost of the main stadium is \$6.5 m and this should be shown under 1985/86 with a nil provision in 1986/87.

The confusion has probably arisen because an estimate provided on 30 October 1984 indicated \$5.25 m for the stadium. This was amended to \$6.5 m during subsequent discussions with the client's Minister, Mr Dondas. It is necessary to have the full amount shown in any one year in order to enter into a commitment for the full scope of work. Paragraph 27 recommendations will need to be adjusted also.

N. JES
h C J FULLER
19th March 1985

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PAGE NO.1

CABINET SUBMISSION

MARRARA SPORTING COMPLEX

THE ISSUE

1. Cabinet approval is sought for a further stage of the development of the Marrara International Sporting Complex as shown in the attached plan, Attachment A, comprising:
 - a) A grandstand adjacent to the main football oval seating 4500 people incorporating change-rooms, public toilets, umpires facilities, first-aid room, function room, members club, N.T.F.L. offices and storerooms.
 - b) Grassing and irrigation of No.2 football oval.
 - c) Cricket clubhouse and scoreboard.
 - d) Carparking for 1500 cars.
 - e) Landscaping and spectator terracing.

BACKGROUND:

2. \$2.5m has been provided under the 84/5 Capital Works Programme for the development of outdoor facilities including:

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- Cricket field, grass and turf wicket, practise wicket, amenities block and equipment shed.
- Facilities at Marracoo, rather than upgrade a
- Football ovals, main oval grassed and irrigated, No.2 oval earthworks and drainage only.
- One synthetic Hockey field and one grassed field, amenities block, lighting, landscaping and irrigation. The grassed field will cater for the needs of NT Soccer and NT Athletics. It will also be made available to NT Hockey when convenient.
3. The approval now sought completes the above facilities to a standard required for the staging of national and international competition in the Northern Territory.
4. A submission was made to the Federal Government seeking a \$ for \$ subsidy under the National Sports Facilities Program. \$475,000 has been approved for the synthetic hockey surface.

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CONSIDERATION OF THE ISSUES:

5. The decision to centralise sporting facilities at Marrara, rather than up-grade a variety of existing facilities has been made. The issue now to be considered is the extent of the development.
6. The provision of spectator/audience facilities, which is the main subject to this submission, is a means of recovering on-going maintenance costs and of extending the potential usage for major one-off events in other sports, trade exhibitions and rock concerts etc.
7. The adequacy of the spectator accommodation, access, toilet facilities, bars, seat comfort etc., is directly related to the price that can be charged for admission.
8. Although it is not expected that the outdoor facilities can be easily maintained by hire

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and admission charges, the hosting of major sporting events makes a substantial contribution to the promotion of the Territory, supports the tourist industry and provides spin-off benefits throughout the business community. For these reasons an on-going subsidy may be regarded as justified.

THE OPTIONS

OPTION A

9. To stage the development of the outdoor facilities over a longer period.
10. It would be desirable to have the facilities fully operational for the bi-centennial celebrations in 1988. The items recommended for the 1986/87 Capital Works Programme could however be staged over several years.

11. Option A is therefore not recommended.

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OPTION B

12. The second option is to proceed with the present Capital Works Programme as announced but make no further improvements.

13. The adoption of this option would not allow the staging of major events and would reduce/remove the revenue raising capability of the facilities.

14. Option B is not recommended.

OPTION C

15. Is to proceed with the development as outlined in paragraph 1 of this submission.

16. This is the recommended option.

PUBLIC IMPACT OF THE RECOMMENDATIONS.

17. This is expected to be favourable, especially in view of the spectator popularity of

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17. Australian Football in Darwin, and the present inadequate facilities for all three sports.

FINANCIAL CONSIDERATIONS

18. The Capital cost of the proposed development, including the approved work programme for the current year, is:

	<u>1984/85</u>	<u>1985/86</u>	<u>1986/87</u>	<u>TOTAL</u>
CRICKET	465,000	-	330,000	795,000
MAIN FOOTBALL STADIUM	270,000	6,500,000	1,080,000	7,850,000
FOOTBALL NO 2. OVAL	170,000	70,000	860,000	1,100,000
HOCKEY FIELD (ARTIFICIAL)	1,260,000	-	-	1,260,000
HOCKEY FIELD (GRASS)	200,000	-	330,000	530,000
TOTAL	2,365,000	6,570,000	2,600,000	11,535,000

19. An additional cost may be incurred with the necessity to provide a second access road.

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20. It has not been possible to obtain reliable estimates of operating costs, or of income from users and spectators.

A subsidy requirement would be expected particularly in the initial stages.

EMPLOYMENT AND STAFF CONSIDERATIONS

21. The project will create some non-government employment opportunities and will impose an additional work-load in co-ordination and promotion for project staff of the Department of Youth, Sport, Recreation and Ethnic Affairs.

COMMONWEALTH STATE AND LOCAL GOVERNMENT RELATIONS

22. The Darwin City Council has withdrawn from further involvement in the project.

23. A submission was forwarded to the Federal Government seeking \$ for \$ assistance for the project through the National Sports Facilities Program.

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CO-ORDINATION AND CONSULTATION

24. The Department of Transport and Works has been involved in the development of the project. A series of discussions have taken place with the NTFL, NTHA and NTCA. All three projects were the subject of preliminary studies which looked at the feasibility of the proposals, and provided conceptual drawings.

LEGISLATION

25. Nil

PUBLICITY

26. The proposal has received considerable press coverage and a turf turning ceremony was conducted by the Hon. Nick Dondas MLA, former Minister for Youth, Sport, Recreation and Ethnic Affairs.

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RECOMMENDATIONS

27. It is recommended that Cabinet approve the following Capital Works Programmes subject to budgetary considerations:

(a) 1985/6

Construction of grandstand in the main
Football Stadium grassing and irrigation of
No. 2 oval. \$6.57 M

(b) 1986/7

Cricket club house and scoreboard
Carparks
Landscaping and terracing. \$2.60M


JIM ROBERTSON 4/4/85

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MARRARA SPORTING OVALS

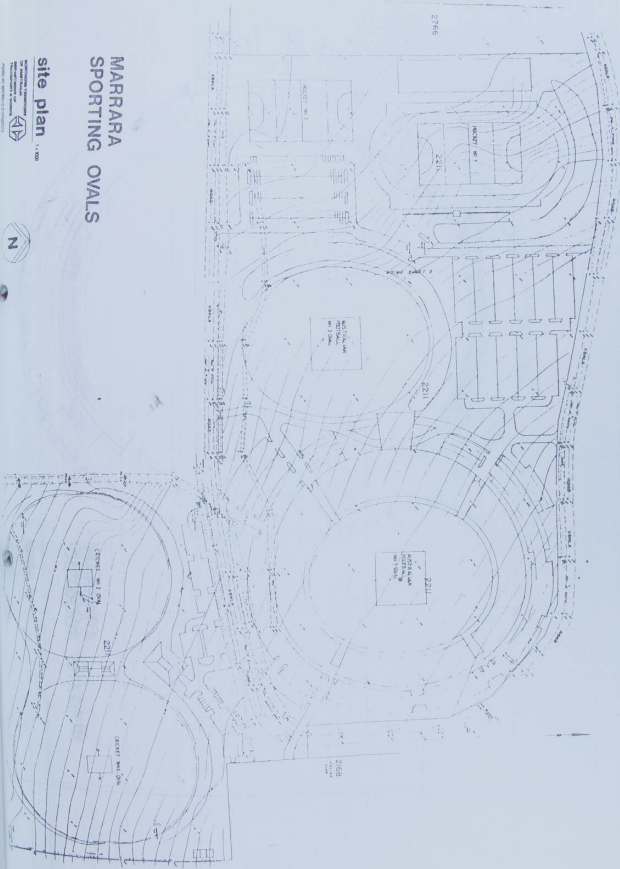
site plan 1:500

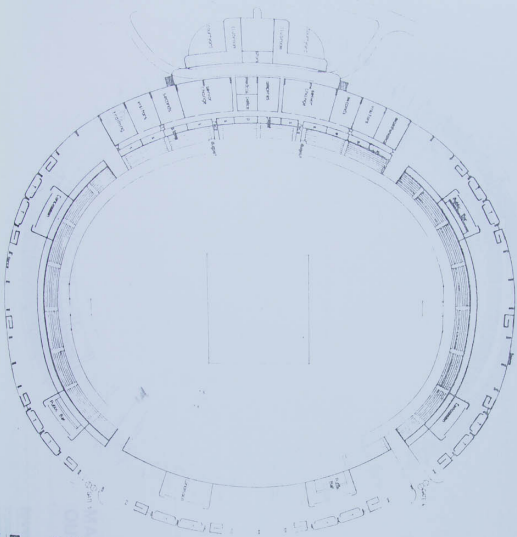


Engineering & Planning
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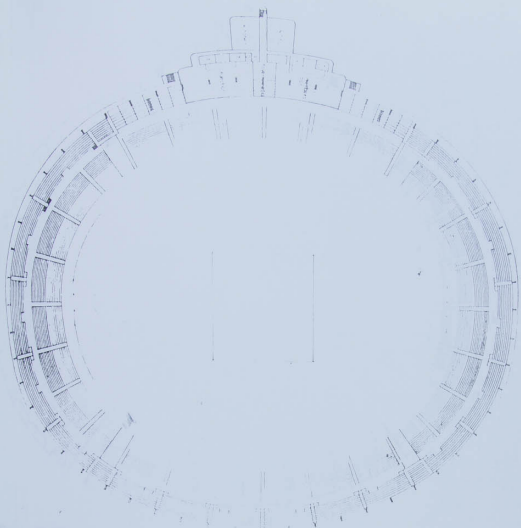




**MARRARA
OUTDOOR
STADIUM**

level 1

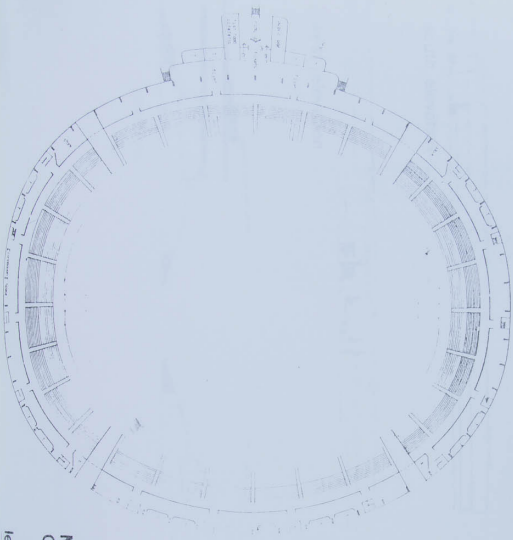




**MARRARA
OUTDOOR
STADIUM**

level 3





**MARRARA
OUTDOOR
STADIUM**

level 2

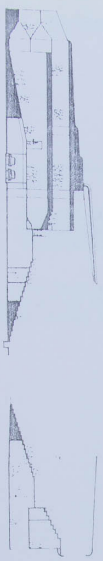
south elevation



west elevation



sections



MARRARA
OUTDOOR
STADIUM

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