



Officer Presentation

CD25/45 – Leeming Recreation Centre Needs Analysis

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Background:

- The Council have sought to understand the future role the Leeming Recreation Centre plays in the community, via resolution, at the December 2024 Ordinary Meeting of Council.
- This resolution requested that in June 2025, a Needs Analysis of the sites existing community facility provision (e.g. change rooms, toilets and storage facilities) and commercial opportunities that will support activation of the area (including but not limited to a café or restaurant) be presented to Council for consideration and further direction.
- This Report provides Council with the Draft Needs Analysis which includes options for the future development of the site which can be further explored through a Pre-Feasibility Study. These findings will be presented in December 2025 along with an Officers recommendation for the future of the site.



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Report:

The Needs Analysis consisted of a Demographic, Community Sporting Demand, Commercial Demand and Functional and Technical Analysis (Disability Access and Building Condition).

Five categories of Indicative Development Options were identified:

1. Essential community infrastructure:

- A minimum of 3-4 indoor multi-use courts are required, coupled with supportive facilities (administration, change rooms, toilets, etc). Further discussion and agreement with the Department of Education and Leeming Senior High School is required, ultimately guiding the total number of courts required.
- A shared use satellite club pavilion either as could be standalone or part of a redeveloped Leeming Recreation Centre depending on which option is preferred following the Pre-Feasibility Study.

2. Optional community infrastructure:

- Squash
- Indoor cricket facilities
- Indoor cricket coaching and training facilities

3. Essential complementary commercial facilities:

- A Health Club particularly targeted at the needs of older adults.
- Childcare facility to meet community needs and generate revenue.
- A café/kiosk - the scale determined by the composition of facilities identified through the Pre-Feasibility Study.

4. Optional Complementary Commercial facilities:

- An approximate 400m² learn-to-swim aquatic facility
- A licensed restaurant opportunity for facility and precinct users and the broader community.

5. Essential LSHS infrastructure:

- Physical education facilities including, court/s, change rooms and storage.
- Performing Arts and Music Centre.



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Next steps:

- This Needs Analysis will further guide the development of indicative development options forming the basis of the Pre-Feasibility Study (subject to Council's adoption of the Officers Recommendation in this Report).
- The Pre-Feasibility Study comprise a thorough review of each of the following options to develop the site:
 1. Undertaking compliance upgrades and rectifying items requiring immediate attention.
 2. Demolishing and disposing of the facility.
 3. Upgrading and/or enhancing the facility retaining only the existing facility components (i.e.: no additional/new facility components).
 4. Demolishing the existing facility and replacing it with a new facility including options for new facility components.
- For each of the options outlined above, the review will include, as a minimum, the following:
 - a) Indicative capital and life cycle costs.
 - b) External funding opportunities.
 - c) Preliminary town planning considerations – traffic, environment, land-use etc.
 - d) Management options (internal management versus external – e.g. Striker or other)
 - e) Key risks.
 - f) Recommendations for the next steps.
 - g) Any other activities to support the City's objectives.



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Financial Implications:

- The Leeming Recreation Centre Needs Analysis and Pre-Feasibility Study are funded through existing budgets in 2024/25 with \$21,000 contained in the draft 2025/26 operational budget to partially fund the Pre-Feasibility Study.
- The Pre-Feasibility Study will provide the indicative financial implications (capital, operational and life cycle) associated with each of the options for the future of Leeming Recreation Centre.

Officer Recommendation:

That the Council:

1. Notes the Draft Needs Analysis prepared for the Leeming Recreation Centre (Attachment 1), and
2. Requests the Chief Executive Officer to undertake a Pre-Feasibility Study of future options for the Leeming Recreation Centre contained within this Report.

Consequence:

- If Council chooses not to continue with the Pre-Feasibility Study, then the information required for Council to make an informed decision on the future of Leeming Recreation Centre will not be available and City Officers will cost the items identified in the Building Condition Report required to satisfy building compliance requirements. Funds to undertake these major works will be sought through the annual Budget process.

