CITY PLANNING, ECONOMIC DEVELOPMENT & ENVIRONMENT COMMITTEE

LATE REPORTS

Date: Wednesday, 26 February, 2020
Time: 9:00 am
Location: Logan Meeting Room
Level 3, Logan City Council Administration Centre
150 Wembley Road, Logan Central

Committee Members: Interim Administrator - T O'Shea
5. Late Reports

5.1 Logan Whitewater Park - Business Case
5.1 LOGAN WHITEWATER PARK - BUSINESS CASE

REPORT OF: Economic Development & Strategy Manager

REPORT OVERVIEW

PURPOSE OF REPORT

The purpose of this report is to highlight key recommendations of the Logan Whitewater Park Business Case that will support Council’s investigation and potential delivery of the Logan Whitewater Park.

Criteria: Performance

CORPORATE PLAN PRIORITY

Quality Lifestyles
Economic Transformation
Image and Identity

REPORT DETAILS

BACKGROUND

In September 2018, Council endorsed a prioritised list of actions from the Destination Management Plan 2018-2022 (DMP) for implementation at its meeting of 25 September 2018 (Minute No 288/2018). One of the priority projects was to investigate the feasibility of an adventure water park with specific reference to a whitewater park.

The Logan Whitewater Park Pre-Feasibility Study including site analysis and a Cost-Benefit Analysis using Queensland Treasury guidelines was completed in September 2019. The Pre-Feasibility Study assessment demonstrated that a whitewater park in the City of Logan would deliver a unique asset that would be viable as an ongoing business however would require government funding for the capital investment. The Study and its recommendation to proceed to develop a Business Case was adopted by Council at its meeting of 19 September 2019 (Minute No 166/2019). In addition, Council also adopted at this meeting "That the Economic Development and Strategy Manager be requested to seek partner funding to progress the potential development of the whitewater park."

At its meeting of 11 December 2019 (Minute No 195/2019) Council endorsed a preferred site for further detailed investigation via a Whitewater Park business case study to inform any future investment into the project by Council.

DISCUSSION

In December 2019, Lucid Economics was engaged to complete a Logan Whitewater Park Business Case Study. A final draft of the Business Case was received February 2020 and is currently being reviewed.

The Logan Whitewater Park Business Case aligns with Building Queensland's comprehensive Business Case Development Framework, allowing the project to be considered as an infrastructure proposal by both the Queensland and Commonwealth Government.
Utilising the findings of the Pre-Feasibility Study the Business Case included a detailed review of the project capital expenditure and considered governance, funding and delivery models. The Business Case provides further supporting evidence of the operational viability of the project through a positive economic impact assessment.

Existing Whitewater Park operations from around the world and their delivery models were identified. Through this investigation, the public-private partnership or joint venture approach was found to be superior.

The Business Case recommends that Council undertake an Expression of Interest campaign to gauge private sector interest in the project and to assess proposals regarding the development models for the facility and its operations and management.

It is worth noting that media articles regarding this project have already generated interest from potential investors, operators and a range of users from elite athletes, governing bodies and emergency services.

**CONCLUSION**

As identified in the Pre-Feasibility Study the development and operation of the Logan Whitewater Park would be a unique asset that can help achieve the vision of the Logan Destination Management Plan and priorities in the Corporate Plan. This facility would not only improve the positive perception of the city but would enhance and support an active healthy lifestyle for residents and neighbouring communities as well as visitors.

The strong economic and tourism benefits as well as the overall community benefit demonstrated in the cost-benefit analysis of the pre-feasibility study have been further confirmed in the Logan Whitewater Park Business Case. This indicates continued support for further investigation and discussion with all levels of government to ascertain the level of interest in funding this project.

To further progress Council’s investigation and potential delivery of a Whitewater Park, this report recommends that Council proceed to submit the Whitewater Park Business Case for assessment to the appropriate Queensland and Commonwealth government agencies for funding consideration; and to invite Expressions of Interest to identify private sector interest in the project and potential delivery models.

**RECOMMENDATIONS**

**IT IS RECOMMENDED:-**

1. That the Economic Development & Strategy Manager proceed to invite Expressions of Interest to identify private sector interest in the project and potential delivery models for the Logan Whitewater Park.

2. That the Economic Development & Strategy Manager be requested to submit the Whitewater Park Business Case for assessment to the appropriate Queensland and Commonwealth government agencies for consideration.