

Possible future car park / residential / open space development site subject to further investigations

Potential car park extension

Bypass road

Bus drop off

KINGBOROUGH SPORTS CENTRE SITE MASTER PLAN

prepared for Kingborough Council

Scout

Children's

Future indoor
cricket / other

Entry
plaza

Possible future
aquatic facility

Reception

Staff car

Performing
Arts
Centre

High School Bus D

High sc

Kingsto

High sc



Potential future junior
soccer field

Bus drop off

Twin Ovals Change Rooms
and Function Centre (incl.
home base for Kingborough
Tigers Football Club and
Kingborough District Cricket
Club)

Cricket Oval

Emergency
link road

Cricket
nets

Southern Dog
Obedience
Club

Water sensitive
urban design
stormwater
treatment

Potential future
soccer field

Potential future 400m T

Gormley Par
soccer and li
athletics gro

KINGBOROUGH SPORTS CENTRE SITE MASTER PLAN

prepared for Kingborough Council



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July 2011

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SECTION 1

INTRODUCTION

1.1 BACKGROUND

The Kingborough Council had the vision to acquire land off Summerleas Road in Kingston for the future development of regional and municipal sporting and recreation facilities. The Kingborough Sports Centre (KSC) was opened in 1979 and was considered to be one of the best regional sporting facilities in Australia at the time. Paddocks surrounded the centre initially but the rapid growth in Kingston's population has led to the centre now being surrounded by residential areas.

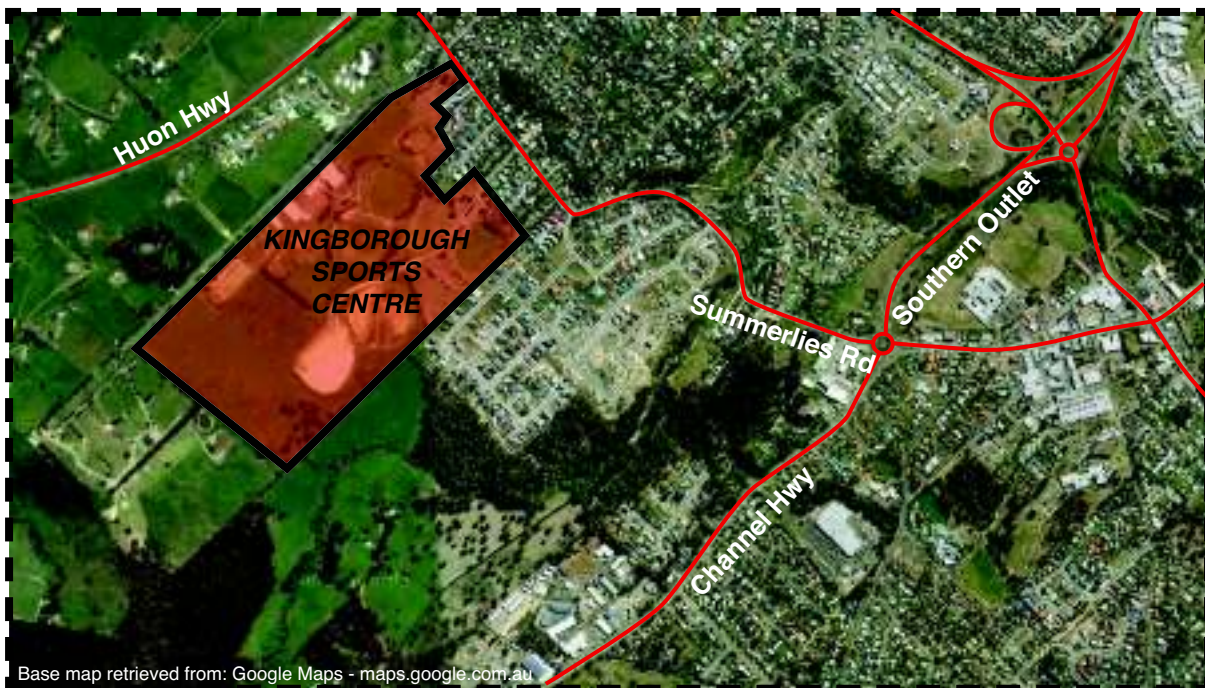
Map 1.1 shows the location of the Kingborough Sports Centre within Kingston.

The main centre has a four court indoor stadium, gymnastics centre, fitness centre, squash courts, table tennis centre, netball courts and sauna facilities. The centre offers a comprehensive range of sports and recreational activities including fitness programs, basketball, volleyball, indoor cricket, martial arts, indoor soccer, squash, badminton, netball, table tennis, tennis, gymnastics, dance, school and vocational care programs.

A number of sporting and recreational clubs utilise these facilities and also other sporting and recreational facilities that have been developed at the site – this includes tennis, netball, soccer, cricket, football, croquet, little athletics, sea scouts, dog obedience training and radio car control activities.

In 1999, the Tasmanian Football League granted a licence for the formation of the Southern District Football Club in the statewide competition. This decision was a catalyst for assessing the sporting facilities required to participate at the highest level of competition in Tasmania, given the recognised inadequacies of the Kingston Beach Oval to serve this role. A Southern Community Sports Grounds Task Force was formed and an initial concept design and pre-feasibility assessment were undertaken for new sportsground facilities to be located on land near the Kingborough Sports Complex.

The Statewide competition was abandoned and replaced with regional-based competitions within the State. A joint submission from local sporting clubs led to Council initiating a review of the needs and requirements for new sportsground facilities within the Kingborough urban area. The review



Map 1.1 - Kingborough Sports Centre Location Plan

recommended that two new sportsgrounds be developed at the Kingborough Sports Centre site.

In 2004 the Department of Education indicated the desire to replace the existing Kingston High School with a new modern complex located within the Kingborough Sports Centre site. The Education Department contributed \$1.1m towards the development of Council's new indoor stadium and will make use of Council's sporting and recreation facilities at the site. A new State Gymnastics Centre has been constructed as part of the main Kingborough Sports Centre with funding support from the Commonwealth and State Governments.

In 2008 Council applied for funding under the Australian Government economic stimulus package to allow for construction of the ovals, basic spectator and player amenities, surrounding fences, access road, car parking and landscaping. The submission was supported with funding from the AFL towards player and spectator amenities. The application was successful and site works commenced in mid 2009. Funding was granted by the State Government to support the construction of the player/spectator/club facilities.

In November 2008, Inspiring Place prepared a preliminary concept plan for the Kingborough Sports Centre site. The plan was to assist Council in guiding the overall planning and development of the site given work commencing on the new stadiums, twin ovals and the Kingston High School projects.

In 2009 the Council recognised the need to prepare an overall master plan for the whole of the Kingborough Sports Centre site. In the short term, the focus of the master plan was on reviewing and resolving some of the more immediate pressures arising with the current developments – the detailed design of the twin ovals, car parking and access arrangements, amenity, landscaping, stormwater management, public safety and new activities (e.g. mountain bike riding trails). However the master plan also provides a vision and guidance for planning, development and management in the longer-term.

1.2 PURPOSE OF MASTER PLAN

The Kingborough Council requires a master plan for the Kingborough Sports Centre site that depicts the future developed layout and describes the proposed development in the future.

More specifically the Council requires:

Review of the existing concept plan and provision of information that effectively justifies the various development proposals and explains a suitable future management regime and staged implementation program.

Facility and infrastructure planning to support the future design of capital works and to seek external funding from other levels of government.

Identification of priority projects and how certain works can be staged or implemented over time.

Identification of sustainability opportunities for water conservation, energy efficiency, biodiversity and 'future proofing;' of the site as far as possible.

Landscape and building design that will assist with the future implementation of tree planting programs and public pathway construction.

Consultation with various user groups to determine their future plans and requirements.

The Council identified the following guiding principles for the project:

Future development of the site should be in accordance with environmentally sustainable principles with every opportunity taken to optimize the take-up of innovative, energy and water efficient ideas.

Future site facilities should meet the sporting, recreational and community-based needs of the Kingborough community and beyond.

Wherever possible, the combined use of facilities should be encouraged to optimise efficiency by maximizing use and reducing costs. Complementary facilities should be sited together.

The overall site needs to be developed and landscaped in a manner that maximizes public amenity and aesthetic appeal.

It is inevitable that development issues and opportunities will change as new demands occur and more information becomes available over time. The master plan will need to be sufficiently flexible to accommodate such future changes.

1.3 APPROACH

The approach to the project is outlined in Figure 1.

The approach is based around five critical planning and design agendas that must be addressed in any successful master planning process. These agendas include:

1. Needs-Based Recreation Planning – such planning grounds the master plan in the realities of:

- recreation policy and priorities at the State, regional and local levels;

- national, State and regional recreation and broader societal trends;

- the demographics of the State and Kingborough community and it's regional catchment; and

- the needs of user groups and informal users identified through consultation.

Needs based planning gives Council the confidence that is required to commit to the master plan, knowing that proposals are soundly based in relation to the client market, justifiable and realistic.

2. Experience-Based Site Design – such design focuses on the user's and visitor's experience of the complex in terms of:

their arrival, orientation and movement through the site
whether on foot, bicycle or in a vehicle;

the visual and sensual qualities of the landscaped
environment; and

the treatment of the spaces between active recreation areas
and buildings and the means by which they are arranged
and developed for informal use and passive recreation.

Experience-based site design ensures that the users' and visitors' gain maximum benefits in terms of use, enjoyment, health, wellbeing and fitness. Experience-based planning extends mere function to address the attractiveness and spirit of the place and how the complex will become a source of pride for the community.

3. Environmentally Sustainable Design (ESD) – ESD considers:

protection of existing biodiversity values of the site and the
creation of opportunities to buffer or expand these values
through appropriate layout of facilities and/or landscaping
and the management of water;

energy use including energy saving options in the
performance of built spaces and reductions in embodied
energy through design and materials selection;

water management (rainwater and grey water capture and
reuse and stormwater management);

transport and the opportunities to use and build public
transport options into the development and to increase
bicycle and pedestrian access to and within the site;

the implications of climate change for the site; and

matters of the environmentally efficient care of the site into
the future.

An emphasis on ESD is central to the achievement of a 'future proof' site. ESD must, therefore, be an integral consideration in all planning and design decisions.

4. Functional Design – Consideration of the functionality of the design ensures that outcomes:

are safe and fit for the purpose(s) intended;

are suitably designed for the longevity of their intended use (including multiple use) whilst embedding options for future adaptation to other uses;

address disabilities access internally and externally across the site;

are well-engineered applying appropriate standards to the layout of roads and paths, parking, earthworks, infrastructure and water management;

address concerns for user, visitor and employee safety;

are cost effective in terms of capital expenditure and long term maintenance; and

have the capability to be staged in an orderly manner in response to available funds or funding opportunities.

Functional design underpins the success of any project – it is a first order principle that helps guide decision-making.

5. Capacity Driven Planning – such planning focuses on Council's capacity to deliver the master plan in an orderly, cost efficient manner and its ability to operate and manage the site into the future. The master plan must address, therefore:

existing infrastructure capacity and constraints on future supply;

potential staging;

site programming (day to day and for overlap of significant events);

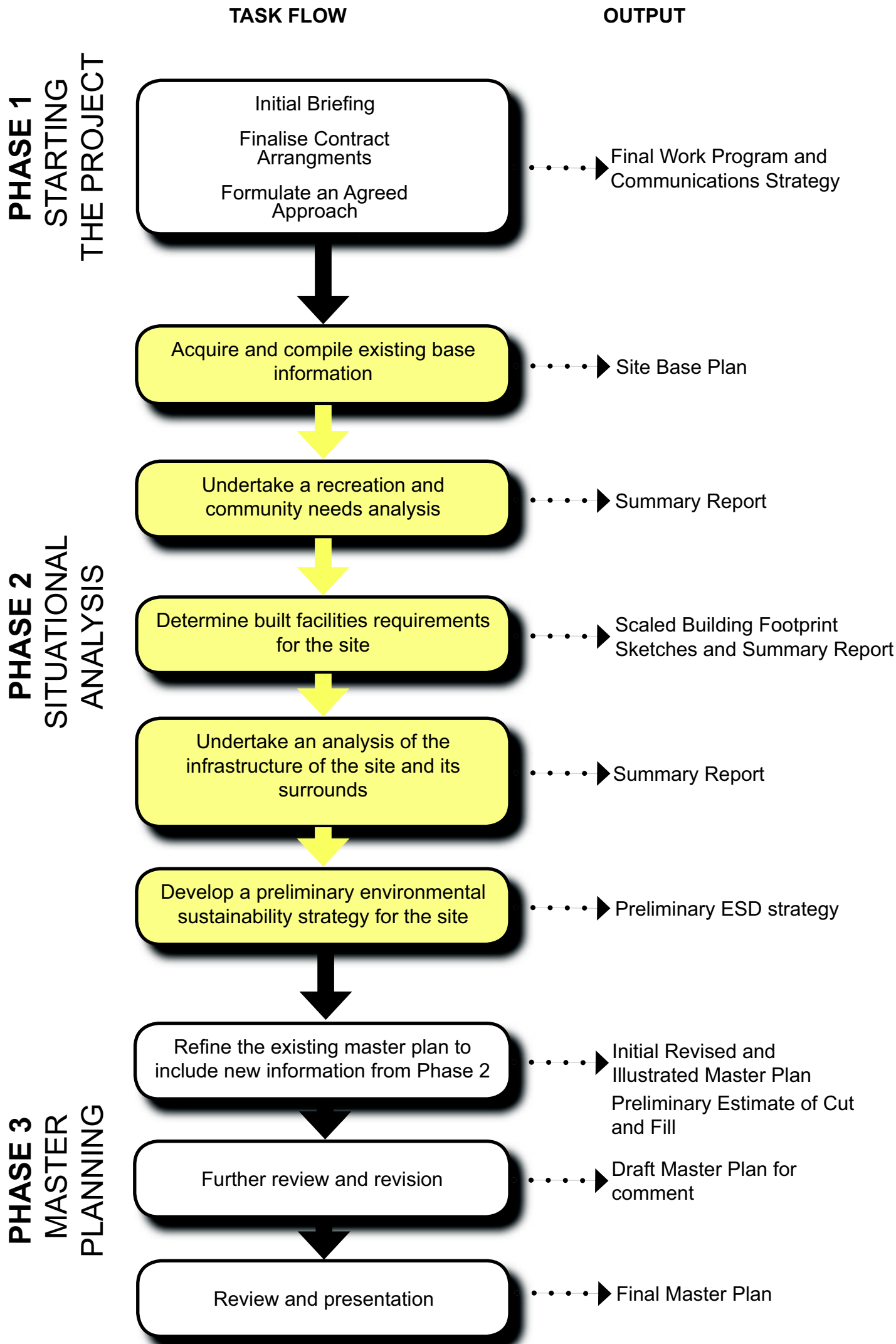
funding sources and funding application requirements;

Council's planning scheme and its requirements for development;

Council's operational structure and staffing;

Council's maintenance capacities; and

cost planning.



SECTION 2

PLANNING CONTEXT

2.1 EXISTING SPORTING AND RECREATION FACILITIES

Map 2.1 shows the existing sporting and recreation facilities including those under construction at the current time.

The site can be divided into four precincts:

1. KINGSTON HIGH SCHOOL PRECINCT

This precinct is located off the main entry along Kingston View Drive where the high school buildings are nearing completion. The development approval allows for the new school to make use of Council's sporting facilities and in particular the old indoor stadium and sportsgrounds located closest to the school during school hours. The Education Department is building new staff rooms and storage facilities that are integrated into the old stadium area. The Council contributed funds towards the development of the schools performing arts centre in order that it could also be utilised as a civic meeting and performance facility for the wider community. The area potentially available for the future expansion of the school includes the Kingston Croquet Club site and the open land east of the school site to Summerleas Road.

2. KINGBOROUGH SPORTS CENTRE PRECINCT

This precinct contains the major indoor facilities including the main stadium, new sports stadium, State Gymnastics centre, table tennis centre and netball facilities. It also includes the main area developed for car parking and the two other smaller buildings used by scouts and indoor cricket users.

3. SPORTSGROUNDS PRECINCT

The sportsground precinct covers the larger part of the Kingborough Sports Centre Area and includes the twin ovals (under construction), Lightwood Park, Gormley Park, Southern Dog Obedience Club site, Kingborough Tennis Club and the Hobart Radio Car Control Club. These sportsgrounds and associated facilities are used for cricket, soccer, Australian football (on completion of the twin ovals), little athletics, tennis, dog obedience training, tennis and radio car club. A men's shed and community garden has recently been developed to the east of Gormley Park.

4. PADDOCKS AND BUSHLAND

This precinct largely covers the western part of the Kingborough Sports Centre Site where there has been no development of sporting and recreational facilities since the land was acquired. Remnant bushland occurs in the most southern part of the site with the remainder of the land being former paddocks with tall grass. The Council has established a dog exercising area off Kingston View Drive, located between the regional cemetery and the Kingborough Tennis Club. Recreational walkers and possibly some mountain bike riding occasionally use the balance of the area. The area will be important to achieving water sensitive urban design stormwater treatment, being the natural low-point for drainage off the western half of the site.

2.2 REVIEW OF RELEVANT REPORTS

2.2.1 State-Wide Policies and Strategies

LIVE LIFE, GET MOVING: TASMANIAN PHYSICAL ACTIVITY PLAN 2005–2010

The *Tasmanian Physical Activity Plan* presents a strategy for increasing participation in physical activity, based around four broad goals:

1. *Participation*: Tasmanians with personal skills and knowledge that enable participation in regular physical activity.
2. *People*: Communities that work collaboratively to create physical opportunities for all Tasmanians.
3. *Places*: Supportive built and natural environments that encourage active communities.
4. *Policy*: Integrated policy and planning that maximise physical activity opportunities for all Tasmanians.

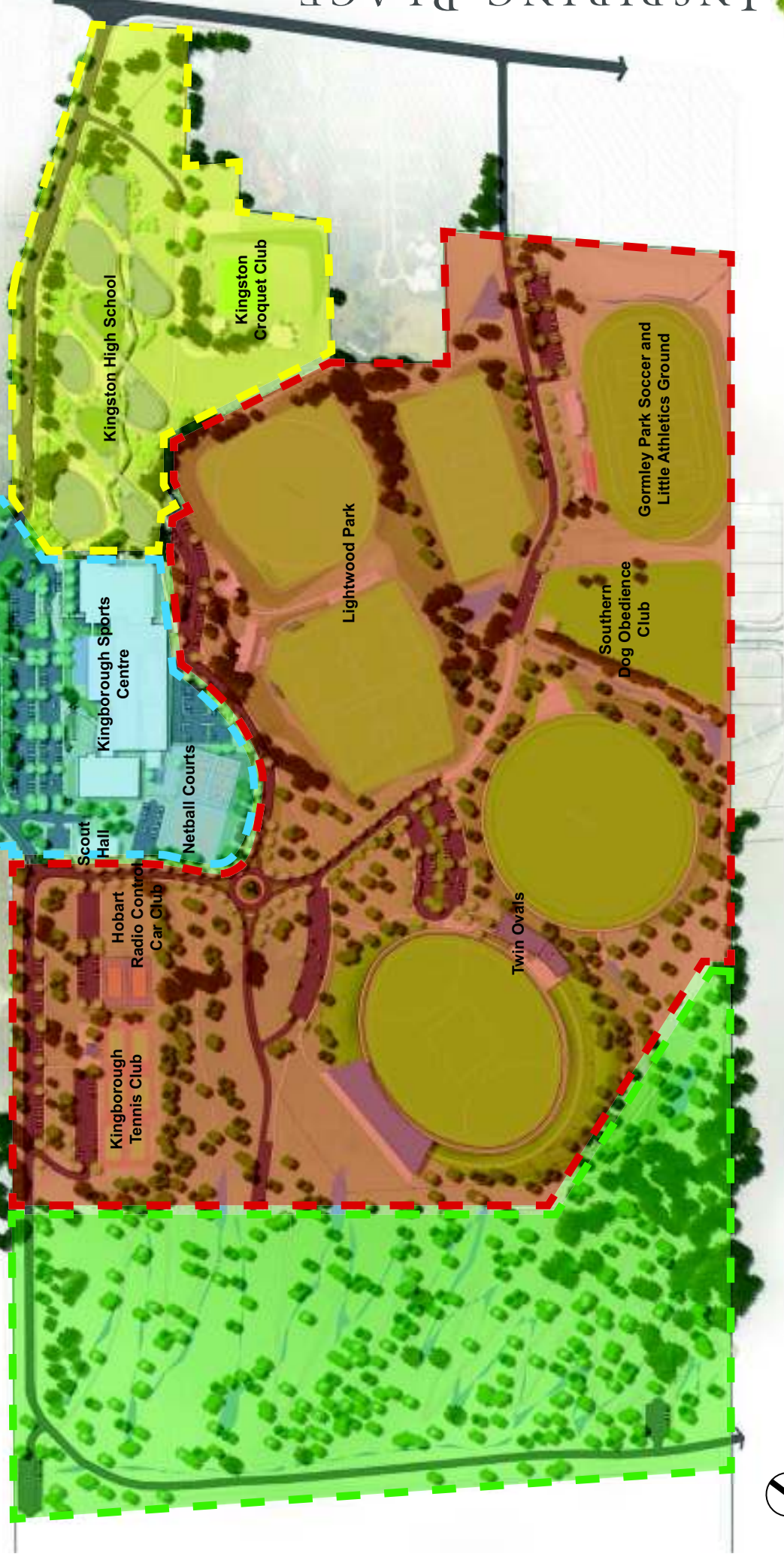
The proposal is consistent with the achievement of these goals.

SPORT AND RECREATION TASMANIA STRATEGIC PLAN 2009–2014

The *Sport and Recreation Tasmania Strategic Plan* communicates the vision, goals, key priority areas, and deliverables under which Sport and Recreation Tasmania (SRT) operate. Sport and Recreation's vision is:

Key to Precincts

- Kingborough Sports Centre
- Kingston High School
- Sports Grounds
- Bushland Zone



North NTS

Kingborough Sports Centre Precincts

MAP 2.1

INSPIRING PLACE



September 2010

Environmental Planning, Landscape Architecture
Tourism and Recreation

All Tasmanians participating in sport, recreation and physical activity as part of their everyday life.

SRT has five primary goals:

Goal 1: Develop and support a vibrant and innovative sport and recreation sector;

Goal 2: Develop Tasmania's elite athletes;

Goal 3: Facilitate participation opportunities in sport, recreation and physical activity;

Goal 4: Promote the individual, social, economic, environmental and health benefits of sport, recreation and physical activity to the Tasmanian community; and

Goal 5: Support the provision of quality facilities and environments that meet the sport, recreation and physical activity needs of the community.

The deliverables considered to be of particular relevance to the current project include:

More sport and recreation organisations implementing innovative strategies that encourage participation and attract new participants;

Effective relationships with local government and other organisations to provide more participation opportunities;

Better resources to support the planning and development of sport, recreation and physical activity facilities and environments; and

Increased resource and facility sharing within the sport and recreation sector and with other sectors and agencies.

2.2.2 Kingborough Council Strategies

KINGBOROUGH COUNCIL STRATEGIC PLAN 2010 - 2020

The vision statement for the Kingborough local government area is:

Kingborough in 2020 will be a thriving vibrant and connected community; healthy by nature (we have a healthy, active lifestyle and supported by the nature that surrounds us) and naturally beautiful.

The proposed concept is consistent with the intent of Strategic Direction 3 - Wellbeing and inclusiveness. The desired strategic outcomes for this Strategic Direction are:

A community that is able to achieve a high level of wellbeing through healthy lifestyle choices;

A community provided with inclusive services and facilities to meet its diverse social and support needs; and

A community actively participating in a wide range of recreational, educational, entertainment and sporting opportunities.

KINGBOROUGH COUNCIL STRATEGIC DELIVERY PLAN 2010 - 2015

This plan sets out the Council's commitment for a range of actions over the 5 years for each desired strategic outcome listed within the Strategic Plan 2010-2020. The strategies for Strategic Direction 3 - Wellbeing and inclusiveness that relate to the Kingborough Sports Centre Master Plan are:

provide a range of facilities to meet the recreational, cultural and social needs of the community;

manage open space and recreation facilities to ensure appeal, safety and accessibility;

ensure recreational and sporting facilities are appropriate to the needs of the community;

ensure sport and recreation facilities and programs are well planned to maximise utilisation and participation; and

increase community participation in social and recreational activities that improve the overall health of the community.

One of the strategies listed for ensuring Kingston is the commercial and community centre for Kingborough is to “continue to provide for a range of improved public recreational and sporting facilities within the Kingborough Sports Centre precinct.” The prescribed action for this strategy is to “finalise and implement the Kingborough Sports Complex Master Plan that identifies both the coordination of existing activities and future development opportunities.

KINGBOROUGH COUNCIL ANNUAL PLAN 2010-2011

The annual plan sets out Council’s strategies, objectives and plans for the year. The Kingborough Sports Centre is specifically identified under Sports Complex with the objectives being:

Enrich community life and enhance the general well being of people of all ages, particularly the residents of Kingborough, by providing a wide range of high quality cost effective active recreation, sports and fitness services.

Maximise the use of the Sports Centre thereby providing a focus for community activities.

Regularly undertake market research to identify community needs and expectations.

Ensure existing and potential customers are kept well informed about activities.

Maintain and progressively upgrade the facilities and equipment .

Key operational projects to be undertaken in 2010/2011 were listed as:

maximise the number of members utilising the Fitness Centre;

investigate availability for installation of suitable software to cater for centre bookings and production of team rosters;

promote the introduction of additional activities for ladies daytime such as futsal, indoor cricket and badminton;

promote availability of free child minding facility;

promote alternative uses for the indoor cricket centre including training sessions for outdoor cricket;

major spring clean of internal areas of Sports Centre in preparation for National U/14 Girls;

re-paint and repair squash courts walls on courts 3, 4 and 5 prior to October 2010; and

clean and paint external walls outside Fitness Centre level.

The strategic delivery plan strategies were listed as being:

promote the use of the Centre's new sports courts for local, regional, State and National events; and

continue to upgrade fitness equipment to keep abreast of industry standards.

KINGBOROUGH COUNCIL DRAFT SPORTSGROUND USER GUIDE 2009

The purpose of this document is to allow the users of Council's sporting facilities to better understand the process for guiding the allocation of facilities, and more specifically:

- Council's requirements from clubs and users
- Responsibilities of the user groups
- Responsibilities of Council
- Process for facility development
- Provide a framework that is equitable and easily administered

The objectives are to achieve:

efficient and effective use of Council resources;

encourage participation in sports and recreational activities by Kingborough residents;

minimise potential over use of ovals with efficient facility allocation and eliminate inappropriate use;

to match quality of playing surfaces to level of competition to be played at the ground;

to enhance positive user attitudes and responsibility towards facilities;

to ensure the provision of a range of quality, accessible recreation and sporting facilities; and

to provide a comprehensive and easy to understand Sports Ground User Guide which clearly details the responsibilities of both Council and sporting clubs and other users.

The report sets out all the policies and processes required for conditions of use including sports ground facility infrastructure. For instance it covers booking systems, seasonal use, insurances, security bonds, hours of use and behaviour.

2.3 DEMAND ASSESSMENT

2.3.1 Broader Leisure Trends

A diverse array of factors impacts on the provision of sport, recreation, open space and wider community services. These factors or trends need to be understood so that planning processes are able to respond in the most effective manner.

Some of the key trends that are impacting on needs and provision have been documented in detail by the Australian Bureau of Statistics and are outlined below ¹. It should be noted that some trends run counter to each other and many are not uniform in their impact. Many of these trends are evident or emerging within Tasmania and in particular within urban areas such as Kingborough LGA.

Economic development and affluence. Economic development and enhanced personal and national affluence have provided governments at the national, state and local level with the financial resources to develop and upgrade sporting and recreation facilities in recent years. The Kingborough Sports Centre has been a major beneficiary of such funding being directed towards the State Gymnastics Centre and twin ovals. At the personal level, increasing affluence has led to a broadening of leisure time and leisure interests but in reality many people are time poor given increased working commitments and convenience is important. One of the core strengths of the Kingborough Sports Centre is its central location to the municipal and regional population. During the global economic crisis, many people have also chosen to work longer hours and continued involvement in employment due to concerns about financial security, loss of superannuation funds and in

¹ A list of selected papers drawn from the annual ABS publication, *Australian Social Trends*, is provided in the bibliography

response to the economic stimulus projects initiated by the Commonwealth Government.

Financial borrowing regulations. At the same time as the above trend has been impacting on demand, relaxed financial borrowing regulations has meant that the level of personal debt in Australia is higher than ever before so that for some in the community there is a growing inability to acquire the housing, leisure and other service needs that are desired. Further, there is a widening gap between those on the top salaries and those on low or no incomes. This is leading to a growing group in the community who cannot afford basic services including access to sport and recreation.

Population growth. A substantial rise in immigration and, for the first time in many years, a rise in the national birth rate have added to the growth of demand generated by greater affluence. In the larger State capital cities, outer fringe suburbs are growing by more than 6,000 residents a year generating high demand levels for playing fields, playgrounds, informal parklands and a diversity of indoor community and recreation resources. Kingborough LGA remains as one of the fastest growing areas within the State and is increasingly attracting new interstate and overseas people as residents. The Kingborough Sports Centre offers quality facilities, programs and services that may meet their expectations for such centres.

Changing work hours and employment structures. Fewer and fewer people are working a traditional 5 day, 40 hour week. With extended business and opening hours, more people are working odd shifts through the week or over weekends while there is a growing mass of casual and part time employees. These changes mean that there has been a spread of demand for recreation opportunities from a traditional weekend focus to a greater weekday and weekday evening focus.

Family structures. Extensive changes have occurred in family structures over the past 30 years and these have further changed the demands on recreation resources and open space. The traditional nuclear family has declined in importance and is now in a minority as extended families with mixed generations of children and adults, group households and in particular, lone person households have become more common. These changes have led to new patterns and levels of demand for sport, recreation and open space resources and to a more diverse and extended period of demand.

Changing home and living styles. The impact of family changes has been added to by changing home styles and higher population densities. While one group in the community has moved toward ever-larger free-standing homes

that offer extensive social and entertainment spaces –and as a consequence, a lesser reliance on public leisure resources-- other groups have moved into inner city flats and apartments or homes on small blocks of land. In some areas, larger houses are also being built on smaller urban lots leaving less outside private open space for its residents. Higher density residential areas increasingly rely on external leisure and recreation resources to offset the limited capacity of homes. Closely linked to changes in housing are changes in transport as more and more people seek to use public transport and bicycles for both recreational and commuting purposes. This latter trend has encouraged the provision of networks of bikeways serving local, district and regional communities.

Population ageing. The ageing of the overall Australian population has changed the nature of recreation activities in the community with a growth in the demand for non-competitive pursuits. The pattern of change has not been uniform with the middle to inner areas of most towns and cities having the greatest concentration of older residents. These are often the areas with the lowest levels of open space provision or that have open space developed in keeping with past provision strategies and needs. The measurable shortcomings of provision have led to programs to redevelop existing resources so they better meet needs, to the acquisition of former industrial sites for use as open space and to the development of linear links between spaces so that their contribution to meeting community needs is optimised.

Growing in parallel with ageing and greater personal wealth has been the recognition of the strong positive links between leisure and recreation involvement and health, community well-being, social cohesion and social capital. All have led to a greater acknowledgement of sport and recreation as a key human activity and as a basic right of everyone in the community.

Changing participation rates. The participation rates of many traditional, structured sports has stalled in recent times, whereas there has been strong growth in the participation rates of less structured activities such as walking and cycling (which have grown in participation by 39% and 57% respectively in Tasmania between 2001 and 2008, ERASS 2008). These changes in participation trends are likely to be effected by many of the other societal trends identified, such as an ageing population, and cultural changes. A reduction in free time is also a likely factor where the freedom of these less structured activities allows for more flexibility in when and where an individual can partake.

A multi-cultural society. The emergence of a multi-cultural society with literally millions of Australians now having non-Anglo Saxon and non-English

speaking backgrounds. These changes have brought new uses to open space, with a growing demand for large group picnic spaces, outdoor settings for weddings, cultural markets and fairs and the boom in the use of retail streetscapes for restaurant and cafe activities.

Community-based cultural interests. A growth in community-based cultural interests and activities. This has led to extensive use of open space for markets, fairs and a range of festivals and events. These occur on a monthly, annual or one-off basis and are growing in local, regional and even national popularity and generate major regional economic as well as recreational benefits.

Growing levels of education. Growing levels of education in the community. Research shows that the higher the education level, the greater is the discretionary spending of the community and the greater the allocation to leisure and recreation. Research has also shown that as education increases, so does the level of interest in smaller group and individual activities, in cultural pursuits, travel and the arts. These changes have contributed to the decline in some traditional team sports and recreational activities and to a greater interest in natural areas, bush walking, conservation activities and the like.

Technology. Technology and the creation of new, different, more accessible, safer and affordable leisure opportunities. From the perspective of the use of open space resources, growing activities include mountain bike riding, bush-walking and hiking, fishing, canoeing and kayaking, diving, rock climbing and bouldering, camping, and parasailing, ski sailing and BASE jumping. All are making increasing demands on open space resources of an increasing size and, in many instances, require careful monitoring and management to ensure that they do not impact detrimentally on natural areas. Modern travel and information technology means that new overseas ideas and activities quickly become available in Australia and that Australians can access overseas resources. Improvements in technology are allowing rapid progression of some recreational activities (mountain bike riding is a good example), which will require a dynamic approach to ensure public open space planning keeps pace with community needs.

Equity and access. A greater focus on equity and access for all, including Federal legislation to protect the rights of people with disabilities has led to the design, provision and management of leisure and recreation resources and of services and support facilities that are accessible to people of all abilities. Of recent times, this focus has extended to people suffering from disadvantage and cultural minorities. The acknowledgement of these rights has led to

important changes in the design of many leisure and recreation resources including open spaces.

The broad socio-economic changes outlined above need to be reviewed and, as deemed appropriate, considered in planning for the future provision of sport and recreational needs.

2.3.2 Demographic Profile

Tables 2.1 presents a brief summary of the demographic trends relevant to the future planning of the Kingborough Sports Centre.

Demographic Trends ²	Possible Implications for the Kingborough Sports Centre Site Master Plan
<p>The estimated resident population at the time of the 2006 census for the Kingborough Local Government Area (LGA) was ~32,057 (29,202 for North Kingborough and 2,855 for the Channel and Bruny Island)</p> <p>Population projections for the Kingborough LGA indicate:</p> <p>That the LGA will continue to experience moderate growth in total population, with a projected increase in ~8,000 people over the next 15 years</p> <p>By 2022, the population is likely to increase to between 36,000 and 40,000</p> <p>The population will continue to age, with an increase in the 40 year age group, a decline in the 0-19 age group, and a relatively stable 20-30 age group</p> <p>Kingborough's "Positive Ageing Plan 2008"³ also discusses the projected ageing trend:</p> <p>The 40-59 year old age group is the largest group in the Kingborough community (as of the 2006 Census), at 30.3 %</p> <p>The largest concentration of older people within the municipal area is in Kingston, Blackmans Bay and Tarooma</p> <p>By 2022, the number of people over the age of 55 is projected to increase by ~13,405, or to 37.2% of the estimated total population – in comparison to 25.9% in 2006</p>	<p>The population projections indicate that the Kingborough LGA will continue to grow over the next 15 years, with a trend towards a higher number of individuals in the older age groups. Construction of new and upgraded sports and recreational facilities in the Kingborough LGA is consistent with meeting increasing leisure needs.</p> <p>The sports centre is also a regional facility that offers a range of venues and programs attracts users from the Huon Valley LGA and the Hobart metropolitan area. The sports centre, twin ovals, State Gymnastic centre have the capacity to attract national, state and regional use.</p> <p>The Kingborough Sports Centre is well located to service the local and regional population catchments. Given the past development history and population growth of the area, it is expected that many people will continue to choose Kingborough as a place to live in the future. Accessibility to the quality and range of sporting and recreational facilities is considered to be a positive driver for making lifestyle choices about where to live and work.</p>

Table 2.1. Demographic Trends

² From Wilde, P. (2007) *How is Kingborough's Population Changing? A review of recent data from the Australian Bureau of Statistics – Paper 2*

³ Prepared by Kingborough Council, with assistance from the Positive Ageing Advisory Group and Janine Combs of Community Focus.

2.3.3 Participation Trends

A brief profile of the participation trends in sporting and recreation activities within the Municipality of Kingborough is provided in Table 2.2.

Participation Trends	Implications for the Kingborough Sports Centre Site Master Plan
<p>The Participation in Sport and Recreation Activities in the South of Tasmania 2002 report findings indicated:</p> <p>Kingborough residents had the strongest participation rate of all southern Tasmania LGA's. Kingborough LGA had equal participation rates for males and females, different to most other LGS's where males had slightly higher participation rates</p> <p>The main motivations for participating in sport and recreation in the Kingborough LGA were</p> <ul style="list-style-type: none"> • competition – 10.1% • relaxation – 24.9% • fitness/health/exercise – 64.4% • social – 24.0% • adventure/escape – 5.3% • help others - 4.9% • fun/enjoyment – 46.8% <p>The frequency of residents participation in activities was:</p> <ul style="list-style-type: none"> • most days – 22.1% • 2-3 times a week – 30.8% • weekly – 24.1% • fortnightly – 8.8% • monthly – 8.8% • less than once a month - 5.5% <p>Females were more involved in organised activities (51.6% compared with 48.4% males) and also in unorganised activities (60.9% as compared with 39.1% males)</p> <p>Participation in sport and recreation diminishes with age – the most significant decrease in participation evident in the 65+ age group (participation decreased from ~80% in the 55-64 age group, to just above 65% in the 65+ age group)</p>	<p>Whilst the survey was conducted 8 years ago, it is expected that the residents of Kingborough LGA would still have relatively high participation rates compared with other LGA's. This may be attributed to the growing population, younger age profile, quality of sporting and recreation facilities available within the municipality and sport and recreation being a strong part of the identity and lifestyle for residents.</p> <p>It is also considered that the Kingborough Sports Centre facilities attract patronage from outside the municipality for several of the sports that cater for state and regional competitions. For instance the State Gymnastics centre is the home for the Kingborough Sports Centre Gymnastics Club, the largest club in the State with over 1000 members. Cricket, soccer, table tennis, basketball, tennis and netball are all examples of sport being played at regional level. The twin ovals have been designed to allow for AFL standard games being played at a state and regional level.</p> <p>Government and community concern with the level of obesity within the Australian community will lead to significant promotion of health and wellbeing through engagement in physical activities. The Kingborough Sports Centre is well placed and developed to cater for the needs of the community to have facilities, programs and services to facilitate participation.</p>

Table 2.2. Participation Trends.

2.4 VIEWS OF SPORTING AND RECREATION CLUBS

Meetings were arranged with the following sporting and recreational clubs at the Kingborough Sports Complex:

Kingston Croquet Club

Kingborough Lions United Soccer Club

Kingborough Tigers Football Club

Kingston Crows Cricket Club

Kingston Tennis Club

Kingborough Gymnastics Club

Southern Tasmania Table Tennis Association

Kingborough Little Athletics Club

Kingborough Netball Association

Southern Obedience Dog Club

Hobart Radio Control Club

Kingborough Tigers Junior Football Club

Kingston Sea Scouts

Kingborough Cricket Club

Attachment 1 provides notes of the key points discussed with each of the clubs including the key issues and opportunities for consideration in the master plan.

The major issues or more common issues identified through the consultation with the sporting and recreational clubs were:

Lack of directional signs - The need to improve directional signs within the complex given the range of facilities and clubs using the site.

Limited car parking capacity - Concern about the capacity of existing and planned car parking to cater for the demands of regular sporting use, recreational activities, Kingston High School and events. The problem will be evident with the ongoing change-over times between sports and recreation programs held on weekends and during major events at the Kingborough Sports Centre, State Gymnastics Centre, twin ovals and Lightwood Park.

Drainage issues – Many of the Clubs indicated that the sportsgrounds and facilities are being affected by localised drainage problems resulting from inadequate infrastructure, increased run-off from hardened areas or natural springs. In some cases drainage lines were poorly constructed, blocked or not coping with the flows. This was causing damage to playing surfaces, limiting access and use at times and contributing to localised landslip risks.

Uncertainty about Future Development Options – Some of the Clubs are looking to make decisions about whether to invest into upgrading facilities in the near future. However the decisions are complicated by other factors (e.g. the possible availability of Kingston Beach oval facilities for additional sporting and recreational use in the near future and impacts from other land uses near the complex).

Safety concerns – The need to improve security and lighting generally around the various sporting and recreational facilities and to address some localised problems with achieving safe traffic movement.

Limited public transport – The sports centre is not well serviced by public transport at times and given the major new facilities, there will be a need to consider improving public transport services and connections in the future.

Limited management resources – All of the Clubs rely on volunteers to administer their clubs and this continues to be a resourcing problem.

Limited public toilets – Outside of the main sports centre there are currently limited public toilets available and long walking distances for some to access such facilities.

Limited pathways – There are limited and in some case no well constructed, safe and convenient pathways linking sporting facilities and grounds.

Some of the opportunities identified by the Clubs included:

improving access and safety;

improving directional signage to reach the individual sporting and recreational facilities;

upgrading and or extending some existing sportsgrounds to accommodate better training space;

retrofitting some of the existing sportsgrounds to make them more suitable for use;

allowing for future expansion of some sporting uses including finding more appropriate locations for some activities;

dealing with the drainage issues across the whole site;

extending car parking areas and making provision for future areas, subject to need and funding;

making provision for the potential of an aquatic centre at the site, if funds were available in future years;

improving pathways to allow people to make safe connections between sporting facilities;

tree planting to help reduce the effects of exposure to the cold westerly winds;

improving public transport services to the centre;

upgrading security measures for the sporting facilities and whole of the site; and

providing better access to public toilets.

SECTION 3

MASTER PLAN

3.1 VISION AND PRINCIPLES

The Kingborough Sports Centre is a major community asset, which is catering for the sporting and recreational needs of the local community and residents within southern Tasmania. The diverse range of sporting and recreational facilities along with the quality of these facilities, allows the centre to cater for local, regional, state and some national events.

The following vision statement has been developed:

The Kingborough Sports Centre will be developed and managed as a premier sporting and recreation venue within Southern Tasmania that caters for the sporting, recreational, health and wellbeing needs of the local and regional community, as well as state and national events.

Four principles underpin this vision:

Sustainability – The Kingborough Sports Centre site and facilities will be sustainably designed, constructed, managed and promoted based on an understanding of achieving sound environmental, economic and social management outcomes.

Quality Experience - The Kingborough Sports Centre site will ensure that users and visitors can safely access, enjoy and participate in a diverse range of quality sporting, recreational and community opportunities.

Capacity to Manage – The Kingborough Council, sporting clubs and recreational groups will work together and where possible, share resources to effectively manage the Kingborough Sports Centre site.

Catalytic Benefits - The development, promotion and management of the Kingborough Sports Centre site will provide a catalyst for environmental benefits, economic development and improvement in the community's lifestyle.

3.2 MASTER PLAN

The Master Plan (Map 3.1) provides an overview of the long-term future development of the Complex. Given the extent of existing development, the plan has focused on three key areas of improvements including those to:

access and connectivity (Section 3.2.1);

sustainability (Section 3.2.2); and

landscaping and amenity (Section 3.2.3).

As well as addressing the above concerns, the master plan also examines opportunities for new development including extensions to existing facilities (Section 3.2.4).

3.2.1 Improving Access and Connectivity

The master plan identifies a notional road and path network through the site indicating the general alignments and the principle areas to be linked. It also refers to the need for the site to be well connected with public transport services.

Road Network and Public Transport

ROAD NETWORK

The key elements of the road network are:

the connection of Kingston View drive to a new link road that will link to the Channel Highway to the south (via Spring Farm Road);

a north-south road spine through the centre of the site off Kingston View Road and linking to Gormley Drive; and

an east-west spine south of and parallel to Kingston View Road.

The master plan shows a future link road running north-south on the western boundary of the site. This proposed road is contingent on the completion of the Kingston By-Pass and future subdivisions that are anticipated to the southwest of the Complex. The proposed road has value to the operation of the site as it improves access from regional areas south of Kingston and alleviates pressures on the Summerleas Road junctions at the Channel Highway and at the Huon Highway.



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Kingborough Sports Centre Site Master Plan - Draft

INSPIRING PLACE



June 2011

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The main north-south spine through the site is in two parts. On a day-to-day basis, entry will be from the north or from Gormley Drive with turning areas at the ends of these accesses. On days of high visitation, during large events or in an emergency or at times of significant use, the linking portion of the road can be opened to enhance egress from the site. Given its proximity to the ovals and the value of over-flow parking off it, the Gormley Drive entry will play an increasingly important role accessing the Complex.

The east-west spine is centred on the new roundabout. To the east, the road and adjacent parking have been built and are at capacity. There is a minor traffic flow management issue at the t-junction that can be resolved through line painting as indicated on the plan.

The road to the west of the new roundabout will service future parking areas and has yet to be built. The master plan does not show this connection linking through to the proposed future extension of Spring Farm Road. Whilst the link would ease congestion on days of major events it is difficult to justify the cost of such a link for the limited benefits that would be gained. The link, if built, would also further fragment the available open space and the opportunities for its development for recreation and/or water sensitive stormwater management.

The master plan also notes that the future configuration of the intersection of Kingston View Drive with Summerleas Road has yet to be determined by Council. To date, two options are being explored, a roundabout or a realignment of Summerleas Road from the south to run continuously into Kingston View Drive and for Summerleas Road from the north to become a t-intersection with a stop sign. Council's decision will be influenced by how the Department of Infrastructure Energy and Resources decides to treat the intersection of Summerleas Road and the Channel Highway.

In either case, it is important for the safety of entry to the Croquet Club to be addressed. The master plan shows this entry being closed and a new entry being formed off Kingston View Drive, the alignment following the current builders access.

PUBLIC TRANSPORT SERVICES

Consultation with the sporting and recreation clubs indicated that there were limitations with the current public transport services for assisting users with access to the Kingborough Sports Centre site. The bus service to the centre ends at 8pm as compared to services, which run to midnight in Kingston. There are also only two bus services to the centre on Saturdays.

The frequency of bus services will need to be reviewed with the intensified development of sport and recreation, the opening of the Kingston High School and the community use associated with the new performing arts centre.

The road layout of the master plan has allowed for convenient dropping-off and pick-up locations for a public transport service, as well as appropriate turning circles to promote efficient access and egress.

Priorities

1. Upgrade Gormley Drive including sealing of the surface, a shared footpath, stormwater management and improvements to adjacent parking.
2. Close the access to the Croquet Club and create a new access from Kingston View Drive.
3. Commence design of the new link road to better understand how it will integrate with proposed stormwater management improvements in the southwest of the site.
4. Commence survey and early planning works for road works and parking to the north of the oval (see below).
5. Review the provision and frequency of public transport services to the Kingborough Sports Centre Site given the increased demand expected with major sporting and recreational developments, the Kingston High School and community uses planned for the new performing arts centre.

Car Parking

Growth pressures on the site as discussed in Section 3.2.4 mean that demands for parking will continue to grow for some time in the future. The master plan indicates where this growth might best be accommodated, taking into account proximity to facilities, topography and drainage.

The principle parking areas shown on the master plan are:

to the north of the Sports Centre where new traffic arrangements combined with existing and proposed parking areas to generate in the order of 450-500 cars depending on the extent to which the area available is developed;

at the tennis centre where the master plan shows upwards of 130 parking spaces on two levels: at right angles to Kingston View Drive and on a lower terrace using the existing gravel car park to the west of the tennis centre and the area of the model car club buildings;

below the Sports Centre where there are approximately 100 spaces are currently provided with the potential for another 30 in the area adjacent to the Netball Clubrooms;

in the area of the twin ovals where there are 90 spaces between the two ovals and a potential parking area to the north of the football oval that could accommodate in the order of 60-80 cars, with further parking possible at right angles to the road running to the west (if it is ever built) (~20 shown on the plan), thus the possibility to have in the order of 200 car parks in close proximity to the ovals; and

along Gormley Drive where the master plan shows improvements to the existing gravel car park at Gormley Park (~50 cars) and right angled parking further west at the Southern Dog Obedience Club (another 20-30).

The Kingston High School will provide car parking spaces on site (lower access area) and make use of existing car parking areas. Overall, it is intended that 26 spaces will be allocated in the lower access area and 24 spaces may be used in the community car parking area above the school. There will be no need to provide car parking for students as the high school is catering for year 7-10 students only. If facilities for year 11-12 were added in the future, there would need to be a review of overall parking spaces. In any case, the school requires that 25 parking spaces be designed as 'small cars' for the purposes of Green Star accreditation and these have been split 12 above the school and 13 below.

More generally, overflow parking in dry weather for ± 120 cars could occur on the:

relatively level ground between the Southern Dog Obedience Centre and Gormley Park as an overflow parking area [until such time (if ever) as the athletics track is extended into this area]; and/or; and

grounds of the Southern Dog Obedience Centre.

In total, then the site could accommodate up to 1000 car parks (including overflow) within reasonable distance of the venues and with moderate earthworks. Beyond this, additional car parking would be extremely expensive to provide due to the cut and fill involved.

Roadside parking should not be allowed on the side of internal roads, other than where designated parking is allowed and indicated on signs. This is to reduce the risk of damage to roadside areas and paths and to minimise the risk of safety concerns for other users including both spectators and other vehicle users.

If demand dictated the next option would be to consider opportunities for multi-storey car parking at the rear of the Sports Centre. However, before this is considered, emphasis should be given to 'dynamic parking options'. 'Dynamic parking' methods include:

advance notice to visitors of parking protocols (this could be done immediately through club and sports centre media)⁴ and possible problems for peak events (say through club newsletters, newspapers or radio);

identification of alternative parking locations off site or alternative transport options; and

directions to locations on site where parking is available (say through electronic messaging or via parking attendants).

All future roads and parking areas should incorporate WSUD principles, directing stormwater to landscaped spaces for infiltration and treatment, rather than direct piping into the stormwater network (see Section 3.2.2).

In time all roads and parking areas should be sealed to reduce maintenance costs and limit sediment run off from gravel areas.

Priorities

1. Develop the extent of parking shown to the north of the Sports Centre, with the principle emphasis closest to the Centre and moving north from there.
2. Upgrade Gormley Drive including sealing of car parks and drainage improvements.

⁴ For instance, health club members currently use the lower car park which is shared with high school use and overlaps with soccer ground use. Health club members could park in the upper car parks (which are less heavily used) and then use the lift inside the centre provided for them.

3. Commence survey and early planning works for creation of the new road west from the roundabout with a view to expanding parking areas to the north of the football oval.
4. Continue to monitor parking demands to more accurately identify where and when the pressures for more parking occur.
5. Restrict the use of roadside parking on internal roads to only designated areas signposted for car parking use.
6. Implement immediate advice to users about parking at the Complex and how they should best make use of what is available.
7. Utilise appropriate 'dynamic' parking methods at times of peak demand (or anticipation of peak demand).

Path Network

The master plan illustrates a notional pedestrian path network that links the principle areas of the site within the constraints of the existing pattern of buildings and roads and the limitations of the site's topography.

The key components of the path network are:

the footpath on the southern side of Kingston View Drive, portions of which have already been built – this path links Summerleas Road to the High School and the Sports Centre and across the front of the sports centre to the tennis centre;

the east-west path from Summerleas Road running below the High School and linking facilities along this terrace of the site;

a shared path parallel to the north-south link road entering the site from Gormley Drive and connecting to Kingston View Drive;

a path linking to the southwest corner of the site (the future location for a 'mountain bike' facility);

an east-west path along the southern boundary of the site to facilitate access from the southwest and from Dadu Street;

a north-south link from the High School through to Dadu Street.

Priorities:

1. Construct the north-south link from the High School through to Dadu Street.
2. Develop the shared footpath through the site (Gormley Drive to Kingston Drive). Commence at the Gormley Drive end linking to the path to the High School (above) in the first instance.
3. Commence survey and early planning works to safely link facilities on the terrace below the Sports Centre.

Directional Signs

Consultation with the sporting and recreation clubs indicated the inadequacy of the existing directional signage to the facilities within the Kingborough Sports Centre site. It was considered that this issue would become more evident with the major developments occurring at the site and the increased level of visitation expected with future sporting use and events.

Currently there is no consistency in the directional signage as evidenced by the directional signs on the Huon Highway and Channel Highway that refer to the Kingborough Sports Centre and one of the Clubs. Temporary signboards have been used to redirect traffic towards individual sporting and recreational facilities. There appears to be no clear policy on the use of signs on the outside of buildings, nor the use of advertising and sponsor signs.

Given the multiplicity of clubs and facilities within the Kingborough Sports Centre site, it would be appropriate to adopt a hierarchy within the directional signs system:

Level 1 - directional signage outside of the site that is used to guide visitors to the main destination, the Kingborough Sports Centre Site (i.e. directional signs on the Huon Highway and Channel Highway).

Level 2 – directional signage that leads visitors to the major sporting and recreational facilities which attract high level of activity within the site e.g. Kingborough Sports Centre, State Gymnastics Centre, Lightwood Park, Twin Ovals

Level 3 – signage located at the entry to the individual facilities and clubs

It would be appropriate to use internationally recognised symbols/pictograms as the directional markers for the individual sports facilities within the Kingborough Sports Centre Site. This is preferable to avoid listing of individual clubs on directional signs at different sites along the arrival route as this would:

be more costly;

contribute to visual blight given the likely size and number of the signs;

be less effective in ease of communication to visitors arriving by vehicle; and

require alterations with any change of Club names or relocation of clubs.

However it would be appropriate to list all clubs after entering the Kingborough Sports Centre site on Kingston View Drive. This would reinforce in the mind of the visitor that they have reached the right destination to access the facility of the club. It could indicate the travel distance from the entry sign to the facility/club site and be designed as a signboard system where individual club names could be replaced if required. It could also indicate that some clubs are located at Gormley Park accessed off Summerleas Road.

Map 3.2 and Table 3.1 presents a strategic approach to the presentation of directional signs.

Priorities:

1. A hierarchy of directional signs is adopted for the guiding visitors to the Kingborough Sports centre site, facilities and clubs.
2. A new sign be constructed at the intersection of Summerleas Road and Kingston View Drive that identifies the entry to the site and incorporates a digital screen for electronic messages promoting events and activities.

Location (Map)	Recommended Directional Sign
1	Directional sign on Huon Highway and intersection of Summerleas Road and Channel Highway incorporated within existing traffic sign panels to indicate direction to the Kingborough Sports Centre
2	Entry sign at intersection of Summerleas Road and Kingston View Drive that reinforces this as the main entry to the Kingborough Sports Centre. The sign could incorporate a digital screen that allowed electronic messages about the events or programs running at the Kingborough Sports Centre site.
3	Whilst there is no need for listing of all the clubs and facilities at location 2, a sign could be installed further along Kingston View Drive that lists clubs with defining sports pictograms for reassurance to visitors of these clubs/facilities being located at this destination.
4	A sign for the Kingston High School would need to be located along Kingston View Drive to direct visitors to the school entry and reception facilities. A separate sign may be required for the performing arts centre.
5	A separate sign may be required for the performing arts centre given wider community use of this facility
6	A directional sign should be used to divert visitors to the main sports centre (using pictograms to indicate basketball, table tennis, fitness centre, gymnastics etc) and to continue along the entry road to other facilities (e.g. using pictograms for tennis, netball, football, cricket, soccer etc). The sign could also list the major destination facilities being the Kingborough Sports Centre and State Gymnastics Centre.
7	The directional sign should indicate the option to continue along Kingston View Drive to the regional cemetery, Kingborough Tennis Club (using pictogram) and other facilities (e.g. dog exercising area, future uses). The directional sign should indicate the option to proceed to the other sporting facilities (e.g. twin ovals, Lightwood Park, netball courts) with the use of pictograms for the sports (e.g. netball, soccer, football, cricket, fitness, mtn bike riding course). The facility and club name would be present upon arrival at the destination.
8	Directional sign for those approaching Kingston View Drive from south indicating left turn (to regional cemetery, tennis club) and turn right into car park to reach Kingborough Sports Centre and State Gymnastics Centre.
9	Directional sign (netball pictogram) at entry to car parking area.
10	Directional sign (using pictograms) prior to round-about to direct visitors left to Lightwood Park, ahead to twin ovals or to right (proposed car parking and mtn bike riding starting point).
11	Directional sign to Lightwood Park
12	Directional sign to twin ovals
13	Directional sign to car parking, mtn bike riding area and exit ahead via Kingston View Drive
14	Directional sign indicating Gormley Park with pictograms for sports and recreational use e.g. athletics, soccer, dog obedience.
15	Directional sign with construction of future link road to direct visitors ahead to Kingborough Sports Centre, Kingston High School and State Gymnastics Centre; turn right to Lightwood Park and twin ovals.



North 1:3000 @ A3



Kingborough Sports Centre Directional Signs - Draft

November 2010

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3. A new sign be located on Kingston View Drive that lists the facilities and clubs based at the site.
4. Directional signs within the site refer the primary facilities and adopt pictograms for direction to the individual sports facilities and clubs.
5. Signs naming sporting and recreational clubs are located at the entry to each of their sites rather than as directional signs along the route.

Advertising Signs

The site is zoned Recreation in the Kingborough Planning Scheme 2000. Any applications for advertising signs are dealt with under Schedule 8 of the planning scheme.

The purpose of Schedule 8 is to ensure that use or development for a sign protects the visual amenity of the building or place on which they are located, provide necessary information for the public and do not compromise public safety. The Schedule applies to the construction, putting up for display or erection of signs as development and the continuous display as a use.

Within the Recreation Zone, the Schedule indicates that an acceptable solution is that no signs are to be illuminated and nor are there to be more than 2 signs per site. However, an alternative solution (which requires justification) is that Council may approve more signs or allow illuminated signs if

- a) signs will not visually dominate buildings, walls and parapets or landscaped surroundings;
- (b) no traffic hazard is created; and
- (c) the signs scale, form and content are not inconsistent with the zone objectives.

There are also provisions within the Schedule that support the following principles:

- to allow signs that do not detract from the overall appearance of the area in which they are erected or the building to which they are affixed; and
- to ensure signs in the public road reservations meet the objectives of the Schedule.

In determining whether to approve a sign as an alternative solution to the first principle, Council is to be satisfied that:

- (a) the size and dimensions of signs bear a close relationship to the size of buildings on which they are erected so that they do not dominate or become obstructive of views and vistas in the locality.
- (b) signs on one building do not to obscure the view of signs on neighbouring premises.
- (c) signs complement the architectural design of surrounding buildings.
- (d) signs on or attached to buildings are to be aligned with, and relate to, the architectural design lines on a building facade or the design lines of adjacent buildings.
- (e) signs should display easily read information.
- (f) Signs attached to public facilities (such as seating, telephone booths, waste bins or bus shelters) are to match the design setting and colours of those facilities.
- (g) animated or flashing signs should be professionally designed and not interfere with the purpose of other signs.

These guidelines are helpful but do not address the fundamental issue as to whether commercial advertising signs should be placed on buildings (roofs and walls) or in prominent public places such as the Kingborough Sports Centre Site. Currently advertising signs for sponsors of various sporting and recreational clubs are generally located on the internal walls of indoor facilities or on the perimeter fences of sportsgrounds to be viewed by spectators at those venues. These have limited impact on adjoining uses or the general visual amenity of the site.

However Council has received applications in the past for advertising signs to be placed on the roof or walls of buildings that would promote the commercial product or services to the high numbers of visitors to the site. The clubs may have been offered some small payment for advertising rights or alternatively benefit from the sign listing their club and thus not having to pay for the sign.

There are a number of concerns with allowing such prominent spaces to be used for commercial advertising, those being:

the commercial advertising would potentially compete with other directional signage that assists visitors to locate the sporting facilities;

the commercial product may have no direct relationship with the presentation of the Kingborough Sports Centre as a major venue for health and wellbeing;

the commercial interests for the advertising signs often seek maximum exposure and size, thus contributing to the overall visual impact within the site and viewed from surrounding areas (e.g. residences, Huon Highway);

commercial sponsors between buildings or clubs may be market competitors or be promoting goods inappropriate for the role of the centre and Kingston High School (e.g. alcohol, smoking, fatty foods); and

commercial sponsors or products often change thus requiring removal of or alteration of the sign (this can degrade the overall appearance of the building).

Council should consider only allowing venue-naming signage for major venues (e.g. Kingborough Sports Centre, State Gymnastics Centre, Lightwood Park, Twin Ovals) to be placed in prominent places (such as roofs and walls of buildings) without any commercial advertising (e.g. text, logos or product images).

Priorities

1. Prepare a policy on the placement of commercial advertising signs within the Kingborough Sports Centre Site.
2. Consider prohibiting all commercial advertising signs in prominent places (such as roofs and walls of buildings).
3. Consider allowing venue-naming signage for major venues only to be placed in prominent places (such as roofs and walls of buildings).

4. Continue to allow commercial advertising to be placed on the internal walls of buildings or inside fences of individual sporting venues where the primary purpose is exposure to spectators at those venues.

3.2.2 Sustainable Outcomes

The application of environmental sustainability development principles (ESD) to public infrastructure is increasingly expected by the community, indeed it is a core value espoused in Council's Strategic Plan. Incorporation of ESD principles in planning and design for the Kingborough Sports Centre Site will add to the user's experience of the site, lead to long term cost savings for Council and address global concerns for the health of the planet.

In response, sustainability principles have been inherently incorporated within the master plan. An emphasis herein on bicycle and pedestrian access addresses concerns for transport (Section 3.2.1) and the use of indigenous plant species in landscaping (Section 3.2.3) are each examples of where good design practice has been incorporated into the master plan to enhance environmental and social sustainability.

A number of the newer buildings at the site have strong 'green' credentials, the Kingston High School for instance achieving a 5 Star, Green Star rating for design. The shared use of car parking is part of the Green Star rating. In the future, all new buildings should incorporate passive and/or active ESD systems to ensure sustainability objectives are met. Importantly, ESD systems should not be seen as 'add-ons' but be designed to be a fundamental part of the architecture through attention to siting, orientation, choice of building materials, building envelope design, energy source and efficiencies, climate control and choice of fixtures, fittings and appliances.

In the planning stages of any building project, preference should be given to the use of:

- renewable or recycled materials over disposable products
(the former ensures the long term availability of the material, the latter reduces the waste stream);
- natural over manufactured products (lower embodied energy and fewer toxins);
- biodegradable materials over chemically persistent compounds (reduces toxins entering the environment);
- local over distant sources (reduced impacts from transport);

lower maintenance over high maintenance requirements
(reduces cost of labour and maintenance materials);

longer life over lower cost and poor performance (reduces
the volume of materials consumed); and

the impacts of materials on visitor and staff health (i.e.
eliminated materials containing volatile organic
compounds).

At the detail design and construction stage attention should be given to
resource efficient construction detailing through:

the use of the right material for the task (considering both
sustainability concerns and aesthetics);

the use of standard materials dimensions (to avoid off-cuts);

creative structural engineering opportunities that reduce
materials use;

detailing that allows the reuse or recycling of component in
the future; and

detailing that enhances durability and lowers maintenance
requirements.

Sustainable site management will also have considerable sustainability
benefits. In these regards, the master plan has focused attention on water
cycle management across the site in the following section.

Priorities:

1. All future building works must address ESD principles in their planning and
design.

Water Cycle Management

Water cycle management is an integrated approach to all of the water entering
and leaving the site (potable water, stormwater, waste water and recycled
water). It examines water budgets (quantity) and water quality with a view to
minimising the overall consumption of water across the site.

Central to water cycle management is the control and treatment of stormwater.
Historically, the aim of stormwater management has been to 'collect, conduct
and dispose' of water'. In doing so infrastructure was seen to be best

protected from the impacts of water. Such a strategy, however, whilst successful in protecting on-site infrastructure, has led to great impacts in catchments from erosion to pollution.

Current practice, often called Water Sensitive Urban Design (WSUD), increasingly aims to minimise the impact of development on the water cycle with regards to flood control and water quality. The goal in applying WSUD techniques is to capture water throughout the system such that it leaves the site in the same volume and at the same time, velocity and quality as when it entered it.

This goal is made difficult where vegetation cover is cleared (say to create paddocks) and exacerbated further where large areas of hard surfaces replace vegetation and the issues are further compounded where run-off is polluted (say from roads or car parks).

At the Kingborough Sports Centre Site, stormwater management is already an issue that affects infrastructure in a number of places, making several grounds unusable or difficult to access. Recent changes such as the ovals, the creation of new roads and parking areas and the significant increase in roof space has compounded issues downstream on and off the site. Further, off-site stormwater also runs through the property in an un-managed manner and there are numerous natural springs that add to the complexity of water management.

Some measures have already been taken at the Kingborough Sports Centre Site to address stormwater management such as the capture of high nutrient water from the ovals for reuse on the ovals and the construction of water tanks at the High School. Greater effort, however, is required.

The site has two catchment areas – east and west. The master plan, proposes that all run-off from the west of the site be redirected to and through a ‘wetland’ system’ along the western boundary of the site - a meandering watercourse commencing at the northwest corner of the site and running into the southwest corner along including a number of treatment beds. In the short term this water would leave the site with the longer term view being to establish a number of small storages along the creek, which Council will obtain as part of the approval for residential development. It is not possible to create a major storage dam on the adjoining property or for additional land to be acquired for this purpose.

To the east, there is pressure on the existing stormwater system, with the outflow from the site being at capacity. The master plan proposes that a

portion of the water from the east could be readily piped to the western catchment where the excess volume of water can be more effectively dealt with. Nonetheless, within the eastern catchment various retention and treatment methods should be employed.

Specific locations for immediate stormwater management include:

in the area of Gormley Park to eliminate impacts on the facilities below Gormley Drive;

along the upper edge of the lower soccer ground to improve the playability of that pitch; and

above the tennis club/model car club sites to improve access and protect pavements.

The master plan is supported by detailed investigations at Attachment 2 that build on documentation prepared by Council as part of its successful grant application to the Federal government⁵.

Priorities:

1. Commence planning and design for a funded stormwater management plan for western area of the site incorporating design of diversion bulk stormwater from the northeast to the southwest of the site.
2. Address drainage in the Gormley Park area.

3.2.3 Improve Landscaping and Amenity

Soft Landscape

The scale of the master plan drawing has precluded detailed planting design but rather shows the general intent to continue to plant in a manner that recreates the historic 'light wood' after which this area of Kingston is named – to create an informal, naturalistic feel for the site with plantings of indigenous and/or Australian native species being the dominant plant selections. This character:

⁵ Note Council's application was for the creation of a 35 megalitre dam in the southwest of the site. The master plan has moved away from such a solution for a number of reasons. 1. A dam of that scale attracts significant management constraints (e.g. safety, monitoring) and it would be better to have several smaller water bodies rather than a one large one. 2. Without treatment upstream, stormwater would arrive at the dam in a polluted state and would not be suitable for re-use as irrigation on the sportsgrounds. 3. The size of the dam would have significant impacts on the general amenity and the ability to cater for other recreational activities in the future.

builds on the extensive use of native plantings within the Complex to date;

maintains an open rolling visual character whilst adding amenity and function (wind break⁶, shade, air quality improvements);

responds to an anticipated community expectation for and Council response to the development of an Australian landscape character within the municipality; and

provides opportunities to add to the biological conservation values of the Complex by using rare, threatened or uncommon plant species and/or by creating habitat for native animals.

To achieve this character, indigenous trees are shown in clusters around the site on grassed embankments where ride-on mowing is possible (slopes flatter than 1:3 maximum). Ideally slopes greater than 1:3 should be planted out and mulched. Where this is not possible, grassed embankments will have to be maintained by hand. A planting schedule for appropriate plants is provided at Attachment 3.

The 'wood' is shown more densely planted in some locations such as in the southwest where there is a remnant stand of *Eucalyptus ovata*⁷ and in areas where windbreaks or screening are required.

Areas in high visibility locations (such as at the front of the Sports Centre are shown as being treated in a traditional ornamental manner – mulched garden beds with plantings arranged to achieve full ground cover (to reduce maintenance) as well as for textural and colourful effects.

Future plantings should:

integrate with and responsive to the needs of the sporting facilities of the Complex (i.e. providing wind breaks, outside of important view lines, providing an attractive backdrop, etc.);

clearly define the perimeters of the Complex and act as a buffer to adjacent residential areas;

⁶ By providing a light tree cover over the whole site, the need for dense, formal wind breaks can be reduced.

⁷ Importantly this stand of trees is to be retained for its high conservation values.

reinforce the proposed footpath, road and parking network for the Complex;

create a variety of spatial types which range and size, shape, surface treatment, location and orientation and, therefore offer a variety of opportunities for imaginative informal or formal use of the spaces created;

establish long vistas and observation of activities and other users and avoiding shelter for illicit uses to ensure safety; and

provide visual delight to users and passers-by in terms of colour, seasonal interest, texture and overall composition.

The quality of grassed areas should be directly related to expected uses and use levels. Thus maintenance regimes should include areas:

where longer grass lengths are allowed, particularly in informal, low use areas of the Complex (this serves to reduce maintenance requirements, provides visual diversity in the treatment of grassed spaces and enhances the proposed naturalistic character); and

of higher quality grassing on and around the perimeter of sports fields and at the front of the Sports Centre.

Water conservation is of paramount importance to sustainability objectives for the Complex. Sports fields and grass at the entry to the Sports Centre are the only areas that should be irrigated. Where new plantings occur, they should use species that are tolerant of natural rainfall levels (after their establishment period during which watering will be required).

Priorities:

1. Develop plantings to the surrounds of the new ovals, taking into consideration future road, path and stormwater improvements proposed for the areas to the north and west of the football oval.

Hard Landscape

Recent works at the entry to the Sports Centre have set a standard for future quality design of hard landscape elements throughout the site. Figure 3.3 shows the suite of street furniture and paving treatments used there (as well as

some additional elements) that are now recommended for use throughout the Complex site.

Paving should be robustly constructed and well maintained to ensure usability and to add to the high quality visual image that is increasingly expected for the Complex. Major footpaths should be of plain general purpose concrete. Exposed aggregate concrete may be used in areas of high use as a contrast as has been done at the entry to the Sports Centre. Gravel paths, where they are built, should be well constructed with proper edging, formed to drain and properly maintained.

Roadways and car parks should be bitumen sealed throughout the Complex. WSUD principles should be applied to all run-off from these areas as for Roads above.

New seating should be carefully sited with consideration for security and outlook/overlook and with a view to providing rest stops for elderly and other users of the Complex. Bins (if provided) should be in close proximity to seating areas. Recycling bins should be installed at key spectator and high user numbers locations.

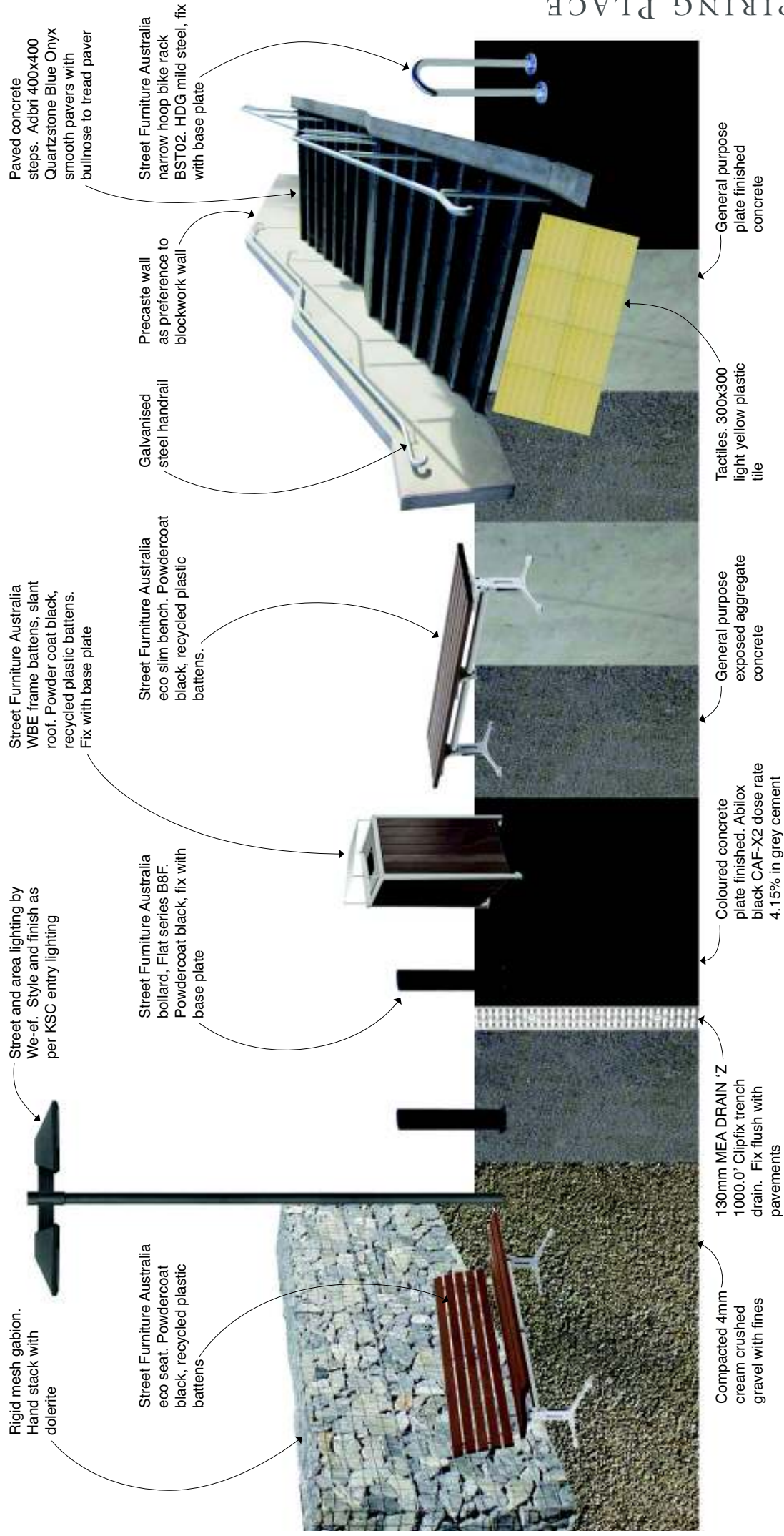
Security fencing, if required, should be black chain wire. Safety fencing should be weldmesh.

Retaining walls where they are required should be either gabions, pre-cast concrete (with black oxide), 'Tasman' block or equivalent (charcoal) or informally placed dolerite boulders.

Steel bollards, as used at the Sports Centre, are preferred for important visitor gathering points (say at the new ovals car park or on the road/parking terrace below the Sports Centre) over timber barriers. In the broader landscape, treated pine bollards should be used.

Roads and footpaths should be lit to the appropriate Category P rating for the area of the site concerned. Lighting should be of a low pedestrian scale (say 4m but up to 6m poles) and of robust construction to minimise vandalism.

Irrigation should be restricted to grassed areas as above for Soft Landscaping above.



Back of A3

Priorities:

1. Prepare a plan for the installation of street furniture in the area of the new pavilion at the ovals.
2. Replace gravel paths with concrete throughout the reserve.

3.2.4 Growing and Expanding Use - Club Growth and Relocation

The consultation process during the preparation of the master plan identified a number of opportunities for growing and expanding sporting and recreational use at the Kingborough Sports Centre Site. This includes upgrading existing sportsgrounds to improve functionality and the need to plan for the possible relocation of some facilities in the longer term.

The development of the twin ovals is expected to provide the home base for senior sports - the Kingborough Tigers Football Club and the Kingborough District Cricket Club. Given these facilities are still under construction there is uncertainty as to the mix of future uses at the Kingston Beach Oval as this may still be the base for junior football and cricket associated with the above two Clubs. There are also several other clubs based at the Kingborough Sports Centre Site that have indicated a preference to relocate to the Kingston Beach Oval if the opportunity arose in the future – in particular the Kingborough Little Athletics Club and the Kingston Crows Cricket Club.

An initial assessment of the Kingston Beach oval indicated that it is insufficient in size to allow for a 400m track, without overlapping of the course. The oval is bounded by residential properties and cannot be easily expanded to create additional space suitable for a 400m circuit.

The future options at Kingston Beach Oval will also be influenced by the capacity to program different uses without creating conflict. For instance it may not be possible to cater for cricket and athletics if both require use of the oval during Saturdays.

Possible Site for Future Aquatic Centre

The development of an aquatic centre in the municipality has long been mooted and the Kingborough Sports Centre Site has been mentioned as the logical location for such a facility. The master plan shows a potential footprint to the north of the Sports Centre adjacent to the main entry and incorporating the existing Southern Table Tennis Centre.

The footprint size is premised on a possible 25m pool, a hydro-therapy pool and accompanying facilities (change rooms, toilets, children's water play) similar in scale to recently developed facilities in comparable regional centres in Victoria. The footprint excludes facilities normally provided at modern leisure centres such as multi-purpose rooms, community meeting spaces, etc. as these are already provided at the site. Commercial support may be required to ensure the feasibility of an aquatic centre and this could influence the capacity and mix of facilities that can be provided. For instance, some regional centres have found it necessary to design the aquatic centre to cater for a wider range of user needs (e.g. leisure, health, learn to swim programs, fitness, school, aged care) than as a swimming pool designed specifically for club training and competition.

An aquatic centre is a major public investment and has the potential to generate high turn-over of customers and parking requirements. Whilst no funds have been allocated for such a facility at the present time, it is important that the potential site be identified in the master plan, if and when funding is ever available for such a facility. The development of any such aquatic facility would also depend on the results of a business case assessment to demonstrate need and financial viability for then investment.

However the potential development for an aquatic facility at this location would also involve Council to initiate negotiations with the current site user, Southern Tasmania Table Tennis Association. It would involve the relocation of the Southern Tasmania Table Tennis Association functions to another building, possibly the previous indoor cricket centre. Discussions with the Southern Tasmania Table Tennis Association indicated that such a move may be possible but that there are some major issues that would need to be addressed, including:

- the Association has an agreement with Council for a lease term of 21 years until 2021 with the option for a further 21 years;

- the Association would need to be reimbursed for all investment involved with improvements to the existing facility;

- lighting would have to be replaced to be energy efficient and to ensure illumination meets required playing standards;

- the need for better heating and cooling systems to be installed;

the need for laying a new Taraflex floor within the building;

the provision of some seating within or near the playing area;

refurbishment of the clubroom, office, change rooms and toilets;

improved security systems and locks;

provision of adequate car parking; and

further information and negotiation about operating costs.

The Association considers the facility is the best in the state and has enabled the hosting of state and national championships. However the facility is clearly dated, requires maintenance and lacks convenient modern amenities. (e.g. secure office space, attractive entrance and reception desk, modern kitchen, meeting space and social area, security systems, storage, efficient heating, conveniently located change rooms and adequate toilets).

The Association sees advantages in the table tennis centre being closely connected to the main KSC complex. These include security and oversight of entry and casual use, communication with staff and management, and access to the main Kingborough Sports Complex facilities including the front counter, café and fitness centre, especially during major competitions when access to additional office space and the movement of tables to and from the basketball courts are important considerations. The Association would prefer to see the table tennis facility remain closely integrated with the main Kingborough Sports Complex and the opportunities to be assessed at the time of any aquatic facility being considered. There is no State centre for table tennis and this opportunity could also being considered in the future.

Indoor pools almost invariably operate at a loss due to price resistance on the part of the market and as a consequence, they are now rarely built without being linked with ancillary 'dry' and social facilities, which can provide profit-making activities such as fitness programs, aerobics, kid's parties and so forth. Modern aquatic complexes are also costly to operate. Annual expenses are usually in excess of \$500,000 depending on the staffing, programming and the equipment and services being provided. To meet these costs, use has to be high and the population catchment needs to be sizeable.

Lightwood Park - Soccer/Cricket

Soccer is one of the fastest growing sports in Australia and is continuing to draw large numbers of boys and girls into the game at all ages. Kingborough currently has two Premier League teams located at Taroona and the Kingborough Sports Centre. Another club, Woodbridge Whalers plays in a lower level league. These clubs have access to adequate standard sportsgrounds but none provide high quality playing surfaces and facilities that would cater for elite level games. The twin ovals now provide this opportunity for hosting elite level AFL football and cricket. There may be the opportunity, to also seek funding for upgrading of Lightwood Park to a standard that would provide a high quality venue for the Premier League teams and any future elite standard games.

The master plan focuses on the improvements and modifications to the configuration of the grounds at Lightwood Park but identifies the need to monitor and investigate the potential for Lightwood Park to become one of the best venues for soccer in the Greater Hobart region in the longer term. This would involve assessment of reconstruction of the ground to become a fully drained, sand-based turf pitch with night lighting, improvements to change rooms for players and referees and construction of spectator facilities. Access to the new sports club facilities at the Twin Ovals would also support the role of Lightwood Park to cater for Premier League and elite level games.

The master plan shows the following improvements:

- expand the western most ground westward to create a full sized junior soccer pitch; and

- re-orient the cricket pitches on the eastern ground to better orient for sun and increase the size of the ground⁸ to meet minimum requirements for the level of play.

The plan does not show other minor improvements that could be made to improve the functionality of the area including:

- improvement of the playing surface and repair of the landslip on the lowest ground along Gormley Drive;

⁸ The site works involved with the construction of the Kingston High School has provided excess fill to allow some expansion of the eastern oval further towards the east.

maintenance of tree plantings around the perimeter of the ground to remove dead limbs, improve sight lines, reduce impact of fallen branches and leaves on the field of play, etc;

installation of lights on the lower ground to improve training use (Club funding available);

return to the use of one of clubroom toilets as public toilets, this will require Council maintenance and negotiation with the affected club;

remove the baseball backstop and potentially reuse the materials to build a new fence to the south of the ground; and

drainage improvements around the lower ground.

Possible Relocation of the Hobart Radio Car Control Club and Croquet Club

The master plan recommends that a new site be found for the relocation of the Hobart Radio Car Control Club given the need for major upgrade of the existing site and facilities and the potential for future conflict with recently built nearby residences. Discussions with the Club indicated a preference to stay at the Kingborough Sports Centre site but a realistic understanding that there may be other sites in southern Tasmania where greater synergies could be developed through co-location. One example for possible investigation would be the Baskerville Raceway, which has sealed race track and adequate buffer to surrounding areas. The Club would seek the support of Council to assist with the relocation of the Club given their limited resources.

The relocation of the Club to a better site in the longer term would allow for the future expansion of courts at the Kingston Tennis Club (2 courts) and for the possible relocation of the Kingston Croquet Club if the Kingston High School needs to expand into the current club site. The Kingston Croquet Club have also indicated that there should be provision for a third green in the future, given expected growth in the sport.

Whilst reasonably well serviced in its current location, the Croquet Club is located on Education Department land and a 10 year lease between the club and High School has been mooted. The land currently used by the Hobart Radio Car Control Club site could readily be redeveloped for the required number of lawns, parking and clubhouse if it became available.

Mountain Biking

The master plan shows the potential for developing a new mountain bike facility at the south-western end of the Complex. The facility would be integrated with proposed stormwater improvements, new road and parking arrangements, pedestrian pathways and landscaping to create a multi-purpose facility that attracts a range of riders of varying skill levels.

The plan shows a downhill path network beginning off the proposed access to future car parking above the Twin Ovals and then linking to any circuit tracks and trails within the south-western part of the Complex. The option of potential of using a car park in the southwest corner off the future link road may be considered.

The design of the facility will need to account for the high conservation values of the *Eucalyptus ovata* along the southern boundary.

Gormley Park (Little Athletics, Soccer, Dog Obedience and Men's Shed)

The master plan shows how the Little Athletics track could be enlarged and facilities relocated to accommodate their current use of the site in a more effective manner. Proposals include:

- extension of the track to the east to achieve a full 400m running track;

- construction of new jumps pits given the existing runway and pits are in poor condition and the need to overcome damage caused by access of management vehicles onto the sportsground; and

- inclusion of the shot put and javelin areas within the radius of the track but outside the area of the soccer pitch.

The plan also shows sealing of Gormley Drive and car parking in the area but does not show other minor improvements that could be made to improve the functionality of Gormley Park including:

- upgrading of the kitchen and toilet facilities;

- drainage improvements; and

- minor fencing and other improvements to enhance the use of the area for overflow parking.

The need for the above improvements would alter if the Kingborough Little Athletics Club were able to relocate to the Kingston Beach Oval site.

Priorities

1. A suitable site be shown within the master plan for a potential aquatic centre facility subject to demonstrated need and adequate funding being found.
2. Monitor the need and potential for upgrading Lightwood Park as one of the best soccer venues in the Greater Hobart area with the capacity to cater for both the Premier League and future elite level games.
3. A number of identified improvements are made to Lightwood Park to improve the use and functionality of the sportsgrounds in the future.
4. Investigations into the options for possible relocation of the Hobart Radio Control Car Club commence.
5. Initial discussions are held with the Kingston Croquet Club and the Kingston High School as to the future use of the site and potential for relocation of the club to an alternative site.
6. A concept development plan is prepared for mountain bike riding trails and skills park be undertaken for the southern part of the Kingborough Sports Centre Site.
7. A more detailed concept plan is prepared for the Gormley Park area to guide the resolution of various site issues and upgrading of access, car parking and facilities.

SECTION 4

RECOMMENDED ACTIONS

4.1 MANAGEMENT REQUIREMENTS

4.1.1 Current Management Arrangements

The main indoor facilities of the Kingborough Sports Centre building are managed by the Council with a centre manager being responsible for all day-to-day activities including user liaison, use scheduling, bookings, promotion, marketing, cleaning and programming.

Some individual clubs have full responsibility for the management and maintenance of their club facilities e.g. State Gymnastics Centre, Kingston Tennis Club, Southern Tasmania Table Tennis Association. Some clubs lease facilities on a tender or expression of interest basis with Council. Council takes responsibility for management and maintenance of sportsgrounds whether there is open public accessibility to these facilities. The Council has adopted a sportsground user guide to set the responsibilities and processes for allocating the use of facilities and sportsgrounds within the municipality.

A Kingborough Sports Complex User Group Committee has been established and meets every three months to allow representatives of user groups to discuss issues and ideas for the future planning, development and management of the KSC.

The Kingston High School will own, manage and maintain all of its facilities, including the use and bookings of the new Performing Arts Centre. Over time, there may be opportunities for sharing some resources for booking and management arrangements between the High School and the Kingborough Sports Centre.

4.1.2 Key Elements of Successful Management

The key elements in the successful management of community and sporting facilities are typically having:

1. A clear statement of the (a) the aim and (b) the desired outcomes of the provision. Ideally, these should be determined, even if in a draft form, before any final decisions are made as to what groups, individuals or others are to use the facilities, activities and programs are to be provided. Determining aims and desired outcomes also provides clear guidance as to the mix of facilities that will be needed.
2. A clear set of management objectives to guide decision making.
3. An appropriate management structure or model.
4. A set of programs which reflect the researched needs and nature of the community and its aspirations –in keeping with the overall goals of the funding and development agencies.
5. Appropriately skilled management personnel with the ability to continually grow and change the services offered to meet the needs of the community.
6. A strategy for marketing the programs and services offered
7. A strategy for scheduling use.
8. A strategy for maintaining and where appropriate, improving the condition of assets.
9. A strategy for monitoring the use, outcomes and performance of the facilities, the staff, the programs and the services.

While the scale and scope of action on each of the above points will vary depending on the elements and scale of provision, where one or more of the elements is overlooked, the optimal use and the optimal benefits may not be delivered to the community.

All too often, local government and other venue owning agencies devolve responsibility for the majority if not all of the above responsibilities to leaseholders with there being little or no requirement for meaningful performance reporting, or guidance on how to undertake the reporting. Alternately, numerous Councils have contracted independent management agencies or individuals to operate the indoor facilities. Not surprisingly, venues operated in either manner rarely meet the needs of the broad community in an effective manner.

4.1.3 Possible Management Models

A number of different management approaches have been applied to community and sporting venues (and to most other public community venues as well). These fall into four broad categories:

Club Management: Under this traditional model, individual venue components such as cricket grounds, croquet, indoor courts, tennis facilities etc are individually managed by user clubs and groups, even if they are co-located on the one reserve, on the one ground or in the one building. Under this model, each user club is given an exclusive long term lease or seasonal lease and is responsible for some or all of the development and upkeep of buildings and playing facilities. In some instances and for some sports (but not others), Councils will undertake capital works developments and contribute to on going maintenance works. Councils generally also undertake wider reserve maintenance works.

Direct Council Management: Under this approach, venues are directly managed and operated by Council employees on a full or part time basis. However, this generally only applies to venues that user clubs do not have exclusive rights to, such as community halls, neighbourhood houses, multi-purpose indoor leisure centres or integrated community hubs. Other built facilities, such as tennis clubs, football and cricket facilities and bowls, scout, sailing club and similar facilities are managed under the “Club Management” model.

Indirect Management: Here, venues are managed or part-managed by a specialist not-for-profit or commercial management agency through a management services agreement. This model has generally only been applied to multi-component indoor leisure and (some) performance venues. However, agreements covering playing fields, informal parks and playgrounds were signed by a number of Councils during the height of the competitive tendering era of the 1990s and some continue to this day.

Independent Management: Under this model, venues provided by Council or by other not-for-profit or commercial bodies are managed and operated for Councils by private (commercial) individuals or organisations through a formal lease. An extension of this model that is now emerging is where Council provides a site and seeks commercial development of it according to a predetermined scope of works or where it offers to assist commercial developers in providing an identified mix of facilities and programs.

Each of the above management models has strengths and weaknesses which can be advantageous or detrimental to the community and to achieving the outcomes desired by Council, user clubs, operators and investors. Currently the Kingborough Sports Centre is managed well - partially as direct Council management and also with many Clubs being responsible for their own facilities under a lease arrangement with Council.

There is no compelling need for the Kingborough Sports Centre to be managed by the other models – indirect management or independent management. Whilst there are examples of these arrangements operating successfully throughout Australia, any advantages have to be balanced against Council losing some degree of control in terms of program delivery, promotion and a focus on meeting community service obligations. In essence, Council devolves servicing responsibilities to an organisation that has primary responsibility to others and which is generally not required to operate in a manner that reflects a Council's aims and objectives for sporting and recreation services provision.

4.1.4 Future Management Directions

The reality is that most clubs are constantly trying to attract new volunteers to assist with the management of their activities, and have limited capacity to contribute towards the overall management roles for the Kingborough Sports Centre site. The involvement of club representatives on the Kingborough

Sports Complex User Group Committee is a logical way in which clubs can be informed of future planning directions, raise issues and ideas and build working relationships with Council and other clubs.

The Council has a considerable investment in a wide range of sporting and recreation assets within the municipality. The Council has limited resources to allocate towards the management of the Kingborough Sports Centre site given other priorities for managing one of the fastest growing communities in Tasmania. Council should assess the need for a strategic manager role across all these sporting and recreational facilities, which in turn would provide policy and management guidance to major facilities such as the Kingborough Sports Centre.

The recent development of major facilities such as the twin ovals, sports pavilion and indoor stadiums will require additional resources to be allocated to the Kingborough Sports Centre site. This need extends to both the administrative resources that will be required to effectively manage the marketing, promotion and programming of the new facilities as well as additional on-ground sportsground maintenance staff for the twin ovals⁹. These additional resources will be crucial to maintaining the quality of the facilities, achieving equitable access and multiple use, and to facilitate the capacity to attract and manage major sporting and recreational events in the future.

Council should review the support required to assist the Kingborough Sports Centre Manager in the following tasks:

Strategic planning: Work with Councillors and Council officers to establish agreed goals, priorities and desired outcomes for the centre, Council and community.

Identifying needs: Works with community, service providers, Council officers, Kingston High School and other schools, state government and others to identify the desired mix of programs/activities, and services to be provided.

⁹ The Council will be adding three new sportsground maintenance staff to take responsibility for the sporting grounds within the Kingborough Sports Centre site as a result of the twin ovals.

Contracting providers: Liaise with potential providers (community, non-for-profit, educational, government, commercial) to determine space needs, support facilities and other issues and facilitate their delivery of the programs, activities and services they offer to the community. Formulate memorandums of understanding regarding the mix of programs, activities and services to be and not to be provided.

Program delivery: Taking action to ensure that programs/activities and services which are needed/desired by the community but which are not able to be offered by others are provided to ensure that needs are met; that minority/at risk/in need/ disadvantaged groups are not overlooked; there is diversity of choice, and that there is diversity re timing, cost, skills, age, ability etc.

Ensuring equity of access and opportunity: Establishing rules of use, programs/activities and services that will ensure meaningful and effective access to the site and facilities.

Asset maintenance: Ensuring that the facilities are operated in a safe, sound and attractive manner in keeping with all relevant regulations and that it remains attractive to the community.

Marketing and promoting the venue: Ensuring that the Kingborough Sports Centre is effectively promoted to the community.

Community and user liaison: To establish liaison processes and structures with users and the community so there is a mechanism for regular contact with and input from them.

Implementation of the Master Plan: To support the implementation of the recommended actions and to monitor any new issues or opportunities that need to be identified and addressed in an annual 'internal' review of the Master Plan.

The future resource commitment for the management and maintenance of the additional sportsgrounds (twin ovals) will need to be identified by Council and will be influenced by the lease and user arrangements yet to be negotiated with clubs.

Council will need to look at ways to offset some of these increased costs for administration, management and maintenance through the review of its policy for fees and services being applied to users of the Kingborough Sports Centre site.

RECOMMENDATIONS

1. The Kingborough Sports Complex User Group Committee remain as the mechanism for all user clubs to be informed and involved in decisions regarding the future planning, development and management of the Kingborough Sports Centre site.
2. Council should review the potential benefits of having a strategic manager position within Council to oversee and guide the management of its sporting, recreational and community assets.
3. Given the recent developments at Kingborough Sports Centre , Council should review the support required to assist the Sports Centre Manager with a range of tasks involved with the management and maintenance of the Kingborough Sports Centre.
4. Council considers the future resource commitment (staff and equipment) required for the management and maintenance of the additional sportsgrounds (twin ovals).
5. Council review its policy for fees and services being applied to users of the Kingborough Sports Centre site in order to help offset some of these increased costs for administration, management and maintenance.

4.2 10 YEAR ACTION PLAN

The 10 Year Action Plan is based on the priorities listed in Section 3.2.1 – 3.2.3 covering access and connectivity, sustainability, landscaping and amenity, growing and expanding use. It also includes the management recommendations from Section 4.1.

The priority for implementation is based on:

High – should be implemented within the next 2 years;

Moderate - should be implemented within the next 5 years;

Low - should be implemented within the next 10 years; and

Ongoing – action may be required on an ongoing basis.

The 10 Year Action Plan is considered to be a working tool and it is recognised that the implementation process may vary over time in response to new opportunities to secure funding, the policy framework, the level of support for the recommended actions, level of commitment by key stakeholders, changing participation trends and the willingness to invest resources into further developing the sporting and recreational opportunities at the Kingborough Sports Centre Site.

No.	Recommended Action	Priority	Responsibility
	Access and Connectivity		
A	Road Network and Public Transport		
A1	Upgrade Gormley Drive including sealing of the surface, a shared footpath, stormwater management and improvements to adjacent parking.	Moderate	Kingborough Council
A2	Close the access to the Croquet Club and create a new access from Kingston View Drive.	Dependent upon long term future for site	Kingborough Council
A3	Commence design of the new link road to better understand how it will integrate with proposed stormwater management improvements in the southwest of the site.	High	Kingborough Council
A4	Commence survey and early planning works for road works and parking to the north of the oval (see below).	High	Kingborough Council
A5	Review the provision and frequency of public transport services to the Kingborough Sports Centre Site in light of increased demand expected from major sporting and recreational developments, the Kingston High School and community uses of the new performing arts centre.	High	Metro, Kingborough Council
B	Car Parking		
B1	Develop the extent of parking shown to the north of the Sports Centre, with the principle emphasis closest to the Centre and moving north from there.	Moderate and ongoing dependent upon monitoring of need	Kingborough Council
B2	Upgrade Gormley Drive including sealing of car parks and drainage improvements.	Moderate but priority dependent of future use of Gormley Park	Kingborough Council
B3	Commence survey and early planning works for creation of the new road west from the roundabout with a view to expanding parking areas to the north of the football oval.	Moderate and ongoing dependent upon monitoring of need	Kingborough Council
B4	Continue to monitor parking demands to more accurately identify where and when the pressures for more parking occur.	Ongoing	Kingborough Council
B5	Restrict the use of roadside parking on internal roads to only designated areas signposted for car parking use.	High	Kingborough Council

No.	Recommended Action	Priority	Responsibility
B6	Implement immediate advice to users about parking at the Complex and how they should best make use of what is available.	High	Kingborough Council
B7	Utilise appropriate 'dynamic' parking methods at times of peak demand (or anticipation of peak demand).	Ongoing	Kingborough Council
C	Pathways		
C1	Construct the north-south link from the Kingston High School through to Dadu Street.	High	Kingborough Council, Education Department
C2	Develop the shared footpath through the site (Gormley Drive to Kingston Drive). Commence at the Gormley Drive end linking to the path to the High School (above) in the first instance.	Moderate	Kingborough Council
C3	Commence survey and early planning works to safely link facilities on the terrace below the Sports Centre.	High	Kingborough Council
D	Directional Signs		
D1	A hierarchy of directional signs is adopted for the guiding visitors to the Kingborough Sports Centre Site, facilities and clubs.	High	Kingborough Council
D2	A new sign be constructed at the intersection of Summerleas Road and Kingston View Drive that identifies the entry to the site and incorporates a digital screen for electronic messages promoting events and activities.	High	Kingborough Council
D3	A new sign be located on Kingston View Drive that lists the facilities and clubs based at the site.	High	Kingborough Council, Clubs
D4	Directional signs within the site refer the primary facilities and adopt pictograms for direction to the individual sports facilities and clubs.	High	Kingborough Council
D5	Signs naming sporting and recreational clubs are located at the entry to each of their sites rather than as directional signs along the route.	Ongoing	Clubs

No.	Recommended Action	Priority	Responsibility
E	Advertising Signs		
E1	Prepare a policy on the placement of commercial advertising signs within the Kingborough Sports Centre Site.	High	Kingborough Council
E2	Consider prohibiting all commercial advertising signs in prominent places (such as roofs and walls of buildings).	High	Kingborough Council
E3	Consider allowing venue-naming signage for major venues only to be placed in prominent places (such as roofs and walls of buildings).	High	Kingborough Council
E4	Continue to allow commercial advertising to be placed on the internal walls of buildings or inside fences of individual sporting venues where the primary purpose is exposure to spectators at those venues.	Ongoing	Kingborough Council
	Sustainability		
F	Water Sensitive Design		
F1	All future building works must address ESD principles in their planning and design.	Ongoing	Kingborough Council, Clubs and developers
F2	Commence planning and design for a funded stormwater management plan for western area of the site incorporating design of diversion bulk stormwater from the northeast to the southwest of the site.	High	Kingborough Council
F3	Address drainage in the Gormley Park area.	High	Kingborough Council
	Improving Landscape and Amenity		
G	Soft Landscape		
G1	Develop plantings to the surrounds of the new ovals, taking into consideration future road, path and stormwater improvements proposed for the areas to the north and west of the football oval.	Ongoing	Kingborough Council
H	Hard Landscape		
H1	Prepare a plan for the installation of street furniture in the area of the new pavilion at the ovals.	High	Kingborough Council
H2	Replace gravel paths with concrete throughout the reserve.	Ongoing	Kingborough Council

No.	Recommended Action	Priority	Responsibility
I	Growing and Expanding Use		
I1	A suitable site is shown within the master plan for a potential aquatic centre facility subject to demonstrated need and adequate funding being found.	Ongoing	Kingborough Council
I2	A number of identified improvements are made to Lightwood Park to improve the use and functionality of the sportsgrounds in the future.	Ongoing as funds permit	Kingborough Council, Kingborough United Lions Soccer Club, Kingston Crows Cricket Club, Kingston High School
13	Monitor the need and potential for upgrading Lightwood Park as one of the best soccer venues in the Greater Hobart area with the capacity to cater for both the Premier League and future elite level games.	Ongoing	Kingborough Council, Football Federation of Tasmania, United Lions Soccer Club, Taroona Football Club
I4	Investigations into the options for possible relocation of the Hobart Radio Control Car Club commence.	High given club investment for upgrading existing site	Kingborough Council, Hobart Radio Control Car Club
I5	The Kingston Croquet Club and the Kingston High School agree to a 10 year lease for the use of the current club site and that Council consider the option for re-using the Hobart Radio Control Car Club site as an alternative location for the Kingston Croquet Club in the future.	Ongoing	Kingborough Council, Kingston Croquet Club, Kingston High School
I6	A concept development plan is prepared for mountain bike riding trails and jump park be undertaken for the southern part of the Kingborough Sports Centre Site.	High	Kingborough Council, bike riders
I7	A more detailed concept plan is prepared for the Gormley Park area to guide the resolution of various site issues and upgrading of access, car parking and facilities.	High	Kingborough Council, Gormley Park users

No.	Recommended Action	Priority	Responsibility
J	Management		
J1	The Kingborough Sports Complex User Group Committee remain as the mechanism for all user clubs to be informed and involved in decisions regarding the future planning, development and management of the Kingborough Sports Centre site.	Ongoing	Kingborough Council and all user clubs
J2	Council should review the potential benefits arising from having a strategic manager position within Council to oversee and guide the management of its sporting and recreational assets.	High	Kingborough Council
J3	Given expected growth of use with the recent developments at Kingborough Sports Centre, Council should review the support required to assist the Sports Centre Manager with a range of tasks involved with the management and maintenance of the Kingborough Sports Centre.	High	Kingborough Council
J4	Council considers the future resource commitment (staff and equipment) required for the management and maintenance of the additional sportsgrounds (twin ovals).	High	Kingborough Council
J5	Council review its policy for fees and services being applied to users of the Kingborough Sports Centre site in order to help offset some of these increased costs for administration, management and maintenance.	High	Kingborough Council

4.3 INDICATIVE COSTS

A schedule of indicative costs for the works listed within the master plan is provided in Table 4.1.

An order of cost estimate ($\pm 20\%$) for the proposals made in the Master Plan has been prepared for Council which shows the total cost of all Council related works plus professional fees as being in the order of \$4.4M. It does not include costs for works where clubs would be directly involved as partners to the project e.g. upgrading facilities, relocation.

The estimates are based on quantities measured from the Master Plan. Rates for construction are based on the commercial tendering of the works. Savings may be achieved where the work is undertaken by Council staff or through some form of employment scheme. In some instances an estimate of the

scope of works has been made based on the experience of projects of a similar nature to those envisaged.

The total budget includes allowances for site preparation, demolitions and preliminaries (20%) and professional fees (10%). A contingency of 10% of the sub-total of all works plus preliminaries and fees is also allowed. Professional fees are based on the Australian Institute of Landscape Architects recommended scale of percentage fees and vary as a percentage in relation to the total scope of works. Savings would be made were design, documentation and/or tendering undertaken by Council staff.

Kingborough Sports Centre Master Plan

Cost Estimate ±25%

September 2010

Item	Qty.	Unit	Cost / Unit	Cost
Gravel Path (1.5m wide with timber edge)	6500	lin.m.	\$120.00	\$780,000.00
Concrete Path (1.8m wide)	600	lin.m.	\$200.00	\$120,000.00
Sealed Road and Car Park (2 coat seal, kerb and channel, stormwater, landscaping)	10205	m ²	\$120.00	\$1,224,600.00
Gravel Road and carpark	1200	m ²	\$90.00	\$108,000.00
Electronic entry Signage	1	Item	\$15,000.00	\$15,000.00
Directional Signage	1	Item	\$80,000.00	\$80,000.00
WSUD/Stormwater NE of MTB track	1	Item	\$722,500.00	\$722,500.00
Trees (semi-advanced, installed with stakes)	800	Item	\$200.00	\$160,000.00
Total - Above Works				\$3,210,100.00
Site preparation	20%			\$642,020.00
Preliminaries	8%			\$256,808.00
Contingency	10%			\$321,010.00
GRAND TOTAL				\$4,429,938.00

Excludes extension to Spring Farm Road and WSUD around MTB tracks

Table 4.1 Indicative Cost Estimates

4.4 IMPLEMENTATION

Section 4.2 sets out the basis for a 10 Year Action Plan for the Kingborough Sports Centre site. Many of the recommended actions have been given high priority indicating the desire for these actions to be addressed within the next two years. The reality is that the Council has limited capacity to deal with all of these actions and progress will be dependent upon available funding and achieving support from other partners.

This section outlines a two year 'operational' plan (2011-2012) to help guide Council's efforts in the implementation of the Master Plan.

Recommended Stages of Implementation	Key Actions for Kingborough Council
1. Review of the Kingborough Sports Centre Site Master Plan	<ul style="list-style-type: none"> • Presentation to Council • Presentation to the Kingborough Sports Complex User Group Committee • Presentation to Sport and Recreation Tasmania • Approval for Master Plan to be listed on Council website for public information
2. Establish the management framework and resources to support the implementation of the Master Plan	<ul style="list-style-type: none"> • Review the potential benefits arising from having a strategic manager position within Council to oversee and guide the management of its sporting and recreational assets. • Review the support required to assist the Sports Centre Manager with a range of tasks involved with the management and maintenance of the Kingborough Sports Centre (refer to Section 4.1.4 for outline of tasks) • Consider the future resource commitment (staff and equipment) required for the management and maintenance of the additional sportsgrounds (twin ovals). • Review Council policy for fees and services being applied to users of the Kingborough Sports Centre site in order to help offset some of these increased costs for administration, management and maintenance.

Recommended Stages of Implementation	Key Actions for Kingborough Council
3. Continue improvements to the site based on the Kingborough Sports Centre Site Master Plan	<ul style="list-style-type: none"> • Continue planning and works for improving stormwater management in the western area of the site in accordance with WSUD practice. • Upgrade existing drainage infrastructure and address the identified drainage issues with clubs. • Extend the car parking area located to the north of the centre. • Monitor parking demands to more accurately identify where and when the pressures for more parking occur. • Restrict the use of roadside parking on internal roads to only designated areas signposted for car parking use. • Construct a shared path between the Kingston High School and Gormley Drive • Install a hierarchy of directional signs to assist visitors accessing the clubs and facilities at the Kingborough Sports Centre site. • Prepare a policy on the placement of commercial advertising signs within the Kingborough Sports Centre site. • Prepare a more detailed concept plan for the Gormley Park area to guide the resolution of various site issues and upgrading of access, car parking and facilities. • Prepare a concept plan for mountain bike riding trails and skill park in the southern part of the Kingborough Sports Centre site.
4. Monitoring and review of the implementation of the Kingborough Sports Centre Site Master Plan	<ul style="list-style-type: none"> • Undertake an internal review of progress on the implementation of the plan on an annual, and revise, if required, the operational plan. • Consider a major review of the master plan every 5-10 years.

ATTACHMENT 1
NOTES OF SPORTING AND
RECREATIONAL CLUB DISCUSSIONS

Kingston Croquet Club

Tuesday 23rd February 2010

Kath Lines – President, Peter Rich – Committee, Gwen Denchew – Secretary, Graham Denchew – Tas Croquet Association

Key Points Discussed:

Background

- Have about 45-50 members and facilities are used for local, regional, state and national competitions (National event in late 2011)
- Play in southern pennant @ 6-8 play in the local Hobart competition
- Season mainly runs from September to end of May
- Membership has increased in recent years
- Growing interest in golf croquet – quicker to learn, less time involved, more social orientated
- There may be some interest from some KHS students

Issues and Opportunities

1. Turn-off from Summerleas Road is problematic as people think you are turning into Kingston View Drive, poor signage and parking of vehicles to use local post box - options may include relocation of the post box, advance warning signs or new entry road off Kingston View Drive
2. Telephone line has been regularly down with construction works on KHS but has now been re-routed
3. Make allowance for future green in the master plan- area available
4. Current temporary gravel car park (@14 spaces) is less than original car park (being used as fill storage for KHS construction) and would prefer to keep both sites available in future. Original site is better located for access by paths to the clubrooms. The area used for the temporary car park was previously a wet area (maybe spring)
5. Rabbits are a growing problem on the site and KSC reserve

Kingborough Lions United Soccer Club

Tuesday 23rd February 2010

Brian Dale and Club Junior Coach

Key Points Discussed:

Notes were provided by the Club in response to each of the questions (see attachment)

Issues and Opportunities

1. Club cannot meet demand for members given limitations with existing grounds at KSC and other locations within municipality (also make use of Hobart College)
2. Concern about the existing landslip on the lower ground – bank subsided (@1-1.2m drop) and fence along Gormley Park has bowed out. Consider a safety risk for players during training (poor light coverage) and general public (often used as a short-cut route by some to reach the centre) and remain unsure whether this is caused by last wet season, springs etc and whether it may continue. Existing safety plastic fence and long grass not properly dealing with risk. Mentioned to KC staff but no further action has been taken. Club has funding and approval for installing some new lights at ground but has delayed this given concern about risk. The options discussed included:

- upgrading and improving use of the ground including extending ground to full size (requires small diversion of Gormley access road) and some fill;
- removing some of the northern bank to achieve better size; or
- extending Gormley Park to better cater for soccer and little athletics (lack proper size and area for field sports) – ideas included making use of flat land between Gormley Park and dog obedience area, develop car parking in the dog obedience area (if new location found for Club) to serve both local sportsgrounds and overflow for twin parks

Council has invested in irrigation system but there is limited drainage work. Parking at and near Gormley Park is not good and more dedicated areas are required, particularly if increased use occurs.

3. Top grounds – would like to see the option of junior pitch for training off the main ground by extension towards the twin ovals area. This would require cutting into bank to get fill for site with fence between senior and junior use areas (could be relocation of existing fence). High fences on cricket oval could be relocated to end of main soccer pitch to stop balls going down slope. Need to remove old bunkers.

4. Could look at better use of land between soccer and cricket area – parking during training times (but not during games), possible play facility – Lightwood Park is not locked but public accessible at all times, managed by Council.

5. Parking concerns with KHS staff parking/times of sports use of grounds (including competition times), fitness centre, rear access to stadiums and soccer/cricket use – expect issue with junior training times that coincide with school use.

6. Safety concerns – turning in/out of new car park at rear of stadiums is not safe (blind spot) and should be improved e.g. line markings to make clear for users. Concern about risk of cars going over bank above where spectators sit – barrier may be needed along with footpath to be built. Speed humps are considered to work ok at top carpark and should be considered.

Kingborough Tigers Football Club

Tuesday 23rd February 2010

Malcolm Conway, Paul Howard, David Johnson, Rodney Herweymen

Key Points Discussed:

- Planning as home base for the football club
- Will need to seek revenue from the social facilities, kiosk and other club amenities
- Currently second biggest junior football club in State
- Play in SFL – statewide league and premier league prior to that
- Currently 4 senior teams – 120 players and 350 kids involved in Auskick to U15
- Estimate about 300 social members
- Club invested about \$50,000 into junior football programs
- Expect to be able to train on both grounds (cricket being summer sport)
- Unsure about future use/plans for Kingston Beach oval
- Club has been major player in getting funding
- Indicated report on Twin Ovals discussed at Council meeting and copy on website covers funding

Issues and Opportunities

1. Funding – AFL only sporting user to commit funding to the site (\$500,000)

2. Car parking – limited car parking (90 spaces being developed at entry) but expect 250-300 spaces will be required for normal use. Home games and events (e.g. gala day for juniors, AFL games, super rules) may attract over 1000 spectators, which will have implications for parking

arrangements. Larger areas for car parking will need to be identified including near proposed grandstand.

3. Unsure about fencing but will need to protect oval/facilities and allow ticketing for events – thought high fence was to surround the site. High fence to be located behind goals on southern side – hard to retrieve balls given slope away from oval.

4. Expect staged lighting of ground depending on use/darkness to be efficient

5. Community rumours about oval not meeting AFL standards are misguided – oval size is deceptive to those viewing

6. Might be good to have tree planting on southwestern slope to help reduce the impact of cold winds

7. Consideration of access and spectator viewing for people with disabilities.

8. Vehicle access to function/change facility required for ambulances, goods suppliers and moving of equipment.

Many of the specific site planning/needs were discussed with JAWS and the Kingborough District Cricket Club at a workshop for the Twin Ovals function centre/change rooms facility.

Kingston Crows Cricket Club

Tuesday 23rd February 2010

Tony Bowden, Ian Townsend

Key Points Discussed:

- 20 years at the site and originally shared with baseball until they moved about 12 years ago
- Community based cricket club playing against teams throughout the Huon and Channel areas.
- Teams – U/13-1, U/15 - 1, A Grade - 1, B - 2, C – 1.
- All teams train and play their home games at Lightwood Park No 2 ground.
- Currently about 60 players and 120 members and 30 sponsors
- Ideal oval size is 140m long by 120m wide with minimum acceptable being 130m long and 110m wide
- Positive relationship with Kingborough Lions United Soccer Club for in excess of 12 years.
- Kingston High School ground has been difficult to access – no school team but Club actively recruits team members for U 13s and U/15s.
- Will seek to enlarge clubrooms in future but this is on hold until future is clearer (2x size of existing building anticipated)
- Generate income from members utilizing clubrooms
- Council responsible for general maintenance as grounds not locked to public

Issues and Opportunities

1. Water and maintenance – Council subsidises water costs and has upgraded irrigation systems but drainage remains a problem
2. Extension of the Club rooms is seen as being an essential requirement as have outgrown existing facilities – this would involve adding change rooms (currently have to hire soccer facilities and this can be problematic as cannot lock and when overlap of use). Probably 4m by 4m size required. More storage area needed.

3. Need for ground extension on No 2 ground as not large enough – consider best option would be to re-orientate oval with concrete pitch running north-south) and extending into middle area between two sportsgrounds – this would involve moving fill but less likely high costs than original idea for extending to north-east. Ground not really suitable for night cricket or 20/20 games
4. Parking – concern about limited parking to service existing users and KHS in future. Overlap time between fitness centre, KHS, junior soccer and gymnastics/halls will create difficulties. During summer (after school returns) there is use being made of Lightwood Park every day and night of the week. Cricket final would generate a need for about 200 car parking spaces.
5. KHS use – will have access during school hours and will apply on an as needs basis but KHS will need to be responsible for clean-up, damage repair etc.
6. Safety – existing high fence (remaining from baseball) should be lowered (remove two top levels and this could be used behind soccer pitch) given tendency for youth to climb (has occurred and may increase with KHS)
7. Kingston Beach Oval and Facilities – the Crows would consider the option of re-locating to Kingston Beach if the site and facilities were available – could share this with junior football – just an idea at this stage if the opportunity arose.
8. Limited public transport connections to KSC – bus service currently finishes at 8pm as compared with midnight in Kingston – this will need to be improved with KHS use on site. Expect there may be students walking through KSC site back to town centre. Will need to consider footpath connections to and from site including bus connections. Lighting of pedestrian paths and car parks need to be looked at for safety. Only 2 buses a day to KSC on Saturdays at present.
9. Security – should look at CCTV monitors at the KHS and possibly covering other locations given past history of vandalism experienced. Gormley Park building has been broken into 6 times in last 12 months – now has better doors and roller shutters over windows
10. Management Committee – Lightwood Park has own committee with involvement of soccer, cricket and little athletics. Difficult for volunteers to find time and resources.
11. As our Club grows we need to explore the option of another playing oval with cricket pitch to facilitate all the matches to be played. This would be more a long term vision.
12. Lack of public toilets in the area – used to be at the club but Council did not continue to maintain them and Club could not undertake this role. If KHS were considering changerooms and toilets then this would benefit Lightwood park users if made available at other times.
13. Signs – Outline of suggested signs and locations for KSC were provided by Tony. Talked about the option of using pictograms for different sports to direct users/visitors to key destinations within KSC (e.g. Lightwood Park, Twin Ovals, KSC) and then use signing to facilitate orientation to club sites.

Kingston Tennis Club

Wednesday 24th February 2010

Gail Palmer and Marie Woolley

Key Points Discussed:

- Currently 300 active playing members
- There has been a steady increase in members of about 2-3% per year in recent times
- Expect continuation of growth given KHS, population, improved accessibility (link road) and popularity
- Club is 3 times the size since originally moving here
- Play AYC roster, midweek roster, club and social events
- Friday afternoons – juniors
- Coaching occurs every week day (3pm onwards) and weekends

Issues and Opportunities

1. Will need to maintain access to the tennis club for services/repairs/suppliers, disabled access and access by cherry pickers to change lights. The cherry pickers need access around the perimeter of the courts – the most difficult is the one to the north of the clubhouse given the wet area below the bank (maybe natural spring) on the top side of the radio car club site.
2. Extension of the Club will start soon with grant allowing the building to extend at ground level to the south and north with an office, new kitchen and new ablution facilities.
3. Noise levels from Hobart radio car control club can be irritating – both from cars and loud speaker (pre-recorded messages) and noise level would have some impact on nearby residences
4. Future location for two new courts in the long term – ideally the use of the Hobart Radio Car Club would allow the courts to be well located to the Clubhouse. If courts located to the south (car park area) this may involve high costs for earthworks for a second court (would involve cutting into bank), developing new access and car parking areas.
5. Gravel car park – potholes and hooning, poor drainage means car park drains onto courts and not to back of car park.
6. Safety – not enough lighting at top car park or with steps down slope. Current cut through road for Twin Oval services is getting worse (rutting)
7. Bus services – should be improved with growth of KSC
8. Past – use to have problem with small mini-bikes at times cut through fence on Radio car club site
9. Would be good to have a public tennis court for hire – Club does allow this (key to court only) but if KHS were constructing any outside courts, this might be an option for community use

State Gymnastics Centre

Wednesday 24th February 2010

Mark Moncur - Manager

Key Points Discussed:

- Previous feasibility assessment was successful and all was achieved within the budget estimates
- Members have increased from 800m – 1000
- Staffing levels – 7 fulltime, 25 casual with 16 staff max at any one time
- Capacity of centre to cope with 1600 in registered classes
- Elite and private school training – early mornings 6-8am
- Morning use – 9-11 am by kindergym without about 50 people currently attending each day
- Afternoon use – 3.30-6.30pm currently 14 groups of 8 involved = 112 users
- Some cross training use by other clubs e.g. Tas cricket, diving

Issues and Opportunities

1. Parking needs over times of use and overlap change times
2. Ideally young users would have been seen at front door from vehicle arrival area (view part blocked by wall) so this may cause more parents to park rather than pick-up
3. Moving large pieces of gym equipment into the centre – very tight in southern corner and another option would have been to have ramp leading to rear doors of next door stadium
4. Security camera might be a good option for the outside entry area
5. Possible longer term interest in the former gym building for circus training – returning staff members has qualifications but this would depend on demand/interest (some capacity in existing stadium until reach the 1600 max)
6. If back caged access inside building was not used then it could be reused for gymnastics (although discussions with netball indicate use will be made of this to allow safe and convenient access between indoor and outdoor courts).

Southern Tasmania Table Tennis Association

Wednesday 24th February 2010

Marshall Muller – President, Tony Rae – Club Secretary, Ken Jones

Key Points Discussed:

- Membership up 20% from last year
- 200-250 active members
- KHS currently hire centre (6 times last year)
- Majority of members within local municipal population catchment
- National seniors event planned for 2011 involving hiring out of stadium and several 100 car vehicles
- Run different events on different nights – generally Monday school, Tues/Wed senior and coaching (about 60 per night playing)
- Some tournaments run over Friday and weekends (8am – 10pm 4 times a year)
- Big junior program – 3 levels available along with academy (elite)
- Appreciate benefit from location with KSC front desk services
- New website being developed
- Club loan paid back over 21 years with interest free kick-off from council being helpful

- There is currently no State centre for the sport – this might form the basis for future development

Issues and Opportunities

1. Capacity – limitations on number of tables that can be used for local use (10) and events (8) in the current centre – stadium hire (20) with finals played in STTA centre
2. Club provided a handout on issues involved with relocation of table tennis centre to the indoor building that would need to be considered – lighting/roofing, heating/insulation/ventilation, flooring, seating, painting/refurbishment, security, parking, ongoing costs. Club recognises there are potential benefits with relocation e.g. more office space, change rooms/toilets/showers, better social facilities, larger playing area
3. Current heating not economical and looking at ways to reduce costs e.g. insulation, plugging gaps
4. Roofing issue – leaves, dirt drop onto tables thus damage to surface

Kingborough Little Athletics Club

Wednesday 24th February 2010

Andrew Wilcox, Stephen Dimsey, Cathy McKeown, Rowan House, Dean Jackson

Key Points Discussed:

- Season runs from 1st October to mid March
- Training on Wednesday night 5.30pm onwards and events on Saturday
- Soccer also utilize ground generally from March onwards
- 200+ kids involved
- 145 kids registered last year – down on previous year because of move from Sat to Friday night program for events
- Generally been an increase over recent years
- KHS – year 7,8 and 9 students are involved in Little Aths with older students involved in senior aths training (currently have to go to Hobart)
- U14 and U15 students can compete in both Little Aths and senior aths

Issues and Opportunities

1. Poor condition of long jump facility. Runway not long enough, uneven and subject to Council tractors/vehicles driving over to allow mowing of the ground. Options might include relocating to other side of clubhouse or at rear – about \$20,000 cost involved.
2. Ground size – only allows for 335m not a 400m track (means running on to get track length). Only 6-7 lanes on track. Surface not level. Part of the clubrooms (kitchen) is condemned and not available to use. Prefer to keep sports together on one oval rather than split between different sites.
3. Future options include:
 - (a) fix existing site with high priority to invest in replacing long jump run-up
 - (b) relocate to Kingston Beach oval as this would be ideal for the club and to share with winter use junior football

© access to another oval – availability of a Twin oval?

Preference of Club is option (b) if available

4. Drainage problems on the ground – culverts blocked so water running onto ground. Heavy rain has closed use of the grounds and this is made worse by poor drainage system. Drainage concerns around the clubhouse.

5. Parking limited – about 100 cars each Saturday, event days and occasional Wed nights – this forces people to park all along Gormley Road where-ever find space and back into residential street.

6. Proposal for men's shed and school education to go on previous horse riding site – site might have been option for creating better parking

7. Site impacts from soccer use are evident given no 'rest' time between uses

Kingborough Netball Association

Wednesday 24th February 2010

Angela Males

Key Points Discussed:

- New courts opened around Easter last year
- About 350 members including association and clubs – 300 players and 50 officials, coaches, umpires etc
- Train at site – Kingston Blue in statewide competition and affiliated with the Kingborough Netball Association
- Fairly steady member numbers in last 5 years
- Junior roster – 3 nights a week including school teams
- Monday night – entry level with netta school program (3-4 teams) and net-set-go (6-8 teams) involving parents and other younger family coming along
- Tuesday – mini league primary school between 4-6.30pm - twilight cricket and soccer also add to parking pressure at same time
- Wednesday – training
- Thursday – High School roster
- During winter – some soccer use when grounds too wet
- Weekend – not so busy as games played at Creek Road, some selection trials held
- Carnival – 1 per year and hope to access KHS courts but these may be without lights
- Scissor equipment (KSC owned)

Issues and Opportunities

1. Prefer proposed car parking access of one road as shown on master plan – better for all to go towards one destination and can observe capacity from road easily.
2. Remaining problem with drainage onto courts – many meetings with Council. Stormwater outlet (under road) not connected to main drainage line as yet that flows to north of Twin oval. Concern about crack in one of the new courts – to be filled and monitored.
3. Limitations of stadiums for netball is the limited spectator seating to hold major events, \$250,000 required for better quality tiered seating (some concern about using poorer quality seating option). Also no clubroom/bar etc overlooking court for new stadium
4. Direct access to stadium through back caged walkway will be used
5. Need linked pa system and timing between indoor stadium and outside courts

Southern Obedience Dog Club

Sunday 28th February 2010

Bev Taylor, David Taylor?

Key Points Discussed:

- Sunday training and other occasional times used by members
- Competition – all day Saturday and Sunday
- Dogs need to be vaccinated
- Grounds are good size for the use being made
- Training area and not a dog exercising area (area for this in other part of KSC)
- Club self funded the clubhouse and have been there since 1979
- No other dog training area other than the Domain (Hobart)
- Membership 150 and slowly increasing
- Most members are from Kingborough but also attract people from wider catchment

Issues and Opportunities

1. Better fencing is required around the ground on the lower side
2. Equipment shed needs upgrading
3. Water and toilets needed (currently use Little Aths building)
4. Car parking – 35 cars usually at training in weekends with turn-over time of about 15 mins between user groups
5. Lack of power to the club building – building getting near end of life
6. Drainage – has become worse with current roadwork's blocking of drains leading to overflowing onto grounds
7. Recognise opportunity for some shared use that is compatible with current use – option of charging for car parking during special events at Twin Ovals was discussed

Hobart Radio Control Car Club

Sunday 28th February 2010

Greg Gard (President) + 4 other Club members who are main users

Key Points Discussed:

- Started club at the site in 1981 – one of the first users
- Glenorchy – uses electric battery cars and creates less noise
- Geeveston – near Bowls Club and tennis courts will be an off-road clay and dirt pit for truck/4WD use
- KSC – only purpose built track available
- Members about 30 active and majority of users have up to 3 cars in use
- Value of cars range from \$2000-\$5000
- Held 1986 and 1996 nationals at site but facilities no longer suitable to attract national scale events – club would like to do so in the future
- Time of use – Sat and Sunday 9-4pm with race meetings held on the first and third Sunday in the month
- Members may practice outside of these times
- Cars operate under the 82 db level and pa system calls the race from transponder
- Slides of Qld race course shown (Brendale) which has attracted world title and national events - about \$300,000 would be required to achieve similar standard facilities but club has grown dramatically and spin-off into local community

Issues and Opportunities

1. Course is too small – 80m could extend outwards to achieve 100m track in a coat-hanger style layout. Surface poor and deterrent to people using high cost cars given damage. Track was resurfaced in 1981 and collapsed in part in 1983

2. Currently 5 year lease but Club needs longer security to start investment in upgrading track – club has \$8000 and track upgrade would be in order of \$20,000 without upgrading facilities
3. Concern about approval of houses in close proximity to course and potential for noise complaints in future
4. Need toilets – currently some distance to walk to KSC
5. Drainage – wet area at back affects grassed areas adjacent to track
6. Clubrooms in poor condition – need refurbishing and add control shed with electronics protected, need kiosk
7. The option of moving to another site was discussed and two options were mentioned – somewhere close to the airport/maybe Cambridge/Richmond area or at Baskerville racecourse (although not investigated with site managers). Maybe other site options but unaware of Council owned land – Club would need assistance to relocate and develop better facilities. Has been difficult to get SRT funding/grants as not really seen as a recreational activity.

Kingborough Tigers Junior Football Club

Wednesday 24th March 2010

Rodney Blakes (President), Chris Donnelly (Vice President)

Key Points Discussed:

- Membership has been growing and is one of the biggest clubs in the State and southern Tasmania
- Level of support from parents is very strong and this is one of the reasons why the club functions well
- Social side of the club is relatively good but room to make this stronger in future
- Also train and play at other grounds including St Aloysius High School
- Have access to Beach Oval after cricket finishes with work done on the pitch
- Each year with the U13 boys do a camp-out as part of the pre-season football camp – last year used the Lea camp but this year have approval for the Beach Oval from Council and cricket club – ideally such an area would have provision for a campfire, some seating and shelter

Issues and Opportunities

1. Expect some of the junior teams will be playing at twin ovals but as yet uncertain as to future use.
2. Desire and need to keep Beach Oval as base given the number of teams involved with the club and growth in players.
3. Juniors would make use of a new venue for fund raising events (e.g. quiz nights) – have used Kingston Beach Hall in past but limited seating capacity of 100, also need relatively low cost venue
4. Weather conditions heavily affected ground last year and training times - club is keen to find alternative training venues – have used KHS gym and KSC indoor stadiums

Kingston Sea Scouts

Thursday 25th March 2010

Geoff Lea (Committee Chairman)

Key Points Discussed:

- Club has two facility sites – Browns River foreshore where boats and equipment are kept and hall in KSC for meetings, skill development and hire-out to other users
- Council decision some years ago to locate club hall at KSC – some opposition from residents but building impacts would not really have been significant

- Scout hall – used all year around by cubs and other users, whereas scouts use it in winter months (use Brown River shed whilst daylight available)
- Currently 40 cubs, 40 scouts 10-15 venturers and 10 rovers making use of facilities
- Members have grown significantly in last 5 years to reach limit and any further growth would entail looking at new group – this was down with the North West Bay group which has been successful in growing at Snug
- Scouts use on Wed nights and cubs on Tuesday nights
- Main focus of hall is for game activities and then skill development
- KHS store kayaks at Brown River shed and make use of life jackets etc
- Other uses of the scout hall include Darts Club (Monday nights), Church group (Sundays), yoga, pony club and computer games club – was previously used by a home based education school also
- Scouts do camp-outs in bush environs whereas clubs use the hall for overnight sleep-outs some weekends
- Shed does not allow for meetings and so hall provides safe place for meetings and activities
- Hall has good space and facilities – toilets, commercial kitchen, hall, storage etc
- Hall is available for bookings but club will check use – often bookings are linked to a member, careful about users impacts
- adequate boat and equipment storage at Browns River shed – 3 timber boats, fibreglass control boat, sailing boat, run-about, trailers, kayaks/canoes

Issues and Opportunities

1. Club makes use of both facilities at present and is adequate for current level of use. However ideally the ability to provide a second storey on the Browns River sheds for the hall (recognizing occasional flooding of ground floor) would be beneficial. Club would prefer improved access to the sheds for parents and towing out boats (steep road access at moment) but this would entail some crossing of the river.
2. Willing to look at longer term options for bringing together two facilities, if possible to find alternative training venues – have used KHS gym and KSC indoor stadiums

Kingborough Cricket Club

Monday 29th March 2010

Wayne Steele and members of the Cricket Club Board

Key Points Discussed:

- Season runs from 1st October to end of March
- Current membership of around 400 players and 50 social members
- 3 U13 teams, 3 U15 teams, U17, thirds, seconds and first teams
- thirds, seconds and first teams all reached semi-finals in 2010
- MILO cricket group (6-8 year olds)– 100 involved in twilight competition at 2 days a week with about 50 cars involved (8 teams of 10 players)
- Currently using other venues given junior club numbers and teams
- Growth in membership over last 5 years from about 250-400
- Expect growth to remain but limited by access to facilities
- Games on ovals both Sat and Sun
- Proposed twin oval facilities have recognized need of club for housing club memorabilia, equipment and access to function room etc

Issues and Opportunities

1. Car parking arrangements for cricket – expect the current developed space will cater for cricket (95 spaces) and turn-around times but will fall short when other use of twin oval occurs. e.g. Thursday nights when 4 cricket teams train and football starting earlier
2. Expect continued growth of interest from KHS students into cricket club
3. Moving to twin oval is dependent on the completion of the facilities

4. Unsure as to availability of other ovals at KSC for possible junior cricket use – would be beneficial if this could occur for Club but it may be that Beach Oval remains as home base for junior cricket and football
5. Will require power at the cricket nets to operate bowling machine and nearby shed to house the equipment
6. Expect could make use of other KSC facilities in poor weather conditions including the indoor cricket centre

ATTACHMENT 2

STORMWATER MANAGEMENT REVIEW – SEMF



Sustainable Consulting Solutions

KINGBOROUGH SPORTS CENTRE - WSUD CONCEPTS

Engineering Proposal
For
Inspiring Place

July 2010
Revision 0

Project No: 2956.001

SCIENTISTS | ENGINEERS | MANAGERS | FACILITATORS





REPORT ISSUE AUTHORISATION

PROJECT: Kingborough Sports Centre - WSUD Concepts **Project No:** 2956.001

AUTHOR: Glenn Allen
B.Eng (Civil), MIEAust

Date	Purpose of Issue/Nature of Revision	Rev	Reviewed by	Issue Authorised by
15-7-10	Draft	0	DDP	DDP

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1. INTRODUCTION

1.1 WSUD Background and Application

Water Sensitive Urban Design (WSUD) aims to minimise the impact of development on the water cycle, and should include stormwater management with regard to flood control and water quality. It should be seen as a planning and design approach that integrates water cycle management into the built environment.

This approach is not new and many authorities around Australia over the past decade have identified the following aims to minimise or avoid adverse effects of development on the natural water cycle by ¹:

- protecting enhancing the intrinsic values of the natural water cycle by minimising disturbance to natural landforms, wetlands, watercourses and riparian zones;
- protecting the quality of surface and groundwater to maintain and enhance aquatic ecosystems and enable reuse opportunities;
- reducing downstream flooding and the effects of drainage on aquatic ecosystems by managing stormwater runoff and peak flows;
- promoting more efficient use of water by reducing the demand for potable water and encouraging the use of alternative supplies;
- minimising the generation of wastewater and ensuring it is treated to a sufficient standard to enable the effluent to be reused and/or released into receiving waters;
- controlling soil erosion and managing sediment during the construction and operational phases of development, and;
- using stormwater to maximise the visual and recreational amenity of developments (e.g. by using it for landscaping) and to promote an understanding of water in the urban environment.

¹ SEQ Regional Plan 2009-2031 Implementation Guideline No. 7: Water Sensitive Urban Design

Often seen as the obvious visible elements comprising gross pollutant traps, wetlands, detention basins and planted swales, it must also incorporate “internal” measures, with consideration given to:

- the use of rainwater tanks for harvesting and re-use on a building, lot or cluster scale;
- the potential for grey water separation, treatment and re-use;
- the reduction in potable and general water use by installation of WELS rated high efficiency fixtures and sympathetic landscaping.

Legislation exists to provide a framework for controlling the impact of development on the environment (Water Management Act) as well as publications which authorities subscribe to when assessing some developments (Derwent Estuary Program).

1.2 Project Background

The Kingborough Sports Centre has been the site of significant development over the last two years, with the construction of very large built forms including impervious surfaces associated with new buildings (Kingston High School, state gymnasium, carparking and internal roads) as well as the development of two major sporting ovals. Future development is expected to extend this scope with the provision of further internal roads, carparking and major structures such as grandstands and support buildings.

The site sits at the headwater of Whitewater Creek and while comprising a large proportion of open space, the nature of the internal development is such that the typically observed effects of reduced time of concentration, increased impervious area and roadway/traffic generated pollution will impact the stream. In addition the formal grassed and irrigated ovals result in a substantial demand for water to maintain the stated aim of a first class playing surface.

The development of the Twin Ovals project, comprising a 1.8ha football oval and 1.6ha cricket oval was undertaken with a view to reducing the impact on the downstream creek due to nutrient laden runoff. A perimeter drain and subsoil collection network supplies a 220,000 litre tank farm, with run off recycled back onto the ovals.

The possibility of a WSUD application on the site to augment the potable supply for oval irrigation forms a large part of the goals this concept layout seeks to achieve.

2. PROJECT SCOPE

2.1 General

The catchment as shown in Figure 2 is bound by the Huon Highway to the north and the headwater of the ephemeral stream Whitewater Creek. The creek within the development is a drainage line in the gully between the Kingston Cemetery and the Sports Centre, collecting overland runoff, low density rural residential and some 300m of road pavement. The Huon Highway and the layout of the internal development result in the potential catchment being less than is possible to collect and treat.

A major Kingborough Council stormwater drainage pipe is located in the south east corner and collects via cut off overland flow a significant area (approximately 30ha). The internal development upstream of this point comprises very large impervious areas and is likely to result in the capacity of the system being exceeded on a more regular basis.

The Huon Highway is a major arterial connection between Hobart and the southern towns, comprising 4 lanes in the vicinity of the site. Relief culverts are located at regular intervals along the road effectively collecting a 14ha catchment. The road presently has an AADT (average annual daily traffic) of 7,000 veh/day, with projected growth rate of 1.6% p.a resulting in an estimated 12,000 veh/day by 2030².

2.2 Catchment Considerations

When considering WSUD for the development there is the potential to improve not just the immediate natural environment at the Whitewater Creek collection, but the built infrastructure at other downstream locations. Provision of new stormwater infrastructure within the site to collect areas topographically can include areas which generate high pollution or concentrated run off flows which would otherwise remain untreated.

Figure 2 shows the developed site comprises separate catchments, with the collection at Whitewater Creek resulting in approx 62ha or 57% of a possible 107ha catchment. Given that this additional area contains the Huon Highway plus significant internal road, carparking and building areas, the benefit of collecting and treating this area would be large when compared against the additional WSUD elements to accommodate it. Table 1 describes the elements required to accommodate and treat the impervious contributions for the catchments currently and potentially connecting to Whitewater Creek.

² Southern Region Overview Report, DIER October 2007

Table 1- Catchments

	Catchment	
	Current	Proposed
Area (ha)	62	107
Road Area (m ²)	3,500	27,000
Treatment Area Req'd (m ²)	70	540
Impervious Area (m ²)	6,000	63,000
Treatment Vol Req'd (m ³)	100	2,180

Treatment area for road surfaces has been defined as the area required to provide the following pollutant reduction due to bioretention, based on 2% of contributing surface:

TSS	95%
Total P removal	85%
Total N removal	45%

Based on an extended detention depth of 200mm.

Treatment volumes to accommodate the potential impervious area is based on the 30 minute 20 year ARI storm, in order to demonstrate no net increase in discharge from the site when assessed against a fully undeveloped catchment.

When taken against the area available in the present dog exercise area of some 80,000m² this represents less than 3% of area to be used to accommodate peak stormwater discharge volumes.

Figure 3 describes the resulting catchment areas achievable with provision of a trunk stormwater main to collect the Huon Highway plus internal built environs.

Figure 4 describes the areas within the dog exercise area which could be used as landscaped WSUD elements for pollution removal and stormwater peak discharge attenuation. These are envisaged as low impact (visual and construction) treatments suited to the contour and slope of the site. The detention basins are not designed as large banded elements with significant depth or individual volume, rather a series of linked water bodies with transitioned banks and the scope for a meandering activity (mountain bike trail etc) throughout.

2.3 Stormwater Harvest and Reuse

Collection of site stormwater to provide storage and reuse on the Twin Ovals has been considered, with the view that a large water body is inappropriate. The disadvantages associated with a single large storage body are described in Section 3.

Concept layouts have considered the discrete catchments across the site and available inflows against oval irrigation requirements. It is anticipated that the ovals will require approximately 200,000 litres per day when antecedent rainfall is not enough.

The use of the distributed site detention ponds to supplement irrigation with potable water is unlikely to be practical due to the variable nature of rainfall in the southern region. Although long term averages show rainfall of between 50-100mm per month during summer and 75-125mm during winter, the distribution within months can be very sporadic. The need to draw from all ponds during extended dry periods – several consecutive weeks without rain is not unusual – could be done if the ponds were linked by pipes and valves for specific extraction. In this way a practical and achievable storage of 5-6 megalitres can be developed, without impacting on the site amenity or introducing potential hazards.

Integrated water management for the complex however should include harvesting and reuse at local sites (roof water for toilet flushing for example). In addition the nature of the development is such that significant quantities of grey water from changerooms, showers and the future swimming pool will be available.

Treatment of such volumes may be best handled centrally with resultant formal storage better suited for use in irrigation. Typically grey water requires sub surface irrigation, however with treatment to Class A levels readily achievable for grey water sources, the potential for surface irrigation within access restriction periods is possible. The run off tank farm and pump system associated with the Twin Ovals is ideally suited to this.

2.4 Site Collection

The provision of internal roads and new carparking areas associated with the Twin Ovals can be linked to the proposed WSUD elements to the west of the site due to favourable topography. Internal stormwater reticulation already constructed may also be directed to the WSUD elements by linking to the proposed trunk main, or by making use of topography at present.

The ability to utilise surface drainage paths as landscaped elements of a treatment train before discharging to the detention basins means pollutants can be removed from all paved and trafficked surfaces before storage and potential reuse.

Presently the western site acts as a large sheet overland flow path with informal channels discharging to the gully creek. Interception and redirection of internal run off can be achieved with low impact works which incorporate treatment via infiltration and planting, or simply as reduced velocity conveyance.

The nature of a heavily used site with large areas for carparking and foot traffic will naturally lend itself to the generation of litter. With the collection and discharge of site and upper catchment (Huon Highway) stormwater to surface basins it is recommended that gross litter traps be provided within areas likely to be subject to litter. Traps may even be sited at the end of collection lines before discharge to the ponds.

3. STORAGE CONSIDERATIONS

3.1 General

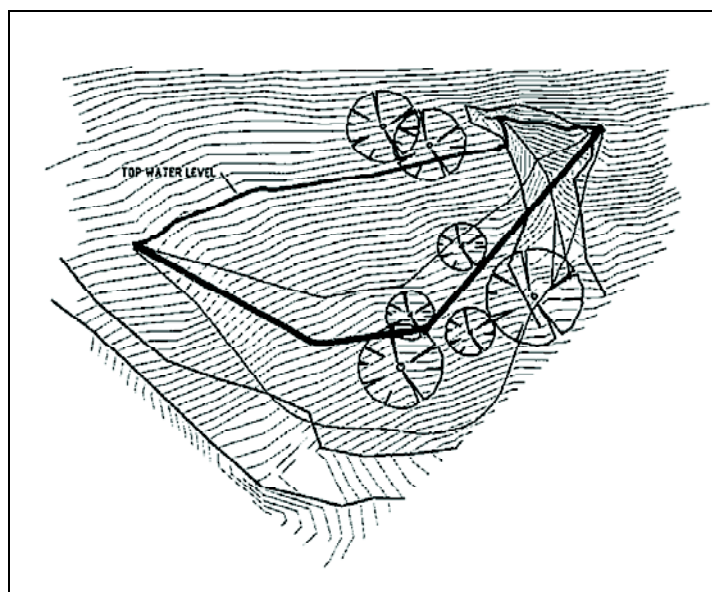
This concept WSUD approach may be considered as Phase 1 of a site wide review. Principles of WSUD should be applied to the developed site which provides water quality, peak run off plus amenity improvements to stormwater discharge and potable water use.

It should be noted that Phase 2 is preferable for providing storage volume to irrigate the Twin Ovals, and is better be suited for construction outside the boundary in the flatter plain at the headwater of Whitehead Creek as part of the downstream urban development.

3.2 Storage Restrictions

Previous concept locations for a large off stream storage dam involved a significant wall located in the south west corner of the site. In order to achieve a useful storage volume of 20-30 megalitres (sufficient for summer irrigation at 6mm/day or approx 7,000 m³/month) a dam wall of at least 10m height is required. This gives a surface water area of some 9,000m² and requires some 35,000 cubic metres of material.

Figure 1 - Dam Footprint



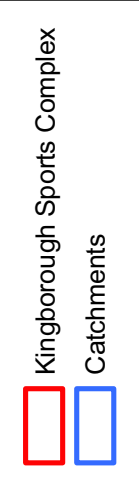
This is a significant structure, the footprint of which will require the removal of the full stand of Blue Gums. The figure above is an extract from the site survey with the dam design overlaid.

Locating the dam uphill to avoid all Blue Gums removes the potential catchment which is captured by construction of the new trunk stormwater across the site. This in turn makes the provision of sufficient storage for summer irrigation unachievable. The topography uphill results in a higher dam wall to achieve storage without having to increase the area significantly due to the steeper section of land.

A further major consideration is that the dam if constructed to achieve storage with a wall height of at least 10m, given its position upstream of suburban Kingston will likely have a hazard category of *Significant to High C* at the least. This will require a much more stringent assessment by the Assessment Committee for Dam Construction (ACDC), which combined with the removal of the Blue Gum stand will result in considerable approval effort.

Collection of all site water for discharge to the dam will still require areas for pre-treatment given the areas of subcatchment which will be generating polluted run off. Storage of a large body of water with elevated nutrient levels throughout a period of low turnover will result in degradation of the stored water quality, and will be detrimental in the long term to the performance of the irrigated areas.

Construction of water retaining structures in a distributed manner across the site as described in Section 2, where low level pools are matched to the topography with wall heights of no more than 2 metres and volumes to 1 megalitre will not trigger the requirement for ACDC approval. The risk to downstream residents and environment, the minimal disturbance within the Sports Centre site and the ability to safely engineer a water body without fencing make it preferable to a large dam.



**Kingborough Sports Complex
Master Plan**
Figure 2: Present Site Drainage (Approximate)



Datum: GDA94 Grid: MGA Zone 55
 Date: 25 June 2010
 Prepared by: SEMF Pty Ltd
 TasMap: Taroona 5224
 Project: 2956.001
 Client: Kingborough Council

Base data by TASMAP © State of Tasmania
 Base image by TASMAP © State of Tasmania





Kingborough Sports Complex Master Plan

Figure 3: Proposed Site Layout



Kingborough Sports Complex Master Plan

Figure 4: Final Site Drainage (Approximate)



Base data by TASMAP © State of Tasmania
Base image by TASMAP © State of Tasmania

Datum: GDA94 Grid: MGA Zone 55
Date: 25 June 2010
Prepared by: SEMF Pty Ltd
TasMap: Taroona 6224
Project: 2956.001
Client: Kingborough Council
0 125 250 Meters

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ATTACHMENT 3
SUGGESTED PLANTING PALETTE

KINGBOROUGH SPORTS CENTRE PLANTING PALETTE

TYPE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	BUSHLAND & SPORTS GROUND PRECINCTS	SPORTS CENTRE & HIGH SCHOOL PRECINCTS	COMMENTS
CANOPY TREE	<i>Acacia melanoxylon</i>	blackwood	15m	12m	X	X	
	<i>Eucalyptus amygdalina</i>	black peppermint	10-30m	7-20m	X		
	<i>Eucalyptus globulus 'nana'</i>	dwarf blue gum	8m	6m		X	
	<i>Eucalyptus globulus</i>	blue gum	15-55m	10-25m	X	X	Where space permits
	<i>Eucalyptus ovata</i>	swamp gum	8-30m	8-20m	X		Wetter sites
	<i>Eucalyptus pulchella</i>	white peppermint	9-21m	6-15m		X	
	<i>Eucalyptus viminalis</i>	white gum	10-50m	8-15m	X	X	Where space permits
SMALL TREE	<i>Acacia dealbata</i>	silver wattle	8m	3m	X		
	<i>Acacia meansii</i>	black wattle	9m	8m	X		
	<i>Acacia verticillata</i>	prickly moses	5m	3m	X		
	<i>Allocasuarina verticillata</i>	drooping she oak	9m	6m	X	X	
	<i>Banksia marginata</i>	silver banksia	10m	5m	X	X	
	<i>Bedfordia salicina</i>	Tasmanian blanketleaf	2.5m	2m	X		
	<i>Bursaria spinosa</i>	prickly box	3.5m	2m	X		
	<i>Leptospermum lanigerum</i>	woolly teatree	2-8m	1.5-5m	X		Wetter sites
	<i>Leptospermum scoparium</i>	common teatree	2m	1.5m	X	X	Wetter sites
	<i>Melaleuca ericifolia</i>	swamp paperbark	4m	3m	X	X	Wetter sites
	<i>Pomaderris apetala</i>	common dogwood	3-15m	2-6m	X	X	
SHRUB	<i>Aotus ericoides</i>	golden pea/common aotus	1.5m	1.5m	X		
	<i>Calistemon pallidus</i>	bottle brush	2.5m	2.5m	X	X	
	<i>Correa alba</i>	white correa	1m	1.5m		X	
	<i>Epacris impressa</i>	common heath	1.5m	1m	X	X	
	<i>Geranium spp.</i>	native geranium	.3m	.3m		X	
	<i>Hakea nodosa</i>	yellow needlebush	3.5m	3.5m	X		
	<i>Leucophyta brownii</i>	dwarf cushion bush	1m	1m		X	
	<i>Leucopogon spp.</i>	beardheath	.6m	.5-1m	X	X	
	<i>Melaleuca squarrosa</i>	scented paperbark	4m	3m	X		WSUD applications
	<i>Pimelea spp.</i>	rice flower	.9m	.9m	X	X	
	<i>Westringia fruticosa</i>	native rosemary	1m	1.5m		X	
GRASSES TUFTING PLANTS & FERNS	<i>Blechnum ssp.</i>	water fern	1m	1.5m	X		WSUD applications
	<i>Dianella revoluta</i>	spreadiang flaxlily	.4m	.4m	X	X	
	<i>Diplazena moraea</i>	white flag-iris	.6m	.3m		X	
	<i>Helichrysum apiculatum</i>	everlasting	.1m	.3m		X	
	<i>Isolepis nodosa</i>	knobby club rush	.5-1.5m	.6-2m	X	X	WSUD applications
	<i>Juncus pallidus</i>	rush	4m	.6m	X	X	WSUD applications
	<i>Lepidosperma concavum</i>	hill sword-sedge	.3-1m	.5-1.5m	X		
	<i>Lomandra longifolia</i>	sagg	.8m	.5-1m	X	X	
	<i>Poa labillardieri</i>	silver tussock grass	1m	.5-1.5m	X	X	
	<i>Polystichum proliferum</i>	mother shield fern	.5-1m	.3-1.5m	X	X	WSUD applications