



SUMMARY

Kingborough Sports Precinct Future Directions Plan



VISION

The Kingborough Sports Precinct will be an exemplary leader in achieving outstanding social-economic benefits for the Tasmanian community - a place where quality outcomes are delivered through immersion and integration of education, health, community well-being, sport and recreational activities.

BACKGROUND

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

Most of the sporting clubs and recreation groups using the Kingborough Sports Precinct are experiencing growth in demand for their facilities, programs and services. Some clubs and groups have outlined their aspirations for developing future sporting and recreation infrastructure to better cater for these needs. The growing population within Kingborough also have expectations for future investment in sports and recreation facilities.

Council engaged Inspiring Place to prepare a Future Directions Plan for the Precinct.



FOUR BIG, BOLD AND VISIONARY IDEAS



Aquarena Aquatic and Leisure Centre, Manningham City Council, Victoria

Aquatic Leisure Centre

The Kingborough community has indicated strong interest for the development of an aquatic facilities at the Kingborough Sports Precinct. The development of an aquatic leisure centre would be a major investment with the potential to generate high levels of interest and use. The State Government has provided funds to allow Council to undertake an initial feasibility assessment for an aquatic leisure centre.



Expansion of Indoor Stadiums

Gymnastics, fitness, basketball, volleyball, netball, circus training, martial arts, table tennis, dance, cheerleading, youth culture (indoor skatepark, scooting, bmx, rollerblading, rockclimbing, music facilities) are experiencing growing participation and need for more space or better facilities to cater for demand. Conversion of the existing gymnastics centre into two indoor courts and constructing a new multi-use stadium would provide greater capacity for indoor activities and hosting events.



Sports Academy, Maribyrong Secondary College by Suters Architects

Tasmania's First School Sports College

The close proximity of the Kingston High School to the Kingborough Sports Precinct provides the opportunity to develop Tasmania's first Sports College. The High School is introducing Grade 11/12 courses in athlete development, sports science and sports psychology in 2020. The College would attract students through greater integration of health, education, sport and recreation learning outcomes. Partnership arrangements would facilitate use of facilities, coaching skills and resources within the Precinct.

One Precinct

Agreed Master Plan

Diverse facilities and activities

Multiple values and experiences

Precinct Integration

Government funding support will be guided by those proposals that show co-ordination, collaboration between stakeholders and can demonstrate how the investment may contribute towards improving the health and well-being of the community. The focus for future planning, development, marketing and promotion of sport, recreation and community opportunities needs to be based on a 'whole of Precinct' priority and not individual sports or facilities.


Key:

- 1 Upgrade the intersection onto Summerleas Road
- 2 Install precinct marker and new entry sign
- 3 Develop a Tasmanian Sports College at the Kingston High School
- 4 New parking layout with additional parking spaces and re-alignment of Kingston View Drive
- 5 Extension of parking area and potential for establishing 'park and ride' station for commuter transport
- 6 Original main indoor sports stadium with squash, offices, kiosk and multi-use spaces
- 7 Indoor sports stadiums
- 8 Current table tennis centre proposed to be redeveloped for future fitness centre (relocated from under site 6) or small aquatic leisure centre if space sufficient
- 9 Current gymnastics centre proposed to be converted to two new indoor sports stadiums for basketball, volleyball, netball and other sports
- 10 Proposed new main entry to the Kingborough Sports Centre to include foyer, reception offices, café, club offices, meeting rooms and orientation to sports facilities
- 11 Proposed aquatic leisure centre to be developed on existing indoor cricket and scout hall site
- 12 Current outdoor netball courts and clubhouse proposed to be new indoor centre accommodating gymnastics, table tennis, dance, circus, martial arts and multi-use activity spaces. Access to car parking under the new building from existing road to Twin Ovals.
- 13 Potential redevelopment of the car park for youth sports and culture club
- 14 Potential site for 2 new outdoor netball courts and clubhouse
- 15 Potential for future development. Options may include indoor cricket, indoor tennis and outdoor netball courts
- 16 New car park to service the indoor cricket and tennis centre
- 17 Existing starting area for mountain bike park for which access and layout may change as a result of any future road link (refer to 19 below)
- 18 Existing fenced dog off leash exercising area
- 19 Council to investigate road link options from Spring Farm residential estate to Kingston View Drive (preferred route shown subject to feasibility assessment)
- 20 Future consideration for road link (refer to 19 above) and parking areas
- 21 Upgrading of Lightwood Park (as per Lightwood Park Master Plan 2018) including new clubrooms in central location incorporating changerooms, amenities, kiosk, storage and seating for premier ground.
- 22 Upgrade Lightwood Park 2 ground with synthetic surface to accommodate all weather and high levels of training and multi-use. Use integrated with Sports College programs
- 23 Provision for additional green(s) for the Kingston Croquet Club
- 24 Consider future pathway to connect with Kingston High School
- 25 Upgrading of Lightwood Park 3 including drainage, access and lighting issues
- 26 Proposal for relocation of the Southern Dog Obedience Club building with fenced puppy area and managed access to Lightwood Park 3
- 27 Planned upgrading of Gormley Drive with sealed surface, footpaths, drainage and car parking. Upgrade entry signs at intersection with Summerleas Road.
- 28 Potential redevelopment of Gormley Park as multi-use sportsground with improved capacity for athletics training and events, new clubrooms and amenities, and parking.
- 29 Potential for future car parking area to service surrounding sportsgrounds or alternatively to be developed as a multi-use sportsground with site 30. This latter option would limit the capacity of Gormley Park to have a sportsground to allow 400m races (without overlapping lanes).
- 30 Potential for a small community park including play, 3/3 basketball and netball court and exercise/fitness facilities.
- 31 Improve pedestrian access to Dadu Place
- 32 Existing community gardens and Mens Shed
- 33 Continued improvements and additional infrastructure at the Twin Ovals to facilitate access and use
- 34 Turf wicket added to oval



3.1 Kingborough Sports Precinct Future Directions Plan

Draft For Review | Prepared for Kingborough Council



**1 / In 2040 the
Kingborough Sports
Precinct will be
where.....**

Elodie has enrolled at the Kingston High School Sports College to follow her dream to explore community health, well-being, sport, recreation in a creative learning environment. Her curriculum includes sports science, sports psychology, physical and mental health, sports technology, sports diplomacy, anti-doping, media and communications, staging major sporting events and sport as a vehicle to address disadvantage and social inclusion challenges. She enjoys using the extensive suite of built facilities and programs available to her through programs that augment her studies.

Arnie, is visiting the Precinct in support of his daughter's participation in the National under 16 gymnastics championships. He has thoroughly enjoyed the experience of commuting from his Airbnb accommodation on foot and by bike using the high-quality shared paths that lead to the centre. He's also used the public buses and noticed on arrival the easy parking that others have availed themselves of in getting to the Precinct. While waiting between events he has made use of the new Fitness Experience Centre and the aquatic leisure centre. He's also enjoyed lounging in the comfortable large entry foyer to the major indoor facilities where he's watched the coming and goings at the central information desk, cafe, Club offices and medical practitioners while taking up the free wi-fi that is on offer.

Ivy has progressed through the learn to swim program at the aquatic and leisure centre and will soon join the Kingborough Swim Club to advance her swimming skills. She was drawn to the club because it has access to one of the best programmed aquatic facilities in Australia including the lap pool and the warm-water therapy pool. As a Kingborough resident, Ivy is happy that when she isn't training, she can have fun all year round in the freeform leisure pool, water-play splash pads, waterslides, spa and aqua gym and as well as having a hit-out on the outdoor beach volleyballs courts. Plenty of training opportunities, plenty of fun!

Cameron is a martial arts buff who is really enjoying the new multi-use indoor stadium and the access it has given him to multiple styles of training. He is looking forward to watching the State tai kwon do championships next month. While he trains, his partner **Marigo** often does a bike session with 100 others in the Fitness Experience centre. Meanwhile, their son **Alfie** enjoys shooting hoops in the 3 on 3 competition held in the stadium weekly and their

daughter **Katie** loves having a hit of table tennis with her grandmother, **Kim** who has also taken up the circus training and dance rhythm course on offer.

Meg is a talented soccer player who has risen from junior levels to the National Women's Premier League team based at the KSP. Her path to success started when the Lightwood Park clubrooms were upgraded and the new synthetic surface installed.

There is a lot of activity on the Twin Ovals now that Tasmania has an AFL side. The new club regularly trains at the ovals and the Kingborough Tigers have been rejuvenated, winner of the State league for three years running. **Kaye** plays for the local women's football club and can be seen running laps as part of her pre-season training. Meanwhile, out on the ground Council is preparing the turf wickets ready for the State cricket finals on the weekend.

Joe lives near the KSP and while he's not a competitive sportsman he enjoys jogging to the Precinct where does laps on the 400m athletics track for training for his upcoming Masters athletics carnival and a bit of a workout on the exercise equipment trail. At the weekend he drives with his toddler **Ted** via the new access road at Gormley Drive to the nature play area. He's hoping Ted will take up running and join Little Athletics which has blossomed since the athletics facilities were upgraded some years ago. He's also noticed the improvements to the soccer pitch at Gormley Drive, remembering the mud from his days playing goalie.

Seb, lives at Kettering and works in the Hobart CBD. He can't believe how convenient it is for him to get to the park and ride station via the new Spring Farm link road. Metro buses arrive every 15 minutes to go to the City and to the Kingston central business areas. After returning back to the car, he often goes for a mountain bike ride in the bike park.

Looking back, the community is proud to see their premier facility buzzing day and night with a full program of activities for the people of Kingborough and the greater region. People from all over the world, nation and State are showing up for the events that are held at the site.

Meanwhile, **Marlowe** the Mayor is frequently invited to conferences to talk about how the Precinct has been a major catalyst for growing the local economy and increasing the local population that really enjoy living, working and playing in this community.

2 / Other important support projects for the Precinct



Entry foyer to Northern Beaches PCYC by FJMT Architects

New Entry + Central Precinct Support Facilities

The western end of the existing Kingborough Sports Centre is where the proposals for an aquatic centre, new indoor courts, fitness centre and gymnastics/ other sports could be consolidated. This would activate the need for a new main entry with a large foyer with convenient access to all facilities, central reception, management presence, café and other support businesses. The provision of a central base office for information/bookings with shared facilities would assist Clubs to focus on program delivery.



Little Athletics, Tasmania

Gormley Park - Community Multi-use Place

The Precinct should provide more community multi-use space to cater for a wider range of outdoor community based activities. Gormley Park could become such a space with the enhancement for athletics catering for all ages, running, accommodating use and training by other sports, provision of a community park, play facilities and exercise/fitness. The current facilities require upgrading along with improvements to Gormley Drive.



Second Turf Wicket

Initial feasibility assessments have indicated a cost in excess of \$1M to develop a new sportsground with a second turf wicket.. The alternative option is to add a turf wicket to the Twin Oval used for AFL training and games. This occurs at many venues where AFL and cricket are shared users in conjunction with management measures to facilitate transition between users. This option would be achieved at a low cost and also allow capacity for Gormley Park to be upgraded as a community multi-use place.



Upgrade Lightwood Park

Biggest soccer club in Tasmania with 30% increase in players in last 5 years, providing pathways from Under 6 to State-wide National Premier League. Implement the Lightwood Park Master Plan 2018 to make it one of the premier soccer hubs in the State – all-weather synthetic surface on Lightwood Park 2 for training use, new site for consolidating future clubrooms and amenities, upgrading of access, fixing drainage issues etc. Capacity for increased multi-use by other sports with synthetic surface.



Upgrade the Roads and Parking Infrastructure

A range of potential road and parking upgrades will need to be investigated in the future. This includes upgrading of Gormley Drive as a permanent through route (e.g. sealing, drainage, paths, parking), upgrading the intersection of Summerleas Road and Kingston View Drive, creating a new road link between Spring Farm and the Precinct and the possibility of a 'park and ride' base linked with Metro bus services within the Precinct. Additional parking sites have been identified to service the Precinct.



Indoor Cricket and Tennis Stadium

The future development of the aquatic leisure centre and other major indoor stadium facilities may require relocation of some existing facilities. These uses may be integrated within the overall development of the indoor stadiums or it may require the need to be relocated. Future options would be to consider the potential use of the radio car club site for indoor cricket, indoor tennis courts or netball courts.



ACTION PLAN

Five major priorities are listed in the Action Plan:

- › Priority 1 Approvals and Support
- › Priority 2 Initial Feasibility Assessments
- › Priority 3 Major Investment and Development Proposals for the Precinct
- › Priority 4 Actively seek funding support and grants
- › Priority 5 Ongoing Improvements, Management and Maintenance within the Precinct

The Action Plan is a guide for implementation of the Future Directions Plan and may vary in response to the availability of resources or level of support. In many cases, additional planning or feasibility assessment will be required before a recommendation action can be implemented.

Further, whilst an action may have priority within the Plan, other Council priorities may necessitate that actions be reviewed or delayed.

Recommended Actions

The key recommendations are summarised below.

Priority 1 - Approvals and Support

- › approval of the Future Directions Plan by Council, Clubs and community
- › Council invite Clubs continue to meet, share information and progress implementation of the Plan

Priority 2 - Initial Feasibility Assessments

- › feasibility study for aquatic leisure centre
- › concept design plan for future expansion of indoor facilities, functional requirements and siting
- › prepare an Active Transport Plan to improve accessibility and connectivity within the urban area (and KSP)
- › partnership with Department of Education to progress the Kingston High School Sports College
- › design plans for road and parking improvements
- › funding strategy to promote long term investment in Precinct

Priority 3 - Major Investment and Development Proposals for the Precinct

- › complete upgrading of Gormley Drive
- › concept development plans and feasibility assessments for major projects to assist funding support:
 - aquatic leisure centre
 - upgrade Kingston View Drive and parking
 - expansion of multi-purpose indoor stadium
 - upgrade Lightwood Park
 - Gormley Park redevelopment to community multi-use place

Priority 4 - Actively seek funding support and grants

- › Council identify capacity for long term investment
- › collaborate with peak sporting organisations, Clubs and community to lobby for State and Federal Government funding support
- › target Federal Government funding assistance programs e.g. National Stronger Regions Fund, Building Better Regions Fund, Stronger Communities Program
- › Clubs to continue funding support from the Governments and Australian Sports Foundation
- › target Sport and Recreation Major Grants or Sport and Recreation Minor Grants administered by Communities, Sport and Recreation
- › Clubs continue to work with State peak bodies for funding pathways

Priority 5 - Ongoing Improvements, Management and Maintenance within the Precinct

- › hierarchy of wayfinding signs be adopted
 - › urban design guidelines be prepared for new buildings within the KSP
 - › construct the north-south pedestrian link from the Kingston High School to Gormley Drive to Dadu Street
 - › increased plantings to the surrounds of the ovals, taking into account future road, path and stormwater improvements
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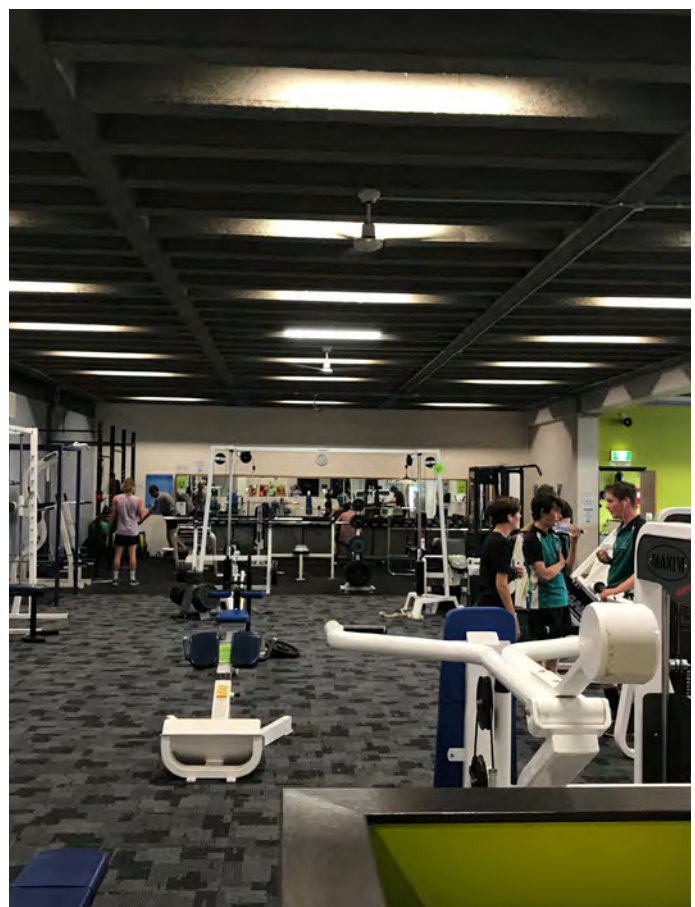
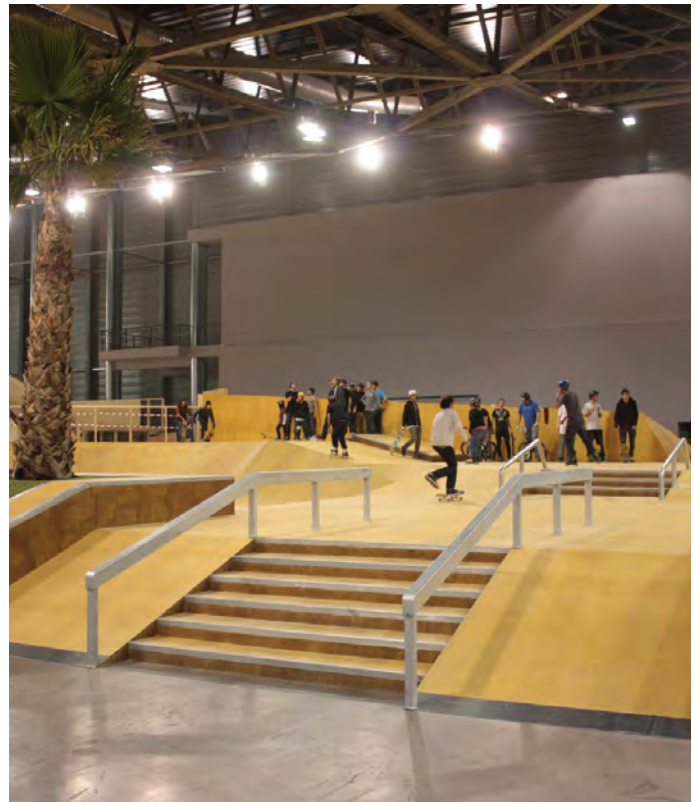


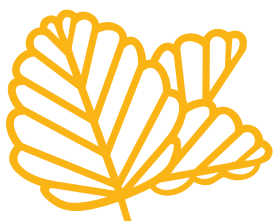
3 / Benefits

There are a range of benefits that can be identified with implementing the future directions plan for the Kingborough Sports Precinct.

These benefits include:

- developing new facilities and upgrading of existing facilities, services and programs is consistency with the vision and policies of the Commonwealth Government, State Government and Kingborough Council for improving the health and well-being of the community;
- consolidating sporting, recreational and community facilities within the Precinct will allow it to be more accessible, multi-use and flexible for changing needs in the future;
- providing the capacity and flexibility to cater for growth in existing and new sporting, recreation and community activities;
- delivering a range of social benefits to the community including extending active participation choices, improving social cohesion and educational outcomes and helps to build communities through social inclusion and a sense of connection;
- helping create opportunities that promote the use of active modes of transport;
- developing safe and better paths to the local schools, town centre and residential areas;
- reducing ongoing maintenance costs for Council and clubs with relocating and upgrading aged and poor quality sporting and recreational facilities;
- increasing the capacity for the facilities to host sporting, recreational and community events that deliver social and economic benefits back into the regional and local community;
- providing the opportunity for new revenue from upgraded facilities, greater multiple use, function space, business and meeting rooms;
- allowing Clubs and community groups to focus on their activities and programs rather than on building maintenance, insurances and security; and
- creating the opportunity for commercial investment as partners in the Precinct facilities and services.





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place**

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