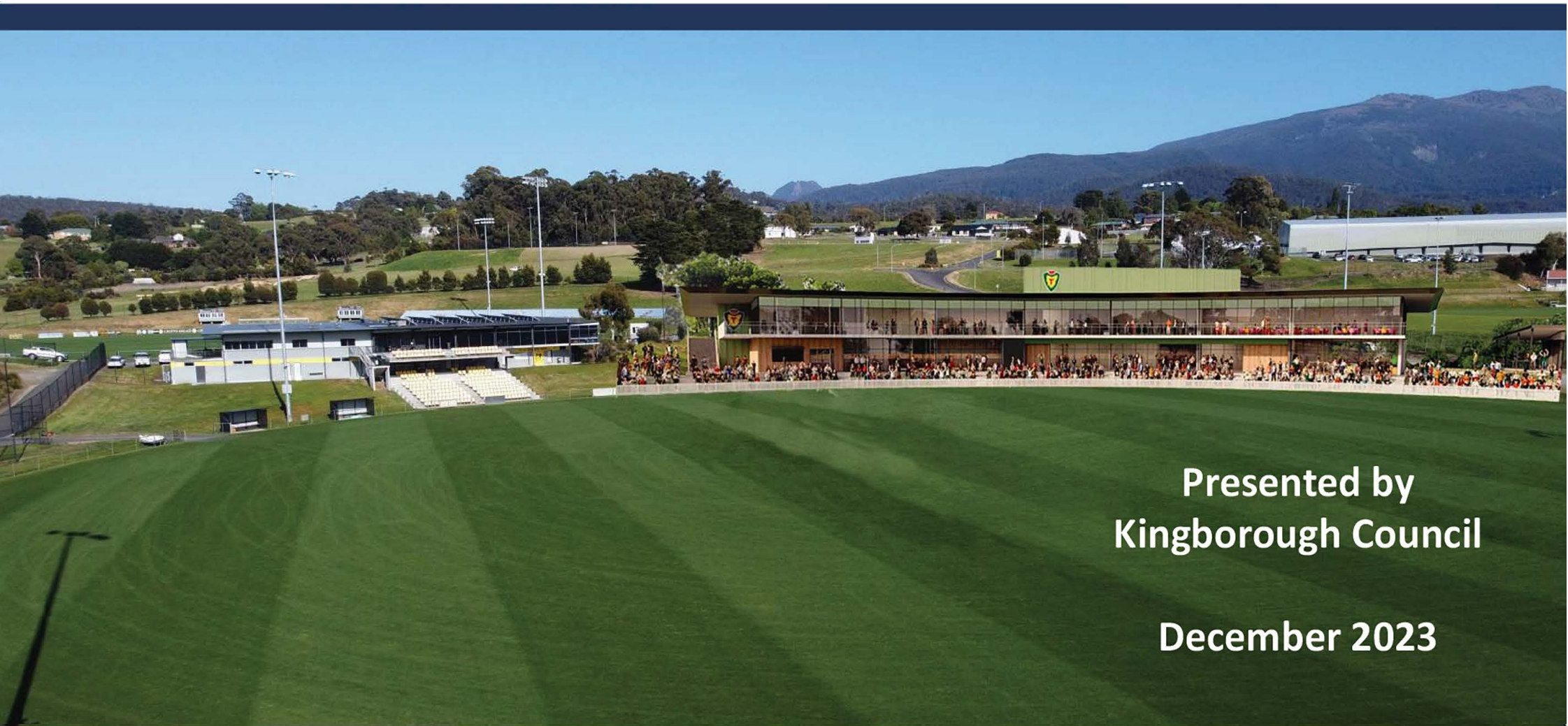


KINGSTON TWIN OVALS AFL HIGH PERFORMANCE CENTRE PROPOSAL



Kingborough



Presented by
Kingborough Council

December 2023

CONTENTS

Forward	1
1 Executive Summary	2
2 Why Kingborough?	3
3 Access & Facilities	3
3.1 Site Analysis And Options	3
3.2 Existing Tenants	6
4 Financial & Commercial	7
4.1 Commercial Arrangements	7
4.2 Lease Arrangement	8
4.3 Project Delivery Collaboration	9
4.4 Timelines	9
5 Connection To Stakeholders	11
5.1 Proximity To Key Infrastructure	11
5.2 Community Integration At The New High-Performance Centre	13
5.3 Potential Community Partnerships	14
5.4 Access To Supporter Base	15
5.5 Access To Transport Infrastructure	16
6 Planning	18
7 Player And Staff Attraction	19
8 Conclusion: Ideal Location For The High Performance Centre At The Twin Ovals	20
9 Appendices	21

ACKNOWLEDGEMENT TO TRADITIONAL CUSTODIANS

We acknowledge the Traditional Custodians who have walked upon and cared for this land for thousands of years.

We pay our respects to the elders, past and present, and acknowledge today's Tasmanian Aboriginal people who follow in their ancestors' footsteps.

FORWARD

It gives me great pleasure to present Kingborough Council's submission for the location of the AFL High Performance Centre at the Twin Ovals. Kingston's Twin Ovals is a premier facility within our existing sporting precinct, with room for growth and a natural synergy with our many Kingborough sporting clubs.

Our community is strongly connected to the Kingborough precinct and we are immensely proud of the quality of facilities available in this one location.

Over the last two decades, Council has strategically developed this area as a major sporting hub. Participants come from all around the Greater Hobart area to take part in the range of sports thanks to the short travel time of just 15 minutes from the Hobart CBD to Kingston via the Southern Outlet.

Kingborough Council views this opportunity as a significant one for our growing municipality. We are a community that is passionate about a large

range of sports, and both the current tenants, the Kingston Tigers Football Club and the Kingborough Knights Cricket Club firmly support our submission. The construction of additional ovals would provide more space for the community including the junior cricketers allowing them to play their home games rather than a 50 minute commute away in Brighton.

Kingborough is well placed to be the location for the High Performance Centre. The topography of the site is suitable for further development, the high quality of the existing infrastructure and the current recreational zoning are all significant factors that put our proposal ahead of the alternatives. In addition our proposal will not reduce the amount of public open space for our community.

Importantly, Kingborough's bid for site selection has the unanimous support of all ten Councillors, thereby minimising any future opposition that may cause delays. Our elected representatives and highly skilled team of staff are committed to seeing this project succeed. I truly believe that the Twin Ovals is the wiser choice that is deliverable within

the time frame, budget constraints and political environment.

In 2006, when I was Minister for Economic Development I spearheaded Tasmania's first serious attempt at securing an AFL licence. The granting of the licence is a dream come true for many Tasmanians. As Mayor I would love to see our thriving municipality be part of our future Tasmanian AFL Team's success.

I look forward to the Steering Committee's consideration of our proposal which demonstrates that Kingborough is the superior and most logical choice for the location of the HPC.

Paula Wriedt
MAYOR



1 EXECUTIVE SUMMARY

The Kingborough Council is honoured to present our proposal for the establishment of the new Tasmanian AFL High-Performance Training Centre at the Twin Ovals complex in Kingston. Our offer includes the provision of a site for the facility with direct access to two existing high-quality ovals located within the Kingborough Sports Precinct. This precinct is home to 33 different user groups, including the Tasmanian Jack Jumpers, State Gymnastics Centre, and the Kingston High School. The opportunity to form strong connections within the local community, coupled with the availability of existing high-class facilities, makes Kingborough the logical choice for the home of the Tasmanian AFL High-Performance Centre.

Our submission highlights the following key elements that demonstrate alignment with the criteria established by the State Government and the AFL in determining the selection of the site:

1. Unanimous Support: Kingborough Councillors have voted unanimously in favour of the proposal to locate the High Performance Centre at the Twin Ovals and are keen to welcome the Tasmanian AFL, AFLW, VFL and VFL teams to the site. The Kingborough Tigers Football Club and Kingborough District Cricket Clubs have both indicated strong support for the proposal and a willingness to work collaboratively to achieve the best outcome for all stakeholders involved. Council has received strong representations from the community in support of the proposal and there is genuine excitement at the prospect of having our State AFL Teams training at the venue.

- 2. Community Connection:** Kingborough Council takes immense pride in its strong sense of community spirit. Our residents are deeply passionate about sports, and this passion is reflected in the enthusiastic support they provide to local athletes and sporting events. By choosing Kingston as the home for the new High-Performance Centre, the AFL will become an integral part of this vibrant community, fostering a sense of pride and ownership among the residents. The synergy between the AFL and our community spirit will create an environment where athletes feel supported, motivated, and inspired to excel.
- 3. High-Class Facilities:** The Twin Ovals precinct, with its existing high-class facilities, provides a solid foundation for the development of the High-Performance Centre. Our proposal includes a comprehensive plan to enhance these facilities, ensuring they meet the highest standards required by elite athletes. From cutting-edge training facilities to state-of-the-art sports science laboratories, we are dedicated to creating an environment that nurtures talent, facilitates rigorous training regimes, and supports athletes in reaching their full potential. The existing infrastructure combined with our commitment to continual improvement guarantees a world-class facility that will attract athletes from across the nation.
- 4. A Perfect Lifestyle for Players:** Kingston's appeal extends beyond its excellent facilities and into the very fabric of its community. Our picturesque location, nestled between the pristine beaches and the lush green hills, offers a serene yet invigorating atmosphere.

This provides the perfect lifestyle setting for players to train and perform at their best. The proximity to Hobart, coupled with Kingston's reputation for safety, excellent schools, and a high quality of life, makes it an attractive destination for athletes and their families. By choosing Kingston, the AFL will not only gain access to high-class facilities but also tap into a supportive and welcoming community, ensuring a seamless transition for players and their families.

- 5. Fit for Purpose and Ready to Go:** the site is appropriately zoned for a High Performance Centre, providing a smooth and timely path through the development assessment process. The two existing ovals are ready made for the purposes of the Tasmanian AFL Team and sit side by side on the site. The combination of existing fit for purpose ovals and an obstacle free development process means that the High Performance Centre can be constructed at the Twin Ovals within the timeframes required for the entry of the Tasmanian Team into the AFL in 2028.

The Kingborough Council is excited about the prospect of becoming the home of the Tasmanian AFL High-Performance Centre. Our proposal offers a unique blend of community spirit, high-class facilities, and an attractive living environment, making Kingston the ideal choice for the AFL team and its players. We are enthusiastic about the opportunity to collaborate with the AFL and contribute to the growth of Australian Rules Football in Tasmania.

2 WHY KINGBOROUGH?

Kingborough, with its breathtaking natural beauty and strong sporting legacy, emerges as the quintessential destination for the proposed Tasmanian AFL High-Performance Centre. The region offers a vibrant community of over 40,000 residents and is one of the fastest growing municipalities in the state. Kingborough has a blend of extensive modern facilities, a variety of living opportunities and access to natural beauty constantly attracts new residents to the area. Kingston stands as the primary commercial hub south of Hobart's CBD, offering a comprehensive array of shops, schools, and various community facilities and services in close proximity to the proposed training centre.

Situated only a 15-minute drive from the centre of Hobart, accessing the region via the Southern Outlet is both quick and easy. Located within the Kingborough Sports Precinct is the Kingston High School that specialises in sport as part of its Year 11 and 12 education program. There is also a large choice of other public and private schools in the area, with a well-developed active transport network providing convenient and eco-friendly commuting options for players, staff and their families.

Kingborough is a fantastic place to live, work, and play. Its strategic location and charming atmosphere make it a great choice for athletes and staff. With a peaceful vibe and excellent sports facilities, Kingborough offers a perfect balance between focused training and a relaxed lifestyle. It's more than just a training ground—it's a home where athletes and staff can thrive personally and professionally, providing an exceptional experience at the Tasmanian AFL High-Performance Centre.

3 ACCESS & FACILITIES

Situated in Tasmania's most diverse sporting precinct, the Kingston Twin Ovals are renowned for their high-quality playing surface, modern facilities, and dimensions that closely match iconic stadiums like the MCG and Marvel Stadium. The facility has hosted AFL pre-season matches, National cricket carnivals and was a training venue for teams preparing for the ICC World Cup in 2022.

Fit for Purpose Facilities:

The Kingston Twin Ovals are maintained to a standard that rivals the best in the nation. The high standard of maintenance provides a consistent and reliable playing surface, ensuring athletes can perform at their peak. One of the unique features of Kingston Twin Ovals is their dimensions, specifically designed to closely match the iconic Melbourne Cricket Ground and Marvel Stadium. This alignment with the dimensions of these stadiums provides athletes with a valuable opportunity to train and compete in an environment that mirrors the conditions of major AFL venues.

Integral Part of Tasmania's Sporting Precinct:

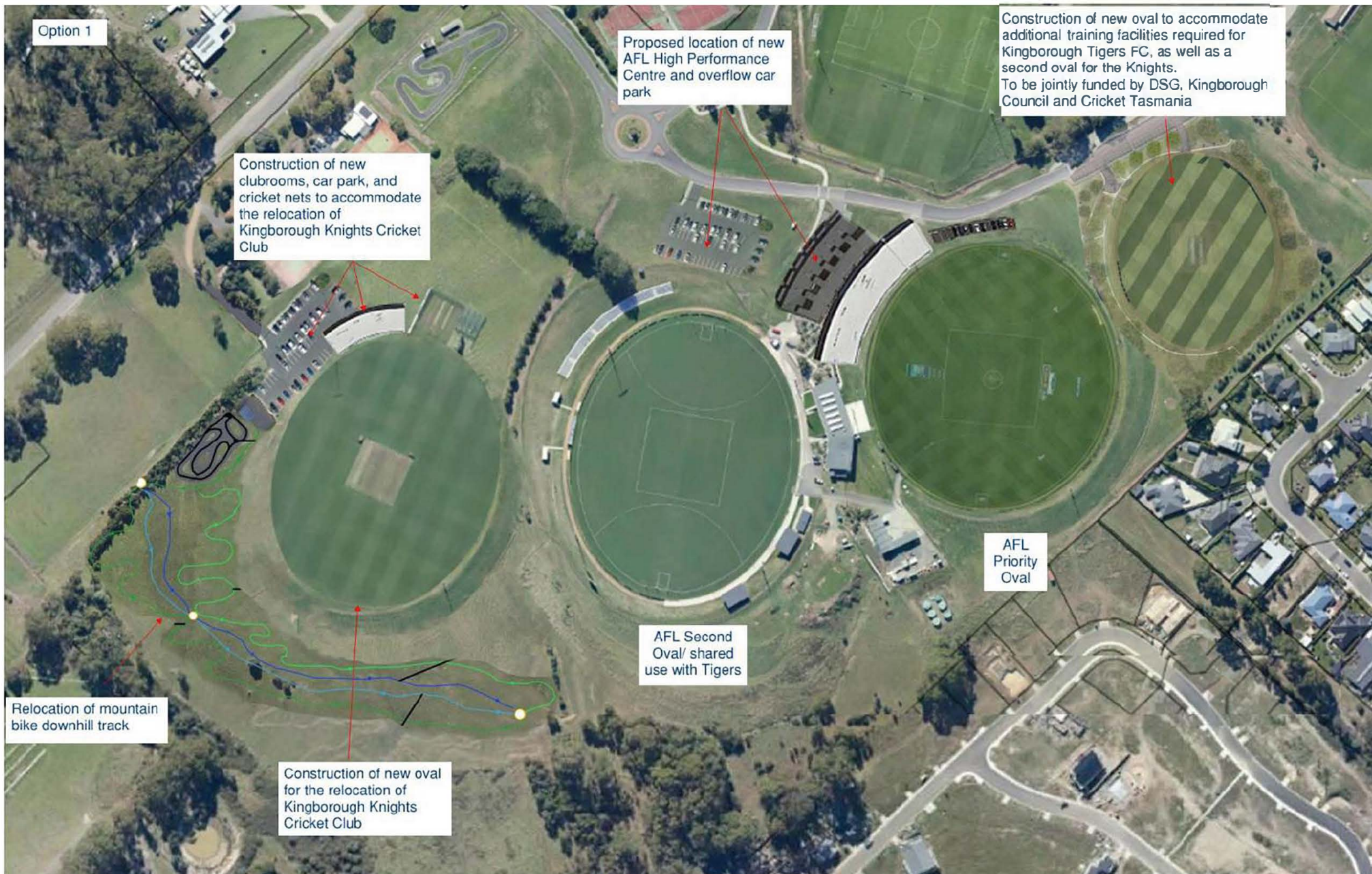
Situated within Tasmania's most diverse sporting precinct, the Twin Ovals are surrounded by various sports facilities. This precinct includes football, tennis, indoor and outdoor cricket, basketball, athletics, gym, soccer netball and more, providing athletes with a complete training experience. The collaboration among these sports promotes competition and mutual growth, fostering a sense of unity in the sporting community.

3.1 SITE ANALYSIS AND OPTIONS

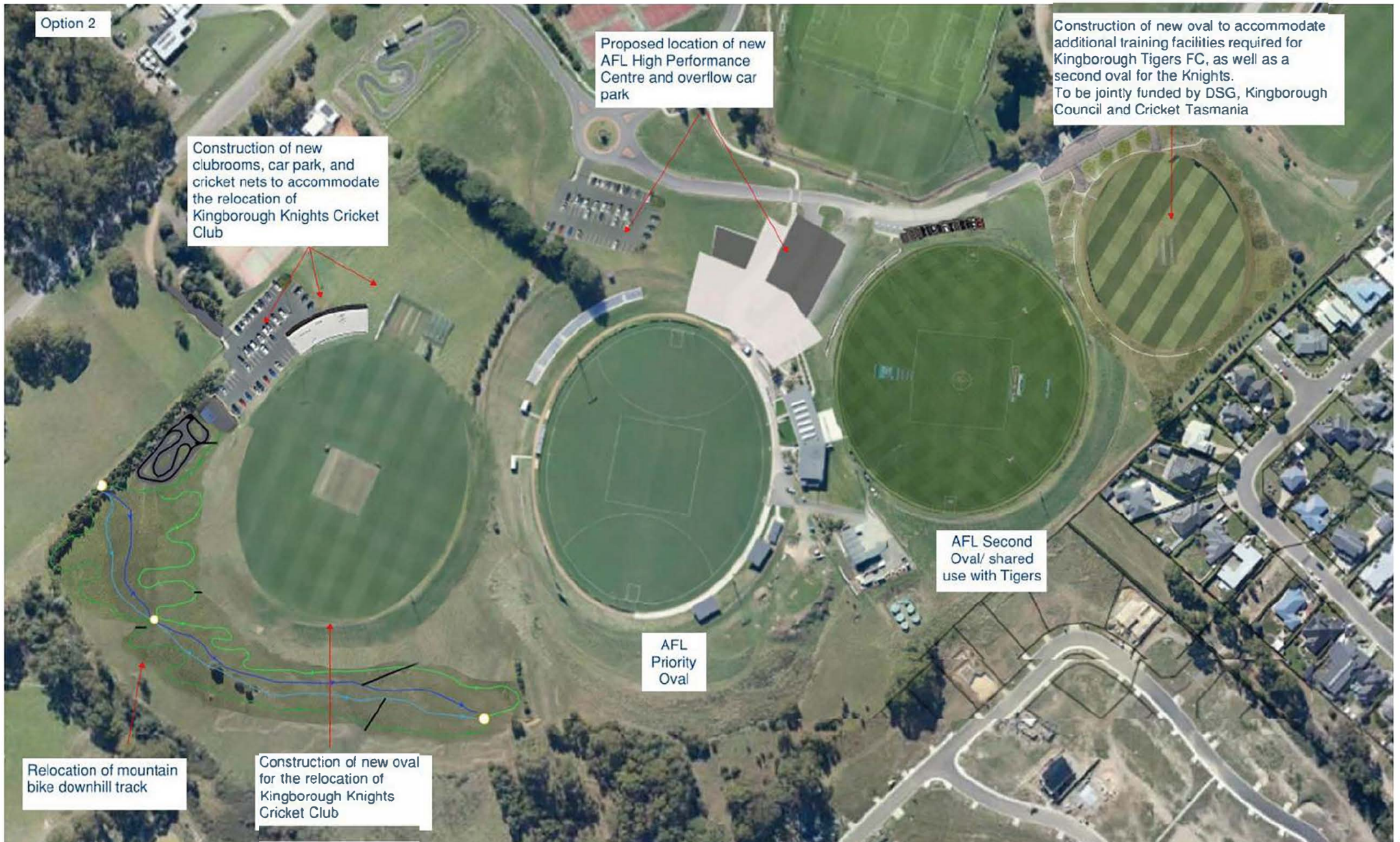
The establishment of the proposed Tasmanian AFL High-Performance Centre at the Kingston Twin Ovals requires strategic planning to accommodate both existing tenants and the new Tasmanian AFL, AFLW, VFL, and VFLW teams. To facilitate this transition, our proposal encompasses the construction of two new ovals within the precinct. The existing cricket oval will be transformed into the new home ground for the Tasmanian AFL, AFLW, VFL, and VFLW teams, with the existing AFL Oval to be made available on a shared basis with the Kingborough Tigers Football Club. The Kingborough Knights Cricket Club will relocate to the newly constructed third oval, with a fourth junior sized oval to be developed to ensure that all existing tenants can carry on their sporting activities without disruption. This thoughtful allocation of space emphasises our dedication to creating a harmonious and inclusive sporting environment for all clubs involved, fostering a sense of unity and collaboration within the Kingston community.

With the planned expansion of the Kingborough Tigers new women's teams plus the historic desire of the Kingborough Knights and Cricket Tasmania for a second turf wicket in Kingborough, a fourth oval is proposed between Twin Oval 2 and the Gormely Park ground. This additional oval will reduce the likelihood of training clashes between the Tasmanian AFL and Kingborough Tigers' teams. From a cricket perspective, it provides a much needed resolution to the problems associated with having to travel to Brighton for home games. A joint funding agreement between State Growth, Kingborough Council, and Cricket Tasmania is proposed for the fourth oval.

QUAD OVALS SITE OPTION 1



QUAD OVALS SITE OPTION 2



3.2 EXISTING TENANTS

The Twin Ovals are currently the home to the Kingborough Tigers Football Club (the reigning Statewide League Premiers) and the Kingborough Knights Cricket Club. Both clubs have proud histories, and their players, supporters, and support staff have an unwavering commitment to their respective sports. These two clubs have contributed significantly to the vibrant sporting culture of Kingston and have laid a strong foundation for the Twin Ovals to continue being a hub of sporting excellence. Consultation has been undertaken with both clubs and letters of support have been received detailing conditional support for the proposed location of the AFL High Performance Centre at the venue.



"The entire Tigers FC community are excited by the prospect of the AFL High Performance Centre being located at Twin Ovals in Kingston. This is a once in a lifetime opportunity for the community and we look forward to the chance to work with team Tasmania, the Kingborough Council, the AFL and the Tasmanian Liberal Government to bring the facility to Kingston for the entire State to enjoy."

Paul Gadomski
President Kingborough Tigers Football Club

The Kingborough Knights District Cricket Club are highly supportive of Kingborough Council's plan to attract the AFL High Performance Centre to its sporting precinct. This is an amazing opportunity for the Kingborough region and the whole community. As the primary tenant of Twin Ovals No.2 the council have consulted us throughout the process of building the bid, and we are very pleased that the proposal will include the building of Twin Ovals No.3 and No. 4. We see this as a net benefit to the Knights cricket club because this will include two ovals with turf wickets, something we have been lobbying for many years. Above all, the presence of an elite high-performance facility co-located in the Kingborough sporting precinct will have immense benefits for all sporting clubs and the community throughout the whole region.

Jeff Ross
President Kingborough Knights Cricket Club

4 FINANCIAL & COMMERCIAL

4.1 COMMERCIAL ARRANGEMENTS

For the new AFL team to establish its home base at the Twin Ovals site, the relocation of the existing tenants, namely the Kingborough Tigers Football Club and the Kingborough Knights Cricket Club, becomes imperative. It is proposed that costs associated with the relocation be met by the State Government/AFL. This collaborative financial commitment ensures a smooth and fair transition for the existing tenants, allowing for the seamless integration of the new AFL team into the Twin Ovals site. This proposition is considered equitable and fair, as it aligns with a shared commitment to nurturing positive relationships with the existing tenants. It aims to facilitate a well-coordinated transition that accommodates the high-performance aspirations of the Tasmanian AFL team, ensuring a reasonable and harmonious process for all involved parties. The following list delineates the infrastructure required to accommodate the displaced clubs and the organisation responsible for each component:

STATE GOVERNMENT/AFL

Relocation and Restoration:

- Overseeing the relocation of existing tenants.
- Ensuring the replacement and restoration of any disturbed infrastructure, including mountain bike trails.

New Infrastructure Development:

- Construction of a new oval (oval 3) on the land currently occupied by mountain biking tracks and trials, matching the specifications and quality of the existing cricket oval. Including a new turf wicket. Minimum oval size to be 160m x 130m.
- Construction of 6 cricket training nets equal to the quality of the existing nets located at the Twin Oval 2 (TO2).
- Installation of lights equal to the existing lights on TO2.
- New fencing to match the requirements of TO2.
- Construction of a new club rooms, including men's and women's changing facilities, kiosk and kitchen, function room capable of holding up to 80 people.
- Construction of new car park for users of oval 3 (minimum 60 parking spaces)
- Contributing to the upgrade of Gormley Drive, namely, sub-base improvements, asphalt seal, and construction of kerb and channel.
- Construction of a fourth oval between TO2 and Gormley Park Sports Ground. Oval size to be 129m x 102m. Oval to be partly funded by Cricket Tasmania.

KINGBOROUGH COUNCIL

New Infrastructure associated with Oval 4:

- Financing the construction of club rooms and changerooms on Oval 4 to meet the needs of the Kingborough Knights, Kingborough Tigers, and Kingborough Little Athletics.
- New lighting.
- All fencing.
- Any car parking upgrades required.

Stormwater Upgrades:

- Undertaking all necessary stormwater upgrades associated with the upgrade of Gormley Drive.

New 400m Running Track:

- Upgrading Gormley Park Sports Ground to include a new 400m running track that can be used by AFL players for training and time trials if required.

4.2 LEASE ARRANGEMENT

The proposed lease agreement envisions a strategic partnership between the Kingborough Council and the Tasmanian AFL Team, with a focus on fostering a long-term commitment to the development of elite sports infrastructure. The arrangement suggests that the Kingborough Council will retain ownership of the land, leasing it to the Tasmanian AFL Team for an initial 27-year period with a peppercorn rent of \$1 per annum. Furthermore, the lease will outline provisions for potential 25-year extensions, underscoring a shared vision for sustained collaboration. Throughout the lease period, it is expected that the Tasmanian AFL Team commits to maintaining the facility and grounds to the highest standards expected by marquee AFL and AFLW players and coaches. This commitment ensures that the Twin Ovals continue to serve as a state-of-the-art training and performance centre, providing an environment conducive to the development of top-tier athletes.

Additionally, the lease agreement anticipates periodic redecoration of the facility every 5 years. This comprehensive refurbishment includes treating all internal and external surfaces, such as repainting, as well as replacing carpet and floor tiles, ensuring that the facility remains in optimal condition and aligns with the evolving standards of elite sports infrastructure. During the lease period, the Tasmanian AFL Team assumes ownership of the building, covering all associated costs, including depreciation. In summary, the proposed lease agreement establishes a framework for a lasting partnership, balancing ownership responsibilities with a commitment to maintaining and enhancing the Twin Ovals' facilities to the highest standards throughout the lease period and beyond.



Proposed Sports Precinct upgrade including future connector road to Spring Farm Estate

4.3 PROJECT DELIVERY COLLABORATION

We propose a collaborative delivery model that optimises resources and expertise that divides responsibilities to achieve cost and time savings while ensuring a coordinated approach to the development of the new infrastructure. Under this framework, Council proposes to oversee all civil construction activities, including the construction of new ovals and Gormley Drive roadworks. This model proposes utilising our project specific in-house knowledge and access to engineering services. The benefit of this approach allows State Growth to focus on designing and building the High-Performance Centre. This model not only ensures efficient resource-sharing but also facilitates the relocation of the current tenants before the VFL and VFLW teams move in. This careful sequencing allows for a seamless transition, avoiding disruptions for the existing tenants and ensuring that the Twin Ovals are ready to welcome the new teams with minimal impact.

4.4 TIMELINES

The Twin Ovals site offers a unique advantage to the Tasmanian AFL team from a time critical perspective. Given that the ovals and clubrooms are already constructed to an extremely high standard and fully operational, the AFL can seamlessly integrate its operations into the existing infrastructure. This immediate availability means that the VFL and VFLW teams can utilise the modern high-quality facilities right away, ensuring uninterrupted training and match schedules. The existing clubrooms, equipped with modern amenities, provide a comfortable and functional space for team meetings, strategy sessions, and recovery programs.

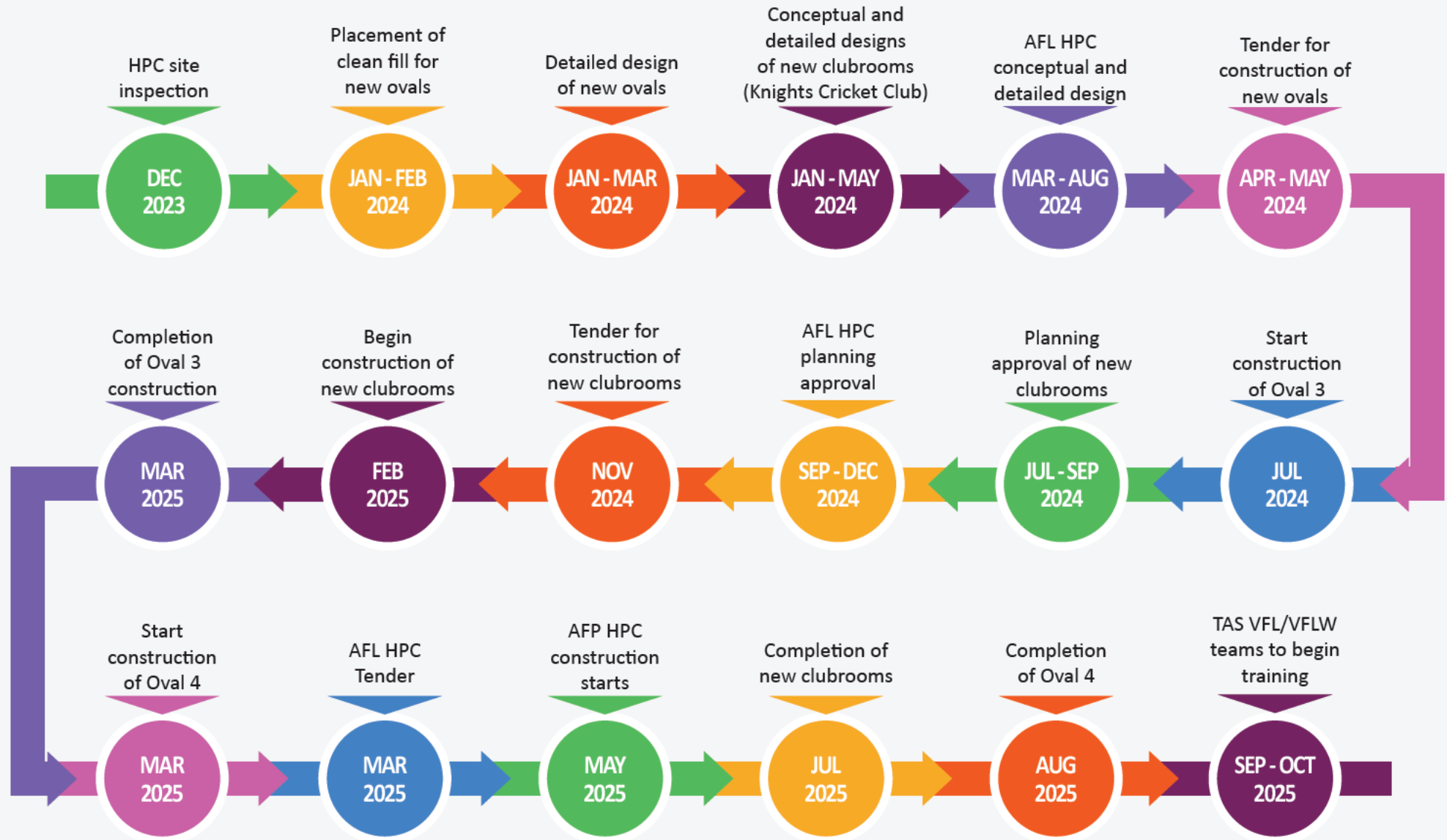
Furthermore, the Twin Ovals site serves as a temporary, yet well equipped, home for the VFL teams until the construction of the new high-performance centre is completed. This interim period provides an invaluable opportunity for players and staff to acclimate to the local environment, fostering a sense of community and belonging even before the new centre's doors

officially open. The seamless transition offered by the Twin Ovals site ensures that the AFL's programs remain on track, allowing athletes to focus on their performance and development, ultimately contributing to the overall success of the teams involved.

The construction of the third and fourth ovals, scheduled to commence in early 2024, will facilitate the relocation of the Kingborough Knights cricket club before the commencement of the VFL teams' activities in 2026. This proactive approach not only eliminates the risk of training clashes with the Tigers FC but also ensures a smooth transition for all teams involved. During this period, there will be a collaborative sharing of the clubrooms between the VFL teams and the Tigers, fostering a spirit of unity and cooperation. This interim arrangement guarantees that the teams have access to top-notch facilities and resources, maintaining their training schedules without disruption while the final construction of the High-Performance Centre is underway.



PROJECT TIMELINE



5 CONNECTION TO STAKEHOLDERS

5.1 PROXIMITY TO KEY INFRASTRUCTURE

The Twin Ovals are in close proximity to key infrastructure that extends beyond mere recreational value. They are strategically located near primary and high schools, shopping centres, medical facilities, a golf course, beaches, and restaurants. All these local facilities, services and natural resources make Kingborough a thriving community. The integration of recreational spaces with essential amenities ensures that residents and those who work in the Kingborough municipality not only have access to leisure and nature, but also enjoy the practical convenience of a well-connected, serviceable, and diverse urban landscape.

SCHOOLS

- Kingston High School
(adjacent to the Twin Ovals site) 650m
- Kingston Primary School 2.9kms
- Kingston Early Learning Centre 2.9kms
- Calvin Christian School 3.1kms
- Southern Christian College 4.4kms
- St Aloysius Catholic School 5.4kms
- Tarooma Primary and High Schools 9.5kms



Kingston High School

SHOPPING CENTRES

- Channel Court 2.4kms
- Kingston Town 2.8kms
- Kingston Plaza 3.3kms



Channel Court Shopping Centre

MEDICAL FACILITIES

- John Street Medical Centre 2.5kms
- Kingston Community Health Centre 2.6kms
- Kingston Plaza General Practice 2.8kms
- Kingborough Medical Centre 2.6kms



Kingston Community Health Centre

RECREATION

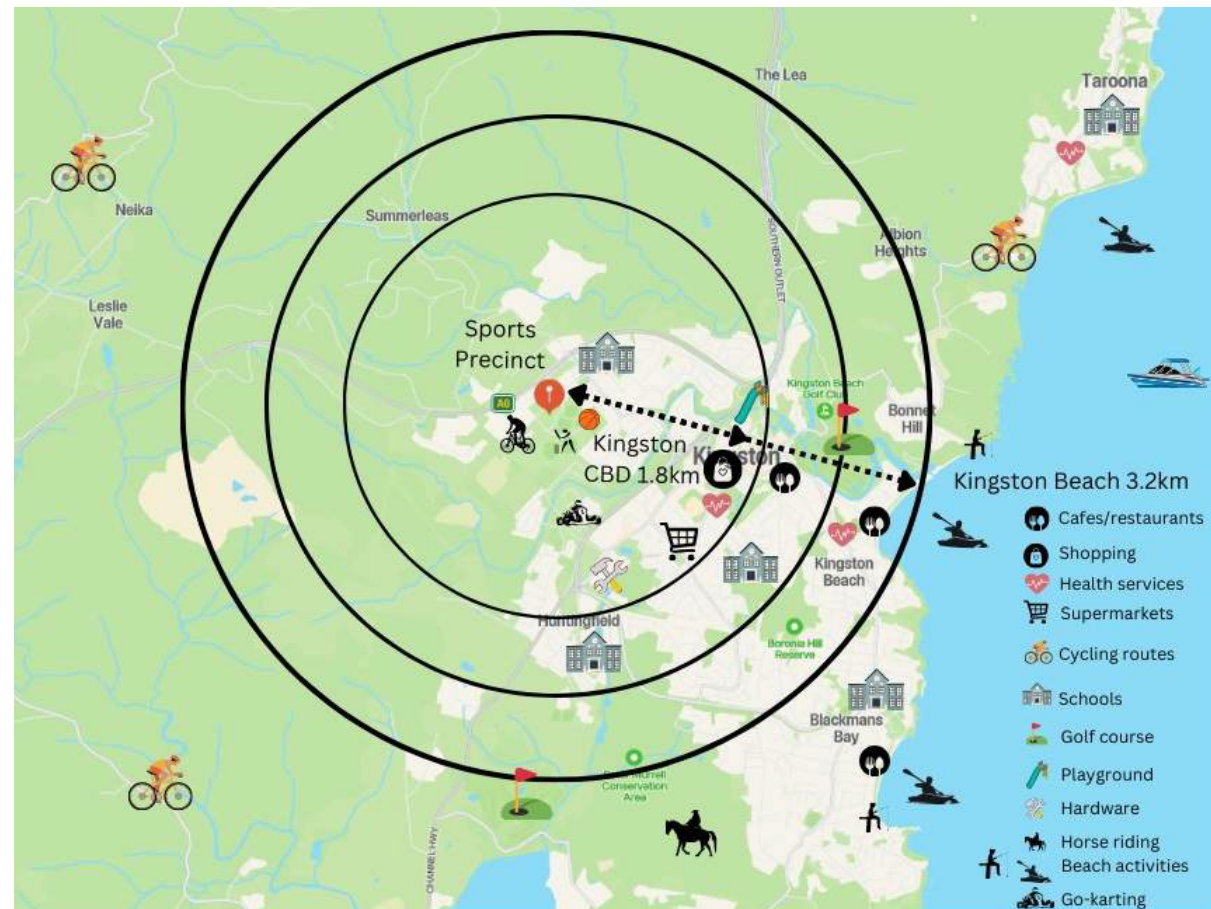
- Kingborough Sports Centre 350m from HPC site
- Kingston Golf Course 4.4kms
- North West Bay Golf Course 6.4kms
- Kingston Beach 3.9kms
- Kingston Park Playground 2.7kms
- Tracks and Trails for hiking, biking, walking & horseriding



Kingston Park

RESTAURANTS & CAFES

Kingston has over 30 restaurants within a 3-4km radius of the Twin Ovals



“With a can-do council, established services and rich amenity, the AFL High Performance Centre will elevate the status of Kingston CBD as a hub for sport, community and commerce. The Centre will stimulate additional housing supply, employment, growth and comradery. The master plan for Kingston Park has Traders In Purple delivering almost 500 homes, a commercial office building and short term accommodation over a number of stages. Choosing Kingston will catalyse the construction of future stages and bring forward completion. We commend Kingborough Council for pursuing the opportunity and both the heart and mind speak in unison exclaiming Kingston as the best location for this wonderful facility.”

Charles Daoud
Director, Traders In Purple

5.2 COMMUNITY INTEGRATION AT THE NEW HIGH-PERFORMANCE CENTRE

The introduction of the Tasmanian AFL Team's High-Performance Centre to the Kingston community has significant potential to deliver a mutually beneficial partnership, fostering an environment of shared growth and collaboration. The community, characterised by a robust sports culture, stands to gain from the synergy created by the inclusion of the High-Performance Centre in the Kingston Sports Precinct. With 33 diverse sporting groups already thriving within the precinct, the addition of the AFL Team presents an opportunity for cross-disciplinary interactions and knowledge exchange. Sporting codes within the precinct include AFL, cricket, athletics, tennis, basketball and netball, whilst there is also a Men's Shed, Community Garden and Dog Obedience Club.

The High-Performance Centre serves not only as a training facility for elite athletes but also as a community focal point, encouraging active participation and engagement. The Kingston community is passionate and dedicated to sports and would be eager to contribute to the success of the AFL Team by extending support and fostering a sense of shared identity. The presence of the Tasmanian AFL Team will undoubtedly elevate the local sports culture, providing residents with a unique opportunity to connect with and be inspired by top-tier athletes. Moreover, the High-Performance Centre offers potential collaboration avenues with the existing 33 sporting groups. Shared facilities and strategic partnerships can lead to joint initiatives,

events, and programs that benefit both the AFL Team and the broader community. This collaborative approach not only enhances the cultural fabric of Kingston but also positions the High-Performance Centre as a community asset, reinforcing its integral role beyond the realm of elite sports.

In essence, the introduction of the Tasmanian AFL Team's High-Performance Centre is a catalyst for community integration and growth within the Kingston Sports Precinct. The collaborative spirit shared among the diverse sporting groups and the community's enthusiastic support create an environment ripe for shared success, reinforcing Kingston's status as a hub for sporting excellence and community cohesion.



5.3 POTENTIAL COMMUNITY PARTNERSHIPS

Kingborough Council's vision is to achieve a vibrant, diverse and connected community delivering a varied range of services, program and facilities necessary to maintain and build a health and sustainable community. Locating the AFL High Performance centre in Kingston will provide the Football Club with many beneficial opportunities to build community partnerships in a mutually supportive environment. Potential community partnerships include, but are not limited to:

YOUTH SPORT ORGANISATIONS

- Establish partnerships with local sporting clubs for talent scouting and development programs.
- Host joint events and tournaments to promote youth sports in the community.



SCHOOLS

- Collaborate with schools for youth development programs, coaching clinics and scholarship opportunities.
- Organise school visits or educational events to promote AFL and fitness.



LOCAL BUSINESSES

- Sponsorship deals with local businesses.
- Partnerships with local restaurants for team events or promotions.



YOUTH DEVELOPMENT & EDUCATION PROGRAMS

- Partner with organisations focused on youth development and education to provide mentorship programs.
- Support initiatives that promote the importance of education alongside sports.



HEALTH & FITNESS ORGANISATIONS

- Partner with local gyms, fitness centres, or health clinics for joint promotions or wellness programs.
- Collaborate with healthcare providers for injury prevention workshops and sports medicine support.



NON-PROFIT ORGANISATIONS

- Work with local charities for fundraising events or awareness campaigns.
- Support community service initiatives and volunteer programs.



LOCAL ARTS & CULTURE ORGANISATIONS

- Collaborate with local artists for unique merchandise designs or community art projects.
- Host culture events and activities to connect the club with the broader community.



MUNICIPAL GOVERNMENT

- Work with local government for infrastructure development, facility access, and support community events.
- Collaborate on initiatives promoting health, fitness and community wellbeing.



For the past three years, the Tasmanian Jack Jumpers basketball team has found a vibrant and supportive home at the Kingborough Sports Centre. This tenure has seen not just a team occupying a facility but a seamless integration into the fabric of the Kingborough community, including a number of players who have chosen to live in the area to take advantage of the lifestyle on offer. The Jack Jumpers have not only excelled on the court but have also actively engaged in community-building initiatives, forging meaningful partnerships throughout the greater Hobart area. The team's commitment to community integration is evident in their participation in local events, school programs, and charitable activities. Whether it's hosting basketball clinics for aspiring young players or contributing to local initiatives, the Jack Jumpers have become a familiar and valued presence in Kingborough. Their involvement extends beyond the sports arena, as they actively contribute to the social and cultural tapestry of the community.

The success of the Jack Jumpers in building community partnerships is reflected in their collaborative ventures throughout the greater Hobart area. From supporting local businesses to partnering with educational institutions, the team has demonstrated a genuine commitment to being active contributors to the broader community.

Whilst the Jack Jumpers had initial reservations in regard to being based at the Kingborough Sports Centre due to the perceived distance from Hobart, these have proven to be unfounded. The success of the partnership and the high levels of satisfaction from the team has resulted in the Jack Jumpers extending their tenure at the venue.



Tasmanian Jack Jumpers at a school holiday clinic

5.4 ACCESS TO SUPPORTER BASE

Establishing the Tasmanian AFL Team at the Twin Ovals in Kingston offers unparalleled access to its supporter base. Within Kingborough, with a population exceeding 40,000 residents and expected growth of 20% over the next 20 years, this strategic location places the team at the heart of a vibrant community. This strategic choice not only fosters an intimate connection between players and fans but also taps into the vibrant and expanding local demographic. Locating the AFL High Performance Centre at the Twin Ovals in Kingston embeds the team within the local community and strategically extends its reach to Greater Hobart and beyond. The Southern Outlet, acting as a

convenient corridor, ensures seamless accessibility for supporters traveling from outlying areas. The close proximity to Greater Hobart offers a dynamic blend of urban and suburban demographics, further expanding the team's regional appeal.

With the Twin Ovals serving as the team's training base, supporters can easily attend open training sessions, fostering a sense of unity and shared experience. The central location also allows for enhanced engagement through community events, player meet-and-greets, and grassroots initiatives. The close proximity of the Twin Ovals ensures that the Tasmanian AFL Team becomes an integral part of daily life in Kingston, creating a dynamic and enduring relationship with its dedicated supporter base.

The Tasmanian Jack Jumpers have found a welcoming and nurturing home in Kingborough, and the team members have consistently praised the locality for its excellent training facilities, accommodation options, and overall quality of life.

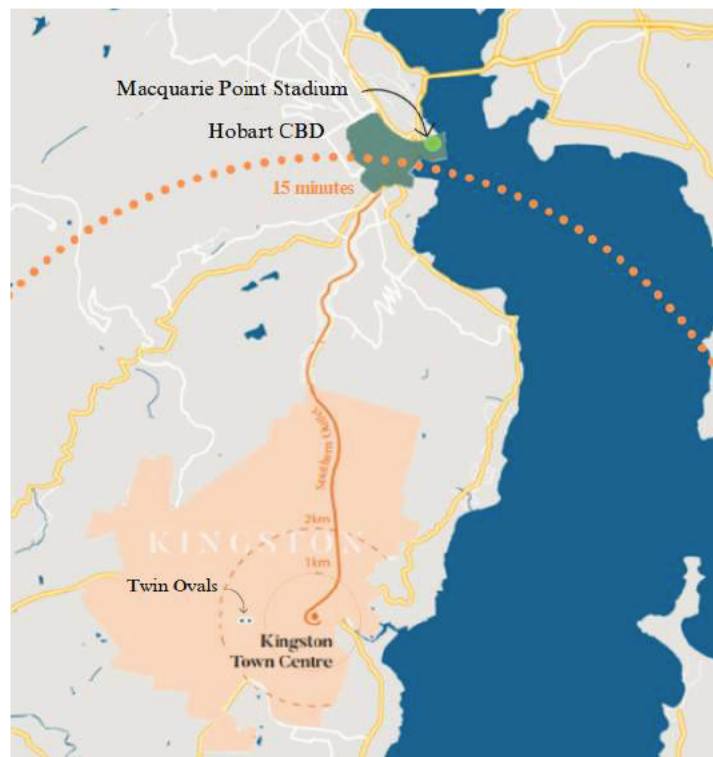
Christine Finnegan, Chief Executive Officer Tasmanian Jack Jumpers

5.5 ACCESS TO TRANSPORT INFRASTRUCTURE

Ideally, the High-Performance Centre will be located close to comprehensive transport infrastructure. The Twin Ovals location offers excellent existing transport options and expandable options for future growth. The Kingston location can accommodate the transportation needs of athletes, spectators, and staff. The varied forms of transport options are evident in the images and summary below.

Southern Outlet to Hobart CBD

The Southern Outlet is one of Hobart's major radial highways that handles in excess of 31,000 traffic movements each day. Construction will soon commence on a transit lane (T3) between Olinda Grove and Macquarie Street. This extra lane will support a greater uptake of public transport, carpooling, and improved travel times.



Kingston is only 15 minutes from Macquarie Point via the Southern Outlet

Huon Highway to Huon & Channel District

The Huon Highway is an arterial road which runs north from the intersection with Channel Highway to the southwest of Southport. The section of the Huon Highway that leads to the intersection of Channel Highway (Kingston) has recently undergone improvements. This section now provides two lanes leading into Kingston and a new roundabout at the Goshawk Way intersection.

Channel Highway to Kingston/Margate

The Channel Highway is the major arterial road for Kingborough running from Tarooma, through Kingston to as far south as Cygnet. Channel Highway is a major bus route.

New Road from Spring Farm Estate to Twin Ovals

Kingborough Council has planned for a new connection road linking the Spring Farm Estate to Kingston View Drive. This will create a more direct connection to the Twin Ovals precinct from the southern region.

Public Transport

The bus stop closest to the Twin Ovals is located on nearby Summerleas Road. This bus stop is serviced by regularly timetabled public Metro Buses and school buses.

Kingston Bypass Duplication and Algona Roundabout Upgrade

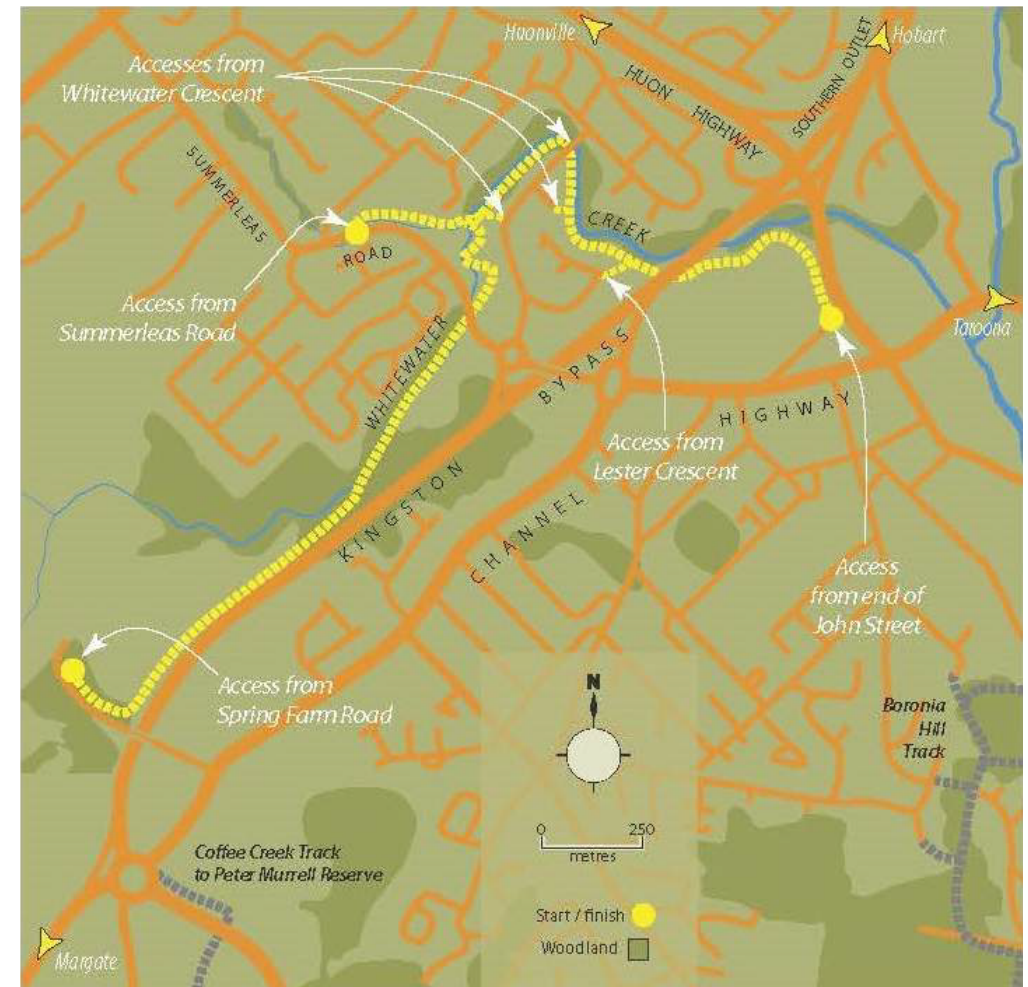
This project includes the Algona Road Roundabout intersection with the Channel Highway through to the Groningen Road overpass, including the intersections with Summerleas Road and the Huon Highway.

Parking Facilities

The Kingborough Sports precinct offers ample and convenient parking facilities to accommodate the needs of visitors and participants. The well-designed parking area is strategically located to provide easy access to the various sporting facilities within the precinct. The parking facilities feature clearly marked spaces, ensuring organized and efficient use. Designated accessible parking spaces are also available to cater to the needs of individuals with mobility challenges, promoting inclusivity. There are 89 parking spaces situated at the Twin Ovals (including 5 accessible spaces) and over 300 throughout the Sports Precinct.

Pedestrian and Bicycle Access

Kingborough is home to a wonderful network of walking tracks and trails. This network includes shared pathways, local links, and urban tracks. A significant shared pathway in Kingston is the Whitewater Creek Track. The main section of this track follows Whitewater Creek and provides a link between Kingston and the Kingborough Sports Precinct, including the Twin Ovals. The 3.6km track from SpringFarm Road to Kingston is wide, mostly level and gravel and concrete surface. There are currently two pedestrian underpasses along this track to ensure uninterrupted pedestrian/cyclist travel. An additional underpass on Summerleas Road is due for construction in 2024.



Kingston's shared path network

6 PLANNING

The selected site for the new oval and High-Performance Centre falls within an area specifically designated as “Recreation” under the Kingborough Planning Scheme. This zoning aligns with the intended purpose of the project, ensuring that the new building and associated offices adhere to the specific requirements set for recreational zones. While the next step involves submitting a development application, our thorough review indicates that there are no unforeseen issues that would hinder the approval process.

Kingston Beach Golf Club and Browns River



7 PLAYER AND STAFF ATTRACTION

Siting the AFL High-Performance Centre at the Twin Ovals in Kingston is a strategic move that significantly enhances the Tasmanian AFL Team's appeal to mainland players and staff. Kingston, with its enduring features, emerges as a compelling destination beyond the football field. The allure of Kingston extends beyond the sports precinct, boasting picturesque beaches, a myriad of outdoor activities, and high-quality housing options.

The pristine coastal setting not only provides a serene backdrop for focused training but also offers players and staff a vibrant lifestyle. Players can indulge in activities such as kayaking along the scenic waters of the River Derwent or enjoying a day of fishing, immersing themselves in the region's natural beauty. For those seeking leisure beyond the beach, Kingston is home to two high-quality golf courses - North West Bay Golf Club and the Kingston Beach Golf Club. These courses, situated in close proximity, provide players and staff with

opportunities to hone their golfing skills while enjoying some downtime between rigorous training sessions. The prospect of combining elite athletic development with a community known for its outdoor lifestyle and recreational options becomes a powerful attractor for talent seeking a holistic living experience.

The high quality of housing in Kingston and surrounding suburbs such as Taroona, Bonnet Hill and Blackmans Bay, ensures that players and staff enjoy comfortable and modern living arrangements, contributing to a positive work-life balance. This, coupled with the community's welcoming atmosphere and active engagement in sports, establishes Kingston as a place where players and staff can seamlessly integrate into the local fabric.

Moreover, Kingston's proximity to Hobart, Southern Tasmania's economic hub, adds another layer of convenience for professional athletes and staff.

This strategic location allows easy access to urban amenities and ensures that players and staff can enjoy the best of both worlds – the tranquillity of Kingston and the vibrancy of Hobart.

In summary, locating the AFL High-Performance Centre at the Twin Ovals positions Kingston as an attractive destination for mainland players and staff. Beyond the cutting-edge training facilities, the enduring features of Kingston create a lifestyle proposition that goes beyond football, making it a compelling choice for those seeking a well-rounded and enriching experience both on and off the field.

Approved apartment building overlooking Kingston Park



Conceptual render of planned apartment buildings in central Kingston



8 CONCLUSION: IDEAL LOCATION FOR THE HIGH PERFORMANCE CENTRE AT THE TWIN OVALS

In conclusion, the Twin Ovals site stands out as the ideal location for the proposed high-performance centre, providing a range of benefits to create an optimal environment for the Tasmanian AFL Team. The picturesque landscapes, state-of-the-art facilities, and the vibrant community spirit in Kingston offer a unique blend that fosters both athletic excellence and community integration.

Despite a potential perception of distance from the Hobart CBD, the reality is that the Twin Ovals are well positioned with excellent connectivity. This proximity not only enhances accessibility for players, staff, and supporters but also positions the Twin Ovals as a central hub within Southern Tasmania.

Moreover, the collaborative approach proposed by Council, coupled with the shared commitment to excellence, ensures that the development of the Twin Ovals into a high-performance centre aligns with the highest standards of the AFL. The planned integration with existing sporting clubs and facilities further enriches the sporting culture in the region.

The keys reasons as to why the Twin Ovals is the logical choice for the new High-Performance Centre include:

- Council and all relevant stakeholders are united in their support for the proposed location of the facility at the Kingston Twin Ovals.

- The ovals are a purpose-built facility which have been constructed and maintained to an elite level.
- The ovals and existing clubrooms will be available and ready to use for the AFL, AFLW, VFL and VFLW teams as scheduled.
- The site is appropriately zoned and there are no impediments to a smooth and timely development approval process for the facility.
- The proposed tenancy agreement includes an initial 27-year lease at peppercorn rental.
- The site is embedded in the heart of the community, allowing for easy access to the Tasmanian AFL team's supporter base and creating opportunities for community partnerships.
- A cost effective solution to the relocation of existing tenants has been identified that will allow the establishment of the team's training ground within the allocated budget; and
- The facility will be well placed within the best sporting precinct in Tasmania.

Finally, the Twin Ovals not only offers a strategic location for elite sports training but also fosters an environment that goes beyond the conventional confines of a training facility, creating a space where excellence, community connection converge. The Twin Ovals is the perfect location for the Tasmanian AFL Team's journey towards sporting excellence and community connection.

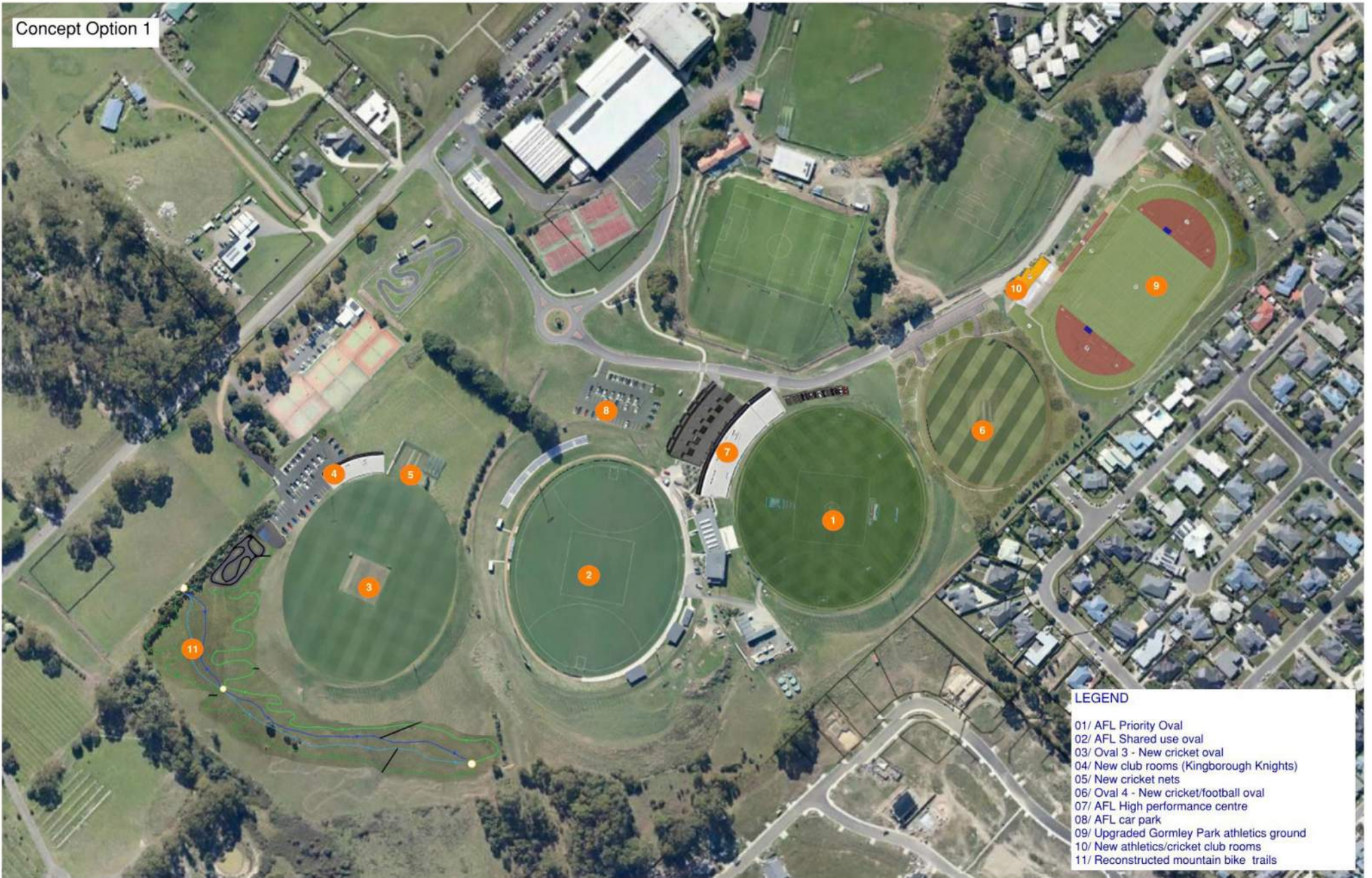


9 APPENDICES



3D View of the Sports Precinct

Concept Option 1



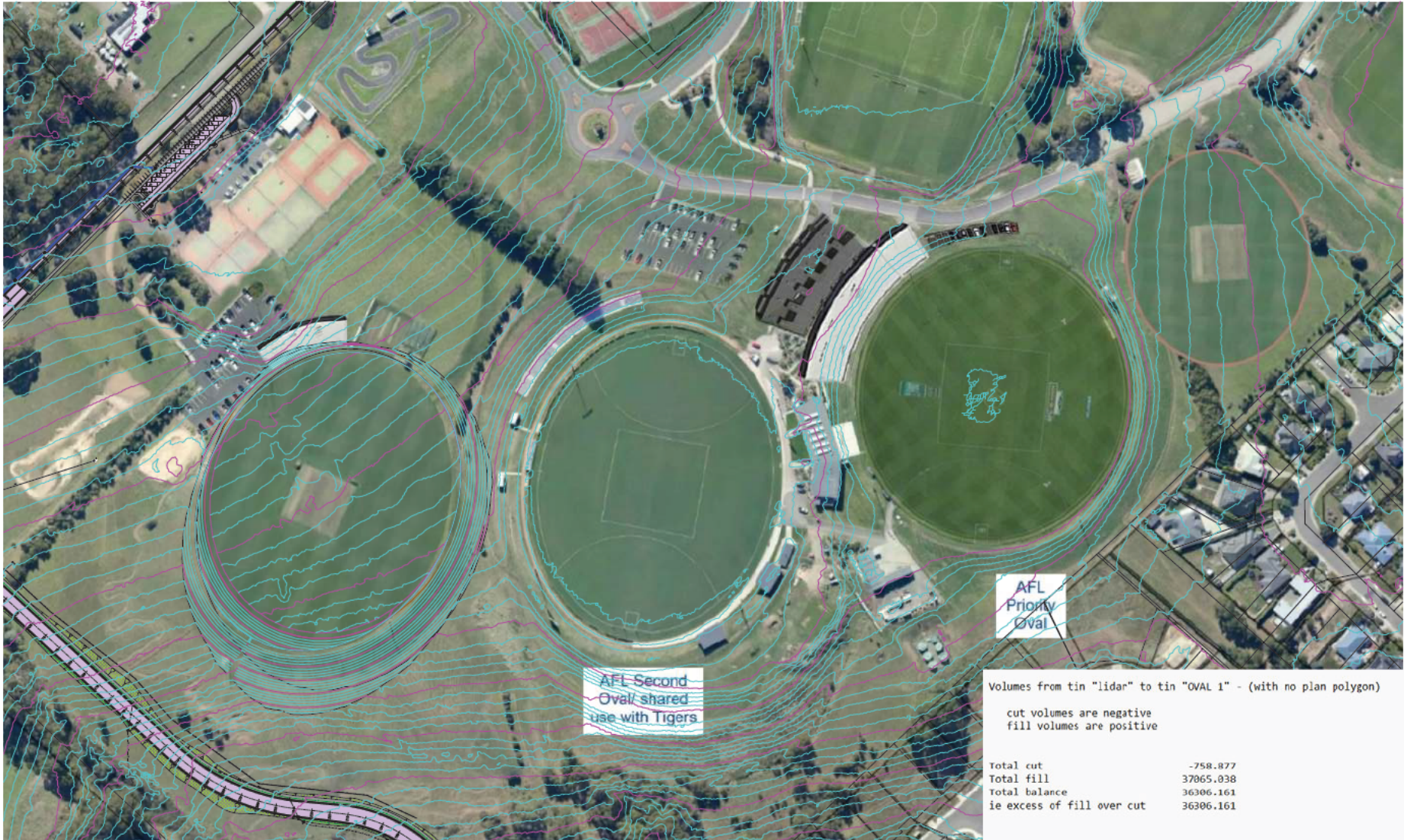
Concept Option 2





Concept Sports Precinct with connector road

- LEGEND**
- 01/ AFL Priority Oval
 - 02/ AFL Shared use oval
 - 03/ Oval 3 - New cricket oval
 - 04/ New club rooms (Kingborough Knights)
 - 05/ New cricket nets
 - 06/ Oval 4 - New cricket/football oval
 - 07/ AFL High performance centre
 - 08/ AFL car park
 - 09/ Upgraded Gormley Park athletics ground
 - 10/ New athletics/cricket club rooms
 - 11/ Reconstructed mountain bike trails
 - 12/ New connector road between Spring Farm Estate and Kingston View Drive



NEW OVALS CONCEPT PLAN
SCALE NTS



NOT FOR CONSTRUCTION
PRELIMINARY ONLY - SUBJECT TO REVIEW AND CERTIFICATION

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CD	CONCEPT PLAN	MM	22.11.23
REV	DESCRIPTION:	BY:	DATE:
STATUS:	CONCEPT		

flüssig
ENGINEERS

e admin@flussig.com.au
 p (03) 6285 7704
 w www.flussig.com.au
 a 116 Bathurst St Level 4 Hobart 7000 TASMANIA

CLIENT: KINGBOROUGH COUNCIL		SITE: TWIN OVALS, KINGSTON, TASMANIA	
TITLE: CONCEPT DESIGN			
SCALE AT A3: NTS	DATE: 22/11/2023	DRAWN: MM	CHECKED: MM
PROJECT NO: 23389	DRAWING NO: C-000	REVISION:	C0

Subject: Jack Jumpers training base at Kingston

Dear Daniel,

I am writing to express my sincere appreciation for the outstanding support that the Kingborough Council has provided to the Tasmanian Jack Jumpers during their training and integration into the National Basketball League (NBL). As the CEO of the Tasmanian Jack Jumpers, I have had the privilege of witnessing firsthand the positive impact of the collaborative efforts between the Jack Jumpers and the Kingborough community.

The Tasmanian Jack Jumpers have found a welcoming and nurturing home in Kingborough, and the team members have consistently praised the locality for its excellent training facilities, accommodation options, and overall quality of life. A high percentage of our players call Kingborough home, and they have found the community both supportive and welcoming. The Council's commitment to maintaining and enhancing these facilities has played a pivotal role in creating an environment conducive to the team's development and success.

Moreover, I would like to commend the Kingborough Council for its proactive and dedicated approach to supporting the Jack Jumpers in their integration into the highly competitive National Basketball League. The Council's engagement in facilitating smooth logistics, facilitating community events, and fostering a sense of community pride around the team has not gone unnoticed. The synergy between the team and the community, fostered by the Council's support, has undoubtedly elevated the overall experience for the players, staff, and fans alike.

The collaborative efforts between the Tasmanian Jack Jumpers and the Kingborough Council have not only benefited the team but have also contributed to the vibrant sports culture within the region. The Council's commitment to sports development and community engagement is commendable and sets a benchmark for other localities.

In conclusion, I want to express my support to the Kingborough Council as part of their bid to secure the Tasmanian AFL High Performance Centre in Kingston.

Sincerely,

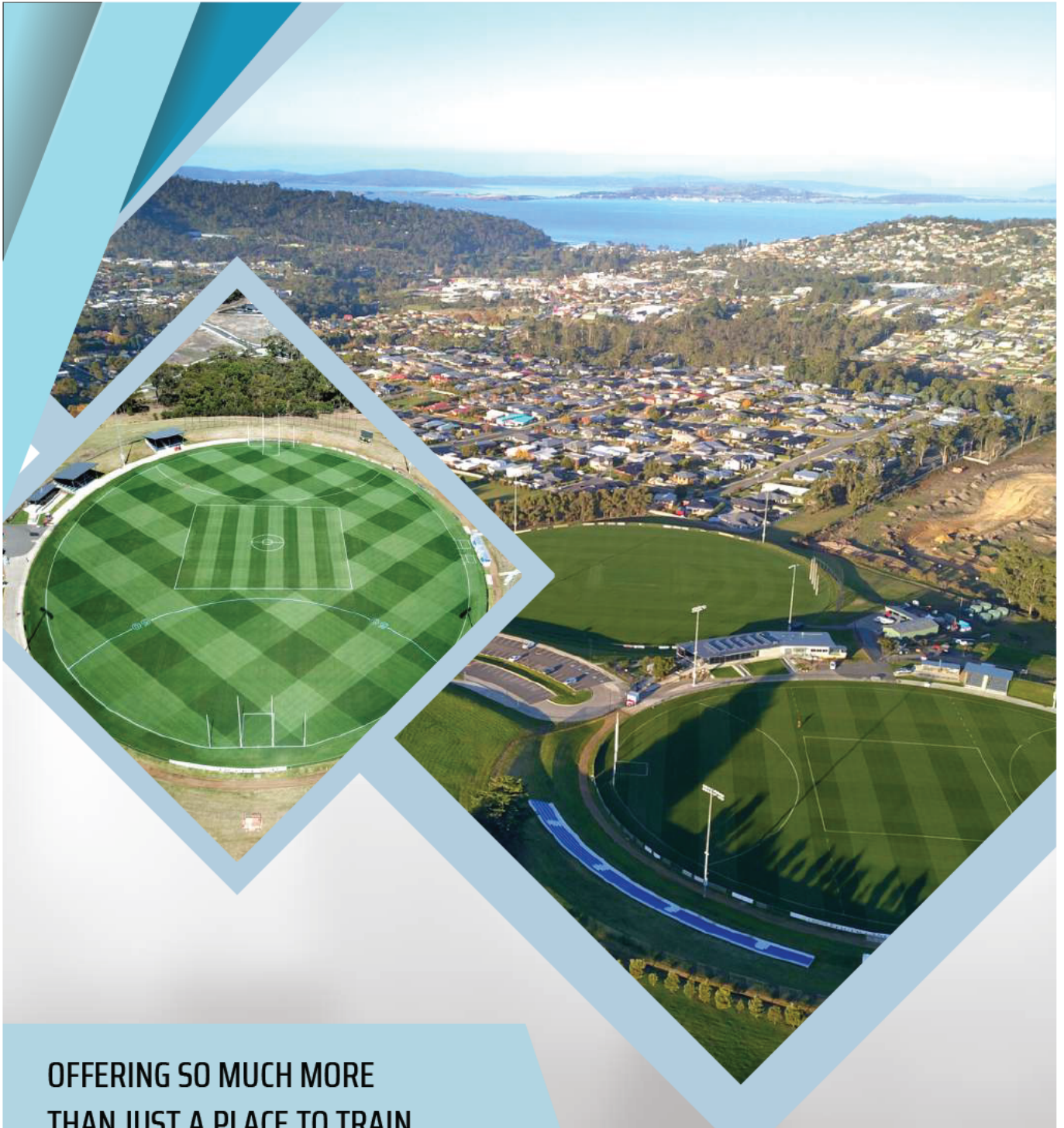
Christine Finnegan | Chief Executive Officer

E: [REDACTED]

A: Tenancy 2, Lower Ground, 199 Macquarie Street, Hobart, TAS 7000



 **NEW...**
Gloup Family 150ml
Lemon/lime flavour
Medication lubricant *Make tablets easier to swallow*



OFFERING SO MUCH MORE
THAN JUST A PLACE TO TRAIN

KINGBOROUGH

Kingborough
Soccer Club



INTRODUCTION

Welcome to Kingborough: Where Community and Adventure Unite!

More than just a home for high-performance training facilities, Kingborough is a vibrant haven that embraces families and community.

Here, amidst the scenic beauty of nature, you'll find a hive of activities catering to all interests. From the thrill of kayaking along pristine waterways to the serenity of hiking trails that unveil breathtaking vistas, Kingborough invites you to explore the great outdoors. But the adventure doesn't end there.

Indulge your taste buds in our modern culinary scene, where local flavours blend seamlessly with international cuisines, creating a gastronomic delight. In Kingborough, every day is a chance to embrace the spirit of togetherness, engage in exciting activities, and savour the flavours of a rich, vibrant community. Join us as we embark on a journey that goes beyond the ordinary, promising unforgettable experiences and cherished memories for you and your loved ones.

NATURAL AREAS

Kingborough has a number of beautiful reserves within its Natural Areas Network. These Natural Areas are tracts of native bushland, established for the purposes of conservation, protection and education. Most of the reserves contain significant ecological processes and are habitats for threatened flora and fauna.



A WORLD OF SPORT



Kingborough Tigers Grand Final 2023

Kingborough offers a diverse array of sporting options, catering to enthusiasts of all kinds. The region is a paradise for kayaking enthusiasts, with its scenic waterways providing the perfect backdrop for a serene paddle.

Basketball courts echo with the sounds of friendly matches, while cricket pitches come to life with the excitement of the game.

Tennis enthusiasts can enjoy a match or two on well-maintained courts, and cyclists can explore the picturesque landscape on bike-friendly trails. Additionally, football fields host spirited matches, bringing the community together in the spirit of friendly competition. Whatever your sporting preference, Kingborough provides ample opportunities to stay active and engaged in the sports you love.



A WORLD OF SPORT

The Kingborough Sports Centre is an important hub in the sporting precinct of Kingborough and aims to support an active and healthy community by providing quality facilities and opportunities for indoor and outdoor sporting pursuits.

The precinct caters for tennis, basketball, soccer, footsal, gymnastics, squash, martial arts, cricket, AFL, table tennis, pickle ball and netball. Many local sporting clubs and associations using the indoor and outdoor facilities.

Gymnastics - Sports Centre



Kingston Tennis Courts



Kingston Golf Course



A WORLD OF SPORT



Twin Ovals



KINGBOROUGH PARKS & PLAYGROUNDS



Kingston Park - 'Tasmania's best playground'



Kingston Park is a wonderful play space for all ages and a bustling hub for community events. Its central location makes it an ideal spot for gatherings and community experiences. The park's walking trails provide a scenic backdrop for the weekly Park Run. A community activity promoting fitness and togetherness.

Play spaces for all ages and abilities , include water and rock pool areas, sand play, rope forest, double flying fox, slides and spinners, music sensory garden, bird nest swings and area for teenagers.

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PUMP TRACKS & MOUNTAIN BIKE



Asphalt Pump Track at the Kingborough Mountain bike park situated next to Twin Ovals



Junior pump track
Kingston Park



Wall Ride at mountain
bike park

Kingborough Mountain Bike Park has a jumps area and pump track with specialised wallride and is only 600 metres from Kingborough Sports Centre.

The junior pump track features above is at Kingston Park is situated in a large public open space connected next to Kingston playground. In the same location there are BBQ areas, an open area to play ball games, learn to ride bike tracks as well as get some exercise in the outdoor gym zones.

DINING & FOOD CULTURE



New craft beer brewery in Kingborough



Robbie Browns Kingston Beach

Kingston and the surrounding suburbs are a culinary delight, boasting a diverse array of cafes, bars, and dining options that cater to every palate and preference.

Nestled amidst its scenic surroundings, you'll find charming cafes where you can savour freshly brewed coffee and indulge in decadent pastries. Trendy bars offer a vibrant nightlife experience, serving creative cocktails and local wines that capture the essence of the region.

When it comes to dining, Kingborough truly excels, offering everything from fine dining establishments serving gourmet cuisine prepared with locally sourced ingredients to cozy bistros serving hearty comfort food. Seafood enthusiasts can relish in the day's catch at waterfront restaurants, while international flavours abound in the form of Thai, Italian, and fusion cuisines.

With its culinary diversity, Kingborough transforms dining into an adventure, inviting you to explore a world of flavours within its welcoming streets.

TRANSFORMED HEART



Central Kingston has undergone a remarkable transformation, evolving into a bustling hub that beckons both locals and visitors alike with its attractive streetscape providing an inviting space to enjoy the numerous dining options available.

Once a busy highway, the transformation has seen a shifting from a car-centric space into a pedestrian-friendly haven, where people can now leisurely explore the area on foot, embracing the vibrant atmosphere and engage with the community.



KINGBOROUGH SCHOOLS



Tarooma High School on beach

Kingborough has Municipality and Schools:

- Blackmans Bay Primary School
- Bruny Island District School
- Illawarra Primary School
- Kingston High School
- Channel Christian School
- Calvin Christian School
- Southern Christian School
- Margate Primary School
- Snug Primary
- Tarooma High School
- Tarooma Primary School
- Kingston Primary School
- St Aloysius Catholic College

