



GLENORCHY CITY
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KING GEORGE V

Sports and Community Precinct
Master Plan Update



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About this document

This document is an updated **King George V (KGV) Sports and Community Precinct Master Plan**. It has been prepared by *@leisure*, to help guide the future strategic development of the site.

Specialist technical advice has been provided by *Mary Jeavons Landscape Architects* (site and landscape analysis).

Acknowledgements

@leisure wishes to acknowledge the support and assistance provided on this project by:

- Rod Marshall, Project Manager
- Council staff and representatives
- KGV sports clubs and associations
- Existing and potential community stakeholders and users

Figure 1. KGV Sports and Community Precinct Aerial Photo



EXECUTIVE SUMMARY

The King George V Sports and Community Precinct Master Plan Update has been prepared to progress the redevelopment of the King George V Precinct into “a multi-purpose sports and community hub”. The Master Plan divides the precinct into recommended use zones based on the precinct’s current and future capability and suitability for development. A list of directions have been determined as a result of consultation findings and are shown on the Master Plan to illustrate the preferred future vision for the King George V Sports and Community Precinct. Key directions include, but are not limited to:

- The redesign, redevelopment and expanded layout of the Glenorchy District Football Club to create a multi-purpose, multi-level Glenorchy Community Sports Club to serve the oval and local community
- The ultimate removal and consolidation of cricket clubrooms and related auxiliary oval buildings into the aforementioned Sports Club
- The provision of six re-orientated natural turf practice cricket wickets north / south and five synthetic ‘hard’ wickets incorporated within an outdoor multi-sport training facility
- The consolidation and redevelopment of soccer related Football Federation Tasmania (FFT) headquarters, grandstand and changerooms into a ‘Centre of Football Excellence’ that befits a State centre with capacity to attract National ‘A League’ type fixtures and associated crowds
- Retaining the capacity for the future comprehensive redevelopment of the Glenorchy War Memorial Swimming Pool
- Support of the Glenorchy PCYC proposal to establish amenities necessary to co-locate with the Hobart YMCA
- Enhancement and upgrade of the Tasmanian Transport Museum with the development of a significant display area for historic buses
- Retain undeveloped land and investigate new community (non sport) organization development proposals
- Providing improved landscaping and streetscapes along perimeter roads, entry points, car parks and fence lines across the precinct
- Improving vehicular connectivity and enhanced internal and external pedestrian and cycle pathway surfaces, lighting, links and signage

1. INTRODUCTION

1.1 Project Background

King George V Sports and Community Precinct is a multi-purpose sport and recreation reserve in a prime location in central Glenorchy.

The site includes the King George V Football and Cricket Ground, King George V Soccer Park, the Glenorchy War Memorial Swimming Pool, the Hobart YMCA and the Glenorchy Transport Museum. King George V is also the current home of the following key clubs and associations:

- Glenorchy District Football Club
- Southern Football League
- Glenorchy District Junior Football Club
- Football Federation Tasmania (Soccer)
- Glenorchy Cricket Club
- YMCA Hobart
- Glenorchy Swim Club

In 2008 Glenorchy City Council engaged @leisure to prepare the King George V Sports Facility Redevelopment Plan that incorporated master plan directions regarding the replacement of the ageing main grandstand and associated building, which had been destroyed by an arson fire, together with general directions relating to the rest of the site.

Figure 2. New Grandstand



The new \$2.3m *Cresswell-Beakley* Grandstand (figure above) has now been developed and sports lighting installed at the Football Ground as a result of a \$650,000 contribution received from the State Labor Government. Council has also allocated significant funds in its current 2010/11 budget towards component upgrades within the Glenorchy War Memorial Swimming Pool.

Council has established a Working Group comprising Council and Glenorchy District Football Club (GDFC) representatives to progress master planning of the King George V site into “a multi-purpose sports and community hub”.

The three key objectives identified by the Working Group are:

- To attract funding¹ to further upgrade / redevelop sport and community facilities and encourage greater usage of the site
- To encourage community use of the site, not necessarily sports related,
- To develop a long-term master plan for the urban renewal of the site including landscaping and improved linkages to the neighbouring Glenorchy CBD, local schools and other activity centres

The Working Group prepared a Preliminary Future Development Plan (see Figure 3) to support a Federal Government funding submission.

Figure 3. Preliminary Future Development Plan



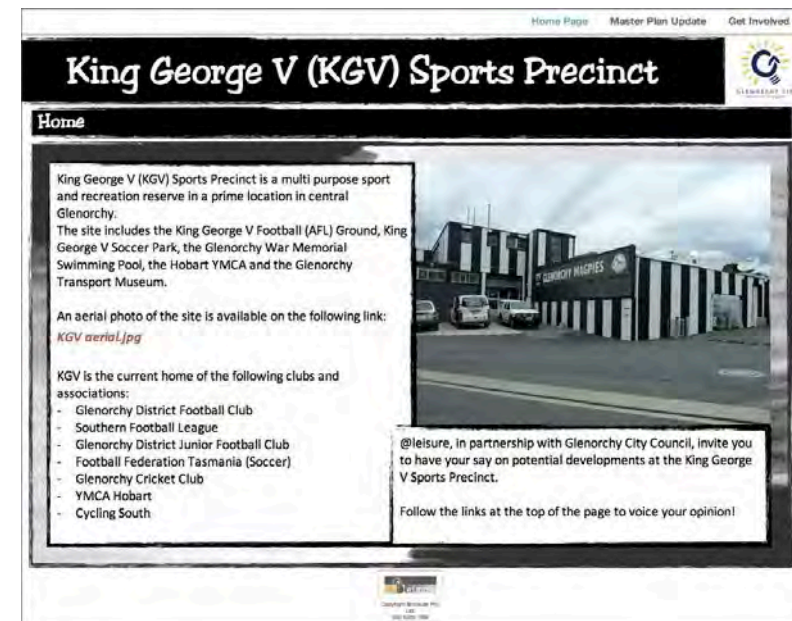
¹ The Working Group prepared a submission for Commonwealth Government funds

1.2 Project Methodology

The following tasks have been undertaken as part of this project:

- Review of current KGV Sports Precinct activities, Council plans and policies
- Consultation and meetings with key Council staff
- Interviews with key club and community stakeholders
- Inspection of the site and facilities
- Workshop with key stakeholders and Council staff
- Press release, project website (see figure 4) and on-line survey seeking community feedback, comments and suggestions
- Landscape analysis
- Framework for future site development
- Analysis of current usage options for sharing
- Review of actions in the existing Master Plan to determine relevance
- Analysis of existing gaps / future opportunities
- An update of the King George V Sports Facility Redevelopment Plan
- An updated draft Master Plan report and drawing for the King George V Sports and Community Precinct

Figure 4. Project Website



2. KEY FINDINGS AND MASTER PLAN

2.1 Key issues and proposals

Following the site analysis, consultation with stakeholders the key issues and decisions investigated were as follows:

- Development of a multi-use Glenorchy Community Sports Club
- Redevelopment of cricket training facilities including reorientation of natural turf wickets
- Development of soccer facilities and playing space into a 'Centre of Football Excellence'
- Introducing new community (non-sport) organisations into the precinct (e.g. Migrant Resource Centre)
- Development of the Tasmanian Transport Museum
- Development of a 2-4 court indoor courts sports centre
- Introducing additional sports with facilities into the precinct e.g. bowling, netball
- Development of a circuit trail around precinct to attract use by KGV participants, the community, CBD workers
- Landscape upgrade: materials planting, and enhanced entryways and linkages with the CBD

Each of these issues were investigated and evaluated against the following tests:

- Increases use of the precinct and club facilities by the community?
- Increases the profile of KGV as preeminent sporting facility?
- Replaces functionally obsolete infrastructure?
- Enhances visual amenity of KGV and connection with CBD?
- Would enhance viability of sports club?
- Would enhance viability of existing clubs/ facilities?
- Reduces overall lifecycle cost?
- Least capital/ land cost?
- Fits into the precinct without purchase of land?
- Does not take away green space?

The issues and recommended directions are summarized in the key decision-making process of KGV master plan issues (see Attachment 9)

Key Issue 1. Development of a multi-use Glenorchy Community Sports Club

This was analysed as having considerable merit in the precinct.

Recommendation:

Develop within football / cricket zone on west perimeter of oval adjoining the main grandstand.

Key Issue 2. Redevelop cricket training facilities including reorientation of natural turf wickets

This was analysed as having considerable merit for the clubs operation.

Recommendation:

Undertake a minor excavation and regrading of bank to reorientate turf cricket nets shared between football /cricket and soccer zones.

Key Issue 3. Development of soccer facilities and playing space into a 'Centre of Football Excellence'

Retaining state and local soccer facilities in the City is of utmost importance. Retaining a one pitch facility on this site may limit growth potential, unless synthetic turf is considered. However it was not possible, as part of this project to secure a better site.

Recommendation:

Redevelop and expand facilities, playing space and car parking to an elite standard that befits a State centre. Consider a multi-sport synthetic pitch in long term. Continue to liaise with FFT to determine long-term vision on and off site.

Key Issue 4. Introduce new community (non-sport) organisation development sites

Recommendation:

Consideration may be appropriate for small parcels of land to immediate north and west of the existing YMCA.

Key Issue 5. Develop further 2-4 court indoor courts sports centre (e.g. NFSRA) to complement precinct activities

Providing an integrated indoor court sports facility does have considerable merit in the precinct, either as a joint YMCA / PCYC development or as an extension to the aquatic centre. The NFSRA development would not be possible in the precinct without expanding into the residential area.

Recommendation:

Develop NFSRA off site on a less constrained reserve.

Key Issue 6. Introduce additional sports with facilities into the precinct e.g. bowling, netball etc

This was proposed in the development proposal by the football club to complement the development of a combined Glenorchy Sports Club. There is inadequate space to provide for existing uses, and therefore additional codes in the precinct.

Recommendation:

No action: The Site is constrained, and this proposal would require residential land -assume too expensive and politically unacceptable.

Key Issue 7. Develop circuit access / trail around precinct to attract use by KGV participants, the community, CBD workers

This development has considerable merit. A trail is likely to increase use of the precinct more than any other development.

Recommendation:

Create a precinct perimeter circuit trail including residential area and linkages

Key Issue 8. Develop landscape materials and planting palettes and enhance entryways and landscape amenity

Recommendation:

Endorse the recommended palettes and actions as provided on the plans in the Attachment.

Key Issue 9. Development of the Tasmanian Transport Museum

This development has merit as it would increase the quality of the visitor experience and attract greater patronage

Recommendation:

Enhance and upgrade the Tasmanian Transport Museum to house and display historic buses

Key Issue 10. Develop the YMCA site to include the establishment of a PCYC

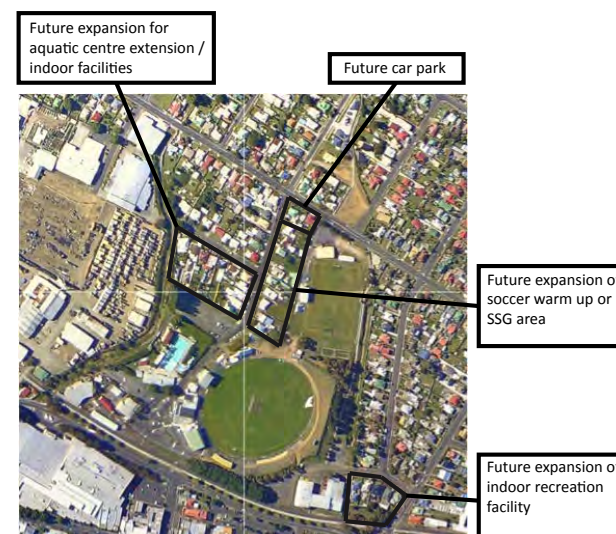
Recommendation:

Support the Glenorchy PCYC proposal to co-locate with the Hobart YMCA

2.2 Recommended use zones

The KGV precinct was divided into use zones based on current and future capability and suitability for development. Use zones are described in the master plan directions and shown on illustrative drawings. It has been assumed that the precinct is **not** to be expanded into residential zones. Should it be considered feasible to increase the size of the precinct in the long term, the implications of potential expansion zones with the preferred uses are shown in the image below.

KGV Precinct: Future use of residential zones



2.3 Master Plan Directions

The following list of directions was used to prepare the updated comprehensive master plan drawing (see 2.4), to illustrate the preferred future vision for the recommended use zones of the King George V Sports and Community Precinct.

KGV MASTER PLAN DIRECTIONS		PRIORITY
FOOTBALL AND CRICKET ZONE		
1	<p>Redesign, redevelop and expand the Glenorchy District Football Club footprint northwards to the second grandstand and create a multi-purpose multi-level Glenorchy Community Sports Club to serve the oval and local community, incorporating:</p> <ul style="list-style-type: none"> - contemporary club, change room, spectator entry, administration, meeting and storage spaces to accommodate existing and future needs of football and cricket at the site - fully equipped commercial kitchen, café / kiosk, bars and function rooms enabling quality 'pokie free' sports club and community dining, entertainment and activities for young adults, families and seniors - additional 'sports house' opportunities for Glenorchy based clubs, associations and allied health and well-being providers - a Council prepared business case and management plan 	MEDIUM

KGV MASTER PLAN DIRECTIONS		PRIORITY
2	Maintain <i>Cresswell-Beakley</i> main grandstand and use to guide the quality, 'look and feel' of future capital works renewal and minor improvements at the site	ON-GOING
3	Maintain and retain new oval floodlighting layout to meet AFL competition standards	ON-GOING
4	<p>Retain, maintain and undertake minor capital and cosmetic improvements to the suite of existing buildings and auxiliary structures serving the oval on the west and south perimeter, including:</p> <ul style="list-style-type: none"> - Cricket clubrooms - Secondary grandstand, including premises occupied by 'Aardvark Adventures' - Kiosk - Southern stand - Interchange / umpire boxes - Spectator viewing terraces and standing areas - Oval fencing, black pvc chain mesh 900mm high - Spectator seating - Scoreboard - Ticket boxes - Groundskeeper sheds 	SHORT

KGV MASTER PLAN DIRECTIONS		PRIORITY
5	<p>Remove and consolidate oval buildings and structures into the Glenorchy Community Sports Club redevelopment and / or replace at the end of their useful life, including:</p> <ul style="list-style-type: none"> - Cricket clubrooms - Secondary grandstand, including premises occupied by 'Aardvark Adventures' - Kiosk - Southern stand - Ticket box (main entry and southwest corner) - Scoreboard (to be electronic) 	MEDIUM - LONG
6	Improve access for people with disabilities to existing seating and toilets in the main grandstand, new seating and toilets in and adjoining the second grandstand and new seating in the southern stand	SHORT
7	<p>Regrade the embankment to the northeast of the oval to:</p> <ul style="list-style-type: none"> - Provide adequate space to reorientate the existing (six) turf practice cricket wickets north / south, with chain wire mesh fencing and netting between alternate wickets - Provide adequate space to relocate (five) synthetic 'hard' practice cricket wickets, incorporated within a fenced and flood lit multi-purpose training facility with retractable nets (see appendix) 	SHORT - MEDIUM

KGV MASTER PLAN DIRECTIONS		PRIORITY
8	Design and develop a family recreation space to provide outdoor play, gathering and facilities for family groups visiting the precinct. A suggested location is at the existing Cricket Clubhouse once these facilities have been relocated to the refurbished Glenorchy Sports Club.	MEDIUM - LONG
9	<p>Provide vehicular access and landscaped car parking in lieu of relocated cricket club facilities, with ease of access to consolidated Glenorchy Community Sports Club and second grandstand on oval's western perimeter</p> <p>Incorporate spatial capacity for temporary stadia seating for larger scale oval events i.e. 10,000 plus spectators</p>	LONG
10	Identify potential development sites that enable sports and community facilities to integrate with the oval and existing auxiliary facilities	SHORT
SOCCER ZONE		
11	<p>Retain, maintain and undertake capital renewal and consolidation of existing buildings and auxiliary structures serving the pitch on the north and west perimeter to create a 'Centre of Football Excellence', including</p> <ul style="list-style-type: none"> - Football Federation Tasmania Head Quarters and adjoining covered seating. Determine whether to retain or consolidate with grandstand - Grandstand and change rooms - Ticket box 	MEDIUM

KGV MASTER PLAN DIRECTIONS		PRIORITY
12	Renew existing public toilets between pitch and oval	SHORT
13	Improve pathway link between pitch and oval	SHORT
14	Formalise expanded car parking areas including line markings and sealed tarmac with landscaping	SHORT - MEDIUM
15	Redevelop pitch with 'new generation' artificial turf to meet "A- League" specifications and afford greater participation by soccer and potential for multi-sport Would require feasibility study and management plan	MEDIUM - LONG
16	Define pedestrian and player access to multi-purpose training facility (point 7) to incorporate futsal court for modified play	SHORT - MEDIUM
SWIMMING POOL ZONE		
17	Resurface outdoor 50m pool	SHORT
18	Retain, maintain and undertake minor capital and cosmetic improvements to existing buildings and auxiliary structures serving the pool	SHORT - MEDIUM
19	Kiosk / café with external servery and alfresco seating area to cater for pool and general users of the KGV site	MEDIUM - LONG
20	Comprehensive redevelopment of the pool facility to incorporate a mix of indoor and outdoor aquatic and leisure features to encourage sustainable year round usage Requires Council to prepare a comprehensive feasibility study and business plan	LONG

KGV MASTER PLAN DIRECTIONS		PRIORITY
YMCA ZONE		
21	Support comprehensive proposal to incorporate Glenorchy PCYC as part of the existing disused portion of YMCA building	SHORT
22	YMCA to retain, maintain and undertake capital and cosmetic improvements to existing Centre	ON-GOING
23	Retain the capacity to extend upon the centre to the west, into existing carpark to accommodate the space equivalent to an additional indoor basketball court Note that indoor basketball and netball do not form part of the present or future YMCA vision for the Centre	SHORT - MEDIUM
TASMANIAN TRANSPORT MUSEUM ZONE		
24	Tasmanian Transport Museum Society to retain, maintain and undertake capital and cosmetic improvements to existing buildings and auxiliary structures	ON-GOING
25	Retain heavy weight vehicle access to museum from Anfield Street that will incorporate a \$600k historic bus display area	ON-GOING
26	Future access to railway line for heritage train ride purposes	MEDIUM
27	Enhanced tree planting and landscaping consistent with balance of KGV precinct	SHORT

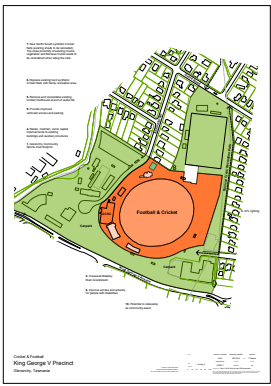
KGV MASTER PLAN DIRECTIONS		PRIORITY
KGV PRECINCT ZONE		
28	Traffic calming measures along Anfield Road	SHORT
29	Streetscape measures along perimeter roads, entry points, car parks and fence lines to revitalise and provide greater consistency across the precinct	SHORT
30	Retain car park north of the swimming pool for overflow parking in the short term and potential future development by Council or others in the medium to long term (see point 36)	SHORT - MEDIUM
31	Tree planting and landscaping of the passive reserve on Grove Road adjacent to soccer entry to better accommodate overflow carparking	SHORT
32	Formalise access road and dual use pedestrian and cycle path from the YMCA carpark to the central carpark, running behind the southern stand and parallel to railway fence line under macrocarpa pine trees, to enable better traffic flow through the precinct	MEDIUM
33	Retain and manage the macrocarpa pine trees in accordance with potential heritage listing and to mitigate risks associated with potential falling branches	LONG
34	Enhance integration with CBD, Eady Street Reserve and Wilkins Point sculpture park on Montrose Bay foreshore through improved road and pathway surfaces, lighting, links and signage	SHORT

KGV MASTER PLAN DIRECTIONS		PRIORITY
35	Improve internal pedestrian paths through football oval and soccer pitch zones and link to carparking, roads, external trails and intercity cycleway	SHORT
36	Retain undeveloped sites for Council determined community purposes (e.g. Swimming Pool redevelopment etc) Note there is insufficient land on the site to develop an indoor sports stadium with 3+ basketball courts such as being sought by the National Fitness Southern Recreation Association	ON-GOING
	Establish evaluation criteria for assessing proposals and determining the best use of future development sites considering: <ul style="list-style-type: none"> - Capacity to enhance the viability and sustainability of KGV - Contribution to KGV as Glenorchy's pre-eminent community sports hub - No negative impact on KGV reserve and activity spaces - Opportunity costs pertaining to the capacity to attract increased sporting and community patronage and revenue streams to KGV - Practicality and cost to implement, particularly in light of spatial limitations at KGV 	SHORT - MEDIUM

KGV MASTER PLAN DIRECTIONS		PRIORITY
LANDSCAPE ELEMENTS: Refer TO MP-05 & MP-06 Drawings for details on these recommendations		
37	Design a precinct entry treatment to mark each major entry. Incorporate new signage or banners (with “black and white” theme), consistent tree planting, seats, a distinctive paving design, bike racks and bins.	SHORT-MEDIUM
38	Develop a palette of furniture to create a distinctive character within the KGV precinct. This includes seats, bins, fences, bollards, bike racks. Choose colours to complement existing football grandstand.	SHORT
39	Develop a maintenance program to reduce the incidence of weeds and replace deteriorating paving surfaces and structures.	SHORT
40	Tree planting palette to unify the precinct’s character, provide shelter and shade and to enhance the picturesque qualities of the precinct. Refer to MP-06 drawing for recommendations on species and their suggested locations.	SHORT
41	Capitalise on the views to Mt Wellington and the Derwent River by providing informal gathering places on the mounds, sheltered by additional planting.	SHORT-MEDIUM

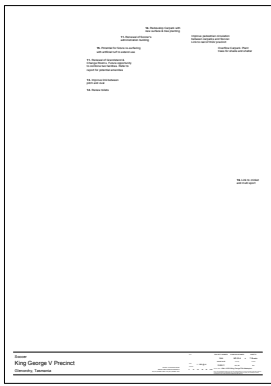
2.4 Master Plan

A series of drawings were prepared to illustrate the directions for each recommended use zone (see Attachments 2-6). These KGV master plan directions have been overlayed to create the following comprehensive updated Master Plan drawing.



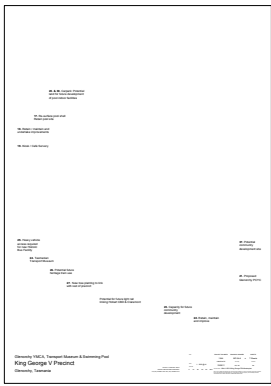
MP-02: Football & Cricket

1. Glenorchy Community Sports Club footprint
2. Cresswell-Beakley Main Grandstand
3. AFL lighting
4. Retain, maintain, minor capital improvements to existing buildings and auxiliary structures
5. Remove and consolidate existing Cricket Clubhouse at end of useful life
6. Improve access and amenity for people with disabilities
7. New North/ South synthetic Cricket Nets (existing sheds to be relocated). The close proximity of existing mound, vegetation and Barossa Creek needs to be considered when siting the nets.
8. Replace existing hard synthetic Cricket Nets with family recreation area
9. Provide improved vehicular access and parking
10. Potential to redevelop as community asset



MP-03: Soccer

11. Renewal of Renewal of Soccer's administration building, Grandstand & Change Rooms. Future opportunity to combine facilities. Refer to report for potential amenities
12. Renew toilets
13. Improve link between pitch and oval
14. Redevelop Carpark with new surface & tree planting
15. Potential for future re-surfacing with artificial turf to extend use
16. Link to cricket and multi sport



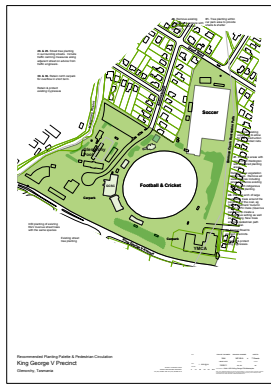
MP-04: Glenorchy YMCA, Transport Museum & Swimming Pool

17. Re-surface pool shell Retain pool site
18. Retain / maintain and undertake improvements
19. Kiosk / Cafe Servery
21. Proposed Glenorchy PCYC
20. & 30. Carpark: Potential land for future development of pool indoor facilities
22. Retain, maintain and improve
23. Capacity for future community development
24. Tasmanian Transport Museum
25. Heavy vehicle access required for new Historic Bus Facility
26. Potential future heritage train use
27. New tree planting to link with rest of precinct
36. Potential community development site



MP-05: Precinct's Materials Palette

37. Distinctive Precinct Entry Treatments

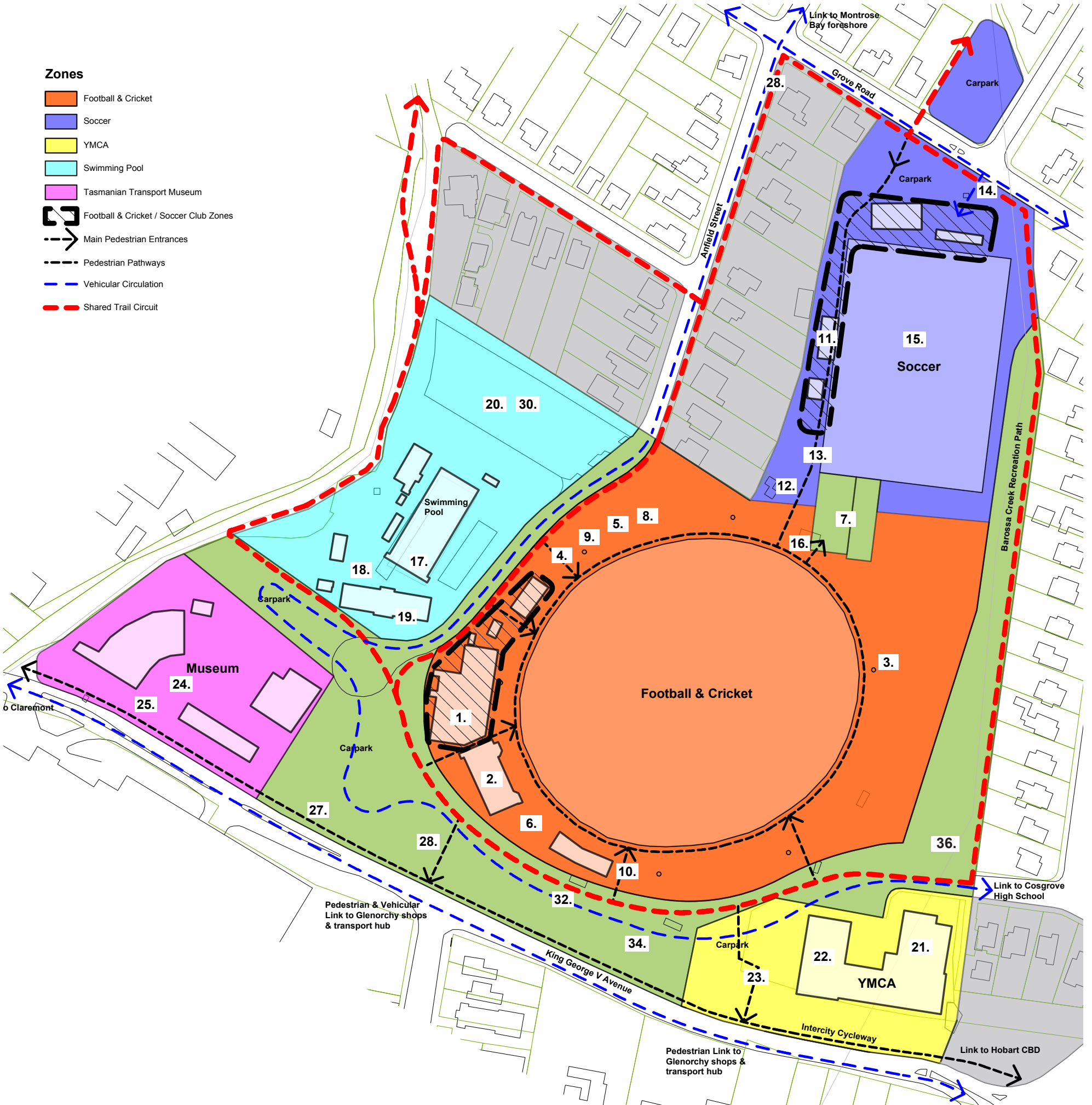


MP-06: Recommended Planting Palette & Pedestrian Circulation

28. & 29. Street tree planting in surrounding streets. Include traffic calming measures along adjacent street on advice from traffic engineers.
30. & 36. Retain north carpark for overflow in short term.
31. Tree planting within car park area to provide shade & shelter
32. Formal Road to connect precincts.
33. Retain & protect existing Cypresses.
40. Remove existing vegetation & replace with recommended tree planting
40. Plant an arch of large deciduous trees around the periphery of the oval, eg Acer x freemanii 'Autumn Blaze' or Pin Oaks (Quercus palustris) to create a picturesque setting as well as providing. New trees enclose pedestrian path around oval.
41. Enhance areas with views to Mt Wellington with sheltered planting areas.

Zones

- Football & Cricket
- Soccer
- YMCA
- Swimming Pool
- Tasmanian Transport Museum
- Football & Cricket / Soccer Club Zones
- Main Pedestrian Entrances
- Pedestrian Pathways
- Vehicular Circulation
- Shared Trail Circuit



3. PLANNING CONTEXT

3.1 Glenorchy City Council Land Use Planning Strategy

Glenorchy is a business district and suburb in the northern part of greater Hobart, with a stable population of 44,600 (ABS, 2009). Major features include: the Derwent River; the Cadbury Factory; Alpenrail; Mona Museum of Old and New Art (MONA); Moorilla Estate Winery; Glenorchy CBD; Tasmanian Transport Museum; Royal Hobart Showgrounds; Derwent Entertainment Centre; Moonah Arts Centre; Claremont Golf Course; Elwick Racecourse and King George V Sports and Community Precinct. The Brooker Highway serves the City.

Council's Interim Land Use Planning Strategy 2010 acknowledges strategic open space planning objectives to:

- secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania
- protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community

Further, it identifies key objectives in Council's Strategic Plan 2010-2015 to:

- promote recreational activity by maintaining and improving facilities and assisting access to funding for sporting and community groups
- encourage healthy lifestyles through participation in active and passive recreation

As per figure 5 below, the King George V site is zoned as Open Space (green) on The Glenorchy Planning Scheme 1992, with the CBD to the south, urban residential to the north and east and light industrial to the west. Eady Street Reserve is zoned similarly and is to the southeast of the KGV site.

Figure 5. KGV Precinct on The Glenorchy Planning Scheme



3.2 Recreation Plan 2008 – 2013

Council's Recreation Plan details specific strategies and actions pertinent to the King George V site with directions to:

- Provide for changing community needs to increase participation, by specific populations and opportunities for:
 - Basketball, indoor bowls, table tennis
 - Resource sharing and co-location of clubs e.g. bowls, GDFC Sports Club proposal
 - 'Sports Ability Hub' at the YMCA
 - Indoor social programs for people from NESB
- Monitor and respond to current local demand
- Acknowledge recreation and open space as an important land use by:
 - Seeking to ensure access to strategically important corridors for recreation e.g. River foreshore and Wellington Park
- Involve the community in recreation planning
- Enhance the distribution, quality and suitability of recreation facilities including:
 - Social / family informal recreation sites such as playgrounds and community gardens
- Increase access to, and visibility of, sports facilities through renewal, development and co-location
- Market and promote recreation opportunities

3.3 King George V Sports Facility Redevelopment Plan 2008

The following specific master plan directions with timeframes were listed in the 2008 King George V Sports Facility Redevelopment Plan (see Attachment 1):

Spectator facilities

1. Replace the burnt out grandstand with a new grandstand and multi purpose building. Status: *Completed*
2. Retain terraced seating adjacent to new grandstand. Status: *Retained*

Sports facilities

3. Relocate Soccer Tasmania headquarters and develop field for junior AFL football / cricket. Status: *Review*
4. Provide sports lighting to main Oval to AFL standards. Status: *Completed*
5. Relocate and reorient four synthetic and six turf cricket practice nets together. Status: *Review*

Landscape amenity and building surrounds

6. Regrade embankments to the north and east of the main Oval. Status: *Review*
7. Enhance the landscape and visual amenity of Reserve. Status: *Commenced, to be reviewed*
8. Provide a social / family recreation area west of the YMCA. Status: *Review*

9. Redesign building surrounds on Oval's western perimeter. Status: *Review*

Reserve buildings

10. Utilise building space under second grandstand for site related purposes. Status: *Review*
11. Consolidate the suite of buildings into several key buildings. Status: *Review*

Access and car parking

12. Utilise the land north of the pool for overflow car parking. Status: *Review*
13. Design key points to the Reserve, to enhance visual amenity and create a sense of arrival. Status: *Review*
14. Provide vehicular access into the Reserve and pool site from the south should the rail line not re-open. Status: *Review*
15. Landscape, resurface and designate car spaces in car parks. Status: *Commenced, Review*

Walking and cycling

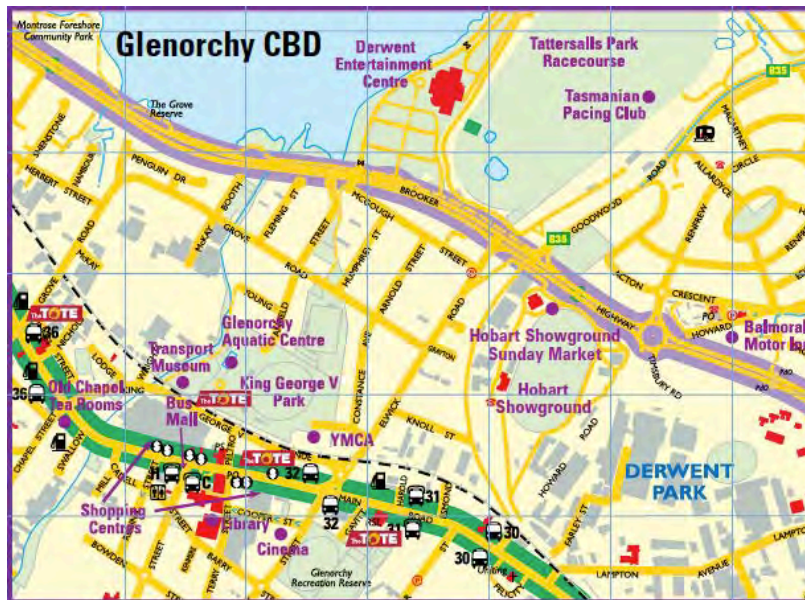
16. Design and construct a series of paths through the site, and connecting the Reserve to adjoining cycle ways and CBD. Status: *Review*
17. Provide off-road trails linking to Northgate Shopping Plaza to south west and the Entertainment Precinct to south east. Status: *Review*
18. Enhance pedestrian and cycle use between pool and main oval. Status: *Review*

4. THE SITE

4.1 Location

The King George V Sports and Community Precinct is located north of King George V Avenue, a short distance to the Glenorchy City central business district (CBD). The site is served and bounded by Anfield Street in the west, Grove Road in the north and Constance Avenue off Elwick Road in the east (see Figure below).

Figure 6. KGV Precinct Street Map



4.2 Land Ownership and Management

The King George V Sports and Community Precinct is primarily located on Council owned land with the exception of and noting:

- YMCA Hobart parcel of land 4818m² in the south east of the reserve, which was sold by Council in July 2001 for \$40,000
- Private residences along Anfield Street that back onto KGV Football (Soccer) Park

The KGV Reserve is home to the following clubs / associations with mutually agreed management leases or licenses:

- Glenorchy District Football Club has a current lease over the land for its clubrooms and kiosk (until 30 June 2012), function room and changerooms (until 31 March 2015) and a winter seasonal licence for the oval
- Glenorchy Junior Football Club has a winter seasonal licence for its use of the oval
- Glenorchy Cricket Club has a summer seasonal licence for its club facility and use of the oval
- Football Federation Tasmania (Soccer) has had a lease over its building and land, including its pitch, which recently expired and is under review
- Aardvark Adventures entered into a lease over the building parcel of 215m² under the old grandstand on Anfield Street in November 2003

The Glenorchy War Memorial Swimming Pool opened on 30 November 1963 on its parcel of land 8105m² and is owned by the City and managed by Council staff.

The Glenorchy Transport Museum opened in 1983 on its parcel of land 6,635m² that is owned by Council and managed Tasmanian Transport Museum Society under a 21-year lease dated 1 July 1993, with an option to renew.

All car parks and access roads in and leading to the KGV Reserve are owned and maintained by Council.

4.3 Facilities and Structures

Facilities and structures on the KGV site include:

Australian Rules (Football) and Cricket Oval

- Fully fenced football / cricket oval and associated structures including: cricket wicket turf table, spoon drainage, perimeter seating and coaches / umpire boxes
- *Cresswell-Beakley* stand, including: player changerooms on the ground floor; coaching staff meeting area and gym on mezzanine floor; undercover spectator seating and function room on the second floor overlooking the oval and serviced by a lift
- Sports competition lighting (installed April 2011)
- Glenorchy District Football Clubrooms including function space and administrative offices
- Freestanding kiosk
- Second grandstand to west with storage below, spectator terracing and hardstand areas, including undercover southern stand at CBD end
- Portable change rooms for cricket

- Glenorchy Cricket Clubrooms and raised players box
- Four synthetic cricket practice nets
- Groundskeepers storage sheds
- Public toilets
- Freestanding scoreboard
- Ticket boxes
- Shared formalised central car park

Football (Soccer) Park

- Fully fenced soccer pitch
- Sports lighting
- Football Federation Tasmania administration building

Semi formalised car park and ticket boxes

- Grandstand and changerooms on western side of pitch
- Covered seating on northern side of pitch
- Six turf cricket practice nets on embankment

YMCA

- Fit 'n' Fun Centre
- Glenorchy Fitness Centre Gym
- Office and activity spaces
- Off-street car parking to north and west

Glenorchy War Memorial Swimming Pool

- 50m 8 lane pool, two wading pools and a 60m waterslide
- Entry, kiosk, change facilities
- Shared and overflow car parking to north

Tasmanian Transport Museum

- Buildings, railway track and hardstand areas exhibiting locomotives, rail motors, carriages and wagons, trams, trolley buses, motor buses and stationary steam engines
- Shared car parking

4.4 Site Analysis

The rear of the site's southern facilities are visible to motorists driving along from King George V Avenue, but the precinct is primarily accessible to pedestrians and cyclists from the Glenorchy CBD by crossing the railway line. Traffic lights assist pedestrians across the Avenue at a point behind the new grandstand car park, which is one of two railway crossing entry points, the other being directly into the YMCA car park. The Intercity Cycle Path runs parallel to the site's southern boundary and goes from Hobart City Centre in the south and Claremont Shopping Centre in the north. Wellington Park provides a backdrop to the site and CBD and site in the south and aspects of the River Derwent are afforded to the north.

Vehicles entering the central car park of the site at the south end of Anfield Street do so from Grove Road, which joins Main Road to the west and Elwick Road to the east. Elwick Road runs north to Brooker Highway and south through a roundabout to Main Road, where it becomes Eady Street. Eady Street runs along the western side of Glenorchy Recreation Reserve, otherwise known as Eady St Reserve. The YMCA car park is on Constance Avenue off Elwick Road in the site's south east corner and is disconnected from the balance of the site to vehicles other than to pedestrians and service vehicles entering directly onto the oval's southeast perimeter.

Barossa Creek Rec Path runs along the site's eastern fenced boundary behind Constance Avenue resident properties. Humphrey Rivulet runs behind the Transport Museum and the Glenorchy Swimming Pool on the western side of the site.

Landscape Elements

The following sketch illustrates the landscape analysis.

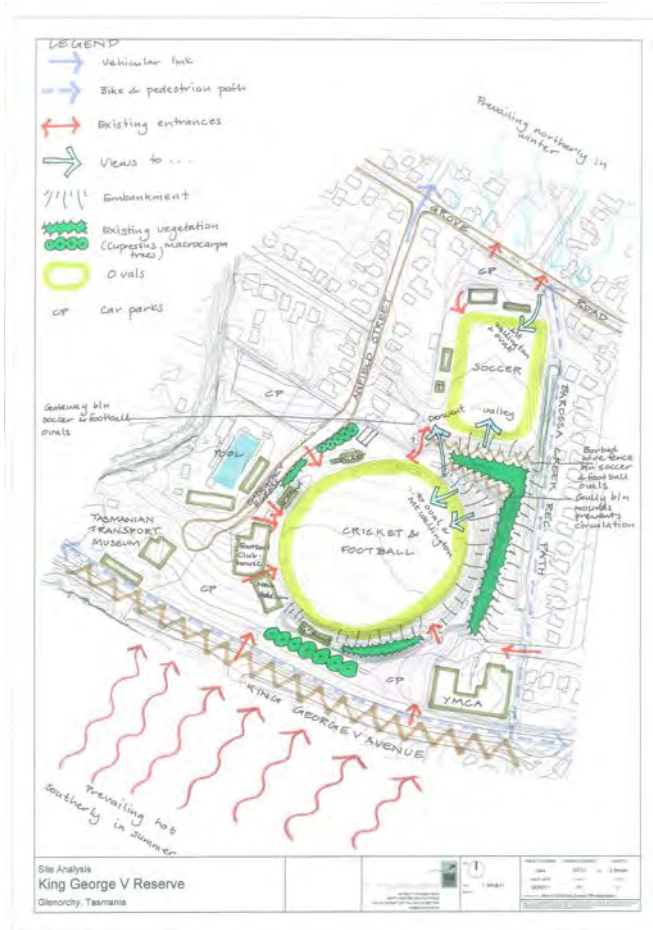


Figure 7. Landscape elements

Views and Context

The sporting precinct is in a beautiful picturesque setting, with the two grassy-green, well-keep ovals set in a back-drop of Mt Wellington and the surrounding hills. It has spectacular views to both Mt Wellington and the Derwent River.

The precinct is sited close to Glenorchy's main centre, transport hub, popular Intercity cycleway and the Barossa Creek Recreation Path to the east, offering many alternatives to car transport.



Figure 8. View of the Derwent River from embankment to the south of the soccer field

Pedestrian Circulation and Legibility

Generally, the main entrances to the precinct are poorly marked and illegible. One of the major entry points for pedestrians and cyclists into King George V's sports facilities is from Glenorchy's main shopping centre, where pedestrians must cross a major road and railway line into the precincts' main car park. It is unclear when entering the car park where the main entrances are situated (see figure below).



Figure 9. Railway crossing entry to KGV

Pedestrian entry point to Football & Cricket ground

The entrance near the existing YMCA centre is also across the railway line and King George V Avenue, via the centre's car park. This car park is in very poor condition, with tall weeds growing between the broken asphalt surface. Visitors need to navigate through the car park to reach the ovals.

The main entrance to the north into the soccer grounds is also via a run-down car park. First impressions are tainted by the mixture of materials and poor quality of paving, an unwelcoming barb-wire topped boundary fence and planting that lacks any cohesiveness.

Once inside the precinct, the paths offer poor accessibility, which the Council is currently addressing in their proposed Access Improvements Project.

The internal paths do not link well with the surrounding network of pedestrian and cycle paths. These include the Barossa Creek Recreation Path to the east, the Intercity Cycleway to the south and the potential link at the north to the Montrose Bay Foreshore.

Existing Furniture and Built Elements

The precinct's aesthetic character lacks definition with its great diversity in styles, materials and colours used for its furniture and built elements. These include many styles of rubbish bins, fencing, paving, retaining walls and seats.

Poor quality asphalt paving in both car parks and footpaths are a hazard as well as being unsuitable for high pedestrian traffic areas at such an important sporting precinct.

There is a huge range of types of fences in the area, including inhospitable barbed wire fences on the Grove Road boundary and between the soccer and football ovals.



Figure 10. Dented rubbish bins do not reflect the quality of new grandstand or future vision for the site

Existing Vegetation

There is a great mixture of planting types in the precinct. There are two stands of mature Cypresses that give a striking look to the south and north of the precinct.

Along the eastern edge at the Barossa Creek Recreation Path, there are many healthy, native trees and shrubs, eg, Eucalypts as well as weed species such as *Pinus radiata* and Fennell. A successful planting of Eucalypts is also along the mounding along the southern edge of the football and cricket oval.



Figure 11. Healthy, attractive eucalypts growing on the mound between the soccer and football/ cricket ovals

There is little planting in the soccer grounds vicinity except for the planting along the mound to the north and to the east along Barossa Creek's path. The planting along Grove Road is mixed and needs to be assessed for its suitability and health.

Some elements such as the main car park with its Gleditsia and Lomandra in planting islands have been successful and look attractive.



Figure 12. Example of weed growth in YMCA car park

Maintenance

Maintenance of the landscape elements in the precinct is very varied. In the football and cricket ovals vicinity, it is generally good. However, in the soccer ground's and YMCA's car parks and at the eastern side of the football oval, weeds are prolific and grow through broken sections of asphalt paving. Fences are also falling over and rubbish bins are scattered about with a random effect. This leads to an impression of a run-down and 'uncared for' landscape.

General Amenities

There are limited outdoor areas for families of players to visit, such as a playground (natural or built) and sheltered informal, seating areas.

The toilets between the soccer and football oval are to be removed and other toilet facilities are provided within the club's clubhouses.

The mounds on the eastern and northern edge of the football oval have beautiful views of Mt Wellington and the Derwent River to the north. They provide an informal and scenic place to watch the games or have a picnic.

5. CONSULTATION FINDINGS

5.1 Methods

@leisure visited the site on Friday 11 February 2011 and held meetings with Council staff and the Glenorchy District Football Club, before conducting a workshop with key stakeholders. Key issues and points raised are incorporated into the findings below with minuted notes having been provided to Council.

A press release was prepared for Council's March 2011 edition of the Glenorchy Gazette to promote submissions and to direct interested persons to the KGV project website, which sought feedback, comments and suggestions by email or to an on-line survey by 14 March 2011. Key issues and points raised are included in findings.

Telephone interviews were held with key representatives of Clubs, associations and agencies on or interested in the KGV site as advised by Council. Key issues, feedback, comments and suggestions are described in findings below.

5.2 Objectives for Change

Glenorchy District Football Club www.glenorchymagpies.com.au were the initial key driver for the updated master plan at the King George V site, proposing a philosophical shift from 'sport and recreational reserve', to a 'sport and community precinct hub'. Encouraged by Council, the newly completed grandstand and high level sports lighting installation, the Club has been proactively engaging existing and potential stakeholders and supporters to progress a preliminary plan of staged redevelopment for KGV facilities and structures by way of:

Master Planning and Urban Renewal

An updated Master Plan to progress previous directions to renew, improve and / or consolidate: landscape amenity and building surrounds; reserve buildings; access and car parking; walking and cycling paths. Land use planning zonings also require investigation.

The 2008 Redevelopment Plan highlighted the drivers for change:

- Need to better utilise existing facilities without overusing playing surfaces
- Desire to enhance sports club viability
- Need to make the setting more pedestrian friendly, comfortable, environmentally sustainable and aesthetically pleasing
- Limited available finances to further develop existing facilities
- Competing priorities for Council resources

Consultation with Council staff, Glenorchy District Football Club, key stakeholders and interested others suggested that these drivers remain current with an increased focus on:

- Activating the site during working week hours through increased community access and use of facilities
- Identifying opportunities to consolidate, renew and upgrade existing facilities and structures
- Investigating and quantifying the potential for future development within the Precinct
- Traffic management and increased connectivity with Glenorchy CBD
- Redevelopment of the football club into a licensed 'Community Sports Club' for liquor and not gaming (below)
- Accommodating enhanced community services within the Precinct (below)

Glenorchy Community Sports Club

An updated Master Plan is to consider the potential for a Glenorchy Community Sports Club that would replace ageing clubrooms and administrative facilities of the Glenorchy District Football Club, the Southern Football League and the Glenorchy Cricket Club, with potential to also serve the Glenorchy Knights Soccer Club and other Glenorchy based sports clubs and associations.

The vision is for a multi-purpose facility providing administrative and sports related (gym, indoor training area, physio and allied health) facilities with a commercial kitchen and function areas for 'pokie free' Club and community dining and entertainment.

Facilitate Enhanced Community Services

An updated Master Plan is to identify potential new community facilities and uses of the site including but not limited to: a relocated the Hobart Migrant Resource Centre; a Police and Citizens Youth Club (PCYC); the Goodwood / Glenorchy Child and Family Centre; and an integrated Youth Centre.

5.3 Problems and Opportunities

The following opportunities and constraints were identified previously in the KGV Sports Facility 2008 Redevelopment Plan, related to:

- Football and cricket clubs indicating that facilities did not meet their current or future needs²
- Constructing a new grandstand / multipurpose building (completed)
- Need for competition sports lighting on oval (completed)
- Demolishing kiosk and cricket club facilities at end of useful life and consolidating into a purpose built multi-sporting club facility in place of the football club
- Demolishing second grandstand in west, undercover shelter over terraces in south and soccer shelter in north at end of useful life
- Regrading embankment in east and in the north between the oval and soccer pitch.
- Developing a viewing bank at the southern end of the oval
- Possible location of a secondary pavilion in northwest on the oval perimeter
- Relocation and reorientation of cricket nets on site
- Relocation of soccer to larger facilities in the City
- Redeveloping the soccer pitch to enable Australian Rules football and cricket. Consolidation of buildings surrounding the pitch into one sports house
- Downgrade of Anfield Road with designated vehicular entry in northwest on oval perimeter and landscaped designated car parking on western side
- Additional landscaped car parking north of pool and YMCA
- Social / family recreation area west of YMCA
- Off road trail links and entry points
- Carrying capacity of the playing fields at or near capacity
- Consider the establishment of an alternate management structure for the site's facilities to encourage greater use
- Future redevelopment of Transport Museum, Swimming Pool and YMCA not specified

² Prior to the development of the new Grandstand

5.4 Focus Zone Findings

The 2011 consultation list zones included Council and community stakeholder meetings, workshop, interviews and an online survey. The expressed needs, wants and views of users, stakeholders and interested others for the KGV site have been collated into focus zones that have been identified within the master planning exercise:

Football and Cricket Focus Zone

Football and cricket share seasonal use of KGV Oval and operate independently from their own separate club and auxiliary facilities. The clubs are generally supportive of each another, but their future vision and objectives for the master plan focus primarily on best serving and growing their own sport, whilst ensuring that historical gains are maintained. This focus zone is at the central heart of the KGV precinct:

- Football has a strong desire to develop its club facility into a comprehensive 'pokie free' multi-purpose Glenorchy Community Sports Club venue with hospitality to attract the community and host locally based sports clubs and associations beyond football, cricket and soccer
- The Glenorchy Community Sports Club could provide bingo, health and well-being programs for the senior community as well as affording 'pub style' activities such as snooker and darts. 'Sports House' concept might include athletics, swimming, rugby and other Glenorchy clubs without a home / administrative offices
- SFL currently have KGV as its administrative headquarters
- Football believes there would be political will and support from government if presented with a compelling business case and master plan. Local representative is independent Federal MP, Andrew Wilkie
- Football acknowledges there is a current reluctance to share with other sports at KGV due to the self-contained nature of existing facilities. Football and cricket share facility elements by arrangement e.g. new grandstand changerooms
- Football is the major beneficiary of new grandstand facility and have opportunity to better promote its use to others, particularly community meeting / function space, during the week and off-season
- Installation of sports lighting will attract enhanced football player and spectator numbers at night, requiring improved feature surveillance lighting of car parks, roadways, pedestrian and cycle paths
- The useful life of existing football club, kiosk and cricket club facilities is difficult to determine. Football believes all should be incorporated into the Sports Club venue in the long term. In the short to medium term, each would benefit from continued maintenance and cosmetic improvements ('black and white' magpies theme) such as has occurred externally at the football clubrooms
- Access improvements are proposed and budgeted by Council for the second grandstand in the west and undercover stand in the south, which suggests these should be retained and maintained with cosmetic changes in the short to medium term. In the longer term these may afford space to build other structures for sport and community purposes

- Reserve (oval and pitch) utilisation is at capacity, potential to level the embankment between oval and soccer pitch to relocate and reorient outdoor turf cricket nets, with hard wickets / multi-purpose synthetic turf
- Football club participation is growing with five senior / youth teams playing in two competitions and in excess of 300 junior players. Need to find additional volunteers to support club operations
- Levelling the embankment would provide potential to increase much needed playing space at the reserve with an opportunity to incorporate a flood lit multi-purpose synthetic turf sports training and modified competition facility (38m x 18m minimum, see Attachment 4.) joining natural turf cricket training wickets
- Cricket has indicated a desire for change rooms (second pavilion in previous master plan) in northwest corner, which would be difficult to justify if a Sports Club venue is preferred in long term. It would appear preferable to have the potential for a future entry and landscaped car parking inside the reserve fence line in this area
- Whilst there was support indicated for community service office space, such as Cycle South has at the pool, it appears optimistic to suggest this would have the desired effect of enlivening precinct or bringing any financial benefits to the KGV site. It may simply take away from space available for other sporting purposes, given land available is at a premium
- Ideally football would like space at KGV to develop additional sport facilities such as bowling and netball, but with soccer being retained on site this is not considered feasible. It would also be difficult, given the site layout to attract those clubs back to a social Sports Club given a likely separation of facilities
- Whilst football and cricket identified that Aardvark Adventures area under second grandstand would assist sporting club storage if relocated. Aardvark provides a privately owned community service that is considered as fitting the KGV 'sport and community' philosophy being pursued
- Aardvark Adventures provide outdoor adventure activities to schools, not for profit agencies and businesses. The owner operator is happy with current location and not looking to relocate. He cited the good central location as being the best point
- Ground naming rights are being considered by football (with *Gemba*), acknowledging that Council is the most significant financial supporter and that funds should be invested into improving the site
- Football consider that the extra carrying capacity for spectators, up to 6000³, was only required a few times a year i.e. finals and feature games such as former AFL star Jason Akermanis first appearance in Magpie colours

³ An estimated 12,500 spectators attended on the 2 April 2011
http://www.youtube.com/watch?v=-_r9VtE5U00&NR=1

- Cricket strongly urges the realignment of the turf practice wickets, which has been a major issue since the club relocated to KGV over a decade ago. Need to face north / south towards Grove Rd because at present batsmen training face directly into the setting sun. Identified as an OHS issue
- Cricket acknowledged that realigning the turf nets would require partial levelling of the embankment, so at the same time cricket would like to see indoor synthetic wickets ('or at worst outdoor ones') placed in the same vicinity. The facility could be used for a multitude of activities not just cricket
- Cricket would like to see two cricket sized change rooms with a separate room for the umpires and a storage room for ground equipment built. Currently both teams use (football) change rooms, which are a considerable distance from the umpires and the cricket clubrooms
- Cricket clubrooms serve the club well at the moment but upstairs clubrooms and viewing area would be preferred, possibly with change rooms underneath. Note this consideration would need be considered as part of a shared Sports Club with football, but cricket don't see the upstairs clubrooms as a current priority
- Cricket are in favour of constructing a multi-purpose building to house a number of sporting clubs in the area on the proviso that the cricket club has its own room (not a shared one) in the building. The club has a long proud history in the Glenorchy area and maintaining own identity is something they regard as paramount in any development at KGV

Soccer Focus Zone

This focus zone is at the northern head of the KGV precinct:

- Football Federation Tasmania has stated that it wants to stay at the site and that there will always be a need for soccer to be played at KGV. Following the consultation stage of the project FFT indicated its preference to stay on site for 20 years and have it developed as Tasmania's "A-league" venue.
- Soccer facilities present particularly poorly when compared to other amenities on-site. Significant renewal is required beyond just cosmetic, including the administration building, grandstand and changerooms, which are all generally well located but are no longer considered fit for purpose
- Football Federation Tasmania has and continues to look for a new home base that would accommodate multiple pitches, but a lack of opportunities is apparent. Royal Hobart Showgrounds are no longer being pursued. Tolosa Street Park or Eady Street Reserve may be option. The Knights would like to remain at the current KGV site
- If soccer was to relocate to an alternate reserve, Eady Street Reserve may be a more compelling option if the National Fitness Centre was to relocate there also, as basketball and soccer often form strategic alliances to enable indoor soccer programs
- Existing toilets between the KGV oval and the soccer pitch require renewal in the short term
- There is a poor informal pathway linking oval and pitch

- Sealed portion of soccer carpark requires line marking and section of same carpark requires sealing and formalisation. There is a desire to retain two gated exit and entry points for traffic flow through
- Given that soccer would prefer a venue with multiple pitches, an alternative to consider would be a 'new generation' artificial turf pitch in the mid to long term that would enable up to three times the current use, with 'payback' potential if Council with FFT was to hire out its use at competitive rates. An example of a similar facility is at Holland Park in the City of Melbourne (see figure)

Figure 13. Multipurpose synthetic turf pitch example



Swimming Pool Focus Zone

The Glenorchy War Memorial Swimming Pool is a self-contained Council facility that has and is, generally planned for independently. This focus zone is in the west of the KGV precinct:

- The heated 50m swimming pool and water slide are unique in Southern Tasmania
- The pool currently serves 35 schools as a result of excellent carnival space
- The pool is being resurfaced in short term by Council
- Car parking for swimming pool users is considered more than adequate given peak times of use i.e. summer daylight hours
- There is a high Council deficit funding required to operate seasonal outdoor pool
- Cover the pool to enable all season use and inclusion of hydrotherapy. Needs a feasibility study and long term plan to increase participation and reduce financial impost on Council
- There is an aquatic industry trend to co-locate 'wet' and 'dry' facilities (particularly gymnasiums). Pursuing a gym at present is not suggested however given it would duplicate the YMCA facilities
- Retaining carpark to north provides capacity for this land to be incorporated into any future swimming pool redevelopment or other development plans
- Not well promoted with a lack of general community awareness despite high participation by schools

- There is a potential for year round kiosk / café serving pool and precinct to provide additional secondary income. Noted that at present the KGV site lacks an opportunity for visitors or passers by to enjoy food and beverages outside of enclosed buildings or fenced off areas

YMCA Focus Zone

The YMCA own and manage this self-contained Centre independently of Council. This focus zone is in the southeast corner of the KGV precinct:

- YMCA building includes two fully functioning squash courts and two purpose built basketball courts, with capacity to add too. Neither squash or basketball is played at the Centre
- Concern has been expressed about lack of indoor sport programs run from the centre, with clubs are suggesting there is a high need for such space
- Children's indoor adventure playground has been provided on one basketball court
- The gymnasium should be of interest to other KGV users and preferably not duplicated
- Table tennis was previously played at the Centre
- Y disability sports hub was suggested
- Glenorchy mobile activities run from the site on occasion
- YMCA would appreciate opportunity to share in coordinated and integrated KGV promotional activities
- PCYC have prepared a comprehensive proposal to establish a Glenorchy PCYC as part of the existing YMCA site / facility

- PCYC will primarily target 'at risk' youth up to 25 years with services and programs including counselling, health and fitness, boxing and martial arts, music and multi-media
- The probable fit out and capital costs to affect the works required to achieve the PCYC vision is \$310,000
- The YMCA car park is a dead end that disconnects the southeast corner from the balance of the site
- A submission was received suggesting the establishment of commercial office operations accessible from Constance Avenue and developed on the oval's eastern embankment

Tasmanian Transport Museum Focus Zone

The Tasmanian Transport Museum is a self-contained facility with a long-term lease that has and is, generally planned for independently. This focus zone is in the southwest corner of the KGV precinct:

- Anticipate future use of railway for light rail and heritage purposes
- The museum noted that it required large and heavy weight vehicles such as semi trailers on occasion down Anfield Street to access its property. They supported landscaping and tree planting for southwest corner of precinct, and would be pleased to have input
- Noted potential to restore pedestrian walkway along the eastern bank of Humphreys Rivulet
- The museum is nearing capacity but happy with its location. Plan for a major development building to house historic buses, which has some shared use capacity (as a community hall)

- There is no access at present to the train line. The line in next 12 months could cease to be a freight line. Rail is a barrier, but allows a degree of restriction. Flow through roadway / access behind small grandstand supported but pine trees heritage listed and OHS likely to be an issue
- The museum is hoping to attract visitors mid week in future. It is competing with MONA to attract coach market
- Museum found it difficult to understand why KGV would be used to accommodate office space, community or otherwise, but generally feedback supported the concept

The Precinct

- There is a desire for philosophical shift from KGV 'Sport' Precinct to KGV 'Sport and Community' Precinct
- The primarily focus is on building surrounds and off reserve playing space, landscaping and streetscapes to give a more consistent and contemporary feel and to protect from prevailing weather conditions
- The nature of the existing football club and other KGV clubs, centres and auxiliary features is separate, independent facilities that serve singular interests
- There is a desire to combine facility elements to reduce duplication and enable greater participation
- Traffic 'calming' (speed humps) measures may be advantageous along Anfield Road
- Streetscape measures are required to tidy up and provide greater consistency and quality finishes across the precinct
- There is some desire for an outdoor children's playground, whilst acknowledging the significant indoor play space indoors (and with a cost) at the YMCA
- Formalisation of the car park north of the pool and additional landscaping of the passive park opposite the soccer pitch across Grove Road would better accommodate overflow parking
- An access road with a shared path is desirable providing flow through the precinct and connecting KGV focus zones, in particular joining the YMCA carpark space to central main car parking. Access would be inside KGV fence line, running behind the southern stand parallel to the railway line, under the established pine trees
- Macrocarpa pine trees require treatment and management to ensure safety compliance, particularly if vehicles, cyclists and pedestrians were utilising to park and walk around the KGV site. Pines are being considered for heritage listing. They screen much of KGV from CBD
- Entry point improvements and internal pedestrian trail upgrades are required. A precinct circuit trail should incorporate the Barossa Creek Rec path
- Better integration with CBD, link to Eady Street Reserve, Wilkins Point sculpture park through improved pathway surfaces, links and signage
- Identify development parcels within KGV Precinct that might, subject to meeting planning scheme and 'zoning' requirements. Encourage built developments by sport and appropriate community organisations

- Integrate any new built facilities into reserve like the Whitten (Western) Oval, Footscray and Arden Street Oval, North Melbourne. Acknowledging that KGV is unlikely to attract the level of funding afforded to these Victorian AFL club sites
- Plans to establish Cosgrove High School as a specialist sports school with up to \$18m in sport facilities including a basketball and multi-purpose stadium have been shelved. Had these plans been progressed, it may have negated the community need for further indoor facilities
- Currently only minor links between sporting clubs and pool, primarily as a result of seasonal nature
- New indoor courts for basketball, netball, multi-sport required for Glenorchy
- Consider the potential to offer early intervention service (Goodwood funding?)
- The principle that building envelopes would enable shared community use would be embraced
- Car parking is not considered problematic, other than during peak soccer usage in north of the precinct. Swimming centre car parking referred to as 'brilliant'
- There is a need for local traffic management plan
- Sporting groups are interested in future plans for pool, transport museum and YMCA
- Synthetic turf developments at KGV would accommodate greater participation at site without contributing to the wear and tear of natural turf
- There is a prevailing northwest winds in winter, and hot southerly in summer
- There is a potential for events and concerts. A music shell could help to accommodate this
- Consider potential for dormitory style accommodation for visiting sporting and community groups
- A submission was received suggesting a "Magpie Way" trail and walk with feature black and white signage
- Determine evaluation criteria for the types of sport and community built developments that Council might hope to house within KGV precinct development parcels e.g. organisations that would increase participation at site, but not add to wear and tear of oval
- **Investigate capacity of Eady Street Reserve (see figure) also known as Glenorchy Recreation Reserve, to accommodate expressed sport and community facility spatial requirements and needs as an alternative to KGV**
- Use by rugby in the winter was identified on rectangular pitch, whilst both the pitch and oval currently accommodate cricket in the summer
- As detailed below, Eady Street Reserve is likely to be preferable to KGV, for both National Fitness Southern Recreation Association

Figure 14. Eady Street Reserve



- **Assess the capacity of KGV precinct to accommodate a relocated Moonah National Fitness Centre**

The National Fitness Southern Recreation Association⁴ (NFSRA) is a voluntary, non-government and not for profit organisation. The NFSRA has two multi-purpose sports centres located in Moonah and Clarence. They have been seeking to relocate from the Moonah site and develop a '50 year solution' contemporary 3-4 basketball court size centre with associated administrative and community purpose elements. The centre would continue to provide for basketball, netball, futsal soccer, volleyball, badminton, martial arts and table tennis, which would enhance and be complimentary to existing KGV sport and recreation offerings.

NFSRA has provided a preliminary drawing indicating the space required and overlayed it at the KGV site (see figure). Whilst it is noted that you wouldn't normally design 'non-aligned' separate basketball courts to maximise usage and minimise space, there appears to be insufficient space at KGV for the new centre unless other tenants were relocated elsewhere or residences purposed or if it was to be located in place of soccer it could potentially accommodate change rooms to serve both indoor and outdoor purposes. As noted previously however, strategically it would be preferable to locate soccer and basketball together and to that end, Eady Street Reserve may be a preferable site for both to be co-located. It should also be noted that locating the NFSRA at KGV would appear to

⁴ Refer website www.chooseit.org.au/mcsports/index.htm

duplicate existing facilities available, albeit at the underutilised at the YMCA.

Figure 15. National Fitness Centre Footprint Requested



Assess the capacity of the KGV Precinct to accommodate a relocated Migrant Resource Centre (Southern Tas) with street frontage

The Migrant Resource Centre⁵ (MRC) (Southern Tasmania) mission is to provide leadership in the community to embrace cultural diversity by delivering responsive services for migrants, particularly those who are socially and financially disadvantaged. Currently MRC is located on three premises, 49 Molle Street and 191 Liverpool Street Hobart and 332-334 Main Road Glenorchy. The MRC have been proactively looking for suitable locations that would enable them to consolidate services at one centrally located office for up to 70 staff and clients. Office space is also sought to accommodate the requirements of existing tenants The Multicultural Council of Tasmania (MCOT) and The African Communities Council of Tasmania. The MRC has indicated a probable floor space need of 1000m² with 60 car parking bays calculated at 720m². The offices could be designed to be multi-level with carparking underneath.

The YMCA zone of KGV was identified as having the greatest capacity to serve the staff and client needs of the MRC due to capacity to have required street frontage and be in close proximity to the CBD. There would also be some synergies with the YMCA and potential PCYC community services.

⁵ Refer website www.mrchobart.org.au/

The site with the greatest capacity to satisfy the spatial needs of the MRC however would be the overflow carparking land to the north of the swimming pool. This site provides the street frontage but is more remote from the CBD. It may however only require a two level building, with carparking below, rather than the three levels likely to be required in the YMCA south east zone.

The MRC also indicated that it has supported an Ethiopian soccer team previously and would envisage some relational opportunities with FFT. Note that FFT headquarters on Grove Rd is again considered remote for MRC office workers and clients, who would be likely to want more convenient access to the CBD.

Finally, if space was available at Eady Street it may afford the MRC a site more conveniently located to public transport and the CBD than KGV. Football's sense that the MRC and office space may 'enliven' the site is likely to be unfounded. They are also unlikely to have capacity to contribute capital funds beyond their own needs to the precinct, or make a significant contribution to revenue streams at the site, as staff and clients are more likely to visit the CBD with its shopping attractions.

6. ATTACHMENTS

- Attachment 1. 2008 King George V Master Plan
- Attachment 2: King George V Precinct – Cricket and Football
- Attachment 3. King George V Precinct – Soccer
- Attachment 4. King George V Precinct – Glenorchy YMCA, Transport Museum and War Memorial Swimming Pool
- Attachment 5. King George V Precinct – Precinct's Materials Palette
- Attachment 6. King George V Precinct – Recommended Planting Palette
- Attachment 7. KGV Site images
- Attachment 8. Multipurpose synthetic turf training facility example
- Attachment 9. Key decision making process of KGV master plan issues



- Landscape entry way
- Consolidate existing buildings
- Develop as junior / training field for football and cricket (40m radius)
- Landscape and designate car spaces, if retained for parking
- Downgrade roadway
- Relocate and reorient cricket nets
- Possible location for development of secondary pavilion
- Consolidate existing buildings
- Regrade embankment
- Construct new grandstand / multipurpose building
- Relocate YMCA western carpark. Landscape and designate spaces
- Landscape and designate parking spaces
- Provide a social / family recreation area

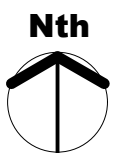
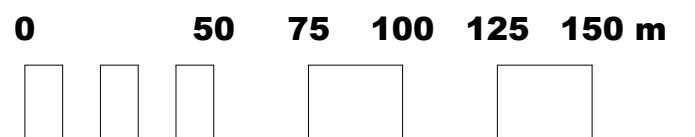
Legend

- Boundary planting for wind protection and aesthetic value
- Landscaped entry point
- Wetland / creek vegetation
- Open parkland
- Social / family recreation space
- Shared pedestrian / cycle / vehicle zone
- Tiered seating
- Formalised and landscaped car park

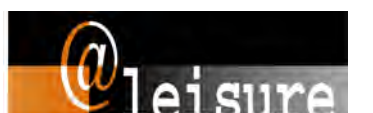
- Building to be removed at end of useful life
- Pedestrian / cycle entry
- Vehicular entry
- Synthetic cricket nets
- Turf cricket nets
- Location of existing cricket nets
- Intercity cycleway
- Off-road trail
- Park perimeter path / pedestrian zone
- Reserve boundary

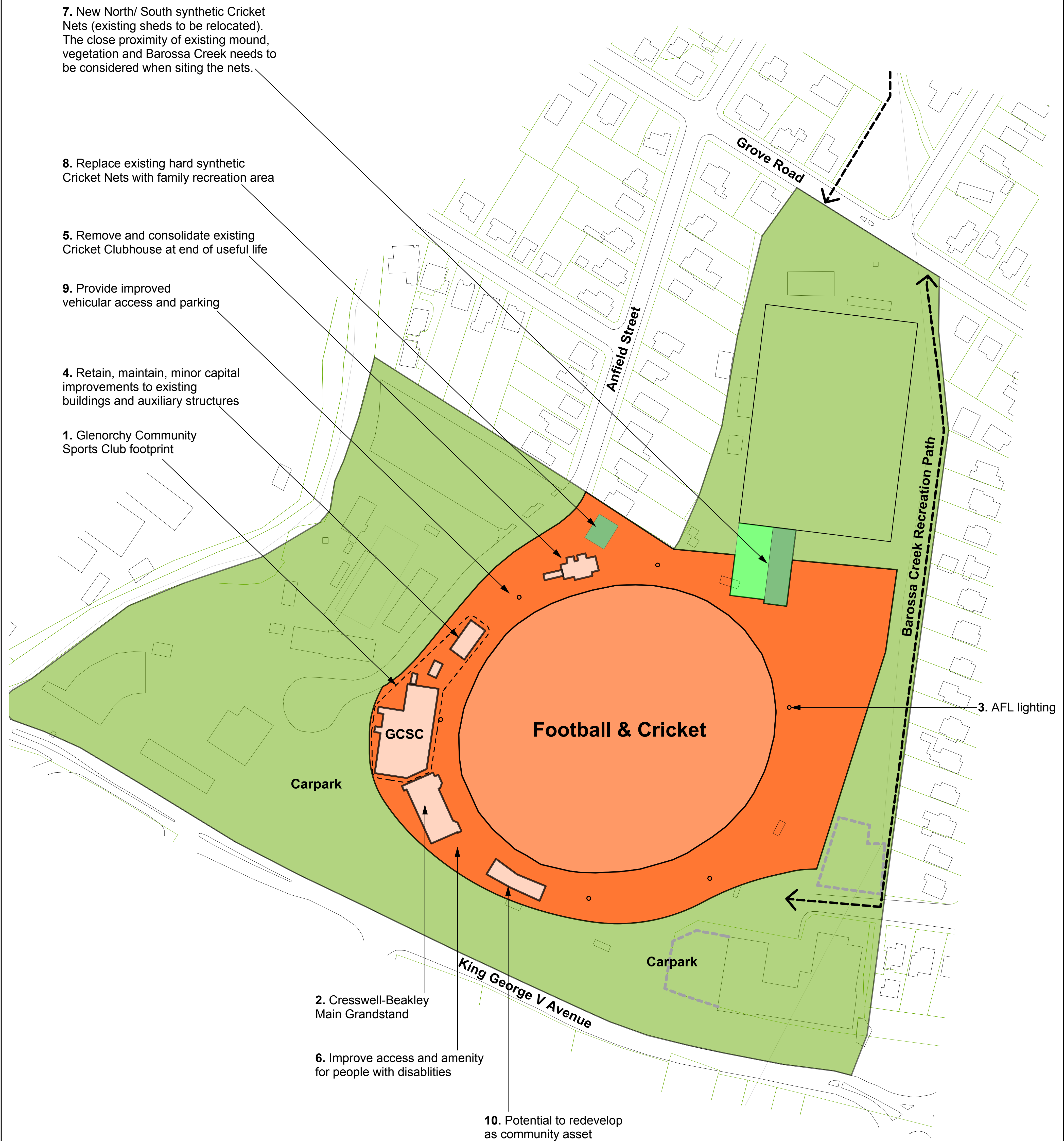
King George V

Master plan Scale 1:2000



Drawn by SB
January 2007







Soccer
King George V Precinct
Glenorchy, Tasmania

@leisure

Rear 534 Mt Alexander Rd
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MARY JEAVONS LANDSCAPE ARCHITECTS
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North

Scale 1 : 1000 @ A1

Scale Bar

0 10 20 30 40 50m

PROJECT NUMBER	DRAWING NUMBER	SHEETS
1644	MP-03-A of	6 Sheets
ISSUE DATE	Drawn By	Checked
16/05/11	SG, RV	MJ

CAD File Name 1644-110516-King George Fifth Masterplan

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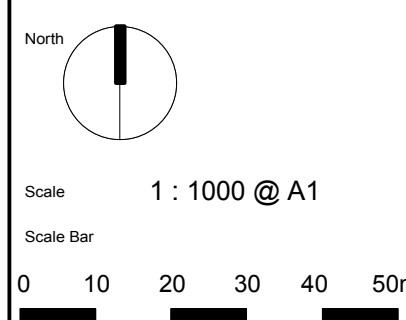
Glenorchy YMCA, Transport Museum & Swimming Pool
King George V Precinct
 Glenorchy, Tasmania



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PROJECT NUMBER	DRAWING NUMBER	SHEETS
1644	MP-04-A of	6 Sheets
ISSUE DATE	Drawn By	Checked
16/05/11	SG, RV	MJ

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Remove barbed wire fence between soccer & football ovals and replace with a post & wire fence. Screen with native vegetation, some of it prickly such as *Acacia verticillata* to provide a protected habitat for birds

Remove tiered asphalt seating and replace with low, grassed mounds for informal seating.

37. Distinctive Precinct Entry Treatments

38. RECOMMENDED MATERIALS PALETTE

A PALETTE OF FURNITURE needs to be developed for use in the KGV precinct. Using consistent styles and colours will help to unify the precinct (see below for examples of furniture types). Powder Coat colours should be selected to complement the existing grandstand's palette eg, Dulux Azure Grey Satin and Off White Satin.



RUBBISH BINS, eg, Street and Park Furniture Standard Enclosure



SEATS AND TABLES, eg, Street and Park Furniture Boulevard bench



BIKE RACKS to encourage visitors to travel to the precinct via the linking bike paths, eg street and Park Furniture Campus bike rack

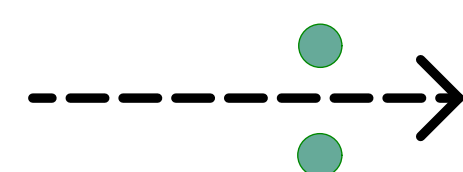


FENCING
Limiting the materials and palette of fencing will help to unify the site. Types of fencing include the ovals' perimeter fences, boundary fences and fencing to guide pedestrian and vehicular circulation throughout the site. Fencing needs to be durable, simple in style and to complement the existing football grandstand, eg steel post and wire fence in a charcoal colour



BOLLARDS to guide pedestrian and vehicular circulation eg, Street and Park Furniture Promenade Bollard

37. KGV PRECINCT ENTRY TREATMENT



A consistent treatment at each main entrance will help to identify each main entrance and improve legibility for visitors of the precinct. Entrance elements include:

- * entry banners or signs
- * consistent tree planting
- * seats
- * bins
- * bike racks
- * distinctive paving



TREES with a columnar habit, such as *Pyrus calleryana* 'Capital' mark the entrances to the KGV precinct



BANNERS to mark the entrances and give the precinct a festive character

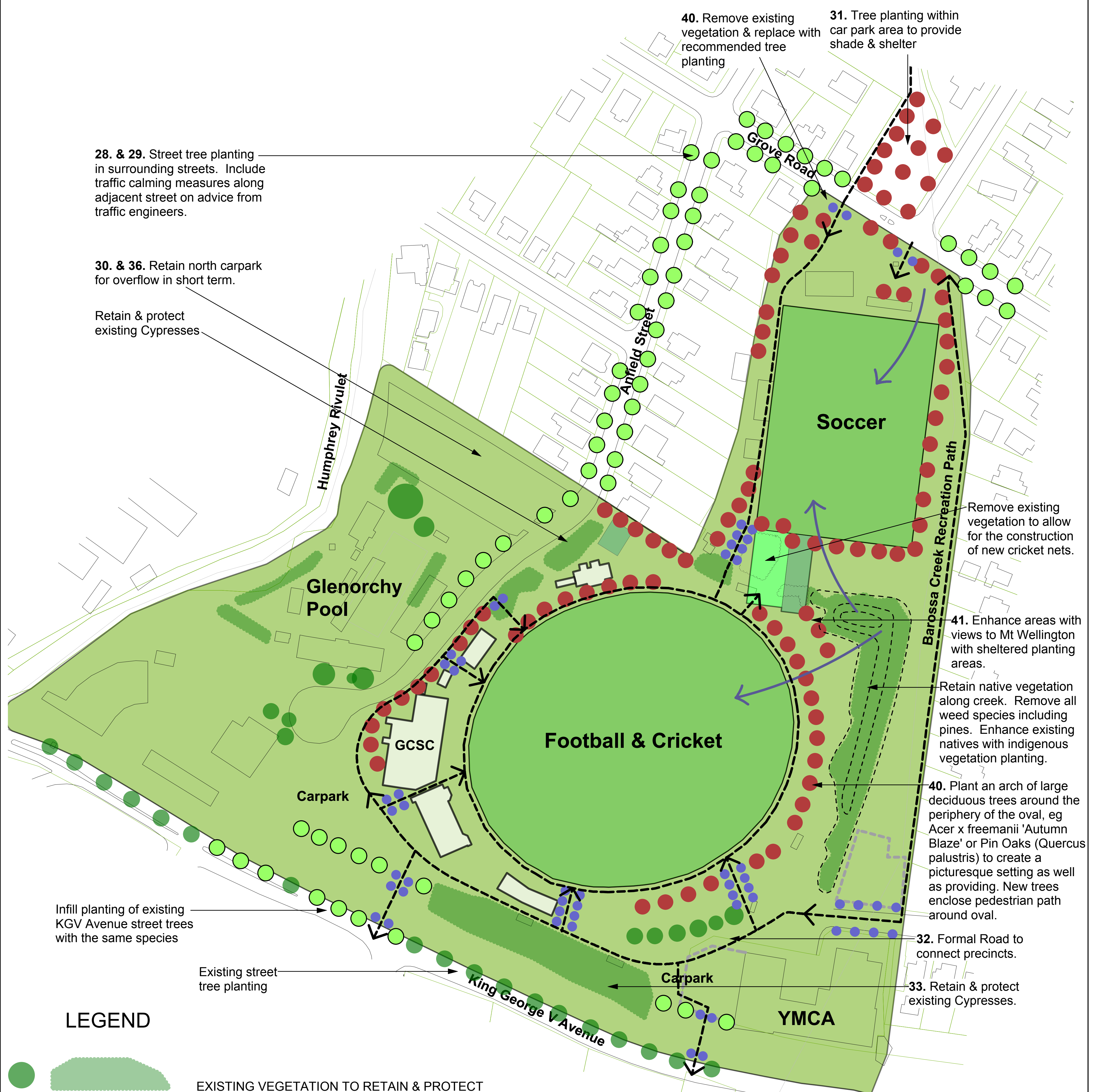


39. MAINTENANCE



A more effective and regular maintenance program of KGV's grounds is strongly recommended. Existing delapidated elements such as fencing, broken paving and the abundance of weeds creates hazards and a run-down character.



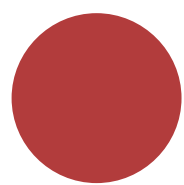


LEGEND



EXISTING VEGETATION TO RETAIN & PROTECT

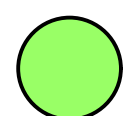
EXISTING VEGETATION TO REMOVE



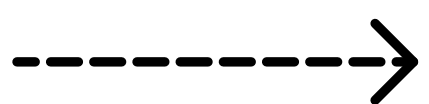
PROPOSED TREE PLANTING WITHIN KGV
PRECINCT, eg, *Quercus palustris* or *Acer x freemanii*
'Autumn Blaze'



PROPOSED ENTRANCE OR 'WAYFINDING'
PLANTING, eg, *Pyrus calleryana* 'Capital'



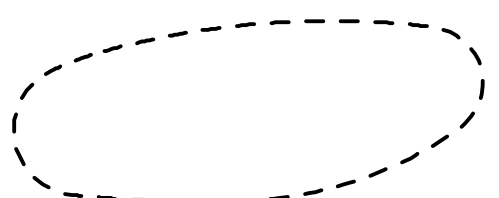
PROPOSED STREET TREES, eg, *Ginkgo biloba* or *Gleditsia triacanthos* 'Shademaster'



PEDESTRIAN PATH WITHIN KGV PRECINCT



VIEWS TO EITHER MT. WELLINGTON OR
DERWENT RIVER



EXISTING EMBANKMENT

TREE PLANTING



TREE PLANTING IN CONNECTING STREETS

A consistent street tree planting in the surrounding streets of Anfield Street and Grove Road will help to create an unifying identity to the King George V precinct. Possible species include *Gleditsia triacanthos* 'Shademaster' or *Ginkgo biloba*. Traffic calming measures can be included as part of street planting project on advice from traffic engineers.

TREE PLANTING WITHIN THE KGV PRECINCT

A consistent street tree planting within the KGV precinct will help to unify the site, give it a distinctive character as well as providing shelter from the prevailing winds and sunshine. Deciduous trees to allow for penetration of winter sun and spectacular displays of autumn foliage are recommended such as Pin Oak, *Quercus palustris* or *Acer x freemanii* 'Autumn Blaze'. Native trees should be planted adjacent to the Barossa Creek Recreation Path.

Attachment 7. KGV site images



Cresswell-Beakley Grandstand



Southern stand behind goals



Exit between club and new grandstand



Western spectator areas



New grandstand



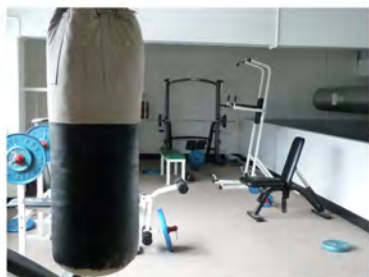
Changerooms in grandstand



Football memorabilia



Coaches tactics room



Football free weights gym



Club function room



Football ticket box entry



Rear of new grandstand



Shared carpark view to museum



Glenorchy Football Club rear



Anfield Street looking north



Swimming pool foyer



Water slide and outdoor pool



Emergency access beside second grandstand



Aardvark Adventures



Kiosk



Second grandstand



Terracing and cricket club



Interchange boxes



Portable changerooms and player vantage point



Surrounds to groundkeepers



Cricket club



Cricket hard wickets



Southwestern corner



Public toilets to be demolished



Groundskeeper storage



Crossing to soccer



Soccer changerooms and grandstand



Football Federation Tasmania



Carpark and rear of FFT administration



Soccer carpark



Soccer ticket box



Soccer covered stand



Soccer aspect to the west



Eastern side with Barossa Creek Rec path



Cricket turf nets and trees on bank



Cricket turf nets east to west



Embankment between oval and pitch



On top of bank looking to soccer



On top of bank looking to football / cricket



Behind scoreboard



Vehicle access in south east



YMCA building with area of interest to PCYC



Barossa Creek Rec path from YMCA



YMCA indoor play



YMCA indoor gymnasium



YMCA carpark looking west



YMCA carpark link to CBD



Path and trees next to YMCA carpark



Rail crossing



Intercity cycle path



Rear of southern stand



Transport museum



Signage on Intercity cycle path

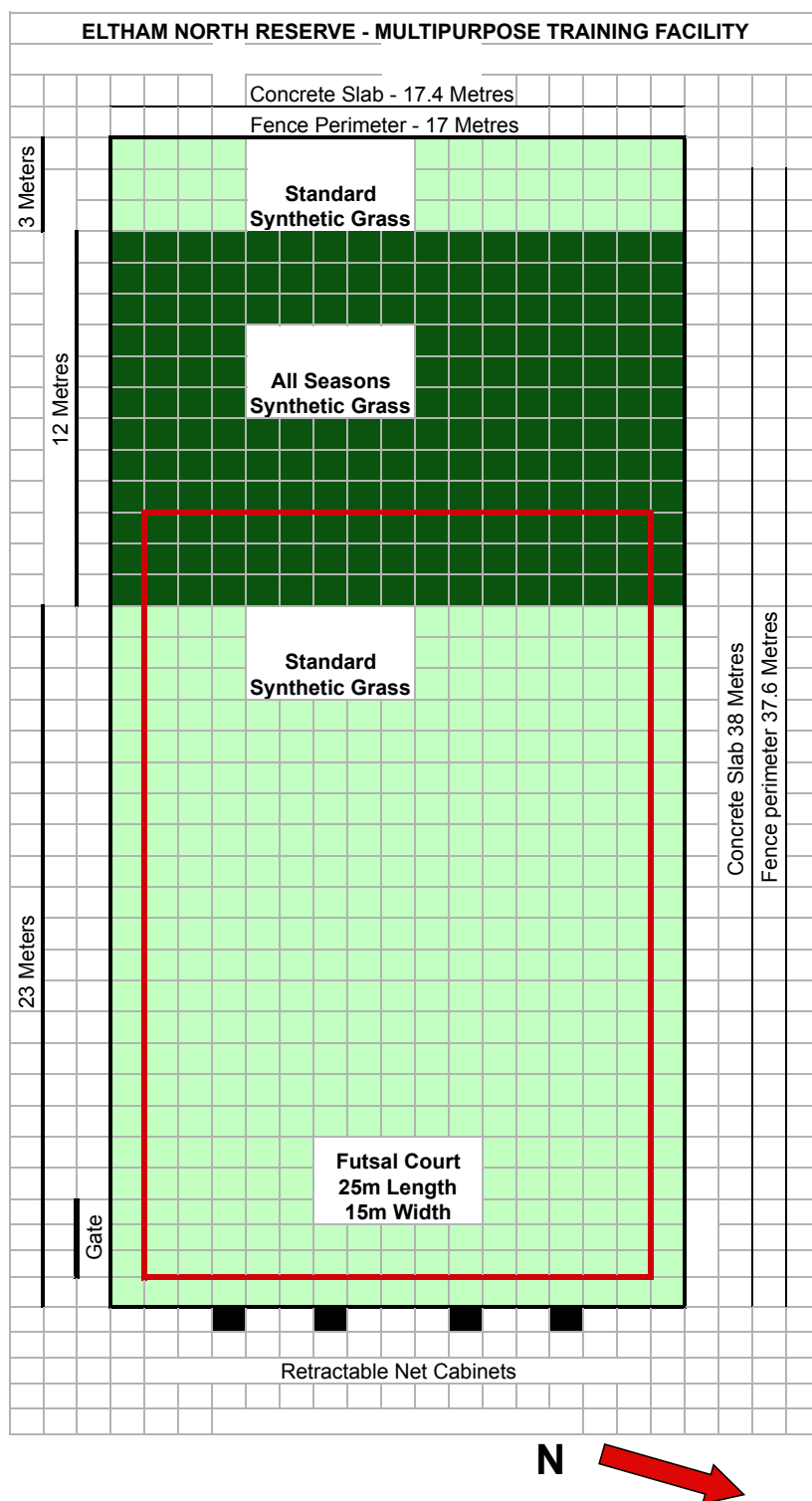


Rail crossing from CBD



King George Avenue crossing

Attachment 8. Multipurpose synthetic turf training facility example



SPECIFICATIONS

Concrete Slab - 38m Length, 17.4m Width, 100 Depth

Also to include four concrete pads for retractable net cabinets 624mm Length, 624mm Width

Synthetic Surface - 208.8m² in All Seasons with shock pad, 452.4m² in Standard Synthetic

Perimeter Fence - 109.2m length and 3.6m Height in Black PVC coated mesh. The fence is to be fitted with one pedestrian gate and fitted around the retractable net cabinets.

Soft Netting - Roof to span over the entire area of the enclosure. Retractable netting to divide five separate cricket lanes including net cabinets located outside the slab.

Retractable netting to be weighted and without connection points to the concrete slab.

Key decision-making process of KGV master plan issues

