

## Bec Thomas

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**From:** Bec Thomas  
**Sent:** Friday, 11 February 2022 12:17 PM  
**To:** andrew.wilkie.mp@aph.gov.au  
**Subject:** Glenorchy City Council Investment Prospectus  
**Attachments:** Glenorchy Community Prospectus 2022 28 January 22 REDUCED.pdf

Dear Andrew

I am writing to share with you Glenorchy City Council's Investment Prospectus, outlining the opportunities for the Federal Government to invest in our City of Glenorchy coming up to the 2022/23 budget and the 2022 election.

Our priorities are:

- Investment in Housing
- Employment (Jobs hub)
- Community recreation facilities (Play Spaces, Tolosa Park, Mountain Bike Park, Glenorchy Pool)
- Placemaking (Showcase, Public Art)

As you will see there are a range of other infrastructure initiatives in the prospectus, including the Greater Glenorchy Plan and Cityscape initiatives, as well as tourism opportunities such as Berriedale Caravan Park and Pink Path. In terms of Economic Development, there's an opportunity to invest in our Marine and Innovation precinct at Prince of Wales Bay.

Please don't hesitate to give me a call if you have any questions or would like to meet to discuss any of the projects outlined in the prospectus. Thank you for your continuing interest in the City of Glenorchy.

With kindness  
Bec



**BEC THOMAS**  
Mayor



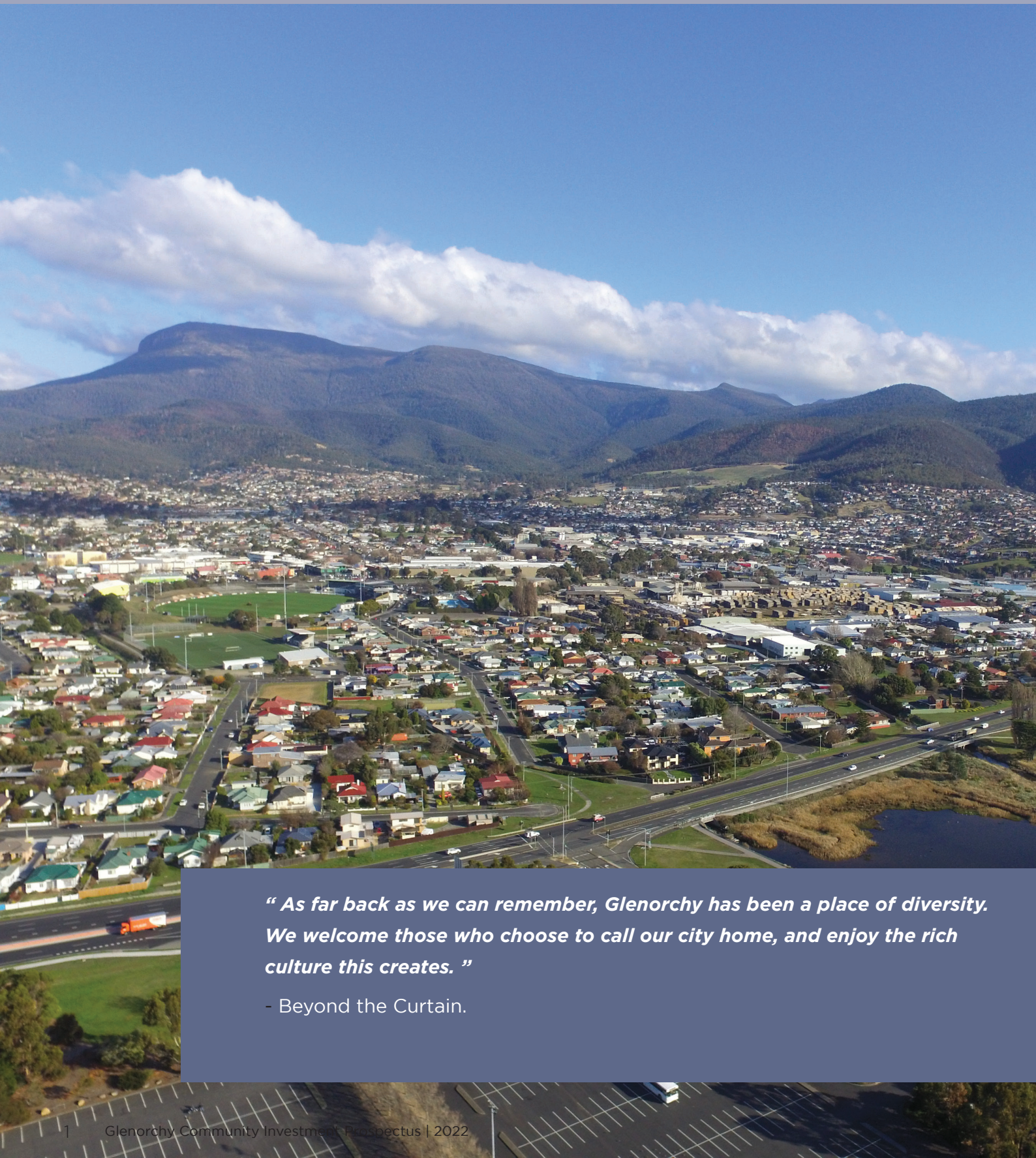
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# INVESTING IN THE FUTURE OF GLENORCHY

*Investment Prospectus 2022*

*We are a proud city; a city of arts;  
of opportunity; of partnerships;  
a city that makes exciting things  
happen*





***“ As far back as we can remember, Glenorchy has been a place of diversity. We welcome those who choose to call our city home, and enjoy the rich culture this creates. ”***

**- Beyond the Curtain.**



# MESSAGE FROM THE MAYOR

## Bec Thomas

The Glenorchy community has set its vision for the future:

*We are a proud city; a city of arts; of opportunity; of partnerships; a city that makes exciting things happen.*

To realise this vision, Glenorchy City Council is working towards five goals:

- Building image and pride - We will show our pride as a city and others will see it.
- Making lives better - We continue to be a safe, inclusive, active and vibrant community. We will focus on developing a hub of multiculturalism, arts and culture.
- Valuing our environment - We will value and enhance our natural and built environment. Our central business district areas of Glenorchy, Moonah and Claremont will be revitalised, with a strong emphasis on great design, open spaces and public art.
- Open for business - We will create a strong economy and jobs for the future. We will encourage business diversity, innovation and new technologies to stimulate jobs, creativity and collaboration. We will be a place where business can establish, continue and flourish.
- Leading our community - We are a progressive, positive community with strong council leadership, striving to make our community's vision a reality.

With \$1.9 billion worth of development in the pipeline, our economy and sense of pride are growing. With new restaurants and bars, a revitalised CBD streetscape, artwork to brighten our City, more and new types of housing construction and plans to activate our transit corridor, the future is bright for the people of Glenorchy.

It's clear that the Northern Suburbs are in a prime position to capitalise on the post-COVID economic

recovery.

As a Council, we play a key role in facilitating and capitalising on the increased development and economic growth in our City.

This prospectus outlines 22 opportunities for investment in Glenorchy, each of which will help us to achieve our vision. Each opportunity is closely aligned to the Australian Government's approach to growing Tasmania and ensuring all Tasmanians share in the State's economic prosperity.

I encourage you to invest in Glenorchy, to achieve outcomes for the people of Glenorchy, and create significant benefits for Tasmania and Australia as a whole.

## BEC THOMAS

### MAYOR





The City of Glenorchy is home to almost 48,000 people, with an additional estimated daily workforce of 11,179. We are a diverse community, with people of many cultures, backgrounds, household types, ages, beliefs, abilities, interests, education and professions, who come together to live, work and play.

The City features urban and semi-rural areas and has a mix of industrial, commercial and residential development. The community is supported by a wide range of individuals, services and organisations who contribute to the liveability and wellbeing of our City.

Our demographics continue to change and our services and supports must also change to keep pace.

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<sup>9</sup> All data is sourced by the ABS 2011 and 2016 and compiled by .id (informed decisions)

# OUR COMMUNITY

*Who we are*

## City of Glenorchy Snapshot as 100 people

The City of Glenorchy has an estimated resident population of 47,636 people. On this scale it can be difficult to visualise how our community looks. To make it easier, let's imagine there are only 100 people in the Glenorchy municipality. Here is what our City would look like.

Figures extracted from the Australian Bureau of Statistics 2016 Census.  
For more information go to [profile.id.com.au/glenorchy/home](https://profile.id.com.au/glenorchy/home)



**52**

Are female

**48**

Are male



**15**

People volunteer



**10**

(aged 15+)

Have a university qualification

6 have an advanced diploma or diploma

23 have a trade qualification (certificate)

30 completed year 10 or equivalent



**55**

People are available for work (aged 15+)

8 of the 55 are unemployed



**5**

Identify as Aboriginal or Torres Strait Islander



**12**

Were born overseas



**10**

Speak a language other than English



**70**

Households have an internet connection



**15**

Are aged 0-11

**29**

Are aged 12-34

**32**

Are aged 35-59

**24**

Are aged 60+

**22**

Households are made up of couples with children

14 Single Parents

21 Couples Without Children

32 Live Alone

11 Other



**28**

Own their own home

32 have a mortgage

32 are renting

8 other



# Vision, Mission and Values

## Our Vision

We are a proud city; a city of arts; of opportunity; of partnerships; a city that makes exciting things happen.

## Our Mission

Our mission is to deliver the community's vision, goals and priorities from the *City of Glenorchy Community Plan 2015-2040*.

## Our Values

**PEOPLE:** We believe that each person is equal and has a positive contribution to make. The rights and opinions of all are heard, valued and respected.

**DIVERSITY:** We value differences that enrich our community and the positive contributions everyone can make in improving the quality of community life.

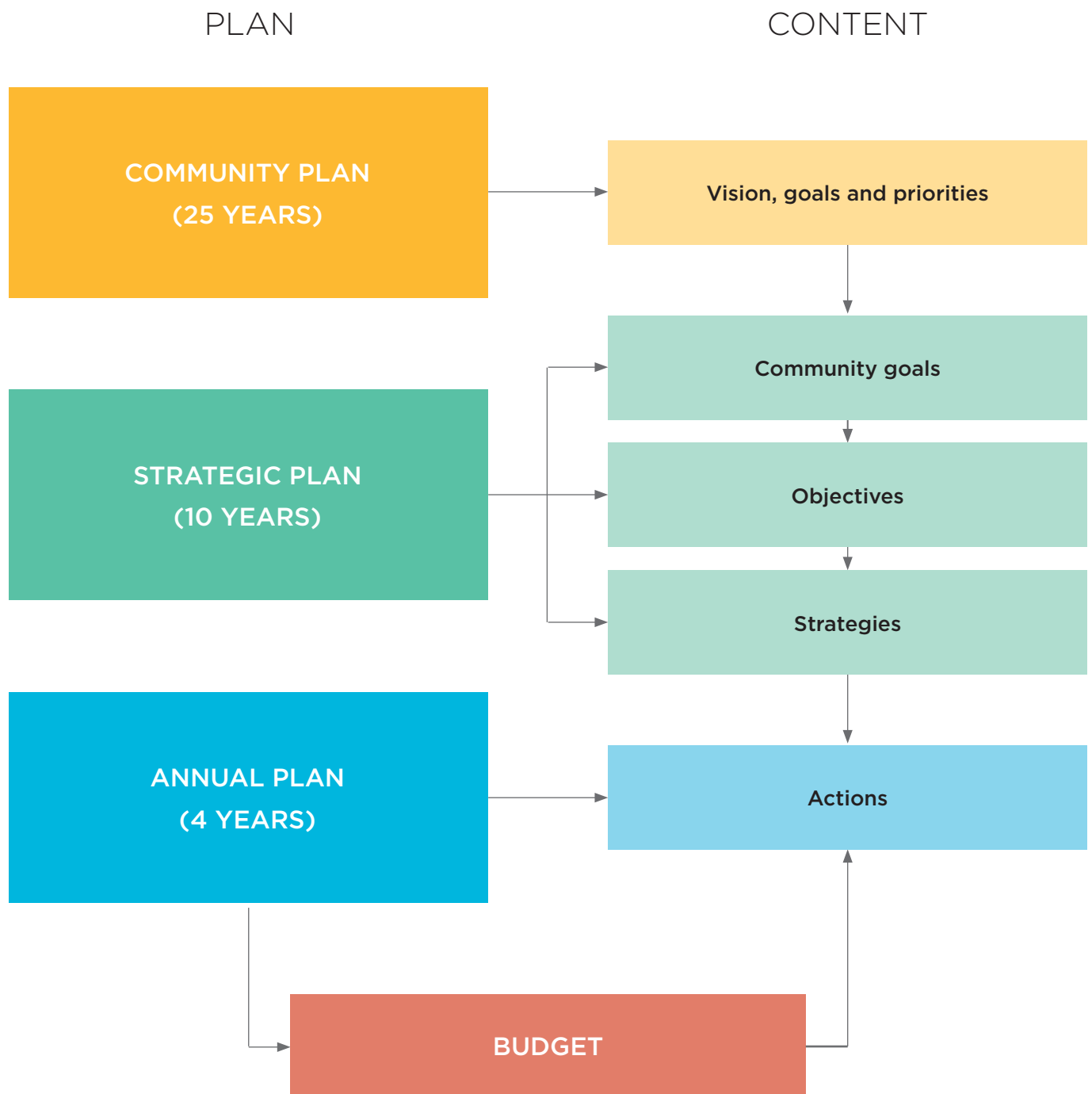
**PROGRESS:** We value innovation, flexibility and imagination in building a better and sustainable community.

**PROSPERITY:** We commit ourselves to achieving social and economic prosperity for all.

**ENVIRONMENT:** We work together to improve our City, so we can enjoy a safe and healthy environment and a good quality of life. We respect our heritage and have pride in our City.

# OUR STRATEGIC APPROACH

*Glenorchy City Council's strategic framework*





## MAKING LIVES BETTER

We continue to be a safe, inclusive, active, healthy and vibrant community. We will focus on developing a hub of multiculturalism, arts and culture.

## OPEN FOR BUSINESS

We will create a strong economy and jobs for the future. We will encourage business diversity, innovation and new technologies to stimulate jobs, creativity and collaboration. We will be a place where business can establish, continue and flourish.

## VALUING OUR ENVIRONMENT

We will value and enhance our natural and built environment. Our CBD areas of Glenorchy, Moonah and Claremont will be revitalised, with a strong emphasis on great design, open spaces and public art.

## LEADING OUR COMMUNITY

We will be a progressive, positive community with strong Council leadership, striving to make Our Community's vision a reality.

## BUILDING IMAGE & PRIDE

We will show our pride as a city and others will see it.

GOAL	OBJECTIVES
Making Lives Better	<ul style="list-style-type: none"><li>• Know our communities and what they value</li><li>• Support our communities to pursue and achieve their goals</li><li>• Facilitate and/or deliver services to our communities</li></ul>
Open for Business	<ul style="list-style-type: none"><li>• Stimulate a prosperous economy</li><li>• Identify and support priority growth sectors</li></ul>
Valuing our Environment	<ul style="list-style-type: none"><li>• Create a liveable and desirable City</li><li>• Manage our natural environments now and for the future</li></ul>
Leading Our Community	<ul style="list-style-type: none"><li>• Govern in the best interests of our communities</li><li>• Prioritise resources to achieve our communities' goals</li><li>• Build strong relationships to deliver our communities' goals</li></ul>
Building Image and Pride	All the activities of Council contribute to and support our Community's goal to Build Image and Pride

# PRIORITY INVESTMENTS

*Supporting our community goals and objectives*

Council has identified 22 projects that will deliver on the goals and objectives of the Glenorchy Community Plan in alignment with strategies and plans of the Australian Government.

The priority investment projects are:

- Housing in Glenorchy
- Berriedale Caravan Park
- Glenorchy Jobs Hub
- Showcase
- Signage and Interpretation Strategy
- City of Arts - Public Art Installation
- Marine and Innovation Cluster - Cluster Management
- Marine and Innovation Infrastructure - Dredging Prince of Wales Bay
- Greater Glenorchy Plan - Moonah Central Square
- Greater Glenorchy Plan - Moonah CBD Streetscape Renewal
- Greater Glenorchy Plan - Claremont Village Green
- Derwent Foreshore Management
- Point to Peninsula Link - Foreshore Boardwalk
- The Pink Pathway - Connecting COMA and the Point to Peninsula Link
- Glenorchy Park Masterplan - Cluster Management
- Tolosa Park Masterplan
- Playspaces Glenorchy
- Glenorchy Mountain Bike Masterplan
- Cityscape - Community Accessibility Enhancement Project
- Cityscape - Civic Heart
- Moonah Sports Centre
- Glenorchy Memorial Pool





Photo: Ray Joyce

INVESTMENT SOUGHT: \$50 - \$100 MILLION

TIMELINE: A.S.A.P.

ALIGNMENT:

-GLENORCHY CITY COUNCIL STATEMENT OF COMMITMENT ON HOUSING

-TASMANIA'S AFFORDABLE HOUSING STRATEGY 2015-2025

-HOBART CITY DEAL

-NATIONAL HOUSING AND HOMELESSNESS AGREEMENT

-COMMONWEALTH RENT ASSISTANCE

-NATIONAL RENTAL AFFORDABILITY SCHEME

*Housing is a basic human right.*

*There is a critical shortage of housing in Glenorchy and our residents are under significant housing stress.*

*We urgently need government investment in new social and affordable housing and increases in rent assistance and subsidies.*

# HOUSING IN GLENORCHY

*Addressing The need for affordable, liveable and accessible homes*

Recent data suggests there is a critical shortage of housing in Glenorchy and high levels of housing stress. Glenorchy has an estimated population of 47,963 people, living in 19,559 households. Compared to Greater Hobart, our City has a higher proportion of households with very low, low and moderate incomes, and of people renting and living in social housing, with a lower proportion purchasing their own home.

Due to these factors, and housing and rental price increases in recent years, we are facing significant housing stress.

Of the 6,184 households with a mortgage in Glenorchy, 714 (11.6%) were in housing stress. This was higher than the Greater Hobart average (10.1%). Of the 6,335 households renting in the City, 1,764 (38.7%) were in housing stress. This was higher than the Greater Hobart average (34.7%). Homelessness is also a significant issue in our City.

In recognition of the unmet housing need in Glenorchy, last year Council developed a Statement of Commitment on Housing to affirm our role in facilitating the provision of housing in Glenorchy. We made the following commitment:

Recognising housing as a basic human right, Glenorchy City Council is committed to facilitating access for our residents to a diversity of safe, liveable, accessible and affordable housing options in our City.

We will work closely with our residents, businesses, housing providers, developers, government and non-government partners to implement the following commitment.

The Commitment outlines Council's role in:

- gathering and sharing information about housing stress, housing need and homelessness
- advocating for Australian and Tasmanian government investment in housing
- planning and development facilitation
- providing Council land where appropriate to enable housing development
- supporting residents to access housing and homelessness programs and services
- engaging with our community about housing and homelessness to better understand housing need and housing options, and
- working with governments, housing providers, developers and non-government organisations to facilitate housing provision.

In recent months, Glenorchy City Council has been engaging positively through the Hobart City Deal to find opportunities to increase housing density and development across Greater Hobart. We are also working with the Tasmanian Government to identify land suitable for construction of social housing and with housing providers such as Communities Tasmania, Centacare, Housing Choices and Supported Affordable Accommodation Trust to facilitate new housing developments in our City.

We urgently need Australian Government investment in addressing the housing shortage and housing stress faced by Glenorchy residents. This includes in the construction of new social and affordable housing, and augmentation of housing affordability and rental assistance schemes.

**Supporting Documents:**

*Glenorchy City Council Statement of Commitment on Housing*





INVESTMENT SOUGHT: UP TO \$2..5 MILLION

TIMELINE: SHORT TERM

GOVERNMENT ALIGNMENT:

-T21 VISITOR ECONOMY ACTION PLAN

-AUSTRALIAN RECOVERY FOR REGIONAL TOURISM

-BUILDING BETTER REGIONS FUND

*Government investment of up to \$2.5 million in Council-owned buildings and civil works on Council land to make the Berriedale Caravan Park site ready for development. Mona will invest more than \$5 million to create a new accommodation experience adjacent to its museum, drawing a additonal 50,000 visitors to the region, creating jobs and economic growth.*



# BERRIEDALE CARAVAN PARK

## *Making Berriedale Caravan Park development ready*

Prior to 2020, Mona was welcoming approximately 450,000 visitors each year, with 70 per cent of those from outside Tasmania. Mona contributed \$135 million to Tasmanian gross state product in 2017/18, and \$165 million to Australia's gross domestic product. Mona's contribution is estimated to support 1,285 FTE jobs in Tasmania's tourism sector.

To build on Mona's international reputation and create further benefits for Glenorchy, Council and Mona have together developed a proposal for a transformational new Berriedale Caravan Park on Council land adjacent to the museum. The Berriedale Caravan Park will be an exciting new addition to the Berriedale Peninsula, designed with great care for the surrounding environment, while providing an exceptional visitor experience aligned with Mona's world-renowned unique creative brand

**Mona's take on the caravan park concept is an innovative new experience that reinforces and enhances Tasmania's core brand proposition and competitive strengths. Adjacent to the museum and close to Hobart, it is expected to be extremely attractive to a diverse visitor market.**

As the Australian tourism industry continues to recover from the impacts of COVID-19, inter- and intra-state travel will prove vital. The Berriedale Caravan Park has a significant role to play in offering fresh and accessible accommodation for a broad range of visitors to Hobart's northern suburbs.

In 2018, Tasmania had 20,498 camper van registrations; 381,332 domestic trips; and 1,488,834 domestic nights. Nationally, 91% of the caravan and camper market is domestic travellers and campers (State of the Industry 2019).

With interest in caravanning and camping reportedly increasing, this development provides a much-needed accommodation option at the gateway to several of Tourism Tasmania's Drive Journeys across the state, as well as an ideal base for exploring

southern Tasmania.

As a unique accommodation destination adjacent to one of Tasmania's major tourist attractions, the park will be open to Mona guests and other travellers alike. It will activate the Mona site with guests dining in the evenings and provide positive flow-on effects for local businesses, shops and restaurants in Berriedale and the surrounding areas. The caravan park will also look forward to welcoming international visitors, when the time comes.

The development will create around 40 jobs in construction and design, as well as longer-term employment opportunities in the tourism, food and beverage and accommodation sectors and GRP growth by \$3.52 million each year.

The development has a build timeline of 12 months, and is projected to cost \$8million, shared between Glenorchy City Council, Mona and other funding partners. This shovel-ready project could commence in the second half of 2022.

The caravan park development features several accommodation options, catering for tents, camper trailers, caravans and motor homes. It will also offer purpose-built, architecturally designed accommodation pods for those who prefer to travel light. With a total of 131 sites, the plan includes seven luxurious glamping tents and provision for up to 30 accommodation pods.

Guests will find cooking facilities in communal areas, and a separate BBQ space will also be provided. The chefs from Mona's Heavy Metal Kitchen will cook for guests on selected nights, and visitors will also be able to take up the wide range of food offerings at Mona and surrounding Berriedale and Glenorchy suburbs.

### **Supporting Documents:**

*Berriedale Peninsula Masterplan  
Berriedale Caravan Park Concept  
Letter of Support MONA*



INVESTMENT SOUGHT: \$2.73MILLION

TIMELINE: SHORT TERM 2022 - 2025

GOVERNMENT ALIGNMENT:

-TASMANIAN PREMIER'S ECONOMIC AND SOCIAL  
RECOVERY ADVISORY COMMITTEE REPORT 2021

-AUSTRALIAN EMPLOYMENT SERVICES MODEL

*"At the Glenorchy Jobs Hub you have access to experienced, well connected, and friendly individuals who really want to help you. The Hub helped me construct my resume and introduced me to various forums over which jobs are advertised, most of which I had no idea existed. My jobs coach, Connor, was extremely friendly right from the get-go. Now, I am not normally a very social person, but we got on fabulously."*

*- Faye, Glenorchy Jobs Champion*



# GLENORCHY JOBS HUB

*Putting local people in local jobs*

Glenorchy is on the cusp of an exciting future with an infrastructure investment pipeline worth \$1.9 billion. To gain long term benefits from these (and future) investments and mitigate job losses of the COVID-19 pandemic, the people of Glenorchy need opportunities to develop their skills and secure jobs on these projects.

**Developers and major local businesses have committed to employing local Glenorchy people through Glenorchy Jobs Pledges, tying local employers to providing local jobs for our community.**

The Tasmanian Government provided \$1.3 million to establish the Glenorchy Jobs Hub until June 2022. The Jobs Hub provides a one-on-one job matching service between Glenorchy job seekers and businesses to ensure we can deliver our investment pipeline and get local people into local jobs created through the pipeline.

Key partnerships with government, Job Active providers, educators, employers and social services, are well established. The Glenorchy Jobs Hub adds value to both job seekers and employers through targeted activities that;

- Support increased workforce participation of underemployed and unemployed people
- Facilitate collaboration between Job Active support providers and within industry sectors
- Provide region-specific jobs and skills forecasting data, and
- Assist businesses to access job-skills funding for employee skills development and recruitment.

The Glenorchy Jobs Hub is a touchstone in the community, a welcoming place for all.

During 2021, the Hub established;

- A centrally located physical location for training in the heart of Glenorchy
- A recognisable brand and strong online presence
- Skilled and capable people staff in the Hub, and
- An extensive network of providers and stakeholders in the education, training, recruitment, community support, literacy and key industry sectors.

Operations of the Glenorchy Jobs Hub are now

embedded in the community and local support services. Targets for registrations, job placements and engagement have all been exceeded, indicating strong demand for the services provided to date.

The investment sought will fund operations of the Glenorchy Jobs Hub for 36 months from June 2022, in line with the operational support provided for the wider Tasmanian Jobs Hub Network.

The Glenorchy Jobs Hub has identified eight local Jobs Champions who have found work in the City and want to share their story.

Since opening our doors in August 2021;

We have registered 300 participants:

- 213 are not registered with Job Active services
- 107 are migrant/CALD
- 90% are long term unemployed/need significant support to overcome barriers to employment

Jobs coaches have helped 60 people gain employment:

- 32 were long term unemployed
- 25 are migrant/CALD
- 12 registered with Job Active services

The Glenorchy Jobs Hub Reference Group meets every second month. The membership is growing and attendance is close to 100% every meeting.

It includes representatives from;

- Commonwealth and State Government
- Job Active providers
- Schools and Tas Tafe
- Employers
- Migrant Resource Centre, Multicultural Council of Tasmania, non-government organisations and not-for-profits
- NDIS and social service providers
- Australia Unemployed Workers Union, and
- Recruitment agencies.

**Supporting Documents:**

*Letters of support (42)*

*Regional Workforce Planning Report*

*Glenorchy Economic Development Strategy 2020-25*



INVESTMENT SOUGHT: \$100,000

TIMELINE: SHORT TERM 2022

GOVERNMENT ALIGNMENT:

-TASMANIAN CULTURAL AND CREATIVE  
INDUSTRIES RECOVERY STRATEGY: 2020 AND  
BEYOND

-REGIONAL ARTS FUND

-FESTIVALS AUSTRALIA

*"It is considered that Showcase Moonah has been one of the  
best examples of community-led placemaking in Australia"*

*- Dean Cracknell, Director, Team Town Movement*



# SHOWCASE

## *Community showcase in our shared places*

Showcase Moonah is an established and proven placemaking program that was successfully implemented from January to June 2021 by Council.

This project won national recognition, winning the Economic Development Australia Diversity and Inclusion Award in 2021. Showcase Moonah funded 14 community-led projects: from pop-up events, to street art; cultural performances; urban greening and street markets.

The project's success was ensured by enabling local business, innovators, and creatives to showcase Moonah with their own activities and events through grants received from Council. Participants were as diverse as the local community, including multicultural communities, a youth social enterprise, artists, musicians, people living with a disability, and not-for-profit groups. The facilitation of multiple projects in unison meant that inter-community collaboration was incentivised, and the streets, laneways, and carparks of Moonah were brought to life with vibrancy, activity and community.

It is proposed that Showcase Moonah 2022 is implemented using the same successful format of 2021. A grant round will be run, calling for applications from the community to lead their own project in Moonah showcasing their local talents, skills, culture, passion and innovation. Once grants are awarded, Council will work with the successful candidates to bring their ideas to life and implement these over a one-month period to maximise the activation and economic development and community empowerment outcomes of this project.

Creating great public places and connecting communities is everyone's responsibility, both within

Governments and in the community. Showcase Moonah brings both of these together to create public spaces that people love and feel connected to.

The aims of the project are to:

- Attract more people and activate Moonah
- Promote local artists, creatives and innovators
- Celebrate the gritty, urban character and diverse and multicultural people of Moonah
- Prototype and trial new ideas to bring more vibrancy to this activity centre.

Key facts:

- Participants in Showcase Moonah 2021 provided 935 volunteer hours across 14 projects
- That equates to \$50,490 of volunteer time provided to the community
- The direct economic multiplier of this project on investment was 2.12, not including indirect benefits such as increased sales for local businesses.

Showcase Moonah 2021's best example of amplified productivity is the Council contribution of \$10,000 for the *To the North* Market.

This single investment to a business saw a further 50 businesses and organisations provided with a platform to access the 4,500 people attending the market. This is without counting the additional footfall increasing customers for local businesses surrounding the market area.

### **Supporting Documents:**

*Glenorchy Economic Development Strategy 2020-25*

<https://activitycity.com.au/showcase-moonah/>





#### INVESTMENT SOUGHT:

STAGE 1 \$150,000 (STRATEGY)

STAGE 2 \$500,000 (CAPITAL)

TIMELINE: SHORT TERM 2022 - 2023

#### GOVERNMENT ALIGNMENT:

-TASMANIAN CULTURAL AND CREATIVE INDUSTRIES  
RECOVERY STRATEGY: 2020 AND BEYOND

-TASMANIAN VISITOR ENGAGEMENT STRATEGY

-TASMANIAN CYCLE TOURISM STRATEGY

-AUSTRALIAN RECOVERY FOR REGIONAL TOURISM



*To ensure Glenorchy is accessible and inviting for residents and tourists alike, signage and wayfinding systems must be consistent, relevant and fit for purpose.*



# SIGNAGE AND INTERPRETATION STRATEGY

## *Mapping The visitor journey*

Wayfinding recognises the important role that directional information plays in making day-to-day journeys easy and efficient and in enticing visitors to spend time in the City's spaces. It encourages people to walk more often to more destinations and reduces confusion about access to facilities and services within the area.

Simple, hierarchical information is required with detailed mapping to communicate about each of the City's activity centres and how to find it. This includes information about how to access the many cultural, sporting and tourism offerings around the City. It would be beneficial to integrate wayfinding with a thematic interpretation strategy for the City as part of a comprehensive investigation of wayfinding in Glenorchy.

Consistency across the City would communicate the City brand, lend legitimacy to the information, and would inform and direct people to the diverse experiences available within the City. Importantly, the signage will create more viable places by increasing foot and cycling traffic, meaning longer stays and more retail profitability.

Council will provide project management and engagement for the strategy development and pilot project.

Key background information:

- The *Glenorchy Economic Development Strategy* identifies the need to understand our visitors and

market our attractions. A critical precursor for visitation is consistent, legible wayfinding to guide movement throughout the area.

- The *Greater Glenorchy Plan* identifies inconsistencies with place-branding and a lack of accessible way-finding infrastructure installed across the City and between neighbouring local government areas.

The project will develop a signage and wayfinding strategy collaboratively with neighbouring Councils, the tourism sector, businesses and other government agencies.

The signage and wayfinding strategy and pilot project will determine locations, nodes, environmental assessment and recommended hierarchy of signage to connect our community assets, facilities and destinations.

The strategy will include an analysis and audit of existing signage (both lawful and unlawful) and detail primary and secondary locations. We will map the hub and spoke networks for signage, way-finding, signage principles and develop a signage style manual to ensure concise and legible signage in the local government area.

Way-finding will include heritage and cultural information to improve general education and build pride in place identity.

### **Supporting Documents:**

*Greater Glenorchy Plan 2021*

*Marine and Innovation Masterplan 2021*

*Glenorchy Economic Development Strategy 2020-25*





INVESTMENT SOUGHT: \$500,000

TIMELINE: SHORT TERM 2022 - 2025

GOVERNMENT ALIGNMENT:

-TASMANIAN CULTURAL AND CREATIVE  
INDUSTRIES RECOVERY STRATEGY: 2020 AND  
BEYOND

-AUSTRALIAN REGIONAL ARTS FUND

*"I think that professional and amateur artists, local and visiting multicultural and Tasmanian Aboriginal communities have great potential to make [the] Glenorchy area feel like a creative place if given space/assistance"*

- 2020 survey respondent

# DELIVERING A CITY OF ARTS

## *Building image and pride with public art*

The *City of Glenorchy Community Plan 2015- 2040* sets the following vision for our city by 2040: “We are a proud city; a city of arts; of opportunity; of partnerships; a city that makes exciting things happen”

Becoming a city of the arts featured heavily in the Community Plan when it was developed and is a consistent theme that has run through Council's strategic planning ever since.

The *Glenorchy - City of Arts 2040 Strategy* developed in 2020 sets out how the community's vision for Glenorchy to be a city of the arts, as envisaged in the Community Plan, may be achieved. The Strategy sets out a series of forward-looking strategic goals developed through consultation and community feedback which support the importance and value of public art in the City.

In 2021, there are over 35 works in Council's public art collection. This includes the recently acquired works at Glenorchy Art and Sculpture Park, the 2020 commission of *Family* by Matt Calvert which was developed as part of the Glenorchy CBD Revitalisation Project and the murals of Corridor of Modern Art (COMA) developed in 2021.

“Art and culture should be all around us, embedded into the very fabric of Glenorchy. Art in the public domain can bring joy, challenge us in our world views and let us celebrate our cultures.”

Public art:

- Enriches and enlivens people's experience of and connection to public space and therefore their

city, suburb and environment

- Engenders ownership and pride in public space especially if its development has involved the community in some way
- Provides an opportunity through art to communicate ideas and stories in a public arena
- Provides an opportunity for the development of shared cultural experiences
- Enhances civic identity and community pride
- Contributes to the redevelopment and revitalisation of the city
- Enhances experiences for visitors and tourists, and
- Contributes to economic development through creating employment and commercial opportunities.

This project will see investment in public art in our City, specifically along the Corridor of Modern Art (COMA) and the Glenorchy Art and Sculpture Park.

The Corridor of Modern Art is a tourism asset for the City that links Moonah to Mona along the Intercity Cycleway. This project is transforming the rail corridor into a Corridor of Modern Art, creating a destination in itself that invites residents and tourists to traverse a vibrant corridor of colourful installations and artwork. Installation of ten murals for COMA was completed in May and June 2021, creating an exciting new arts-tourism attraction for our city. All murals were painted by Tasmanian artists, of which three are Glenorchy residents. Artists were selected through an open-call process, with over 70 artists applying for the opportunity.

This project will enhance public art in our City, for the benefit of locals and visitors.

**Supporting Documents:**

*Glenorchy Arts and Culture Strategy 2020 - 2040*



**INVESTMENT SOUGHT: \$500,000**

**TIMELINE: SHORT TERM 2022 - 2025**

**GOVERNMENT ALIGNMENT:**

**-TASMANIAN ADVANCED MANUFACTURING ACTION PLAN 2024**  
(PRIORITY 4: SUPPORT GREATER MARKET IDENTIFICATION AND ACCESS AND  
INDUSTRY PROMOTION)

**-TASMANIAN ANTARCTIC GATEWAY STRATEGY**  
(GOAL 3: POLAR INNOVATION AND EXPERTISE) THROUGH MANUFACTURING AND  
MAINTENANCE AT POWB

**-TASMANIAN TRADE STRATEGY**



*Successful maritime clusters in Australia and elsewhere, have used management vehicles to enhance the collaboration and collective knowledge of businesses when tendering for larger contracts, further enhancing their competitive advantages through branding and promotion.*



# MARINE AND INNOVATION CLUSTER

## *Cluster management for Prince of Wales Bay*

The Prince of Wales Bay (PoWB) Marine and Innovation Masterplan was endorsed by Council in October 2021. The purpose of the masterplan is to grow PoWB marine precinct into a thriving hub of economic activity, while maintaining its competitive positioning as the Southern Tasmanian base for maritime industry into the future.

The PoWB precinct holds a unique position within the Tasmanian network of maritime ports. Most maritime ports focus on cargo whereas the PoWB cluster is the predominate manufacturing, repair, and maintenance port in Tasmania, particularly for medium sized vessels.

To continue to build on the success of this cluster and leverage the benefits of the co-location of these key maritime businesses, support for the growth and development of the soft infrastructure such as skills training, branding, identity, and promotion is needed.

Having a management mechanism in place is critical for a precinct of this scale to be able to streamline business operations, collaborate, ensure focus on the key customer and industry segments and importantly, ensure the precinct is playing to its competitive strengths.

It is proposed that recruitment of a Cluster Manager is undertaken immediately in line with Strategic Direction 3 from the Prince of Wales Bay Marine and Innovation Masterplan. This role would be funded for a total of 24 months with the objective to transition to a membership fee-based structure following this (example: Bell Bay Advanced Manufacturing Zone (BBAMZ)).

The aim of this project is to:

- Develop a branding, identity, and promotion strategy for the precinct
- Strengthen on-site training and skills development opportunities
- RTO establishment in POWB to do onsite training

- Collaborate with businesses to undertake a more coordinated approach to large scale tendering contracts
- Promotion and marketing of the precinct and maritime industry, working towards key tenant and investment attraction
- Increase opportunities for business-to-business collaboration through enhanced communications, network, research and development and skills training at POWB
- Identify new business opportunities.

Key facts:

- The broader POWB area has 373 businesses
- The majority of these businesses employ less than 20 employees
- The three top industries in this area are Construction (66), Transport and Warehousing (60), and Manufacturing (49)
- The workforce of 2,820 employees has a strong focus on manufacturing, technicians, and trades with almost a third of workers in this sector
- 40% of workers are in the manufacturing industry
- Around 20 businesses within the precinct are involved directly in ship building, repairs and manufacturing of materials and product development with further businesses supporting this.

**Supporting Documents:**

*Marine and Innovation Masterplan 2021*





INVESTMENT SOUGHT: \$500,000

TIMELINE: SHORT TERM 2022 - 2025

GOVERNMENT ALIGNMENT:

-TASMANIAN ADVANCED MANUFACTURING ACTION PLAN (PRIORITY 3, ACTION 13)

-DEFENCE TASMANIA MARITIME PROSPECTUS

*Maritime clusters are well recognised in both academic literature and government policy around the world.*

*They are seen as 'a key strategic tool through which to support economic development and as a business strategy. Indeed, many governments acknowledge the important role maritime clusters play in not only promoting economic development, but also supporting potential innovation and technological development.*



# MARINE AND INNOVATION INFRASTRUCTURE

## *Exploration - dredging Prince of Wales Bay*

On behalf of Prince of Wales Bay stakeholders, Council is seeking funding for feasibility analysis, investigation and exploratory research into suitable dredging methodologies.

Identified in the Defence Tasmania Maritime Prospectus as a key capability in Tasmania's export assets, the precinct now encompasses over 50 businesses covering metal engineering, defence, technology, innovation and boat repair and manufacturing.

The Prince of Wales Bay is a critical marine business cluster for Australia and Southern Tasmania's base for maritime industry.

The Prince of Wales Bay is at a critical juncture where it needs to invest in strategies to help grow its market share, remain competitive and ensure long-term sustainability.

Working with stakeholders, the masterplan identified strategic upgrades to support continued growth of the precinct. Stakeholders jointly identified that it is critical to commence investigations into the feasibility and costs of dredging to increase water depth in specific areas of the Bay.

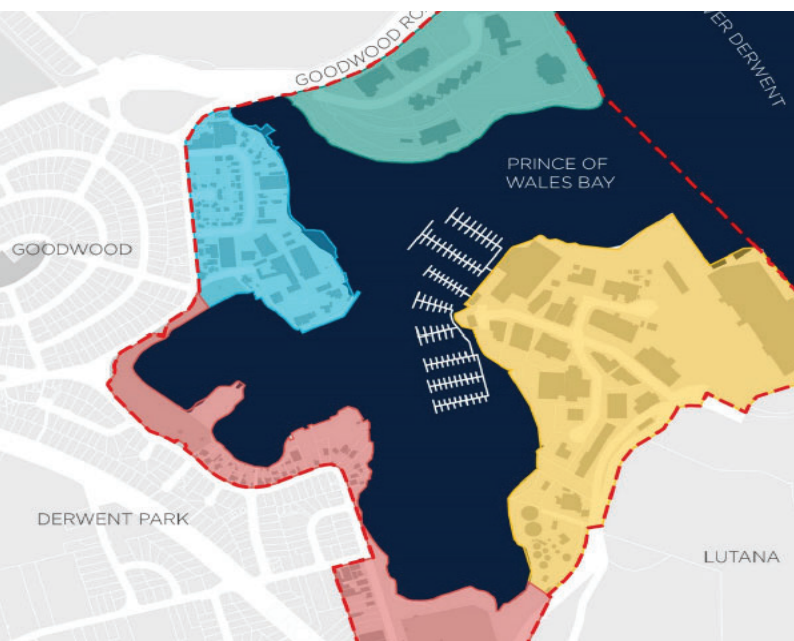
Dredging of main shipping channels will pave the way for businesses in the bay to progress with development of an existing layup berth for use as a common user facility, which will support business sustainability in the precinct.

Silt and sediment build up continues to impact water depth at the entry and within the Prince of Wales Bay itself. This has restricted the movement of larger vessels and heavily impacted on commercial viability for established businesses along the bay foreshore.

Funding will be used to investigate responsible and sustainable dredging techniques that will support the continued use of Prince of Wales Bay as a key export hub and advanced manufacturing area.

The project will include the following:

- Further investigation will assess the feasibility and environmental impact of undertaking dredging to key commercial areas of the Bay
- Modern techniques for dredging will be investigated including waste re-use/disposal option analysis
- The project will involve engaging with relevant stakeholders and the Tasmanian Government, including with Tasports.



**Supporting Documents:**

*Marine and Innovation Masterplan 2021*





INVESTMENT SOUGHT: \$1 MILLION

TIMELINE: MEDIUM TERM 2024 - 2027

GOVERNMENT ALIGNMENT:

-HOBART CITY DEAL

-BUILDING BETTER REGIONS FUND

*"....the people of Moonah definitely don't want to become 'another North Hobart'. They like being able to get a good latte on Main Road, but they want Moonah to keep its unique charm - the grungy warehouses, the gritty streets, the diverse cultures, the imperfect houses. It's the realness of Moonah that keeps people here."*

*- Beyond the Curtain, The Moonah effect*



# GREATER GLENORCHY PLAN

## *Moonah Central Square*

Deliver a central public square for Moonah to support events, activation, community and cultural events and improve liveability of the Moonah activity centre.

Located in the once thriving manufacturing heart of Southern Tasmania, Moonah's density and industrial heritage meant the CBD has not retained many mature trees or benefited from a central space to allow community to gather, rest and connect.

During the development of the Moonah precinct plan (as part of the *Greater Glenorchy Plan*), an area of Council owned land was identified as an ideal location for a small civic square. At the rear of the Main Road Moonah shopping strip, the Council-owned carpark has a good network of established trees and good solar amenity. It also has good access to the future transit hub, recently refurbished public toilets, and Main Road. It has under-utilised parking areas that could be transformed into a central compact urban park.

The use of the space was tested during the Showcase Moonah placemaking program, which saw the location used for multiple events both during the day and evening. Loss of carparking to create the civic square would be easily absorbed by nearby parking provision nearby.

The additional capital expenditure is estimated to generate approximately \$20,000 additional depreciation and maintenance over the asset life, and is expected to increase the value of nearby

commercial property.

Project Proposal

### STAGE 1 PARKLET

Convert a small area of what is currently parking that would incorporate existing public amenity to create new urban park and plaza for daily and night-time use and events within the Hopkins Street Car Park.

### STAGE 2 LINEAR PARK

Work with community and business to develop concept designs to connect the Stage 1 parklet with a linear park to link the recently upgraded public toilets and further green space identified in the Moonah Precinct Plan.



**Supporting Documents:**

*Greater Glenorchy Plan*  
*Multicultural Spaces Plan*





INVESTMENT SOUGHT: \$10 MILLION

TIMELINE: MEDIUM-LONG TERM

GOVERNMENT ALIGNMENT:

-HOBART CITY DEAL

-TASMANIAN POPULATION GROWTH STRATEGY

-BUILDING BETTER REGIONS FUND

*Renewed Main Road Street Infrastructure between Albert Road and Hopkins Street will support multicultural population growth and retention, small business growth and accessible community spaces.*

*Initial stages will involve asset investigations, business and community engagements, detailed designs and pilot projects to test sites building on the Moonah precinct plan.*



# GREATER GLENORCHY PLAN

## *Moonah Streetscape Renewal*

As the fastest growing precinct in the Greater Hobart area, Moonah is the centre of multicultural commerce in Tasmania, servicing a local population consisting of almost 25% born overseas and housing a number of multicultural businesses.

The Moonah Precinct Plan was developed as part of the *Greater Glenorchy Plan*; drawing from community engagement, topography, demography and economic research to design the activity centre for the coming 20 years. The redevelopment of the public space infrastructure in the activity centre will provide:

- An economic catalyst – the Moonah activity centre will have high quality, welcoming and activated spaces where local businesses thrive
- Inviting and activated – a network of accessible and safe public spaces, easy for people to explore and enjoy both day and night
- A unique identity – an authentic and distinctive place; true to Moonah's multicultural community's identity and heritage and connected to our unique landscape setting
- Well-connected – a CBD that is easy to access by a range of transport modes – whether by walking, cycling, public transport or car.

Key background information:

- The population in Moonah is expected to experience an annual growth rate of 6.2% through to 2036, which is significantly higher than the Glenorchy and Greater Hobart growth rates.
- 4,900 jobs in Moonah are expected by 2040.

You've heard of the MONA effect? It's like that, only Moonah. While bigger shops are shutting down, small, eclectic and locally owned shops are opening up. The area has become a haven for young families and new migrants. We love the diversity and contrast but want to hold on to what we are – a bit rough around the edges with absolutely no elitism.

This project will upgrade Main Road Street Infrastructure between Albert Road and Hopkins Street.

The project will include:

- Investigations of asset condition and replacement, upgrade and renewal costs
- Concept design development and business and community engagement
- Pilot projects and placemaking
- Detailed infrastructure planning and design development
- Footpath widening and kerb extension works to create valuable economic and social space for outdoor dining, retail spill-out and street trees
- Install warm LED Dark Sky compliant street lighting and new multifunction poles
- Install new seating with USB charging and ghost lighting along Main Road to increase accessibility, usability and increase socialisation opportunities for the community
- Install new street wayfinding signage to increase accessibility of the precinct, including connections to the Intercity Cycleway
- Install required infrastructure for future Smart City upgrades including public Wi-Fi, charging stations etc.
- Install raised, accessible parking bays
- Install new street trees and undertake street greening to improve liveability, reduce wind impacts and create spaces to gather and enjoy
- Incorporate infrastructure upgrades to enhance public transit movement along Main Road and increase ridership
- Install enhanced cycle connections to the Intercity Cycleway to support active transport and visitors.

**Supporting Documents:**

*Greater Glenorchy Plan*  
*Multicultural Spaces Plan*



INVESTMENT SOUGHT: \$6MILLION

TIMELINE: MEDIUM TERM

GOVERNMENT ALIGNMENT:

-HOBART CITY DEAL

-BUILDING BETTER REGIONS FUND



*Upgrade the Claremont Village Green with the creation of new garden parkland with seating, landscaping, play spaces, shelter and lighting; a place that is suitable for all ages.*



# GREATER GLENORCHY PLAN

## *Claremont Village Green*

The *Greater Glenorchy Plan* identifies Claremont as a distinctive neighbourhood centre. The precinct plan focuses on delivering a local centre that is a high-quality social connector with good accessibility, connectivity and safety, rather than identifying significant new retail or commercial development opportunities.

Further medium-density residential development within walking distance to the activity centre, like at the former primary school site, will enhance the vibrancy of the centre as well as future development of the Northern Suburbs Transit Corridor.

In previous times, public buildings in Claremont defined and celebrated the street corners, such as the original station, the church, the Memorial Hall, library and RSL. Walk into the shopping centre today and there is a sea of people, catching up over coffee, stopping for a chat and doing their daily shopping. The precinct now operates inwardly, where it used to operate outwardly.

A new vibrant parkland will connect the Claremont village green to the shopping centre as well as provide outside space adjacent to the Girl Guide Hall and Men's Shed, which will encourage people outside to enjoy the natural landscape setting.

The Girl Guides Hall and Men's Shed have very limited activation and passive surveillance due to limited hours of operation. Expanding community uses for these spaces will increase activity around the Village Green.

The project aims to deliver a Village Green to celebrate the activity centre being the heart of a garden suburb, with strong visual landscape connections to kunanyi/Mount Wellington, the Meehan Range beyond and the nearby River Derwent foreshore.

This will include activating the Village Green through pop-up markets, community gardens, and outdoor activities more generally, and strengthening the existing community uses of the Men's Shed and Girl Guide Hall.

The Village Green activation will be assisted by infill medium-density housing around the edges to provide for the increasing population and to provide suitable housing for the changing demographics of the area.

Key background information:

- The population is expected to double by 2036, and almost all future growth is likely to occur within the ages of 18-65 and 65+. Claremont already has a much older demographic than the Glenorchy local government area and Greater Hobart.
- Residents aged 65+ made up about 44.6% in 2016, compared to about 18% in the Glenorchy LGA and Greater Hobart. By 2036, this is expected to grow to almost 47.9%, which is approximately 28% higher than Greater Glenorchy and Greater Hobart.

**Supporting Documents:**  
*Greater Glenorchy Plan*





**INVESTMENT SOUGHT: \$500,000**

**TIMELINE: MEDIUM TERM**

**GOVERNMENT ALIGNMENT:**

**-HOBART CITY DEAL**

**-TASMANIAN CYCLE TOURISM STRATEGY**

**-AUSTRALIAN RECOVERY FOR REGIONAL TOURISM**



# DERWENT FORESHORE MANAGEMENT

## *Environmental, economic, cultural, recreational and community principles*

The Derwent River foreshore has undergone an array of physical and cultural transformations in recent history.

It is a rich tapestry of both the physical and historical narratives of the site, that is inextricably linked to Glenorchy's identity.

In Glenorchy, the Derwent foreshore services export industries, cultural and tourism operations (including Mona), recreational and community events, and supports a diverse riverine ecosystem.

The Glenorchy Derwent Foreshore Management Framework will ensure current and future development along the riverfront protects this superlative city asset, economically, environmentally, socially and recreationally, and identifies which areas should be retained as regional public open space and be developed as world-class attractions.

Key background information:

As identified in the Glenorchy Park Masterplan:

- Walking and jogging are the highest participation activities both nationally and within Tasmania. (Source: SPORTAUS AUSPLAY)
- Glenorchy has an obesity rate of 27.7%, the highest in the Greater Hobart Area (DHHS Tasmanian Population Health Survey 2019)
- The introduction of a connected foreshore trail could attract large numbers of visitors to the region and increase visitor retention and dispersal
- Foreshore trails are among the most popular cycling experiences while on holiday with 35% of visitors preferring "cycling on cycle path route along a foreshore, river or lake" and 41% preferring "sightseeing around city / town" (Source: Tasmanian Cycle Tourism Strategy 2017) As an increasingly popular activity, Glenorchy can

become a destination along the Regional Trail Network

- The foreshore trails could link up to the InterCity Cycleway and Tasmanian trail network, link to the kunanyi/Mt Wellington trails, and southern Tasmanian adventure tourism markets
- As Glenorchy develops, striking the balance between formalised sport and informal recreational opportunities will be critical to the overall health and well-being of the community
- Protecting existing foreshore areas from inappropriate development and advocating for public foreshore access is critical.

The project will:

- Analyse existing foreshore trail network and review proposed trails including in various Council masterplans
- Review the land-use planning framework for foreshore zones
- Review the playspace strategy / open space network along foreshore precinct
- Develop a long-term vision for the 32km of foreshore in municipality
- Map the proposed foreshore trail
- Set out development principles, guidelines for foreshore precinct
- Develop visitor / tourist network maps connecting the foreshore to the InterCity Cycleway and key venues / tourism locations in Glenorchy.

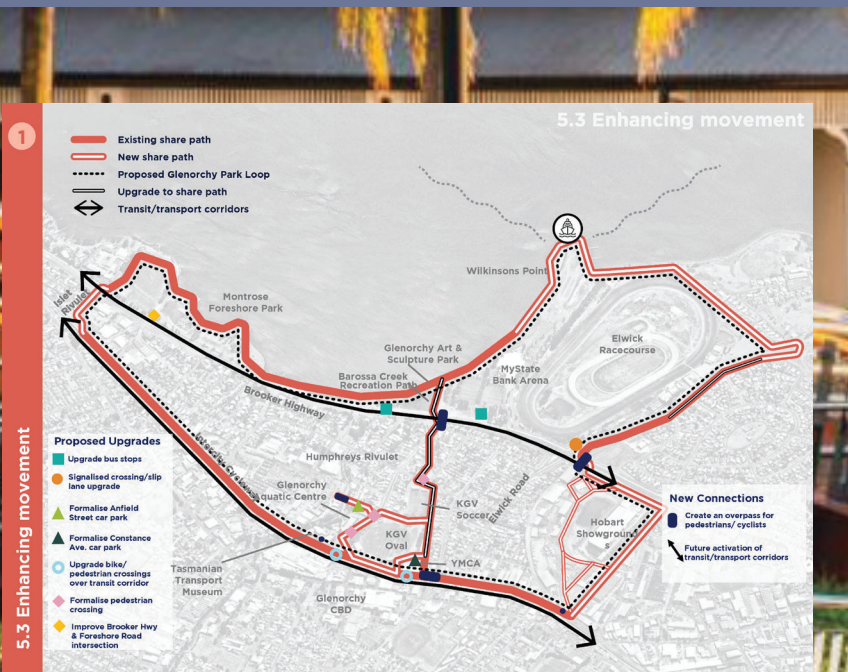
### **Supporting Documents:**

*Berriedale Peninsula Masterplan 2021*

*Marine and Innovation Masterplan 2021*

*Glenorchy Park Masterplan 2022*





INVESTMENT SOUGHT: \$2 MILLION

TIMELINE: MEDIUM TERM

GOVERNMENT ALIGNMENT:

-T21 VISITOR ECONOMY ACTION PLAN

-AUSTRALIAN RECOVERY FOR REGIONAL TOURISM

-BUILDING BETTER REGIONS FUND

5.3 Enhancing movement



*Linking Glenorchy via an accessible, innovative, super-low-maintenance foreshore boardwalk over Berriedale Bay to Mona's foreshore trail and new accessible jetty entrance.*



# POINT TO PENINSULA LINK

## *Foreshore Boardwalk*

Public foreshore access and amenity is increasingly leveraged as a multifunctional asset for cities across the world, with governments investing in activation, events, pathways, recreational and events spaces and multi-modal transit infrastructure.

The Derwent foreshore between the Berriedale Peninsula and Wilkinsons Point is home to two of Tasmania's largest creative, cultural and recreational venues, Mona and the MyState Bank Arena. Investment in these two precincts is at all-time highs, with plans in place for further development by both Mona and LK Group at their sites.

The Point to Peninsula Link will build on the international recognition of Mona and GASP, to promote local design and innovation through development and construction of a super-low-maintenance boardwalk structure to link existing pathways to the ferry access point at Mona.

Connecting Tasmania's premier cultural attractions through the Point to Peninsula Link will provide further opportunity for development of the public open spaces for all ages and abilities, enhance pedestrian and active transport use between the venues, and reduce the need for tourists/visitors to enter and exit the freight corridor on the Brooker Highway.

Key background information:

- Extension of the GASP boardwalk, as detailed in the Berriedale masterplan, will be critical in safely connecting pedestrians between Mona and Glenorchy Park.
- The GASP boardwalk and pavilion seeks to increase participation in public space and arts and cultural activity along the Derwent Foreshore.
- As a free activity located within walking distance to Australia's largest privately owned museum and art gallery and centrally located in the Glenorchy local government area, GASP is easily accessible for low-income households. According to an ABS

survey, low income and low attendance rates at arts and cultural events and places are highly correlated.



### **Supporting Documents:**

*Berriedale Peninsula Masterplan 2021*

*Glenorchy Park Masterplan 2022*





INVESTMENT SOUGHT: \$1.6 MILLION

TIMELINE: MEDIUM TERM

GOVERNMENT ALIGNMENT:

- T21 VISITOR ECONOMY ACTION PLAN
- DESTINATION SOUTHERN TASMANIA; GREATER HOBART DESTINATION ACTION PLAN
- TASMANIAN CYCLE TOURISM STRATEGY
- AUSTRALIAN RECOVERY FOR REGIONAL TOURISM

*The micromobility sector is expected to make a strong post-pandemic recovery. Because of higher awareness of hygiene, micromobility is preferred over public transportation. Quiet and green transportation modes that avoid congestion are preferred.*

*- McKinsey July 2020*

## PINK PATHWAY

### *Connecting COMA and The Point To Peninsula Link*

The Pink Path will create a link between the Corridor of Modern Art on the InterCity cycleway and the Point to Peninsula Link. It will create an iconic tourism asset, build on the international recognition of Mona and GASP, and promote carbon neutral transport options for visitation to the City's key cultural and recreational assets.

Key stakeholders investing in the nearby precincts at Wilkinsons Point, Berriedale Peninsula and the Hobart Showgrounds have emphasised the importance of active transport and e-mobility for their transport management on event days.

The increase in attractiveness and awareness of the InterCity Cycleway as a tourism drawcard will incentivise visitors to utilise active transport and e-mobility to access the City's key sites.

Incorporation of bold, eye-catching Tasmanian design along the InterCity Cycleway will leverage the increasing attractiveness of urban cycling tourism as part of the sector's post-COVID recovery. The Tasmanian Cycling Tourism Strategy highlights that the most popular cycling experiences on holiday are 'sightseeing around a city/town' (41%) and 'daytrip along metropolitan cycle paths' (25%).

Under the Corridor of Modern Art (COMA) project, Glenorchy City Council recently invested in artworks along the InterCity Cycleway to begin the transformation of the corridor into a daytrip cycling 'must-do' when visiting Southern Tasmania, thereby supporting visitor retention and dispersal.

Mona has recently invested in on site charging stations for e-mobility devices to support the increasing popularity of e-bikes and e-scooters.

Strategic investment in the Pink Pathway aims to increase uptake of active transport and e-mobility and enhance the transit options available to visitors to the Berriedale Peninsula, Glenorchy and Moonah activity centres, the new Showgrounds development and Wilkinsons Point.

Increasing visitor and resident use of the InterCity Cycleway will minimise car-dependency in these and other areas along the Northern Suburbs Transit Corridor, ultimately reducing the need for parking provision at high amenity sights.

It is anticipated that the \$80,000 additional depreciation and maintenance cost created per annum would be offset by increased rates revenue associated with the developments at Berriedale Peninsula, Wilkinsons Point and the Hobart Showgrounds.

Key background information:

- Glenorchy Park Masterplan identifies Mona as highly influential on the future activation of venues within the precinct, including the Showgrounds development, MyState Bank Arena, KGV precinct and Elwick Racecourse
- By creating a vibrant link between the venues, it will encourage longer visitation and encourage people to patronise more than one venue in the area
- An innovative public transport solution connecting Mona and other key sites to Hobart CBD is critical for long-term growth and to minimise car reliance to the Berriedale Peninsula.

#### **Supporting Documents:**

*Greater Glenorchy Plan*  
*Glenorchy Park Masterplan 2022*  
*Berriedale Peninsula Masterplan*





INVESTMENT SOUGHT: \$500,000

TIMELINE: SHORT TERM

GOVERNMENT ALIGNMENT:

-HOBART CITY DEAL

*Undertake development and establishment of a proactive management model for the Glenorchy Park precinct to ensure ongoing coordination, efficiency, and successful functioning of the area.*

# GLENORCHY PARK MASTERPLAN

## *Stakeholder Collaboration - Cluster Management*

Glenorchy Park is home to a cluster of sport, recreation and entertainment facilities that have attracted significant public and private investment, driving employment growth in excess of 1000 jobs over the coming years.

Glenorchy Park, as a sports, recreation and entertainment precinct is at a key juncture in its growth and development. To date, it has grown organically as a cluster of diverse uses to the north of the Glenorchy CBD. Key uses include MyState Bank Arena (formerly Derwent Entertainment Centre), Elwick Racecourse, KGV Precinct, Hobart Showgrounds, Wilkinsons Point and the YMCA.

Governments have made, and will continue to make significant investments in the area, including the –

- Redevelopment of the MyState Bank Arena (\$83.5million Tasmanian Government)
- Redevelopment of the Hobart Showgrounds (\$42.1million Tasmanian Government), and
- Activation of the Northern Suburbs Transit Corridor (\$25million Australian Government).

Glenorchy City Council is seeking to formalise the cluster. This will ensure infrastructure supports growth, connectivity and a clear path for the long-term growth of the precinct.

Key background information:

The Glenorchy Park Masterplan has identified:

- In order to reach the vision of “The Premier Sporting Hub in Hobart” the precinct must be coordinated. Each facility within the precinct would benefit from having an agreed and

approved masterplan that is complementary to the precinct.

- Varied ownership has meant each of the venues in the precinct are pursuing future masterplans independently, without an overarching governing body or committee to ensure a coordinated precinct outcome.

The project will collaboratively develop a management and governance structure (including Department of State Growth, Council, and all key stakeholders).

The project will aim to deliver a management and governance structure to:

- Collaborate as a coordinated precinct to enhance the competitiveness and deliver premier events and activities. This will ensure investment within the precinct is complementary, efficient and distinctive, to solidify the identity of the precinct and reinforce its competitiveness
- Work as a coordinated team to maximise the impact of events on the precinct
- Ensure events complement each other and do not compete. This includes assisting in traffic and people flow, to ensure the safety of patrons and to maximise the before and after event-based economy.
- Support the development and refinement of masterplans for each site to ensure a coordinated approach between future strategies and business plans which maximises efficiencies and future opportunities for the precinct.

This initiative is in early stages of development, drawing from intensive engagement with key stakeholders

**Supporting Documents:**

*Greater Glenorchy Plan*  
*Glenorchy Park Masterplan*





**INVESTMENT SOUGHT:**

**STAGE 1: \$3MILLION | STAGE 2: \$10MILLION**

**TIMELINE: MEDIUM TERM**

*Investment in the Tolosa Park Masterplan to see the dam reintegrated and the Park become a recreational facility of regional significance hosting, events, concerts and activities attractive to families, the community and visitors.*



# TOLOSA PARK MASTERPLAN

## *Gateway To Wellington Park*

Tolosa Park is one of Greater Hobart's largest passive recreation areas and is classified as a regional park.

With an area of 25 hectares, the Park is set in a forested valley in the foothills of Kunanyi/Mt. Wellington. It is a slightly elevated open space that provides views down to the river Derwent and back to the ridgeline of Kunanyi.

Council's Open Space Strategy identifies that Tolosa Park could provide opportunities for social and physical play activities for people from a wide range of age groups and abilities, typically catering for play, picnics, casual ball games, social sports activities, picnics and trail activities, as well as environmental recreation. The Park provides a natural bushland setting for events and concerts and offers multiple recreation opportunities. It has become a much-loved destination for families and the community.

There is currently little relationship between Tolosa Park, the Glenorchy Mountain Bike Park and Wellington Park. Arguably, if access to and between these sites were developed in a more integrated manner, the facilities in Tolosa Park would provide excellent trail head facilities for Wellington Park and service the Mountain Bike Park for large events.

The Humphreys Rivulet corridor could be a very important trail route from Tolosa Park to Glenorchy, connecting several other key open spaces and community facilities. The Park has a distinct bushland character and any new play equipment could reflect the bushland setting, including an adventure playground or bushland interpretation. The Park lends itself to an accessible 'bushland' experience as a high standard nature trail.

The vision is to plan, develop and manage Tolosa Park for a range of sustainable community, cultural and recreational activities that will enhance active and healthy lifestyles within the community. With this vision in mind, various options for the reinstatement of the area of the former Reservoir have been considered.

All options have been considered in close cooperation with TasWater, which has responsibility for decommissioning the dam wall and remediating the area that previously formed the reservoir.

A Master Plan Concept Plan has been developed to identify the stages and approximate costs of the redevelopment.

It is anticipated that the \$120,000 additional depreciation and maintenance cost created per annum would be offset by increased revenue through provision of venue services for events, festivals, markets or other occasional activities.

This initiative is in early stages of development, drawing from intensive engagement with TasWater

*Supporting Documents*  
*Tolosa Park Masterplan Concept Plan*





INVESTMENT SOUGHT: \$1.5 MILLION  
TIMELINE: SHORT - MEDIUM TERM

*Replacement and upgrade of play space infrastructure across Glenorchy to provide opportunities for children to participate in physical activity in a safe environment and create long term health and social benefits for the local community.*

# PLAYSPACES GLENORCHY

*Healthy, safe, accessible playspaces*

Glenorchy City Council provides and maintains a diverse variety of parks, playgrounds, play spaces and play environments for the community and understands and acknowledges the importance of play on the social, physical, and cognitive development of children. It also understands the role playspaces play in the image of the city and their ability to attract local and regional tourism to Glenorchy.

Council currently has 44 playspaces which are described as manufactured equipment primarily targeting the 0-12 age group and including slides, rockers, swings, climbing frames and bespoke equipment designed for children's play.

Our current play infrastructure is however ageing, with much of it requiring renewal and/or replacement. Some 82% of playspaces are over the age of 15 years, and 68% over 20 years and in need of immediate attention. This not only means that the majority of playspaces are not meeting modern play demands but are a potential risk to the users whilst costing Council thousands of dollars annually in maintenance.

To provide residents with the playspaces that reflect community expectations in a well-planned and coordinated approach, Council developed a Playspace Strategy to

- Address current shortfalls in play spaces
- Identify the current and future needs for the community
- Set out a strategic framework to guide Council in delivering affordable and contemporary playspaces to the community
- Consider the future development and upgrade of existing play infrastructure within the Glenorchy

municipality.

- Investigate best practice models
- Project the future needs of the municipality considering population growth along with changing demographics and future development requirements
- Coordinate the future planning of playspaces which require significant maintenance and/or replacement and potentially decommissioning
- Develop a set of standards for the allocation of suitable open space for playspaces
- Consult and understand community expectations.

The strategy identifies the need to transition many play spaces to open space, and to invest in renewal and replacement of many others.

The following are the highest priority local play spaces (in order) for upgrade as identified in the Playspace Strategy 2021:

1. Alkoo Circle Reserve
2. Booth Ave Reserve
3. Collinsvale Reserve
4. Allroy Crt Reserve
5. Barossa Rd reserve
6. Montrose Rd Reserve
7. Cairnduff Reserve
8. Industrial Heritage Park
9. Hestercombe Reserve
10. Lonergan Road (old Brent St Primary subdivision site) – this is a new space

All of these can be renewed with accessible equipment at a cost of \$1.5 million

**Supporting Documents:**

*Glenorchy PlaySpaces Strategy*





INVESTMENT SOUGHT: \$10 MILLION

TIMELINE: MEDIUM TERM

GOVERNMENT ALIGNMENT:

- CYCLE TOURISM STRATEGY 2017

--AUSTRALIAN RECOVERY FOR REGIONAL  
TOURISM

*Invest in a mountain bike hub to improve the riding experience for local riders, as well as attracting visiting riders to the area.*

# GLENORCHY MOUNTAIN BIKE MASTERPLAN

## *Gateway To Wellington Park*

The Glenorchy Mountain Bike Park (GMBP) is an active, well-used park. Glenorchy is a developing, growing and active city.

The redevelopment of the GMBP provides an invaluable opportunity for Glenorchy to:

- be a part of Tasmania's growing cycling tourism industry
- attract more, and a greater variety of visitors than ever before
- gain greater recognition by hosting national and state events
- provide local businesses and residents with commercial opportunities
- help local residents get healthy and active.

The investment to upgrade these facilities will offer a range of improvements to the existing services, allow us to create new tracks that cater to all abilities, give access to walkers and families and build a new focal point for everyone to gather. This is an opportunity to provide a fresh look at mountain biking in the south of Tasmania.

We are seeking partners to join us on this redevelopment project, investing in the delivery of improvements to significantly enhance the value of the site. The overall cost to upgrade and redevelop the GMBP, restoring it to its position as a world-class mountain biking facility, is around \$10 million. Investment will benefit the park, the City, the south and the whole state. We have the potential to become one of the best biking destinations in Australia.

We costed the stages and priorities in 2019:

- Stage 1 Decommissioning of AIF Range and upgrade to the Mitchell Range to facilitate all SSAA shooting disciplines
- Stage 2 Development of the Hub - an amenity and gathering point
- Stage 3 Pump track, dirt jumps, skills development area
- Stage 4 Re-alignments, closures and site works for superseded elements of existing facility
- Stage 5 Construction of Trails: n5, n2, n12, n11, n4.
- Stage 6 Construction of Trails: n3, n8, n13, n6, n7.

It is likely that these costs would have escalated significantly since this time.

Total cost: \$10 million (subject to change due to current construction costs).

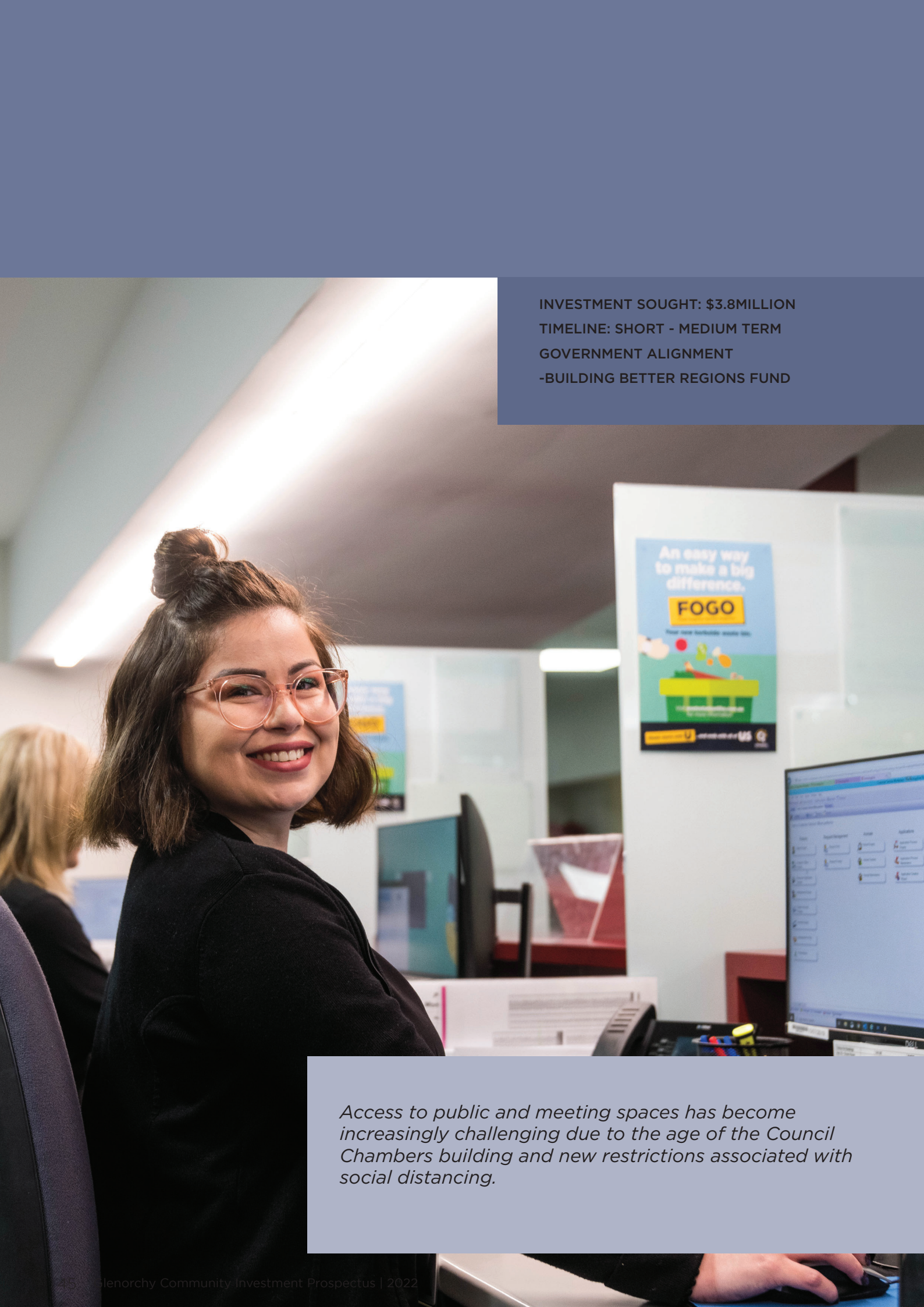
Additional ongoing costs associated with the initial development at \$3.8 million will incur additional depreciation and maintenance requirement of approximately \$250,000 per annum.

### **Supporting Documents:**

*Glenorchy Mountain Bike Prospectus*

*Glenorchy Mountain Bike Materplan*





INVESTMENT SOUGHT: \$3.8MILLION  
TIMELINE: SHORT - MEDIUM TERM  
GOVERNMENT ALIGNMENT  
-BUILDING BETTER REGIONS FUND

*Access to public and meeting spaces has become increasingly challenging due to the age of the Council Chambers building and new restrictions associated with social distancing.*

# CITYSCAPE

## Community Accessibility Enhancement

Glenorchy City Council Chambers sits in the centre of the Glenorchy CBD, providing a strong civic presence in the City.

The current Chambers site has easy access to all the services, facilities and amenities the CBD offers. Council staff contribute greatly to the economic activity and life of the Glenorchy CBD, utilising businesses and public spaces nearby to shop; eat; meet with workmates, friends and family; and relax.

Council's central location is vital for the provision of services to our ratepayers and users. Although Council has a growing on-line presence, our demographics and economics mean that many of our residents and customers are not 'connected' and rely on face-to-face contact with Council staff, services and amenities.

The structural issues and shortcomings of the Council Chambers are well documented. The facility is in its 58th year of continuous operation and requires significant expenditure on ongoing maintenance. It under-performs in delivering community spaces, easy access and providing the services expected in 2021 and beyond. This is reflected in the 2017 valuation of the building at just over \$300,000, while the land is valued at \$3.4 million.

Council has already invested over \$5.8 million in revitalising the Glenorchy CBD, providing amenity, safety and public spaces for our residents and visitors for the coming thirty years. To ensure the activation and prosperity of the Glenorchy CBD, the next step is to invest in our civic heart. That is, investment in

an accessible, welcoming, sustainable and flexible facility that meets the needs of the current and future generations of Glenorchy residents

The overarching objective of the upgrading Council's current facility is to provide for a community-focussed facility, with access for all.

Access to public and meeting spaces has become increasingly challenging due to the age of the Council Chambers building (including some areas that are no longer WHS compliant) and new restrictions associated with social distancing.

Accessibility benefits expected include:

- Welcoming level entrances and exits for customer service areas
- Larger and more flexible meeting spaces accessible for all abilities
- ICT infrastructure to support remote working, hearing induction loops etc
- Compliant elevator design and capacity
- Compliant bathroom facilities
- Metro bus interchange compliance with Disability Standards for Accessible Public Transport

Total cost is estimated at \$3.8million as of early 2021 (subject to change due to current construction costs)

### Supporting Documents:

Greater Glenorchy Plan

GCC CityScape Design Package 2021





INVESTMENT SOUGHT: \$100MILLION  
TIMELINE: LONG TERM  
GOVERNMENT ALIGNMENT:  
-BUILDING BETTER REGIONS FUND

*Following on from an extensive masterplan process, Council seeks to deliver a modern, efficient, fully accessible facility that will house Council, commercial tenancies and other government services and address the surrounding external and open spaces.*

# CITYSCAPE - CIVIC HEART

*Southern Tasmania's 2nd CBD - bringing Glenorchy's heart back to life*

Glenorchy City Council Chambers sits in the centre of the Glenorchy CBD, providing a strong civic presence in the City. The current Chambers site has easy access to all the services, facilities and amenities the CBD offers. Council staff contribute greatly to the economic activity and life of the Glenorchy CBD, utilising businesses and public spaces nearby to shop; eat; meet with workmates, friends and family; and relax.

Australian and Tasmanian government offices, Glenorchy City Council Chambers, the Salvation Army, the Glenorchy Library and other essential services are all contained within a single city block.

In 2014, the Glenorchy CBD Strategic Framework was developed to examine opportunities for the creation of a well-designed civic heart that positions Glenorchy to be the 'modern and dynamic' city it seeks to be.

In February 2021, Council endorsed the *Greater Glenorchy Plan*; a vision for the City and the three activity centres of Moonah, Claremont and Glenorchy. The Plan identifies the need for Glenorchy to reinforce its primacy as the civic and service centre for the local government area. The precinct plan created for the Glenorchy activity centre recognises the importance of the civic centre.

Using the *Greater Glenorchy Plan* and other operational reports as a guide, the CityScape project will see developers, public and private service providers progress the development of a multi-functional City centre to service the needs of our residents now and for decades to come.

The Glenorchy CityScape Civic Centre will reinforce the Glenorchy CBD's primacy in the Northern suburbs by creating a well-designed, civic heart that balances

commercial tenancies, government services and public open space.

CityScape will provide a shared future vision, concepts and analysis for advocacy with developers, public and private investors to progress the development of a multi-functional City centre to service the needs of our residents now and for decades to come.

The Glenorchy Civic Heart will be the home of our City's authenticity, diversity and practicality. Our community, cultural and civic heart, the precinct will be the hub for all to connect, participate and share.

The precinct will host a range of services and highly accessible community facilities, located together, and bustling with life from morning until night, attracting both our own community and our neighbours.

Buildings will link harmoniously to safe and inviting open spaces that celebrate Glenorchy's rich culture, creativity and unique heritage. Commerce, civic and community services will thrive here, a reflection of our City's pride and community spirit.

Total cost is estimated at \$100million (subject to change due to construction costs and inflation)

**This initiative is in early stages of development, drawing from intensive engagement with key stakeholders**

**Supporting Documents:**

*Cityscape - Civic Heart Masterplan 2022*





INVESTMENT SOUGHT: \$10MILLION  
TIMELINE: MEDIUM TERM

Moonah Sports  
Centre

*Upgrade of a much loved and much used indoor multi-sport facility in the heart of Moonah.*

# MOONAH SPORTS CENTRE

## *Moonah's multi-sport facility upgrade*

The Moonah Sports Centre is a district facility that provides for basketball, netball, futsal, badminton, squash, combat sports (Martial Arts and Jiu Jitsu) and disability sports. The courts and combat sports halls are in good condition, but the building is in average condition.

The facility has average function and access being developed in three separate halls. The Centre is located adjoining Benjafield Park that includes the Council owned Moonah Community Centre.

The National Fitness Southern Recreation Association (NFSRA) is a voluntary, non-government organisation which operates the Moonah Sports Centre, delivering indoor sports and services such as basketball, table tennis, community programs (such as movement for the disabled), futsal and martial arts.

The Moonah Sports Centre is ageing and while the internal facilities remain adequate for their purpose, the Centre is constrained in its capacity to meet demand and will increasingly consume revenue for maintenance and upgrade requirements.

The priority for the NFSRA is for the modernisation and expansion of the Centre on its current site to continue to meet its objective of the provision of community facilities and services within the Glenorchy region.

The NFSRA has a conceptual design for a modern, multifunctional centre which offers an opportunity to expand services, generate revenue and to co-locate and build partnerships with other community service providers.

The Moonah Sports Centre provides facilities for the Greater Hobart Area in a convenient, central location with access to parking in the nearby Moonah precinct carpark.

This project will be staged, commencing firstly with NFSRA undertaking feasibility investigations to explore opportunities for expansion, improved functionality and modernisation of the facilities.

This initiative is in early stages of development, drawing from intensive engagement with key stakeholders

**Supporting Documents:**

*Glenorchy Sport and Recreation Framework*





INVESTMENT SOUGHT: \$150,000

TIMELINE: SHORT TERM

GOVERNMENT ALIGNMENT

-BUILDING BETTER REGIONS FUND

The Active Glenorchy 2040 Framework identifies our community's sport and recreation vision;

“For all Glenorchy residents to be healthy and active through the Strategic provision of sustainable, adaptable, multipurpose sport and recreation infrastructure that meets community needs and encourages participation in sport, recreation and parks.”

# GLENORCHY MEMORIAL POOL

## *Investment pathway for aquatic recreation facilities*

The Glenorchy City Council, working closely with sport and recreation clubs, providers, associations and stakeholders, developed **Active Glenorchy 2040** – a framework for sport and recreation infrastructure in our City.

The City of Glenorchy has fewer households with children and more lone person households. Therefore, future planning for sport and recreation will need to consider opportunities for physically active individuals. Communities with social and economic disadvantage are often less physically active as they are unable to afford many pay-to-participate activities, including structured, formal sport.

Recently, the Barossa Park hydrotherapy pool which is not a Council owned facility was forced to close. Many community members from the Glenorchy and surrounding areas now rely on the Glenorchy War Memorial Pool, which is run under a lease by Belgravia Leisure as the pool operator. This facility provides outdoor aquatic opportunities in the Glenorchy local government area for all community members.

Opened in 1964, the Glenorchy Memorial Pool has served the aquatic and recreational needs of three generations of Tasmanians. The facility is one of Tasmania's last outdoor fifty-meter swimming pools. The fifty-eight year old facility is still the central place to learn to swim, attend holiday programs and enjoy casual swimming activities, however this occurs only during the warmer spring and summer months.

While the Glenorchy Memorial Pool appears to be in good condition for its age, it is not considered to be consistent with contemporary standards for aquatic and leisure facilities. The age and condition of the facility also creates service quality (such as maintaining water temperature) and operational cost challenges.

This regional aquatic facility services a population of over 48,000, and is the only public swimming pool in the Glenorchy local government area. The pool, grandstand, plant and amenity buildings are in need of significant upgrade or replacement, without which the Glenorchy community will face future closure of the facility.

The Glenorchy Memorial Pool lacks year-round indoor warm water access, multiple pools of varying depths and temperatures, good accessibility to the pool and surrounds, suitable food and beverage amenities, health and fitness capability.

This has prompted Council to seek funding to undertake a full assessment report of the pool to determine the required investment for a full upgrade of the facility. This will include engagement with users and the community to determine what a future facility might include and whether to retain the unique outdoor setting or develop an indoor facility.

Council estimates to the investigations and assessment will cost \$150,000. The project will deliver;

- Full condition assessment of the assets plant and facilities
- Development of investment option pathways and benefits framework
- Stakeholder and community engagement
- Fully costed business case.

The thorough analysis and engagement this project will ensure future plans for the facility will be financially sustainable and in keeping with the needs of our community.

**Supporting Documents:**

*Glenorchy Sport and Recreation Framework*



Supporting documents:

## **GLENORCHY JOBS HUB LETTERS OF SUPPORT**

### **STEPS**

Mona  
Incat  
Andrew Walter Construction  
APM  
Asuria  
At Work  
Brave Foundation  
Business South  
Catholic Care Tasmania  
Claremont College  
Community Based Support  
Community Transport Services Tasmania  
Downer/ VEC  
Dress for Success  
FIT College  
Guildford Young College  
Housing Industry Association  
Little Business Training Company  
Local Care workforce Program  
Master Builders Association  
Max Combes  
Maxima

### **MEGT**

Migrant Resource Centre  
Multicultural Council of Tasmania  
Participant – Don O’Garey  
Participant – Erica  
Participant – Jayden Weeding  
Participant – Krishna Thapa  
Participant - Rosie Sivaraman  
Scala  
Speak Up Stay Chatty  
St Albi  
St Francis  
Tasmania Building Group  
Apprenticeship Scheme  
Tasmanian Hospitality Association  
Tasmania Minerals Manufacturing  
Energy Council  
Volunteering Tasmania  
Work & Training  
Youth Network Of Tasmania  
Workskills

## **GLENORCHY JOBS HUB**

Signed Jobs Pledges

## **SUPPORTING DOCUMENTS**

Berriedale Caravan Park CBA  
Glenorchy Park Masterplan  
Glenorchy Playspace Strategy  
Berriedale Peninsula Masterplan  
GCC Regional Workforce Planning  
Report  
Glenorchy Economic Development  
Strategy  
Glenorchy Mountain Bike  
Masterplan  
Glenorchy City of Arts Strategy  
Glenorchy Multicultural Spaces  
Plan  
Glenorchy City Council Statement  
of Commitment on Housing  
Marine and Innovation Masterplan  
MOAB Masterplan  
Glenorchy Sport and Recreation  
Framework



**GLENORCHY**  
CITY COUNCIL