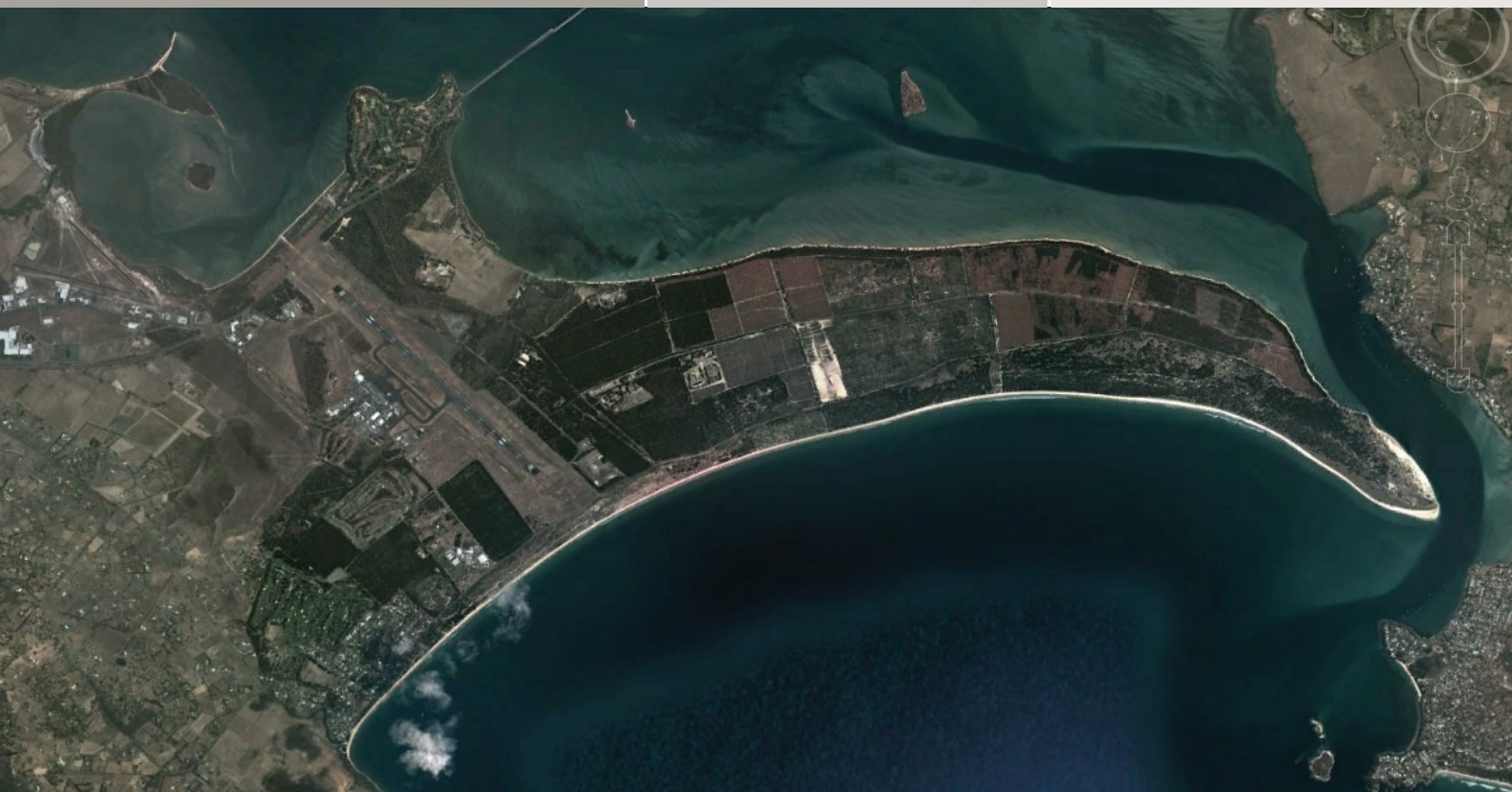


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SEVEN MILE BEACH SPORT AND ACTIVE RECREATION PRECINCT MASTER PLAN 74 SURF ROAD

FINAL REPORT

PREPARED FOR CLARENCE CITY COUNCIL
NOVEMBER 2014

SEVEN MILE BEACH SPORT AND ACTIVE RECREATION PRECINCT MASTER PLAN 74 SURF ROAD

prepared for
Clarence City Council



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Date	Version
25.03.14	Draft Report (Stages 1-4) to Council Staff for review
23.06.14	Presentation of Draft Report to Aldermen Workshop
01.08.14	Draft Master Plan to Council for review
September 2014	Public review and comment period
03.11.14	Final Master Plan to Council

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SECTION 1

INTRODUCTION

1.1 BACKGROUND

The State Government recently transferred a 14.57ha parcel of Crown land, located at 74 Surf Road to the Clarence City Council for future sport and active recreational use. The site consists of two titles – one lot of 14.57ha lot and another lot of 3.065ha.

Map 1.1 shows the location of the land to the northeast of the Seven Mile Beach settlement. The site is surrounded by the Royal Hobart Golf Club to the west, the Llanherne Golf Club to the north and the Wyndham Vacation Resort to the east. A parcel of Crown land also remains on the eastern side of the site.

Vehicle access to the site is possible via Woodhurst Road, Surf Road and Leyden Avenue. There are no public roads constructed within the site. Fire tracks exist along most of the site boundaries.

Council's *draft Sport and Active Recreation Strategy 2013-2037* identified the site as having “potential to be a major sports precinct and deliver a major land bank to address any shortages of sport and active recreation provision within the region.”¹

Consistent with the definitions adopted by Sport and Recreation Tasmania²:

'Sport' is defined as:

A human activity involving physical exertion and skill as the primary focus of the activity, with elements of competition where rules and patterns of behaviour governing the activity exist formally through organisations and is generally accepted as a sport.

'Active Recreation' is defined as:

Active recreation activities are those engaged in for the purpose of relaxation, health and wellbeing or enjoyment with the primary

¹ SGL Clarence City Council *Sports and Active Recreation Strategy 2012 -2037*. The Strategy has not been adopted by Council but is a draft report for information.

² http://sportandrecreation.tas.gov.au/sportrectas/funding_opportunities

activity requiring physical exertion, and the primary focus on human activity.

1.2 PURPOSE AND PROCESS

The Council engaged Inspiring Place to prepare a master plan for the Council owned land and to examine the sport and active recreation issues, opportunities, potential facilities and management options for the site to meet the need of the City's diverse communities.

The process has involved seven stages as summarized in Table 1.1.

Stages	Key Tasks
Getting Started	Review of relevant reports, policies and information
Needs Analysis	Trends review Prepare and distribute household survey Meetings with key sporting and recreation associations Meetings with key landowners Meeting with Sport and Recreation Tasmania
Identifying Functional Program	Site analysis and conditions assessment Functional design requirements Review with Council
Concept Design Options	Prepare concept options Management and funding options
Draft Master Plan	Prepare draft master plan Select preferred option Indicative cost estimates Implementation plan
Community Review	Exhibition and public review (held during September 2014) Local community walk and talk to present and discuss the draft master plan (held on 14/09/14) Meeting with key stakeholders (held on 4/09/14) Review public and stakeholder feedback
Final Master Plan	Revise master plan Present to Council and the community

Table 1.1 Project Process



Map 1.1 Location of Seven Mile Beach Site

1.3 REPORT OUTLINE

The report is in five sections, with this section (Section 1) providing an introduction to the project.

Section 2 provides a wider context to the project by reviewing existing strategic policies and plans and considering the implications of demographic, sporting and recreation trends.

Section 3 considers the expressed broader community needs and views, major sporting and recreation associations and major landowners within close proximity to the site. The requirements for functional planning and design of the site are established.

Section 4 identifies the concept development options for the site based on a detailed analysis of the site conditions, a review of key issues, considering future sporting and active recreational uses and different concept development options for the site. It outlines the preferred option for preparation of a master plan, the recommended management model and potential funding opportunities.

Section 5 sets out the master plan indicating the best long term use of the site, cost estimates and an implementation plan. The master plan was reviewed following Council review and community feedback.

SECTION 2

CONTEXT

2.1 STRATEGIC POLICY REVIEW

A number of strategic documents were identified and reviewed in relation to the potential implications for future development and use of the site for sport and active recreation. A summary of the review is provided in Table 2.1.

Strategic Report	Implications for Seven Mile Beach Sport and Active Recreation Site
Policy Reports	
<i>Clarence City Council Strategic Plan 2010-2015</i>	The assessment of sport and active recreational use of the site is consistent with the vision and strategic goals (e.g. social inclusion, prosperity, environment, governance, community leadership and financial management).
<i>Clarence City Council Public Open Space Policy 2013</i>	The policy is focused on Council's powers and obligations for public open space in relation to developer contributions, subdivision, transfer or land etc. Whilst the land is already in Council ownership the provisions for assessment of public open space (Section 6) remain relevant to preparing a master plan for the site.
<i>Positive Ageing Plan 2007-2011</i>	The sporting and active recreation use of the site is consistent with the broader key themes and strategies outlined in the Plan - 'staying connected', 'a lifestyle with choices' and 'keeping involved'.
<i>Clarence Disability Access Plan 2007-2011</i>	The sporting and active recreation use of the site would be consistent with the broader key themes and strategies outlined in the Plan, in particular 'addressing barriers to access' where Council services, facilities, footpaths, parks and other assets are to accessible to people with disabilities and mobility issues.
<i>Youth Plan 2008-2012</i>	The sporting and active recreation use of the site is consistent with the broader key themes and strategies outlined in the Plan and in particular the strategies of 'being active and engaged' and 'health and wellbeing'.
<i>Community Health and Wellbeing Plan 2013-2018</i>	Sporting and active recreation use of the site is consistent with the vision and across all five key domains – 'enhancing livability', 'promoting health', 'enhancing connectivity and community participation', 'care for our place' and 'promoting and enhancing safety'.

Table 2.1 Summary of Key Policy Documents

Strategic Report	Implications for Seven Mile Beach Sport and Active Recreation Site
Sport and Active Recreation Reports	
<i>Draft Sport and Active Recreation Strategy 2012-2037</i>	The Strategy identifies the Seven Mile Beach site as a future development site for sport and active recreation use including the opportunity to address identified shortages in facility provision. The key sporting uses were listed as AFL football, cricket and regional tennis with the capacity of having multi-use grounds catering for other sports.
<i>Clarence City Council Public Open Space Asset Management Plan 2012 - 2037</i>	The plan establishes the current levels of service and expenditure for public open space infrastructure throughout the City. It sets out the level of service for sportsgrounds, parks and natural areas. It projects a proposed capital new works program for Seven Mile Beach during 2015-2019 related to the implementation of the Mater Plan.
<i>Clarence Bicycle Strategy Action Plan 2013 -2017</i>	The Strategy identifies the link between Cambridge and Seven Mile Beach as being a moderate intensity route. Council has completed the first stage of Seven Mile Beach Road to Acton Road. The completion of the proposed link would improve accessibility for bike riders, walkers and runners to achieve safer access to Seven Mile Beach and onto the site in the future years.
<i>Tracks and Trails Strategy and Action Plan</i>	The opportunity for alternative trail connections at Seven Mile Beach was identified as this would include the proposed site. It identified that it may require some further subdivision of private land to fully achieve the connections.
<i>Tangara Trail Management Plan</i>	The report highlights the significant network of trails involved with the Tangara Trail. This includes the use of Seven Mile Beach Road, Lewis Avenue, Woodhurst Road to the site and then through to rejoin Surf Road eventually connecting with the peninsula and horseriding club sites. It identifies a missing link that would potentially allow trail users to connect from International Close via the pine plantation site (owned by RHGC) through the site and then onto Surf Road. This will require negotiation with private landowners.
Management Reports	
<i>Seven Mile Beach Coastal Reserve Activity Plan 2011-2016</i>	Whilst the Plan does not include the site there are common issues with a range of management aspects including weed management, revegetation and walking tracks.

Table 2.1 Summary of Key Documents (cont)

2.2 TRENDS

2.2.1 Demographic Trends

The following information has been drawn from review of ABS census data.

Clarence has a population of over 53,000 people with a median age of 41 years in 2011. The population has grown by 3.9% since 2006 and continues to have the fastest growth (1.2%) of all cities in the State. Some 41% of the population are aged within the 0-34 years age group with 17% in the age group of 65 years or more.

Tasmania's population growth in the last year was 0.16%, well below the National population growth of 1.79% for the same year³. Clarence is running out of land in several popular and key parts of the municipality, requiring the release of more land, and/or the redirection of that growth to other parts of the municipality, and/or the provision of different types of accommodation, including higher density housing⁴.

2.2.2 Sport and Recreation Trends

There are a range of broader social trends that can influence how and when people participate in sport and recreation. These trends have been documented by the Australian Bureau of Statistics (ABS), and are:

- economic development and affluence;
- financial borrowing regulations;
- population growth;
- changing work hours and employment structures;
- family structures;
- changing homes and lifestyles;
- population ageing;
- changing participation rates;
- a multi-cultural society;
- community-based cultural interests;

³ [http://www.treasury.tas.gov.au/domino/df/df.nsf/LookupFiles/Population.pdf/\\$file/Population.pdf](http://www.treasury.tas.gov.au/domino/df/df.nsf/LookupFiles/Population.pdf/$file/Population.pdf)

⁴ http://www.ccc.tas.gov.au/webdata/resources/files/Clarence_Residential_Strategy_-_April_2008

growing levels of education;

technology; and

equity and access.

Whilst these trends have the capacity to influence participation in sport and recreation, they are likely to be more evident with sports and recreational activities that require significant investment and higher costs to be become involved.

2.3 IMPLICATIONS

The Council's *Public Open Space Asset Management Plan 2013* identifies a number of demand drivers that may affect the future service delivery and use of public open space assets within the City, as shown in Table 2.2.

Demand drivers	Present position	Projection	Impact on services
Population	53,558 (ABS Estimated resident population June 2011).	67,988 (Projected resident population June 2031 @ 1.2%).	More demand for Council managed public open spaces.
Demographics	Aging population.	Proportion of people aged over 60 to increase.	More demand for infrastructure suitable for elderly users.
Increasing levels of service via legislative requirements	Disability Discrimination Act 1992, Disability Standards for Accessible Public Transport.	Higher standards for improved safety and amenity.	Higher levels of service may impact on the amount of maintenance and renewal able to be undertaken with allocated expenditure.
Lot sizes	Trend towards smaller residential lots and urban infill in established suburbs.	A greater proportion of the community will have limited private open space.	More demand for public open space. More potential users within the catchment of existing parks.
Climate Change	Mild dry spells.	Longer dry spells.	Increased irrigation requirements.
Sea Level Rise	Lauderdale Oval vulnerable to drains backing up during king tides.	Lauderdale Oval will be affected by a greater proportion of high tides.	Likely inundation and high brackish water table likely to cause grass die off.

Table 2.2 Demand Drivers and Impacts on Services

Further broader implications for sport and active recreation provision within the City may include:

continued growth in population in some areas of the City with expectations for sport and recreation facilities, whilst some other areas with a higher ageing population have expectations for different facilities to be improved or added into those areas;

current pressure and demand being placed on Council to provide a range of leisure activities and facilities due to the large percentage of people aged between 0 – 34 years (41% in City of Clarence);

increased competition for government funding for sport and recreation, with a clear shift in priority towards facilities servicing regional catchment areas and those facilities that have capacity for multi-sharing between users;

continuing patterns of declining sponsorship options, difficulty in finding new volunteers/administrators, increasing operating costs and the general decline in attracting spectators to many sports;

redirection of government priorities towards facilities, programs and services that meet identified needs within the wider community e.g. junior sports, women participation, ageing community programs, multi-cultural support;

the downturn in the Australian economy will limit the disposable income of many within the community and this can impact on fundraising, membership fees and attendance at sporting events;

there is a noticeable shift in community participation levels from some structured sports to unstructured, or informal recreational activities although well developed and marketed sports development programs for traditional sports are responding to this change; and

increased support for the development of multi-purpose sporting venues and facilities, which provide increased opportunities for the community, and efficient use of resources.

SECTION 3

REVIEW OF SPORTING AND ACTIVE RECREATION NEEDS

3.1 SEVEN MILE BEACH HOUSEHOLD SURVEY

A survey was distributed to 430 households in the Seven Mile Beach to which 103 surveys were returned. A copy of the survey is provided in Attachment 1.

The results from the survey are provided in detail within Attachment 2.

The key findings were:

some 72% of the respondents considered the possible development and use of the site for sport and active recreation would be an appropriate use of the land as compared with 28% that did not consider it to be an appropriate use;

the most preferred sport and active recreation facilities were recreational trails, public toilets, car parking, fitness facilities, sportsgrounds and outdoor courts and play facilities; and

the most important issues to be addressed were access and traffic impacts on residential amenity, the need for and mix of any sporting and recreational facilities, potential environmental impacts, the capacity for servicing the site (e.g. power, water, waste treatment, stormwater) and visual and noise impacts.

Respondents were also asked to provide any additional comments about the potential use of the site for sport and active recreation activities. The comments included:

the need to retain the character of Seven Mile Beach e.g. maintain tracks, minimal urban concrete, peaceful and natural setting, retain eucalypt trees;

the need to consider alternative access options (e.g. via airport road, International Close) to avoid/reduce traffic through the settlement;

the need for community facilities in addition to sport and recreation facilities e.g. community centre, playgroup, childcare; and

the lack of an oval or sportsground for families/kids to undertake sporting and recreational activities.

3.2 SPORTING AND RECREATION ASSOCIATIONS AND CLUBS

Meetings were arranged with a number of sporting and recreation associations that were known to have interest in potential development of new sporting and recreational facilities within the City⁵ in order to meet their expected needs in the future. This included Football Federation Tasmania, AFL Tasmania, Cricket Tasmania, Tennis Tasmania, Netball Tasmania, Lauderdale Football and Sports Club, Bowls Tasmania South and the Southern Basketball League. A meeting was also held with Sport and Recreation Tasmania to discuss regional sporting and recreation facility needs.

The general outcomes from the discussions were:

sporting associations have identified the need to find new sites for development of future sports on the Eastern Shore and support the investigations into assessing the potential of the Seven Mile Beach site;

some existing sports facilities are currently at full capacity with limited opportunity to expand at those sites;

there is continuing growth in most sports especially with the successful development of junior and women sports programs;

the need to find a 'home base' for some sports within the region that would cater for State level competition (e.g. AFL) and/or regional/sub-regional level use (e.g. SFL, cricket, tennis);

some association are looking for a site to accommodate future national/state centre needs (e.g. netball, basketball);

there is limited public owned land currently available for the future development of new sports facilities within the City;

⁵ These associations were identified in the Draft *Sport and Active Recreation Strategy 2012-2037*.

the Seven Mile Beach is at the edge of the urban area and accessibility will be critical to future sporting use; and

any sporting or recreational use with the capacity to attract high traffic would require access off the Tasman Highway and not access via Seven Mile Beach.

A brief summary of the identified future needs for each sport is provided below.

Sport	Identified Future Needs
AFL	<p>The Lauderdale Football Club is playing in the State League with some teams also in the SFL and the current ground and facilities at Lauderdale are inadequate and over-used (16 teams). The Club is looking to find a potential new location to cater for training/home games/finals with new facilities or access to additional training grounds. The facilities at Lauderdale would still be required for sporting use.</p> <p>AFL Tasmania are interested in finding and developing a suitable 'home base' location for establishing/relocating a Club that represents the catchment of the South East region. Gaining access from the Tasman Highway would be critical to this use given catchment area and likely traffic generation for home games/finals. Preferred model would be similar to twin ovals (Kingston) if grassed ovals or having just a single oval with a synthetic surface. Lighting would be required for night training and possibly games. The development model should be a community sports club not just football.</p>
Cricket	<p>Continued growth in cricket is expected to meet need and to help take pressure off high level of use on existing sportsgrounds on the Eastern Shore. The preference would be for both turf and synthetic ground surfaces (multi-use). It would cater for junior to second grade level of competition - considered to be a relatively low impact level of sports activity given limited spectators. The grounds would need basic facilities (e.g. toilets, change rooms) but would not require night lights, stadiums or fencing.</p>
Soccer	<p>The FFT have pursued the development of a soccer precinct at Cambridge with particular focus on junior soccer facilities. The proposal has the support of the Council and Sport Recreation Tasmania. FFT indicated that they would not envisage any competition or events at Seven Mile Beach but would be willing to hire access to multi-use grounds and facilities if needed in response to needs and local use.</p>
Tennis	<p>TT is actively establishing professional coaches at all key regional tennis clubs across the Hobart urban region. Sunshine (Howrah) is over capacity with members and has constrained options to add further facilities on the site. Consider there may be potential for a local club to be established at Seven Mile Beach with 4 courts, clubrooms and hot shots courts for junior/learner tennis in future years. Considering there is a younger age profile within the Seven Mile Beach and Acton areas.</p>
Netball	<p>NT are seeking to establish a Netball House in southern Tasmania that could host international and national events – an indoor centre with three courts including one being developed as a show court for spectators. Looking to establish a netball club on the Eastern Shore as all other clubs are on the western shore. A new licence for a State Club will be offered in 2015 and later years. Preference is to find a location that is accessible to the urban catchment recognizing that there may be other more suitable sites than Seven Mile Beach (e.g. proposal for indoor NFSRA sports centre at Geilston Bay).</p>

Sport	Identified Future Needs
Basketball	The age and poor condition of the Rosny and Warrane indoor sports facilities is restricting future growth and competition. The Chargers play at the national level and are looking to find a showcourt facility (currently using Aurora stadium but there are limitations over access, use, facilities). Preference is to find a location that is accessible to the urban catchment recognizing that there may be other more suitable sites than Seven Mile Beach (e.g. proposal for indoor NFSRA sports centre).
Bowls	There are 4 bowls clubs within the City located at Lindisfarne, Howrah, Rosny and Cremorne. There is another main club is located at Sorell. There has generally been declining membership at most clubs over the last 20 years and consequently capacity to accommodate any future growth at existing clubs. Many clubs are seeking to have indoor facilities to help activate all weather use of their facilities and this interest has increased with the loss of the indoor bowls facility within Hobart and the closest all weather facility now being located at Margate. The Howrah Bowls Club is currently assessing the potential to add an indoor green. Preference should be given to consolidation of existing main clubs and it is not considered likely that there will be sufficient interest for a new club to be located within the sports and recreation precinct at Seven Mile Beach. The perception of distance and travel time is likely to be a constraint, as it has been for attracting users to the indoor bowls facility at Margate from Hobart.

Consultation with Sport and Recreation Tasmania (SRT) confirmed awareness of the sporting and active recreation needs across the region and that the Seven Mile Beach site has some limitations in terms of accessibility. SRT was aware of the issues facing the Lauderdale Football Club and that any access for a State based competition that attracted crowds would need to avoid access via Seven Mile Beach settlement. SRT promoted the opportunities for multi-use of sites for sporting and recreational use and indicated that major indoor facilities would be better located within urban areas to improve accessibility.

3.3 MAJOR ADJOINING LANDOWNERS

Meetings/discussions were held with a number of the landowners that adjoin or are in close proximity to the site as shown in Map 3.1. This included the Royal Hobart Golf Club, Llanherne Golf Club, Wyndham Holiday Resort, Westland Nursery, Hobart International Airport Corporation, Seven Mile Beach Caravan and Camping Park and Crown Land Services.

The general comments from these discussions were that sporting and active recreational use was a suitable use of the Council land and would be beneficial to the Seven Mile Beach area. More specifically, the comments included:

- queries about the status of the adjoining land owned by Crown Land Services (located to the east of the site) given it was not transferred to Council;

- there would be merit in upgrading access from Holyman Drive to Surf Road if required as an extension of the airport;

- the recycled water pipe runs along the road to Llanherne Golf Club and on the fire track to Royal Hobart Golf Club; and

- the need to consider buffers to existing uses (e.g. golf courses given close proximity of tees/fairways and future plans for expansion of the Wyndham Resort) and to minimise vandalism/security risks with existing pondages.

Consultation with the Hobart International Airport Corporation (HIAC) indicated that the overall master plan was expected to be completed by the end of 2014. The potential extension of the airport strip is being investigated and a decision has yet been made as to whether the section of Surf Road will need to be closed. If it were to be closed, the master plan would allow for upgrading of a link road to a similar standard as that of Surf Road between the airport (off Holyman Drive) to Surf Road. The HIAC indicated that the efficiency and safety of the round-a-bout on the Tasman Highway would need to be investigated with increased traffic volumes. It also indicated that the use of any night lighting of sportsgrounds would need to meet National Airport Safeguarding requirements.

Consultation with Crown Land Services indicated that the previous transfer of Crown land was linked with Council taking over responsibility for the ongoing maintenance of Surf Road. Crown does not have any planned future use for the land but continues to provide ongoing management (e.g. fire, weed control). Crown Land Services would most likely consider favourably any request from Council to purchase or transfer the land to Council ownership.



Map 3.1 Existing Use

3.4 PLANNING AND FUNCTIONAL DESIGN REQUIREMENTS FOR FUTURE USE OF THE SITE

There are a number of planning and functional design requirements that should be applied to any future sporting and active recreational use of the site.

These requirements are:

providing sporting and active recreational facilities based on identified need and the capacity to manage any impacts;

ensuring suitable and safe multi-modal access to the site (e.g. vehicle and shared trails) with the capacity to accommodate expected traffic generated by sport and active recreation use without causing unacceptable impacts on adjoining residential assets or land uses;

ensuring that the provision of services does not place an undue burden on Council or other agencies to provide, manage or maintain these services e.g. stormwater, water, sewerage treatment, power;

achieving consistency with the provisions of the *draft Clarence Interim Planning Scheme 2014* (as this is likely to govern future use when the existing scheme is replaced) and in particular, meeting the requirements of the Airport Buffer Code and the Inundation Prone Areas Code;

ensuring the design and layout of the sporting and active recreation facilities uses avoid potential conflict between differing uses;

maximising opportunities for multi-use of future sporting and recreational facilities;

providing adequate buffers between sport and active recreation use and neighbours (in particular residential and commercial use);

reducing land management issues including fire management, weeds and erosion;

maintaining trail connectivity to and from the site including the need to accommodate the existing Tangara Trail;

minimising public risk issues with water bodies and traffic movements within the site;

addressing security issues arising from future sporting or active recreational use.

SECTION 4

CONCEPT SITE DEVELOPMENT OPTIONS

4.1 THE SITE

The site was previously owned by the Loongana sawmill company and purchased by the Crown as part of the Seven Mile Beach Protected Area in the 1970's and managed by the former Lands Department. The land was then managed by the Tasmanian Parks and Wildlife Service and in recent times, transferred by Crown Land Services to the Council as part of an exchange for Council taking ongoing responsibility for the maintenance of Surf Road.

The site was a *Pinus radiata* plantation established around 1989 and was harvested under a Ministerial agreement with the Australian Newsprint Mills that provided exclusive rights to removal of the *Pinus radiata*. The existing *Pinus radiata* has regrown as wildlings rather than as a managed plantation. The vegetation is now a *Pinus radiata* open forest and woodland with other trees (e.g. wattles) and shrubs present. The vegetation has been modified by past burning and there are various weeds on the site including boneseed. The understorey is affected by the widespread layering of pine needles and dead pines, posing some fire risk.

A review of the past research⁶ suggests that there are no known significant geodiversity, biodiversity, cultural values associated with the site. Some local residents indicated in the household survey that there are some local features or values worthy of protection e.g. mature eucalypts, bird habitat, native wildlife. One long term resident mentioned that the land may have been originally part of a soldier settlement arrangement and that they can recall the site has been in pine forest since the 1950's.

Reticulated water is supplied to the residential properties. There are issues with stormwater drainage in Seven Mile Beach given the low lying flat land, shallow groundwater system, rapid increase in groundwater after high intensity rainfall and the slow rate of reduction in groundwater levels. Council has installed several pumping stations in Woodhurst Road to reduce the ground

⁶ Draft Seven Mile Beach Protected Area Management Plan 1996 which included vegetation, geodiversity, biodiversity and cultural assessments of the Protected Area including this site. A review of the Seven Mile Beach Coastal Reserve Activity Plan 2011-2016 refers to values within the general Seven Mile Beach area. A review of the City of Clarence Natural Assets Inventory was also undertaken.

water level to account for rain events and is involved with regular groundwater monitoring.

Map 4.1 shows the existing site conditions including site features, aspect and projected areas affected by inundation

The household survey indicated that residents use the site mainly for recreational walking, walking with the dog, running/jogging/fitness training and bike riding. There are no developed facilities within the site but recreational use is made of existing fire trails (located around the perimeter) and some informal tracks crossing through the site. Site observations and information from residents indicated that the area is also used for under-age drinking at times. A small number of properties off Surf Road and Leyden Court have used the fire trail off Surf Road to provide vehicle access to the rear of their properties.

The site is zoned a Special Use Zone under the *Clarence Planning Scheme 2007* with a Recreation Zone covering the two golf courses and Wyndham Resort land. The *draft Clarence Interim Planning Scheme 2014* indicates the site has been zoned Open Space. The purpose of this zone is:

- to provide land for open space purposes including for passive recreation and natural or landscape amenity;

- to encourage open space networks that are linked through the provision of walking and cycle trails; and

- to provide for appropriate exploitation of the sand mining resource at Seven Mile Beach.

The following uses require no permit within the zone – passive recreation, natural and cultural values management, and utilities (if minor and underground). The following uses related to potential sport and recreation are discretionary within the zone – community meeting and entertainment, sports and recreation, utilities and vehicle parking.

Council should review the future zoning for the site as the Recreation Zone within the *draft Clarence Interim Planning Scheme 2014* has the stated purpose as:

- to provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land; and

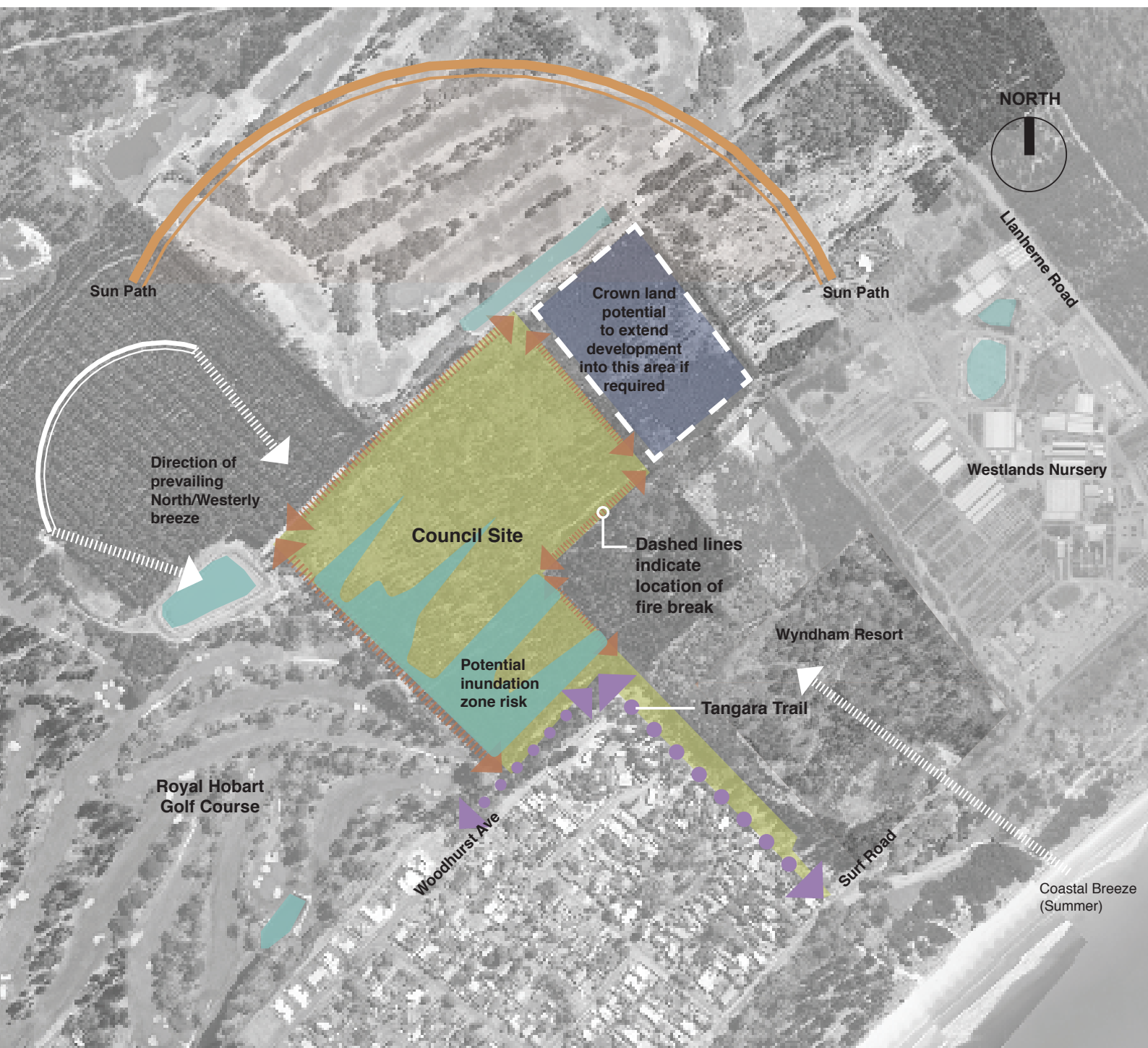
to encourage open space networks that are linked through the provision of walking and cycle trails.

The Recreation Zone allows sport and recreation development to be permitted if approved by the Council or an agency. This would reduce the planning approval process and costs for sport and active recreation uses that are consistent with the planning scheme or if the master plan was adopted as a Specific Area Plan under the scheme.

Any development of the site would need to be considered in relation to the relevant scheme provisions including the Airport Buffer Code and the Inundation Prone Areas Code.

The land is within the Airport Buffer and one of the key purposes of the Code is to “ensure that land use and development are compatible with the operation of airports in accordance with the appropriate airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.” The acceptable solution for all development is that “Development has a maximum height of 15m above natural ground level or 48m AHD, whichever is the lesser.” The performance criteria states “Development must demonstrate that it will not impact on the safety of aircraft by providing evidence of compliance with the *Airports Act 1996*.”

The Inundation Prone Areas Code covers all of the Seven Mile Beach settlement and parts of the site. The Code sets out provisions for the management of development in areas of risk from periodic or permanent inundation. This includes additional information with application requirements to determine compliance with a range of performance criteria e.g. inundation risk management plan, site analysis plan, coastal works management plan etc.



Map 4.1 Site Conditions

4.2 THE CRITICAL ISSUE – ACCESS TO THE SITE

Whilst there are a number of issues to be assessed during the master planning process, one of the most critical issues is gaining access to the site. There are four possible options as shown in Figure 4.1 are:

Option 1 - access through Seven Mile Beach settlement via the residential streets such as Lewis Avenue - Woodhurst Road or Leyden Avenue;

Option 2 - construction of a new access road off Surf Road (near the Fire Station) on the Council owned land within the title;

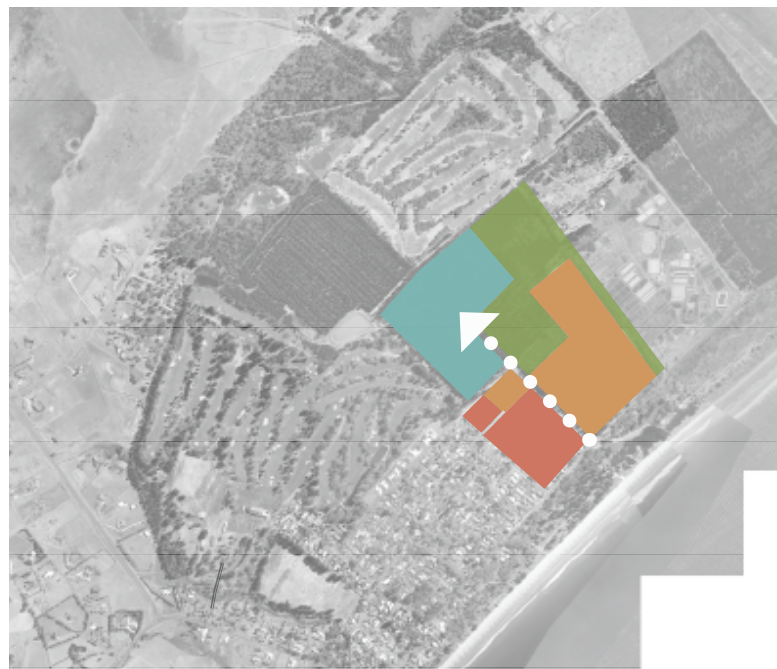
Option 3 - gaining access off the existing entry road to the Llanherne Golf Club with the potential extension of Holyman Drive from the Tasman Highway through to Surf Road (if the extension of the airport requires closure of the section of Surf Road on airport land); and/or

Option 4 - gaining access from Estate Drive into International Close and then constructing a road through the pine plantation (owned by RHGC) to the site.

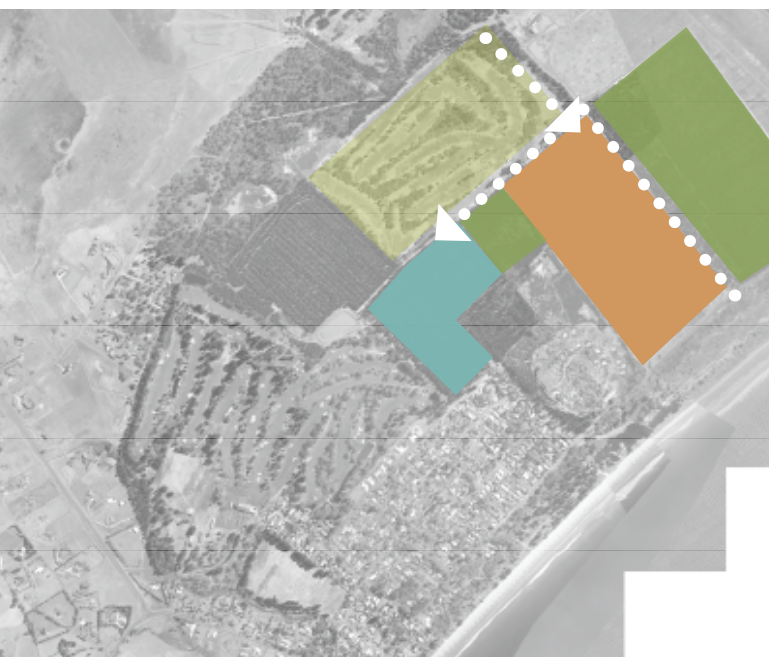
The advantages and disadvantages of each of these access options are provided in Table 4.1. Option 4 is not considered to be a realistic option given the potential for very high development costs and a range of disadvantages. The potential sport and active recreation uses for Options 1-3 are explored further in Section 4.2.



Option 1: Access off through Lewis Ave and Woodhurst road.



Option 2: Access off Surf Road



Option 3: Access off via Llanherne Golf Club road with extension of Holyman drive to Surf Road



Option 4: Access via Estate Drive, and International Close.

Figure 4.1 Potential Access Options to the Site

Options	Advantages	Disadvantages
Option 1 Via Seven Mile Beach residential streets	Low cost of using existing roads Convenient access for local residents Potential to cater for traffic associated with local sporting and recreational use or low traffic generating activities	Roads not designed for high traffic use Impact on residential amenity and safety within settlement and access streets Impact on mature street trees (if any removal)
Option 2 New road connection off Surf Road	Reduces impact on amenity along residential streets New road could be designed to deal with increased traffic use Potential to cater for traffic associated with local sporting and recreational use or low traffic generating activities	Cost of construction of road Impact on residential amenity along Surf Road and adjoining properties Impact on mature street trees (if any removal) Access to rear of properties may increase vandalism risk Design would need to consider narrow entry in achieving road access given the fire station and Tangara Trail
Option 3 Via Llanherne Golf Club (if extension of Holyman Drive – Surf Road)	Allows convenient access to a wider population catchment via Tasman Highway Limits traffic through the Seven Mile Beach settlement Limits impact on residential amenity Access road/track largely in place now Provides capacity for sporting and recreational use involving higher traffic generation Upgrades access to Llanherne Golf Club	High cost of road construction but some offset with capital contribution by HIAC Requires acquisition of land and/or negotiation with private land owners to secure access
Option 4 Via International Close	Limits traffic through the Seven Mile Beach settlement Some travel time convenience to potential users outside of Seven Mile Beach Local use with limited traffic still possible off Woodhurst Road	Requires acquisition of land and/or negotiation with private land owners to secure access High cost of road construction Impact on residential amenity on International Close Increased security risk with access to pine plantation (RHGC) and pondages Potentially limits to any RHGC course expansion in longer term

Table 4.1 Review of Access Options

4.3 POTENTIAL SPORT AND ACTIVE RECREATIONAL USES

An assessment of the potential suitable sport and active recreation uses for each of the three access options is provided in Table 4.2.

A summary of the overall assessment is set out in Table 4.3.

Access Options	Suitable Use	Example of Possible Use
Option 1 Via local streets	Predominately development of public open space and facilities that are essentially designed to meet local needs and not provide for competitive sporting use and events that would attract high levels of traffic on a regular basis.	Active recreation uses e.g. local park, play, trails, picnic, multi use sportsground, community hall, local sports club
Option 2 Access off Surf Road	This access provides scope for further development of sporting and recreation facilities but access and traffic management remain key issues as it continues to bring through traffic via the residential area (designed as a low speed traffic environs). However it would not be suitable access for sporting and recreational uses that attract high levels of traffic on a regular basis	Active recreation uses e.g. local park, play, trails, picnic, multi use sportsground, community hall Possible local tennis or bowls club. Possible sportsgrounds for low level spectator attraction (e.g. cricket) and training use
Option 3 Access via Holyman Drive	This access provides convenient access via the Tasman Highway and reduces the level of through traffic in Seven Mile Beach. Accordingly it allows scope to utilize the site for future sub-region, region and state sporting use with the development of home ground facilities and cater for spectator crowds. However consideration needs to be given to design and location to 'buffer' or reduce impacts on residential uses.	Active recreation uses e.g. local park, play, trails, picnic, multi use sportsground, community hall Possible clubs and facilities involved with local, sub-region, region or state levels of competition Possible home grounds for South East Region AFL, SFL or sports club with spectator infrastructure

Table 4.2 Overall Assessment of Future Use Options

	Option 1 Via local streets	Option 2 Access off Surf Road	Option 3 Access via Holyman Drive	Comment
Potential Active Recreation Uses				
Local park	Yes	Yes	Yes	All these uses are consistent with development of public open space for a local community
Play facilities	Yes	Yes	Yes	
Tracks and trails e.g. walking, bikes, horses	Yes	Yes	Yes	
Picnic facilities	Yes	Yes	Yes	
Multi-purpose grassed area/events area	Maybe if limited traffic generated	Yes	Yes	
Community hall and meeting rooms	Yes	Yes	Yes	
Potential Sport Uses				
Outdoor tennis club and courts	Maybe if limited to local/sub-regional training and competition	Yes if limited to local/sub-regional training and competition	Yes	Given location this is likely to be limited to a local club with 4 courts and hot shot court if demand existed.
Outdoor netball courts	Maybe if limited to local/sub-regional training and competition	Yes if limited to local/sub-regional training and competition	Yes	Netball Tasmania preference is for indoor courts. Unlikely to be a location for a club or competition.
Soccer pitch	Maybe if limited to local/sub-regional training and competition	Yes if limited to local/sub-regional competition	Yes	FFT advise that Cambridge is the proposed hub for soccer but may use multi-use grass pitch shared with other sports
Cricket ovals	Maybe if limited to local/sub-regional training and competition	Yes if limited to local/sub-regional competition	Yes	CT advise interest in junior to second grade with preference for turf sportsground
AFL ovals	No	Maybe if only used as training grounds	Yes and would allow for home games, finals and spectator facilities	Any State or SFL home ground use would require development of spectator facilities – one oval if synthetic or two ovals if grass.

Table 4.3 Assessment of Possible Sport and Active Recreation Uses

	Option 1 Via local streets	Option 2 Access off Surf Road	Option 3 Access via Holyman Drive	Comment
Indoor sports facilities e.g. basketball, volleyball, indoor cricket, gymnastics, swimming pool	No	Not likely	Yes	<i>Difficult to see location as suitable or preferred for indoor sports centre given location and other eastern shore and Sorell site options</i>
Multi-use sportsgrounds e.g. shared use, touch football	Only if limited use	Maybe	Yes	<i>Potential to increase use options with multi-use shared</i>
BMX/Skatepark	Maybe if limited to local use	Yes	Yes	<i>Difficult to see location as being suitable for a regional BMX given location and potentially better sites in Greater Hobart region e.g. Tolosa Park, Kangaroo Bay</i>
Golf	Yes if extension of RHGC or LGC as would use existing entries	Yes if extension of RHGC or LGC as would use existing entries	Yes if extension of RHGC or LGC as would use existing entries	<i>Some potential to provide flexibility to course layout (RHGC also has plantation land) or linked golf course between the two clubs.</i>

Table 4.3 Assessment of Possible Sport and Active Recreation Uses (cont)

4.4 CONCEPT SITE DEVELOPMENT OPTIONS

Three concept site development options are proposed based on the key findings outlined in previous sections of the report. These options are:

Option A : Development of a regional community sport and active recreation hub on Council owned land

Option B : Development of a regional community sport and active recreation hub on Council owned land and adjoining Crown Land.

Both Option A and B allow provision for the potential development of a local community park that could be accessed via either the residential streets or off Surf Road.

Figure 4.2 shows a conceptual layout of the possible local community sporting and recreational facilities. The concept shows that the facilities could be located in the southern portion of the site that would enhance accessibility to the area by local residents.

Potential facilities include:

- minimal road construction to reach a central car parking area off Woodhurst Road (unless access was to be off Surf Road requiring a new road to be constructed);

- small multi-use community facility that could provide room(s) and amenities for community meetings and activities e.g. child play group, fitness, recreation programs, religious activities;

- a community play facility;

- a community barbeque and picnic area;

- public toilets and change rooms;

- a multi-use grassed area to allow both informal recreation, programmed sporting use and community events;

- provision for a local sports club in future years if demand existed; and

- continuation of recreational trails through the site including the Tangara Trail connection back to Surf Road.

The concept plan indicates that the development of the site to incorporate the above facilities would only use about a third of the total land owned by Council.

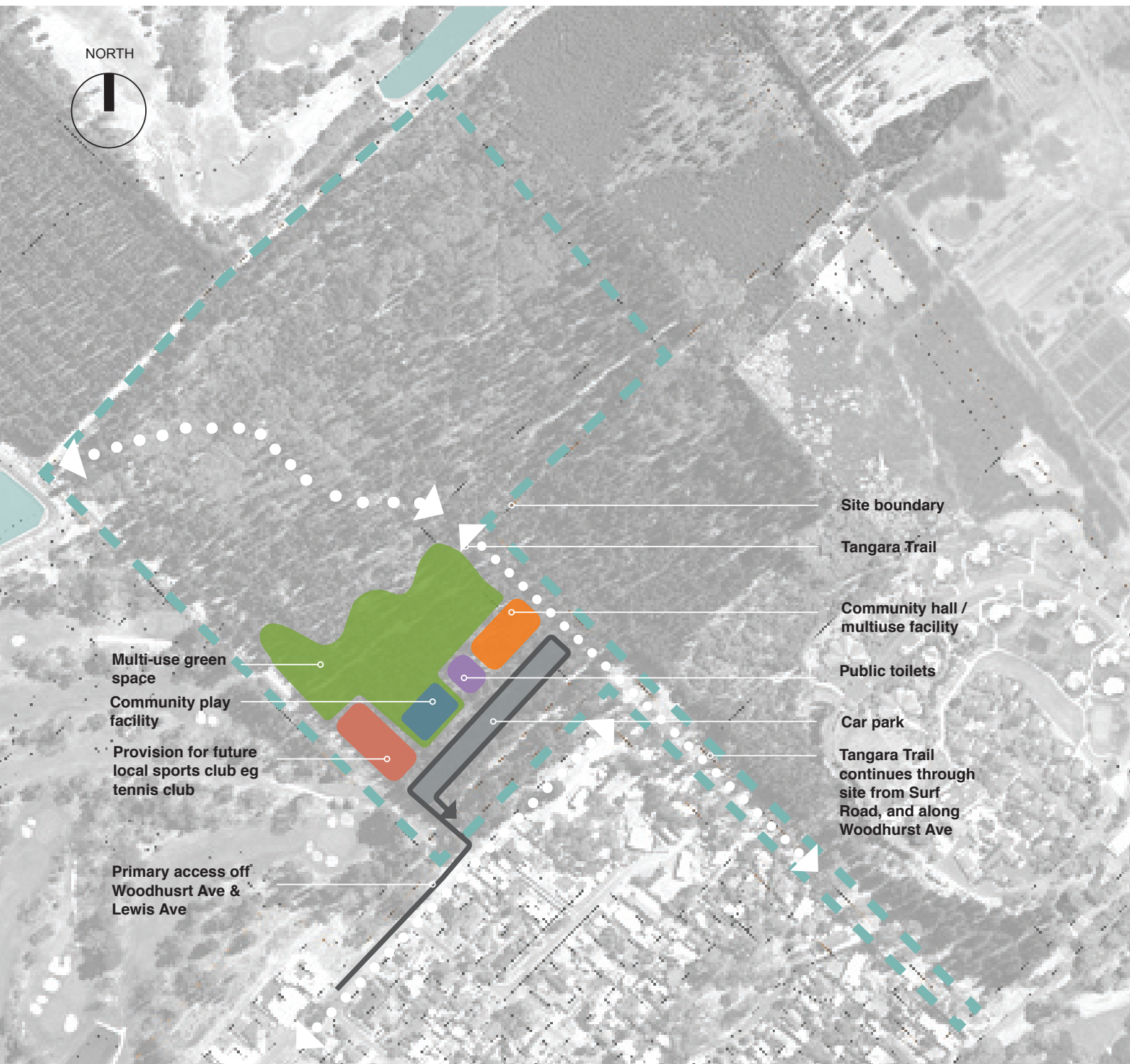


Figure 4.2 Potential location for a Local Community Park

4.4.2 Option A – Regional Community Sport and Active Recreation Hub on Council Land

Figure 4.3 shows a conceptual layout of the possible development of a regional community sport and active recreation hub based on achieving access from the Tasman Highway via an extension of Holyman Drive. The term “hub” has been used to indicate that this development would be more of a dedicated regional sports and recreation precinct than a park.

The concept shows that the hub could be developed on the northern and eastern part of the site close to the proposed access beyond the Llanherne Golf Club. This would maximize the potential buffer distance between the existing Seven Mile Beach settlement and the potential impacts of sporting facilities that generate higher numbers of traffic movements, multiple building structures, spectator/crowd noise levels, security fencing and night lighting.

The potential facilities include:

- a large central car parking area and overflow parking areas;

- development of a premium sportsground/oval to accommodate State League AFL competition including clubrooms, spectator and other facilities;

- development of a multi-use sportsground to accommodate a range of sporting uses for training and competition (e.g. cricket, AFL, soccer, touch football);

- the potential space for a regional or local sports club (e.g. tennis); and

- continuation of recreational trails through the site including the Tangara Trail connection back to Surf Road.

The concept plan indicates that the development of the site to incorporate the above facilities requires about two thirds of the total site.

The potential to include a local park remains.

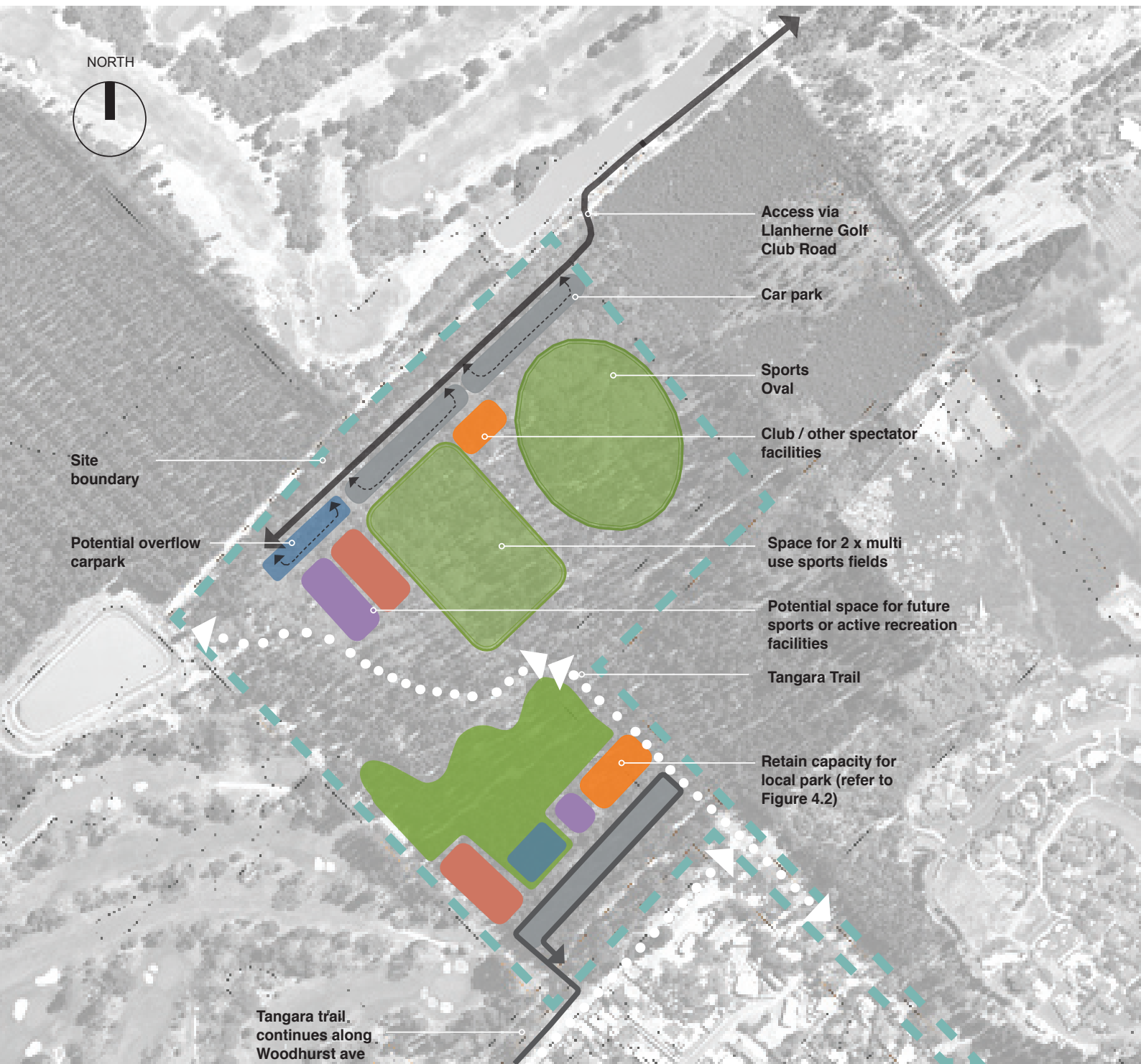


Figure 4.3 Option A - Regional Community Sport and Active Recreation Hub on Council owned land

4.4.3 Option B – Regional Community Sport and Active Recreation Hub on Council and Crown Land

Figure 4.4 shows a conceptual layout of the possible development of an integrated local and regional sports and active recreation hub with the potential to utilise the adjoining Crown land block.

It essentially shows that there is scope to fully integrate both the local and regional components with provision for adding future facilities or retaining a greater 'park' setting across the whole of the site.

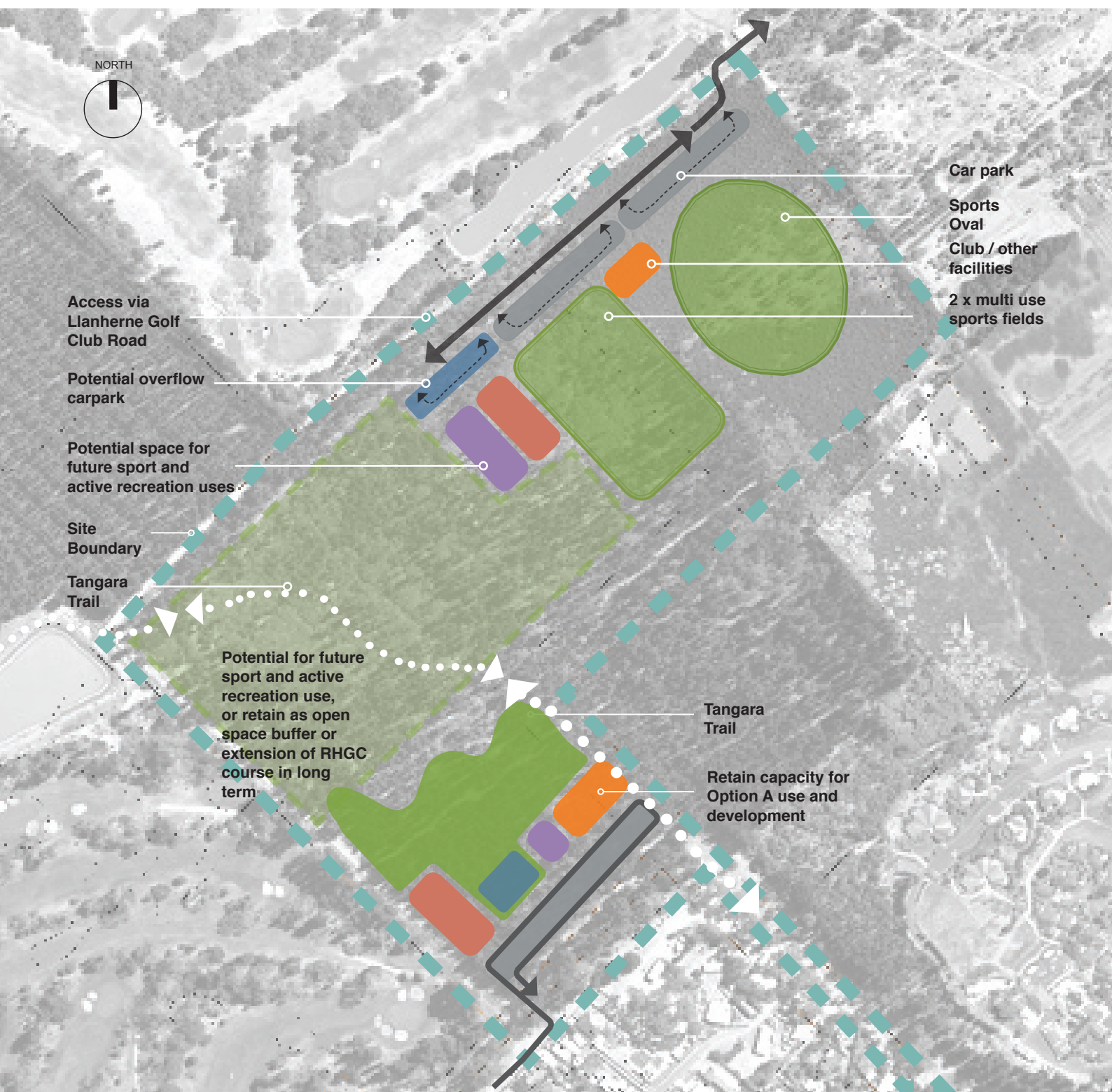


Figure 4.4 Option B - Regional Community Sport and Active Recreation Hub on Council owned land and adjoining Crown land site

4.5 PREFERRED DEVELOPMENT OPTION

The preferred option for the preparation of a master plan is Option B. This option was endorsed by the Council.

The benefits of this Option are that it:

- meets the full range of identified needs for sport and active recreation at both the local and regional levels;

- provides sufficient land to allow better integration of both sport and active recreation facilities within a broader park setting;

- allows staging of the development over time in response to identified needs and resource funding availability;

- incorporates the vacant Crown land site, which has limited natural or economic value and would be better managed for sporting and active recreation use;

- reduces the initial road development costs given the site is closer to the existing entry road servicing Llanherne Golf Course;

- avoids land that may be subject to inundation risk;

- allows scope for any future extension or integration of the golf courses of Royal Hobart Golf Club and Llanherne Golf Club;

- provides greater buffer distance between the Seven Mile Beach settlement and the surrounding land uses; and

- allows for improved trail connections.

SECTION 5

SITE MASTER PLAN

5.1 MASTER PLAN

Figure 5.1 shows the master plan for a sports and active recreation precinct that utilizes existing Council owned land and the adjoining Crown land parcel.

Access to the sports facilities would be from the proposed upgrading of Holyman Drive to Surf Road (required as a consequence of closing part of Surf Road to accommodate and proposed extension of the airport runway). It is recommended that the access road to the precinct be constructed to the south of the current entrance road to Llanherne Golf Club to establish a direct and convenient access for precinct users and spectators. This would provide the Llanherne Golf Club with the option to have direct entry into its car parking area off the main access road rather than maintain the existing gravel entry road. The proposed alignment for the main entry road will require negotiation with Westlands Nursery and/or consideration of a land swap to achieve the desired alignment.

The master plan shows how the northern and eastern land would be primarily used for sporting use, whereas the southern land portion closest to Seven Mile Beach township would be primarily used for as a local community and active recreation park.

The key features of the master plan for sporting use are:

- centralised car park (164 spaces) to service the proposed sporting facilities with the capacity to accommodate additional areas for parking if required (permanent or overflow);

- development of a main sports oval to AFL standards with the capacity to cater for the needs of a future football club representing South East region and other sports;

- development of multi-use sportsfields for training and competitive use (shown as a large rectangle space but could be an oval shape or incorporate both layouts);

construction of a central community sports complex between the sports oval and multi-use sportsfields designed to allow access to groundfloor amenities such as change rooms and toilets;

the central community sports complex would be shared by all sports and active recreation precinct users with facilities for functions, commercial kitchen, kiosk, storage, offices and other amenities;

the main sports oval would be fenced to accommodate ticketed entry for home games and events;

a maintenance shed and workshop facility for equipment servicing the sports precinct would be located at the eastern side of the oval with access by a gravel road;

a small play facility would be located within the sports oval surrounds;

the main sports oval and multi purpose sports fields would have night lights to accommodate use during the winter months; and

there is space available for future sporting facilities to be added into the precinct.

The requirement for providing spectator seating and facilities would need to be assessed based on the future use of the sports oval including the level of competition. It could be included within, or added to the proposed sports complex building located on the western side of the main oval.

The key features of the master plan for the balance of the land are:

a new entry road off Woodhurst Road that leads to a small car park servicing the proposed new local community facilities (this is located outside the area identified as potentially having inundation risk with rising sea levels);;

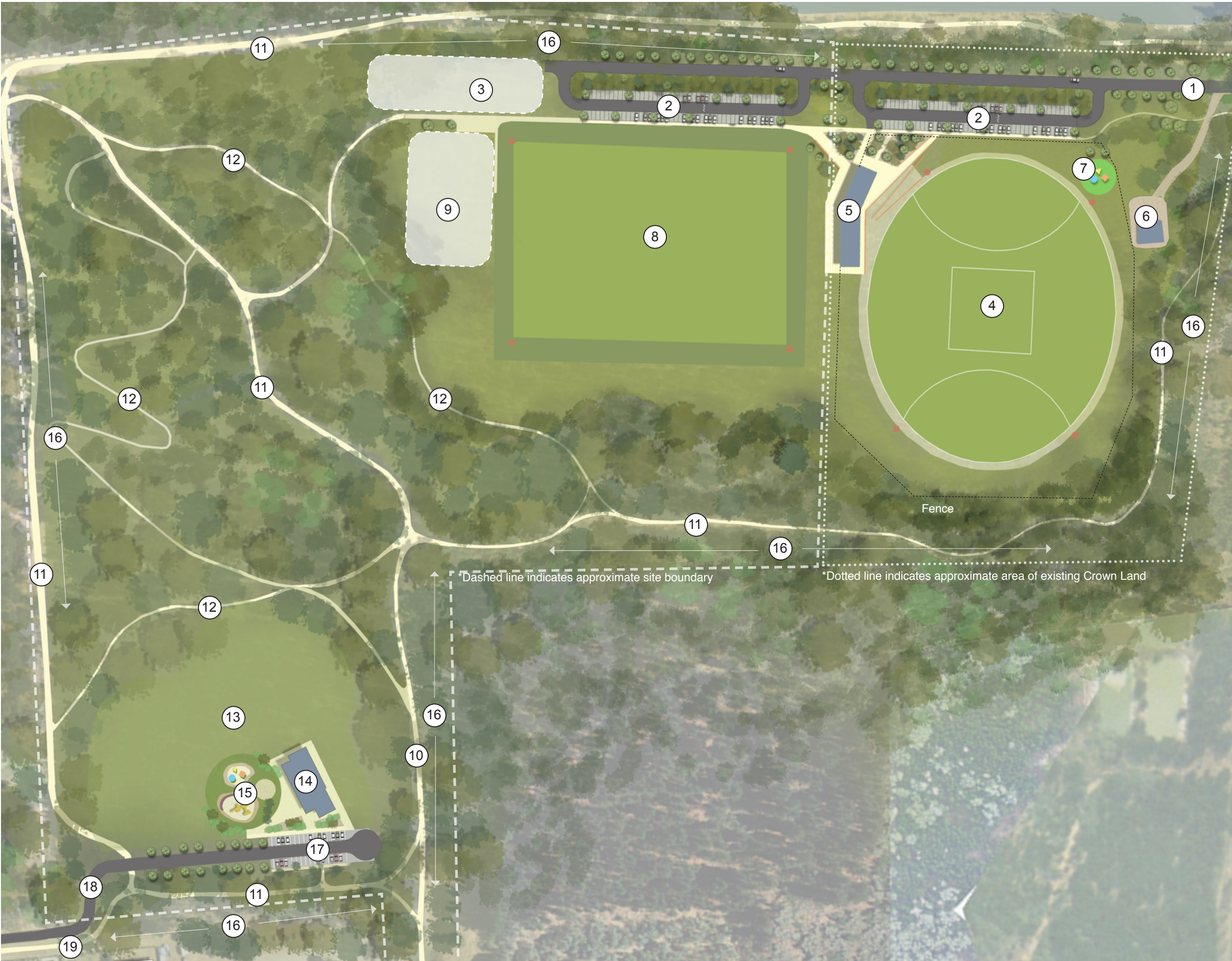
development of a local multi-purpose community hall facility to cater for a range of community uses and events;

development of a local community play and picnic facility in close proximity to the hall;

construction of an large grassed space to cater for active recreational use and community events;

KEY:

- 1 New entry road to connect to proposed upgrading of Holyman Drive from the Tasman HWY to Surf Road
- 2 Carpark, capacity for 164 cars (82 per sub area)
- 3 Possible overflow carpark
- 4 AFL standard sports oval
- 5 Sports complex with clubrooms, function rooms, kitchen, kiosk, toilets, changerooms, storage and offices. Ground floor amenities to service both sports oval and multi purpose sports fields.
- 6 Proposed shed with gravel road for maintenance and workshop
- 7 Playground
- 8 Space for 2 x multiuse sports fields
- 9 Potential zone for future sports or active recreation facilities
- 10 Existing Tangara Trail continues in fire break to Surf Road
- 11 Potential Tangara Trail links and shared trails
- 12 Shared trails for walking, bike riding, running and walking with dogs
- 13 Community green space for active recreation and informal events
- 14 Local community hall / multiuse facility with public toilet, located outside of potential inundation risk area
- 15 Local community play facility with picnic / bbq shelter
- 16 Retention of vegetation as buffer to adjoining land uses
- 17 Carpark - 30 car capacity
- 18 New entry road, with primary access off Woodhurst Ave and Lewis Ave
- 19 Provide dog bag bin at trail entry



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retention of the vegetation on the site boundaries as a landscape buffer to the sports precinct and to maintain a natural setting for the network of recreational trails; and

continuation of the Tangara Trail through to Surf Road and along the site to the main entry road.

It is proposed that horseriding will be limited to the proposed Tangara Trail where a wide clearing of vegetation would allow for horses to use the natural sand surface. It is proposed that the recreational trails for bike riding, walking, running and use of prams would use a compacted gravel surface.

It is expected that fire trails will continue to be required around the perimeter of the site.

During the public review and comment period for the draft Master Plan, some residents indicated the need for the proposed development to address any possible issues that may arise with stormwater management, water table levels, noise, traffic management, salinity, sewerage disposal and security. These issues are typically assessed and considered by Council during the development approval process following a development application being made.

5.2 STAGING OF IMPLEMENTATION

5.2.1 Next 5 Years (2015 - 2019)

The primary actions for the next 5 years are considered to be:

1. Negotiate with Crown Land Services the transfer of the Crown land site to Council for use as part of the Seven Mile Beach sport and active recreation precinct.
2. Continue to consult with the Hobart Airport Corporation about the future airport master plan and proposed upgrading of Holyman Drive to Surf Road.
3. Consult with Westland Nurseries about the potential to acquire a land strip or arrange a suitable land swap to allow for a direct access road connection from Holyman Drive to the sports facilities.
4. Consult further with AFL Tasmania and other peak sporting bodies about the future development of the site and partnership investment and funding opportunities.

5. Develop trail connections through the precinct including the proposed links for the Tangara Trail.
6. Prepare a detailed design for the local community park and associated facilities.
7. Undertake an impact assessment for the proposed development of the sports and active recreation precinct including service provision and environmental constraints.
8. Prepare detailed cost estimates by quantity surveyors for key development components of the master plan.
9. Subject to available funding, proceed to develop the local community park and associated facilities.
10. Seek funding support from the State and Federal Governments for the staged development of the sports and active recreation precinct.

5.2.2 Following 5 - 10 Years (2020 – 2024)

Subject to available funding and commitment from sporting bodies, the primary actions would be to proceed with the staged development of the sports facilities. This may involve:

establish management responsibilities and functions for the precinct;

construction of the main entry road off Holyman Drive;

construction of the main sports oval;

fencing of the main sports oval and construction of the maintenance shed and workshop facility;

construction of the community sports complex;

construction of the car parking area nearest the community sports complex;

installing night lights;

installing signs; and

completing all landscaping works.

The development of other sporting and associated facilities would be based on available funding and demonstrated need.

5.3 COST ESTIMATES

A cost estimate for the proposed development of the sport and active recreation precinct indicates a cost in the order of \$10.1M without allowances for site preparation, preliminaries and contingencies. This estimate includes the works for constructing the access roads, parking areas, main sports oval, multi-use sportsfields, community sports complex facilities, local community park and facilities and the network of recreational trails.

The estimate is based on quantities measured from the master plan and experience with other similar projects. All rates assume commercial tendering of the works but savings may be achieved where the work is undertaken by Council or other agencies.

5.4 MANAGEMENT MODELS

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

- a clear set of management objectives to guide decision making;

- an appropriate management structure or model;

- a set of programs which reflect the researched needs and nature of the community and its aspirations –in keeping with the overall goals of the funding and development agencies.

- appropriately skilled management personnel with the ability to continually grow and change the services offered to meet the needs of the community; and

- a strategy in place to:

 - marketing the programs and services offered,

 - scheduling use,

 - maintaining and where appropriate, improving the condition of assets, and

 - monitoring the use, outcomes and performance of the facilities, the staff, the programs and the services.

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

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

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

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

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

Each of the above management models has strengths and weaknesses which can be advantageous or detrimental to the community and to achieving the outcomes desired by Council, user clubs, operators and investors.

The Council has a considerable investment in a wide range of sporting and recreation assets within the municipality. It is well suited to take the leadership role with the overall planning, development and management of the proposed Seven Mile Beach Sport and Active Recreation Precinct with Clubs being responsible for their own facilities under a lease arrangement with Council.

The advantages of direct Council management model include:

- the operation of the precinct can be structured so as to directly reflect Council's broader policy aims and objectives for the benefit of the community;

- there is an ability to directly control the quality of service;

- there is an ability to focus on particular sections of the community at any time and to change programs and services to match community needs;

- Council can initiate direct promotion of all activities and to integrate this promotion with wider events and activities;

- regular reports are delivered to Council and Aldermen have the capacity to make ongoing input;

- venues and facilities are maintained by Council staff to Council standards and budget provisions;

- there is a capacity to make prompt responses to changed needs and policy directives;

- Council retains the capacity to bring a wide range of sport, active recreation and community services into the precinct;

- the ability to consider joint investment and partnership opportunities in the development and management of facilities; and

- Clubs can be required to give up absolute or single use control of community assets.

There is no compelling need for the precinct to be managed by the other models – indirect management or independent management. Whilst there are examples of these arrangements operating successfully throughout Australia,

any advantages have to be balanced against Council losing some degree of control in terms of development control, program delivery, promotion and a focus on meeting community service obligations.

In the long term, Council could consider the value of establishing a User Group Committee in which clubs can be informed of future planning directions, raise issues and ideas and build working relationships with Council and other clubs.

5.5 POTENTIAL FUNDING

The funding for implementation of the Seven Mile Beach Sport and Active Recreation Precinct will need to come from a variety of sources including Council budgets, State and Federal Government Grants, sporting associations/clubs and community fundraising.

Substantial State and Federal Government grants are crucial in assisting Councils with developing major sport and active recreation facilities that may cater for national, state or regional use. Consultations with sporting and recreational associations have indicated that there is limited funding capacity to contribute to the initial capital works involved.

It is expected that Council will need to take the lead role for funding the Seven Mile Beach Sport and Active Recreation Precinct through budget allocations over a long timeframe. During this time period, Council would also actively seek matching funding commitments from the State and Federal Government.

The current economic climate and difficult financial positions of both the State and Federal Governments suggest that funding for sport and active recreation facilities may be less available in coming years. Proponents of large projects therefore often need to take a political approach to securing funding from the Governments through the annual Federal and State Budget process. Projects put forward through this avenue will have a greater chance of success if the need, viability and sustainability are supported by demonstrated community support and thorough feasibility/business planning.

The total budget allows for design and construction contingency (15%), site loadings for location (5%), builder's preliminaries (12%) and associated costs including design fees, permits, testing, features surveying and specialist investigations.

ATTACHMENT 1
HOUSEHOLD SURVEY



Clarence... a brighter place

38 Bligh Street Rosny Park
Tasmania Australia
Address correspondence to:
General Manager
PO Box 96 Rosny Park 7018
Telephone (03) 6245 8600
Facsimile (03) 6245 8700
Dx: 70402
Email clarence@ccc.tas.gov.au
Website www.ccc.tas.gov.au

Enquiries: I Preece

Your ref:

In reply please quote: A807030
S048-74

19 February 2014

To The Resident

Dear Sir/Madam,

Survey of Seven Mile Beach Residents Sports and Active Recreation Master Plan for 74 Surf Road

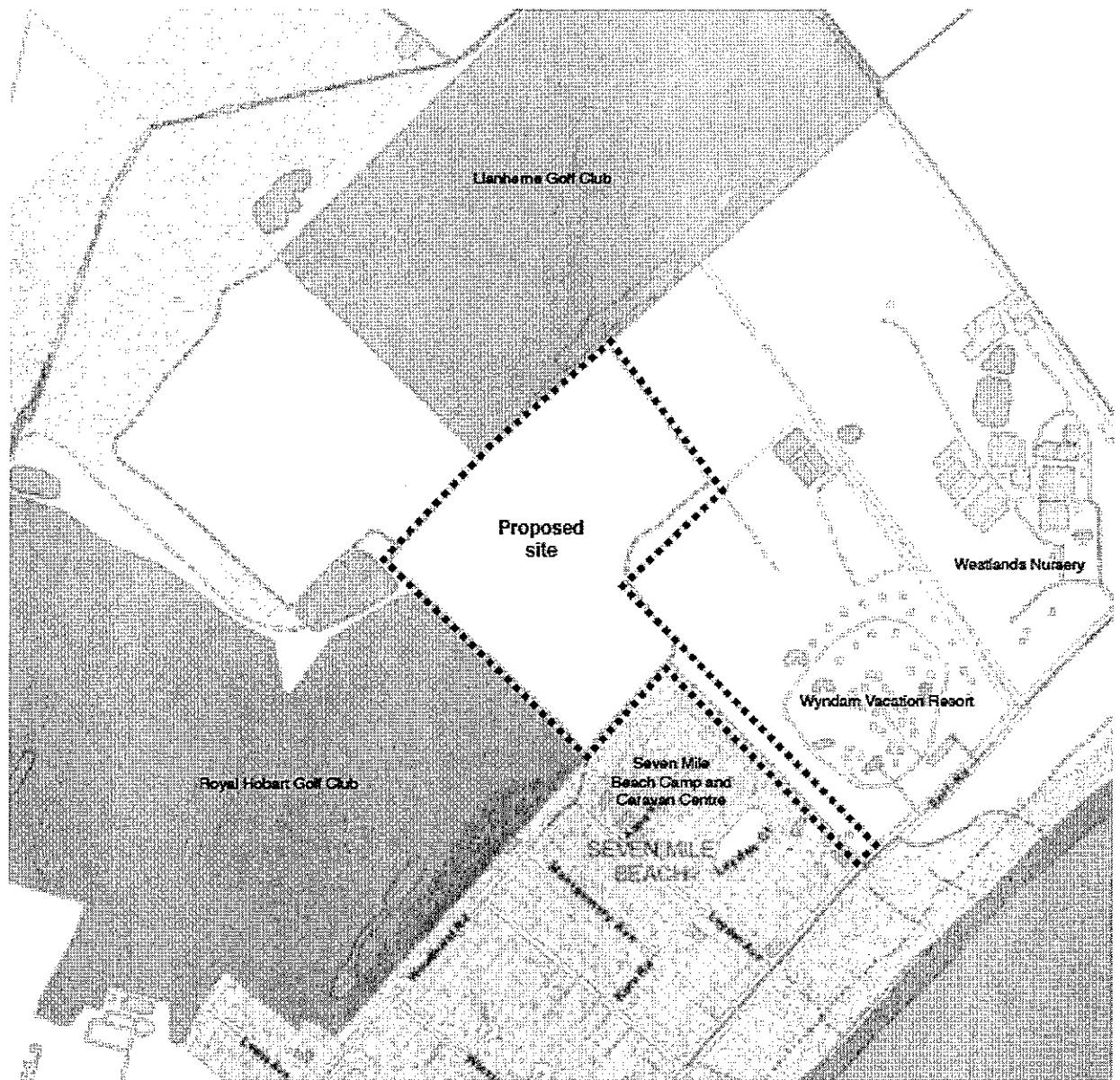
I am writing to you to let you know that Council has engaged consultants Inspiring Place to prepare a Master Plan for the Council land (14.75ha) located on the northern side of the Seven Mile Beach settlement (see map below).

The Master Plan will examine the potential for future sport and active recreation opportunities, facilities and management options on the site. Possible uses might include sports grounds, indoor sporting facilities, club rooms, public toilets, play facilities, recreational trails, community facilities and car parking.

The site is relatively flat and largely covered with pine and wattle trees. Access to the site may be possible using existing streets or if a new road was constructed on the land connecting through to Surf Road.

Inspiring Place will be consulting with a range of sporting organisations, local businesses, government agencies and residents during the preparation of the Master Plan. As a starting point to identify any possible issues and opportunities for the future use of the site, Council is inviting residents to complete the attached survey. Once the draft Master Plan is prepared, Inspiring Place will arrange a forum at Seven Mile Beach which is expected to be in June or July 2014 to present and discuss the draft Master Plan. Council will advertise and invite public comments on the draft Master Plan.

Council invites your response to the survey questions. The completed survey can be dropped in a reply box at the Seven Mile Beach store (no need for a stamp) or can be mailed back to Inspiring Place, 210 Collins Street, Hobart 7000. I would appreciate if the survey could be returned by Friday 7 March 2014.



Location of site

Yours sincerely

Ian Preece

Ian Preece
MANAGER ENVIRONMENT AND SUSTAINABILITY

Enclosed: Survey form (2)

SURVEY OF SEVEN MILE BEACH RESIDENTS

Potential Sports and Active Recreation

Master Plan for 74 Surf Road

1. Have members of your household undertaken recreational activities on the site?

☐ **Yes**

If your response is Yes then go to question 2

☐ **No**

☐ **Unsure**

If your response is No or Unsure then go to question 3

2. Please indicate which of the following recreational activities were undertaken and overall how often household members generally visit the site. Tick the appropriate box(s).

Recreational activity	Tick if you have used the site for this activity	Generally visit daily	Generally visit at least once a week	Generally visit at least once a month	Generally visit at least a few times in a year
recreational walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
walking with the dog	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
running/jogging/ fitness training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
bike riding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
outdoor general play	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
horseriding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
other (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Do you think the possible development and use of the site for sport and active recreation would be an appropriate use of the land?

☐ **Yes** (please indicate why).....

☐ **No** (please indicate why).....

4. What sport and active recreation facilities would you like to see considered in the master plan for the site?
Please tick the column as to Yes, No or Unsure

Possible Facilities	Yes	No	Unsure
sportsgrounds and outdoor courts (e.g. football, soccer, cricket, netball, tennis)			
indoor sporting facilities (e.g. basketball, gym)			
club rooms (e.g. linked to sportsgrounds use)			
public toilets			
play facilities			
recreational trails (e.g. Tangara Trail, walking/jogging, bike riding, horseriding)			
fitness facilities (e.g. exercise circuit)			
community facilities (e.g. meeting rooms)			
car parking (servicing sporting and recreational use)			
other (please specify)			
other (please specify)			

5. We will be assessing a range of possible issues involved with the use of the site for sport and active recreational activities including:

- the need for and mix of any sporting and recreational facilities
- potential costs for site development and facilities
- access and traffic impacts on residential amenity
- potential environmental impacts
- potential impacts on existing use of the site
- implications for potential inundation (rising sea levels)
- capacity for servicing the site (e.g. power, water, waste treatment, stormwater)
- potential impacts on neighbouring uses
- visual and noise impacts
- impacts of night lighting (if related to a sporting use)
- connection of trails, paths and footpaths to and through the site
- shared use of facilities
- implications of any need for fencing sites

Please circle the three most important issues to you.

Are there any other issues that you consider the master plan should assess?

Please specify what issue that might be

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6. Do you have any other views about the potential use of the site for sport and active recreational activities?

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Thankyou for your response to the survey.

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ATTACHMENT 2
SEVEN MILE BEACH HOUSEHOLD SURVEY
COMMENTS

Q1. Have members of your household undertaken recreational activities on the site?

Some 82% of the respondents had household members who had undertaken recreational activities on the site. The most popular recreational activities undertaken were recreational walking (82%), walking with the dog (70%), running/jogging/fitness training (26%), bike riding (25%) and outdoor general play (18%). Generally about half of the visits were at least once a week (53%) with about 21% on a daily basis and 26% at least once a month.

2. Please indicate which of the following recreational activities were undertaken and how often household members generally visit the site.

The preferred sport and active recreation facilities (listed in order of highest preference showing number of responses) were:

- recreational trails (72)
- public toilets (64)
- car parking (61)
- fitness facilities (59)
- sportsgrounds and outdoor courts (58)
- play facilities (57)
- clubrooms (49)
- community facilities (45)
- indoor sporting facilities (45)

Respondents were asked to list other sport and active recreation facilities that they would like to see considered in the master plan. The responses covered a range of facilities with the main ones being BMX/skate (4), dog off-leash walking area (3), indoor sports centre (3) and swimming pool (3).

Q3. Do you think the possible development and use of the site for sport and active recreation would be an appropriate use of the land?

Some 72% of the respondents considered the possible development and use of the site for sport and active recreation would be an appropriate use of the land. The comments made in support of this view highlighted:

the lack of available areas for sport and recreation within Seven Mile Beach;

the need for such facilities and the potential benefits for the community e.g. youth, play, aged, trails;

it would be a good site and make better use of the land; and

it needs to be done well.

Some 28% did not support possible development and use of the site for sport and active recreation would be an appropriate use of the land. The comments made in support of this view highlighted:

loss of a good walking area/dog walking area;

impact on residential amenity with increased traffic, noise and lighting impacts – concern about ‘urbanising’ the area; and

there are other priorities for improvements within Seven Mile Beach.

Those that indicated YES (75 respondents) provided the following additional comment:

“Recreational facilities needed in area”

“Very limited sports facilities in SM Beach.” “Access to grassed recreation area long overdue.”

“Add further community recreation facilities that are not available”

“Any recreational infrastructure will benefit the area”

“Area is sorely lacking in such facilities.”

“As long as there is still access to trails”

“Because it is a good use of land.”

“But no indoor facilities.”

“Currently no recreational facilities at SMB”

“Distinct lack of facilities for all age groups in this area, and also tourists + other using van park and Wyndham resort.”

“Fantastic for the whole community and hopefully build a stronger sense of community.”

“Fantastic opportunity for Seven Mile.”

“Give children somewhere safe to play.”

“Good community asset”

“Great for the area.”

“Growth for the suburb - we need more development”

“I like public space and people have wanted sports facilities here for a while... but NO unless Sewerage plant is built there like it was supposed to”

“Ideal location for recreational facilities / or use by local population that has very little local facilities. It should be possible to improve local recreational opportunities while also preserving much of the natural value of the area.”

“If done sensitively with environment.”

“If it is done right.”

“Improved facilities for the community.”

“It is a lovely flat area easy to set up”

“Maybe more natural recreation, wetlands, beautiful restoration of natural habitats, human/wildlife interface.”

“Much better for community than more housing of commercial development i.e. garden

centre or resorts encroaching”

“Need the recreation area - it is only a fire hazard”

“Nothing in S.M.B area for young ones.”

“Nowhere else to kick a footy really.”

“Older kids need something to do”

“Provide activities for youth”

“Providing a recreation area for the young and old in the area”

“Proximity, lack of existing facilities”

“Recreational facilities are badly needed as is a public meeting facility of decent size.

“Seven Mile Beach is lacking in sporting facilities”

“Somewhere for the local youth to go.”

“somewhere in the area to play”

“Sporting and play activity for kids and parents is a winner. Less obesity and less crime.”

“The community needs a sport complex”

“The village needs family recreational areas.”

“There are a lot of children in the area, it would make a great place to ride bikes etc”

“There is a lack of sports facilities in this area.”

“There is currently no sport and recreation in the area.”

“There is limited accessible activities for 12-18 year olds, and the population is growing.”

“There is not much in the area, especially at night if you don't have transport.”

“There is something in this proposal for everyone.”

“This would give kids more local options for sport.”

“To promote health and lifestyle.”

“To provide activities for non drivers, especially teenagers.”

“Under-utilised site.”

“We desperately need something like this”

“Good for land and real estate values. Just get it built!”

“The current maintenance of this land would be better developed and maintaining community facilities”

“There is no oval in SMB area and this is very much a family suburb. Oval would promote physical activity for all ages. This has to be a good thing.”

Those who indicated NO (25 respondents) provided the following additional comment:

“SMB is under enough pressure from urban development”

“We walk our dogs in this area precisely because it is undeveloped and largely used by responsible dog owners (dogs on leash) therefore making safe walking conditions)

“If golf club goes ahead - reduced walking areas in this suburb”

“Impact on local wildlife; increased traffic through local community, noise pollution. Using thoroughfare as local drag area if no speed bumps.”

“Increased traffic flow in quite small suburb, increased noise, light. There is plenty of land down near 5 mile beach for organised sports - away from a quiet residential area.”

“It currently has a worthwhile purpose, don't change it!”

“It is a unique place for a forest walk.”

“It is a wonderful pine forest, accessible to all.”

“It is the only area close to SMB for walking on flat ground, other than the beach.”

"It should be left as a buffer zone between 7 mile an the airport."

"Loss of residential amenity."

"More areas taken away for quiet walking, its bad enough now with all the new houses being built."

"Natural land, leave alone. I supposed government will want to run a road through later to hook up onto airport.....is anything *not in* commercial advantage these days?"

"Noise, traffic, litter, loss of current amenity."

"Not needed. Very limited access once forest goes its gone forever!"

"Seems an odd location to have a facility, and it will attract a lot of traffic outside of the area."

"Seven Mile Beach doesn't have the capacity to handle any more traffic."

"The dense wooded site should remain as a sound barrier from airport noise"

"The money would be better spent on decent, safe footpaths and toilets. Both very poor quality. Surf road is narrow, dangerous and a through road. In many streets the road surface is 2 or 3 inches above the road shoulders. 7 m Beach has been neglected for years and its about time this neglect ceased!!!!"

"This is not an appropriate development for this area. The proposal indicates it is designed for participants from outside the precinct and would bring all the issues associated with this."

"Traffic, noise"

"Leave it as it is."

Q4. What sport and active recreation facilities would you like to see considered in the masterplan for the site?

The preferred sport and active recreation facilities (listed in order of highest preference showing number of responses) were:

- recreational trails (72)
- public toilets (64)
- car parking (61)
- fitness facilities (59)
- sportsgrounds and outdoor courts (58)
- play facilities (57)
- clubrooms (49)
- community facilities (45)
- indoor sporting facilities (45)

Respondents were asked to list other sport and active recreation facilities that they would like to see considered in the master plan. The responses covered a range of facilities with the main ones being BMX/skate (4), dog off-leash walking area (3), indoor sports centre (3) and swimming pool (3).

Those sport and active recreation facilities not wanted (listed in order of highest response showing number of responses) were:

- community facilities (28)

- indoor sports facilities (26)
- clubrooms (22)
- sportsgrounds and outdoor courts (19)
- public toilets (19)
- play facilities (16)
- car parking (16)

The specific comments were:

“A boules piste to play Pentanque”

“Community Indoor Pool.”

“Building for a church.”

“Swimming Pool.”

“Off-leash dog walking area”

“A good childrens playground”

“No more horse areas in SMB”

“Skatepark”

“Better playgrounds and barbeque facilities. BMX track/skateboard ramp”

“A mens shed a possibility”

“Dog walking - take dogs off the beach!!”

“Nature trails re-vegetated with native vegetation”

“Remove access by cars/4wds which at present chew up the sandy paths”

“I have canvassed state and local authorities for a viewing platform on the beach front similar to those on Bellerive Bluff. Funding has been approved by Lara Gidding personally and also Clarence Council. I would be interested to know if this will ever come to fruition.”

“Cafe for community to meet”

“Leave it an undeveloped natural recreation/leisure space. Without increased traffic pressure on roads”

“Connecting trail into Estate Drive via International Close giving access to bike trails and Tangara Trail”

“Indoor tai chi, dancing, yoga”

“multi-use recreational.”

“No more traffic in SMB”

“Increase bus and bikes”

“Make it similar to those at Darcy St, South Hobart, e.g. basketball, and tennis courts (outdoor), sports fields.”

“Skate park.”

“Indoor hockey.”

“Hockey and indoor hockey. No plastic playgrounds - target only for 13-18 Year old.”

“Bowls club.”

“Synthetic bowls green x 6 and a skate park”

“Dog exercise area off lead.”

“Indoor swimming pool”

***Q5. Are there any other issues that you consider the master plan should assess?
Please specify what issue that might be***

Respondents were asked to identify the three most important issues from an issues list. Listed in order of highest to lowest response (with responses in brackets) were:

- access and traffic impacts on residential amenity (47)
- the need for and mix of any sporting and recreational facilities (35)
- potential environmental impacts (22)
- capacity for servicing the site (e.g. power, water, waste treatment, stormwater) (21)
- visual and noise impacts (21)
- implications for potential inundation (rising sea levels) (17)
- potential costs for site development and facilities (16)
- connection of trails, paths and footpaths to and through the site (16)
- shared use of facilities (15)
- potential impacts on neighbouring uses (12)
- impacts of night lighting (if related to a sporting use) (11)
- potential impacts on existing use of the site (8)
- implications of any need for fencing sites (6)

Respondents were asked to provide any additional comments on the issues and these are shown below. The comments elaborated on the above issues and added:

- concern about increased traffic on the residential streets or passing through Seven Mile Beach and that other access options need to be considered;
- management of security and vandalism at the site;
- fire risks and the need to maintain firebreaks;
- inundation issues;
- preference to see native plantings; and
- other road and infrastructure (e.g. sewer) need fixing.

The specific comments were:

“People have the right to say no!”

“Residents at the rear of Leyden court currently have access off fire trail, and people walk from caravan park to the beach - will this be compromised?”

“Road access should be from surf road. No access from other streets. Lights and sirens may be a problem for neighbours.”

“Security of facilities against vandalism, thefts, etc.”

“Do not have any issues - Seven Mile Beach needs more recreational/public facilities”

“For such a plan to be viable it would require a caretakers residence to provide adequate security otherwise the area would be vandalized overnight, not necessarily by locals but by others that venture into SMB only to cause theft and destruction. I have witnessed it over a period of the past 30 years. I am a resident JP.”

“Opportunities to re-vegetate with native flora”

“Yes I think the residents near this area must be considered. If the residents need to sell it is going to dramatically reduce the house prices and the opportunity to sell”

"Need to be certain such grounds would be in constant use to vindicate expenditure"

"These are normal issues that can be dealt with"

"Fire risk overall area"

"If there is not to be a sewerage scheme then looking at this is a good thing"

"The most desirable thing to do at SMB would be a surf life saving facility at say day area 1 with facilities for meetings on interest groups - maybe health and fitness facilities - children's areas and perhaps a restaurant"

"The adverse effects (flooding after rain because of high water table) effects already experienced in Woodhurst Road after council approved the clearing of all trees bordering the golf course for house development in this area. This should be considered in any future development in this area especially in light of future pressures on water table with sea levels rising"

"This area has a lot of older people who walk their dogs on this flat quiet spot, if it could be made into a sports area with dog walking area around perimeter it would satisfy all users"

"Stop access to the site at night due to cars getting in there causing trouble (hidden away from main road)"

"Access should be long lane from surf road"

"It appears the project will be funded by rate payers and I consider these funds would be more appropriately used by improving the roads in the area and putting in a sewage system to address the water table problem."

"Vandal proof; safety considered due to isolated nature; address salinity; remove weeds. Keep the green belt around seven mile beach village."

"That access should be from Acton if by car and only a track for walking, biking, running from seven mile beach side."

"If the use of this land was to be used for a purpose that did not allow dogs to be walked then this practice would be transferred to the beach where potential adverse impacts would occur"

"It should be established what these facilities are for - Seven Mile Beach residents? Sorel? Mid-way point? Lauderdale? Acton?"

"Access should be via Woodhurst Road, or Llanherne Golf Link Road, with pedestrian access only from Surf Road, i.e. behind Leyden Court. The Hobart airport will build a connecting road"

"The money would be best invested in roads and infrastructure to service the S.M.B residents. Its concerning at times watching heavy rigid vehicles , school buses, peak hour traffic on a road surface designed for a low volume, non-residential area. Placing gravel on each side of the road is not a solution to widening it!"

"Trees should be left as a buffer between 7 mile township and airport. Could some of the area be restored to native vegetation as an area for wildlife?"

"Local area has very good natural recreational opportunities but very poor built recreational facilities - two children's playgrounds of low value. Providing improved local recreational facilities, especially for younger people should be a priority."

"Noise level will increase in the near future with extended runway / larger international aircraft. Water table must be considered. Council has many problems already."

"No cars in Seven Mile, divert traffic from Acton. They are car dependent."

"No cars, access from Acton only."

"The increase in traffic would upset many seven mile beach residents. It would be easier for most users coming from Lauderdale or along estate drive, if there was access from Estate Drive."

"Traffic! As most of the people using the facility will not be from 7MB, it is possible to have access from Acton, i.e. International Place, otherwise all the cars will drive all the way round."

"Access must be from Acton - Tangara Trail and bike riding only from Seven Mile Beach."

"The traffic increase / road erosion. Roads area already too narrow for bus traffic."

"Most active recreational activities are incompatible with forest walks, etc. So these should be on existing paddocks if such activities are felt to be needed."

"Ground water is suitable for grassed sporting facilities - there are a couple of necessary actions to be employed - grey water, and septic tank effluent must be at least 100 feet away from draw off points - draw off soaks or spears must not go any deeper than 6/8 feet, otherwise salt water only will be obtained."

"Camping centre, impact on Wyndham Resort, where travellers come to enjoy quiet, underdeveloped beach environment."

"Any development in this area is welcome and long overdue."

"Improve streets in Seven Mile Beach to acceptable standard, in place of current roller coaster rides."

"No trail bikes. Being next to RHGL - excessive noise would not be appropriate."

"Entrance should be from Estate Drive end, otherwise too much traffic through township & roads already are poorly kept. High traffic volume from Surf Road is unacceptable."

"Play area needs to be fully fenced. Dogs should remain on leash, dog owners need to be vigilant. Trees are an important means for lowering the water table. Please plant eucalyptus and or retain as many trees as possible. Use of chemicals for lawn etc, should be avoided."

"Should include clearing enough area of Pine Forest to allow adequate fire breaks for nearby housing & a safe go-to zone for them in an emergency."

"Site should offer facilities for the whole community to use and enjoy."

"No football club, i.e. Lauderdale."

"Access issues, increased traffic coming through via Seven Mile Beach road - Surf Road. Impact on increasing ground water levels."

"Please ensure any plan caters for keeping a mixture of trees for native black cockatoos" to Tasman Hwy, when the runway is extended and Surf Road closed!"

"Lewis Park is a highly used poorly maintained (grounds) park. Need significant landscaping . the play equipment suitable say for birth-3 with no facilities for older children/families. No pram or wheelchair access to the park."

"No issues for me with the formation of appropriate committees to assist Council manage the facility."

Q6. Do you have any other views about the potential use of the site for sport and active recreational activities?

Respondents were also asked to provide any additional comments about the potential use of the site for sport and active recreation activities. These comments are shown in full below and reflect both the positive and negative views about future development of the site. Some of the other comments raised included:

the need to retain the character of Seven Mile Beach e.g. maintain tracks, minimal urban concrete, peaceful and natural setting, retain eucalypt trees;

the need to consider alternative access options (e.g. via airport road, International Close) to avoid/reduce traffic through the settlement;

the need for community facilities in addition to sport and recreation facilities e.g. community centre, playgroup, childcare;

the lack of an oval or sportsground for families/kids to undertake sporting and recreational activities;

the water table especially along Woodhurst Road is an issue

support for multi-use activity in preference to major club development (e.g. Lauderdale AFL Club);

some concern about too much being already provided for horseriders and golf at Seven Mile Beach; and

consider the existing facilities and any future options for other places such as Cambridge, Sorell and Lauderdale.

The specific comments were:

“Any plans for the site should be consistent with the surrounding landscape and look and feel of Seven Mile Beach, i.e. - maintain some tracks and trails, minimal concrete, maintain trees where possible. Explore potential to connect Tangara trail with Acton via site and International Drive.”

“not wishing to proceed. leave SMB alone!”

“Leave it alone as much as possible. Partial clearing of area to avoid fire risk as it has been burnt a few times. Possible re-vegetation of native species. Toilets at park enough.”

“This area of the village is importance to the ambience of the entire village. It is a peaceful and natural. Inviting more traffic into the area and developing it in ways that are being suggested would negatively impact on the feel of this area for residents and visitors alike. Why not selected another site in an already busy section, or further removed from the village?”

"Local teams must take ownership of sporting activities through teams in southern / state wide competitions."

"A wonderful and exciting prospect."

"Whatever the council can afford and contribute to maintain. Would be a wonderful addition to the area and to people's well being."

"Why not access at the end of Woodhurst Road?"

"Child-care facilities should be considered."

"What a fantastic and exciting idea for a growing community! We are a family with young children and are very interested in fitness and sports and having something like this so close to home would be amazing!! Good luck!"

"Parking should be adequate to deter parking on streets. Suggest meeting rooms for community use should be utilising any club rooms being contemplated."

"Seven Mile Beach is a community that is in desperate need for new facilities.

Somewhere for the kids to kick a ball, ride bikes, ride skateboards, etc. We also need a new community hall, as the one in Lewis Park is falling down and can barely hold 10 adults comfortably. A new hall with meeting rooms, club rooms attached would be a huge asset to the area, and could be utilised by many groups e.g. cancer and caring, centre care, and Freedom Community Church."

"It is unnecessary in seven mile beach. People use this area for walking and jogging. Having beach and forest is perfect. There is no need for sports facilities here. More useful in urban areas. You can't take kids on a forest walk, or walk the dog through tennis courts. It will destroy a big part of the charm of S.M.B. The pine forest provides a free, open, interesting site for recreation already."

"We come home for peace and quite, it will create more traffic and noise. I would have thought that it would be more important for this community to have a neater, tidier suburb with some decent paths to walk on, instead of this constant gravel, and some decent roads to drive on - the roads are a disgrace in this day and age!"

"Access from the airport end should be investigated as proposed access with cause increased traffic in narrow streets of Seven Mile"

"Our primary concern is the eucalypt trees between our home and the TFS Fire Brigade. We do not want to see them removed or damaged. There are many bird species near here - we want them to stay"

"I'm so excited CCC is proposing as sporting facility at SMB. It would be fantastic to include something such as a BMX bike track or skate park for teenagers"

"Great step forward. should be youth orientated development"

"Seven Mile Beach could be a great place for sport and recreation - a sporting hub. We need more facilities- centres- places to eat and play"

"My other concern is access to the area. Instead of the proposed access which is going to upset those that back onto the proposed road an extension of Woodhurst Road would be more cost effective and also use the access road to Llanherne golf club which already has a road base. Another location might be at the end of Surf Road towards the golf course spit proposal. Combining your proposal with that of the golf course could have merit."

"This area with Tangara Trail and associated walks is fantastic if you use one area, please retain others and don't use everything for facilities"

"The trees that you refer to create a natural habitat for wildlife as well as a natural noise buffer for Hobart airport. We are under enough pressure from vandalism and hooners in the area without inviting more, which if developed it will do this. I refer to areas 1-2-3, the burnt out toilets at 5 mile beach. We all live in this township because it is secluded. We don't need development of this scale. We want to enjoy our way of life as is our right."

"The council should be applauded with this proposed Master Plan & possible use for sporting and recreational users as it is needed for our growing community."

"The site provides a contrast to the beach environment with trees birds and peacefulness, especially during winter months. It presently provides good walks and freedom from dogs. Why not develop the 5MB site? This has flat ground already cleared."

"Ascertain potential use by sporting teams but still making available & relevant to locals for their use."

"The sooner the better! A boat ramp would be nice!"

"Impact of wildlife"

"I do not think the idea of South East Bombers AFL team (statewide) will work. it would need to be a very high grade, dedicated football ground for that to work, and that would not be the community based use you are looking for. Lauderdale and Sorell AFL don't mix and I can't see it being a successful venture. Don't be sucked in by Scott Wade and Co."

"Woodhurst Road has already been spoiled. The water table is so high as a consequence of the RTGC watering procedures. There is nothing wrong with the areas current usage. Who is clamouring for this development?"

"Yes, please keep the litter dumping, uncontrolled dog walking, trail bike riding, general antisocial types to the beach areas. The only true consequence of the recent development of Woodhurst Rd is that it stopped un-policed trail bike riders using the undeveloped side as a means of 'circling' SMB village with maximum engine revs, and general disregard for evening walkers, pets, wildlife etc "

"Great Idea, noise issues may be reduced by keeping a tree buffer of 30-40m this will also reduce any visual impact."

"This would devalue the housing properties in the area, create issues with night lighting, invite more opportunity for graffiti and vandalism. The roads in the area would not cope with additional traffic (they are nearly as bad as a third world country!!!) The water table is a major issue. If the council can cancel the proposed golf course development for the peninsula for reasons such as water table they are not serious about development. They are a joke and this proposal is another that will not win the approval of locals."

"It is an unusual place to develop a major facility which is currently quiet and private. Concerns me that it would impact on residents current lifestyle and increase traffic. I would also not like to see less places to walk my dog, given the restricted dog walking in the summer months on the beach already."

"General public access and multi use space. NOT private ownership. Native landscaping around the facility (such as Wyndham resort has done)."

"This is a great idea. We currently have no such facilities in the area and I can see this benefiting the community. I have lived in SMB all my life and support the need for such a development. Kids are currently kicking balls around residential streets (inc. main roads and bus routes), which is dangerous. I believe the pine forest / plantation in question is a huge fire risk given it is so close to the township."

"I would like to see state of art stormwater master plan to reuse every drop of water. To develop the site & native fauna and flora as the most important asset. No development that involves planning for cars- plan for people."

"I would have strong objections to a ground and club rooms devoted to a club where the intentions of that club was to grow its player/member base. If it was to be a grassed area it would be more fitting for the area if was fenced and multipurpose. I think any fixed structures (change rooms, toilets etc) would be vandalised because of the location and lack of people/traffic. if any development was to occur then the most fitting use I believe should be trails for off leash dog walking (as is already used) and possibly a grassed open area"

"No cars through 7 mile beach, target for 13-18 years, target for 13-18 year olds, sensitive with natural re-vegetation"

"Cars away from SMB, plan for people not cars"

"When 7M Beach basic facilities are considerably improved then it will be time to look at the extras."

"I would not like to see a major club take over the site, as in a football club, whether that be Aussie rules or soccer."

"I do not believe there is the critical number of people living locally to make this a viable option, other than keeping it as an outdoor recreational area, mostly in its natural state."

"I believe the site would be best suited to multi-use access. The site should be security fenced and boom gated at vehicular access points on Woodhurst Road, and Golf Links Road to prevent out of use access to vandals. Security of the facilities may be prohibitive expense, as would any maintenance costs. Therefore, leave it as it is, but clean up the walking tracks. DEFINITELY NO HORSES! Why is it that 130 horse riders can influence Clarence Council to abandon support for the spit developments? What about the 40,870 residents that support the spit developments!!!!"

"The major problem with S.M.B is the current road infrastructure is setup as one way in, one way out and any added overhead without upgrade is not welcome. This proposal potentially adds to the current problem and to any potential redevelopment of the area. Consider safety before development!"

"It would be very acceptable for large parts of the area to be made more accessible but remain largely untouched - for example, bike paths rather than multiple playing fields. Also need to consider that playing fields exist at Cambridge, Lauderdale and Sorell, so a surface that can be used for soccer / football / cricket is more useful than a sporting complex."

"Leave as it, sound barrier and open space. We need the dense pine trees."

"Definitely NO MORE Golf courses."

"Would be against anything that increases the noise and traffic volumes in a quite area. I'm concerned that removal of pine trees would increase airport noise, especially with the runway being extended for bigger planes. Surrounding streets also not suitable for

increased traffic. Noise issues also from 'whistles' and night time activities."

"Target either for 13-18 year olds, or revegetate land for a fauna and flora reserve."

"Reclaim the land for a nature reserve - we do not have enough landscape reveg, pathways, bridges, natural fitness - a beautiful place where native flora can return so people can observe. We have had many interstate visitors who are thrilled at seeing a bandicoot. Help native fauna and flora grow - good landscaping - it would be so worthwhile - an education facility."

"It would be a well used facility, and I'm fully supportive of it. However, speaking with other residents, they are unhappy about the potential increase in traffic and do not understand why the main entrance is not off Estate Drive."

"I think it is a great idea to provide activities accessible to young people. A gym would be great. Indoor Hockey / soccer would be very popular as would exercise circuit going by the health freaks in the area."

"Plan for people, not for cars. No more traffic through 7 Mile Beach. Great to target facilities for 13 - 18 year old's - therefore, increased bus service."

"Any sportsground will have a huge impact on the Seven Mile Beach township. Noise, traffic, light pollution, and the need for more policing."

"The site is unsuitable in every way. And any thinning or removal of trees would remove a valuable buffer against noise and pollution from the airport."

"Seven Mile Beach has been permanent residential area without any areas for teenagers recreation (apart from swimming in summer) for the whole 52 years that we have lived here."

"Impact of increased traffic noise etc to residents, especially those where new proposed road goes, impact of camping area, & Wyndham Resort. There must be somewhere else further away from our small quiet, under developed suburb to build something like this. We all live here to escape the traffic, development, busy-ness, and enjoy the beach."

"I would like to see a bowls club or a surf club in the area as well."

"Bowls club."

"I am concerned about potential noise impacts if the trees are removed. I am also concerned about the high ground water conditions of Seven Mile Beach, and believe that the large pine trees in the area work to absorb huge quantities of ground water. Another major issue is wind - without the protection of the pine trees, the village would be subject to the full force of the wind. I am also concerned that clear-felling the pine trees will result in loss of sheltered day-time habitat for the large population of wildlife that live in the area. I walk in the area everyday, and my grandson and his friends enjoy this space to play in and appreciate the animals and birds. I know the council is not a fan of the radiata pine, but the reality is they are about the only species that seem to survive and flourish in the sandy area. Please leave our area as it is."

"Perhaps a 6 rink synthetic turf bowls area. Entrance off International Close might be better for cars etc"

"No repeat of football, cricket, golf facilities which are available at close local sites, e.g. Sorell, Lauderdale, Cambridge, Seven Mile Beach and Bellerive."

"Use the area for a parkland area, e.g. football etc, not Lauderdale's new home for football! But a better development which might suit 7MB could be a surf club amenities and community centre, bowling green in day use area."

“Let’s get it happening! I live in Aqua Place and fully support the development (whatever form it takes). The place is a fire hazard presently!”

“I’m interested to see youth provided with facilities such as a skateboarding facility, plus indoor soccer / table tennis / squash court / gym. I’m also interested to see rooms that could be used for community meetings / church with appropriate toilets / parking. Also BMX bikes, and trail bike tracks. The local church has to rent a decent size room from the resort at great expense.”

“Noise could be a problem with large events.”

“Must be in keeping with the 7 Mile Beach philosophy of - as little concrete as possible. There are enough horse riding facilities in the 7 Mile Beach area and this area should be exempt”.

“SMB is crying out for a sporting facility. While blessed with a beautiful beach and wonderful trails for bikes/horses/walking, it sadly lacks an oval. The oval would be a hub for community activities – both sporting and recreational. Access would be for all ages and working committees would easily be formed to oversee the facility. The proposal has my full support and doesn’t impact on the plentiful surrounding nature areas.”