



Clarence...
a brighter place

CITY OF CLARENCE PROSPECTUS

2023-24





We pay our respects to the Mumirimina people as the traditional and original custodians of the land, and acknowledge the continuing connection of the Tasmanian Aboriginal people to the skies, land and waterways. We pay respect to Elders past and present.

PROJECT SUMMARY



Total
project cost



Funding
sought



Timeline

ANZAC PARK COMMUNITY SPORTS PAVILION			1
\$9-10M	\$4.5-5M	Construction-ready by late 2024	
BAYVIEW SECONDARY COLLEGE SPORTS PRECINCT			3
\$60M	\$45M	Mid 2027	
CLARENCE COMMUNITY HUB			5
\$50M	\$30M	Construction-ready by December 2025	
ROSNY PARK ACCESS RAMPS			7
\$12-16M	\$14M	In the planning stage	
VICTORIA ESP / QUEEN ST MASTER PLAN IMPLEMENTATION			9
\$12M	\$8.4M	4 years (Mid 2027)	
YOUTH CENTRE RELOCATION DESIGN & CONSTRUCTION			13
\$5M	\$4M	Late 2024	
EVACUATION CENTRE POWER UPGRADE: SANDFORD & RICHMOND			15
\$110k	\$110k	Completed June 2024	
EVACUATION CENTRE DDA UPGRADE: SANDFORD			17
\$400k	\$400k	2 Years – completed end of 2025	

DETAILED DESIGN AND CONSTRUCTION

ANZAC PARK COMMUNITY SPORTS PAVILION



ANZAC Park is centrally located in Lindisfarne on the prominent headland where the war memorial is positioned.

The park contains a significant sport and community precinct including, two cricket/football ovals (one with a fully maintained turf wicket) and an associated community sports pavilion (clubrooms, amenities and social spaces), turf and synthetic practice wickets, the Lindisfarne Tennis Club, the Beltana Bowls Club and associated amenities such as car parking, open space and maintenance facilities.

The existing community sports pavilion is used by Lindisfarne cricket and Lindisfarne football clubs, and is comprised of two separately constructed buildings, which are joined to form a single large, two-story complex.

The two buildings house the football clubrooms, which were constructed in 1985-86, have reached end of life and require replacement, and the cricket pavilion, constructed in 2012-13.

Council is exploring two options for replacement, being:

1. the demolition of the football pavilion and refurbishment of the cricket pavilion to create a single community sports pavilion; or
2. facilities to create a single new pavilion.

Concept designs and cost estimates have been prepared and indicate the cost of both options would be similar.

Economic benefits

Once complete, Anzac Park Precinct will form an integral component of the sporting facilities network in both Clarence and Greater Hobart. The precinct will be an anchor location for sporting facilities within the northern Clarence catchment area and will complement proposed facilities at the nearby Geilston Bay Sporting precinct.

Sporting facilities can contribute to both short-term and long-term economic growth, job creation, and improved quality of life. Having a positive impact not only on the local economy but also on community engagement, youth development and creating a vibrant and healthy local culture.

Social benefits

The new pavilion will enable the growth and expansion of the Lindisfarne football and cricket clubs, which promote active lifestyles and athlete pathways.

The new pavilion could provide for community facilities which would provide for a multipurpose space to enable a range of activities and uses to occur.

Capacity, capability and resources to deliver the project

Council has the in-house capability and experience in constructing community sports pavilion projects. Similar projects include:

- Kangaroo Bay Cricket Pavilion and function centre (2018)
- Risdon Vale Oval Community Sports Pavilion (2019).

Links to strategic plans and government policy

Clarence City Council Strategic Plan 2021-2031

Clarence City Council Active Living Strategy 2022-2032



Total project cost

\$9-10m



Funding sought

\$4.5- 5m



Location

Anzac Park sporting precinct,
19D Lincoln Street, Lindisfarne.



Project timeline (if funded)

If funded, the project will be construction-ready by late 2024. Expected construction time frame is 12 to 18 months.



Impact of funding

There is high demand from the resident sporting clubs for the new facility given the existing football pavilion is at end of life, and also a series of delays in the project which resulted in a previous concept design being abandoned and a new architect appointed.

Council does not currently have the funds to deliver the project in the short term if required to fully fund construction. Funding will potentially enable the project to be delivered within the next two to three years.



Project status

Concept designs for both options are at the advanced stage and will soon be taken to Council for a decision.

Subject to a decision, it is aimed to have the designs of the preferred option DA ready by October 2024.

Council has allocated \$250,000 in funding for detailed design and construction documentation in its 2023/24 budget.

DETAILED DESIGN AND CONSTRUCTION

BAYVIEW SECONDARY COLLEGE SPORTS PRECINCT



Council has recently completed both a master plan and a detailed feasibility study and business case, in collaboration with Bayview Secondary College and the Department of Education to develop the school grounds as a regional level, multi-sport and recreation precinct.

Council is now seeking funding for construction. This development will allow us to service the future demand for outdoor playing surfaces and an indoor sports centre. The new multi-sport precinct will improve the physical activity opportunities for the school and Clarence Plains community, which currently has very limited recreation / sporting facilities. As one of the fastest growing regions in our city, this project offers a multitude of opportunities for the community to come together at a grass-roots sporting level, as well as attract others to the region to live, work and play.

Economic benefits

- 350 (approx) FTE employment during construction with 12 (approx) FTE and PT positions once operational
- \$38M Economic Benefits over 30 years
- \$45M Health Benefits
- \$57M Social and Productivity Benefits
- \$189M Economic Output
- Cost Benefit Ratio of 1.16

Social benefits

- Improved student and community use, visitor economy and raises the regions sporting profile.
- Improved health and wellbeing and social connectedness through sport.
- Increased productivity of, and access to the precinct.
- Deliver a multi-use sports precinct to service the entire region and beyond.

- Deliver athlete talent development pathways and regional events
- Designed for school and community use
- Partnered with local and state sports clubs and associations

Capacity, capability and resources to deliver the project

Council will engage experienced external consultants to manage the project along with building internal capabilities via additional resourcing and recruitment to assist in delivering a project of this size and scale.

Links to strategic plans and government policy

Tasmanian Community Sport and Active Recreation Infrastructure Strategy – Draft

CCC Strategic Plan 2021-2031

CCC Active Living Strategy 2022-2032



Total project cost

\$60M



Funding sought

\$45M

Funding committed

\$8M

(State Government commitment)



Location

Bayview Secondary College Sports Precinct.



Project timeline (if funded)

Mid 2027.



Impact of funding

The project will not progress without further funding support.



Project status

Feasibility Study & Business Case and Key Stakeholder & Community Consultation.

CLARENCE COMMUNITY HUB



The project is to sensitively redevelop the Clarence Council Chambers and Offices to provide an accessible, multi-purpose community facility for civic and public events, an expanded office space and improved customer interface.

Clarence's Council Chamber and offices in Bligh Street, Rosny Park were built in 1972, and the building has significant architectural heritage values, however it is no longer fit for purpose, requiring expansion and improvements to accessibility and amenity. The Council Chamber itself does not meet contemporary standards for accessibility, and there is insufficient space to accommodate council staff which has grown significantly in 50 years.

Economic benefits

Economic benefits will include construction jobs through the build, professional services and enhanced opportunities.

Investing in a revitalised civic space for Clarence will enrich the lives of the local population creating a strong sense of community and connection. It will anchor Rosny Park and its community, acting as a source of shared identity and creating the foundations for growth and further investment in the area and greater liveability.

Social benefits

Clarence, unusually for a city its size, has no town or community hall to enable community meetings or similar.

The project would deliver:

- a multi-purpose civic space that would invite community participation in civic life
- a larger and contemporary office to accommodate the growing numbers of staff, including projected growth for the next 10 years, reflecting growth within the city

- accessible and welcoming Council Chamber and customer interface
- opportunities to co-locate government services.

Capacity, capability and resources to deliver the project

Council is committed to the project, providing \$1 million to the project in the 2023-24 budget. Design services are being provided by 1 + 2 Architects, with an internal project manager.

Links to strategic plans and government policy

Clarence City Council Strategic Plan 2021-2031

Clarence City Council City Heart Concepts Report March 2023

Clarence City Council Access and Inclusion Plan 2021-2025



Total project cost

Circa \$50M total preliminary costs for stage 1-3 of the project build. This amount will be refined when a preferred design and QS are completed.



Funding sought

Up to \$30M



Location

Bligh Street, Council Chambers.



Project timeline (if funded)

March 2024 – lodge development application
July-Nov 2024 – detail design
June 2025 – tender
Sept – Dec 2025 – commence construction



Impact of funding

Bring forward delivery of this strategic project for the community.



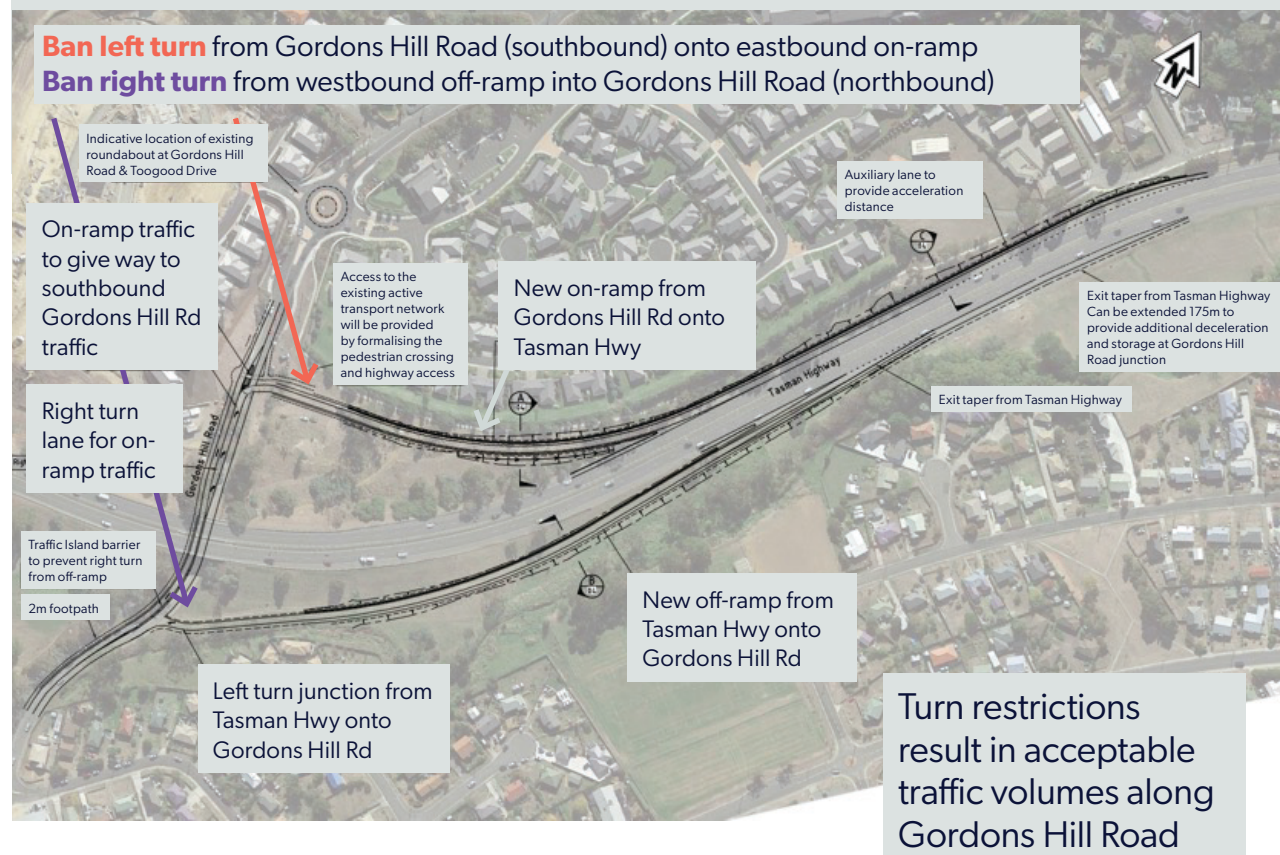
Project status

Concept Design – pre-DA.

TRAFFIC CAPACITY AND SAFETY

ROSNY PARK ACCESS RAMPS

Concept Design – Ramps with Turn Restrictions



Council has nominated the Rosny Park CBD access ramps as a priority on their major roads priorities list since 2013.

Early planning for Rosny access ramps at Gordons Hill Road was carried out in 2020 by the Department of State Growth.

The proposed ramps are to provide:

1. Direct access to Rosny CBD from Tasman Highway East – This will allow motorists to avoid the Mornington interchange or having to pass the CBD area along the Highway and then access via Rosny Hill Road, alleviating pressure on the two existing entry routes.

2. Direct access from Rosny CBD to travel east along Tasman Highway – the Mornington interchange is the only east bound option to exit the Rosny CBD and is beyond functional capacity for extended periods of the day, particularly in the afternoon.

The ramps were found to offer significant benefits for Cambridge Road and Mornington interchange. The Mornington interchange is a high-volume intersection with more than 40,000 vehicles travelling through each day. There is an average crash rate of 18 per year. It is understood the Department of State Growth are considering options for the Mornington Interchange upgrade, and so while this is likely to be some time away, work can commence on the Rosny Park access ramps, which will benefit Mornington Interchange in the immediate term. The Interchange will only see continued growth in vehicle numbers with further housing expansion occurring in the Clarence Plains region.

Economic Benefit

- Reduced travel time for commuters.
- Civil construction employment during construction.
- Easier access into Rosny CBD, increasing exposure for local businesses and creating a more convenient shopping experience with less delays into and out of Rosny.

Capacity, capability and resources to deliver the project

Council will require external consultants to assist with the design and delivery of this project. Council's roads engineers have the capability to plan the effective delivery of the project.

Links to strategic plans and government policy

The Tasman Highway – Hobart to Sorell Corridor Study (Department of State Growth).



Total project cost \$12-16M



Funding sought \$14M



Location Tasman Highway and Gordons Hill Road.



Project timeline (if funded) Commence next stage of planning in 24/25.



Impact of funding The project cannot be delivered without State or Federal funding.



Project status Planning stage.

IMPLEMENTATION PROJECT

VICTORIA ESPLANADE AND QUEEN STREET MASTER PLAN



The Victoria Esplanade and Queen Street Master Plan implementation project will see the community vision for Victoria Esplanade and Queen Street Master Plan realised.

'Victoria Esplanade will be a welcoming place for all people, offering a landscape of diverse experiences in celebration of its location.' (master plan vision)

The master plan provides for major street scape and public realm upgrades to improve and activate open space areas, pedestrian and cycle connections around the Victoria Esplanade foreshore area in Bellerive. Implementation of the vision in the master plan will result in equitable and safe access along Queen Street, around the foreshore and Bellerive Village itself.

A key objective of the plan is to encourage active transport and improve links to public transportation, including the Bellerive Ferry. Additionally, the project seeks to establish a vibrant and inviting destination that celebrates the iconic location and fosters improved connections to Hobart City, achieved through upgraded pedestrian and public transport links.

This will also include the need for shore-side infrastructure upgrades to the Bellerive Ferry Service.

Importantly, this would be a final link in the foreshore commuter network, connecting Tranmere, Howrah, Bellerive, Rosny, Lindisfarne and Geilston Bay in one iconic, waterfront stretch of active recreational infrastructure.

The master plan will deliver significant benefits to the community and the eastern shore economy as the permanent ferry service and upgraded bridge cycleway infrastructure comes online.

Economic benefits

Public realm investments play an important role in connecting different parts of town centres, attracting visitors, increasing footfall, and encouraging local residents and workers to use sustainable modes of transport such as cycling and walking. These improvements create an environment in which people enjoy spending time and which helps a town centre to thrive. Public realm improvements also improve the attractiveness of the area inviting further investment in new and existing businesses and other developments. The Derwent River ferry service between Bellerive and Hobart is a key infrastructure investment for this area that has encouraged alternative transport options for residents and also increased footfall in this area through the week on the commuter service and further on the Saturday sailing with this service attracting over 600 people per Saturday.

Social benefits

- Increased activation of the area encouraging active lifestyles and outdoor recreation, with associated benefits to public health.
- Encouraging active transport and prioritizing pedestrians and cyclists, reducing reliance on cars, supporting further use of the Derwent River ferry service.
- Connections to public transport, reducing traffic congestion and improving amenity in the immediate area and regionally.
- Improved pedestrian and cyclist safety.
- Improved opportunities for places to meet and connect.

Environmental benefits

- Restore foreshore edges and ecosystem services which will improve water quality, sequest CO2, control dust, and provide habitat for urban adapted fauna.
- Celebrate role of the foreshore in the life of the community and excite people to come and use it.
- Create living streets that integrate 'green and social' infrastructure with the grey infrastructure of pavements and engineering solutions.

Capacity, capability and resources to deliver the project

Council has experience in delivering master and precinct plans to completion. The Kangaroo Bay precinct plan and later upgrades to the area are evidence of an ability to conceptualise and deliver on a program of work that currently, and following further private development, benefits community for decades to come.

Links to strategic plans and government policy

Clarence City Council Strategic Plan 2021-2031

Clarence City Council Active Living Strategy 2022-2032

Hobart City Deal inc. draft MetroPlan and Greater Hobart Active Transport Network Plan



Total project cost \$12M



Funding sought \$8.4M



Location Bellerive, Tasmania.



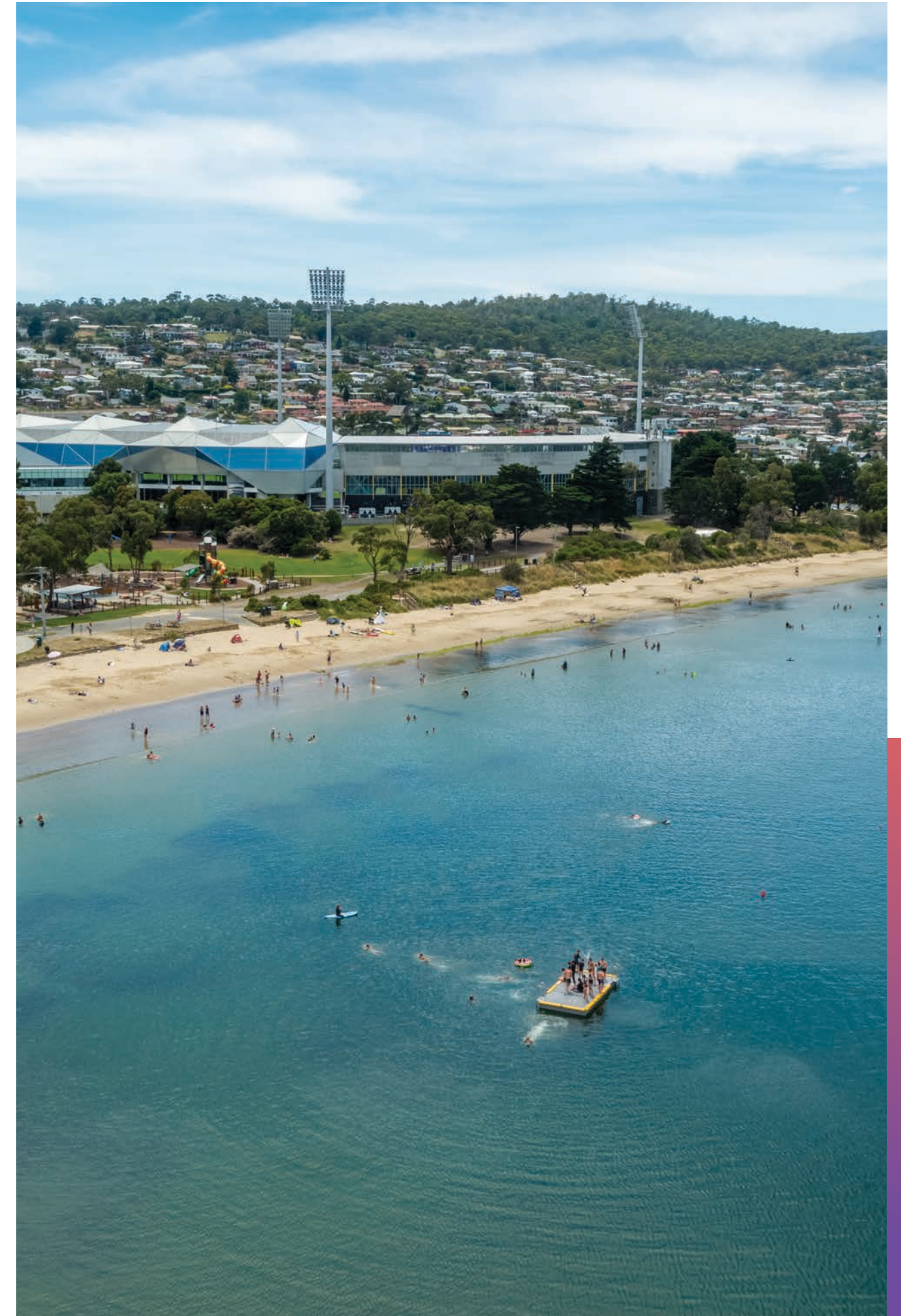
Project timeline (if funded) 4 years (mid 2027).



Impact of funding Bring forward delivery by 15-20 years.



Project status The draft master plan was released for community consultation between 3 April and 14 May 2023. It is expected to be adopted by Council by late 2023. Council has allocated funding for the detailed design of Stage 1 projects in the master plan, which is expected to commence as soon as the master plan is adopted.



YOUTH CENTRE RELOCATION DESIGN AND CONSTRUCT PROJECT



Clarence City Council has been operating the Youth Centre out of the old schoolhouse and former police station buildings on Grange Road at Rokeby for over 25 years.

The State Government will be undertaking a road realignment of the South Arm Road, under the Rokeby Stage 3 Corridor Plan. The realignment will see the need to demolish a majority of the buildings on this site, triggering the need for a new site for the Clarence Youth Centre to be determined to ensure Council can continue to provide services catering to the needs of this key demographic in the community.

Council has provided funds to undertake a needs analysis to assess location opportunities across the community. Following this, council

will develop concept designs for a purpose built multi-functional facility ready for DA including financial costings for the build.

Clarence City Council will be partnering with PCYC, other stakeholder organisations, and young people to co-design the new facility to ensure shared outcomes in providing youth services, activities, support and connections to achieve the best outcomes for our youth. There is a clear synergy between Clarence Youth Services and PCYC with co-location a great opportunity to provide a full suite of services and activities to support and empower young people in Clarence.

Council requires funds for detailed design in order for the facility to be ready for relocation of services prior to the Rokeby Stage 3 road upgrade construction works commencing.

The source of construction funds has not been resolved.

Economic benefits

Investing in youth services can transform young people's lives. The confidence and interpersonal skills gained from interaction with youth services can lead to higher skills and earnings as adults, increasing their contribution to the economy. Providing a place for young people to spend time, play sports and gain confidence and a sense of belonging alongside access to a wider set of services including social, employment and mental health support is invaluable to the future of our young people.

Social benefits

Health, wellbeing and development of Clarence Youth is at the forefront of finding the right place for a new Youth Centre and facilities. This is a chance to have a purpose-built facility based on need with a strong focus on connection, providing a safe and welcoming recreational space and keeping young people active, healthy and connected. The centre will also be linked to a range of community services and programs and service providers to support the youth demographic in Clarence.

Capacity, capability and resources to deliver the project

Clarence and PCYC have extensive collective experience in delivering youth services and activities, however, to undertake the detailed design and construction phase of the project, Council will engage experienced external consultants to undertake this work and will be managed by Council.

Links to strategic plans and government policy

State Government – Child and Youth Wellbeing Strategy

Clarence City Council Strategic Plan 2021-2031

Clarence City Council Community Wellbeing Strategy 2022-2032

Clarence City Council Active Living Strategy 2022-2032

Clarence City Council Youth Plan 2018-2022

Clarence City Council Clarence Plains Draft Master Plan

Hobart PCYC Strategic and Operational Plan 2016-2021



Total project cost \$5M



Funding sought \$4M*



Location Clarence.



Project timeline (if funded) 4 years (mid 2027).



Impact of funding The funding will advance the timeline to relocate the Clarence Youth Centre ensuring minimal interruptions to the services provided by this centre when work by the State Government on the South Arm Road Realignment Project begins.



Project status A needs analysis is currently being undertaken to assess the needs and preferences of the youth population in the City of Clarence and evaluate the suitability of a location for the relocation of the Clarence Youth Centre. The Needs Analysis is fully funded by Clarence City Council. This will provide a base line to inform the preferred location and functions of the new facility. This will be completed in November 2023. Preparation of concept designs for Development Approval will be the next step in this project followed by construction.

* \$400,000 for design and \$3.6 contribution towards construction

EVACUATION CENTRE UPGRADE

SOLAR PANELS AND BATTERY PACKS



The Tasmanian Emergency Management Arrangements (TEMA) are issued under the authority of the Minister for Police, Fire and Emergency Management in accordance with the requirements of Section 32 of the Emergency Management Act 2006.

In accordance with the TEMA, Clarence City Council has a responsibility to ensure evacuation arrangements within the municipality are in place by the identification, preparation, and management of the municipality’s evacuation centres.

Solar Panels and Battery Packs – Sandford Hall and Richmond Oval

Installation of a solar photovoltaic system (13.5kW) and battery storage (27kWh) on each of the Sandford Hall and Richmond Oval Evacuation Centres.

The installation of solar electricity generation and storage will increase the disaster preparedness and resilience of these communities by providing a reliable electricity supply during bushfires.

The Sandford Hall is vulnerable to being cut off from the Tasmanian electricity grid, which is extremely concerning in a disaster situation as it is in an area that is not serviced by reticulated water and sewer, therefore relying on electric-operated pumps.

The reliable electricity supply provided at each site will enable responders to provide basic services such as communications.

Economic benefits

The users of the evacuation centres, which ordinarily operate as community halls and sporting changerooms, will also benefit through lower cost, low carbon electricity.

Social benefits

The community will have a safe evacuation centre where they will be able to access food and amenities over a long period of time, if required, and with no disruptions to basic services such as sewer disposal and water supply.

	Total project cost	\$110k		Funding sought	\$110k
	Location	Sandford and Richmond.			
	Project timeline (if funded)	With funding, this project could be completed in June 2024.			
	Impact of funding	Project can be completed earlier.			
	Project status	Clarence City Council Evacuation Centres have been established but ensuring we have continuous reliable electricity supply in an emergency at another two evacuation centres is the next step in ensuring our centres are able to serve our community in an emergency situation.			

EVACUATION CENTRE UPGRADE

DDA COMPLIANCE - SANDFORD HALL



The Tasmanian Emergency Management Arrangements (TEMA) are issued under the authority of the Minister for Police, Fire and Emergency Management in accordance with the requirements of Section 32 of the Emergency Management Act 2006.

In accordance with the TEMA, Clarence City Council has a responsibility to ensure evacuation arrangements within the municipality are in place by the identification, preparation, and management of the municipality’s evacuation centres.

DDA compliant Evacuation Centre – Sandford Hall

Sandford Hall is listed as an evacuation centre in the Clarence Municipal Emergency Management Plan and is an aging community centre that has limited accessibility and toilet facilities that currently do not meet the standards of the *Disability Discrimination Act* (DDA) for evacuees with physical disabilities or other mobility barriers.







Council proposes to construct an accessible entry and a new toilet block at Sandford Hall that will meet the standards of the DDA.

Economic benefits

The Sandford Hall, which ordinarily operates as a community hall, will be able to be used by a wider number of community members, providing a centre where all community groups will be able to meet and use the entire facility.

Social benefits

All members of the local community will be able to use the evacuation centre safely and the wider community will be able to hire the Sandford Hall knowing DDA access toilets are provided.

	Total project cost	\$400k		Funding sought	\$400k
	Location	Sandford.			
	Project timeline (if funded)	If funded, the project timeline is estimated at two years (end of 2025).			
	Impact of funding	Project can be completed earlier.			
	Project status	Clarence City Council Evacuation Centres have been established but it has been identified that Sandford Hall is not DDA compliant, so not all members of the local community can use this centre in an emergency.			





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