



Final Report  
NUBEENA RECREATION GROUND  
MASTER PLAN



Prepared for Tasman Council

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MARCH 2021

# NUBEENA RECREATION GROUND MASTER PLAN

prepared for Tasman Council



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Date	Version
06.11.20	Draft to Council staff for review
03.12.20	Draft report to Council
03.03.21	Final report to Council

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**ATTACHMENT A  
COMMUNITY FEEDBACK AND REVIEW COMMENTS**

# SECTION 1

## INTRODUCTION

### 1.1 BACKGROUND

The Tasman Municipality is located approximately 90 minutes travel time from Hobart and extends southeast from Mudunna to include the towns of Nubeena, White Beach, Highcroft, Port Arthur, Premaydena, Saltwater River, Koonya, Taranna and Eaglehawk Neck.

The population is relatively stable at approximately 2400 persons, having been between 2300-2400 persons for the Census periods over the last two decades. The overall population swells to between 8,000 and 9,000 as a result of tourists and visitors during the summer months and school holidays.

The Tasman Council (hereinafter referred to as the Council) plays a pivotal role in the delivery of sport/recreation facilities, programs and services throughout the municipal area. Council's budget for maintenance of sport and recreation represents about 7% of its total annual expenditure. This represents an important investment in supporting social connectivity, health and wellbeing, building community capacity and delivering economic benefits in the municipality.

The Nubeena Recreation Ground is the principal sportsground within the municipality and caters for mainly cricket, soccer, school athletics and informal use. There are no longer any AFL football teams within the Tasman given the loss of four local clubs and the local competition within the last 20 years. The Civic Centre is located within the Nubeena Recreation Ground and is principally used by the Tasman Districts High School and local community. It is one of the major emergency evacuation centres for the community.

Council recognises there are a number of major issues limiting the potential use of Nubeena Recreation Ground. These issues include:

- access and safety concerns with the entry road, pedestrian movement and capacity of the informal parking layout;

- limited access and use of the Civic Centre by the local community;

- ageing facilities with a limited building life and ongoing maintenance costs;

vandalism and security concerns; and

limited attraction for attraction of youth.

An overall master plan for the Nubeena Recreation Ground has never been prepared and consequently decisions about infrastructure have generally been based on the perceived needs and what was considered suitable locations in the past.

The preparation of a master plan was initiated by Council with securement of a funding grant from the Federal Government to allow for major upgrading of facilities, including the Civic Centre. The State Government has also allocated funds for demolishing the former football clubrooms<sup>1</sup> and rebuilding new facilities.

Council engaged Inspiring Place consultants to prepare a master plan to help guide the allocation funds for improving the Nubeena Recreation Ground and facilities.

## **1.2 PURPOSE OF THE MASTER PLAN**

The purpose of the master plan is to provide guidance to Council, stakeholders and the community about the future planning, development, use and management of the Nubeena Recreation Ground including the Civic Centre.

In doing so, the plan needs to be cognisant of the:

community values of the existing assets and uses;

the opportunity to accommodate future growth and respond to the changing needs of the community; and

limited resources of Council and the community, and thus the importance to allocate funding based on identified needs within the community.

## **1.3 APPROACH**

The project was undertaken in four stages during September – November 2020 as outlined in Table 1.1.

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<sup>1</sup> There were once four football teams on the Tasman Peninsula but there are no longer any clubs or teams playing. The former clubrooms at Nubeena Recreation Ground have since been utilised by the Nubeena Cricket Club.

Project Stage	Key Tasks
Stage 1 Getting Started	<ul style="list-style-type: none"> <li>• Initial briefing with Council staff</li> <li>• Review background reports and information</li> <li>• Prepare base plans</li> <li>• Arrange consultation arrangements with key community stakeholders</li> </ul>
Stage 2 Site Visit and Community Consultations	<ul style="list-style-type: none"> <li>• Meeting with Council staff</li> <li>• Site visits</li> <li>• Discussions held with key stakeholders including Tasman Districts High School, user clubs, community groups and emergency services</li> </ul>
Stage 3 Draft Nubeena Recreation Ground Master Plan	<ul style="list-style-type: none"> <li>• Research into demographics trends, recreation trends and policy framework</li> <li>• Identify and assess issues and opportunities</li> <li>• Prepare initial draft master plan</li> <li>• Review feedback from Council</li> <li>• Present draft master plan to key stakeholders at the Recreation Ground</li> <li>• Review stakeholders and community feedback comments on the draft master plan</li> </ul>
Stage 4 Final Nubeena Recreation Ground Master Plan	<ul style="list-style-type: none"> <li>• Revise draft master plan with Council and community feedback</li> <li>• Finalise the Nubeena Recreation Ground Master Plan</li> </ul>

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**Table 1.1** Project Tasks

#### **1.4 ACKNOWLEDGEMENTS**

Inspiring Place would like to acknowledge the advice and support of the Council staff and in particular, Shane Wells (Consultant Planner) and Melissa Geard (Building and Development Services Manager) during the course of the project.

The process was also greatly assisted by the input and advice provided by sporting clubs, recreation groups and service providers during the initial briefing, site visit, community walks and talk, individual meetings and review of the draft master plan.

Thanks is also expressed for the community members who were involved in the community engagement process and contributed their ideas to the project.



## **SECTION 2**

### **CONTEXT**

This section of the report provides:

an overview of the planning and policy framework (Section 2.1);

a listing of the existing facilities and users (Section 2.2);

a summary of the demographic trends, recreation trends and implications for the future planning of the Nubeena Recreation Ground (Section 2.3); and

an indication of the stakeholder and community views about the Nubeena recreation Ground (Section 2.4).

#### **2.1 PLANNING AND POLICY FRAMEWORK**

The background documents of most relevance to the preparation of the Nubeena Recreation Ground Master Plan are:

*Tasman Council Strategic Plan 2015-2025;*

*Tasman Council Long Term Financial Plan 2017-2037;*

*Tasman Council Recreation Plan 2013; and*

*Tasman Interim Planning Scheme 2015.*

##### **2.1.2 Tasman Council Strategic Plan 2015-2025**

The Plan was prepared with community engagement and outlines the Council's vision for the municipal area over the decade. It recognises the need for the Strategic Plan to be flexible to respond to the needs of the community in an ever changing environment.

One of the key platforms in Council's vision was to "improve cultural and recreational opportunities for everyone." The key focus areas for achieving the vision were:

develop productive advocacy, alliance and engagement partnerships;

continue to develop and maintain supportive relationships with the community;

manage the opportunities and challenges associated with increased visitation to the area;

strive for a balance between development, environment and lifestyle and retain natural, heritage and social values; and

identify funding needs and revenue opportunities.

### **2.1.2 Tasman Council Long Term Financial Plan 2017-2037**

The Plan provides estimates for the allocation of funds towards management of its assets over the 20 year period. It indicates that Council has planned for 7.1% of the allocated total maintenance expenditure to be used for reserves and cemeteries.

### **2.1.3 Tasman Council Recreation Plan 2013**

The *Tasman Council Recreation Plan 2013* was produced as a collaborative effort between the Tasman Council and Sport and Recreation Tasmania (SRT).

Council recognised that it faced a range of recreation issues such as problems associated with ageing infrastructure, limited finances, and a small but transient population base. However Council also indicated it has many recreation opportunities with extensive coastal and natural areas, some well utilised recreation facilities, and a community that values and supports sport and recreation.

The purpose of the plan was to provide information that will facilitate evidence based decision making about issues facing Council and its community in relation to sport and recreation facilities, programs and services. The plan provides practical, sustainable and achievable recommendations for Council to deliver and maintain sport and recreation opportunities in the municipality over the next 10 years.

One of the key recommendations was to maintain the main sporting grounds (including Nubeena Recreation Ground) and improve drainage issues that affected the use of the ground over winter. It also highlighted the issues with the former Nubeena football clubrooms as being old and run down, the need for upgrade, more storage space being required, need for new amenities, better toilets and improved security.

#### **2.1.4 Tasman Interim Planning Scheme 2015**

The Nubeena Recreation Ground is zoned Community Purposes with the Zone Purpose being:

to provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone;

to ensure land required for future public use is protected from inappropriate use or development; and

to encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

Under the provisions of the Scheme the following Use Class categories are permitted without a permit being lodged – nature and cultural values management, passive recreation and minor utilities.

Permitted Use Classes include business and professional services, community meeting and entertainment, crematoria and cemeteries, educational and occasional care, emergency services, hospital services, recycling and waste disposal (only if waste transfer station), sport and recreation and tourist operation (only if a visitor centre).

Several other Use Classes are considered discretionary but often with qualifications applying.

The recreation ground is included within a wider area where the Bushfire Prone Area Code applies. The primary purpose of the Code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

#### **2.2 EXISTING FACILITIES AND USE**

The major facilities on Council owned land are:

Civic Centre with a hall, changerooms and toilets, kitchen and multi-use rooms (including space used by the Tasman Districts High School often for PE and music classes) and storage;

recreation ground with night lights;

former football clubrooms with changerooms, toilets, bar/kiosk, social room and score room;

cricket training wickets located on the western side of the recreation ground; and

Tasman Community Op-shop located at the southern end of the recreation ground.

Table 2.1 outlines the existing facilities and main users of the Nubeena Recreation Ground facilities.

The Council has a policy for fees in using facilities within the municipality. Table 2.2 shows the fees applying to Nubeena Recreation Ground and Civic Centre.

User Group	Facilities Used
Nubeena Cricket Club	Oval and former football clubrooms, cricket training wicket
Tasman Districts High School	Regular use of the Civic Centre sports hall and oval for physical education activities. Use of the oval for athletics day and by High School students during lunchbreak. Use of Civic Centre spaces for End of Year assembly, stage performances and music teaching
Peninsula Pirates Soccer Club	Oval and former football clubrooms
Tasman Darts Club	Associated with the Nubeena Cricket Club and uses the former football clubrooms
Indoor Bowls	Informal community group that seeks access of the Civic Centre for indoor bowls
Nubeena Tennis Club	The Club is privately owned and located at the entry into Nubeena Recreation Ground. Currently the access road traverses over part of the private owned land
Tasman Community Op-Shop	Shop operates two days a week and uses the parking areas near the shop for customers and drop-off of goods
Emergency Services – SES, TFS, Tas Police, Tas Ambulance	Use of the oval during emergency events including car parking and informal camping during bushfire evacuation (biggest site on the Peninsula). Civic Centre has been used for catering during evacuation events. Helicopter landings occur on the oval for emergency situations
Dunalley Tasman Neighbourhood House	Neighbourhood house located in close proximity to the ground
Lions Club	Lions Club involvement in design of Civic Centre. Would use Civic Centre for meetings if space was available. Also desire safe storage of van/trailer if space was available.
Community events	Variety of events and uses e.g. fitness, open air cinema, art exhibition, annual feast festival, arts and crafts events, expo trade events, sports clinics, Christmas pageant etc. Informal use for recreational activities including dog walking (on-lead only), running, bike riding, informal ball games, exercise/fitness etc.

**Table 2.1** Summary of Existing Users

Description	Session	2019-20	2020-21
Seasonal Hire	Game Day plus 1 Training Day	\$348.50	\$348.50
Additional Training Day (must already have seasonal hire)	Extra Training Day	85.00	\$85.00
Total Complex – including outdoor area	Per Day	\$94.00	\$94.00
Oval Only	Per Day	\$38.50	\$38.50
Club Rooms Only – Party/Event	Per Day	\$70.50	\$70.50
Community Activities	Up to 3 hours	\$23.50	\$23.50
General Hire	Per Hour	\$17.50	\$17.50
Tasman District School	Per Year	\$348.50	\$348.50

**Table 2.2** : Tasman Council Fees and Charges 2020/21

## 2.3 TRENDS

This section provides a brief overview of the demographic, development and recreation trends that may influence the future use and demand for the Nubeena Recreation Ground, Civic Centre and facilities.

### 2.3.1 Demographic Trends

Tasmania has the most regional and dispersed population of any state in Australia, with 58 per cent of the population living outside the greater capital city area.

The ABS estimated that Tasmania's total population grew by 5 791 persons (or 1.1 per cent), to 528 201 persons as at 30 June 2018, compared to the previous year. Tasmania's population, as a proportion of Australia's population, was 2.1 per cent as at 30 June 2018<sup>2</sup>.

Despite Tasmania experiencing its strongest rate of population growth in almost a decade, the population is projected to enter into decline by mid-century due to the ageing profile of the population. It is expected that the Tasman Municipality will naturally decline by 412 persons by 2042<sup>3</sup>, a loss of

<sup>2</sup> ABS Regional Population Growth Cat No 3218.0

<sup>3</sup> Institute of Social Studies Regional, University of Tasmania 2018 Population Trends in Tasmania : Issues and Options

17.2% in the base population. This level of population decline is similar to that also expected for other municipalities including the West Coast, Dorset, King Island, Break O' Day, Waratah-Wynyard, Circular Head and the City of Burnie<sup>4</sup>.

The Tasman municipality has a high aged profile with 31% over 65 years, 57% in the age group 15-64 years and 12% in the 0-14 years age group. A breakdown of the age group is shown in Table 2.3.

Age Group	Number of Persons	%
0-9 years	181	7.5
10-19 years	205	8.5
20-29 years	136	5.7
30-39 years	184	7.6
40-49 years	261	10.9
50-59 years	438	18.2
60-69 years	519	21.6
70-79 years	333	13.9
80+ years	147	6.1
Total	2404	100%

**Table 2.3** Age Distribution Tasman Municipality (source ABS Census data)

Tasman's population is dispersed like many of the rural communities within Tasmania. Nubeena<sup>5</sup> has the largest population with nearly 300 persons, accounting for 12.2% of the total population. It has a slightly higher age profile with 33.9% within the 65 + years age group as compared with the municipality average of 31%. However Nubeena has a higher youth age group within 0-14 years (15.4%) as compared with the municipality average of 12%.

### 2.3.2 Recreation Trends

There have been significant shifts in the way Australian's participate in recreation over the last 10-20 years. At a broad level, there has been a decrease in the participation of some traditional sports (e.g. football, cricket, tennis) and an increase in the popularity of informal recreation activities such as walking and bike riding. Alarming rates of obesity, particularly among

<sup>4</sup> Institute of Social Studies Regional, University of Tasmania 2018 Population Trends in Tasmania : Issues and Options

<sup>5</sup> This does not include the population at White Beach within close proximity to Nubeena.

children and young people, and widespread cardiovascular disease and diabetes have also increased in severity in recent years.

The following broad trends were identified in the *Tasman Council Recreation Plan 2013* and remain valid today:

a continuing shift towards participation towards unstructured and informal recreation due in part, to the limited time and financial pressures;

increased pressure on traditional sports to continue given declining population and participation, despite having played a vital role in fostering community cohesion and social inclusion<sup>6</sup>;

higher expectations for sport and recreation facilities that meet the requirements for accessibility, safety, environmental and building standards;

growing popularity and priority for trails that cater for informal activities including recreational walking, bike riding and trail running;

the need to cater better for special interest groups within the community including aged, youth and female recreational activities; and

continuing reliance on volunteers to support clubs and groups.

In terms of the present project, these trends are likely to mean:

development of facilities or upgrading of existing facilities will still need to have a multi-purpose use capacity while catering for various levels of competition;

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<sup>6</sup> there has been a noticeable decrease in the participation of some traditional sports on the Tasman Peninsula. For example there was once four football teams playing in a local competition, but none exist now.

building quality and user conditions (e.g. use of colour, materials, air conditioning, heating, quality amenities, lounge areas etc) are rising dramatically in response to building and health regulations, workplace safety standards, competition, wider user experiences, expectations regarding the standards of local provision, and the recognition that the standard of the use setting enhances the quality of the user experience and can influence the number of users;

the expectation (and the legal requirement) for improved building amenities and services, for user safety, parking, safety and security lighting, access, pathways, and signage;

new buildings are increasingly being designed with inherent use flexibility and the capacity to be changed and expanded as demands and needs grow;

a push towards greater consolidation and co-location of sport and recreation opportunities that entails the development of multi-component and multi-user venues rather than multiple, stand-alone facilities for each different sport and recreation activity;

the facilities will need to have the flexibility to offer a greater diversity of programs and/or changes the programs on offer as needs change so that more people are attracted to become engaged;

an opportunity to develop a greater focus on activities that promote healthy living and community wellbeing in addition to core sporting team programs;

an opportunity to develop a greater focus on activities that build social capital in the community; and

greater emphasis being placed on programming and program timetabling to optimise venue use and to offer a diverse array of activities to a wider cross-section of the community.

## 2.4 STAKEHOLDER AND COMMUNITY VIEWS

Discussions were held with:

Tasman Council staff;

a range of user groups including the Tasman District High School, Nubeena Cricket Club, Tasman Darts Club and the Peninsula Pirates Soccer Club<sup>7</sup>;

community interest groups including Nubeena Tennis Club (private owned Club located adjacent to the Recreation Ground), Dunalley Tasman Neighbourhood House, Tasman Community Op-Shop and the Lions Club; and

Tasman Fire Service, Tasmania Police, Tasmania State Emergency Service and Ambulance Tasmania.

### 2.4.1 Main Views

There were four main views raised by the user and interest groups. These views were :

limited access and community use of the Civic Centre;

problems with current access and safety risks at the Recreation Ground;

parking issues; and

limitations of the existing infrastructure and services.

#### LIMITED ACCESS AND COMMUNITY USE

The limited access and community use of the Civic Centre was the dominant concern raised during the community engagement. This referred to:

the limitations with the existing design and layout of the Civic Centre that reduces capacity for sharing use at times and this has led to under-utilised spaces;

the priority given to the Tasman Districts High School to have access and use of the facilities over the local community;

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<sup>7</sup> Initial contact made but more discussions with the Peninsula Pirates Soccer Club has yet to occur.

there being no clear booking system and a perceived lack of consistency and equity in the allocation of facilities/space within the Civic Centre to the community;

many would like to see more made of the space in front of the Civic Centre offering great views over the oval;

limited privacy in use of the current indoor spaces;

poor entry and connections to the outside spaces;

limited functionality of the kitchen space;

no lift to allow people with disabilities to access parts of the potential mezzanine floor of the Civic Centre (albeit some of these spaces were never fully finished during past construction); and

lack of internal and useable storage space.

#### ACCESS AND SAFETY

The access and safety views referred to:

the current access road is considered unsafe given the tight blind corners and bottlenecks with limited sight distance around the former football clubrooms (majority of groups considered the need to remove the clubrooms from the current site<sup>8</sup>);

risks with pedestrians/cyclists/children having no footpaths and needing to move through car parking and vehicle movement areas;

importance of the Nubeena Recreation Ground as the prime evacuation centre on the Peninsula during major emergencies including use of the oval for helicopter access and temporary accommodation, and the Civic Centre for catering and organisational use<sup>9</sup>;

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<sup>8</sup> The Nubeena Cricket Club are generally happy with the existing clubrooms and are concerned about the loss of heritage if the clubrooms were removed. They are aware of ongoing maintenance issues with the building and the limitations of the existing facilities.

<sup>9</sup> The Tasman Districts High School farm was also used for evacuation of livestock and animals.

having locked barrier gates that restrict public access (albeit installed to control vandalism and anti-social behaviour) which has also created access difficulties for some emergency vehicles;

the current boom gate is considered to be a potential risk for damaging vehicles as it is heavy and requires opening on a slope;

no designed turning circle to enable bigger vehicles and trailers to run-around (can be blocked by informal parking);

lack of alternative vehicle access options to the Recreation Ground and Civic Centre<sup>10</sup>;

no defined path for those walking or bike riding to the Recreation Ground and Civic Centre;

vehicle speeds should be reduced and managed;

no safety measures to prevent vehicle movement in close proximity to building entrances; and

lack of designated areas for people with disabilities to access facilities.

#### P A R K I N G

The views on parking issues came from concern about:

general reliance on informal parking arrangements which can often be inefficient and create safety issues;

no designated drop-off and pick-up area;

limited parking capacity during events;

need for storage of emergency evacuation trailer and other equipment on-site;

informal parking can block other functions e.g. donation drop-off point to the Tasman Community Co-op shop; and

gravel surfaces on the access road and parking areas create dust;

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<sup>10</sup> The land tenure and local topography creates major barriers for securing alternative vehicle access given the high costs that would be involved.

## LIMITATIONS OF EXISTING INFRASTRUCTURE AND SERVICES

The views on limited infrastructure and services were:

the poor drainage of the oval with some parts remaining wet and unusable or subject to damage;

the reliance on inadequate septic tanks for treatment of waste and odours at the Civic Centre, former football clubrooms and Tasman Community Op-shop;

ongoing maintenance requirements for the former football clubrooms including presence of asbestos, roof leaks, lack of suitable facilities for women, security concerns, lack of storage etc;

the need for any future changerooms/amenities to be located within easy access of the oval;

no irrigation system in place for the oval;

lack of power supply to the cricket training wickets;

difficulty to control internal heating within the Civic Centre;

better management of weeds within the Recreation Ground;

no spectator seating at the oval;

need to upgrade the path from the High School to the Civic Centre; and

lack of shade around the oval and the Civic Centre.

### 2.4.2 Some Specific Views

These views included:

need for better signage to find the Nubeena Recreation Ground;

desire to have sand jump facilities within the Recreation Ground to support use for school athletics;

importance of a strong visual connection between the wet area/food and beverage sales and the playing field to sustain a key source of revenue for the Clubs;

better lighting of the oval to allow for seasonal use;

scoreboard needs to be positioned in higher elevation and viewed from the playing field;

the desire to have play facilities located within the Recreation Ground for use by families/spectators;

opportunity for bowls, gym, indoor cricket and hosting school holiday programmes within the Civic Centre;

desire for more meeting and multi-functional rooms within the Civic Centre;

the need to stabilise the bank in front of the Civic Centre;

consider revegetation of some edges of the Recreation Ground;

past history of anti-social behaviour including drinking alcohol during sporting events, vandalism and hooning on the internal roads (which most likely led to the installing of a vehicle barrier); and

concern about fire hazard risk with limited management of the gully vegetation.

# **SECTION 3**

## **SITE MASTER PLAN**

### **3.1 FUTURE DIRECTIONS**

The following future directions have been identified based on background research, site investigations, stakeholder and community consultations undertaken for the Nubeena Recreation Ground Master Plan:

1. The Master Plan should respect the importance of the Nubeena Recreation Ground as a major sports facility, civic centre, events venue and evacuation centre for the Tasman Peninsula community. It is a valuable asset to improve social, health and well-being in the community.
2. There is a need to progressively replace, upgrade and add some new facilities that will allow for better access, safety and use of the Nubeena Recreation Ground in the future.
3. There will need to be general support for the Master Plan from Council, key stakeholders and the community in order to guide future planning, funding, development and management of the Nubeena Recreation Ground and Civic Centre.
4. The Master Plan must be realistic and achievable within the resources of the Council, stakeholders and community to implement works and improvements – a staged programme of funding and works based on priorities will be necessary to achieve this outcome.

### **3.2 VISION AND GUIDING PRINCIPLES**

#### **3.2.1 Vision**

The Nubeena Recreation Ground is a major community asset of regional significance which caters for a range of recreational and sporting needs, community uses and events.

The vision statement is:

Nubeena Recreation Ground will be sustainably developed, upgraded and managed as the major sporting, recreation and community venue within the Tasman Municipality.

### 3.2.2 Guiding Principles

These are a set of broad principles, which guide decisions and planning over the long-term and aid in the realisation of the vision.

These principles are, in part, based on the recreational policy principles adopted by the Active Australia Program, but have been revised and expanded to acknowledge the needs of the Tasman community:

**Fairness, Equality and Access** – Council will actively seek equality of access to open space, sport, leisure and recreation opportunities regardless of age, sex, mobility, ethnicity or economic capacity by providing extra help for those for whom access is more difficult (e.g. for reason of language or mobility barriers); encouraging the development of user-friendly and high standard access infrastructure (including roads, footpaths, bike ways); ensuring equitable pricing policies, and favouring initiatives that improve access.

**Life-Long Involvement** – Council is committed to ensuring that all members of the community have the opportunity for life-long involvement in sport, leisure and recreation through participation and education programs; improvement of access and services and exposing people to new or different leisure and recreation opportunities.

**Quality of Experience and Safety** – Council believes that the resident and visitor community have the right to expect a high standard of recreation opportunities based on identified community needs. Council recognises the value of experiential qualities of recreation (including environment and setting); and the need to ensure that facilities, programs and services are provided in accordance with community need, contemporary standards and practices for health, risk and public safety.

**Continual Improvement** – Council is committed to reviewing and continually upgrading its provision of sport and recreational facilities, programs and services, and to improving the operational capacity of Council in relation to the provision of these services, and to facilitate initiatives in the community and commercial sectors, which improve open space and recreation opportunities.

**Sustainability** – Council believes in ensuring the sustainability of open space and recreation opportunities by providing facilities programs and services which meet identified needs in the community; by strengthening the ability of Council and the community to develop, operate and maintain them, and by avoiding, remedying or mitigating any lasting impacts upon the natural environment and quality of life of residents.

**Multiple-Use and Efficiency** – Council believes in multi-use and efficiency in the provision of sporting and recreation opportunities. Efficiency is measured

in terms of the costs incurred in the running of programs, maintenance, improvement or replacement of facilities against the benefits to the whole community in terms of recreation opportunity. Preference will be given to initiatives which avoid the duplication of facilities, which are designed to support and encourage multi-use and which help to achieve a coordinated and holistic approach to sport and recreation.

**Diversity of Opportunities** – Council will support the provision of a range of opportunities for both passive and active recreation; in response to community needs; in a number of locations; at all levels of skill and competence and which cater for needs at the local, municipal and regional levels. Council will encourage the development of new opportunities for recreation in the municipality.

**Partnerships/Shared Responsibility** – Council will pursue opportunities for joint development of facilities with other providers (e.g. schools, Parks and Wildlife Service, Forestry Tasmania, private business, not-for-profit agencies), encourage shared management regimes with clubs and community groups and inter-agency and inter-government cooperation; and will assist those who assist the community (e.g. volunteers and community based groups).

**Making a Whole-of-Council Commitment** – Council believes in a cooperative, whole-of-Council commitment to meeting the foregoing principles and to improving opportunities for recreation for all members of the community.

**Organisational Capacity** – Council will develop the organisational and financial capacity to actively, plan, manage and assist with the delivery of facilities, programs and services that enhance the opportunities for the community to benefit from engaging in recreational activities.

Whilst the principles outlined above express accepted community values to some degree (i.e. fairness, sustainability, life-long involvement) they have the potential to be used as guides for making decisions about sport and recreation priorities in the future. If a proposal can satisfy all of these principles then this should indicate to the Council that the proposal is worthy of proceeding to more detailed investigation and assessment. If the proposal fails on several of these principles, then it suggests that the benefits to the community may not be sufficient to warrant Council support or resource investment.

### 3.2.3 Policies

The following policies have been identified as practical tools to assist the Council, sporting clubs, community and recreation groups to manage the Nubeena Recreation Ground with respect to the vision and principles. The policies are:

1. The Nubeena Recreation Ground will be managed as a multi-purpose asset providing for a diverse range of sporting, recreational and community needs within the regional and local community.
2. Council will have overall responsibility for the management of the venue but involve, communicate and consider the views of key stakeholders and wider community.
3. Priority will be given to the health, risk and public safety of users and the general community at the Nubeena Recreation Ground.
4. Integrated co-location and sharing of sporting and recreation facilities and use of spaces within the site will be fostered.
5. The existing facilities and development of new facilities and services will be based on identified need and be appropriate to meet the standard, level of use and community expectations.
6. The Council will assess that what is being provided is regularly reviewed and revised in keeping with changing community needs.
7. The Nubeena Recreation Ground will have strong and safe connections with the Tasman Districts High School, local businesses and surrounding residential areas.
8. Sporting, recreation and community events will be encouraged within the Nubeena Recreation Ground where there will be no adverse impact on the existing use, condition of the facilities and surrounding uses.
9. The opportunities for securing partnership/shared responsibility for development and management of facilities will be pursued.

10. Fees and charges will be applied to allow for equitable contribution of all users to the development, management and maintenance of the Nubeena Recreation Ground.

11. Any commercial investment on the site will be subservient to the primary role as public land for sporting, recreation and community use.

12. All decisions should be consistent with Council's adopted policies, regulations and By-laws.

### **3.3 SITE MASTER PLAN**

The community engagement indicated a strong interest in the master plan to consider the opportunities for:

greater community access and use of the Civic Centre;

more multi-use spaces within the Civic Centre and capacity for the events with the oval;

safer road access and more formalised car parking areas;

upgrading the infrastructure to better meet current and future needs;

better connection paths for pedestrians;

recognising the importance of the site as an evacuation centre;

better provision for Club and community storage;

a community play space; and

improvements to the drainage, oval surface and treatment of waste.

The Nubeena Recreation Ground site master plan is shown in Plans 3.1 – 3.6:

the overall site master plan (Plan 3.1);

conceptual layouts for the ground floor and mezzanine level of the Civic Centre (Plans 3.2 and 3.3);

a concept plan of the volumetric layout (size of internal spaces) for the Civic Centre (Plan 3.4); and

conceptual layout for the proposed new changerooms and amenities building at the oval (Plans 3.5 and 3.6).

It is important to recognise that the plans for the Civic Centre are not detailed architectural drawings to allow for construction but are concept layouts that help to indicate the potential for improving access, use and functionality. More detailed design will be required for building works that need a Development Application to be lodged with Council for approval.

The following sections of the report outline the:

big ideas which are those works or improvements that require significant funding support to achieve long term benefits; and

smaller ideas that are important but do not require allocation of major funds to be achieved.

### **3.3.1 Big Ideas**

The big ideas include:

revision of the oval dimensions;

upgrade the entry road and car parking areas;

re-designing the access and functional use of the Civic Centre (internal and outside);

new changerooms and amenities at the oval;

installing an underground sewerage line link to allow for treatment of waste off site;

installing irrigation on the oval and fixing drainage issues; and

adding in play facilities.

#### REVISION OF THE OVAL DIMENSIONS

The existing oval dimensions remain from when AFL football was being played on the Tasman Peninsula with a local football team based at Nubeena. The Tasman Football Association folded in 2001 and no local playing clubs remain on the Peninsula. Discussion with the local community indicated that it was unlikely that a team would ever be formed again. This generally reflects the pattern of decline in the number of local football clubs throughout Tasmania over the past 20 years.



**Legend:**

- ① Nubeena Recreation Ground
- ② Tasman Civic Centre (refer to Centre proposal Plans 3.2, 3.3 and 3.4)
- ③ New amenity facilities (change rooms/public toilets/equipment store) (refer to Sports Facility Plans 3.5 and 3.6)
- ④ Tasman Community Op Shop
- ⑤ External civic space with tiered seating
- ⑥ Proposed emergency services site compound
- ⑦ Vehicular turning circle
- ⑧ Vehicular drop-off / Civic Centre main arrival / primary access
- ⑨ Secondary access to Civic Centre (High School access)
- ⑩ On site parking with managed access to oval
- ⑪ Site security gates to recreation ground
- ⑫ Maintenance track with access to oval
- ⑬ Cricket nets with power connection for bowling equipment
- ⑭ Play area
- ⑮ Football goal posts retained for informal or future use
- ⑯ Oval lighting
- ⑰ Soccer / Cricket Australia - Open Age (Community Club) oval size
- ⑱ Pathway link to High School
- ⑲ Community Op Shop delivery and drop-off space
- ⑳ Proposed connection to existing Taswater sewerage main
- ㉑ Scoreboard integrated to building facade at high level
- ㉒ Low fence around southern edge of oval



# PLAN 3.1 SITE MASTER PLAN PROPOSALS

Nubeena Recreation Ground, Nubeena, Tas - 7184 | Draft For Review  
 PREPARED FOR TASMAN COUNCIL



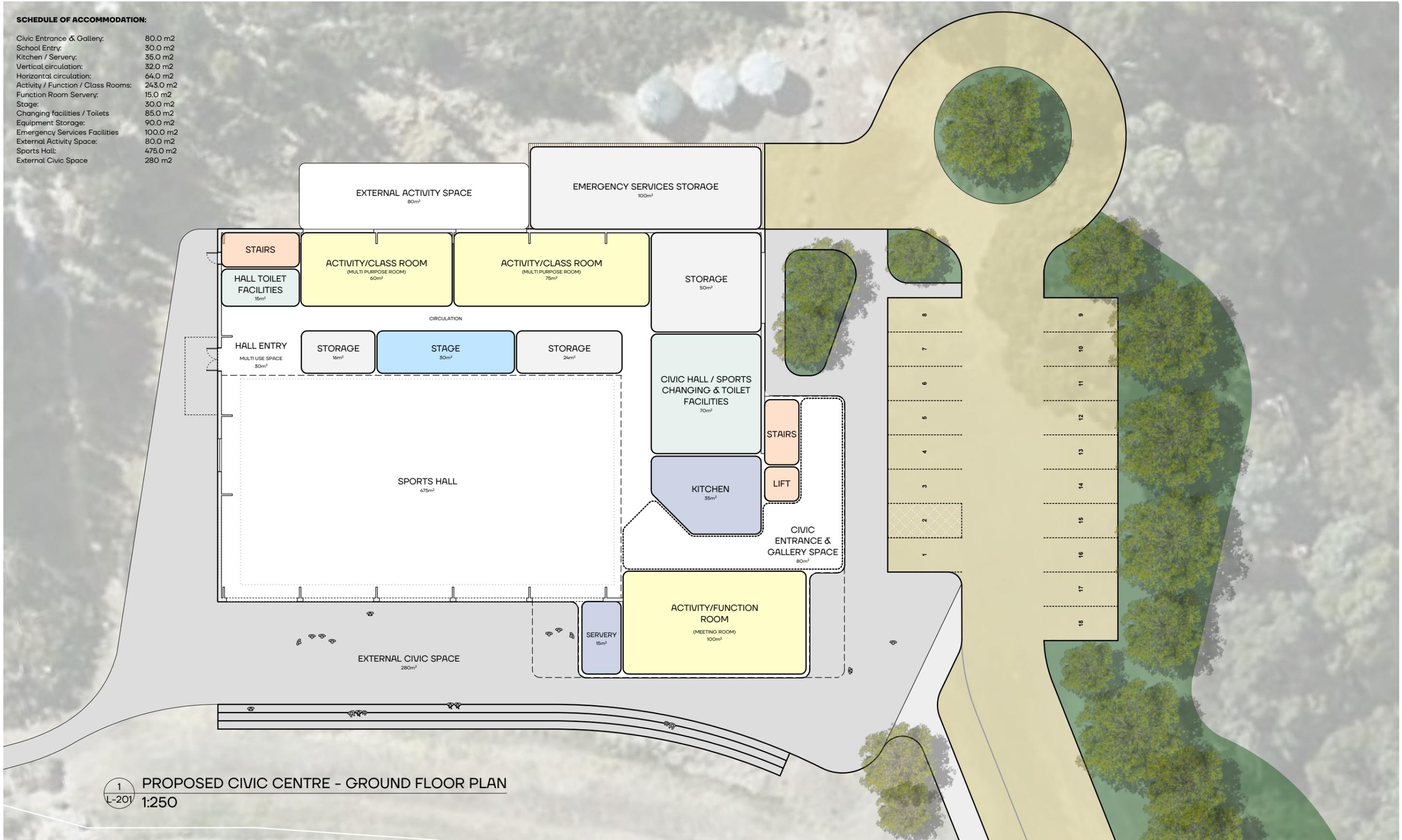
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**SCHEDULE OF ACCOMMODATION:**

Civic Entrance & Gallery:	80.0 m <sup>2</sup>
School Entry:	30.0 m <sup>2</sup>
Kitchen / Servery:	35.0 m <sup>2</sup>
Vertical circulation:	32.0 m <sup>2</sup>
Horizontal circulation:	64.0 m <sup>2</sup>
Activity / Function / Class Rooms:	243.0 m <sup>2</sup>
Function Room Servery:	15.0 m <sup>2</sup>
Stage:	30.0 m <sup>2</sup>
Changing facilities / Toilets	85.0 m <sup>2</sup>
Equipment Storage:	90.0 m <sup>2</sup>
Emergency Services Facilities	100.0 m <sup>2</sup>
External Activity Space:	80.0 m <sup>2</sup>
Sports Hall:	475.0 m <sup>2</sup>
External Civic Space	280 m <sup>2</sup>



1 PROPOSED CIVIC CENTRE - GROUND FLOOR PLAN  
L-201 1:250

# PLAN 3.2 CIVIC CENTRE GROUND FLOOR PLAN

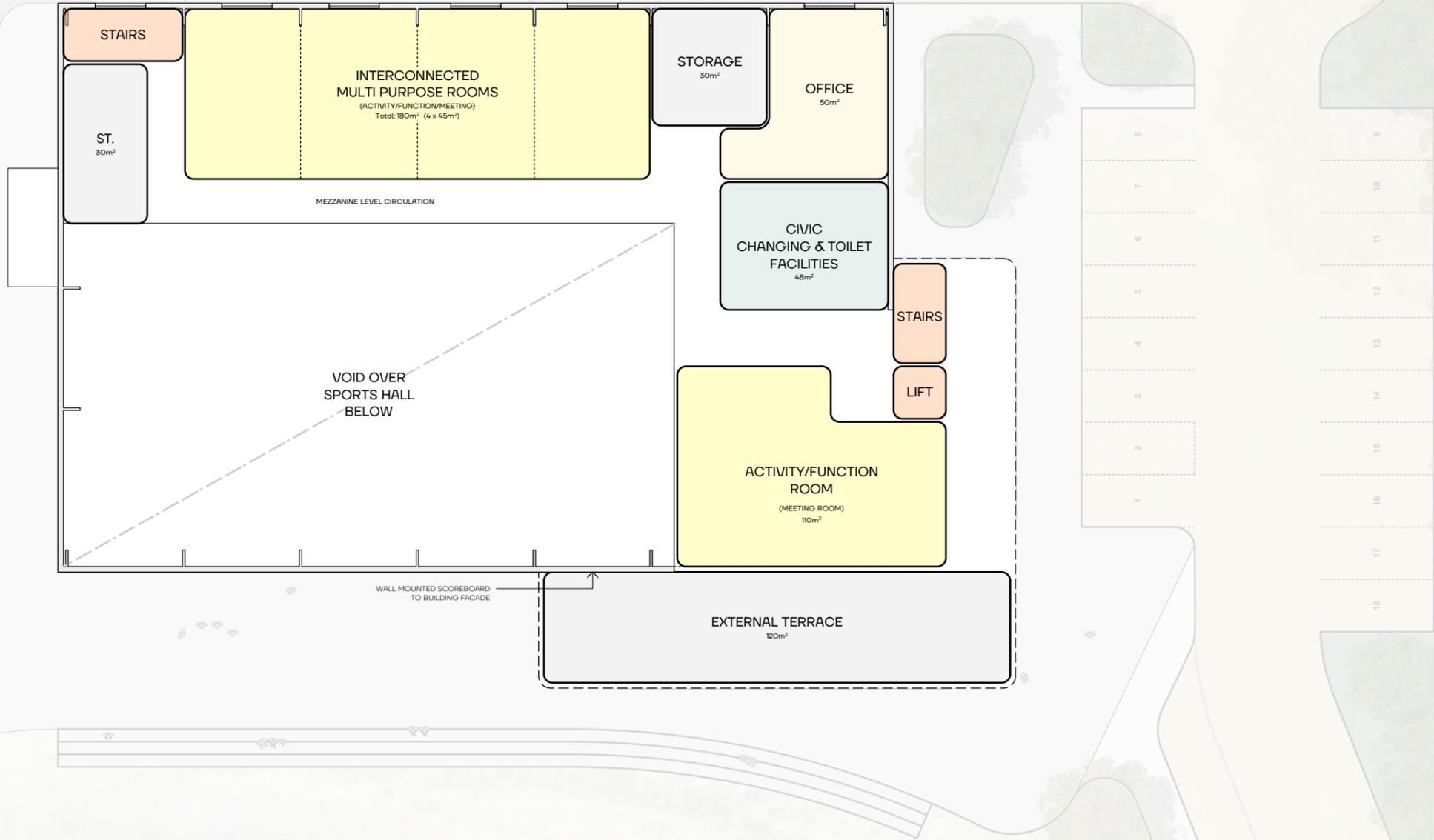
Nubeena Recreation Ground, Nubeena, Tas - 7184 | Draft For Review  
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**SCHEDULE OF ACCOMMODATION:**

Vertical circulation:	32.0 m2
Horizontal circulation:	110.0 m2
Multi Purpose Rooms:	180.0 m2
Activity / Function / Meeting Room:	110.0 m2
Office space:	50.0 m2
Changing facilities / Toilets:	48.0 m2
Storage:	60.0 m2
External Terrace:	120.0 m2



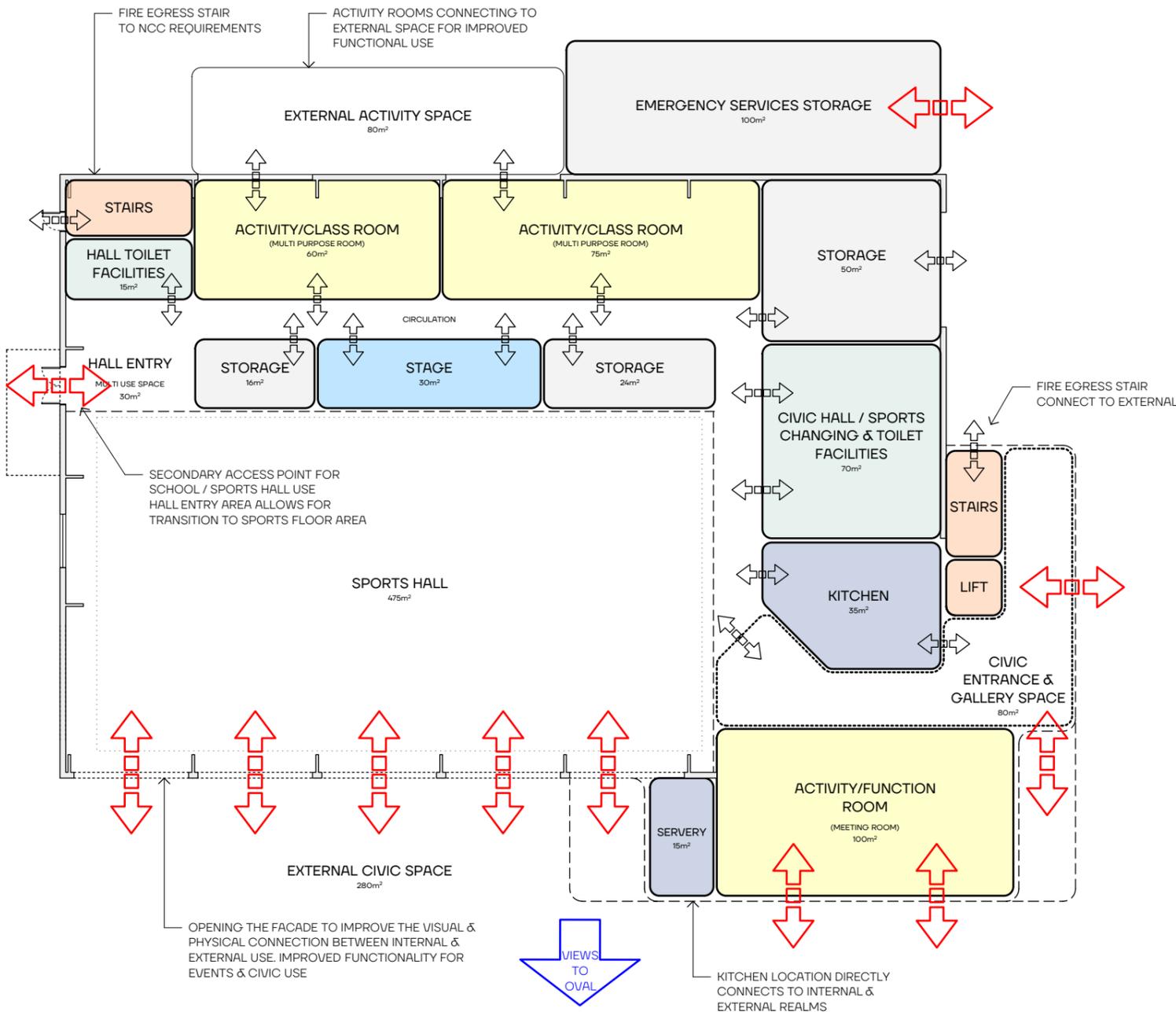
1 PROPOSED CIVIC CENTRE - MEZZANINE LEVEL PLAN  
L-202 1:250

## PLAN 3.3 CIVIC CENTRE MEZZANINE FLOOR PLAN

Nubeena Recreation Ground, Nubeena, Tas - 7184 | Draft For Review  
PREPARED FOR TASMAN COUNCIL



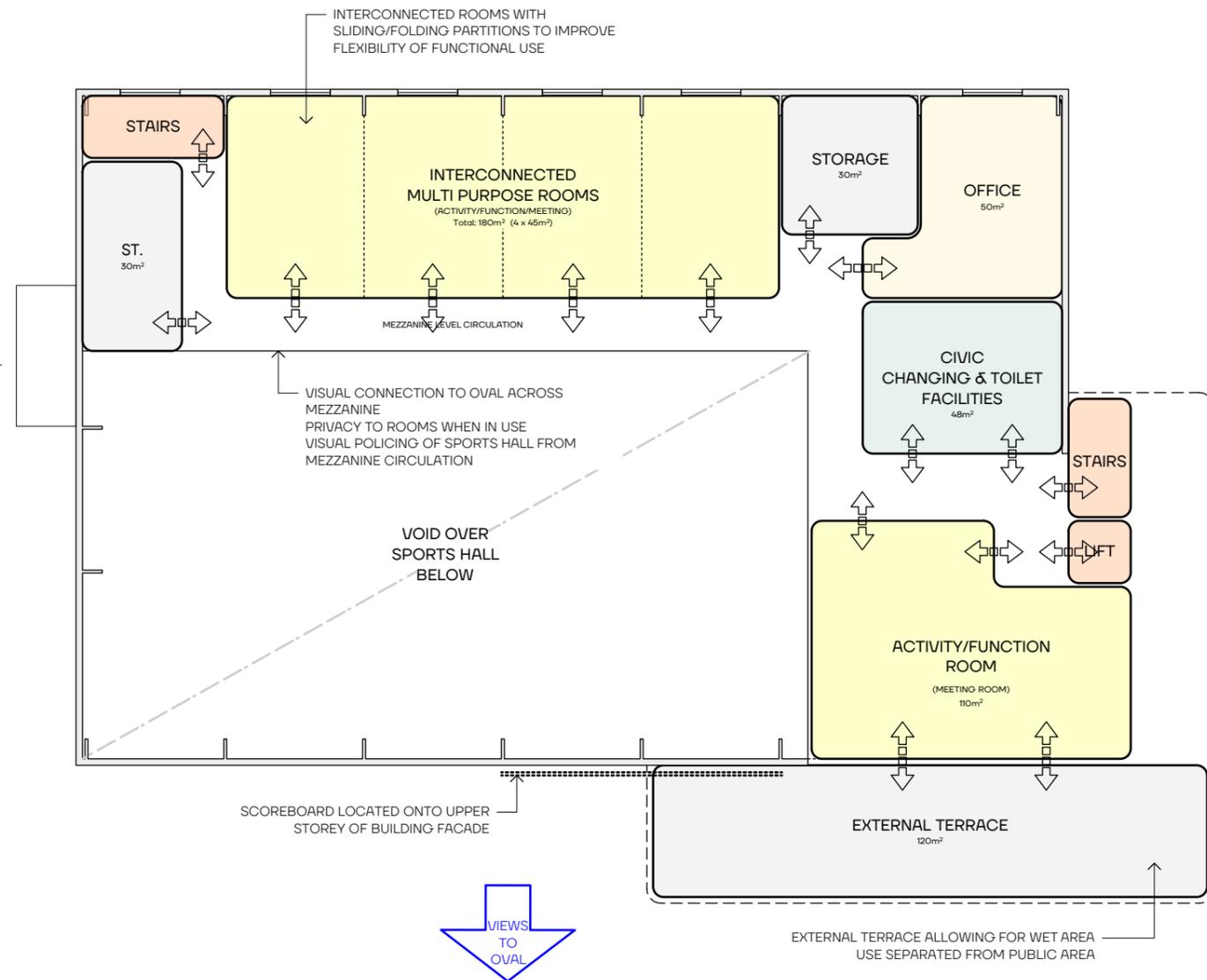




1 PROPOSED GROUND FLOOR PLAN  
L-204 1:250

**GROUND FLOOR SCHEDULE OF ACCOMMODATION:**

Room type:	Area:	Occupancy:
Civic Entrance & Gallery:	80.0 m2	
School Entry:	30.0 m2	
Kitchen / Servery:	35.0 m2	= 3 persons
Vertical circulation:	32.0 m2	
Horizontal circulation:	64.0 m2	
Activity / Function / Class Rooms:	243.0 m2	= 120 - 243 persons
Function Room Servery:	15.0 m2	= 2 persons
Stage:	30.0 m2	= 60 persons
Changing facilities / Toilets	85.0 m2	= To meet NCC requirements
Equipment Storage:	90.0 m2	
Emergency Services Facilities	100.0 m2	= 100 persons
External Activity Space:	80.0 m2	= 80 persons
Sports Hall:	475.0 m2	= 47 persons
External Civic Space	280 m2	= 280 - 933 persons



2 PROPOSED MEZZANINE LEVEL PLAN  
L-204 1:250

**MEZZANINE LEVEL SCHEDULE OF ACCOMMODATION:**

Room type:	Area:	Occupancy:
Vertical circulation:	32.0 m2	
Horizontal circulation:	110.0 m2	
Multi Purpose Rooms:	180.0 m2	= 90 - 180 persons
Activity / Function / Meeting Room:	110.0 m2	= 55 - 110 persons
Office space:	50.0 m2	= 5 persons
Changing facilities / Toilets	48.0 m2	= To meet NCC requirements
Storage:	60.0 m2	
External Terrace:	125.0 m2	= 125 persons

- Two points of fire egress to meet NCC requirements  
- Lift for all abilities access to meet NCC requirements

# PLAN 3.4 CIVIC CENTRE DESIGN FUNCTIONAL SPACE







**SCHEDULE OF ACCOMMODATION:**

Changing Facilities:	90.0 m <sup>2</sup>
Public Toilet Facilities:	24.0 m <sup>2</sup>
Sports Equipment Storage:	18.0 m <sup>2</sup>

1 PROPOSED SPORTS FACILITY FLOOR PLAN  
L-203 1:250

# PLAN 3.5 SPORTS FACILITY FLOOR PLAN

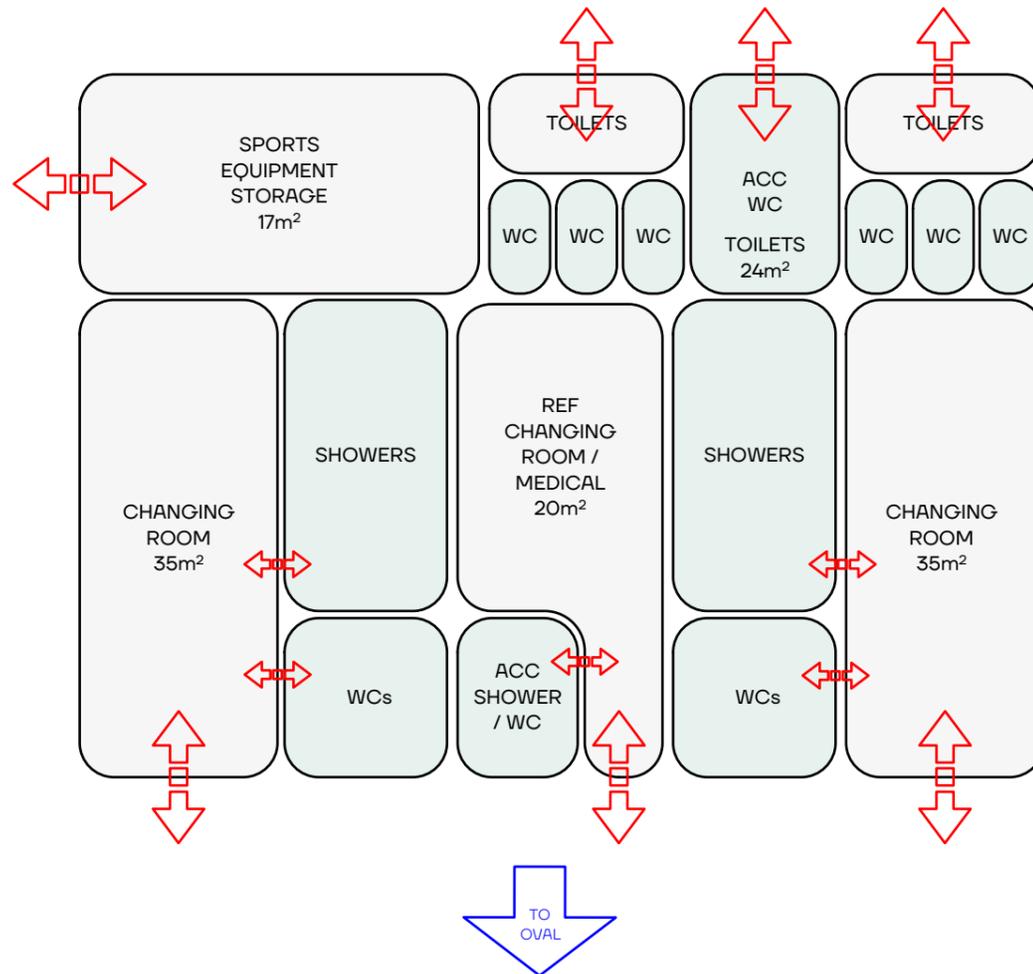
Nubeena Recreation Ground, Nubeena, Tas - 7184 | Draft For Review  
PREPARED FOR TASMAN COUNCIL



Date 2/3/21  
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1 PROPOSED GROUND FLOOR PLAN  
L-205 1:100

**SPORTS FACILITY  
SCHEDULE OF ACCOMMODATION:**

Room type:	Area:	Occupancy:
Changing Facilities:	90.0 m2	5 Person Shower + 2 WCs per Changing Room
Public Toilet Facilities:	24.0 m2	6x WC + 1x Accessible WC
Sports Equipment Storage:	18.0 m2	

# PLAN 3.6 SPORTS FACILITY DESIGN PROPOSALS

Nubeena Recreation Ground, Nubeena, Tas - 7184 | Draft For Review  
PREPARED FOR TASMAN COUNCIL



Date 2/3/21  
Scale 1:100 @ A3





Plan 3.1 shows that the size of the oval can be reduced to create additional space that can be used to address the key issues for upgrading access, increasing parking capacity and responding to identified safety issues.

The Plan shows that the existing oval dimensions can be reduced (proposal is to alter the length of the oval and not the width) whilst meeting:

Australia Cricket recommended oval dimension standards for Community Club Open Level cricket games being 120m length and 120m wide from the central pitch)<sup>11</sup>;

provision for full sized soccer pitch or smaller junior pitches;  
and

acceptable minimum oval dimensions for an AFL oval being 135m length and 120m wide<sup>12</sup>.

#### U P G R A D E   T H E   E N T R Y   R O A D   A N D   C A R   P A R K I N G   A R E A S

There are major problems with the existing entry road, safety and parking capacity within Nubeena Recreation Ground.

The re-sizing of the oval provides the opportunity to address these issues by removing the former football clubrooms and creating additional space that will allow a new access road, more organised car parking layout and reduction of the safety issues for pedestrians and users. Importantly this additional space also supports the capacity for improved access by emergency vehicles, provision of a turning circle, a drop-off and pick-up area for the Civic Centre, development of pedestrian footpaths, safe zones outside all buildings and a major increase in overall car parking capacity.

The removal of the former football clubrooms will require provision of the best options for alternative facilities to cater for local sporting and community needs. The existing clubrooms are considered to be in poor condition and require substantial funding to be upgraded and meet the requirements of the Building Code and expectations of users. Government funding policy and priority is more directed towards investment in facilities that maximise community access, use and participation in preference to allocating funds towards individual clubs or users.

<sup>11</sup> Cricket Australia 2015 Community Cricket Facility Guidelines

<sup>12</sup> AFL Preferred Facility Guidelines 2019 sets an ideal dimension for ovals at 160m length and 135m width which very few local ovals have ever been or can achieve. However the AFL indicate a minimum length of 130m and width of 110m is also possible for regional and local levels. Given the loss of all football teams on the Peninsula and expectations of no future teams, the minimum of 135m length and 120m width has been used to allow for informal play and other future use.

Plans 3.1 – 3.5 indicate that the alternative option could involve:

a new sports facility building constructed closer to the Civic Centre that incorporates changerooms, public toilets and storage space within easy access of the oval;

multi-use space be provided within the proposed design improvements to the Civic Centre to allow for use during sporting and other events including clubrooms/function space/wet area, kiosk, kitchen and spectator viewing from the extensive civic outdoor space;

the opportunity to display club memorabilia (e.g. football and cricket) within the civic entrance/gallery space or activity/function rooms; and

relocation of the scoreboard to the outside of the Civic Centre.

This proposal makes more realistic use of the current grant funds to provide new multi-use facilities that will benefit the wider community in the future.

#### RE-DESIGNING THE ACCESS AND FUNCTIONAL USE OF THE CIVIC CENTRE

Plans 3.2 - 3.4 indicate the opportunity to re-design the layout of the Civic Centre to make it more attractive and functional for community use.

The centre is currently under-utilised with the Tasman Districts High School generally having exclusive use during school hours with limited community access at the same time. This is understandable given the current design and layout of the Civic Centre does not allow scope to manage issues with security and safety.

The Plans show a range of design opportunities that would allow more shared use of the Civic Centre for a range of educational, sporting and community activities at similar times. The opportunities include:

creating a new entry for the students from the High School that provides direct access into the multi-use activity/classrooms, sports hall and changerooms/amenities without the need to enter by the main entry off the car park;

installing the new entry would also reduce potential to damage the sports hall floor surface as it provides a space where shoes may be removed if wet/muddy conditions prevail outside (this is typically consistent with protecting most indoor sports halls);

upgrading the main entry into the Civic Centre from the car park area to allow community use of the sport hall (ground floor), activity/function room/kitchen (ground floor), multi-use rooms (mezzanine floor) and changerooms/amenities (ground floor and mezzanine floor) at times when school use may be occurring in another part of the Civic Centre;

providing a lift to meet *Disability (Access to Premise-Buildings) Standards Act 2010* for community access to the mezzanine floor;

providing a range of room sizes to cater for multi-use activities including sport, recreation, educational, training and meetings (one large room has scope for interconnection);

having a small servery space for the activity/function room at ground floor that can cater for meetings or operate as a kiosk during sporting and community events;

providing office/meeting space that could cater for occasional needs of Council, community and club use;

installing sliding or open doors along the sports hall to enhance indoor-outdoor functions (including events) and improve the micro-climate within the hall; and

providing substantial space at ground floor level for enhancing community activities/spectating/defining a wet area during events and terrace decking above with access from the activity/function room at the mezzanine floor.

Community feedback comments on the draft Master Plan indicated a strong desire for the past and present Club memorabilia to be retained and showcased. The opportunity exists with the proposed upgrading of the Civic Centre to house this memorabilia within the new spaces including the activity/function rooms, office/meeting room and the entrance/gallery/foyer space.

This proposed arrangement would, for example allow the High School students to use the sports hall and changerooms/amenities at the ground floor

whilst the community had access to use the activity/function room or multi-purpose rooms at ground floor or any of the facilities on the mezzanine floor. If the High School students were just using the activity/class rooms at ground floor, then the community would have scope to use the sports hall and other activity/function spaces located on the ground floor or mezzanine floor. This arrangement would allow effective diligence for managing security and safety by the different user groups.

The Plans also show that the arrival to the entry areas can be largely improved with enhancement/celebration of the arrival, having a covered awning over the entry and the creation of a safe pedestrian zone from vehicle movement and parking.

The next stage of implementation requires detailed design of the proposed improvements which would also consider other building requirements including heating and cooling of the spaces required.

#### NEW CHANGEROOMS AND AMENITIES AT THE OVAL

The proposed removal of the former football clubrooms to address access and address safety issues, will require new changerooms and amenities to be provided close to the oval.

It is not feasible to require players to utilise the internal changeroom and amenity facilities within the Civic Centre given:

- distance from the oval;

- the relatively steep grade between the oval and Civic Centre that does not meet disability access requirements;

- security issues for managing public behaviour/issues around where players may be moving to the facilities;

- key issues (e.g. security, limited capacity) involved with sharing the changeroom facilities with other users of the Civic Centre at the same time;

- having no public toilets accessible at the oval; and

- storage of sports equipment needs to be located close to the oval.

Plan 3.1 shows the preferred location for the new changerooms, amenities and storage space. It allows vehicle access to service the building. Plans 3.5 and 3.6 show the proposed internal space within the building.

The Cricket Club referred to a range of improvements including the desire to improve female facilities (and in particular shower facilities) at the Recreation Ground. Whilst this a desirable outcome, it was difficult to justify the significant cost of duplicating the changerooms at the moment given such limited use being made of the oval or identified current need. The concept design (Map 3.6) shows the change rooms/amenities are gender neutral so that they can be used by male or female players and officials. This is considered to be realistic as any duplication of facilities would remain under-utilised for the majority of the time. It is likely that the changerooms and amenities within the Civic Centre would be available for use if the occasion raised during a weekend or after school hours. The public toilets at the ground are gender specific (i.e. separated male and female toilets) in preference to universal shared toilets.

In the long term, Council could seek funding for women's change rooms if the level of demand and need is identified.

#### INSTALLING AN UNDERGROUND SEWERAGE LINK TO ALLOW FOR TREATMENT OFF SITE

Currently the Civic Centre, Tasman Community Co-op and the former football clubrooms rely on septic tanks to capture and treat sewerage onsite.

Council has indicated the potential to install an underground line to connect with an existing sewer main within the Tasman Districts High School. This would allow waste to be treated at Council's sewerage treatment plant in Nubeena. The opportunity for the Tasman Community Co-op and proposed new amenities and changerooms to be joined into the sewer line requires further investigation given they are located below the Civic Centre.

#### INSTALLING IRRIGATION AND FIXING DRAINAGE ISSUES

The oval surface is generally in poor condition and would benefit from an irrigation system to help improve the playing surface and also reduce time and costs with watering.

Drainage remains a problem around the Nubeena Recreation Ground. Whilst a large open drain has been installed around the eastern side of the oval, there is a need for regular maintenance to ensure it works efficiently.

#### ADDING IN PLAY FACILITIES

Community interest was expressed to have a small play area located within the Nubeena Recreation Ground. Plan 3.1 shows a possible location adjacent to the oval and proposed new amenities building. The site would offer convenient access and good passive surveillance from the Civic Centre and

surrounding areas. The play facilities would attract use from spectators and families attending sporting and community events taking place at the Nubeena Recreation Ground.

The risk of cricket balls being hit into this location could be reduced by installing a net or screen.

### **3.3.2 Smaller Ideas**

The smaller ideas are important but do not require allocation of major funds to be achieved. This includes:

- installing new directional and information signs for the Nubeena Recreation Ground and its facilities;

- relocating the security gates to a more suitable location with the proposed new entry road;

- upgrading the pathway from the Tasman Districts High School to the Civic Centre;

- providing space at the back of the Civic Centre that could be utilised as an emergency services storage and compound;

- providing electrical power to the bowling machine at the training wickets;

- relocating the scoreboard to a new location at the front of the Civic Centre; and

- adding in tiered seating off the civic space in front of the Civic Centre.

### **3.3.3 Community Feedback**

The draft Master Plan was released for public review and comment. Attachment A provides a summary of the comments raised, the response and the recommended action to be taken.

The recommended actions included:

- strengthening reference to the need to protect and display local memorabilia within the proposed re-development of the Civic Centre;

acknowledge the desire expressed for having women's changeroom facilities in the future if the need and demand is identified;

recognise the risk issues with cricket balls being hit into the proposed play area;

identify the office space within the proposed Civic Centre to be available for meeting use;

refer to heating and cooling issues being considered during the detailed design of the Civic Centre;

acknowledging community comment regarding improving line marking within the sports hall.



# **SECTION 4**

## **ACTION PLAN**

### **4.1 MANAGEMENT RESPONSIBILITIES AND USE OF THE MASTER PLAN**

#### **4.1.1 Management Responsibility**

The responsibility for the overall management of the Nubeena Recreation Ground rests with the Tasman Council. Council may seek the advice and direction for decisions from the community and key stakeholders involved with using the Ground and its facilities.

#### **4.1.2 Using the Master Plan**

The Nubeena Recreation Ground Master Plan brings together the views of the community, key users and Council to help guide the future planning, development and management of the Ground. It should not be seen as a 'fixed' Plan but rather an operational plan to guide priorities and decision making.

Having an agreed Master Plan will enable Council to:

- assess proposals for use, development and/or key management decisions;
- formulate a long term budget to upgrade and improve the Recreation Ground, Civic Centre and other facilities;
- support key stakeholders to seek resource and funding assistance to instigate the recommended actions; and
- consult with key stakeholders and the community about the future planning, development and management of the Recreation Ground.

#### **ASSESS PROPOSALS**

The Master Plan will help assess whether the proposed development or management action will impact, either positively or negatively, on the achievement of the other recommended actions for the Recreation Ground.

Council should ensure that any proposed development or major management action does not conflict with the long term vision, principles and guiding policies for the Recreation Ground. A thorough appraisal with community consultation should take place if any proposed development and/or major

management action provides scope for conflict with the long term vision and guiding principles for the Recreation Ground or achievement of the other recommended actions.

#### L O N G T E R M B U D G E T

The Master Plan allows the Council to prepare a long term budget for the upgrading of facilities and improving the management of the Recreation Ground. This could be undertaken through the preparation of a 5 or 10 Year Work Plans.

Whilst funds need to be distributed across many Council functions, the Recreation Ground is an important venue for the municipality and consistent investment of resources over a long time frame will provide a range of environmental, economic and social benefits to the community beyond the dollar value involved. Investment will also reinforce the potential of the venue to better cater for a range of recreational, social and health needs within the community.

#### F U N D I N G A S S I S T A N C E

The Master Plan can be used as a vehicle to support submissions for funding assistance under programs managed by the Commonwealth and State Governments. As the Master Plan covers a wide range of interests – sport, recreation, community open space, education, health, access etc – there will be opportunities to use the Master Plan to target a range of potentially available funding sources.

All users should be encouraged to seek grant funding to promote improvement of the facilities and use of the Nubeena Recreation Ground.

The Master Plan may also be used as a guide for engaging and guiding the support of community and Service Clubs for improving facilities for the community.

#### C O N S U L T A T I O N

The Master Plan can become a useful mechanism for communicating with stakeholders interested in the development and management of the Recreation Ground. In particular, stakeholders can provide advice as to the priorities for action and what aspects of the Plan may need to alter during any review process.

It is recommended that Council undertake 'minor' internal reviews of the Master Plan every second year.

A 'major' review of the Master Plan should occur every 10 years, with significant involvement of the local community and other stakeholders.

## **4.2 ACTION PLAN**

The Action Plan sets out recommended actions and staging of works for the Nubeena Recreation Ground over the next 10 years. It identifies priority projects to be commenced and completed within the next 5 years and then the roll-out of proposed works over the following years based on securing of funding.

It is recognised that funding for initial works has been found but not allocated.

There is no certainty that works can be started or completed within the proposed timeframe. However the Action Plan does provides guidance as to what may be the priorities for seeking funding support over the next 10 years. In many cases additional planning, design and approvals are required first-up before a recommendation can be implemented.

Further, whilst an action may have priority within this Master Plan, it is recognised that Council has other priorities within the Council that may necessitate that actions be delayed.

### **4.2.1 Priority Projects for Starting and Completion within the Next Five Years**

Table 4.1 provides a Five Year Action Plan.

These projects focus on the essential pre-planning investigations that are needed to help source funding for works in upgrading the role and facilities at the Recreation Ground.

These investigations will allow for more informed decisions about what works are required, what the costs will be and what the potential sources of funding are for implementation. It recognises that Council, sporting clubs and recreation groups have limited capacity to fund the works and consequently strong funding support submissions will need to be directed to the State and Federal Governments.

Rec. No	Recommendation	Responsibility
1	Council to review, refine and endorse the Nubeena Recreation Ground Master Plan with feedback from local community comment on the draft plans	Council
2	Seek cost estimates for the proposed works and prepare Project Plan to identify what works can be undertaken given available grant funding and meeting any funding requirements.	Council
3	Undertake detailed design for selected building works within the Project Plan with indicative priority for: <ul style="list-style-type: none"> <li>• construction plans for the entry road, car parking layout and services</li> <li>• identified new building works and fit-out at the Civic Centre including entries, activity/function spaces, stairs, lift and external civic space</li> <li>• new sports facility building with changerooms, public toilets and storage near the oval</li> <li>• sewer line connections</li> </ul>	Council to engage professional architect and engineer
4	Proceed to lodge DA for approval and construct selected new building works with indicative priority (subject to cost estimates and approvals) for: <ul style="list-style-type: none"> <li>• earthworks to reduce the size of oval and allow construction of the new entry road</li> <li>• identify and construct footpaths, stormwater and edges to the proposed car parking areas including the safe zones outside existing and proposed new buildings (car parking area is likely to be gravelled surface given budget constraints)</li> <li>• extensions to the Civic Centre</li> <li>• installing new sewer line connections</li> <li>• new sports facility</li> <li>• demolition of the former football clubrooms</li> <li>• new fence along southern end of the oval</li> <li>• relocation of the scoreboard</li> </ul>	Council
5	Identify and target potential funding sources to allow for the completion of the recommended works outlined in the Master Plan	Council
6	Subject to available Council funds, undertake minor works that will improve safety and access to the Recreation Ground – directional signs, main entry sign, security lights near buildings, upgrading paths, extension of power	Council, Education Department, Clubs
7	Internal review of the Master Plan (two yearly basis)	Council

Table 4.1 Five Year Action Plan

### 4.2.2 Implementing Projects 6-10 Years

Table 4.2 shows the proposed 6-10 Year Action Plan. These projects may be commenced in the 1-5 Year Action Plan but additional funding may be required to complete the works.

Rec. No.	Recommendation	Responsibility
1	Completion of building works listed within the 1-5 Year Action Plan including the fit-out of the Civic Centre internal and external spaces	Council
2	Review the opportunity to install a small play facility with safety screen netting.	Council
3	Sealing of the car park surface (initially gravel surface during Years 1-5)	Council
4	Install irrigation system for the oval	Council
5	Address drainage issues around the Recreation Ground	Council
6	Construct footpath from the Recreation Ground along the entry road to the local shops	Council
7	Internal review of the Master Plan (two yearly basis) and major review in 10 years	Council, Advisory Committee

Table 4.2 Proposed 6-10 Year Action Plan

### 4.3 FUNDING

The funding for the recommended works will need to be targetted and sourced from a range of potential areas. This includes:

Council to identify its capacity for contributing funding to assist the implementation of the project over the next 5 and 10 years;

Council, user groups and event organisers to lobby the State and Federal Government parliamentarians for special funding assistance in the lead-up to future elections, especially those members representing the Lyons electorate;

identifying and seeking funding assistance for the implementation of project stages through possible grant initiatives such as:

- the National Stronger Regions Fund initiative which aims to boost social and economic development in Australia's regions by funding priority infrastructure projects in local communities (<http://investment.infrastructure.gov.au/funding/NSRF>),
- the Building Better Regions Fund which aims to fund projects outside of the major capital cities;
- the Stronger Communities Program which aims to fund small capital projects that deliver social benefit (support of Federal Member of Parliament required for the project),
- individual sporting clubs to consider opportunities for fund raising support from the Australian Sports Foundation involving opportunities such as tax deduction for donations, deductible gift recipient and Fundraising4Sport-F4S;

Sport and Recreation Major Grants or Sport and Recreation Minor Grants administered by Communities, Sport and Recreation for projects consistent with the vision and implementation of the Master Plan

([http://www.dpac.tas.gov.au/divisions/csr/sportrec/funding\\_opportunities/major\\_grants](http://www.dpac.tas.gov.au/divisions/csr/sportrec/funding_opportunities/major_grants));

individual clubs to work with their State peak bodies to seek funding under the State Grants Program administered by Communities, Sport and Recreation; and

club and community-based fund-raising campaigns (although many Clubs are small and have limited capacity to raise funds beyond meeting operational needs).

**ATTACHMENT A  
COMMUNITY FEEDBACK AND REVIEW  
COMMENTS**



## Review and Response to Public Submissions and Comments on the Draft Nubeena Recreation Ground Master Plan

Submission	Summary of Key Points (refer to submission comments for detail)	Review/Response	Recommended Action
1	Safety and protection of memorabilia with past sporting clubs and community groups	Recognise the importance of memorabilia from past and current clubs (including football clubs that are no longer playing) and on page 38 the MP indicated "the opportunity to display club memorabilia (e.g. football and cricket) within the civic entrance/gallery space or activity/function rooms"	Consider location(s) for displaying memorabilia during detailed design of the Civic Centre
2	Provision for female facilities	The Cricket Club referred to a range of improvements in our discussions with them which did include the desire to improve female facilities (and in particular shower facilities). Based on the information we have received, whilst this a desirable outcome, it is very difficult to justify the significant cost of duplicating the changerooms at the moment given such limited use of the ground or identified need. Our concept design shows change rooms/amenities that are gender neutral - that is they can be used by male or female players and officials. This is realistic as the duplication of facilities would most likely remain under-utilised for the majority of the time. It is likely that the changerooms and amenities within the Civic Centre would be available for use if the occasion raised during a weekend or after school hours. The public toilets at the ground are gender specific i.e. separated male and female toilets in preference to universal shared toilets.	No change to the Master Plan other than to acknowledge the desire for this to be achieved in the future.
	pedestrian access between the Civic Centre and amenities at oval	The pedestrian access from the ground to the Civic Centre is very problematic as it cannot meet DDA standards without substantial works (zig zag paths or possibly a path around the oval to approach from the north) and thus once again major costs would be required. We have allowed disabled parking spaces close to all facilities e.g. Civic Centre, oval changerooms and OP Shop. We think the majority of spectators may view the game from the elevated level near the function room (potentially used by the Cricket Club) and kiosk. Whilst it may be inconvenient for some players to walk to this space (after game or break) it is hard to justify the cost of duplicating a kitchen and kiosk facility located with the proposed changerooms and toilets.	No change to the Master Plan.
	position of the pitch in new oval size	We have checked the layout of the pitch with the reducing the scale of the oval to meet Aus Cricket standards. The current location of the pitch shown in the site master plan has the same alignment but would require an extension of 6m to the north (and removal of 6m to the south). This is a relatively small cost compared to the benefits for addressing the access, safety and parking issues at the ground.	No change to the Master Plan.
3	Unable to download report	No comment	No comment
4	Seek input from Rotary, Conservation Group and Swimming Pool Committee. General support for plans. Sewerage and waste system, mezzanine floor should be given priority	Agree with the comments and that the priority should be given to fixing infrastructure issues and making the Civic Centre accessible and available for community use (including shared use with the High School as outlined in the report)	No change to the Master Plan.
5	Consultation with young people? Need for a pump trail	IP spoke with Clubs and High School that have youth interest in the use of the Recreation Ground. Pump trails was not raised during consultations but the Recreation Ground has major constraints and it would be logical to consider other potential sites within Nubeena with the involvement of users if the need is identified.	No change to the Master Plan.
6	do not support play area at Ground	Play area was intended to cater for spectator families with young children that may not be playing sport but attending the oval. Any site would need to have good surveillance by parents/public. Another submission has raised issues with this location (hitting of cricket balls). Whilst a play area can be made safer (e.g. use of nets, structures to limit risk) it is recommended that this be retained as a long term option (as listed in the MP) for future review or alteration.	Retain the play area as a long term priority with consideration as to location and managing any safety risks.
	do not support demolition of the existing clubroom	The key reasons for demolition are addressed within the MP regarding access, safety, risk, high maintenance etc.	No change to the Master Plan.
	amenities building - too many toilets and add kiosk	The amenities building contains facilities to meet design requirements of changerooms for sporting use. Public toilets are considered necessary given the difficult grade to reach the Civic Centre facilities.	No change to the Master Plan.
	who will use office space	Office space could be utilised by sporting clubs and groups or could be used as a meeting space. Other sporting or community centres often included some office space that has been used by visiting service providers and generated some revenue through hire.	Indicate on the plan potential for use as a office/meeting room.
	Civic Centre needs better heating and cooling systems	Matter for consideration in detailed design for the Civic Centre	Identify this an a matter for consideration during detailed design stage
	should link OP Shop to sewer system rather than investigate	Agree but consider this needs investigation as to how this can be achieved and the costs involved given location and low level of use (as compared with the other toilet facilities)	No change to the Master Plan.
	line marking within the sports hall	Agree but could be dealt with as a management action for the hall rather than the MP	Indicate this an issue raised during community consultation
	protection of memorabilia	see comment to Submission 1 above	No change to the Master Plan.
7	retention of club identity	see comment to Submission 1 above	No change to the Master Plan.
	change access via the shopping centre back to the original access arrangement	Disagree as the current access has overcome past problems - main access and safety issues are with the entry into the Recreation Ground	No change to the Master Plan.
	size of oval	The Master Plan shows the capacity for the oval to meet the minimum AFL standard at a regional level (page 37)	No change to the Master Plan.
	positioning of changerooms	Disagree as there is limited benefit from moving the amenities around further - the current location allows for more convenient and safe access from the car parking area linked with the footpath and avoids being too close to the major drain	No change to the Master Plan.
	vehicle access to western side of the oval	Not considered to be a major issue as the MP shows the existing vehicle access that is used by the Cricket Club or for access to the oval for maintenance purposes. The proposed new parking capacity should help overcome the need for informal parking and ongoing maintenance along the western side of the oval.	No change to the Master Plan.
	women's change facilities	see comment to Submission 2 above	No change to the Master Plan.
	playground location	see comment to Submission 6 above	Retain the play area as a long term priority with consideration as to location and managing any safety risks.
	commitment to existing funding grants and start construction	General agreement. Conditions placed on Council are set by the Federal Government so limited scope to change these timelines.	No change to the Master Plan.
	Cricket Club access during re-development	Agree that it is important to retain current access and use for Clubs during re-development.	No change to the Master Plan.
	provision of local community facilities	Agree with comments to increase funds under Council policy opportunities or seeking increased revenue from the assets if possible	No change to the Master Plan.
	retention of local facilities and community involvement in these facilities	Understand but consider Council has to be a responsible manager of assets that considers life cycle costs, use levels and issues (e.g. DDA, safety, risk, maintenance cost) rather than just retain all buildings or structures.	No change to the Master Plan.
	Civic Centre usage policy	Agree. Any existing usage policy or guidelines need to be reviewed in light of the proposed developments and improved access to facilities.	No change to the Master Plan.
	Community Health and Wellbeing	Agree - Council prepared a Recreation Plan in 2013 and this should be subject to a major review within 10 years (2023) to identify changing needs and priorities.	No change to the Master Plan.
	Policies	Agree that user clubs be involved in development of policies and timing of events.	No change to the Master Plan.
Population and infrastructure provisions	We have used the data from the Institute of Social Studies which is known/accepted by Governments (especially when seeking grants). We understand there may be anecdotal advice about population change on the Tasman Peninsula and the possibility of population growth over time but cannot demonstrate this without reliable information.	No change to the Master Plan.	

