Bray, Ella

From: Watkins, Bronwyn on behalf of Rockliff, Jeremy
Sent: Monday, 5 February 2024 9:26 AM
To: The Premier
Subject: FW: AFL High Performance Centre Rosny Parklands and Charles Hand Park

Categories: SH

-----Original Message-----
From: James Mcilhenny s.36
Sent: Saturday, February 3, 2024 6:14 PM
To: jeremy.rockliff@parliament.tas.gov.au
Subject: AFL High Performance Centre Rosny Parklands and Charles Hand Park

[You don't often get email from s.36 Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Premier

As a resident of Clarence for many years I would like to express my dismay with your government's decision to support the development of the AFL High Performance Centre on the Rosny Parklands and Charles Hand Park.

I have no issue with the HPC being in Clarence but consider that the Rosny Parklands and Charles Hand Park is the worst possible location for several reasons as follows:

1. The slope and shape of the sites poses constraints and challenges that would make it very difficult to develop the HPC in a sustainable manner.

2. Site constraints include civil and geotechnical; hydrology; environmental and natural values; landscape and universal access; public amenity; connectivity and parking.

3. Achieving flat ovals on the sloping sites will require significant earthworks, blasting, battering and retaining walls, leading to challenges with levels, access, disruption to the surrounding community and cost.

4. Development in the flood zone of the Kangaroo Bay Rivulet is likely to exacerbate existing flooding issues upstream and downstream,

5. A significant number of important mature trees would need to be removed for the development of ovals and batters impacting bird habitat and food source, shade, and visual amenity.

6. The HPC development does not align with the principles that had previously been developed with the community to inform the draft City Heart Plan. Rosny Parklands was recognised in the draft City Heart Plan as a unique opportunity to retain a substantial green public open space within the heart of a growing city while activating the area to ensure greater levels of community use, enjoyment, and benefit. Privatisation of public space is inconsistent with these principles.

7. Council's own qualified staff and consultants were unable to achieve a site design arrangement that would satisfy both the AFL's requirements for the facility and the Council's reasonable expectations for an accessible, sustainable development of the public space.

8. The proposed HPC development does not comply with the current planning scheme requirements.

I consider Council's consultation with the Clarence residents to be grossly inadequate on this issue and request that your government works with the Council to take the necessary action to rescind its decision of 11 December 2023 and undertake a proper process to find a more suitable location in Clarence.

Yours sincerely

James McIlhenny

s.36 [redacted]

Bray, Ella

From: The Premier
Sent: Tuesday, 6 February 2024 11:18 AM
To: s.36
Subject: RE: AFL High Performance Centre Rosny Parklands and Charles Hand Park

Dear James

On behalf of the Premier, Jeremy Rockliff MP, thank you for your email dated 3 February 2024.

Your correspondence is currently being considered.

Departmental Liaison Officer
Office of the Premier, Jeremy Rockliff MP

Premier of Tasmania
Minister for Mental Health and Wellbeing Minister for Tourism Minister for State Development, Trade and the Antarctic Liberal Member for Braddon

Level 11, 15 Murray Street HOBART TAS 7000
Phone: s.36
Email: premier@dpac.tas.gov.au

www.premier.tas.gov.au

-----Original Message-----
From: James Mcilhenny s.36
Sent: Saturday, February 3, 2024 6:14 PM
To: jeremy.rockliff@parliament.tas.gov.au
Subject: AFL High Performance Centre Rosny Parklands and Charles Hand Park

[You don't often get email from s.36. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Premier

As a resident of Clarence for many years I would like to express my dismay with your government's decision to support the development of the AFL High Performance Centre on the Rosny Parklands and Charles Hand Park.

I have no issue with the HPC being in Clarence but consider that the Rosny Parklands and Charles Hand Park is the worst possible location for several reasons as follows:

1. The slope and shape of the sites poses constraints and challenges that would make it very difficult to develop the HPC in a sustainable manner.

2. Site constraints include civil and geotechnical; hydrology; environmental and natural values; landscape and universal access; public amenity; connectivity and parking.

3. Achieving flat ovals on the sloping sites will require
significant earthworks, blasting, battering and retaining walls, leading to challenges with levels, access, disruption to the surrounding community and cost.

4. Development in the flood zone of the Kangaroo Bay Rivulet is
likely to exacerbate existing flooding issues upstream and downstream,

5. A significant number of important mature trees would need to be
removed for the development of ovals and batters impacting bird habitat and food source, shade, and visual amenity.

6. The HPC development does not align with the principles that had
previously been developed with the community to inform the draft City Heart Plan. Rosny Parklands was recognised in the draft City Heart Plan as a unique opportunity to retain a substantial green public open space within the heart of a growing city while activating the area to ensure greater levels of community use, enjoyment, and benefit. Privatisation of public space is inconsistent with these principles.

7. Council's own qualified staff and consultants were unable to
achieve a site design arrangement that would satisfy both the AFL's requirements for the facility and the Council's reasonable expectations for an accessible, sustainable development of the public space.

8. The proposed HPC development does not comply with the current
planning scheme requirements.

I consider Council's consultation with the Clarence residents to be grossly inadequate on this issue and request that your government works with the Council to take the necessary action to rescind its decision of 11 December 2023 and undertake a proper process to find a more suitable location in Clarence.

Yours sincerely

James McIlhenny

s.36 [redacted]

Bray, Ella

From: Office of the Premier
Sent: Wednesday, 7 February 2024 10:29 AM
To: Street, Minister
Subject: DRAFT REPLY - MIN24/2813 : STADIA - CORRESPONDENCE - James McIlhenny - AFL High Performance Centre Rosny Parklands and Charles Hand Park
Attachments: STADIA - CORRESPONDENCE - James McIlhenny - AFL High Performance Centre Rosny Parklands and Charles Hand Park.MSG; STADIA - CORRESPONDENCE - James McIlhenny - AFL High Performance Centre Rosny Parklands and Charles Hand Park.tr5

Good morning,

Could the PO please request a draft reply for the attached correspondence. Due back to the PO 22/02/23.

Many thanks,

Kind regards,
Heather Brown
Departmental Liaison Officer
Office of the Premier, Jeremy Rockliff MP

Premier of Tasmania
Minister for Mental Health and Wellbeing
Minister for Tourism
Minister for State Development, Trade and the Antarctic
Liberal Member for Braddon

Level 11, 15 Murray Street HOBART TAS 7000
Phone: [redacted]
Email: premier@dpac.tas.gov.au
www.premier.tas.gov.au

------< Content Manager Record Information >------

Record Number: MIN24/2813
Title: STADIA - CORRESPONDENCE - James McIlhenny - AFL High Performance Centre Rosny Parklands and Charles Hand Park

Bray, Ella

From: Watkins, Bronwyn on behalf of Rockliff, Jeremy
Sent: Monday, 5 February 2024 9:30 AM
To: The Premier
Subject: FW: HPC at Charles Hand Park

Categories: SH

From: Robyn McIlhenny s.36 [redacted]
Sent: Sunday, February 4, 2024 10:23 AM
To: jeremy.rockliff@parliament.tas.gov.au
Subject: HPC at Charles Hand Park

Dear Mr Rockliff

As a resident of Clarence for over thirty years I found the Clarence Council's decision of 11 December 2023 to support the development of the AFL High Performance Centre on the Rosny Parklands and Charles Hand Park to be one which flouted with the principles that had previously been developed with the community to inform the draft City
Heart Plan. Rosny Parklands was recognised in that draft City Heart Plan as a unique opportunity to retain a substantial green public open space within the heart of our growing city while activating the area to ensure greater levels of community use, enjoyment, and benefit. The proposed privatisation of public space is inconsistent with these principles and this 'unique' opportunity.

I have no issue with the HPC being in Clarence but consider that the Rosny Parklands and Charles Hand Park is the worst possible location as the slope and shape of the sites pose constraints that make it an expensive and unsustainable development. The disruption involved to Rosny College, in particular, would be immense, involving blasting the dolerite rock underlying the sites. The public, as opposed to the private amenity of the entire area, both during and after the build, will be destroyed, as will the potential to further build the native habitat of swift parrots and other fauna and flora at the heart of our city. The mature blue gums, in particular, are quite literally irreplaceable.

I am most concerned that the usual planning and consultation processes appear to have been totally disregarded in this instance. The proposed HPC development does not comply with the current planning scheme requirements, and we have not been informed of any assessment of the area for its cultural significance to our indigenous population or of its impact on the flood zone of the Kangaroo Bay Rivulet.

Most significantly, Clarence Council's own qualified staff and consultants were unable to achieve a site design arrangement that would satisfy both the AFL's requirements for the facility and the Council's reasonable expectations for an accessible, sustainable development of the public space. This failure has not been communicated to Clarence's citizens, who are the very people who will be most affected by this unsustainable, public amenity destroying development.

I request that the Government withdraw its support for this particular development and work with the Clarence Council to find a more suitable site.

Yours sincerely

Robyn McIlhenny

s.36 [redacted]

Bray, Ella

From: The Premier
Sent: Tuesday, 6 February 2024 11:27 AM
To: s.36 [redacted]
Subject: RE: HPC at Charles Hand Park

Dear Robyn

On behalf of the Premier, Jeremy Rockliff MP, thank you for your email dated 4 February 2024.

Your correspondence is currently being considered.

Departmental Liaison Officer
Office of the Premier, Jeremy Rockliff MP

Premier of Tasmania
Minister for Mental Health and Wellbeing
Minister for Tourism
Minister for State Development, Trade and the Antarctic
Liberal Member for Braddon

Level 11, 15 Murray Street HOBART TAS 7000
Phone: [redacted]
Email: premier@dpac.tas.gov.au
www.premier.tas.gov.au

From: Robyn McIlhenny s.36 [redacted]
Sent: Sunday, February 4, 2024 10:23 AM
To: jeremy.rockliff@parliament.tas.gov.au
Subject: HPC at Charles Hand Park

You don't often get email from s.36 [redacted]. Learn why this is important

Dear Mr Rockliff

As a resident of Clarence for over thirty years I found the Clarence Council's decision of 11 December 2023 to support the development of the AFL High Performance Centre on the Rosny Parklands and Charles Hand Park to be one which flouted with the principles that had previously been developed with the community to inform the draft City
Heart Plan. Rosny Parklands was recognised in that draft City Heart Plan as a unique opportunity to retain a substantial green public open space within the heart of our growing city while activating the area to ensure greater levels of community use, enjoyment, and benefit. The proposed privatisation of public space is inconsistent with these principles and this 'unique' opportunity.

I have no issue with the HPC being in Clarence but consider that the Rosny Parklands and Charles Hand Park is the worst possible location as the slope and shape of the sites pose constraints that make it an expensive and unsustainable development. The disruption involved to Rosny College, in particular, would be immense, involving blasting the dolerite rock underlying the sites. The public, as opposed to the private amenity of the entire area, both during and after the build, will be destroyed, as will the potential to further build the native habitat of swift parrots and other fauna and flora at the heart of our city. The mature blue gums, in particular, are quite literally irreplaceable.

I am most concerned that the usual planning and consultation processes appear to have been totally disregarded in this instance. The proposed HPC development does not comply with the current planning scheme requirements, and we have not been informed of any assessment of the area for its cultural significance to our indigenous population or of its impact on the flood zone of the Kangaroo Bay Rivulet.

Most significantly, Clarence Council's own qualified staff and consultants were unable to achieve a site design arrangement that would satisfy both the AFL's requirements for the facility and the Council's reasonable expectations for an accessible, sustainable development of the public space. This failure has not been communicated to Clarence's citizens, who are the very people who will be most affected by this unsustainable, public amenity destroying development.

I request that the Government withdraw its support for this particular development and work with the Clarence Council to find a more suitable site.

Yours sincerely

Robyn McIlhenny

s.36 [redacted]

Bray, Ella

From: Shadbolt, Stephanie
Sent: Wednesday, 8 May 2024 9:00 AM
To: The Premier
Subject: FW: Submission re AFL High Performance Centre

From: Brian s.36
Sent: Wednesday, May 8, 2024 8:52 AM
To: Ian Nelson s.36
Subject: Submission re AFL High Performance Centre

You don't often get email from s.36 Learn why this is important

CEO, Ian Nelson
Clarence City Council
clarence@ccc.tas.gov.au

Subject: Submission re AFL High Performance Centre

Dear Ian,

I submit this in the spirit of offering a constructive contribution and also suggest there could be a bigger opportunity for Council to consider.
Councillors unfamiliar with concept plans may appreciate my comments.

I have sent this submission to all Councillors and a few other people who may be interested.

My comments are based on the expertise I gained as a Recreation Officer/Planner for the Clarence City Council and then as a Recreation/Playground Consultant to numerous Tasmanian Schools and Tasmanian Councils from 1989 until my retirement in 2017.

My thirty five professional years as a recreation consultant meant producing and discussing many concept plans for schools and councils throughout Tasmania and southern mainland states. During this time I prepared and examined concept plans to consider both 'passive' and 'active' recreation proposals.

'Passive' Recreation is more likely to be casual in nature such as walking the dog, playing with your kids in the playground, walking through a botanic garden or reading a book. 'Active' Recreation is more likely to be an organised sport or recreation activity, active in nature such as playing netball, football, cricket etc. Most recreation activities fit in either category and some are a combination of both. But more often than not if an activity is 'passive' in nature then the participant would rather enjoy their recreation away from a participant pursuing 'active' recreation who is usually part of an organised group or team.

Both 'passive' and 'active' recreation planning is important in today's society as more leisure time and choices are offered. Recreation planning is crucial in today's schools and for local government otherwise an ad-hoc approach occurs based on politics and personalities. Planning recreation spaces and understanding the differences between 'passive' and 'active' recreation helps in the development of a concept plan.

The AFL proposal is an 'active recreation' concept where the public might be denied access. The City Heart proposal is principally a 'passive recreation' concept being used by the general public. The concept plan shows both passive and active recreation in a conflicting space.

The concept plan shows approximate locations of the following: the main car park (1), the public entry (2), Centre of Excellence (3), players' entrance (4), main oval 160m x 141m MCG size (5), secondary oval 160m x 141m MCG size (6), ground maintenance area (7), proposed site access (8), events space (9), playground (10), community pavilion (11), Rosny Farm (12), and Eastlands Shopping Mall (13). The plan shows a mixture of both 'passive' and leased 'active' recreation spaces. Future development is stifled for both due to limited available space.

The ovals and support oval concepts (1, 2, 3, 4, 5, 6, 7, 8, 11) take possession of 'active' recreation space and (9, 10, 11 and 12 and tracks as shown) take possession of 'passive' recreation space. The plan also shows tracks (passive recreation) and trees around the site to help the plan look more real.

A concept plan is just that, a concept. It's a starting point. A detailed plan with measurements comes later after input. A concept plan is a starting point for crucial discussion so that stakeholders and decision makers are not disappointed in the future and can make a decision about moving the concept to the next level.

This is a basic concept plan in that there is no scale or indication of the size of a space except for the size of the ovals. On paper, a concept plan looks appealing with the inclusion of trees and greenery. In the case of Charles Hand Park, many mature trees will be lost and replaced with a 'cut and fill' landscape and it is not clear if the popular skateboard park is retained.

Slopes take a lot more space from other planned spaces especially when they are 'cut and filled' to establish a level space. The 'cut and fill' areas are not shown. Concept plans can often give an illusion that more can fit in when it actually can't. Each oval is around 160 x 141 metres or similar in playing space size to the MCG. If there is to be a high fence around the ovals it would possibly add an additional 5 metres around the whole oval. A smaller fenced oval may not meet the AFL's expectations. There will be an impact that the 'cut and fill' construction process will have on the students at Rosny College.

The original concept of a City Heart is a better use of the space predominately because 'cut and fill' is kept to a minimum and mature trees are retained to provide a welcoming entry to the new Clarence City Heart.

The Clarence City Council could pursue a vision of an appropriately located purpose built AFL Football Village where space is not an issue.
A Village would include everything, an AFL High Performance Centre, the Stadium and all support services that go with it such as accommodation for players and supporters and all support businesses. The Rosny area can not possibly provide all that space.

An AFL Football Village of significant magnitude could be established at the old Lauderdale tip site belonging to Council. Around 1985 Council had a vision and created a detailed concept plan for an extensive sporting area to be constructed on that site. The vision was certainly there but it didn't happen.
There is another alternative site close to the airport once suggested for a DFO Shopping Centre. The airport area would suit easy vehicular arterial road access from all directions, have plenty of parking space and certainly lots of space for future development.

A vision would attract extensive externally sourced funding from big businesses, State Government and Federal Government. An AFL Stadium in the Hobart City has been controversial, is also a limited site and the call to have the stadium there would diminish once a complete AFL Football Village vision is proposed. Privately owned land should not deter a vision such as this one.

Most Cities have a City Heart with a City Hall/Community Centre to conduct meetings and events rather than rely on church buildings. The Rosny Barn, Schoolhouse Gallery and Museum established over 30 years ago was a start towards having a City Heart. The museum collection has since been dispersed.

City Hearts around the world and on the mainland usually include a central park with informal and formal gardens or a botanic garden, native flora and fauna tree clusters, possibly ponds and fountains, water courses, a library, public amenities, children's playgrounds, a memorial garden or avenue to honor those past, an Art Gallery where local collections are preserved, community stories protected and artists supported.

City Hearts encourage 'passive recreation' rather than 'active recreation'. It's where people gather, walk, push prams, walk their dog, jog, cycle, play music and where there is disability movement all following multiple threads of informal and formal tracks and trails joined by interesting land forms, small bridges, music spots, gardens, art and sculpture displays all among established lawns and grassy areas, children's playgrounds to suit different age groups, multiple seating opportunities, tea houses or cafes for people to meet and chat etc. A City Heart is a place for the general public.

In summary, maybe Council could reconsider its offer of providing an AFL High Performance Centre training facility in Rosny Parklands and Charles Hand Park and redirect its energy towards having a vision of an AFL Football Village in Lauderdale or near the airport and then follow through the consultation process of creating the Clarence City Heart in Rosny Park where it belongs.

Happy planning,
Brian 6.36