



Clarence... a brighter place

2024

# Submissions Summary

AFL/AFLW HIGH PERFORMANCE CENTRE  
CLARENCE CITY COUNCIL

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## PUBLIC MEETING: SITE SUITABILITY AND COMMUNITY CONSULTATION REGARDING AFL/AFLW HIGH PERFORMANCE CENTRE AT ROSNY

At Clarence City Council's meeting on 18 March 2024, a petition was received citing concerns over the proposed AFL/AFLW High Performance Centre in Rosny and requesting a public meeting.

The petition states:

- *We, the undersigned residents of Clarence City Council are concerned over the lack of community consultation undertaken regarding the siting of the proposed AFL High Performance Centre across the Charles Hand Park and the Rosny Parklands. We do not believe that the proposed site is appropriate for the AFL High Performance Centre.*

*In accordance with Section 59 of the Local Government Act 1993, we require the Clarence City Council to hold a public meeting with electors to discuss this matter so that all voices can be heard.*

A public meeting is organised for 7:00pm, Wednesday, 15 May 2024 at Citywide Baptist Church, 400 Cambridge Road, Mornington.

Council advertised the public meeting three times in the Mercury newspaper (twice in public notices and once in early general news), as well as sharing detailed information about the meeting on our website and social media pages.

Written submissions from the public relating to the issues outlined in the petition were called for, with submissions closing at 5:15pm, Wednesday 8 May 2024.

A total of 362 submissions were received. 151 were in favour the High Performance Centre on the proposed site and/or the community consultation process, and 211 objected to the proposed site being used and/or raised concerns over the consultation process.

The Local Government Act requires that submissions are summarised, and the summary is provided at the meeting. This summary will also be uploaded to council's website.

## SUMMARY OF SUBMISSIONS

THE FOLLOWING TOPICS AND ISSUES WERE RAISED IN SUBMISSIONS OPPOSED TO THE SELECTED SITE AND/OR COMMUNITY CONSULTATION PROCESS.

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### LACK OF CONSULTATION WITH RESIDENTS

Submissions noted:

- The consultation was rushed as council tried to meet the timeframes set by the State Government. The community consultation was a 'token effort' with 'a glaring absence of meaningful consultation'. Several local groups and residents were not directly consulted and felt blindsided by Council's decision.
- There is a need for all residents to be consulted, and the 759 Clarence residents who responded to the survey was not high enough to be considered an adequate representation of the whole Clarence community and not a fair representation of the public interest in the matter.
- The survey lacked sufficient detail for respondents to make an informed decision.
- There was a need for greater advertising of consultations and a more diverse range of mediums is required to be used to increase awareness and engagement. A mailout or email to all residents was requested.
- The consultation was not sufficient for scale of the development and significance of the decision that was made.
- The Rosny Parklands/Charles Hand Park option was not the preferred location according to survey respondents, yet it was the site chosen by Council.

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### LOSS OF PUBLIC AMENITY

Submissions noted:

- The parks belong to the people of Clarence, council is the trustee.
- Green space for people to exercise and relax, providing valuable respite from the private and commercial development in the Rosny Park area.

- Public open space does not have to be occupied by the public to be of value to the public.
- As two dog exercise areas of significant size, there are concerns over the loss of these amenities. Charles Hand Park is one of the few areas not coming under pressure from other groups, for example mountain bike riders, environmental groups, horse riders, and parents with children.
- Open green spaces are crucial for mental and physical health.
- The High Performance Centre could see the removal of the Rosny Skate Park.

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## DISREGARD OF CITY HEART PLAN

### Submissions noted:

- There are concerns regarding consultations and designs relating to the City Heart Plan being disregarded in favour of the High Performance Centre.
- There were extensive consultations conducted and community support for the City Heart Plan.
- Rate payers' money and council's time has been wasted in developing the City Heart Plan if it is not enacted.

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## LOSS OF MATURE TREES AND HABITAT

### Submissions noted:

- There are concerns regarding the loss of a significant number of trees and the habitat those trees provide local wildlife.
- Green spaces and tree canopies mitigate urban heat islands and the effects of climate change.

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## TRAFFIC CONGESTION AROUND ROSNY HILL ROAD

### Submissions noted:

- The increase in traffic on Rosny Hill Road will put further stress on a road that is already struggling to cope and cause more delays.

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## CONCERN REGARDING ZONING AND TITLE CHANGE REQUIRED TO BUILD FACILITY

### Submissions noted:

- The proposed HPC does not meet the planning scheme requirements.
- There are concerns regarding the zoning of Rosny Parklands and whether the High Performance Centre would meet the level of community use required without the land title reverting to State Government ownership.

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## PHYSICAL CONSTRAINTS OF THE SITE

### Submissions noted:

- The building of the High Performance Centre on the proposed sites will require significant earthworks, with high retaining walls required to achieve a flat surface.
- The use of heavy machinery and construction will be a disturbance to Rosny College students and surrounding residents.
- Development in Rosny Parklands is likely to exacerbate flooding issues up and down stream.

THE FOLLOWING TOPICS AND ISSUES WERE RAISED IN SUBMISSIONS SUPPORTING THE SITE SELECTION AND/OR COMMUNITY CONSULTATION PROCESS.

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## CONSULTATION WAS CLEAR AND ACCESSIBLE

Submissions noted:

- Council followed the required community consultation procedure and the High Performance Centre consultation received the second highest number of respondents to any council survey.
- The online survey was adequately advertised, reasonable, fair, and the community was provided ample time to provide feedback.
- The outcome of the survey was clear and there was distinct support for the High Performance Centre.

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## ACCESSIBLE BY PRIVATE AND PUBLIC TRANSPORT

Submissions noted:

- The current site is appropriate due to its accessibility by private vehicle, as well as being located near a bus exchange and a Derwent Ferry terminal.
- The current location is important due to the need to facilitate underage players or people without a driver's licence using public transport to train at, or visit, the High Performance Centre.

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## PROXIMITY TO BUSINESSES AND SERVICES

Submissions noted:

- The proximity of the centre to the Rosny CBD means players and staff will have access to shops and amenities, providing a more desirable work location. The increased patronage of nearby shops derived from those employed by and using the centre, as well as visitors will stimulate economic activity in the area.

- The central location is crucial because it offers the easiest access to the largest portion of the population of the community, as well as access to the Hobart CBD, the proposed stadium location and the airport.
- Locating the centre near Rosny College offers education and work placement opportunities for students studying subject related to professions associated with professional football administration.

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## BETTER UTILISATION OF A UNDER USED SITE AND INCREASED SAFETY

### Submissions noted:

- Locating the centre in the Rosny Parklands and Charles Hand Park is a better utilisation of an underutilised area. Through urban renewal and activating green spaces it will unlock the land for a wider range of uses.
- Through the construction of the two ovals, the surrounding area will be better landscaped making the area more accessible and useable to more people.
- The increased usage of the Rosny Parklands and Charles Hand Park will provide passive surveillance of the parks and skate park, increasing the sense of safety with using the area.
- Locating the High Performance Centre in the Rosny Parklands and Charles Hand Park fits well with the City Heart Plan for the area and aligns with Clarence's vision of creating a vibrant city.
- Maintaining the site as parkland would not be the highest or best usage given its strategic location.
- A change in traffic conditions will also provide a traffic calming for people coming down Rosny Hill, increasing safety.

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## ATTRACT ATTENTION AND INVESTMENT

### Submissions noted:

- Locating the Centre in Rosny provides an incentivise for investment in the Kangaroo Bay Boulevard, transforming Kangaroo Bay one of the best places in Clarence and breathing new life into the area.

- The increased tourism and an influx of visitors to area will benefit local businesses and attract other business and services to the area.

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## BENEFIT TO THE COMMUNITY (SPECIFIC TO THE LOCATION)

### Submissions noted:

- The social benefits the High Performance Centre could deliver will be better realised through its placement in a central location.
- Council will be able to generate income from the development, increasing its ability to deliver essential services to the community.
- The central location provides the best opportunity for the public to access the centre and use the parts of the facility open to the public.

## TOPIC RAISED OUTSIDE THE SCOPE OF THE MEETING

Numerous submissions contained topics and raised issues outside the scope of the meeting. In the interests of summarising, repeated topics are listed below, and it is acknowledged other topics may have been raised in individual submissions and not listing every topic does not dismiss its importance.

### THE FOLLOWING TOPICS AND ISSUES WERE RAISED IN SUBMISSIONS AGAINST THE HIGH PERFORMANCE CENTRE, BUT OUTSIDE THE SCOPE OF THE MEETING.

- Exclusive use by select individuals.
- The golf course should be returned to a golf course.
- Players should train at their home ground.
- Alternative sites need to be explored.
- We already have Blundstone Arena.
- Green spaces should be retained for future generations.
- The High Performance Centre was not part of the City Heart consultations.



- Council has failed to communicate the reasoning for the selection of Rosny Parklands and Charles Hand Park as its preferred option.
- A number of community areas have been lost to development in recent years.
- Current AFL games in Clarence attract less than 6000 attendees per match.

## THE FOLLOWING TOPICS AND ISSUES WERE RAISED IN SUBMISSIONS SUPPORTING HIGH PERFORMANCE CENTRE, BUT OUTSIDE THE SCOPE OF THE MEETING.

- Economic growth and job creation.
- Valued edition at Clarence's sporting facilities.
- Asset for future generations.
- Fantastic opportunity for Clarence.
- Inspiration for, and opportunity to support, young people.
- Employment pathways and opportunities.
- Aligns with council's goals of fostering a vibrant and thriving community.
- Foster sense of pride and community ownership.
- Benefit to Greater Hobart.
- Something the rest of Tasmania would love to have.