



City of **HOBART**

Memorandum: **Acting Lord Mayor**
 Elected Members

Response to Question Without Notice

QUEENS DOMAIN MASTERPLAN

Meeting: Parks and Recreation Committee

Meeting date: 15 October 2020

Raised by: Alderman Behrakis

Question:

- a). Could the Director please advise how the COVID-19 pandemic has impacted the implementation of the Queens Domain Masterplan?
- b). In regards to the current tenancies located on the Queens Domain such as the Domain Tennis Centre and the TCA ground, has the current pandemic impacted on the potential creation of masterplans in relation to the footprints of these sites?
- c). Furthermore, does the Council contribute towards the upgrading of infrastructure in relation to these sites and if so, what is the return to Council?

Response:

The following information is provided in response to the questions:

Question A

The City has invested significantly in the Queen Domain, guided by the Queens Domain Master Plan 2013 – 2033.

The implementation of the **Queens Domain Master Plan 2013 - 2033** has been progressing consistently since its endorsement in 2013.

Information on the Plan can be found via the below link:

<https://www.hobartcity.com.au/Community/Parks-reserves-and-sporting-facilities/Queens-Domain#section-2>

Key works completed to date include:

- Development and implementation of the **Soldiers Memorial Ovals Precinct Plan**, including:
 - Ground releveling and resurfacing, improved irrigation and the upgrade and installation of new ground lighting to Australian Standards.
 - Development of the William Keith Eltham Pavilion
A multi- purpose sporting pavilion at the Soldiers Memorial Ovals.
 - Completion of the Soldiers Memorial Avenue
Reinstatement of 36 trees around the Ovals completing the Soldiers Memorial Avenue.
 - Upgrade of the car parking to service the precinct and the Domain Athletic Centre.
 - Development of Legacy Park
A regional playground including public toilets, barbecue pavilions and wood fired community pizza ovens.
- Realignment and upgrade to the Queens Domain Summit Track to provide entry level shared use mountain bike track extending from the Domain lower to the upper summit.
- Upgrade and resurfacing of the Max's Infinity Loop, a 2 kilometre shared use, dual surface, jogging and walking track encircling the lower summit of the Domain.
- Construction of 2 of the 6 bridges conceptualised in the Master Plan
 - Bridge of Remembrance
Connecting the Cenotaph to the Lower Domain.
 - Rose Garden Bridge
Connecting Bathurst Street to the University Rose Garden and University health campuses.
- Development and Council-approval of the **Queens Domain Summit Plan**. Implementation of the plan is currently on pending the City securing external funding for the stage implementation of the Summit Plan.
- The City was anticipating being able to substantively self-fund the capital works program to implement this Plan, however the impact of the COVID-19 pandemic on the City's income and financial position currently sees the City reliant in external funding to progress the plan.
- The **City to Gardens Way (CTGW)** Plan was endorsed by the Council in October 2020 that seeks to improve the connection between the City to the Royal Tasmanian Botanical Gardens (RTBG).
- The overall plan has been divided into smaller projects with the option of sourcing external funds for implementation.

- The key recommendations are:
 - To establish a looped shared path between the Bridge of Remembrance and the RTBG.
 - The loop will have two route options that can be travelled separately or as part of a loop.
 - To upgrade an existing path that links the DKHAC to the TCA Oval along Davies Avenue.
 - To establish or improve six pedestrian crossings across Davies Avenue, Lower Domain Road and Upper Carriage Drive.
 - To develop and implement a lighting strategy for Davies Avenue to promote safe pedestrian access during all hours.
- Development of improved pedestrian access and public parking between Clearys Gates and the Soldiers Memorial Oval precinct that will improve public parking to service the high use of the area.
- Upgrade to the **Regatta Grounds Car Park**, including stormwater connections. Construction is scheduled to commenced in early May 2021.
- Development of the **TCA Ground Master Plan** has seen the following key elements implemented:
 - Ground relevening and resurfacing, improved drainage and irrigation and the upgrade and installation of new ground lighting to Australian Standards.
 - Replacement of oval fencing, retaining white picket fence style.
 - Major upgrade to the player and umpire changerooms within the H C Smith Stand
 - Installation of a lift is scheduled to commence April 2021.
 - Upgrade to visitors changerooms.
 - Upgrade to public toilets.
 - Installation of a new scoreboard.

- Conceptual designs for a new replacement building on the south-western section of the ground to potentially allow for additional/improve public toilets, change rooms, kiosk, meeting and function rooms, storage and external spectator seating.
 - The Hobart Football Club, in partnership with stakeholders and the City is seeking refinement of the concept design is being undertaken to allow for the Club to secure external funding for the proposed re-development with the City never anticipating self-funding this development.
- The TCA Ground site also accommodates an indoor cricket facility, leased under commercial terms to an external operator that has undertaken its own improvement works over the years, at no cost to the City.
 - The operator will be undertaking another major upgrade from April 2021.
- The City's ongoing investment in the **Domain Athletics Centre** has seen the following upgrades to the Centre in recent years:
 - Refurbishment of public toilets.
 - Replacement of the running track, to continue to meet national standards.
 - Replacement of spectator seating.
 - Refurbishment of changerooms is scheduled for 2021-22.
- The City's has invested significantly in the refurbishment and redevelopment of the **Doone Kennedy Hobart Aquatic Centre** including:
 - Development of the DKHAC Redevelopment Master Plan.
 - Replacement and upgrade of major pool plant room equipment and building systems.
 - Installation of a new solar energy system.
 - Upgrade the Centre's kiosk, spa and scoreboard.
 - Leisure pool refurbishment including soft-fall floor surfacing and new kids water play zone.
 - New pool deck concourse tiles to the 25m pool and leisure pool areas.
 - Replacement of pool deck concourse tiles to the cafe and 50m pool areas – completion due in December 2021.
 - Changeroom upgrade design is underway - completion of construction stage due in December 2022.
 - Further major development in accordance with the Redevelopment Master Plan will be subject to the City securing external funding.

COVID-19

As indicated above, the impact that COVID-19 has had on the City's financial position now sees future major new or upgrade infrastructure to requiring external funding.

Question B

In regards to the current tenancies located on the Queens Domain such as the Domain Tennis Centre and the TCA ground, has the current pandemic impacted on the potential creation of masterplans in relation to the footprints of these sites?

TCA Ground

In respect to the **TCA Ground**, the North Hobart Cricket Club lease the upper floor of the **H C Smith building**.

- All other spaces within the building are available to ground hirers and users.
- The Club has sourced external funding, and its own reserves to undertake internal improvements to its leased area, including the installation of a lift.
- The Club is running this project under the City's supervision.

The **Hobart Football Club** leases several sections of the building located on the south-western side of the ground, as mentioned above, and is undertaking refinement of the concept design developed in 2017 to allow the Club to seek to secure external funding for the redevelopment.

Domain Tennis Centre

The land occupied by the **Domain Tennis Centre** is leased from the City on nominal terms with the Domain Tennis Centre Inc having developed the facilities on the site.

The Centre, as the long established and secured lessee is considering developing a Master Plan for the site, with the City to be involved as development of the plan progresses.

Domain Athletic Centre – Athletics Tasmania

The DAC is wholly owned by the City, and leases the offices to Athletics Tasmania and the first floor function facility to on commercial terms.

The formal use of the track and stand requires hired use through the City.

However, given the nature of the site, Athletics Tasmania are a key stakeholder and user of the site.

The Council, at its meeting held on 23 September 2019, endorsed the Draft Domain Athletic Centre Master Plan, as prepared by Athletics Tasmania, to allow it to engage with key user groups and wider community engagement.

It is understood the feedback received by Athletic Tasmania has warranted it to revise its ambitions for the master plan, however no further submission has been provided to the City at this time.

Despite closures during March/April 2020 the COVID pandemic does not seem to have significantly impacted the tenancies seeking implementation or development of master plans.

Question C

Furthermore, does the Council contribute towards the upgrading of infrastructure in relation to these sites and if so, what is the return to Council?

The **TCA Ground** is owned and managed by the City, with several buildings (or parts thereof) leased to third parties, as indicated below:

- Indoor Cricket Centre – commercial tenancy arrangement.
- Sections of south-western building - Hobart Football Club.
- Hobart City Band.
- Sections of the H C Smith Stand - North Hobart Cricket Club.
- TCA Cottage - residential tenancy arrangement.

The City is responsible for maintenance of the assets outside of the lease agreements.

The **Domain Tennis Centre** rests on City-owned land, however the site has been wholly developed by the Centre and is responsible for maintenance and upgrade of the site.

In accordance with similar annual Council-approved maintenance grants provided to other major sporting facilities located on City-owned land, but wholly developed by its long-term tenancies (being the Hobart Netball and Sports Centre/Southern Tasmanian Netball Association and the Tasmanian Hockey Centre), the City provides an annual maintenance grant of ~\$50,000 pa to the Domain Tennis Centre.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



John Fisher
**MANAGER BUSHLAND / MANAGER
PARKS & RECREATION**



Glenn Doyle
DIRECTOR CITY AMENITY

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