Project: City Heart

From: Sarah Bendeich – Project Manager City Heart

To: Webinar attendees

Subject: Questions and answers

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Q 1: Will the kangaroos remain in the parklands?
Yes! The expansive green spaces in the City Heart are highly valued and a highlight of the concepts - wildlife is here now and likely to continue to visit the parklands.

Q 2: What is happening with the Kangaroo Bay site?
At its 21 March meeting, Clarence City Council reaffirmed its decision of 23 January 2023 to request the Chief Executive Officer to initiate the buy-back of the Kangaroo Bay Wharf Site. Council requested that the Wharf Site at Kangaroo Bay now be considered formally as part of the City Heart Project. Chambroad have notified Council they are disputing the legality of the buy-back of the Kangaroo Bay Wharf site being exercised. As this is a legal matter we will not be making any further comment at this time, however will endeavour to keep the community informed on the matter.

Q 3: What are your thoughts about the City Heart including a cultural history and performing arts centre?
There is an interesting opportunity to build on the strengths of the Rosny Farm arts precinct as part of the City Heart project. The concepts report contains ideas for expanding the cultural facilities, with ideas like galleries and outdoor performance spaces being investigated as part of the plan. These would be facilities that would support the current and potential future range of cultural programs offered in our community. We'd like to know what you think!

Q 4: Is the council open to golf in some format (driving range, short course, mini golf etc) on the site of the former public golf course? Perhaps using 20% of the space.
We know that some members of our community feel the loss of the central, public golf course that Rosny provided, however we also know that golf was benefiting a very small proportion of the community. Clarence might just be the best place to live in Tasmania if you love golf. We have some top quality courses here, and there are more developments on in the pipeline.

What we have heard across all the rounds of consultation there has not been a significant request for golf to occur in that parkland. What is clear is the desire for the land to be open to all, activated and welcoming for the whole community for a wide range of recreation uses

including play, walking and more passive enjoyment of nature. It is a key challenge for this project to better activate, protect, celebrate, and manage the land, inviting all members of the community to engage with and enjoy our green spaces, and building on green movement corridors to connect the various places within the city heart. This will be an important recreational asset as the urban areas grow.

Q 5: I don't see a lot about how you are going to help private sector investment in buildings and also recreational, sporting and cultural activity. How is that going to be encouraged?
A feature of the City Heart Concepts is the significant opportunities for development that have been identified. These include opportunities to leverage 'lazy land' assets such as the large surface car parking lots to provide for higher value uses such as commercial and employment space, community infrastructure and housing. There are opportunities for expanded recreational and cultural assets identified within Charles Hand Park, Rosny Parklands and Rosny Farm area.

We are talking with many commercial, property and government stakeholders and achieving good engagement in the project's ideas and aspirations. Stakeholders like Vicinity/Eastlands, Woolworths, and local retailers and hospitality businesses have contributed to these ideas.

Q 6: Perhaps needs consideration about safety in the area?
Creating public spaces feel safe, accessible, well-connected and welcoming is a key aim underlying the designs. Bringing more activity into the parklands and the urban spaces will enhance feelings of safety. We are also engaging with Tas Police, Rosny College and other key stakeholders to ensure that these issues are shared and understood by everyone.

Q 7: The concept plans have many aspects where habitat for wildlife is enhanced, this will of course encourage wildlife into these green spaces. The earlier plans had a land bridge over Rosny Hill Rd which would have helped connections and wildlife corridors. This land bridge seems to have been phased out and replaced with a standard pedestrian crossing. What considerations have been taken for wildlife crossing (Rosny Hill Rd and Gordans Hill Rd) between these green spaces?
Over time the planting will be developed more, with opportunities for the riparian habitat to attract birdlife and butterflies, reptiles etc. The land bridge idea has not been developed, this is essentially due to the enormous cost associated with it and the need for responsible investment in infrastructure. We envisage plenty of opportunity for natural values of the parklands to be protected and enhanced, in a way that is complementary to other uses.

Q 8: Concern that the proposed increased parking will be accompanied by a fee for parking.
Closer analysis and policy development will be needed as we progress these development ideas, to examine the current and future demand for parking and access, the best uses of the land in the medium and longer term. It will be important for the council to understand and provide the right amount of parking to support all uses, but also improving safety for pedestrians, cycling and public transport so that people have choices for how they move around.

Q9: Re last answer, who gave you the right to make that decision?
We are currently inviting views and input from the whole community, to help shape the draft plan. The draft plan will be presented to the council for its consideration and endorsement after a significant, open consultation process.

Q 10: Living on the edge of this city heart project it is exciting, our biggest concern is the safety of getting access to this area including better footpaths and crossings from Cambridge road?
Walkability and pedestrian connectivity is very important to ensuring a safe and accessible centre, and Cambridge Road is a busy arterial. We're interested to know more about your specific concerns please email the project manager sbendeich@ccc.tas.gov.au

Q 11: Hobart Regional Arterial Bicycle Network Plan has routes from Tasman Bridge to Bellerive and Lauderdale running through this area. Have these concept plans been built around this preferred multi user track and what if any plan and timeline is there to construct this? So the multi user track hasn't been at all be planned or even thought of the drafting of this plan?
The project is aiming to providing better connections to link people with destinations and providing for all transport modes. Given the project area and scope, the Bligh Street corridor is the key focus, as a future green spine that traverses from Warrane to Bellerive. There are active travel connections within the project area such as bicycle lanes on Tasman Highway, a shared path along the Rivulet corridor including into Warrane. These projects are being progressed with priorities being set by Greater Hobart's working group. The City Heart concepts are aligned with these strategic directions and won't preclude their development.

Q 12: The Economic Analysis talks about the importance of having anchor tenants in the precinct. What would be an anchor tenant for Clarence?
City Heart currently has significant retail activity centred around Eastlands, as well as health, government services and education uses. The economic analysis identifies strong demand for future retail and commercial floorspace to facilitate employment and economic activity, with a focus on the health and government sectors. City Heart could also play a role in supporting innovative, start-up businesses. As central Hobart continues to develop density, there will be activities that need to be able to grow and have choices and this would be an attractive place for government services, start-up spaces, educational services and entertainment and retail services. We are having conversations with businesses of a range of sizes who would like to come to Clarence or grow - we know there is demand and we need to provide room to grow, which is what we are trying to offer with the Bayfield Car park site.

Q 13: If intention is for public and sustainable transport, as well as higher density should we not be reducing car parking? Particularly reducing requirements for car parks per apartment development.
Car parking should be developed so that it is used efficiently, but it also needs to serve the current and future uses. We are unlikely to reduce car parking across the City Heart but as things become more convenient, people will be less dependent on cars to get around.

As we progress some of these ideas, closer analysis and policy development will be needed, to examine the current and future demand for parking and access, and the decisions need to be evidence-based. It will be important for the council to strike the right balance between the benefits and costs of providing parking.

Q 14: Interesting that most of the questions here are about the environment, culture and public access, yet the report says that jobs and housing are the key drivers for Clarence in the future?

The project is holistic and considering all the dimensions that contribute to shaping urban places for liveable and sustainable futures. Employment and affordable housing are fundamental community needs, particularly as we plan for an equitable future for the generations to come. The challenges of climate change and the need to protect and enhance urban biodiversity and build sustainable, climate-resilient places and infrastructure; and engagement and expression of Aboriginal culture and heritage; ensuring the parklands can be accessed and enjoyed by all; embracing digital infrastructure; improving connections and safety; are also key drivers of the plan. (See page 6 of the Concepts Report for a full list of key drivers)

Q 15: (Verbal question, paraphrased) lots of great plans, but it looks like you are returning the former golf course to a natural bush environment rather than using it for other activities. Council will not be able to afford it without considering other activities like driving range or other commercial activities such as a pub with beer garden. It isn't going to happen unless we get serious around commercial enterprise.

The intention is that there will be cultural and event spaces and regionally significant play spaces that go beyond the needs of the local residents but will serve the special needs of southern Tasmania. The intent is for a place that will be an attraction for all of Southern Tasmania and there will be many opportunities for private development and commercial activation associated with developing the strategic sites and supporting infrastructure. The project team is having lots of conversations with businesses and developers who are already investing in the area, and we hope to continue this approach to partnering with other organisations to deliver mutually beneficial outcomes for community and private developers and investors.

Q 16: Question in chat: The active park sees Rosny College dominate an area that includes an existing tennis club and bowling club - how does this fit within the active park concept?

The Concepts Report doesn't include any proposed change for the tennis or bowling club, apart from the potential addition of pickleball facilities with might expand on the offer. At Rosny College itself, we're drawing inspiration from other places, looking at ways that schools can develop in a way that encourages shared school/community facilities and spaces to encourage greater use at times outside of regular day student hours. Greater use and including facilities that overlook the parklands would encourage safety and a welcoming feeling to the whole parkland – whereas currently the College turns its back to the park. We're also engaging with the Department of Education, Children and Young People, and Rosny College including staff and students to understand what they need for their place. We're aware of safety and security issues and continuing to work with the Rosny College community on these issues, as well as ideas for the future.