

PEMBROKE PARK MASTER PLAN

Prepared for
Sorell Council
May 2016



Inspiring Place



SECTION 1

INTRODUCTION

1.1 Background

Pembroke Park is the premier sub-regional municipal sport and recreation venue that is owned and managed by the Sorell Council. The park is located on the western edge of Sorell on a land title of 21.7 ha.

The Park is currently used by the Sorell Senior / Junior Football Clubs, South-East Districts Little Athletics, Sorell Senior / Junior Cricket Club, Sorell Super Rules, East Coast Suns Women's Football Club, South East Suns Netball Association, South East United Football Club, Sorell Cobras Boxing Club, Sorell Girl Guides and the Dodges Ferry Horse Riding Club.

The park also has a BMX jumps circuit and a skatepark. The park attracts informal use including recreational walking, exercise/walking with dogs, running and play.

Council has developed a small portion of the park off Montagu Street for use by recreational vehicles for overnight stays. The site caters for up to 20 vehicles and provides a shelter and grey water disposal outlet.

Planning options for Pembroke Park were investigated in 1997¹ leading to the development of a concept master plan. In 2013 a revised concept plan² was prepared for Pembroke Park to facilitate funding applications in the lead up to State and Federal elections.

In 2013 Council received \$1.19 million in Federal Government funding under the Regional Development Australia Fund for improvements to Pembroke Park. Works have included development of an amenities building for soccer / netball, construction of the senior and junior soccer pitch with lighting, harvesting stormwater for reuse, main oval irrigation and realignment of the boundary fence to provide a larger area for Little Athletics. The funding also allowed for some minor landscaping and car parking works. Total capital expenditure for these components was \$3.71 Mil with Council funding the difference.

The PCYC Shed was later moved to Pembroke Park for use by groups requiring an indoor recreation space, however, this has reached capacity due to the storage requirements for both the Girl Guides and Boxing and rapidly growing participation rates with the latter.

In August 2014 the State Government announced a grant of \$80,000 from the Community Support Levy to construct four new multi-purpose courts with lighting. The courts have enabled the Sorell Netball League to field up to 48 additional netball teams.

Further works have included tree planting, landscaping and parking for the dog exercise area.

¹ HMT Planning Pty Ltd 1997. Future Planning Options for Pembroke Park, Sorell

² M2a Architects Master Plan – Stage 2 with Landscaping

Council adopted in principal a revised master plan report in August 2015 (prepared by Inspiring Place) and a separate business case and feasibility assessment in May 2016 (prepared by @leisure planners).

The latter investigated demand trigger points for developing the stages of the revised Master Plan taking into account:

- Current and forecast demographic growth in the south-east region
- Sporting participation trends
- Existing and proposed sporting facilities in the south-east region and Hobart surrounds
- The practicality of development works and their priority
- Determine and recommend capital expenditure and operational expenditure cost estimates of the stages/components of the Master Plan.

In addition, the assessment was to:

- Assist Council finalise a new long-term financial plan and further refine their asset management obligations.
- Assist Council to determine the appropriateness of accessing external funding and to be able to demonstrate that full asset life cycle costing has been considered.

A Regional Focus

The major opportunity and point of difference for Pembroke Park is its size, as it is difficult for Councils closer to Hobart to find flat land, which is unencumbered for multi-pitch developments for growing sports such as soccer-football, and indoor sports venues.

Multiple fields open up opportunities for events, carnivals or multiple games to be played. These things assist sports being more sustainable, reduce costs and encourage sharing.

A second point of difference is the provision of a combination of both outdoor playing fields and indoor facilities (e.g. for netball and equestrian) and the accompanying parkland setting for social/ family recreation.

Benefits of Developing Pembroke Park

There are benefits of developing Pembroke Park further as a regional sporting and recreation facility. Not only will the park encourage additional sport use from the existing and future population, the Park can:

- Meet a much wider range of residents needs.
- Target people with a wider range of age groups and abilities.
- Deliver environmental benefits of ground improvements and planting trees that provide shade, aesthetic qualities, windbreaks, landscape amenity and character.
- Enhance civic pride and assist in encouraging additional residents to choose Sorell and the SERDA region as their home.
- Encourage more visitors to Sorell, and for visitors to stay longer.
- Provide for non-sporting physical and social activity such as walking and social/ family recreation.

The addition of indoor courts sports (and equestrian activities) in the Park will enhance:

- The suite of sport and recreation opportunities, especially for females and existing sports club users.
- School sports participation, and the expansion of current indoor sports competition.
- Access to indoor gym and fitness opportunities not available to the Sorell population without travel costs.
- The regional focus of the park.

The assessment of potential participation trends, demographic influences as well as current focus and location of existing facilities indicates additional growth in participation in physical and social activities is likely to continue, with the relatively young and advantaged English speaking population profile. These also suggest that the suite of sport and open space offerings needs to target an older demographic, as the existing population ages in place.

For Sorell and the south-east catchment it is beneficial to have one main hub of sporting facilities even though there are other smaller separate sporting facilities in town, that are not yet at the end of their functional life.

Where possible, flexibility to include additional facilities on the Park should be maintained through locating car parking, roadways, utilities and indoor facilities on space not suitable for playing surfaces.

A significant enhancement of landscape amenity will be required to improve the Park further to a regional standard, and enhance the Park's presentation value and impact. However, this can be achieved with a number of discrete projects focusing on broad scale planting as well as site specific design and embellishment.

Costs Associated With an Indoor Centre

A minimum of two indoor sports courts and gym are recommended at Pembroke Park

The cost of providing an indoor centre will be in the order of 7.8 million dollars. The cost of operating an indoor centre is likely to be in the order of \$150,000 net per annum.

Management

If an indoor centre is developed as recommended Council should manage the facility in-house (or through a PCYC arrangement). This will reduce the overall cost and increase Council's skill set, as well as provide more social and community benefits.

Some refinement to the current management of the sporting and recreation facilities is desirable to enhance use, equity and sharing, and asset management.

SECTION 2

CONTEXT

2.1 Policy Framework

There are a number of relevant Council plans and policies to consider in planning for the future of Pembroke Park including the:

Sorell Council Strategic Plan 2014-2018;

Sorell 20 Year Land Supply Strategy 2016;

Healthy Tasmania Five Year Strategic Plan (State Gov);

Sorell Interim Planning Scheme 2015;

Sorell Streetscape Plan 2014;

Municipal Recreation Plan 2002; and

Future Planning Options for Pembroke Park 1997.

2.2 Trends

2.2.1 Population Trends

SOUTHEAST REGION & SORELL LGA

Sorell is centrally located as a major service centre within a wider population catchment of a South East region that extends to include the Tasman LGA and the southern part of the Glamorgan Spring Bay Council (north to Swansea). The population is estimated to be in the range of 20,000 persons with Sorell LGA accounting for about 70% of the population base.

Sorell is located only 25kms from the Hobart CBD and its sporting clubs and venues can attract some people from within the wider urban and rural catchment for the City of Clarence (population 55,000) and the Hobart urban region. Most of the sporting and recreation clubs are playing within a regional competition.

Population projections for Southern Tasmania suggest that the overall rate of population growth will decline in the next 16 years, but that areas such as Sorell are expected to maintain a higher growth rate than other statewide LGA's. The growth rate for Sorell LGA has been 20.86% from 2006 to 2016. The expected population growth for Sorell LGA is about 4800 persons by the Year 2037. Sorell LGA has now and will continue to have a lower age profile than its neighbouring LGA's, given its appeal for attracting first home buyers and young families.

The current estimated population of the Sorell municipality is 14,414 persons with a median age of 42 years (2016 Census). The population has been growing with the municipality being one of the fastest growing local government areas in Tasmania.

The main population centres for the municipality are Midway Point, Sorell, and the Southern Beaches area of Lewisham, Dodges Ferry, Carlton, Primrose Sands and Dunalley which had the fastest growth rate in Tasmania at the 2016 Census.

The Sorell LGA growth rate p/a over the past five years was three times that of the State – 1.8% compared to 0.6%.

At the 2011 Census, the population was 13,196 persons and the median age at 40 years. The age structure along with the trend towards low birth rates and increased lifespan of older persons suggested a maturing of the municipal population in coming years which is supported with the 2016 Census.

The total population is projected to increase by 29.2% from 2012 to 2037, with the proportion of the population aged 70 years and older projected to increase by 157.2% over the same period.

The Socio-Economic Indexes for Areas (SEIFA) indicate aspects of disadvantage that relate to income and wealth, living conditions, education and engagement in skilled occupations. The Sorell population has a medium rate of relative socio-economic disadvantage compared to other LGAs and Tasmania in general. Sorell also has medium ranking for the index of economic resources. However, its index of education and occupation is below the regional and State weighted averages.

The continued growth in the population of Sorell and the municipality overall, will support sporting and recreational activities with good junior development programs, but the longer term scenario of an ageing population will emerge to impact on recruitment for many clubs. It is expected that the ageing population trend along with changing community expectations for access to public open space will see growing interest in providing a well-connected path/trail network encompassing Sorell and incorporating the Orielton Lagoon Trail (under construction) and offering connections to major community facilities such as Pembroke Park.

2.2.2 Sport and Recreation Participation Trends

GENERAL TRENDS

Policy and planning approaches in most states generally seek to achieve integrated or multiple use development of sporting and community infrastructure. This is driven by the need to achieve an effective, feasible and financially viable mix of community services rather than a continued separation of provision across numerous sites.

Table 1: Potential use of sport and recreation facilities, Sorell and SERDA populations 2037

Facility Type	Sorell 2037	SERDA 2037
Off-road trail	11,571	53,985
Park exercise circuit*	7,224	34,319
Indoor gym, fitness, dance - centre/studio	3,954	18,558
Outdoor playing field	3,878	17,989
Indoor sports court	2,005	9,400
Swimming pool	2,289	10,751
Skate, roller sport facility	1,286	5,658
Outdoor sport court	1,151	5,381
Golf course/range	951	4,513
Outdoor fitness facility	827	3,927
Lawn bowls green	311	1,479
Squash/racquetball court	224	1,064
BMX	283	787
Equestrian facility	179	843

*Park Exercise Circuit = Walking & Running

Projected Participation In Activities Based On State Participation Rates

Based on applying State participation rates to the projected population, the largest potential demand for club-based sport across all age groups is likely to be in Australian Rules football, football-soccer, cricket, tennis, netball and basketball.

Non-club based activities, where individuals or small groups can play or exercise in an unstructured and flexible ways include walking, gym/fitness, cycling and running are also likely to continue to be in high demand.

Bike riding and skateboarding, rollerblading and riding a scooter are likely to be the most popular non-club activities for children.

The demand for these pursuits reinforces the current support of the activities at the Park and the probable inclusion of basketball and additional non-sporting activities such as gym/ fitness and walking.

PEMBROKE PARK CLUBS AND GROUPS

Consultation with clubs and groups indicated the expectation of growing membership and participation with most sporting and recreational activities. This was attributed to the growing population with young families within the municipality and improved facilities at Pembroke Park. Table 2.1 provides an overview of the membership levels and trends for the sporting and recreation clubs at Pembroke Park. It also includes the Sorell Tennis Club and Sorell Bowls Club, both located nearby.

Local Sports Clubs and Associations have generally reported growing or at least stable participation numbers in recent seasons.

Australian Rules football has relatively high participation rates in Tasmania. In 2015 there were 12,125 players or 3.6% of the national player total. These rates were similar to other foundation football states compared to the state population. However, current trend data indicates that football participation is not growing.

Netball registrations in Southern Tasmania Association remained stable in the 2 years from 2013 to 2014 with 1,460 and 1,452 registrations.

Netball Registrations in Tasmania grew from 5,876 in 2013 to 6,093 in 2014.

Nationally, the junior program NetSetGo grew 29% in 2015.

Trends for Soccer/Football in Tasmania in 2014 showed a slight increase in men's registrations and a small decline for female registrations. Futsal numbers grew in the north of the state but were down in the south.

Participation in Tasmanian cricket was up 15% in 2012/13 with the majority of growth at entry-level programs such as T20 Blast.

Tasmanian Little Athletics has also had growth in registrations with an increase of 6.8% in 2014/15. Clarence has had consistent growth since 2011/12 with registrations growing from 196 to 268 in 2014/15.

Trends with BMX and Skate Park usage within Tasmania and Pembroke Park are difficult to obtain however the number of residents in the 5-25 age group are the most likely participants and as described earlier in the report the numbers in this age group are forecast to increase in the south east region.

Basketball memberships in Tasmania increased by 4.4% in 2015 from the previous year with 30.7% increase from 5 years ago. Basketball memberships in Associations – South grew by 498 from 2014 to 2015, an increase of some 13%.

Club/Group	Current Membership	Trend in past 5 years	Expected trend in next 5 years
Sorell Senior Football Club	96 players, 20 volunteers and life members, 130 social supporters and sponsors	growing	growing
Sorell Junior Football Club	100 players, 5 teams plus 35 Auskick and strong parent support	Slight increase	Steady increase with active recruitment programs
AFL Super Rules	25-30 players	steady	steady
Ladies AFL	1 team – 30 players	Club established 2016 growing	growing
South East United Football Club	Winter roster – 7 teams & 90 members Summer 6's – 20 teams & 120 members	Club established in 2014 rapid growth	growing
Sorell Senior/Junior Cricket Club	2 senior teams – 40 players 3 junior teams – 30 players	steady	steady
Dodges Ferry Horse Riding Club	100 members	growing	growing with new site and improved facilities as membership is currently capped
South East Netball Club	About 205 children involved in after school / net so go programs. Social netball attracts 160 members and club level 165 members	Club established in 2014 rapid growth	growing
South East Districts Little Athletics Club	172 members	Grew at 31% in 2014/15	possibly more than 200 members
Sorell Cobras Boxing Club	40	Club established in 2015	growing
Sorell Tennis Club (located in town centre)	100 members	declined but now growing	growing
Sorell Bowls Club (located in town centre)	80-90 members	declined but now growing	steady – small growth

2.3 CURRENT FACILITIES AND USE

Map 2.1 on following page shows the layout of the existing facilities within Pembroke Park.



Map 2.1 Current Facilities and Use



SECTION 3

MASTER PLAN

The Master Plan (map 3.1) illustrates the potential actions that will aid in achieving the vision for Pembroke Park.

The Master Plan presents a concept of how to respond to the key issues identified in Section 2 of the report. However, the ideas and initiatives will be dependent upon the level of support from the users and wider community, access to funding sources and the fit with priorities for funding across the whole of the Sorell municipal area.

The Sports Centre Concept Plan indicates a potential floor plan layout to accommodate current demand with the potential for Stage 2 expansion works at an appropriate time.

KEY:

- 1

Existing dog exercising area, with potential to extend to entry road
- 2

Existing RV park for overnight stays, with potential to extend into part of dog exercising area
- 3

Proposed shared trail
- 4

Proposed picnic shelter with barbecues
- 5

Proposed children's bike riding circuit
- 6

Existing skate park
- 7

Modify BMX jump course to include pump track
- 8

Proposed location for the relocation of the Sorell Tennis Club
- 9

Proposed road link to Montague Street
- 10

Future sports ground
- 11

Proposed car parking area - 290 car parking spaces
- 12

Extend existing equestrian area
- 13

Environmental rehabilitation of Mienna park. To include significant new tree planting and drainage works
- 14

Proposed shared use trail within Mienna Park
- 15

Proposed road to future residential development
- 16

Private land for future residential development (conceptual layout shown)
- 17

Existing soccer sports grounds
- 18

Existing netball courts
- 19

Potential for adding two netball courts in future
- 20

Proposed indoor sports complex with 2 multi-purpose courts, shared boxing / PCYC space, change rooms, external canteen, meeting room, multi purpose room / function room, store room, offices / administration, and gym. Includes landscaped fore court
- 21

Future expansion area
- 22

Proposed new access road to major sporting facilities
- 23

Proposed relocation of the cricket nets allowing balls to be hit out onto the oval
- 24

Existing water treatment area
- 25

Existing junior sports oval
- 26

Land areas used by Little Athletics for field sports
- 27

Existing change rooms
- 28

Existing change rooms, toilets, club storage and former scout hall. Future conversion to storage
- 29

Proposed new change rooms and toilets to replace existing facility
- 30

Proposed pedestrian/spectator/community space free of vehicles (other than vehicle access for management and maintenance purposes). Includes grassed area with shade trees and small play facility
- 31

Existing club rooms for football and cricket and future upgrade / expansion
- 32

Proposed car parking area - 75 car parking spaces
- 33

Proposed car park to service picnic facilities, skate park, bike circuit and BMX course
- 34

Informal car parking area on grassed areas
- 35

Main oval with upgrading of night lights to allow night games
- 36

Proposed vehicle barrier (locked bollards) to create vehicle free space between Little Athletics field sports and main oval (other than vehicle access for management and maintenance purposes)
- 37

Improved entry to Pembroke Park including new sign using pictograms to indicate facilities within the park
- 38

Proposed upgrading of Fitzroy Street link to town centre with tree planting, shared trail and new parking layout (Sorell Streetscape Plan 2014)
- 39

Proposed path along Arthur Street to improve access to Pembroke Park
- 40

Proposed trail link to northern residential area including the proposed trail along the former railway route

PEMBROKE PARK

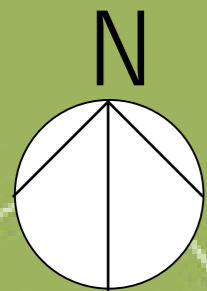
Master Plan

OCTOBER 2017

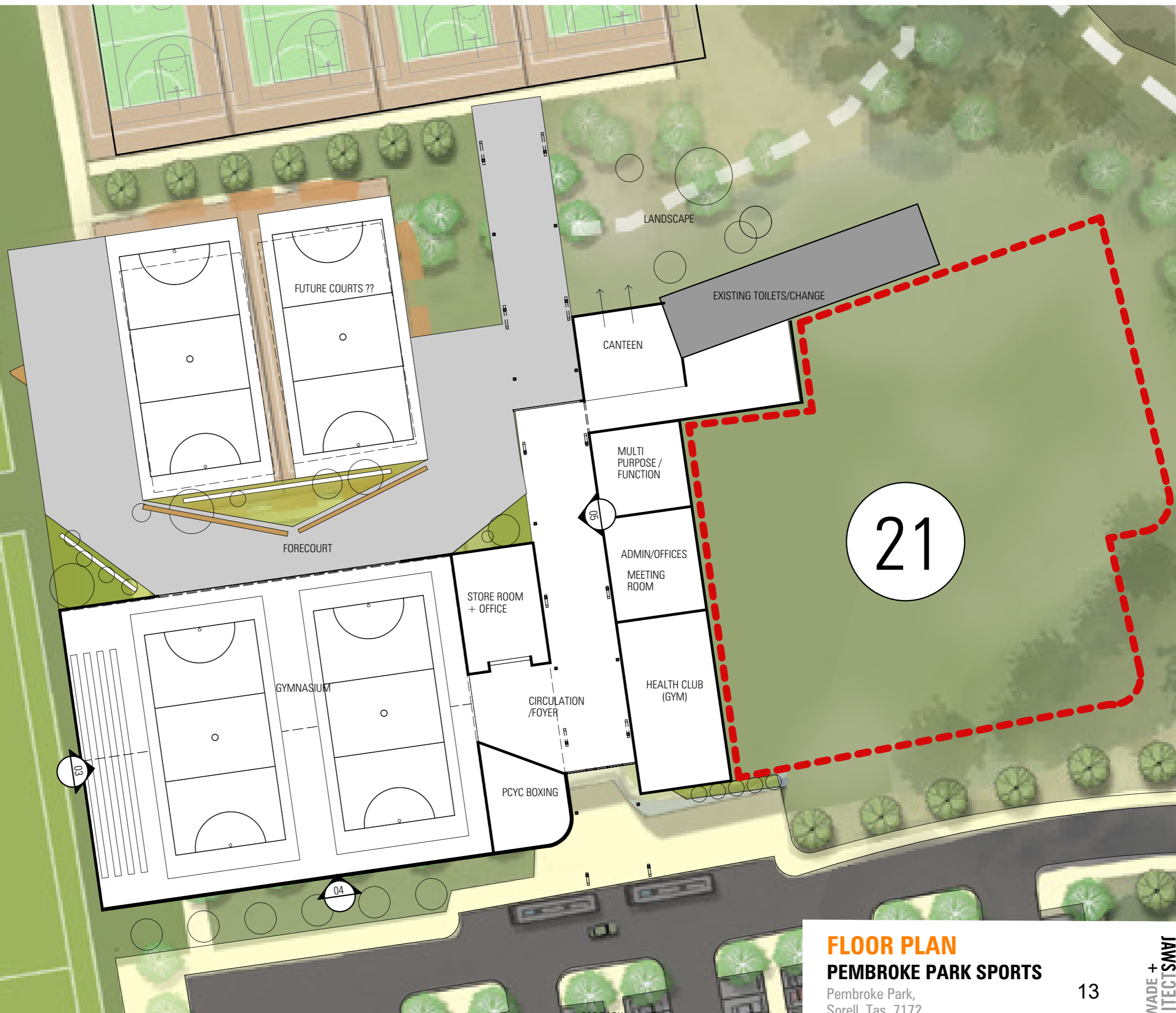


inspiring place





GROUND FLOOR PLAN 1:500 @A3



FLOOR PLAN PEMBROKE PARK SPORTS

Pembroke Park,
 Sorell, Tas, 7172

for Sorell Council

DATE: 2/02/2018

DRAWING NO: 0000_SK01

SECTION 4

Action Plan

With the overall population of Sorell (14,414) projected to increase by 29.2% by 2037 and the SERDA region (76,865) by 14.5% in the same period, the pressure for additional sporting facilities will increase.

By 2022 the population of Sorell will have increased by 10% putting significant strain on the current sporting infrastructure.

By the time Sorell reaches 16,000 residents an indoor sports facility will be critical. Growing sports like basketball and boxing will suffer greatest from a lack of facilities.

The SERDA catchment population is likely to increase by over 2,500 residents by 2022 (or 5,500 by 2027) this is likely to see the demand for a regional soccer facility that can host multiple games at one time essential for the long term development of the sport.

With population growth one factor in the trigger for future development a number of other factors can impact on the growth (or decline) in the demand for sports facilities. National/State program and developments plans for sports have an impact on participation. Note the growth in female participation in AFL and soccer. Coordinated efforts at the local level can also see a significant uptake in a particular sport e.g. Netball in Sorell. Conversely, a poorly organised sport may not match average state level participation. More likely it is the lack of appropriate facilities at the local level that hold back the growth of particular sports. Clearly, Basketball participation will grow in Sorell if it was to get a suitable venue.

Works on Pembroke Park could be prioritised based on a combination of urgency and importance.

Probable costs of providing an indoor sports facility in Pembroke Park

The total probable capital cost of the Indoor Sport Centre is estimated at \$7,779,500.

A breakdown of this can be found in Table 2.

Table 3 shows the remaining capital costs to develop the remainder of the Master Plan components.

Table 2: Breakdown of capital cost – Sports Centre

Capital Costs	Amount \$
Total Building works	\$5,141,000
External Works	\$945,000
Total (A)	\$6,086,000
External Works and Services	
ESD Allowance	\$154,230
Design Contingency	\$304,300
Construction Contingency	\$608,600
Total (B)	\$1,067,130
Professional fee allowance	\$411,280
Authority fee and charges	\$60,860
FF&E	\$154,230
Total (C)	\$626,370
Total Cost (A)+(B)+(C)	\$7,779,500

Recurrent costs:

With conservative programming and income projections, in Year 1 an Indoor Sports Centre shows a \$150,065 operating loss.

Table 3: Breakdown of capital cost – Remaining Master Plan Components

Capital Costs	Amount \$
Carparking and extension roads	\$2,090,000
Concrete pavement pedestrian	\$410,000
Football / Cricket Clubrooms Extension and Upgrade	\$200,000
New Changerooms	\$270,000
Indoor Equestrian Facility	\$500,000
Upgrades to existing horse riding area	\$35,000
Skate Park and BMX upgrade	\$150,000
Additional Signage	\$12,000
Exposed aggregate concrete & landscaping to plaza areas for Sports Centre and Football Club Rooms	\$480,000
Other plantings & irrigation	\$318,000
Gravel roads and multi-use path network	\$530,000
BBQ / Shelter, seating and play equipment facilities	\$200,000
Relocate and upgrade cricket nets	\$60,000
Tennis Courts and Pavilion	\$820,000
Lighting	\$150,000
Total (A)	\$6,225,000
Site preparation/demolition 10%	\$622,500
Preliminaries 12%	\$747,000
Total (B)	\$1,369,500
Contingency 10%	\$759,450
Total (C)	\$759,450
Total Cost (A)+(B)+(C)	\$8,353,950