

Prior to the commencement of the meeting, the Mayor will make the following declaration:

“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

COUNCIL MEETING**MONDAY****TABLE OF CONTENTS**

ITEM	SUBJECT	PAGE
1.	APOLOGIES	5
2.	CONFIRMATION OF MINUTES	5
3.	MAYOR'S COMMUNICATION.....	5
4.	COUNCIL WORKSHOPS.....	5
5.	DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE	6
6.	TABLING OF PETITIONS	7
7.	PUBLIC QUESTION TIME	8
7.1	PUBLIC QUESTIONS ON NOTICE	8
7.2	ANSWERS TO QUESTIONS ON NOTICE.....	8
7.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE	8
7.4	QUESTIONS WITHOUT NOTICE.....	9
8.	DEPUTATIONS BY MEMBERS OF THE PUBLIC.....	10
9.	MOTIONS ON NOTICE	11
9.1	NOTICE OF MOTION - ALD CHONG RECREATIONAL ANALYSIS	11
10.	REPORTS FROM OUTSIDE BODIES	12
10.1	REPORTS FROM SINGLE AND JOINT AUTHORITIES.....	12
	• SOUTHERN TASMANIAN COUNCILS AUTHORITY	
	• COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY	
	• TASMANIAN WATER CORPORATION	
10.2	REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES ..	23
11.	REPORTS OF OFFICERS	41
11.1	WEEKLY BRIEFING REPORTS	41
11.2	DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS	42

11.3 PLANNING AUTHORITY MATTERS

11.3.1	DEVELOPMENT APPLICATION D-2017/152 - 13 SURF ROAD, SEVEN MILE BEACH – ADDITION TO DWELLING AND OUTBUILDINGS	44
11.3.2	DEVELOPMENT APPLICATION D-2017/109 - 33 RIAWENA ROAD, MONTAGU BAY - MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)	65
11.3.3	DEVELOPMENT APPLICATION D-2017/220 – 2 COLOGNE DRIVE, OAKDOWNS – 5 MULTIPLE DWELLINGS	90
11.3.4	DEVELOPMENT APPLICATION D-2017/208 - 30 DERWENTLAKEN ROAD, OTAGO - DWELLING..	131
11.3.5	SUBDIVISION APPLICATION SD-2017/9 - 102 PASS ROAD, ROKEBY - 1 LOT SUBDIVISION	156
11.3.6	DEVELOPMENT APPLICATION D-2017/187 - 23 GEORGE LOVELESS CLOSE, RICHMOND - OUTBUILDING AND CARPORT.....	168
11.3.7	SUBDIVISION APPLICATION SD-2017/15 - 31 QUEEN STREET, BELLERIVE - 1 LOT SUBDIVISION.....	186
11.3.8	DEVELOPMENT APPLICATION D-2016/420 AND SD-2016/45 - 4 AND 6 CHATSWORTH STREET, ROSE BAY - 4 MULTIPLE DWELLINGS AND BOUNDARY ADJUSTMENT	207
11.3.9	DEVELOPMENT APPLICATION D-2017/202 - 13 MCRORIE COURT, CAMBRIDGE - COMMUNITY MEETING FACILITY	254

11.4 CUSTOMER SERVICE - NIL ITEMS**11.5 ASSET MANAGEMENT**

11.5.1	KANGAROO BLUFF HISTORIC SITE	282
11.5.2	HOOKEY STREET, ROKEBY - STREET LIGHT	307

11.6 FINANCIAL MANAGEMENT - NIL ITEMS**11.7 GOVERNANCE**

11.7.1	VOLUNTARY AMALGAMATIONS – PROPOSED CONSULTATION	334
12.	ALDERMEN’S QUESTION TIME.....	359
12.1	QUESTIONS ON NOTICE	359
12.2	ANSWERS TO QUESTIONS ON NOTICE	359
12.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE	359
12.4	QUESTIONS WITHOUT NOTICE.....	359

13.	CLOSED MEETING.....	360
13.1	APPLICATIONS FOR LEAVE OF ABSENCE	
13.2	PROPERTY MATTER - RICHMOND	
13.3	TENDER T1168-17 – BAYFIELD STREET – STREETSCAPE REDEVELOPMENT	
13.4	ANNUAL REVIEW - GENERAL MANAGER	

BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE

COUNCIL MEETINGS, NOT INCLUDING CLOSED MEETING, ARE AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL’S WEBSITE

1. APOLOGIES

Ald Campbell (Leave of Absence)

2. CONFIRMATION OF MINUTES

(File No. 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 3 July 2017, as circulated, be taken as read and confirmed.

3. MAYOR'S COMMUNICATION**4. COUNCIL WORKSHOPS**

In addition to the Aldermen's Meeting Briefing (workshop) conducted on Friday immediately preceding the Council Meeting the following workshops were conducted by Council since its last ordinary Council Meeting:

PURPOSE	DATE
Review of Positive Ageing Plan	
Presentation – Walk of Honour – Waverley Flora Park	
Overview of Consultation re proposed Bellerive Public Pier at Kangaroo Bay	
Voluntary Amalgamation Feasibility Studies Community Consultation Strategy	10 July
Presentation – Airport Roundabout	
Bellerive Bluff Fort	
Voluntary Amalgamation Feasibility Studies Consultation Strategy	
Annual Performance Review Framework	
LGAT General Meeting Agenda Items	17 July

COUNCIL WORKSHOPS /CONTD...

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE

(File No)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

6. TABLING OF PETITIONS
(File No. 10/03/12)

(Petitions received by Aldermen may be tabled at the next ordinary Meeting of the Council or forwarded to the General Manager within seven (7) days after receiving the petition.

Petitions are not to be tabled if they do not comply with Section 57(2) of the Local Government Act, or are defamatory, or the proposed actions are unlawful.

The General Manager will table the following petitions which comply with the Act requirements:

7. PUBLIC QUESTION TIME

Public question time at ordinary Council meetings will not exceed 15 minutes. An individual may ask questions at the meeting. Questions may be submitted to Council in writing on the Friday 10 days before the meeting or may be raised from the Public Gallery during this segment of the meeting.

The Chairman may request an Alderman or Council officer to answer a question. No debate is permitted on any questions or answers. Questions and answers are to be kept as brief as possible.

7.1 PUBLIC QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a member of the public may give written notice to the General Manager of a question to be asked at the meeting). A maximum of two questions may be submitted in writing before the meeting.

Questions on notice and their answers will be included in the minutes.

Mr Ray Leonard of South Arm has given notice of the following questions.

Question 1

How did the original Multi-use Hardstand facility designed “for kids”, as outlined in the original South Arm Oval Master Plan, become a single-purpose skating facility targeted towards older teens?

Question 2

When deeming that the chosen location and current design were suitable for a skating facility, did Council take into consideration issues such as accessibility, visibility, the current uses of the South Arm Oval, and the comfort of both skaters and residents situated nearby?

7.2 ANSWERS TO QUESTIONS ON NOTICE

The Mayor may address Questions on Notice submitted by members of the public.

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

7.4 QUESTIONS WITHOUT NOTICE

The Chairperson may invite members of the public present to ask questions without notice.

Questions are to relate to the activities of the Council. Questions without notice will be dependent on available time at the meeting.

Council Policy provides that the Chairperson may refuse to allow a question on notice to be listed or refuse to respond to a question put at a meeting without notice that relates to any item listed on the agenda for the Council meeting (note: this ground for refusal is in order to avoid any procedural fairness concerns arising in respect to any matter to be determined on the Council Meeting Agenda.

When dealing with Questions without Notice that require research and a more detailed response the Chairman may require that the question be put on notice and in writing. Wherever possible, answers will be provided at the next ordinary Council Meeting.

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No 10/03/04)

(In accordance with Regulation 38 of the Local Government (Meeting Procedures) Regulations 2015 and in accordance with Council Policy, deputation requests are invited to address the Meeting and make statements or deliver reports to Council)

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION - ALD CHONG
RECREATIONAL ANALYSIS**

(File Nos 10-03-05)

In accordance with Notice given Ald Chong intends to move the following Motion:

“That Council receive a report from officers within 2 months, outlining a process, cost and scope of a recreational needs analysis for Clarence”.

EXPLANATORY NOTES

- Council’s previous recreational needs analysis is out of date.
- Currently Council does not have a consolidated strategic plan for recreational needs.
- Prior to considering to undertake a new plan it is appropriate to receive a report detailing the cost, process and scope of such a report.

H Chong
ALDERMAN

GENERAL MANAGER’S COMMENTS

A matter for Council determination.

10. REPORTS FROM OUTSIDE BODIES

This agenda item is listed to facilitate the receipt of both informal and formal reporting from various outside bodies upon which Council has a representative involvement.

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

Provision is made for reports from Single and Joint Authorities if required

Council is a participant in the following Single and Joint Authorities. These Authorities are required to provide quarterly reports to participating Councils, and these will be listed under this segment as and when received.

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**

Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

The Southern Tasmanian Councils Authority has distributed its Quarterly Report for the period 1 April to 30 June 2017 (refer Attachment 1).

RECOMMENDATION:

That the Quarterly Report of the Southern Tasmanian Councils Authority for the Quarter ending 30 June 2017 be received.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representatives: Ald Jock Campbell
(Ald James Walker, Deputy Representative)

Quarterly Reports

June Quarterly Report pending.

Representative Reporting

- **TASWATER CORPORATION**



Southern Tasmanian Councils Authority

Quarterly Report to Members

June 2017



Each Joint Authority is required under Section 36B of the Local Government Act, 1993 to provide to its members a quarterly report that includes a statement of general performance and a statement of its financial performance

This report covers the three month period ending 30 June 2017. This report with all previous quarterly reports is published on the Authorities website: www.stca.tas.gov.au

The Southern Tasmanian Councils Authority commenced on 1 July 2006

Contents

REPORT SUMMARY.....	3
THE REPORT.....	5
1. MINISTER FOR LOCAL GOVERNMENT HON PETER GUTWEIN MP - BRIEFING	5
2. STCA STATE ELECTION REGIONAL PRIORITIES.....	6
3. SOUTH EASTERN REGIONAL DEVELOPMENT ASSOCIATION UPDATE	6
4. PLANNING REFORM UPDATE.....	6
5. SOUTH CENTRAL SUB-REGION AND COMMON SERVICES UPDATE	7
6. WASTE STRATEGY SOUTH UPDATE	7
7. GOVERNANCE AND AUDIT COMMITTEE UPDATE	7
8. STCA STATIONARY PROCUREMENT	7
9. STCA FINANCIAL POSITION END APRIL 2017	8
10. 2017/18 BUDGET STRATEGY	9

Quarterly Report to Member Councils

June 2017

REPORT SUMMARY

The Authority held an Ordinary Board Meeting on 26 June 2017. The Minister for Local Government, the Hon. Peter Gutwein MP attended the meeting by invitation.

Matters considered at the meeting included:

1. Minister for Local Government Hon Peter Gutwein MP - Briefing

The STCA sought a briefing from the Minister on the State Government's proposal for the \$60 million Accelerated Local Government Capital Program and an update on the Statewide Planning Reform process.

The Minister also referenced the \$1.8 million Hobart Traffic Congestion Project and an update on the State Government's position on River Based Transport - Derwent Ferries.

2. STCA State Election Regional Priorities

The Board sought to identify significant regional priority projects to form the basis of a submission to parties in the lead up to the next State Election.

3. South Eastern Regional Development Association Update

The Board received an update in relation to the South Eastern Regional Development Association. In summary the update highlights progress in identifying training needs appropriate to support skill shortages and future employment opportunities in the region.

4. Planning Reform Update

An update was provided to the Board in relation to planning reform. The STCA Board resolved to seek government funding support for projects that will assist member Councils in the preparation of Local Provisions Schedules.

5. South Central Sub-region and Common Services Update

The Board received and noted an update on the activities of the South Central Sub-region and Common Services.

6. Waste Strategy South Update

An update on the activities of Waste Strategy South from its meeting of the 22 May 2017 was provided, noting progress had been made in a couple of key projects. The update also sought the support of the Board to funding requests for 2017/18 and proposed amendments to the group's Terms of Reference to clarify the voting rights of members.

7. Governance and Audit Committee Update

The Board received a report from the Governance and Audit Committee following the meeting on 6 June 2017.

Matters arising out of that meeting and referred to the Board included reporting on the STCA financial position and positive budget variance to the end of April, supporting a proposal to fund the Southern Tasmanian Household Bulk Energy Project from the budget surplus, the carry forward of unspent funds

for Waste Strategy South, options for the future procurement of stationery items for the member councils and a budget strategy for the STCA given the changed operating model.

8. STCA Stationery Procurement

A report was provided into options for the future procurement of stationery items with the expiry of the current regional contract.

9. STCA Financial Position to End of April 2017

The budget position to the end of April was presented to the Board noting a \$85,395 positive variance.

The Board also considered a proposal through the STCA's Climate Change Initiative for the funding of the Southern Tasmanian Households Energy Bulk Purchase Project.

10. STCA 2017/18 Budget Strategy

The 2017/18 STCA Budget was considered by the Board and an approach to member subscription rates endorsed.

THE REPORT

1. MINISTER FOR LOCAL GOVERNMENT HON PETER GUTWEIN MP - BRIEFING

The Minister attended the meeting by invitation to provide an update on the recently announced \$60 million Accelerated Local Government Capital Program and the implementation of the Statewide Planning Reforms.

Accelerated Local Government Capital Program

The Minister noted the government has allocated \$60 million to assist Councils in bringing forward capital projects. The program provides for 0% interest loans over a five year period for projects endorsed by Councils. The funds are based on a successful application process and can be provided “up front”.

Funding can be part of a “cocktail” of State, Local and Federal assistance for major projects and the government is flexible in its considerations, including potential bundling of smaller projects.

Information on the program is available on line through Treasury and is open for applications until October 2017.

Statewide Planning Reform

The Minister noted a Bill was before the Parliament but was yet to proceed to the third reading stage. Expectations were the Bill would be through in the August session.

The Bill addresses the transitional arrangements including dealing with Codes, SAPS, (Special Area Plans) and PPZ's (Particular Purpose Zones) plus clarifying terminology for consistency across Councils.

The Minister noted the transitional arrangements for heritage properties were presenting some difficulties in terms of resourcing and workload given the number of properties and the need to prepare a Statement of Reasons. The Minister advised he would be writing to Councils noting the delays and that the heritage aspects would be progressed over time.

The Minister referred to the Visitor Accommodation Guidelines recently released. The changes will take effect statewide on 1 July 2017. There would be a self-assessment approach to building safety requirements and the fee would be capped at \$250 for a one-step permit application. Advice would be provided to General Managers shortly.

It was noted that there will be a help line available to assist policy clarification through the Justice Department site.

The Lord Mayor raised the issue of impact on the availability of rental accommodation resulting from the sharing economy and shift to visitor accommodation asking if governments could work with Councils to facilitate a scheme such as a rates/tax holiday to incentivise small investors to build rental accommodation.

The Lord Mayor spoke to the example in Cambridge (UK) where they had a City Deal which identified regions where land tax free incentive would apply for five years to create a broader rental market.

The Minister advised the government agencies and GBEs had been tasked to review their land holdings by the end of 2017 to identify surplus land that can be repurposed for housing.

2. STCA STATE ELECTION REGIONAL PRIORITIES

The draft of the STCA State Election Regional Priorities list was discussed. Additional projects for inclusion were noted as:

- Channel Highway improvement from Huntingfield to Kettering;
- Cambridge Bypass;
- Jefferys Track improvements as a substitute for the Plenty Valley Link road project.

It was agreed that the final update would be provided to member Councils and distributed to all parties and Federal Members for information.

3. SOUTH EASTERN REGIONAL DEVELOPMENT ASSOCIATION UPDATE

The South East Regional Development Association (SERDA) comprises Clarence, Sorell, Tasman and Glamorgan Spring Bay Councils.

Mayor Vincent provided a verbal update with specific reference to a project underway with KPMG identified in the Economic Development Infrastructure Study to look at a training program for jobs appropriate to the region. This would be used as part of an evidence base for the future redevelopment of the Sorell School into a Trade Training Centre, potentially a 20/30 year project.

4. PLANNING REFORM UPDATE

The Board was advised that all Councils in the Southern region have commenced preparation of their Local Provision Schedules (LPS) of the Tasmania Planning Scheme.

A Technical Reference Group (TRG) comprising planning officers from each of the Councils is coordinating a consistent approach to the preparation of the LPS. This should not be interpreted as all LPS being the same, rather a consistent approach to understanding, interpretation and preparation.

The Minister has offered \$100,000 funding to each region to assist in the preparation of the LPS.

The TRG is meeting regularly to coordinate their work and work plans and has identified the following tasks as those that require additional work and would benefit from funding support:

- preparation of further guidelines for the mapping of priority vegetation for the natural assets code;
- need for further assistance with GIS mapping;
- need for each Council to identify likely issues in mapping agricultural land then engage a consultant to work with Councils to identify criteria based on expectations and local knowledge. One outcome may be to support/justify rezoning to alternative use; and
- preparation of draft amendment to STRLUS to support LPS.

In relation to the provision of funding this is to be negotiated with the State Planning Policy Unit.

The currently advised work plan for the TRG suggests that all Councils will be in a position to submit their LPS to the TPC for consideration by March – April 2018.

The Board resolved to endorse the projects identified for funding to support the preparation of the LPS and for the TRG to seek funding for the projects from the State Government.

5. SOUTH CENTRAL SUB-REGION AND COMMON SERVICES UPDATE

The update for the South Central Sub Region was received. It was noted the project on regional workforce planning was two months behind schedule. The project is similar to that being undertaken for SERDA under a joint funding arrangement.

In relation to common services the working group is meeting to identify cost efficiencies with the information to be provided to member councils.

6. WASTE STRATEGY SOUTH UPDATE

The Board received an update on the activities of Waste Strategy South from its meeting of the 22 May 2017 noting the Committee had agreed to participate in the 2017/18 Garage Sale Trail project and progressing an MoU with the Northern Region waste authorities around a strategy for joint statewide communications.

The report also sought the support of the Board to funding requests for 2017/18 and proposed amendments to the committee's Terms of Reference to clarify the voting rights of members. The Board endorsed the funding request and agreed to the amendments to the Waste Strategy South Terms of Reference.

7. GOVERNANCE AND AUDIT COMMITTEE UPDATE

The Board received a report from the Governance and Audit Committee following its meeting of 6 June 2017. Matters referred to the Board for consideration included STCA Stationery Procurement, STCA Financials to April 2017 and the 2017/18 Budget Strategy.

8. STCA STATIONERY PROCUREMENT

The STCA has facilitated a regional procurement contract for stationery supplies on behalf of member Councils. The current contract is due to expire 30 June 2017.

Around \$400,000 is spent by participating member Councils annually. The STCA receives an annual rebate of around \$7,000 based on total yearly sales.

A review has been undertaken against alternative national suppliers, Procurement Australia and the National Procurement Network through the LGAT.

The review identified that from a value-for-money perspective there appears to be little in the comparison of the current arrangement or through accessing Procurement Australia or the National Procurement Network supplier panels via the LGAT.

Based on the new business model for the STCA operations, there being little cost benefit between maintaining the current tendering/contract arrangement or accessing the National Procurement Network through the LGAT, the STCA Board resolved not to facilitate retendering of a regional contract arrangement for stationery procurement but to recommend to member Councils to access the National Procurement Network through the LGAT.

9. STCA FINANCIAL POSITION END APRIL 2017

The Financial Statements were reviewed and endorsed.

It is noted that there was a positive budget variance of \$85,395 at the end of the period. This is reflective of the changed operation and governance arrangements introduced by the STCA part way through the financial year.

Additional costs have been incurred in funding the alternative Secretariat support role from mid February 2017.

As at 30/04/2017	Actual	Budget Year to Date	Variance	Budget Total Year
Revenue				
Council subscriptions	335,834	336,114	- 280	336,114
Stationery rebate		-		6,500
Interest on Funds		-		6,000
	335,834	336,114	- 280	348,614
Expenses				
Group Expenses (see itemised listing of programs below)				147,500.00
Wages	32,310	87,333	- 55,023	104,800
Labour On-Costs	6,443	18,458	- 12,015	22,150
Motor Vehicle expenses	4,571	9,333	- 4,762	11,200
Office rent	2,666	3,950	- 1,284	4,740
Telephone	947	600	347	720
Insurance	449	1,917	- 1,468	2,300
Conferences/Events	4,041	750	3,291	900
FBT		2,833	- 2,833	3,400
Website	2,117	4,000	- 1,883	4,800
Licences - ICT	2,980		2,980	
Postage	4		4	
Audit fees	5,100	4,500	600	5,400
Administrative expenses	1,600	15,000	- 13,400	18,000
Contractors - Business Management	5,321			
Contractor Works	4,475	-	4,475	-
Meeting expenses		1,167	- 1,167	1,400
Legal expenses		1,667	- 1,667	2,000
Stationery	104	583	- 480	700
Printing	101	833	- 732	1,000
Miscellaneous	455	833	- 379	1,000
	73,684	153,758	- 85,395	332,010
Individual Southern Waste Management Strategy Group				
School Education Program		20,833	- 20,833	50,000
Communications/Promotion		10,417	- 10,417	25,000
Garage Sale Trail		6,250	- 6,250	15,000
Grants/Sponsorship		4,167	- 4,167	10,000
Administration costs		4,167	- 4,167	10,000
Projects				
Agriculture Hazardous Waste Collection		3,125	- 3,125	7,500
Household Hazardous Waste Collection		3,125	- 3,125	7,500
Development of Regional Waste Group Action Plan		1,042	- 1,042	2,500
Recycling bin contamination stickers		2,083	- 2,083	5,000
Study/Report into solution for major regional waste issue		6,250	- 6,250	15,000
Carry Forwards				
Climate Change Adaptation Project	45,786			
2015-16 Unspent Grant monies carried forward	200,340			
	246,126	61,458	- 61,458	147,500
	- 508,275	182,356	85,115	16,604

A presentation was received from Katrina Graham, HCC Environmental and Climate Change Project Officer relating to STCA funding for the Southern Tasmanian Household Bulk Energy Project. The STCA had endorsed the proposal in principle at a previous meeting but sought alternative funding options rather than a further call on member Councils. The funding request was \$70,000.

It was agreed that the funding would be provided from the 2016/17 operating budget surplus.

10. 2017/18 BUDGET STRATEGY

The changed operational model for the STCA has provided for a review of the budget structure and consideration of the member subscription rates.

Key changes are:

- Reduction in wages and employee expenses;
- Simplification of the oversight arrangement based on the need to update the Service Agreement between the HCC and the STCA;
- Corresponding reduction in effort in managing Board and Committee meetings

2016/17 subscriptions included an allocation to Waste Strategy South projects (\$147,500). This funding has some recent commitments but a number of projects have not been advanced with the loss of momentum from the resignation of the STCA CEO.

The Waste Strategy South Group met on the 22 May and resolved to recommend to the STCA Board that “additional funding be sought for 17/18 to replace project funds expended in 2016/17 and the remaining unspent 2016/17 funds be carried forward.” The additional funding request is in the order of \$50,000.

Given the STCA discussion during the future directions workshop to significantly reduce the budget and therefore current subscriptions (\$186,114), the following option was endorsed:

Fund the reduced budget (\$70,000) through member subscriptions and the Waste Strategy South Group request (\$50,000) through part unallocated funds (\$149, 461).

The Board resolved to endorse the 2017/18 Budget. Refer Attachment 1.

Southern Tasmanian Councils Authority - 2017/18 Budget					
	2016/17 \$ Budget	\$ Actual end March 17	2017/18 \$ Budget		
Revenue					Notes
Council subscriptions	336,114	335,834	70,000		
Stationery rebate	6,500	0	0		decision not to renew contract
Interest on funds	6,000	0	6,000		balance plus WSS c/f amounts
Total Revenue	348,614	335,834	76,000		
Expenses					
Wages	104,800	32,310	0		not required
Labour on costs	22,150	6,443	0		not required
Motor vehicle expenses	11,200	4,571	0		not required
Office rent	4,740	2,666	0		HCC Space part of Service Agreement
Telephone	720	763	0		not required, contractor
Insurance	2,300	449	1,000		Bus Pack \$886, WC not reqd
Conference/Events	900	4,041	0		not required
FBT	3,400		0		not required
Website	4,800	2,118	4,800		new monthly agreement \$400/month
Licences - ICT		2,072	4,000		16/17 unbudgeted
Audit fees	5,400	4,850	5,400		OK
Administrative expenses	18,000	1,599	18,000		HCC Agreement \$15,549 exp 7/17 (financial and HR). New agreement to incl financial (12,146), rent (2,600), printing (500), stationery (350), meeting expenses (1,400) contractor admin (1,000)
Contractor Works		4,475	38,025		Current contractor rate 1.5 day/w @ \$65/hr (65x1.5x7.5x52) 1 day STCA, 0.5 days WSS Group
Meeting expenses	1,400	0	0		4 Board meetings, AGM, 4 G&A and WSS meetings part of service agreement
Legal expenses	2,000	0	2,000		Fund any governance changes
Stationery	700	104	0		reduced and part of service agreement
Printing	1,000		0		reduced and part of service agreement
Miscellaneous	1,000	455	500		reduced
Total Expenses	184,510	66,916	73,725		
Less Revenue			76,000		
17/18 Budget			-2,275		

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES**AUDIT PANEL**

(File No 07/02/12)

Chairperson's Report 46 – June 2017

The Audit Panel held a Meeting on 20 June 2017. I attach a copy of the draft Minutes of the Meeting for tabling at Council's Meeting (refer Attachment 1).

The Panel received the following final audit project reports in the 2016/17 Audit Plan:

Project 49: - Review the Council's Strategic Risks and Risk Management Framework (including the Risk Register structure and methodology)

The Consultant Alicia Leis presented the Audit findings to the Panel and answered questions on her findings and recommendations. The overall comments of the report were favourable and indicated that the management of strategic risk and the risk management framework operated by Council is sound. A number of enhancements to practice have been noted, including the introduction of regular Executive Management review of strategic risks and the need to source suitable IT software to significantly enhance risk management and reporting throughout the organisation. These matters will be monitored by the Panel through the Management Action Plan.

The Panel received an update from the General Manager and Corporate Treasurer on "Project Jigsaw" (IT implementation) and in particular the monthly Steering Committee report for June 2017.

It had been intended that the planned review of Council's Asset Management Policy and Asset Management Strategy outcomes would be presented to the Audit Panel's Meeting in June 2017, however, the reduction in resource capacity within the Asset Management Workgroup, due to support from that area being directed to the "Jigsaw" project, has resulted in a further delay in finalising this review. When complete, it may necessitate for the Panel's review/endorsement in "out of session" or by Special Meeting.

A key focus of the June 2017 meeting was to give consideration to possible projects for the 2017/18 Annual Audit Plan. The 5 Projects identified and recommended by the Panel to form the Annual Audit Plan for 2017/18 are listed below.

Project 51 - Workforce Planning

This project seeks to address the identified strategic risks associated with maintaining capacity within Council's workforce. Having regard for the recently developed "Workforce Planning Guidelines for Tasmanian Local Government", this project will seek to examine Council's existing resource management systems practices against the organisation's knowledge and skills continuity needs and key dependencies, in order to provide guidance to Council's operations through the development of a tailored Workforce Plan. Further, the Workforce Plan would consider the capacity of the organisation to deliver on Council's Strategic Plan objects and associates key corporate strategies such as the Strategic Asset Management Plan; the Long Term Financial Plan; Urban Drainage Management Plan; etc. and how delivery of these strategic frameworks may evolve.

Project 52 – Identity Security and Information Protection Management System

This project seeks to examine Council's existing and emerging systems and processes against its overarching custodial and corporate governance responsibilities in order to provide guidance to Council's operations through the development of a framework, which Council can implement that considers and covers the range of key aspects of identity security and information protection management.

Project 53 – Risks Associated with Council's Community Engagement

This project seeks to review Council's approach to and practices in conducting engagement with its community. The review will consider/include looking at aspects such as the appropriateness adequacy and effectiveness of policies, communication methods and engagement methods; how feedback and participation is assessed and utilised and how the community is kept informed and engaged throughout processes and initiatives, etc.

Project 54 - Council's Actions and Responses to Climate Change

This project seeks to review Council's approach to adaptation initiatives; practices and responses to the strategic risk/threat posed by climate change. Having regard to Council's areas of responsibility; dependency on joint initiatives and its resource capacity, the review will consider/include aspects such as the appropriateness, adequacy and effectiveness of Council's response of climate change. Further, the review of this strategic risk area is expected to focus on the immediate needs and requirements through to the projected forward planning response and preparedness. In doing so, the review would be expected to also provide, where appropriate, guidance and prioritisation of response measures and initiatives.

Project 55 - An Interim Review of Council's IT implementation

The Panel intends that this project be carried out late in the review year and as such scoping for the project will be developed closer to the date of implementation.

RECOMMENDATION:

- A. That the Chairperson's Report be received by Council.
- B. That Council endorses the audit projects identified as the basis of the Audit Panel's Audit Programme for 2017/2018.

Attachments: 1. Minutes of Audit Panel Meeting 20 June 2017 (9)

John Mazengarb
CHAIRPERSON

**MINUTES OF A MEETING OF THE CLARENCE COUNCIL AUDIT PANEL
HELD IN THE COMMITTEE ROOM AT 4.00PM, AT THE COUNCIL
OFFICES, BLIGH STREET, ROSNY PARK ON TUESDAY, 20 JUNE 2017**

HOOR CALLED: 4.00pm

PRESENT: The Meeting commenced at 4.05pm with Mr J Mazengarb in the Chair and Panel Members:
Mr R Bevan
Mr R Hogan
Ald H Chong
ALD P Cusick
Ald K McFarlane (Proxy) present.

IN ATTENDANCE: General Manager
(Mr A Paul)
Corporate Treasurer
(Mr F Barta)
Partner WLF Accounting and Advisory
(Mrs Alicia Leis) Arrived 4.15pm

ORDER OF BUSINESS: 1 – 6, 7 – 14.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	ATTENDANCE AND APOLOGIES.....	2
2.	CONFIRMATION OF MINUTES	2
3.	DECLARATION OF CONFLICTS OF INTEREST/PECUNARY INTERESTS.....	2
4.	ANNUAL AUDIT PLAN FOR 2016- 2017.....	2
5.	UPDATE ON PROJECT 35 - EFFECTIVENESS OF COUNCIL’S IT SOLUTIONS	3
6.	UPDATE ON PROGRESS OF ASSET MANAGEMENT REVIEWS	4
7.	TARGETED AUDITS	4
8.	CONSIDERATION OF ANNUAL AUDIT PLAN FOR 2017- 2018	5
9.	MANAGEMENT ACTION PLAN	6
10.	SIGNIFICANT INSURANCE/LEGAL CLAIMS	7
11.	ANY FURTHER BUSINESS	7
12.	TIME, DATE, PLACE OF NEXT MEETING	7
13.	CLOSE	8

MINUTES

1. ATTENDANCE AND APOLOGIES

Nil

2. CONFIRMATION OF MINUTES

The Minutes of the Meeting of the Audit Panel dated 28 March 2017 were circulated to Panel Members.

RECOMMENDATION:

That the Minutes of the Meeting of the Audit Panel dated 28 March 2017, as circulated, be confirmed.

Decision:

It was **RESOLVED**

“That the Minutes of the Meeting of the Audit Panel dated 28 March 2017, as circulated, be confirmed”.

3. DECLARATION OF CONFLICTS OF INTEREST/PECUNARY INTERESTS

The Chair requested members to advise any new interests or potential conflicts of interest in relation to the Agenda.

There were no new declarations

4. ANNUAL AUDIT PLAN FOR 2016- 2017

The following Project completes the 2016-2017 Annual Audit Plan programme adopted by Council.

Project 49: Management of Strategic Risk

The Consultant Alicia Leis (Wise Lord and Ferguson) presented the Audit findings to the Panel.

It was noted that the strategic risks would be considered as part of a regular quarterly review of these risks by Council’s Corporate Executive.

The Corporate Secretary advised the Panel that the management comments for this report will be circulated to Panel members following the meeting.

RECOMMENDATION

- A. That the Report from WLF Accounting and Advisory on Project 49 – Management of Strategic Risk be received and the findings and recommendations be noted.
- B. That the agreed Management Action Plan be endorsed and be the subject of review as to implementation at subsequent meetings.

Decision:

It was **RESOLVED**

- “A. That the Report from WLF Accounting and Advisory on Project 49 – Management of Strategic Risk be received and the findings and recommendations be noted.
- B. That the intended review by Council’s Corporate Executive Committee of all strategic risks on a quarterly basis be noted.
- C. That the agreed Management Action Plan be endorsed and be the subject of review as to implementation at subsequent meetings”.

5. UPDATE ON PROJECT 35 - EFFECTIVENESS OF COUNCIL’S IT SOLUTIONS

The General Manager advised that implementation of the new IT systems is now well underway indicating that at this stage it was still proposed for the first stage of this project to “go live” on 5 July 2017. To achieve the Go Live 1 deadline it has been necessary to do some “downscaling” of non-essential elements of the stage and that there is confidence that all internal preparation is on track and can achieve this purposed date.

A major issue that is yet to be resolved is the performance speeds being experienced. This is believed to be in the “pod” in which Clarence is housed in the data storage environment. It is hoped that this matter it will be resolved prior to the final decision time for Go Live 1.

In discussion, caution was flagged on the possible forgoing of rights of redress on the question of system perform once a decision to go live has been implemented. The Panel again noted its appreciation in receiving periodic reports on the project.

RECOMMENDATION:

That the update advice be noted.

Decision:

It was **RESOLVED**

“That the update advice be noted”.

6. UPDATE ON PROGRESS OF ASSET MANAGEMENT REVIEWS

The Roads and Stormwater Asset Management Plans were adopted in January 2013 and the Buildings and Open Space Asset Management Plans in June 2013.

The Panel's Workplan identifies that the periodic review of Council's Strategic Asset Management Plans were due in December 2016. This review of the 4 Asset Management Plans is substantially underway and it is intended to also review the Asset Management Policy and Asset Management Strategy.

It had been intended that the outcomes of this review would be presented to the Audit Panel's Meeting in June 2017, however, the reduction in resource capability within the Asset Management Workgroup, due to support from that area being directed to the "Jigsaw" project, has resulted in a further delay in finalising this review. When complete, this may necessitate the need for Panel review/endorsement in "out of session" or scheduling a Special Meeting called for this purpose.

RECOMMENDATION:

That the update advice be noted.

Decision:

It was **RESOLVED**

"That the updated advice be noted".

7. TARGETED AUDITS

As a service to its member Councils, Council's Insurer, MAV Insurance LMI Risk Management Services have undertaken annual audits of a range of risk areas (principally insurance risk areas) of Councils. This practice was abandoned for a period of 4 years and initially replaced by targeted subject specific to individual Council's needs.

The Mutual Scheme has now decided to reintroduce the broadly applied audit assessment. The first of the reintroduced audits focused on the following areas of Council activity:

Contractor Management

Road Asset Management:

- Road Management;
- Footpath Management; and
- Shared Pathways Management.

Tree Management:

- Urban Street Trees; and
- Reserve Trees.

Reserves and Open Space:

- Sporting and Non-Sporting Reserves;
- Suitability Assessments;
- Written Agreements; and
- Reserve Shared Pathways.

This review commenced in early June 2017 and will conclude after this agenda is issued. It is expected that the conclusions of the Audit will be communicated in July/August 2017 and will be provided to the Audit Panel at the September 2017 Meeting.

In addition to this programme our insurers also undertook a targeted review of all Councils specifically in the area of facilities management. For Clarence City Council, this audit focused on the Howrah Community Centre. The findings of this review were favorable and no critical issues warranting immediate response were identified. A number of matters have been recommended which are issues to be addressed as part of the annual “Schedule of Maintenance” and the Fire Services periodic testing review of the premises.

RECOMMENDATION:

- A. That the Report from RM Consult/Vero – Property Risk Improvement Report – Howrah Recreation Centre be received and the findings and recommendations be noted.
- B. That the recommendation be incorporated into the Management Action Plan and be the subject of review as to implementation at subsequent meetings.

Decision:

It was **RESOLVED**

- “A. That the Report from RM Consult/Vero – Property Risk Improvement Report – Howrah Recreation Centre be received and the findings and recommendations be noted.
- B. That the recommendation be incorporated into the Management Action Plan and be the subject of review as to implementation at subsequent meetings”.

8. CONSIDERATION OF ANNUAL AUDIT PLAN FOR 2017- 2018

The Panel discussed possible Audit Projects to be recommended for consideration by Council as part of the Annual Audit Plan for 2017-2018.

In light of the findings of the Audit Project 49 it reaffirmed the Panel’s earlier view that its focus should more effectively focus on high level risk and corporate outcomes. In discussion the Panel identified that reviews be conducted in the following areas:

1. Workforce planning,
2. Identity management,
3. Council reputation and community engagement,

4. Council's actions and responses to climate change, and
5. An Interim review of Council's IT implementation (to be carried out late in the review year).

Scoping documentation and options for suitable providers to conduct these reviews will need to be presented at subsequent Audit Panel meeting(s).

RECOMMENDATION:

A matter for the Panel to determine.

Decision:

It was **RESOLVED**

“A. That the following projects form the basis of the Audit Panel 2017/18 Annual Audit Programme:

- Project 51: Workforce planning;
- Project 52: Identity management;
- Project 53: Council reputation and community engagement;
- Project 54: Council's actions and responses to climate change; and
- Project 55: An Interim review of Council's IT implementation (to be carried out late in the review year).

B. That suitable scoping documentation be prepared for each of the identified audit project areas and that these be circulated to Panel members “out of session” for confirmation/endorsement prior to submitting the Audit Panel's recommendation of 2017/18 Audit Programme to Council for formal adoption.

C. That following Council adoption of the 2017/18 Audit Programme suitable providers to conduct these reviews be presented to the Audit Panel”.

9. MANAGEMENT ACTION PLAN

An updated Management Action Plan was provided.

RECOMMENDATION:

That the advice be noted

Decision:

It was **RESOLVED**

“That the update advice be noted”.

10. SIGNIFICANT INSURANCE/LEGAL CLAIMS

There have been no new major claim notifications since the last report to the Committee. A copy of the schedule of outstanding matters was provided with the agenda.

RECOMMENDATION:

That the advice be noted.

Decision:

It was **RESOLVED**

“That the update advice be noted”.

11. ANY FURTHER BUSINESS

Mr Hogan raised that the Audit Panel Charter had not been reviewed for some time.

The Corporate Secretary confirmed that the Charter had been reviewed in early 2015 to take into account the introduction of Audit Panel responsibilities in the Local Government Act 1993.

Decision:

It was **AGREED**

“That the matter be listed on the next Audit Panel agenda”.

12. TIME, DATE, PLACE OF NEXT MEETING

It is practice for the schedule to be updated by the Panel each meeting on a rolling basis to maintain an advanced schedule of meetings.

Draft Meeting Schedule –2017

Mtg Qtr	Business Items are listed as per Work Plan	Scheduled time of year	Proposed Mtg Date
1	<ul style="list-style-type: none">Note: Discussion with Auditor General on forthcoming annual audit at either March or May/June meeting	March	Tuesday, 28 March 2017 (3.00pm)
2.	<ul style="list-style-type: none">	May/June	Tuesday, 20 June 2017 (4.00pm)
3.	<ul style="list-style-type: none">Electronic sign off of Annual Financial Statements 2014/15	August	8 August 2017 (by email exchange)

4.	•	Aug/Sept May require 2 meeting times to deal with these matters and subject to Auditor General availability	Tuesday, 26 September 2017 (4.00pm)
5.	•	Nov/Dec	Tuesday, 28 November 2017 (4.00pm)

Note 1: The above schedule has been based on the past practice of the Panel and recent consultation on suitability of meeting dates; however, ongoing meetings of the Audit Panel are open to the Panel taking into consideration its obligations.

Note 2: The **Work Plan** is distributed with the agenda. The above meeting schedule will be modified to take into account the adopted Audit Panel Work Plan.

The forward schedule has been updated in Panel members' diaries and no advice has been received in response to indicate any conflict between the schedule and Panel member's commitments.

RECOMMENDATION:

That the Panel confirm the proposed forward schedule of Audit Panel meetings.

Decision:

It was **RESOLVED**

“That the recommendation be adopted and included in member diaries”.

13. CLOSE

There being no further business, the Chair declared the Meeting **Closed** at **5.33pm**.

TRACKS AND TRAILS ADVISORY COMMITTEE – QUARTERLY REPORT

(File No 07-06-09)

Chairperson's Report – Alderman R James

Report to Council for the 3 month period for 1 April 2017 to 30 June 2017.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- provide advice and make recommendations, including policy, to assist Council in the development of tracks and trails in the City;
- assist in the development and periodic review of Council's Tracks and Trails Strategy;
- develop and maintain a Tracks and Trails Register which captures all existing and possible future trail and track networks (including multi-user pathways) in Clarence;
- develop and review (on a rolling basis) the Tracks and Trails Action Plan for endorsement by Council that articulates the development initiatives prioritised and proposed to be conducted over a 5 year programme which recognises the access and needs of all users eg: walkers, horse riders, mountain bikers, etc;
- monitor progress and work to address the actions of the plan according to their level of priority;
- as part of internal referral process to provide input and advice on the provision and requirements for trail networks and the provision of trail linkages as part of new subdivisions.

In working towards these goals, the Committee undertook a range of activities, which are set out below.

2. CAPITAL WORKS PROJECT**Blessington Track**

An investigation of the Blessington Track found inconsistencies in the treatment of hazards along the track requiring barriers and signage. A consultant is undertaking a review in accordance with the Australian Standard for track design. This is anticipated to be completed by August 2017.

Meehan Range – Kerosene Hill Track

Construction has commenced.

Lindhill Reserve

New steps have been constructed into the reserve.

Clarence Plains Rivulet Track

The extension to the existing track through to Hawthorn Place has been completed.

Tangara Trail – Airport Flats Track

The Tangara Trail has been extended along the new airport roadway extension at Grueber Avenue.

3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES

Belbins Link at Clarence Mountain Bike Park

A report has been received on upgrading the link track to green circle easy standard for mountain bikes and Class 3 walking track standard.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Clarence Plains Rivulet Track

The track alignment has been finalised and approval has been given to construct the southern section of track across Education Department property.

Meehan Range – Meehan Skyline Link

The Natural Values Assessment is complete and has been forwarded to DPIPW for comment. A Reserve Activity Assessment is required by DPIPW.

Brinktop Road Walking Track

The track along Brinktop Road will be handed over to Council when the subdivision is complete. Council approved the acquisition of Brinktop Reserve to complete the track through to the lookout. A plan has been developed for the lookout area with car parking and signage.

Rokeby to Lauderdale Track

At its Meeting of 10 April 2017, Council approved the Ralphs Bay Coastal Trail construction and further planning work for a footway along South Arm Road.

5. GOVERNANCE MATTERS.

Committee Meetings

The Committee held 2 meetings on 20 April and 8 June 2017.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Ald R James

CHAIRPERSON

BICYCLE STEERING COMMITTEE – QUARTERLY REPORT

(File No 04-03-02)

Chairperson's Report – Alderman S von Bertouch

Report to Council for the 3 month period 1 April 2017 to 30 June 2017.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- advise Council on the identification, development and maintenance of cycling routes and infrastructure along roads and other easements throughout the City;
- facilitate and provide guidance for the implementation of Council's adopted Bicycle Strategy;
- be actively involved in providing design advice relating to cycling infrastructure projects undertaken by Council;
- be actively involved in providing advice to CyclingSouth on matters relating to regional cycling infrastructure; and
- promote information sharing of cycling related matters affecting the City.

In working towards these goals the Committee arranged and implemented a range of activities, which are set out below.

2. CAPITAL WORKS PROJECTS**2.1. Cambridge Road – Cambridge Village to Roundabout - Painted Bike Lanes**

A Parking survey recorded 15% parking density along this section of Cambridge Road. The line marking design was completed and a contractor engaged following a quotation process. Line marking will be undertaken during July 2017.

2.2. Cambridge Road, Mornington – Painted Bike Lines

Kerb and gutter works have been completed. Following the completion of this work the road is to be resealed and line marking for the bike lanes will be undertaken.

2.3. Mornington Roundabout Pedestrian/Cycling Underpass

Pitt and Sherry have submitted a report for this project. Further investigation and assessment is required before proceeding.

3. RECURRENT INITIATIVES

Nil.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS**Clarence Street Safety Assessment Report**

Consultation is complete and has been to Council for consideration at its Meeting held on 3 July 2017.

Clarence Foreshore Trail – Simmons Park to Anzac Park

Design is underway.

Tasman Highway – Extension from Tasman Bridge to Montagu Bay Road

Shared funding is being sought from the Department of State Growth (DSG). Project deferred until funding arrangements have been agreed in the 2017/2018 State Budget. Officers from DSG have suggested Council apply for funding via the Vulnerable Road Users Grant, which will be released in the coming period for applications. Design has commenced on this project.

Tasman Highway – Tasman Bridge to Mornington

Cycling South has been successful in being awarded funding of \$25,000 for the feasibility and concept design for a multi-user pathway along the Tasman Highway road reservation.

Howrah and Tranmere Roads – Investigation of Bike Infrastructure

The consultant's report is complete. Officers are currently working through the list of the recommended outcomes.

Clarence Foreshore Track – Marana Avenue to Montagu Bay Park

The first section from Marana Avenue has been upgraded to a 2.5m wide concrete path. Design for a realigned path around Montagu Bay Primary School is underway. Negotiations with Montagu Bay Primary School relating to land tenure for the foreshore track is progressing.

5. GOVERNANCE MATTERS.

Committee Meeting

The Committee held 2 meetings during the quarter on 10 April 2017 and 5 June 2017.

6. EXTERNAL LIAISON

CyclingSouth Meetings were held on 3 May and 28 June 2017.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Ald Sharyn von Bertouch
CHAIRPERSON

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 3, 10 and 17 July 2017 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 3, 10 and 17 July 2017 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

11.3 PLANNING AUTHORITY MATTERS

In accordance with Regulation 25 (1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

11.3.1 DEVELOPMENT APPLICATION D-2017/152 - 13 SURF ROAD, SEVEN MILE BEACH - ADDITION TO DWELLING AND OUTBUILDINGS
(File No D-2017/152)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an addition to dwelling and outbuildings at 13 Surf Road, Seven Mile Beach.

RELATION TO PLANNING PROVISIONS

The land is zoned Village and subject to the Parking and Access Code, Stormwater Management Code, Inundation Prone Areas Code, Airport Buffer Code and the On-Site Wastewater Management Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires with the written consent of the applicant on 26 July 2017.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- visual appearance;
- devaluation of property;
- overshadowing impacts on driveway; and
- acoustic impacts from use of garage.

RECOMMENDATION:

A. That the Development Application for an addition to dwelling and outbuildings at 13 Surf Road, Seven Mile Beach (CI Ref D-2017/152) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. Amended plans showing the following must be submitted to and approved by Council's Manager City Planning prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works:

- use of a rendered finish on the garage/carport blockwork wall facing 15 Surf Road; and
- details of the selected colour for the render to match the colour scheme of the dwelling located at 15 Surf Road.

When approved, the plans will form part of the permit.

- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Village under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 16.0 – Village Zone;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code;
- Section 15.0 – Inundation Prone Areas Code;
- Section 23.0 – On-Site Wastewater Management Code; and
- Section 25.0 – Airport Buffer Code.

- 2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is an 835m² rectangular shaped lot located on the southern side of Surf Road. The site is level and the rear (south-eastern) boundary of the site abuts the Seven Mile Beach foreshore reserve. The site is developed with a 2 storey timber clad dwelling. In the absence of reticulated services, the dwelling is reliant on water storage tanks and an on-site wastewater management system.

3.2. The Proposal

The proposal entails alterations and additions to the ground level of the existing dwelling, the construction of a new carport/garage between the dwelling and the street and covered outdoor entertaining area.

The proposed dwelling additions would encompass the enclosure of the undercover parking area located along the south-western elevation of the dwelling to provide for 2 new bedrooms and a bathroom. The ground level addition would not extend beyond the footprint established by the upper level overhang. It is also proposed to undertake a 5m² additions to the eastern elevation of the dwelling to provide a remodelled kitchen. The additions would be clad in horizontal timber cladding in a stained finish to match the existing dwelling built fabric.

The proposed carport/garage would maintain a 12.4m setback from the frontage with Surf Road and would directly abut the north-eastern side property boundary. The garage would be 4m wide x 6.35m long and would be conjoined to the 6m long x 4m wide carport. The overall wall length would be 10m.

The garage would be clad with “Colorbond” roof and wall sheeting and would reach a maximum height of 3.15m above natural ground level. The maximum wall height at the boundary would be 2.4m. The wall of the garage/carport abutting the north-eastern side property boundary would be constructed from blockwork for fire separation purposes and will require removal of a section of the existing paling fence.

Lastly, a 22m² covered outdoor entertaining area is proposed within the rear eastern corner of the site. The entertaining area would be walled on the 2 elevations abutting the side and rear boundary and would be constructed from blockwork with slatted timber panels. The entertaining area would reach a maximum height of 2.68m above natural ground level and would contain an outdoor kitchen.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The use of the land for “Residential” (Single Dwelling) purposes is a permitted use in the Village Zone.

The proposal meets the Scheme's relevant Acceptable Solutions of the Village Zone, Parking and Access Code, Stormwater Management Code, Inundation Prone Areas Code, On-Site Wastewater Management Code and the Airport Buffer Code with the exception of the following.

Village Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
16.4.2 A2	Setback	<p>Building setback from side and rear boundaries must be no less than:</p> <p>(a) 2m; (b) half the height of the wall;</p> <p>whichever is the greater.</p>	<p>The proposed garage/carport would offer a NIL setback from the north-eastern side property boundary (boundary adjoining 15 Surf Road). The height of the wall at the boundary is 2.4m therefore a 2m setback is required in order to satisfy the Acceptable Solution.</p> <p>In addition, the proposed outdoor entertaining area would offer a NIL setback from the north-eastern side property boundary and an 0.2m setback from the south-eastern rear property boundary. Given the wall height of 2.4m at the boundary, a 2m setback is required in order to satisfy the Acceptable Solution.</p> <p>Lastly, the ground level addition to the eastern corner of the dwelling would maintain a setback of 1.9m from the north-eastern side property boundary. A 2m setback is required from this boundary.</p>

The proposed variation must be considered pursuant to the Performance Criteria (P2) of the Clause 16.4.2 as follows.

Performance Criteria	Proposal
<p><i>“P2 – Building setback from side and rear boundaries must satisfy all of the following:</i></p> <p><i>(a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i></p>	<p>See assessment below</p>
<p><i>(i) overlooking and loss of privacy;</i></p>	<p>The proposed garage/carport and outdoor entertaining area would contain solid blockwork walls on the north-eastern elevation abutting 15 Surf Road. The absence of windows on the side elevations will prevent any overlooking or loss of privacy impacts upon the adjoining residence and associated private open space at 15 Surf Road.</p> <p>The proposed outdoor entertaining area would not impact upon the seclusion of the foreshore reserve directly to the rear as privacy screening is provided along with blockwork detail. The north-eastern elevation of the outbuilding would abut an existing outbuilding located on the adjacent property, therefore no overlooking or loss of privacy would result.</p> <p>The proposed ground level addition to the eastern elevation of the dwelling would not contain any windows on the north-eastern elevation, therefore would not impact upon the privacy of the adjoining residence to the north-east at 15 Surf Road.</p>
<p><i>(ii) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00am and 5.00pm on 21 June or further decrease sunlight hours if already less than 3 hours;</i></p>	<p>The proposed ground level addition to the eastern elevation of the dwelling would match the setback established by the existing eastern elevation building line and any overshadowing impact would be absorbed by the existing shadow cast by the upper level of the dwelling.</p>

	<p>The proposed garage/carport would occupy 10m of the boundary with 15 Surf Road and would have a wall height of 2.4m at the boundary. The maximum height of the building would increase slightly to 3.15m further to the west as a result of the skillion roof design. With respect to overshadowing, the building would adjoin the driveway and front yard space of the adjoining residence to the north-east. The applicant was not required to provide sun shadow diagram, as the boundary to which the setback variation relates is to the south-west of the existing adjoining dwelling located at 15 Surf Road. Due to the orientation of the subject site in relation to the adjoining property to the north-east, it is considered that no overshadowing between the hours of 9.00am to 3.00pm on 21 June would result from the proposed garage/carport.</p> <p>With respect to the proposed outdoor entertaining area, the location of the building to the south of the adjoining dwelling and associated private open space and abutment with an existing similarly sized building on the adjoining property will ensure no unreasonable loss of sunlight.</p>
<p>(iii) <i>visual impact, when viewed from adjoining lots through building bulk and massing;</i></p>	<p>The addition to the eastern elevation of the existing dwelling is unlikely to result in any overbearing appearance effects, as the addition would maintain the existing building line and would be single storey in height.</p> <p>With respect to the proposed garage/carport, this building would be located directly upon the side boundary and would have a solid wall length of 10m. The existing paling fence would be removed to allow for the construction of a solid blockwork wall along the boundary. The living room windows and entrance to the adjoining residence to the north at 15 Surf Road face towards (in an off-set manner) the proposed building.</p>

	The wall is shown on the design drawings as a blank blockwork wall and would extend 0.6m higher than the existing fence height. The wall length and height is considered reasonable in an urban environment. The low height profile at the boundary (2.4m) and flat roof design will likely mitigate any adverse visual bulk and massing impacts. However, in the interests of reducing the prominence of the new building when viewed from the adjoining dwelling, it is considered reasonable for the blockwork wall facing 15 Surf Road to be treated in a rendered finish and painted in a suitable colour to match the colour scheme of the adjoining residence. Both the applicant and the representor have agreed to this outcome.
(iv) <i>taking into account aspect and slope”.</i>	There are no topographical or orientation constraints which would affect the proposed design response.

Inundation Prone Areas Code

Clause E15.7.3 A2 of the Code requires an extension to a habitable building in the Coastal Inundation Low Hazard Area to either have a floor area no more than 60m², or to maintain compliance with the minimum floor level requirement for the Coastal Low Hazard Area prescribed under Table E15.1 of the Code. The proposed additions to the ground floor of the existing dwelling would have a floor area of 42m² therefore complying with the Acceptable Solution.

Clause	Standard	Acceptable Solution (Extract)	Proposed
E15.7.3 A3	Coastal Inundation Low Hazard Areas	A non-habitable building, an outdoor or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60m ² .	The proposed garage/ carport and outdoor entertaining area would have a collective building footprint of 85m ² thus exceeding that permitted by the Acceptable Solution.

The proposed variation must be considered pursuant to the Performance Criteria (P3) of the Clause E15.7.3 as follows.

Performance Criteria	Proposal
<i>“P3 – A non-habitable building must satisfy all of the following:</i>	See assessment below
<i>(a) risk to users of the site, adjoining or nearby land is acceptable;</i>	Council’s Development Engineer considers that the proposed outbuildings would not cause any increased risk to adjoining or nearby property or public infrastructure. In addition, it is considered that the buildings would not be susceptible to wave run-up given the low level of risk and open design. Accordingly, no specific structural or design methods are considered necessary in this instance.
<i>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</i>	As per above
<i>(c) need for future remediation works is minimised;</i>	Council’s Development Engineer has advised that the proposed outbuildings would not increase the need for future remediation works, given the works would be contained wholly on private property.
<i>(d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works;</i>	It is considered that the minor nature of the works and the low level of inundation hazard risk is sufficient to preclude a requirement for a developer contribution towards coastal protection works.
<i>except if it is a building dependent on a coastal location”.</i>	Not applicable

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Visual Appearance

The representor has raised concern that the blockwork wall associated with the proposed garage/carport facing 15 Surf Road would be visually unappealing and that the reduced setback will increase the visual bulk associated with this structure.

- **Comment**

The representor's concern is that the reduced setback associated with the garage/carport requires Council to consider the resultant visual impact. The applicant has agreed to finish the blockwork wall with a rendered and painted finish to match the colour scheme of the dwelling located at 15 Surf Road. The proposed external treatment will enhance the appearance of this structure when viewed from the adjoining property and together with the low height profile and flat roof design, there would be no unreasonable visual impacts that can be reasonably expected for an urban environment.

5.2. Devaluation of Property

The representor has raised concern that the proximity of the proposed carport/garage to their boundary will result in a devaluation of their property due to the resultant perceived visual impact.

- **Comment**

There is no evidence to suggest that the proposed development will impact upon the value of adjoining properties. In any case, this is not a relevant planning scheme consideration in that the Scheme does not give any weight to such considerations.

5.3. Overshadowing Impacts on Driveway

The representor has raised concern that the proposed garage/carport would overshadow the driveway of the adjoining residential property to the north-east at 15 Surf Road. The representor is concerned that the reduction in natural light will cause a hazard when reversing into the driveway from Surf Road.

- **Comment**

P2 of Clause 16.4.2 of the Village Zone requires a development proposing a reduced setback to demonstrate that there would be no unreasonable loss of sunlight to habitable rooms or private open space associated with an adjacent residential use. The standard does not give consideration to overshadowing impacts upon private driveways.

It is, however, determined that the driveway of the adjoining residence will only be subject to a loss of sunlight from 3.30pm onwards on 21 June, which is insignificant for the Winter Solstice.

5.4. Acoustic Impacts from Use of Garage

The representor has raised concern that the use of the garage/carport would result in unreasonable acoustic impacts upon the adjoining residence to the north-east.

- **Comment**

The proposed garage/carport would be over an existing parking hardstand area capable of accommodating 3 vehicles. The enclosure of this area with a blockwork wall should go some way to lessening any existing noise emissions associated with the parking of vehicles. The garage/carport would also abut the driveway associated with the adjoining residence to the north-east as opposed to part of the residence or private open space. Regardless, acoustic impacts arising from a residential use is not a relevant consideration under the Village Zone.

6. EXTERNAL REFERRALS

The proposal was referred to the Hobart International Airport in accordance with the requirements of the Airport Buffer Code. The Hobart International Airport has provided advice direct to the applicant outlining their obligations with respect to the potential for construction practices to intrude upon controlled airspace.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal for an for an addition to dwelling and outbuildings at 13 Surf Road, Seven Mile Beach meets all relevent Acceptable Solutions and Performance Criteria under the Scheme, therefore is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plans (7)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

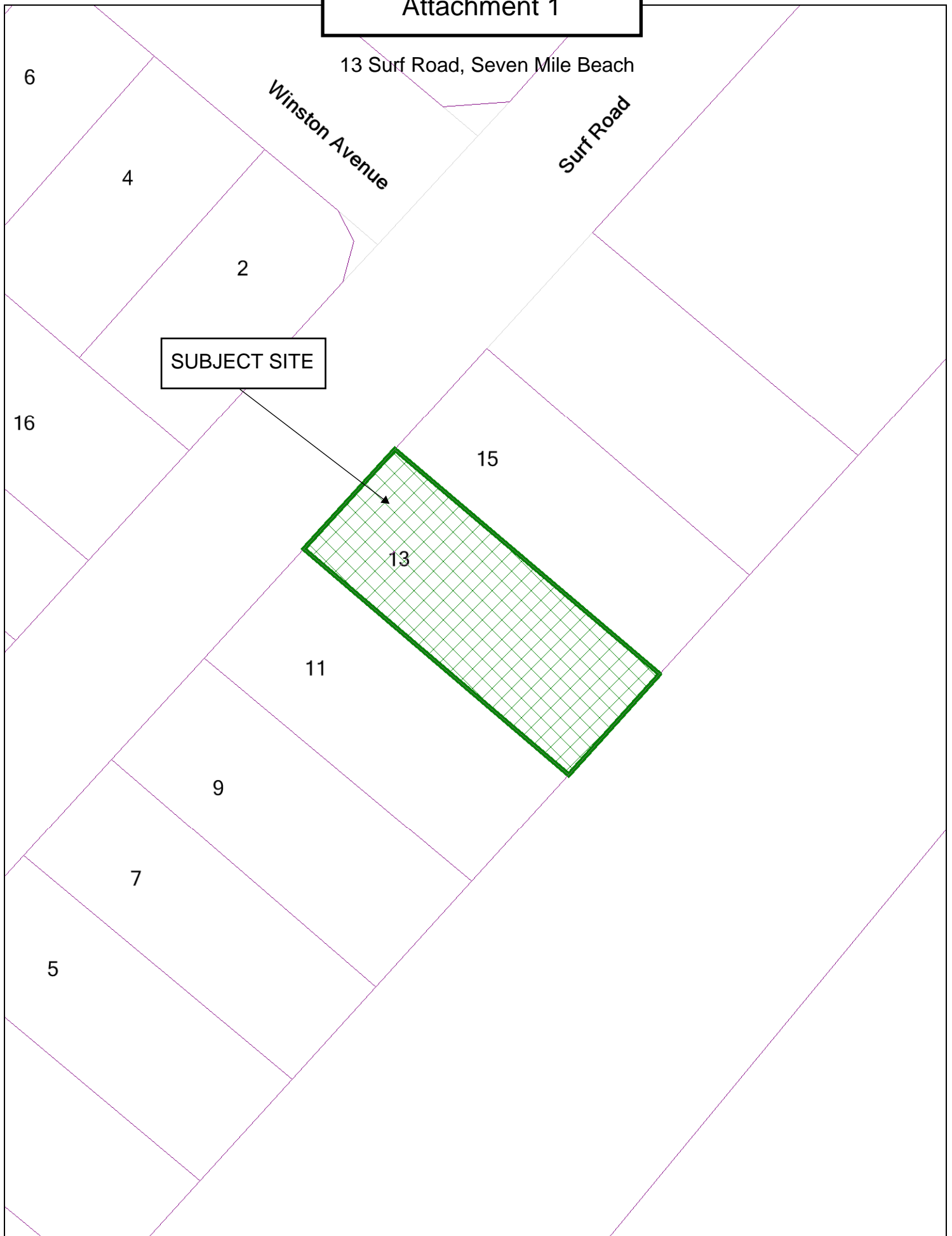
Attachment 1

13 Surf Road, Seven Mile Beach

Winston Avenue

Surf Road

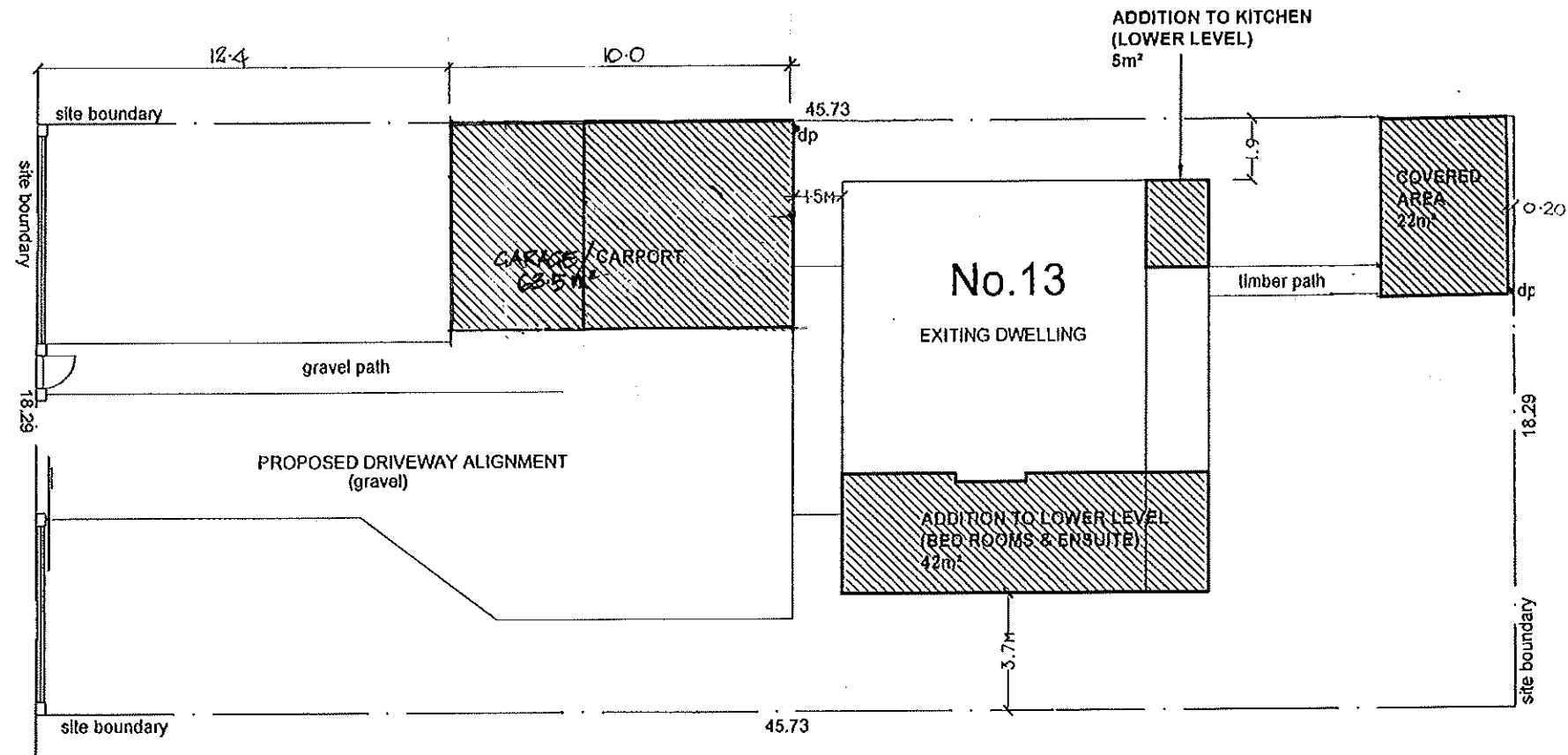
SUBJECT SITE



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 5 July 2017 **Scale:** 1:629.4 @A4

Attachment 2

SURF ROAD



AMENDMENT A JUNE 2017
COVERED AREA RELOCATED
TO REAR BOUNDARY

gary reed building design

residential, commercial and industrial building design,
plumbing and drainage design, construction management,
housing energy rating, thermal performance efficiency
tas compliance corporation accreditation no. CC8411

9 warwick street hobart
tasmania 7000
abn 74399247462
phone 62319544
fax 62316950
mob 0418526785
greedesign@bigpond.com



CASIMATY PROPOSED ALTERATIONS & ADDITIONS
TO EXISTING DWELLING
13 SURF ROAD
SEVEN MILE BEACH

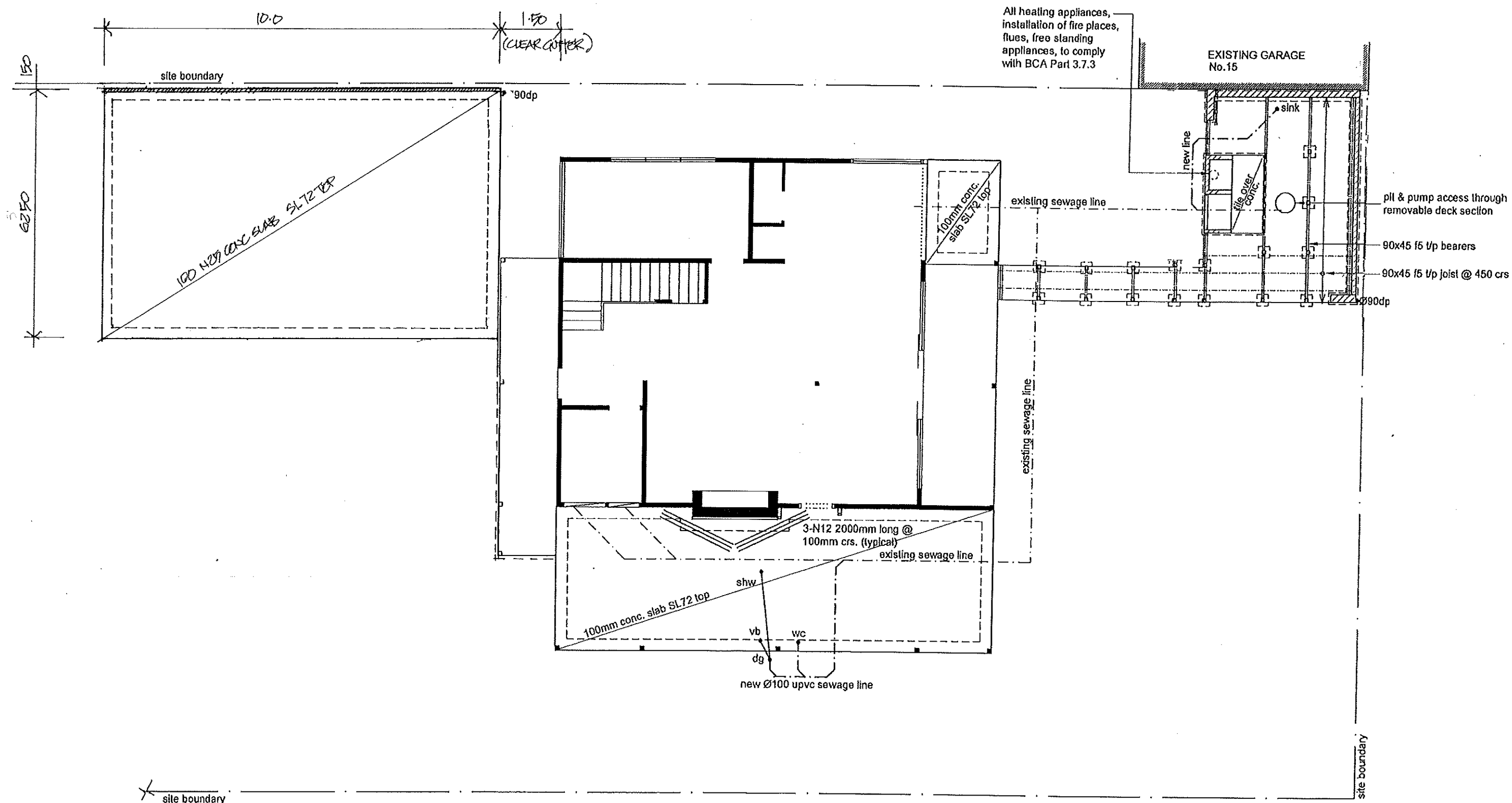
Drawn: PK

Date: March 2012 Scale: 1:200 at A3

Project No: 12.034

Site Plan

DRAWING NO SK.01A



gary reed building design

residential, commercial and industrial building design,
plumbing and drainage design, construction management,
housing energy rating, thermal performance efficiency
tas compliance corporation accreditation no. CC841f

9 warwick street hobart 7000
tasmania
abn 74399247462
phone 62319544
fax 62316950
mob 0418526785
greedesign@bigpond.com



CASIMATY PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING 13 SURF ROAD SEVEN MILE BEACH

Drawn: PK

Date: March 2012 Scale: 1:100 at A3

Project No: 12.034

Slab & Drainage Plan

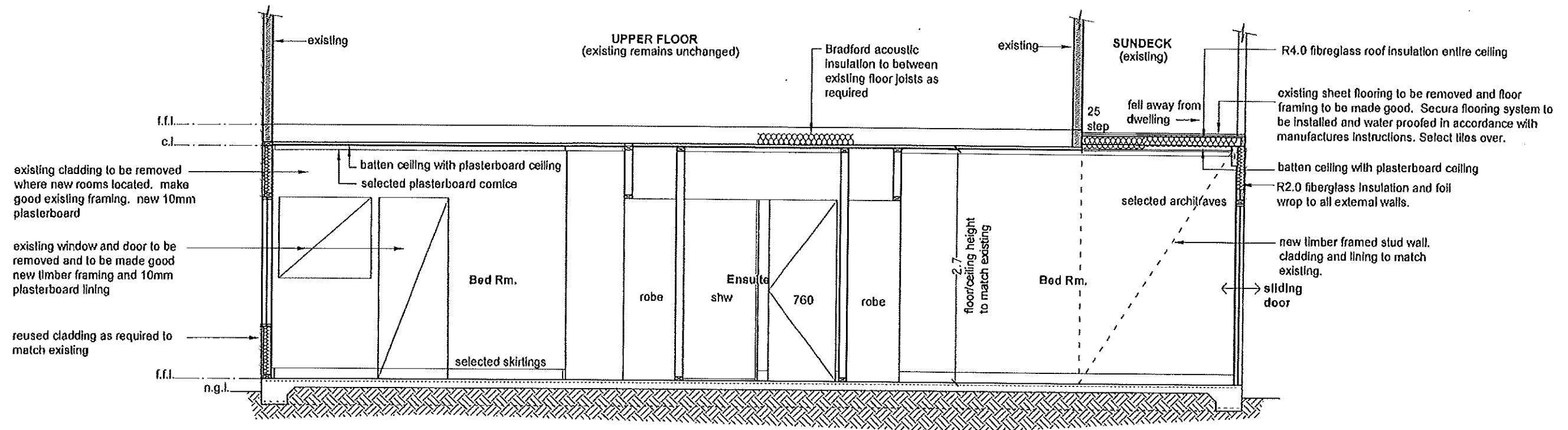
DRAWING NO SK.03A

Timber framing

All timber framing and tie downs to comply with AS1684.2 (Residential timber-framed construction).
F17 seasoned hardwood (h/w) unless noted otherwise.

90x35mm timber studs at 450mm crs.
90x45mm timber top & bottom plates.

Wall ties, fixing straps, and tie down systems shall comply with AS1684.2 and The B.C.A. Part 3.3.3.2 & 3.3.3.3.



Section B-B

1:50

gary reed building design

residential, commercial and industrial building design,
plumbing and drainage design, construction management,
housing energy rating, thermal performance efficiency
tas compliance corporation accreditation no. CC8411

9 warwick street hobart
tasmania 7000
obn 74399247462
phone 62319544
fax 62318950
mob 0418526785
greedesign@bigpond.com

CASIMATY PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING 13 SURF ROAD SEVEN MILE BEACH

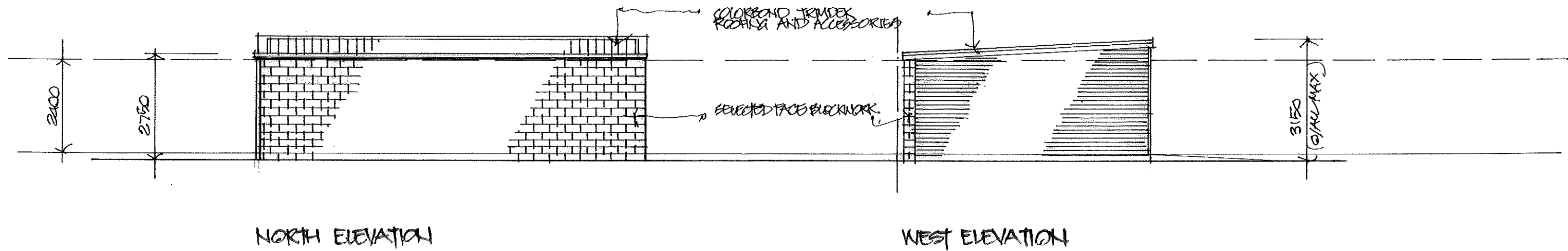
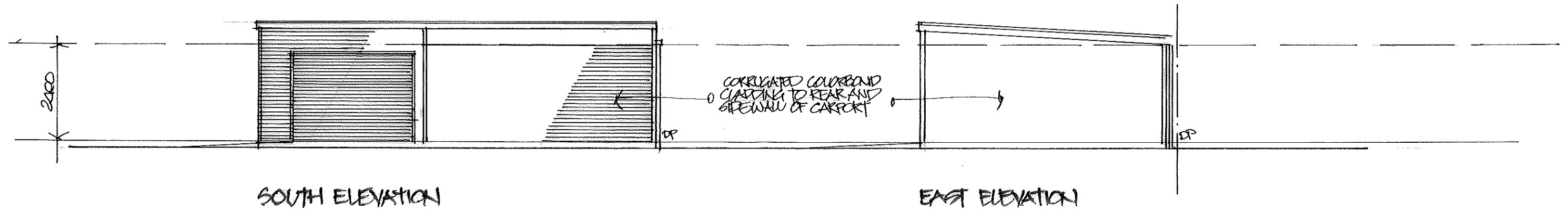
Drawn: PK

Date: March 2012 Scale: 1:100 at A3

Project No: 12.034

Section Through Dwelling

DRAWING NO **SK.05**



gary reed building design

residential, commercial and industrial building design,
plumbing and drainage design, construction management,
housing energy rating, thermal performance efficiency
tas compliance corporation accreditation no. CC8411f

9 warwick street hobart 7000
tasmania
abn 74399247462
phone 62319544
fax 62316950
mob 0418526785
greedesign@bigpond.com



CASIMATY PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING 13 SURF ROAD SEVEN MILE BEACH

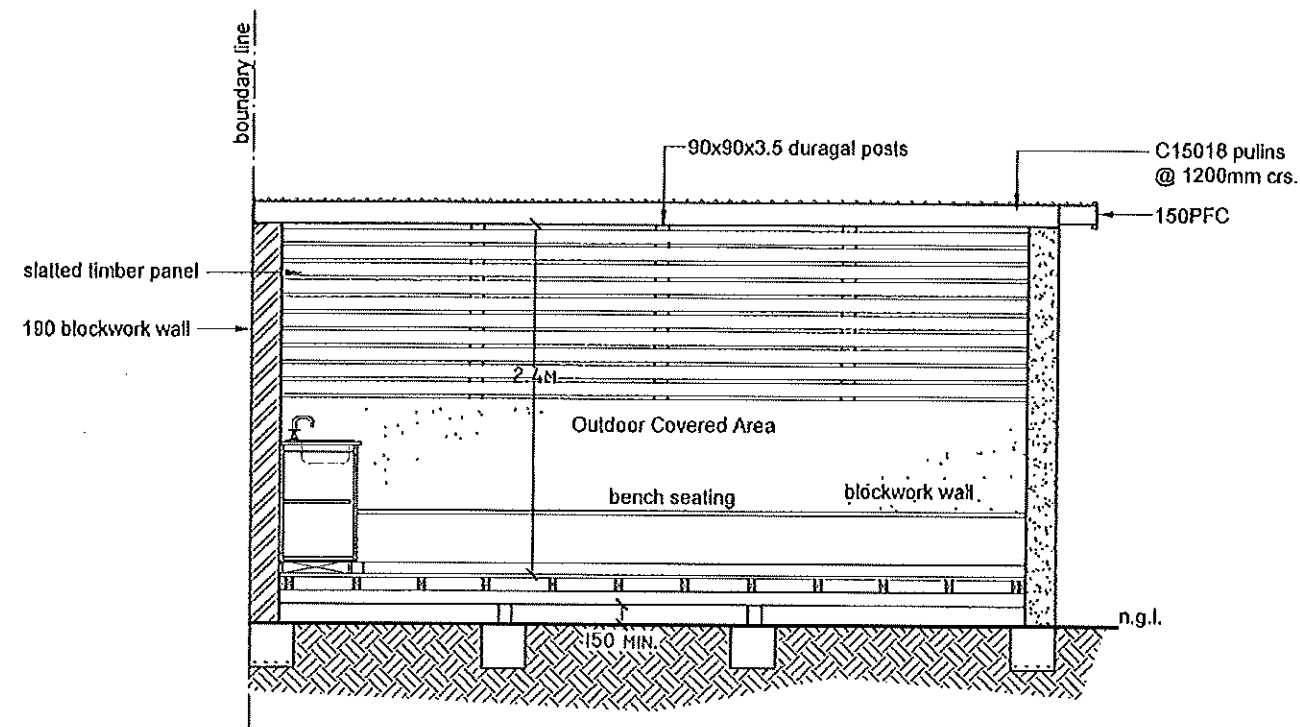
Drawn: PK

Date: March 2012 Scale: 1:100 at A3

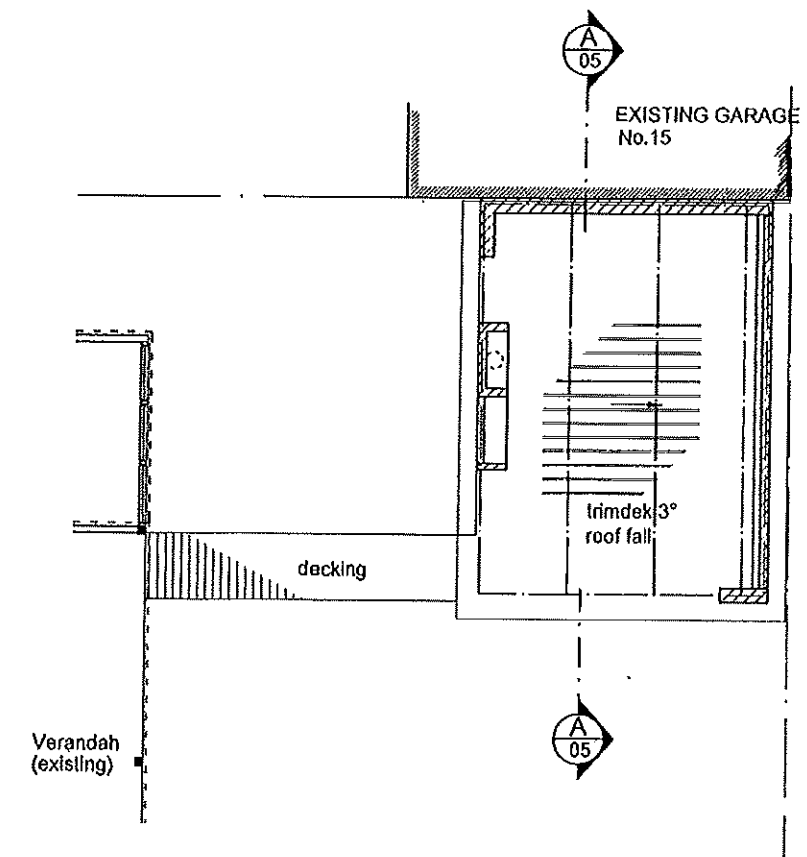
Project No: 12.034

Garage / Carport

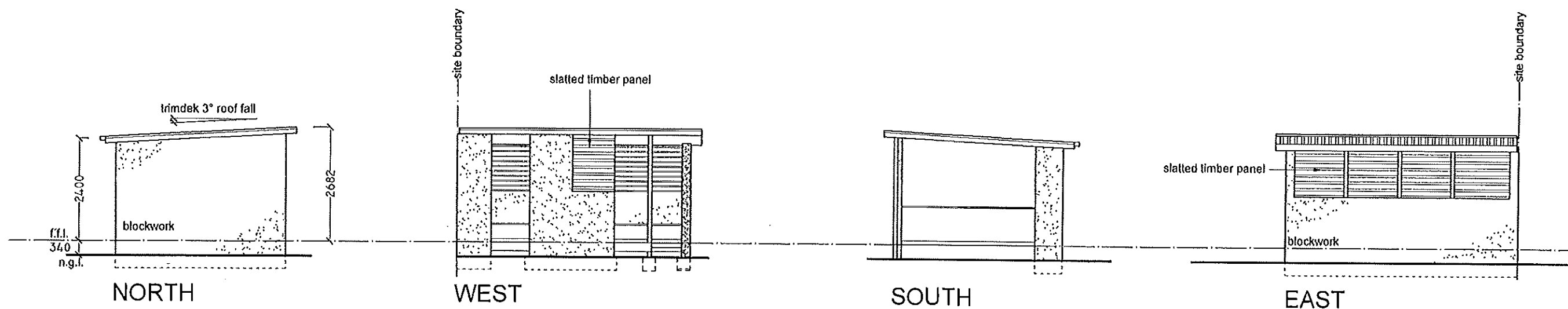
DRAWING NO SK.06



Section C-C
1:50



ROOF FRAMING PLAN
1:100



gary reed building design

residential, commercial and industrial building design,
plumbing and drainage design, construction management,
housing energy rating, thermal performance efficiency
tas compliance corporation accreditation no. CC841f

9 wonwick street hobart
tasmania 7000
abn 74399247462
phone 62319544
fax 62316950
mob 0418526785
greedesign@bigpond.com



CASIMATY PROPOSED ALTERATIONS & ADDITIONS
TO EXISTING DWELLING
13 SURF ROAD
SEVEN MILE BEACH

Drawn: PK

Date: March 2012 Scale: 1:100 at A3

Project No: 12.034

Covered Area

DRAWING NO SK.07A

13 Surf Road, SEVEN MILE BEACH



Figure 1: The existing dwelling located at 13 Surf Road when viewed from Surf Road.

11.3.2 DEVELOPMENT APPLICATION D-2017/109 - 33 RIAWENA ROAD, MONTAGU BAY - MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)
(File No D-2017/109)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for Multiple Dwellings (1 existing + 1 new) at 33 Riawena Road, Montagu Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access and Stormwater Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which now expires with the written consent of the applicant on 26 July 2017.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- overshadowing;
- insufficient area for development;
- visual impact;
- privacy;
- gradient of open space areas; and
- density of development and noise.

RECOMMENDATION:

- A. That the Development Application for Multiple Dwellings (1 existing + 1 new) at 33 Riawena Road, Montagu Bay (Cl Ref D-2017/109) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. ENG A3 – COMBINED ACCESSES [5.5M].
 3. ENG A5 – SEALED CAR PARKING.
 4. ENG S1 – INFRASTRUCTURE REPAIR.
 5. ENG M1 – DESIGNS DA.
 6. A minimum trafficable driveway width of 3.0m must be provided between the eaves of the existing dwelling and the eastern property boundary, to the satisfaction of Council's Group Manager Asset Management, prior to the issue of the occupation of Unit 2.
 7. ADVICE - Prior to the demolition of the existing outbuilding to the rear, notification must be provided to Council in the form of a Certificate of Likely Compliance Demolition (Notifiable Demolition Works) and separate plumbing approval obtained (Notifiable Plumbing Works).
 8. The development must meet all required Conditions of Approval specified by TasWater notice dated 30 March 2017 (TWDA 2017/00405-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10.0 – General Residential Zone;

- Section E6.0 – Parking and Access Code; and
- Section E7.0 – Stormwater Management Code.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site has a land area of 715m², has frontage and vehicular access onto Riawena Road and slopes moderately down to the west. The site is developed with a single storey, weatherboard and Colorbond dwelling fronting Riawena Road.

The surrounding area is similarly zoned General Residential and is characterised by a combination of both single detached and Multiple Dwellings located within the established residential area at Montagu Bay.

3.2. The Proposal

The proposal is for the construction of 1 additional dwelling (Unit 2) to the rear of the existing dwelling (Unit 1). Unit 2 would be located parallel with the rear (northern) boundary and would maintain a 925mm setback from that boundary. It would be setback 3.0m from the western boundary and 867mm at its closest point from the eastern boundary.

The proposed dwelling would be separated from the existing dwelling by 8.23m at its closest point. Unit 2 would have a floor area of 138.8m² and would contain 2 bedrooms and an open plan living space on the western elevation. A single garage has been incorporated into the eastern part of the proposed unit.

Unit 2 would be constructed from a combination of rendered brick and vertical timber cladding, with “Colorbond” roofing in a low pitched opposing skillion profile. Unit 2 would have a maximum height of 4.995m and would incorporate a 16.95m² roofed deck on the western elevation of the unit.

It is proposed to modify the south-eastern corner of the existing dwelling (Unit 1) by removing part of the existing eave to allow the construction of a new driveway with a trafficable width of 3.023m.

It is proposed to widen the existing crossover to 5.5m and construct a 3m sealed driveway alongside the eastern side property boundary, with 31 Riawena Road to provide access to 1 shared visitor parking space and the second required car parking space for Unit 2. The required 2 parking spaces for Unit 1 would be located to the south of Unit 1, between the dwelling and Riawena Road frontage.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone, Parking and Access Code and Stormwater Management Code with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Setbacks and building envelope for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>Complies</p> <p>Does not comply - the rear northern elevation of Unit 2 would be located 925mm from the rear boundary rather than the required 4m.</p> <p>Complies – wall length within 1.5m of side (eastern) boundary of less than 9m.</p>

The proposed variation must be considered pursuant to the Performance Criteria (P3) of the Clause 10.4.2 for the following reasons.

Performance Criteria	Comment
<p><i>“P3 – The siting of a dwelling must:</i> <i>(a) not cause any unreasonable loss of amenity by:</i></p>	<p>See below</p>
<p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>Shadow diagrams were submitted in support of the application that satisfactorily demonstrate there would not be an unreasonable loss of amenity to the habitable (living) areas of adjoining residences, or to associated private open spaces.</p> <p>The rear boundary of the site is shared with 3/40 Loinah Crescent which is a 2 storey dwelling. The proposed dwelling would be single level and located to the south/south-west of the neighbouring dwelling to the north, which is elevated. There would therefore not be an adverse impact upon solar access to habitable rooms with respect to this elevation.</p> <p>To the west of the development site is 35 Riawena Road, which supports a 2 storey dwelling on the front part of the lot - with the living/kitchen areas and master bedroom on the upper level. The proposed Unit 2 would be to the rear of the lot at 33 Riawena Road, meaning that any impact on solar access to the dwelling at 35 Riawena Road would be low.</p> <p>The shadow diagrams provided confirm that (given the slope) there would be an impact upon solar access to the lower level of 35 Riawena Road up until 10am at Winter Solstice, but the impact would be only upon the 3 bedrooms on the eastern side of that dwelling only. By 10.30am the shadow would not affect the dwelling at any point, meaning that it would have access to well in excess of 3 hours of sunlight at Winter Solstice. The impact is therefore considered to be reasonable.</p>

<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The shadow diagrams demonstrate that Unit 2 would cast a shadow upon the private open space associated with the adjoining property at 35 Riawena Road, to the west of the proposed unit.</p> <p>The impact upon solar access would cease by 12pm at Winter Solstice, meaning that the private open space of the adjacent lot would have available in excess of 3 hours of sunlight – a test the Scheme identifies as “reasonable”, in relation to solar access. The shadowing impact is therefore considered reasonable.</p>
<p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p>	<p>Not relevant</p>
<p>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>The visual impact of the proposed Unit 2 is considered reasonable, in that the wall height when viewed from neighbouring properties would range from 2.4m to 3.6m above natural ground level. The proposed unit is a single storey dwelling and would be significantly less obtrusive in terms of visual impact than several neighbouring properties that have 2 storey buildings.</p> <p>Despite the location of Unit 2 within the rear setback, the building is unlikely to result in any adverse visual impacts when viewed from the adjoining properties at 35 Riawena Road to the west, 9 Orion Court and 31 Riawena Road to the east and 3/40 Loinah Crescent to the north.</p> <p>Dwellings within the vicinity of the site are oriented to take advantage of the river and mountain views to the west and would have the potential to overlook the new dwelling as a result of its single storey form.</p>

<p>(b) <i>provide separation between dwellings on an adjoining lot that is compatible with that prevailing in the surrounding area”.</i></p>	<p>Development within proximity of the subject property is characterised by setbacks ranging from 2.0m (to rear boundaries), to side boundary setbacks of 1.0m to 0m. The proposed dwelling separation distances are therefore compatible with the separation distances evident in the surrounding area.</p>
--	--

General Residential Zone

[illegible]

		(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and	Not applicable – open space located to north and west of each unit.
		(f) has a gradient not steeper than 1 in 10; and	Unit 2 does not comply (spilt level). Unit 1 complies.
		(g) is not used for vehicle access or parking.	Complies

The proposed variation must be considered pursuant to the Performance Criteria (P2) of the Clause 10.4.3 for the following reasons.

Performance Criteria	Comment
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p>	<p>The proposed deck and outdoor living areas on the western elevation of Unit 2 would (whilst satisfying the dimension provisions of Clause 10.4.3, A1), ensure that residents of the unit would have sufficient area for outdoor activities, as described.</p>
<p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	<p>The outdoor living areas associated with the existing dwelling, Unit 1, are accessed via both the entry area and from the second bedroom of the dwelling, which is used by its occupants (the applicant submits) as a rumpus and study area. There is an existing deck off the northern elevation of the dwelling to be removed as part of this development and replaced with stairs and a landing, to lead to the proposed outdoor living area for Unit 1.</p> <p>The POS for Unit 1 would be located to the north-west of the building, which would be accessed via an existing door from bedroom 2 of that dwelling and from the existing entry area. This arrangement is readily accessible and would provide for useable outdoor space – as required by this performance criteria.</p>

(ii) <i>orientated to take advantage of sunlight</i> ".	The proposed open space would be located to the west of the proposed unit and to the north-west of the existing dwelling. Both areas would experience good solar access (as demonstrated by the shadow diagrams submitted), are compliant with the solar access standards of Clause 10.4.4 (A3) and would be located on the northern side of each unit.
---	---

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Overshadowing

The representor raised concerns in respect of the impact of the proposed dwelling upon solar access, in particular in relation to impact of the proposed additions upon availability of sunlight to the open space areas of their property. The areas concerning the representor include gardens, lawn, clothesline and solar panels on the roof of an outbuilding.

- **Comment**

The proposed dwelling, Unit 2, does not meet the acceptable solutions in relation to the prescribed building envelope. The proposal does, however, satisfy the performance criteria relevant to the building envelope – the detailed discussion relating to which is included above in Section 4.0.

The refusal of the proposal based on overshadowing is therefore not warranted by this proposal.

5.2. Insufficient Area for Development

The representor submits that the proposed development is too close to the rear property boundary and whilst the Planning Scheme standards for site coverage are met, it is submitted that the proposed dwelling unit would be located too far back on the lot therefore not leaving enough room behind the dwelling.

The concern is that the lack of separation distance would impact the visual appearance, and that the development of a “backyard” for financial gain would be “un-Australian”. This issue extends to an inability for children to play backyard cricket on both the subject and neighbouring properties.

- **Comment**

This application relies upon a variation to the acceptable solutions in relation to the prescribed building envelope and the level and accessibility of private open space. The proposal satisfies the performance criteria relevant to the building envelope (as discussed above), site coverage, front and side boundary setbacks, orientation and privacy.

The Scheme provides for a range of living and housing opportunities within Clarence and permits development of the nature proposed. It is therefore considered that this issue is not of determining weight.

5.3. Visual Impact

The representor raised concern that the proposed development would, given the reduced rear setback, have a visual impact upon the appearance of the area in that it would create a feeling of being fenced in by overshadowing buildings.

- **Comment**

The proposed development relies upon a variation to the rear boundary setback which, as discussed, satisfies the related performance criterion.

The visual impact of the reduced rear setback would be most directly related to the property to the north at 3/40 Loinah Crescent, the owners of which have not raised concern in relation to the proposal. It is further noted that this neighbouring dwelling is an elevated 2 storey dwelling with no habitable room windows on its southern elevation and a separation distance of approximately 1.8m from the shared boundary. The visual impact upon this property is therefore considered likely to be low and this issue is not of determining weight.

5.4. Privacy

Concerns are raised in relation to the impact of the proposed development upon privacy. The specific concerns relate to use of both indoor and outdoor living areas, in terms of direct overlooking.

- **Comment**

The proposed development meets the relevant acceptable solutions of the Scheme in relation to privacy for all dwellings.

5.5. Gradient of Open Space Areas

The representor expresses concern in relation to the gradient and useability of the open space associated with the proposed Unit 2, in that the proposed gradient does not satisfy the 1:10 slope requirement of the Scheme. The concern is that the inappropriate configuration of the open space for Unit 2 would involve future occupants using the deck only, thus having an impact upon neighbouring privacy.

- **Comment**

The proposal relies upon the performance criteria in relation to gradient of open space in relation to Unit 2 and accessibility in relation to Unit 1. Accessibility has been addressed above in relation to Clause 10.4.3 (A2) and is not related to this concern, which specifically relates to the open space area to the west of Unit 2 as proposed.

The performance criteria require that the open space be a useable area, “conveniently located in relation to a living area of the dwelling, and orientated to take advantage of sunlight”. The proposed deck and lower level outdoor area both meet this requirement. The privacy of neighbouring outdoor living areas in relation to the gradient of the open space is therefore not a relevant consideration under the Scheme.

5.6. Density of Development and Noise

Concerns are raised in relation to the proposed density of development, in that there are “too many units in the proximity of the proposed dwelling” and that there are already issues in the area with noise. It is submitted that the proposed development would further exacerbate this problem.

- **Comment**

The Scheme allows for a density of 1 dwelling per site area of 325m² – a standard complied with by this proposal. There are no controls within the Scheme in relation to density of units within a precinct and noise generated by residential development compliant with the standards of the Scheme is not a relevant consideration in relation to the determination of this application.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council’s adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal seeks approval for Multiple Dwellings (1 existing + 1 new) at 33 Riawena Road, Montagu Bay. The application meets the relevant Acceptable Solutions and Performance Criteria of the Scheme.

The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (9)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

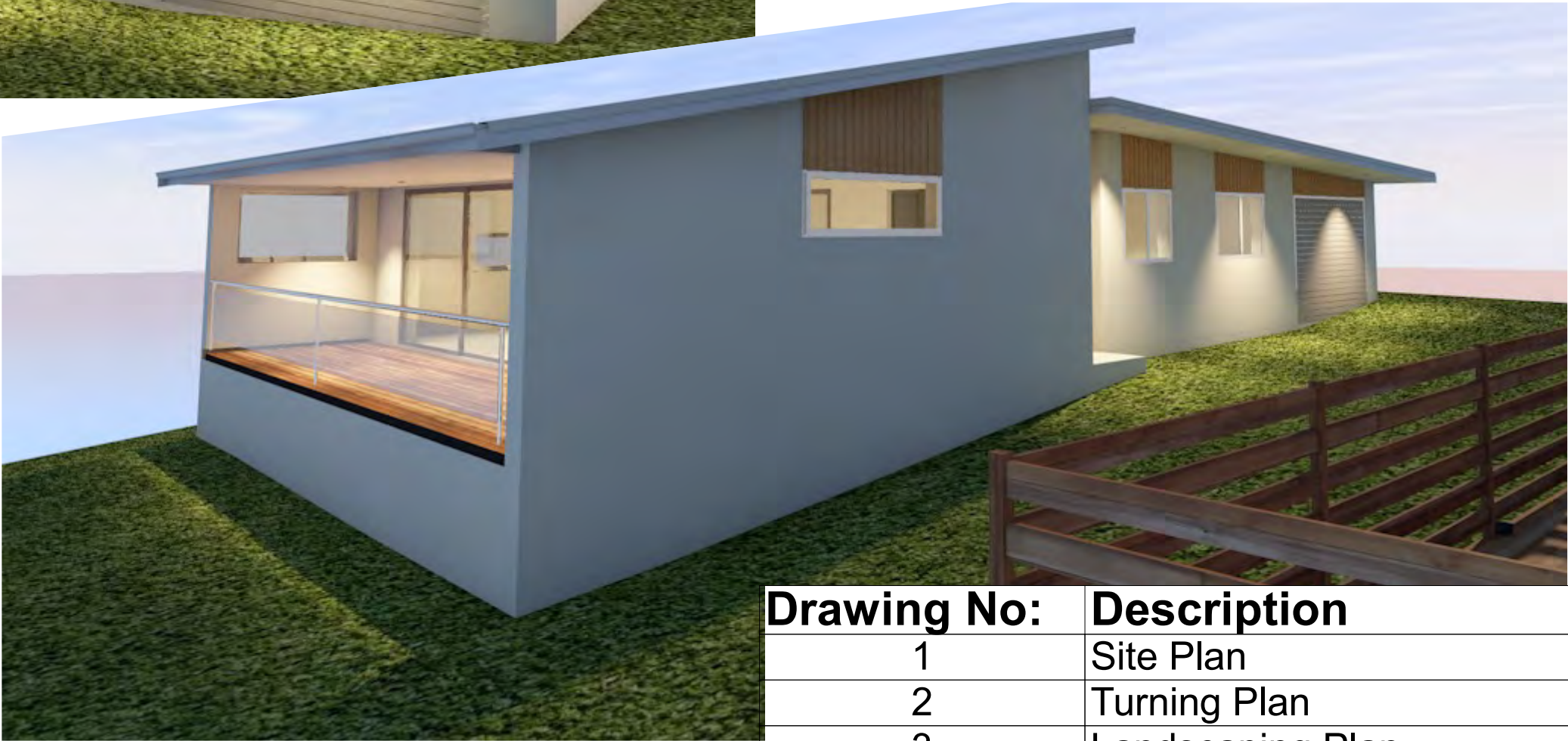
Attachment 1

Location plan - 33 Riawena Road, Montagu Bay

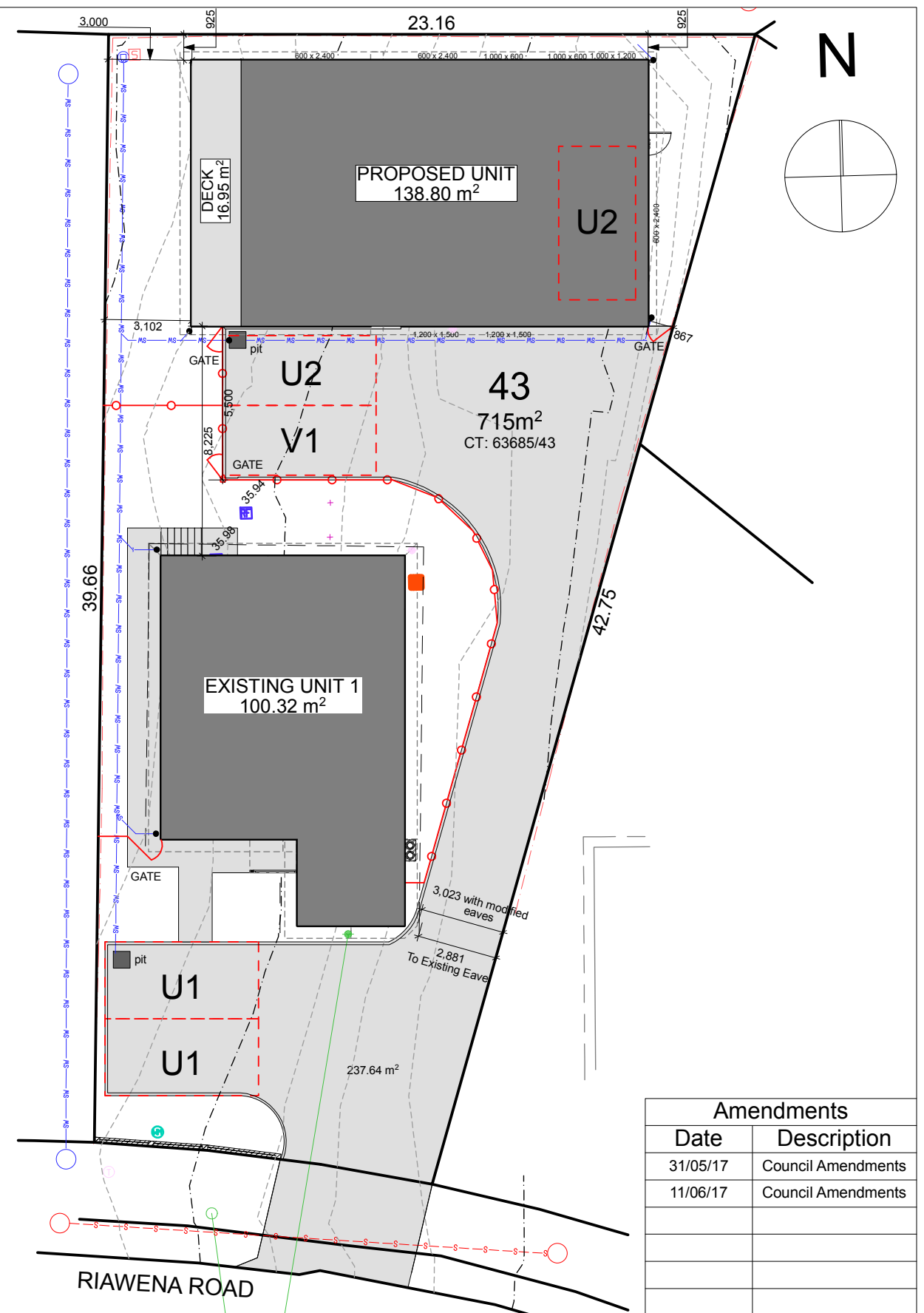
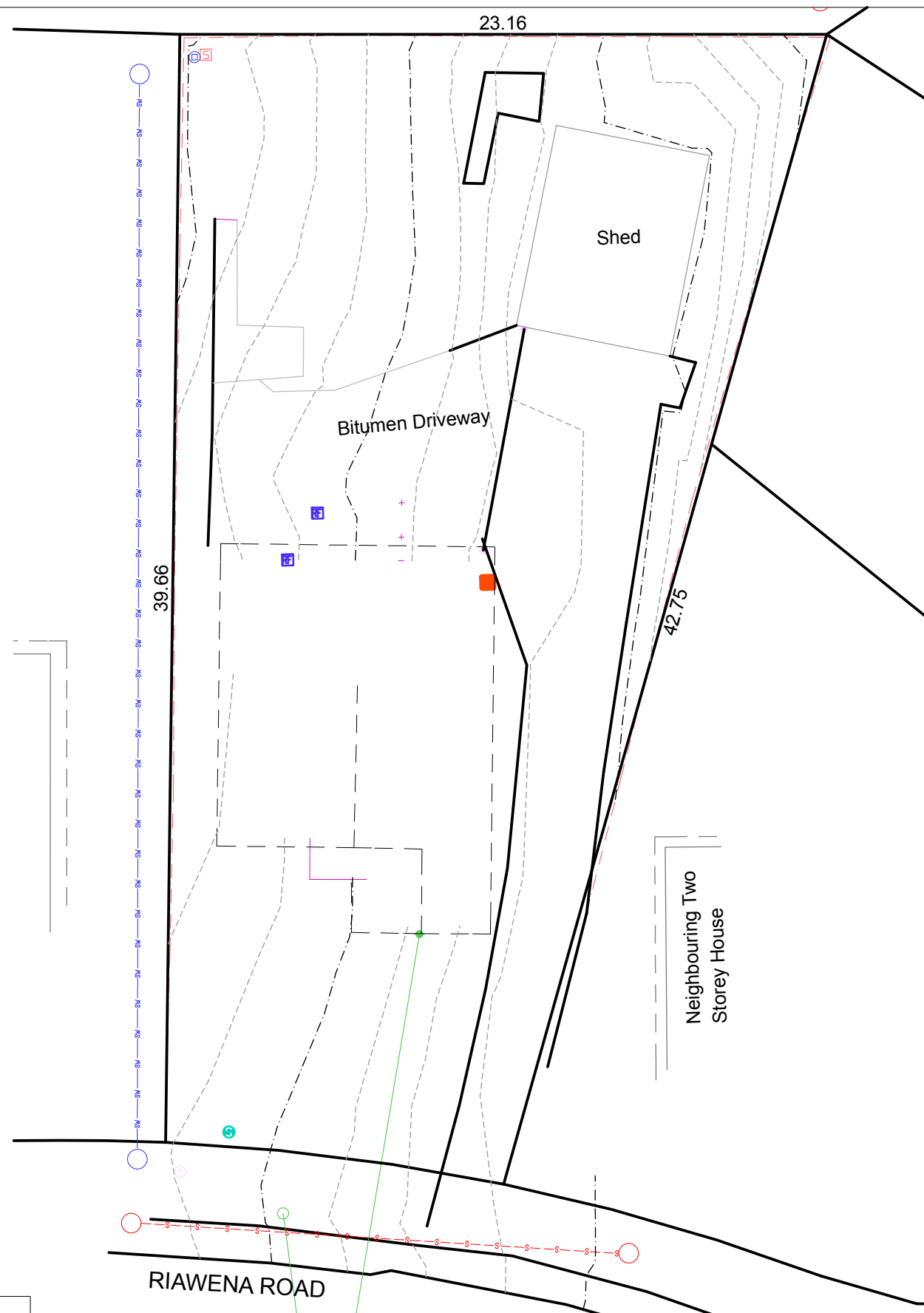


Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Monday, 10 July 2017 **Scale:** 1:953.6 @A4

33 Riawena Rd, Montagu Bay



Drawing No:	Description
1	Site Plan
2	Turning Plan
3	Landscaping Plan
4	Shadows June 21st
5	Site Analysis Plan
6	Unit 1 Existing House Plans
7	Unit 2 Floor Plan
8	Unit 2 Elevations



Site Areas	
Site area	715 sqm
Total Building Area	273.82 sqm
Total Site Coverage	38.30%

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development (1 Existing)	Scale: 1:200	Job No: 139-2016	Pg No: 1
Client:	Garry & Alesandra Curtis	Date: 10/03/17	Engineer:	
Address:	33 Riawena Rd, Montagu Bay	Drawn: Matt	Building Surveyor:	

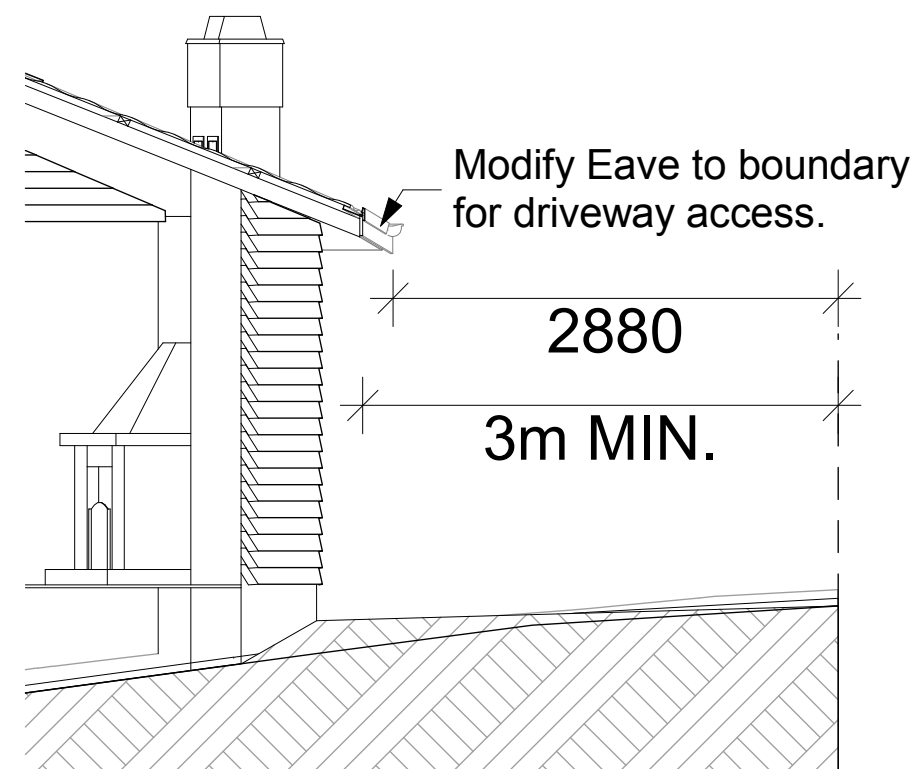
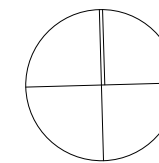
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

Amendments	
Date	Description
31/05/17	Council Amendments
11/06/17	Council Amendments



Site Plan

N



This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development (1 Existing)	Scale: 1:50, 1:250	Job No: 139-2016	Pg No: 2
Client:	Garry & Alesandra Curtis	Date: 10/03/17	Engineer:	
Address:	33 Riawena Rd, Montagu Bay	Drawn: Matt	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

Amendments	
Date	Description
31/05/17	Council Amendments
11/06/17	Council Amendments

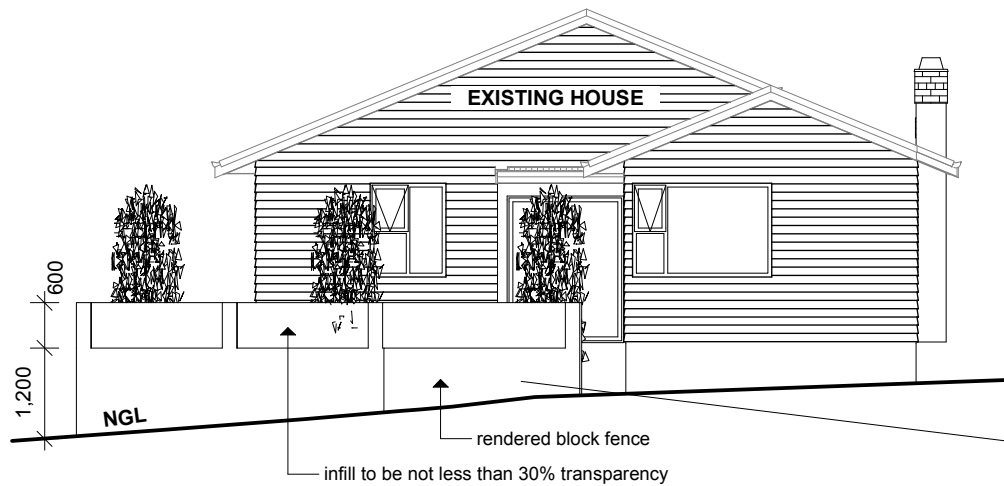


Turning Plan

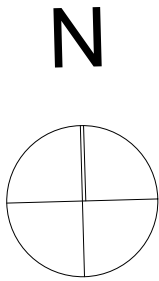
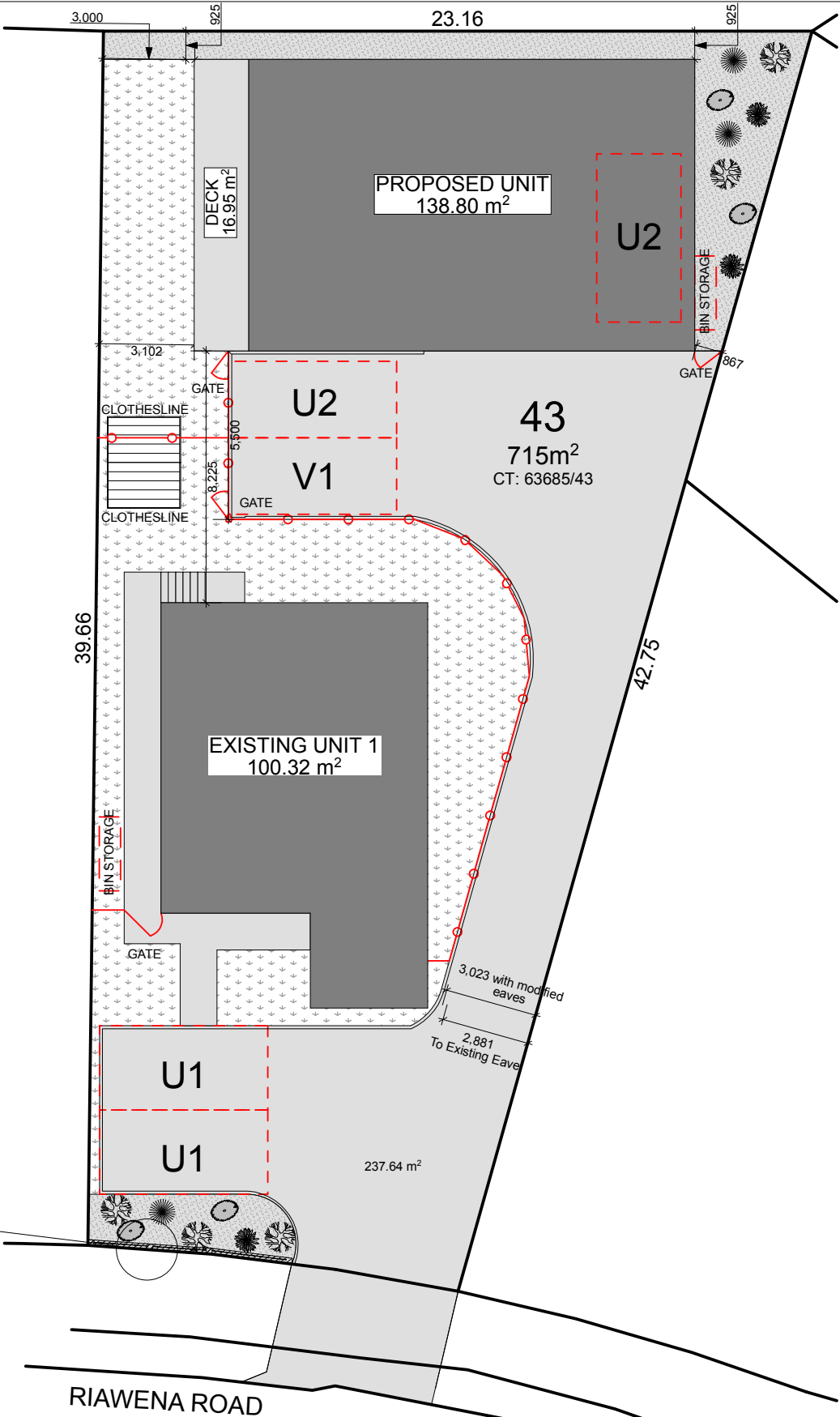


GRIVELLIA CONVULVULUS CNEORUM CORDYLINE PITTOSPORUM

SYMBOL	PLANT NAME	GROWTH	QTY
	CONVOLVULUS CNEORUM (SILVER BUSH)	50cm x 50cm SILVER FOLIAGE, WHITE FLOWERS	3
	GRIVELLIA (BIG RED)	3m X 2m GREEN FOLIAGE, RED FLOWERS	4
	PITTOSPORUM (JAMES STIRLING)	3m X 2m SILVER GREEN FOLIAGE	5
	CORDYLINE (RED STAR)	2m X 1m BURGUNDY STRAP LEAVES, BROWN FLOWERS	3
	FENCING	1.2m TO 2.1m TIMBER PALING FENCING	



FRONT FENCE ELEVATION
SCALE: 1:100



Amendments	
Date	Description
31/05/17	Council Amendments
11/06/17	Council Amendments

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development (1 Existing)	Scale: 1:200, 1:100	Job No: 139-2016	Pg No: 3
Client:	Garry & Alesandra Curtis	Date: 10/03/17	Engineer:	
Address:	33 Riawena Rd, Montagu Bay	Drawn: Matt	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au



Landscaping Plan



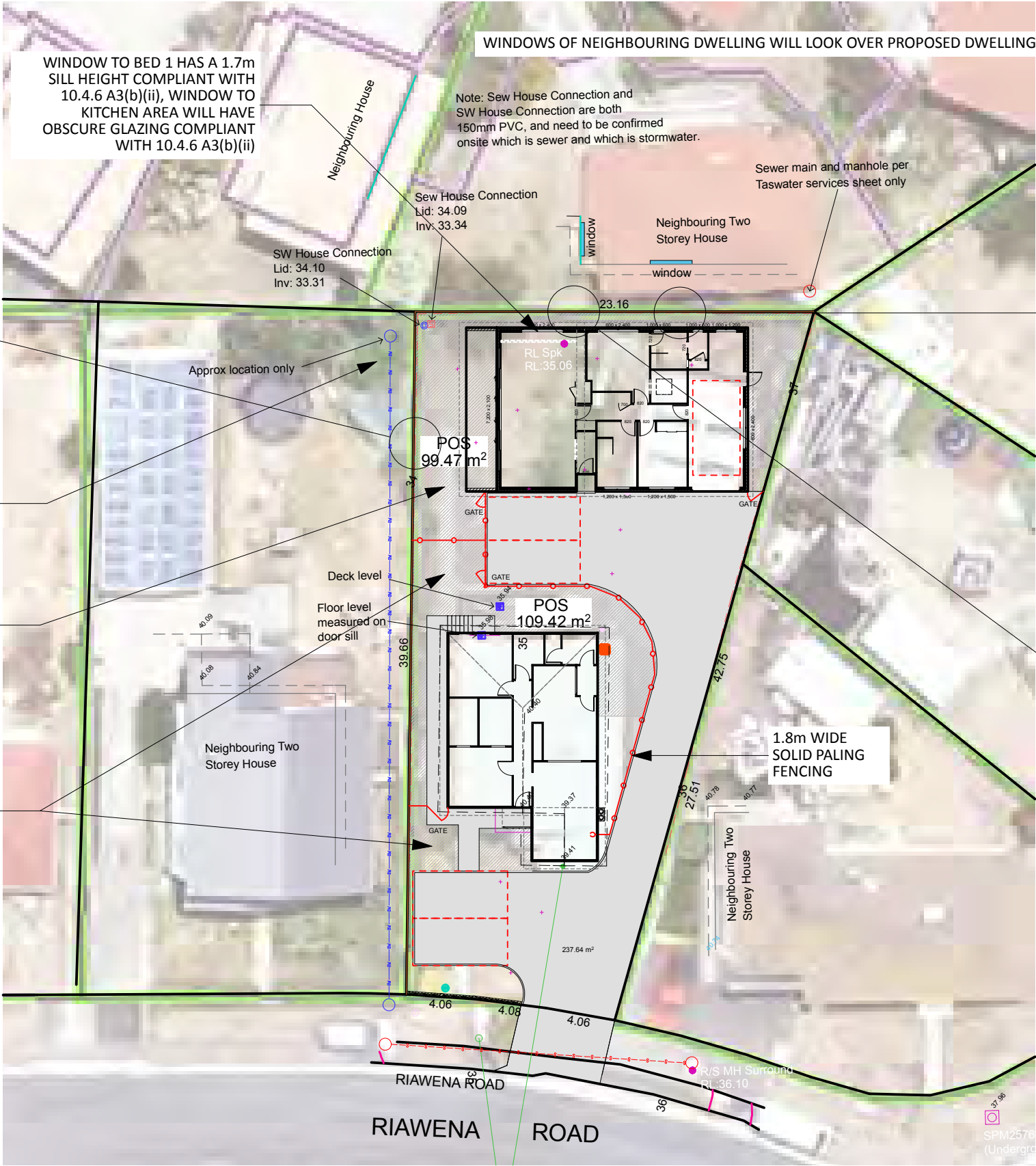
VIEW TOWARDS NEIGHBOURING DWELLING



VIEW TOWARDS EXISTING SHED



VIEW OF BACK OF LOT



EXISTING PLANTINGS WILL RETAIN PRIVACY ALONG WITH THE SOLID BALUSTRADING TO THE DECK TO REDUCE OVERLOOKING INTO NEIGHBOURS.

PRIVATE OUTDOOR SPACE FOR UNIT 2 WILL BE +4.6m WIDE (INCLUDING DECK) AND ALLOWS FOR A VARIETY OF USES. ENTERTAINING ON THE DECK AND LANDSCAPING TO THE AREA OUTSIDE OF THE GARAGE AND ALONG THE WESTERN BOUNDARY. THE OUTDOOR AREA WILL ALSO INCLUDE A CLOTHESLINE AND ACCESS TO THE OUTDOOR SPACE WILL BE VIA THE FRONT DOOR THROUGH THE GATE OR THE GARAGE ACCESS.

PRIVATE OUTDOOR SPACE FOR UNIT 1 WILL BE TO THE BACK OF THE DWELLING AND AREAS TO THE FRONT AND EAST ALSO TO BE UTILIZED. THE AREA TO THE EAST WILL BE USED FOR LANDSCAPING AND GARDENING WHERE THE ARE TO THE BACK OF THE DWELLING WILL BE UTILIZED FOR ENTERTAING. THERE WILL ALSO WILL BE OPEN SPACE TO THE FRONT OF THE DWELLING THAT WILL BE UTILIZED FOR LANDSCAPING AND A NEW PROPOSED FENCE TO RETAIN A LEVEL OF PRIVACY.

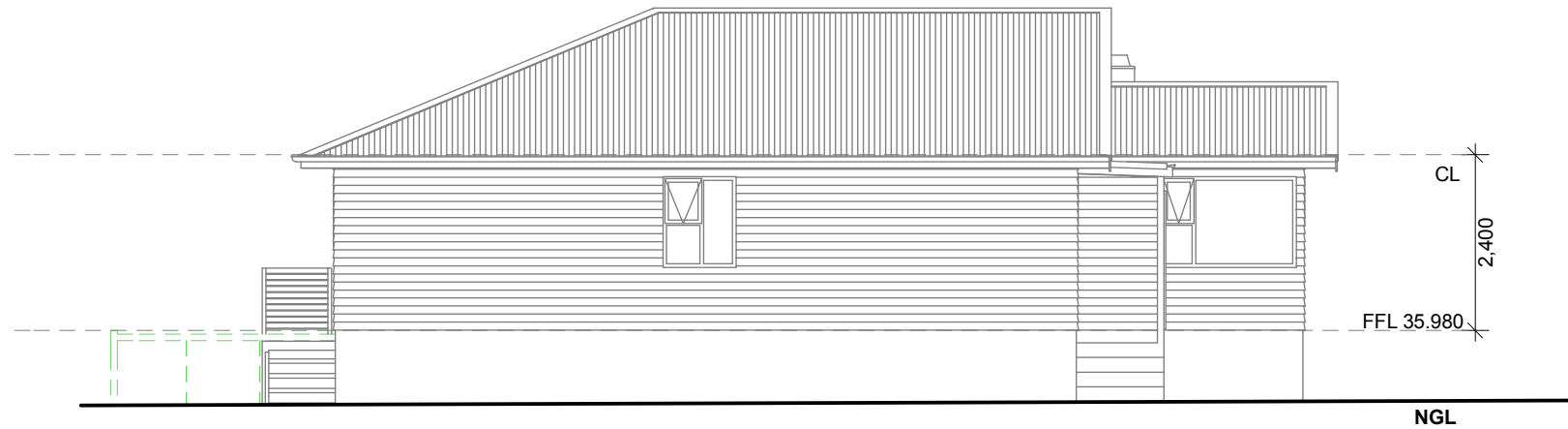
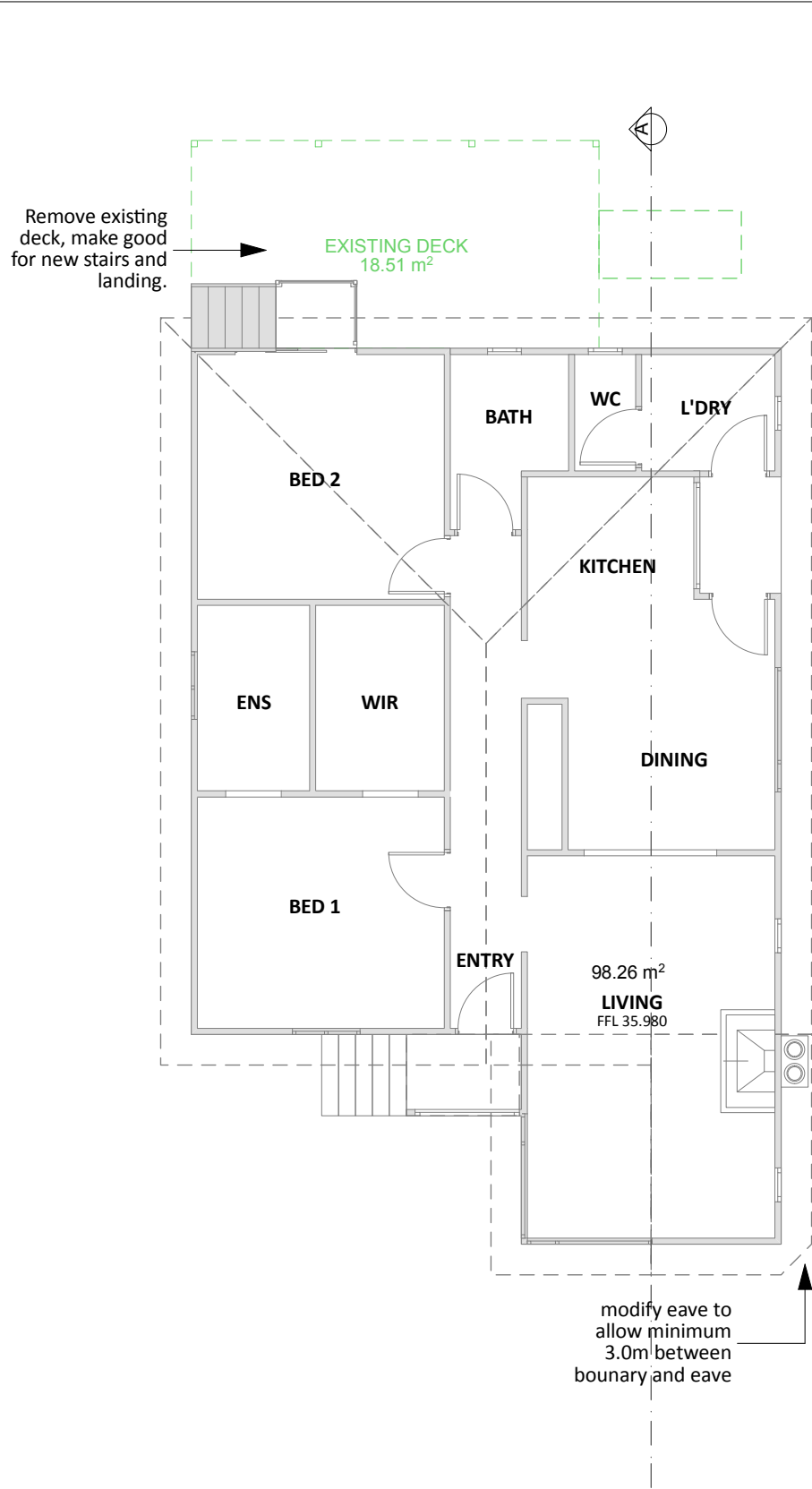
Site Analysis Plan

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

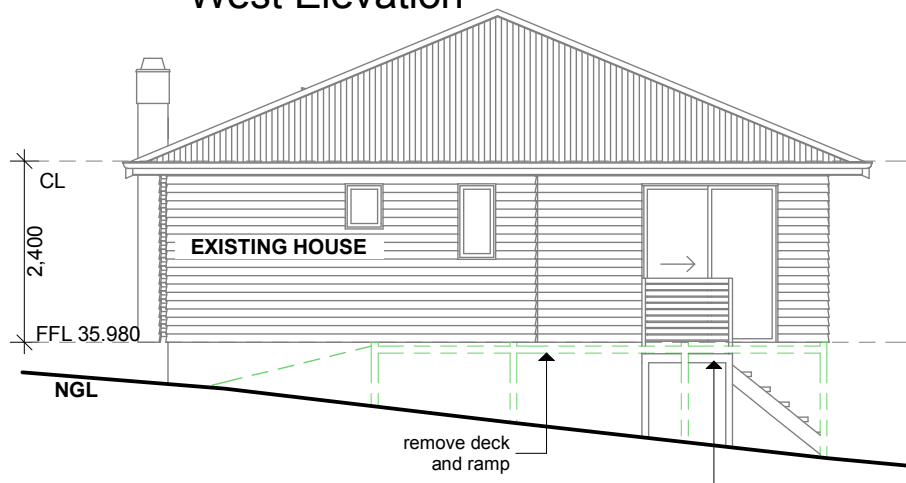
Proposal:	Unit Development (1 Existing)	Scale:	Job No: 139-2016	Pg No: 5
Client:	Garry & Alesandra Curtis	Date: 10/03/17	Engineer:	
Address:	33 Riawena Rd, Montagu Bay	Drawn: Matt	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description
31/05/17	Council Amendments
11/06/17	Council Amendments

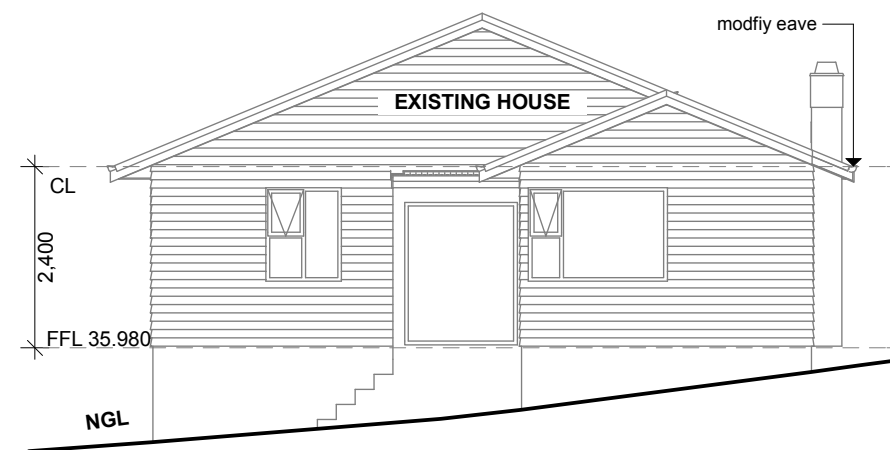




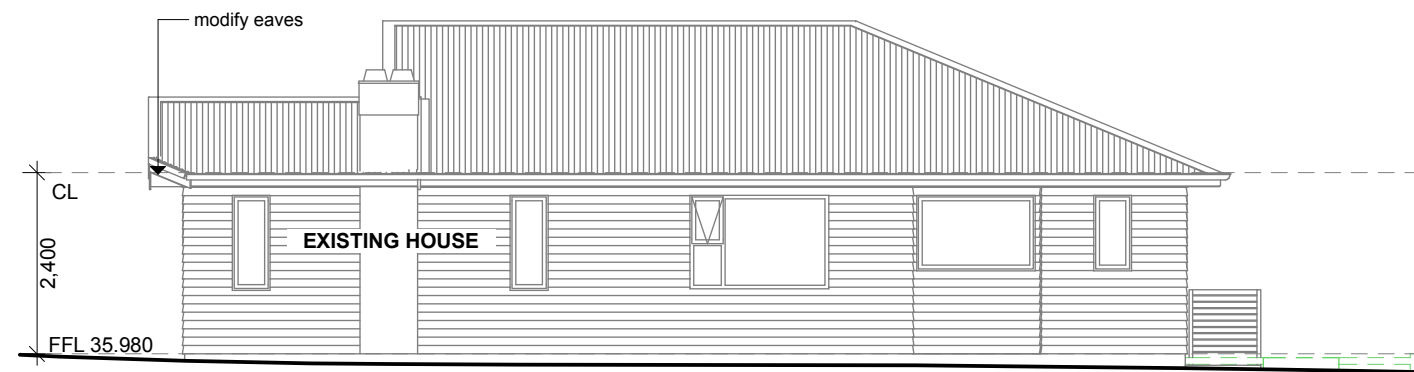
West Elevation



North Elevation



South Elevation



East Elevation

Floor Areas	
Floor Area	98.26 sqm
Landing	1.20 sqm

Unit 1 Existing House Plans

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

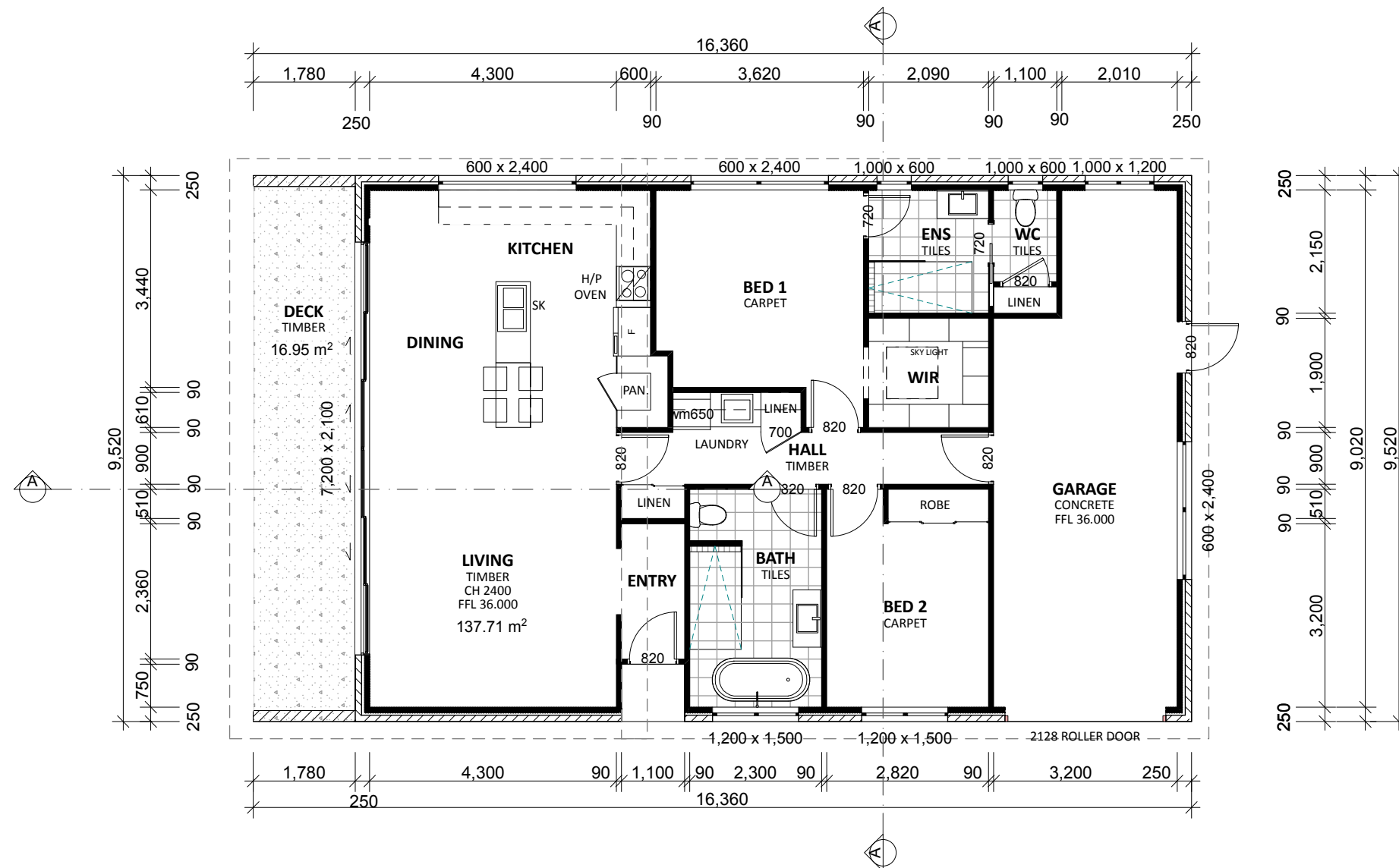
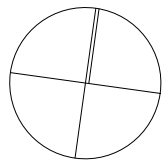
Proposal:	Unit Development (1 Existing)	Scale: 1:100	Job No: 139-2016	Pg No: 6
Client:	Garry Curtis	Date: 10/03/17	Engineer: Engineering Edge	
Address:	33 Riawena Rd, Montagu Bay	Drawn: Matt	Building Surveyor: L.T.B.S	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

Amendments	
Date	Description
31/05/17	Council Amendments



N



Floor Areas	
Floor Area	138.36 sqm
Deck	18.56 sqm

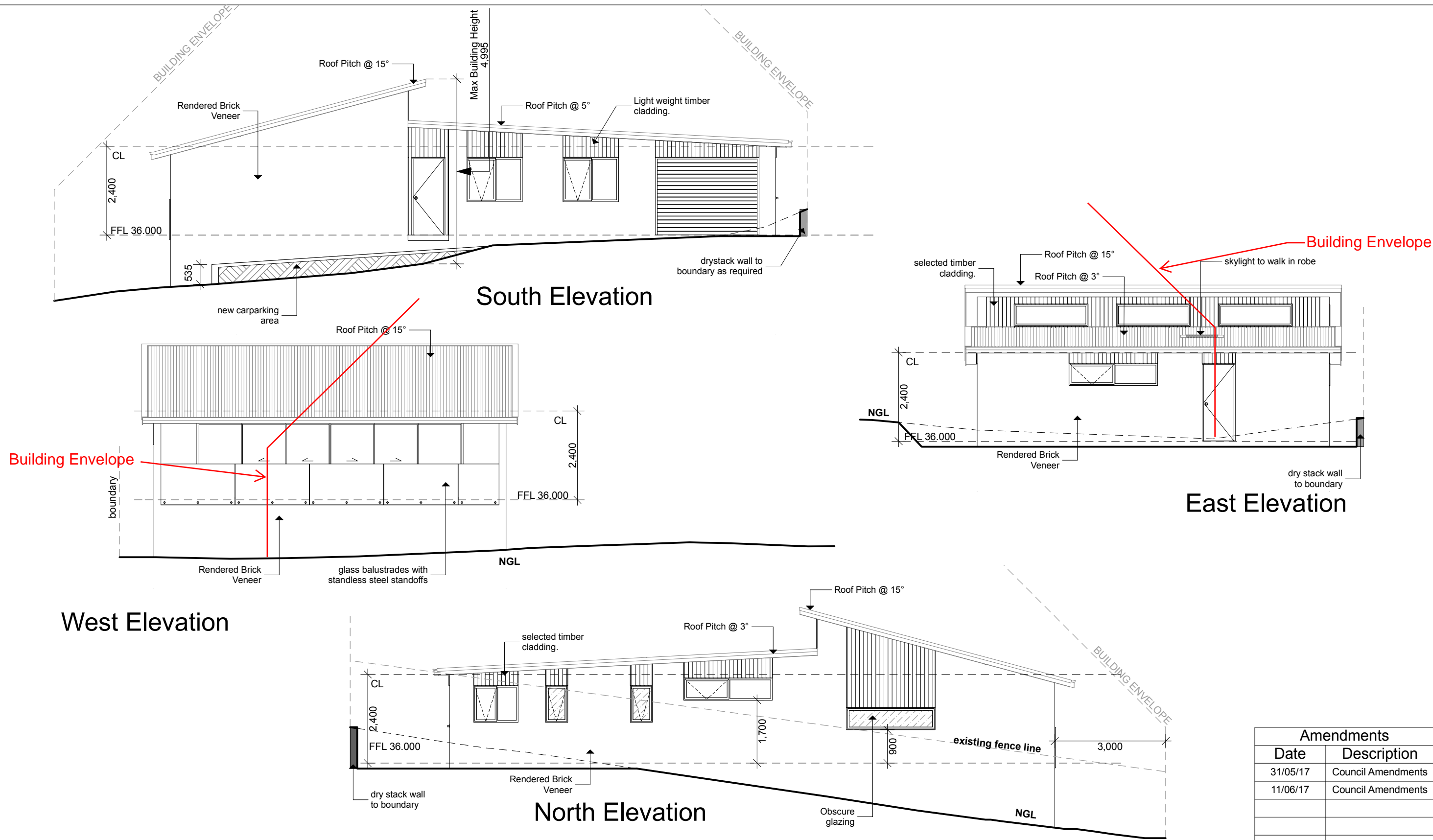
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017				
Proposal:	Unit Development (1 Existing)	Scale: 1:100	Job No: 139-2016	Pg No: 7
Client:	Garry Curtis	Date: 10/03/17	Engineer: Engineering Edge	
Address:	33 Riawena Rd, Montagu Bay	Drawn: Matt	Building Surveyor: L.T.B.S	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description
31/05/17	Council Amendments
11/06/17	Council Amendments



Unit 2 Floor Plan



Unit 2 Elevations

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development (1 Existing)	Scale: 1:100	Job No: 139-2016	Pg No: 8
Client:	Garry Curtis	Date: 10/03/17	Engineer: Engineering Edge	
Address:	33 Riawena Rd, Montagu Bay	Drawn: Matt	Building Surveyor: L.T.B.S	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description
31/05/17	Council Amendments
11/06/17	Council Amendments

pinnacle
DRAFTING & DESIGN



33 Riawena Road, MONTAGU BAY



Site viewed from Riawena Road, looking north



Site viewed from eastern side of existing dwelling, looking north towards site of proposed unit

11.3.3 DEVELOPMENT APPLICATION D-2017/220 – 2 COLOGNE DRIVE, OAKDOWNS – 5 MULTIPLE DWELLINGS
(File No D-2017/220)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider an application for 5 Multiple Dwellings at 2 Cologne Drive, Oakdowns.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and is subject to the Road and Rail Assets Code, Parking and Access and Stormwater Management under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on the 2 August 2017.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 8 representations were received. The representations raised the following issues:

- traffic impacts;
- loss of vegetation;
- loss of privacy;
- waste collection;
- bushfire risk;
- density and streetscape comparability
- impacts on on-street parking;
- devaluation of property values;
- impacts on water pressure;
- insufficient private open space;
- impacts on easements;
- driveway adequacy; and
- upholding previous refusal.

RECOMMENDATION:

- A. That the Development Application for 5 Multiple Dwellings at 2 Cologne Drive, Oakdowns (CI Ref D-2017/220) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN AP3 – AMENDED PLANS [the inclusion of fixed obscure glazing extending to a height of 1.7m above the floor level of the west facing “Bed 3” associated with Unit 2 and 4, or an increase in the sill height of these windows to no less than 1.7m above the floor level].
 3. ENG A5 – SEALED CAR PARKING.
 4. ENG S1 – INFRASTRUCTURE REPAIR.
 5. ENG M1 – DESIGNS DA [ACCESS, CAR PARKING AND DRIVEWAYS AND SERVICE UPGRADES].
 6. ENG M3 – GARBAGE FACILITIES.
 7. ENG M5 – EROSION CONTROL.
 8. All stormwater run-off from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council’s Group Manager Asset Management for approval prior to the issue of a building or plumbing permit. This report is to include the maintenance management regime/replacement requirements for the treatment facility.
 9. The development must meet all required Conditions of Approval specified by TasWater notice dated 4 July 2017 (TWDA 2017/00998-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

DEVELOPMENT APPLICATION D-2017/220 – 5 MULTIPLE DWELLINGS AT 2 COLOGNE DRIVE, OAKDOWNS /CONTD...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme prescribed in the General Residential Zone, Road and Rail Assets Code, Parking and Access Code and the Stormwater Management Code.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10.4 – General Residential Zone;
- Section E1.0 – Bushfire Code;
- Section E3.0 – Landslide Code;
- Section E5.0 – Road and Rail Assets Code;
- Section E6.0 – Parking and Access Code; and
- Section E7.0 – Stormwater Management Code.

The Bushfire Code and Landslide Code do not apply to the assessment of this application.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 4,146m² internal lot located to the north of the cul-de-sac head of Cologne Drive. The lot is transected by a number of easements and rights-of-way, rendering the northern two thirds of the lot the only portion capable of development. The lot slopes moderately to the south-west and forms the northern most limit of urban development contained within Oakdowns.

The lot is moderately vegetated with remnant native vegetation, which is not protected through the Natural Assets Code. Stanfield Hill rises to the north of the site along with a TasWater reservoir.

Access to the site is via a reciprocal right-of-way through the access arm which is also in favour of 1 Cologne Drive to the east. The neighbouring property to the east is currently being developed with 6 Multiple Dwellings (D-2013/222).

3.2. The Proposal

Approval is sought for the construction of 5 Multiple Dwellings at 2 Cologne Drive, Oakdowns. The dwellings would be arranged in an east/west alignment and would be stepped along the slope in a single row with a central driveway extending to the south of the dwellings.

Dwellings 1, 2, 4 and 5 would be identical in form and would occupy a floor area of 122.72m². The dwellings would contain 3 bedrooms, 2 bathrooms, laundry and open plan living space. The maximum height of the dwellings would be 4.85m². A double carport would be located alongside the eastern elevation of the dwellings. A 21.6m² timber deck would extend from the southern elevation of the living room and would overlook the shared driveway.

Dwelling 3 would occupy a smaller floor area of 94.12m² and would contain 2 bedrooms, bathroom and open plan living space. The maximum height of the dwelling would be 4.865m². A double carport would be attached to the eastern elevation of the dwelling.

A 21.6m² timber deck would extend from the southern elevation of the living room and would overlook the shared driveway.

The dwellings would be constructed from brick veneer walls and “Colorbond” roofing in a low pitched skillion profile. Selected lightweight cladding material would be used selectively for aesthetic enhancement on the façade of each dwelling.

Each dwelling would be single storey with the rear of the dwelling recessed into the hillside. Private open space would be located to the rear of each dwelling, would provide in excess of the minimum area and dimensions, would be north facing and directly accessible from the living space.

The dwellings are set back 1.5m from the western side property boundary, 10m from the northern rear property boundary, NIL setback from the eastern side property boundary and 12.6m from the southern side property boundary.

The driveway extending from Cologne Drive would have a minimum width of 5.5m wide and would be constructed from an asphalt pavement. Two visitor car parking spaces have been allocated to the south of the proposed east/west aligned driveway. A total of 12 on-site car parking spaces have been provided across the development site to accommodate expected car parking demand.

Waste storage areas have been allocated individually to each dwelling. A bin collection area is provided at the end of the access strip before Unit 1.

4. PLANNING ASSESSMENT**4.1. Determining Applications [Section 8.10]**

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposed development meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone, Road and Rail Access Code, Parking and Access Code and Stormwater Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Setbacks and building envelope for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and 	Complies

		<p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p>	<p>Non-compliance - The carport allocated to Unit 1 would directly abut the eastern side property boundary. The carport would have a height varying between 3.5m and 3.9m at the boundary as a result of a requirement to building the carport up to provide a levelled platform. The carport would therefore extend up to a maximum of 1.6m from the building envelope.</p>
		<p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>Complies</p>

The proposed variation must be considered pursuant to the Performance Criteria (P3) of the Clause 10.4.2 as follows.

Performance Criteria	Comment
<p><i>“P3 The siting and scale of a dwelling must: (a) not cause unreasonable loss of amenity:</i></p>	<p>See below</p>

<p>(i) <i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>There is currently a Multiple Dwelling development under construction on the adjoining land to the east at 1 Cologne Drive, Oakdowns which will result in 3 dwellings and associated private open space being located parallel with the eastern boundary of the subject site. It is observed that the adjoining Multiple Dwelling development involves 2 storey dwellings located on land which is elevated above the subject site.</p> <p>The proposed carport associated with Unit 1 would form an un-walled structure with a low height profile, thereby allowing afternoon light to continue to filter through to the adjoining residential development to the east.</p> <p>Shadow diagrams have been submitted with the application showing that the most significant shadowing impact would occur from 2pm onwards on 21 June, whereby the private open space associated with Unit 2 (middle dwelling) would be in shadow from 2pm onwards. The shadow cast does not appear to extend as far as the location of Unit 2, therefore no overshadowing of habitable rooms would occur. It is further noted that most of the overshadowing impact would be a result of Unit 1 (exclusive of the carport) which is assessed as being in a compliant building envelope location.</p>
<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>Shadow diagrams submitted with the development application for the adjoining Multiple Dwellings (D-2013/222) demonstrate that the private open space designated to Unit 2 would be capable of receiving full sun between 9am to 2pm on 21 June (Winter Solstice). When correlated with the shadow diagrams submitted with the development, it is expected that the private open space allocated to Unit 2 on the adjoining property will retain full sun between 9am to 12noon and partial sun between the hours of 12pm to 3pm. The private open space will therefore retain well in excess of 3 hours of sunlight which is considered reasonable.</p>

(iii) <i>overshadowing of an adjoining vacant lot; or</i>	The adjacent property to the east is presently under development therefore this provision is not applicable.
(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	Overall, the Multiple Dwelling development has been designed to be cut into the slope of the land and for the buildings to step down the hillside to reduce the height and any consequential visual massing of bulk. The proposed carport is no exception and will indeed have a reduced prominence by virtue of its design and scale. The degree of building envelope encroachment associated with the carport for Unit 1 is minor and is not likely to appear obtrusive, given the adjoining Multiple Dwellings to the east are elevated and are designed and oriented to the south as opposed to the west in which where the development would be sited.
(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area</i> ”.	An assessment of the spatial layout of dwellings and incidental structures (outbuildings) in the surrounding area reveals that dwelling separation offers little variation within a couple of meters of side boundary lines. There are no examples of carports or other incidental structures constructed directly upon boundary lines, however, the carport design would not impede the ability for the dwelling to retain a side setback which is consistent with that of the surrounding area.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.6 A2	Privacy for all dwellings	<p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3m from a side boundary; and</p> <p>(ii) is to have a setback of at least 4m from a rear boundary; and</p>	<p>Complies</p> <p>Complies</p>

		<ul style="list-style-type: none"> (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be off-set, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%. 	<p>Non-compliance: The “Bedroom 3” window of Unit 4 would be located within 6m of the private open space associated with Unit 5.</p> <p>In addition, the “Bedroom 3” window associated with Unit 2 would be located within 6m of the private open space associated with Unit 3.</p>
--	--	---	---

The proposed variation must be considered pursuant to the Performance Criteria (P2) of the Clause 10.4.6 as follows.

Performance Criteria	Comment
<i>“P1- A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</i>	See below
<i>(a) window or glazed door, to a habitable room of another dwelling; and</i>	The windows in question would be offset in the horizontal plane a sufficient distance to ensure direct viewing into windows associated with the adjoining dwelling unit does not occur.
<i>(b) the private open space of another dwelling; and</i>	<p>The “Bedroom 3” window of Unit 4 would face directly into the private open space associated with Unit 5 to the west. In the interests of protecting the privacy of the private open space of the adjoining unit, the window sill of this window to be elevated to a minimum of 1.7m above the finished floor level for this room or alternatively for fixed obscure glazing to extend to a height of at least 1.7m above the floor level. A permit condition is recommended to this effect.</p> <p>The “Bedroom 3” window of Unit 2 would face directly into the private open space associated with Unit 3 to the west. In the interests of protecting the privacy of the private open space associated with the adjoining unit, the window sill of this window should be elevated to a minimum of 1.7m above the finished floor level for this room or alternatively, for fixed obscure glazing to extend to a height of at least 1.7m above the floor level. A permit condition is recommended to this effect.</p>
<i>(c) an adjoining vacant residential lot”.</i>	Not applicable

Road and Railway Asset Code

Clause	Standard	Acceptable Solution	Proposed
E5.5.1 A3	Existing road accesses and junctions	The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	<p>The access is shared with the adjoining property at 1 Cologne Drive, which is currently under development with 6 Multiple Dwellings generating 60 vehicle movements per day.</p> <p>The proposal is for 5 new units thereby generating 50 vehicle movements per day.</p>

The proposed variation must be considered pursuant to the Performance Criteria (P3) of the Clause E5.5.1 as follows.

Performance Criteria	Comment
<p><i>“P3 - Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i></p> <p><i>(a) the increase in traffic caused by the use;</i></p> <p><i>(b) the nature of the traffic generated by the use;</i></p> <p><i>(c) the nature and efficiency of the access or the junction;</i></p> <p><i>(d) the nature and category of the road;</i></p> <p><i>(e) the speed limit and traffic flow of the road;</i></p> <p><i>(f) any alternative access to a road;</i></p> <p><i>(g) the need for the use;</i></p> <p><i>(h) any traffic impact assessment; and</i></p> <p><i>(i) any written advice received from the road authority”.</i></p>	<p>Council’s Development Engineer has assessed the access arrangements for the site and considers that the development will meet all relevant Australian Standards for the location and design of the access, which will ensure that the development will not have an unreasonable impact on the efficiency or safety of Cologne Drive. The existing access has been designed in anticipation of expected multiple dwelling development as part of the original subdivision approval, therefore upgrade requirements are limited.</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 8 representations were received. The following issues were raised by the representors.

5.1. Traffic Impacts

Concern is raised that the Multiple Dwelling development will result in a significant increase in traffic movements within Cologne Drive and the cul-de-sac head with the effect being increased propensity of accidents and compromised pedestrian safety. Car parking on both sides of Cologne Drive and the cul-de-sac also diminishes the opportunity for safe passing when other vehicles are encountered.

- **Comment**

The end of Cologne Drive contains a cul-de-sac which acts as an effective traffic calming measure. Whilst there can be an expected increase in traffic movements, the full development potential and associated traffic generation rates were considered as part of the subdivision road design with the road being capable of catering for the ultimate development capacity. The road design includes a cul-de-sac head which serves as an effective traffic calming measure encouraging very slow traffic movements and cautious driver behaviour. The road design will therefore slow traffic in a manner which will reduce the potential for vehicle and pedestrian conflict.

5.2. Loss of Vegetation

Concern is raised about the amount of native vegetation that will be required to be removed to facilitate the proposed development and that the loss of this vegetation will remove any opportunity to retain privacy between the proposed Multiple Dwellings and existing Single Dwellings to the south.

- **Comment**

Disturbance to, and removal of, native vegetation is regulated through the Natural Assets Code. In this case the Natural Assets Code does not apply to the site as it has been zoned to cater for residential development to an urban density. Impacts upon native vegetation were assessed at the time of the original subdivision and no specific flora or fauna values were identified as requiring protection and which would consequently translate to restrictive covenants on the title.

Council therefore has no ability to retain vegetation cover on the site in recognition of its urban function. Any consequential loss of privacy is a matter which could be resolved on a civil basis through landscaping.

5.3. Loss of Privacy

Concern is raised that the elevated nature of the site will result in the Multiple Dwellings overlooking into the adjoining residential properties at 6, 8 and 22 Cologne Drive resulting in significant loss of privacy.

- **Comment**

In a suburban environment, full privacy between dwellings cannot be maintained for a variety of reasons, including sloping land. The Scheme recognises that some overlooking is inevitable in a suburban environment and that it is a matter of minimising direct views in a close proximity between windows, decks and privacy open space. The proposed Multiple Dwellings would be located on the northern (upper) half of the property and would maintain a 12.6m setback from the adjacent dwellings downslope. Whilst the living room windows and decks are oriented towards the properties to the south to capture views, they meet the privacy requirements of the Scheme relating to window and deck separation from property boundaries. The proposed Multiple Dwellings and existing dwellings to the south maintain a generous separation of in excess of 20m which will diminish the sense of direct overlooking.

5.4. Waste Collection

Concern is raised over the inability for the cul-de-sac head of Cologne Drive to support the increase in waste bins on collection day.

- **Comment**

A bin storage area for waste collection day is provided internally within the site to avoid waste bin congestion within Cologne Drive and to provide a more conveniently accessible collection point.

5.5. Bushfire Risk

Concern is raised regarding the risk of bushfire to the proposed development and potential traffic congestion that may result in Cologne Drive in the event of a bushfire.

- **Comment**

Although not a requirement under the Scheme, the proposed Multiple Dwellings will be required to be managed in accordance with a Bushfire Hazard Management Plan prepared by an accredited bushfire practitioner as part of a future building permit application.

The plan will be required to be submitted with a future application for a Building Permit. The plan will address access to enable fire trucks to enter the property and for residents to escape. Generally, a 4m wide carriageway is required with a gradient of no greater than 20% and passing bays at 100m intervals. This design allows for adequate passing opportunity for residents and emergency vehicles. The access arrangements will satisfy this requirement. Cologne Drive is a wide sealed road that has been designed to cater for the expected traffic numbers upon full realisation of the development potential of all residential zoned land in the street. The road is therefore deemed to be efficient in terms of design so that congestion does not occur.

5.6. Density and Streetscape Compatibility

Concern is raised that the introduction of a Multiple Dwelling development into an area dominated by single detached dwellings will increase the density to such a degree that is inconsistent with that of its surrounds. It follows that the increased density will also diminish the streetscape values due to the apparent inconsistency in density.

- **Comment**

The maximum density permissible under the Scheme is 1 dwelling per 325m². The proposed density of 1 dwelling per 750m² is therefore significantly lower than that provided for in the General Residential Zone.

The reduced density is a direct result of constraints including service easements and topography. It is also noted that the area is characterised by both Single and Multiple Dwelling developments.

5.7. Impacts on On-Street Parking

Concern is raised that inadequate on-site parking has been provided to meet the parking demand of the occupants of the Multiple Dwellings and this will consequently place additional pressure on the short supply of on-street parking spaces within the cul-de-sac head of Cologne Drive.

- **Comment**

The development is supplied with a total of 12 on-site car parking spaces, 2 of which are designated for visitor parking. The parking allocation satisfies the on-site car parking requirements of the Parking and Access Code, therefore can be expected to satisfy the parking demand generated by the use of the dwellings. By meeting this demand, the demand for on-street parking in overflow events is reduced. In any event, because the proposal complies with the requirements of the Code, Council has no ability to refuse the application on parking grounds.

5.8. Devaluation of Property Value

Concern is raised that the introduction of Multiple Dwellings will offer affordable housing options to lower income earners and that this will devalue surrounding property values.

- **Comment**

Whilst not a relevant planning consideration, the density standards of the Scheme encourage greater diversity in housing choice, not only to provide more affordable housing options but to cater for varying demographic needs (such as retirees seeking to down-size and single parent families). The proposed dwellings are high quality buildings offering large backyards therefore are likely to uphold the value of the surrounding area.

It is also noted that those seeking a greater choice in housing options are not necessarily seeking affordable housing but a more manageable source of accommodation to suit their demographic needs.

5.9. Impacts on Water Pressure

Concern is raised that the introduction of 5 new dwellings will reduce water pressure, which is reported by residents to already be overloaded by existing demand.

- **Comment**

TasWater have informed Council that water pressure in this location is unaffected by the number of customers connected to the water network but rather the height differential between the water source (reservoir tank) and the height above sea level of the property water fixtures. This means properties; such as those at the cul-de-sac head of Cologne Drive will have a reduced water pressure than those located at sea level. TasWater guarantees a minimum service pressure of 250kPa or 25m head (height difference) at the connection point (road frontage). This means any fixtures located above 75m sea level can be expected to experience a drop in this minimum pressure. The subject site and those located below are located within the limits of this minimum pressure, however, the guaranteed rate can be provided at the connection road, being the road frontage. TasWater is therefore satisfied that the development can be serviced with an adequate water supply and pressure.

5.10. Insufficient Private Open Space

Concern is raised that each Multiple Dwelling is provided with inadequate private open space by virtue of size and grade.

- **Comment**

Private open space has been allocated to each Multiple Dwelling in a form which is compliant with the area, minimum dimension, orientation, accessibility and grade requirements stipulated in Clause 10.4.3 A2 of the Scheme.

In addition to the compliant area directly to the north of the living room of each unit, a larger area of integrated private open space is also provided resulting in each unit being allocated a minimum of 211m² of backyard. This is well in excess of the minimum requirements of the Scheme and can be deemed acceptable on this basis.

5.11. Impacts on Easements

Concern is raised that the development will encroach within service easements therefore compromising the services contained within these easements.

- **Comment**

The application has been assessed by Council's Development Engineer and TasWater as having no detrimental impact upon the service easements and right-of-way affecting the property.

5.12. Driveway Adequacy

Concern is raised that the driveway is too narrow to cater for dual access which ought to be required given the traffic generated by the proposed development and development on the adjoining land to the east which shares this driveway. The representor suggests given the volume of traffic utilising the shared driveway that it should be constructed to the same standard as an urban public road.

- **Comment**

The driveway extending from the Cologne Drive road frontage to the proposed development site is shared with the adjacent property to the east known as 1 Cologne Drive. The internal driveway is sufficiently wide to cater for dual access (5.5m minimum width) therefore conflict between vehicles entering and exiting both properties should not arise. The driveway would also be paved with a durable all-weather surface and drained to an approved stormwater system to ensure the driveway does not unreasonably detract from the amenity of users, adjoining occupiers, or the quality of the environment through dust or mud generation or sediment transfer.

5.13. Upholding of Previous Refusal

Concern is raised that by approving the development before Council, it would not be upholding the previous decision of Council and the Appeal Tribunal relating to a 22 Multiple Dwelling development involving land at 1 and 2 Cologne Drive, Oakdowns (D-2007/493).

- **Comment**

Council refused to grant a permit for a 22 Multiple Dwelling development spanning across 1 and 2 Cologne Drive for the following reasons:

- density;
- amenity impacts; and
- servicing constraints;

The applicant appealed Council's decision to the Appeal Tribunal with the appeal withdrawn by the applicant shortly after. The application before Council presents an entirely different density and comprises only 2 Cologne Drive. The development before Council is also required to be assessed under a different Scheme to that which applied in 2007.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, who have provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal seeks approval for 5 Multiple Dwellings at 2 Cologne Drive, Oakdowns.

The application meets the relevant acceptable solutions and performance criteria of the Scheme and is accordingly recommended for conditional approval.

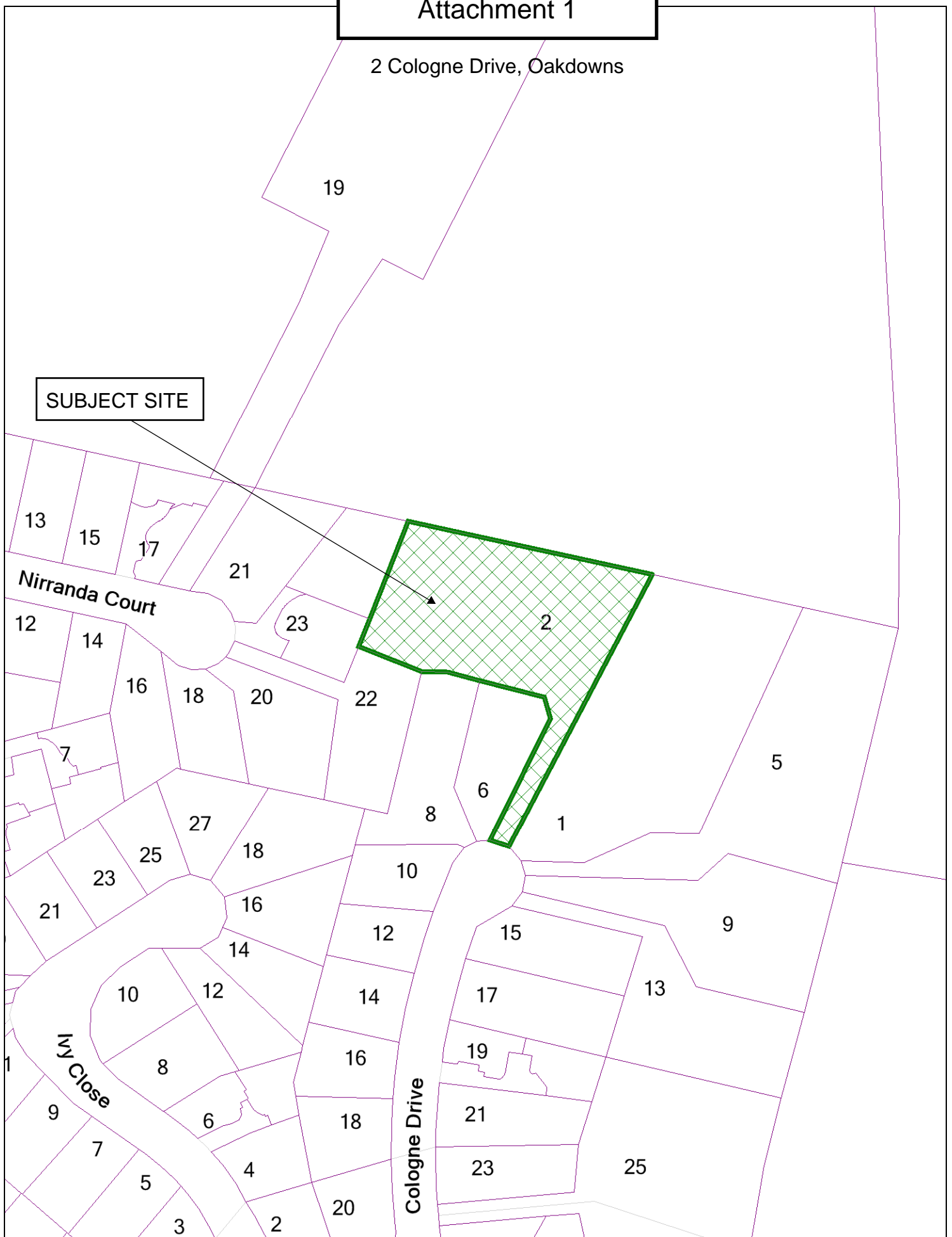
Attachments: 1. Location Plan (1)
2. Proposal Plans (18)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

2 Cologne Drive, Oakdowns

SUBJECT SITE



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Monday, 10 July 2017 **Scale:** 1:1,596 @A4



Site Areas	
Site area	4146 sqm
Unit 1 Floor Area	122.72 sqm
Carport	36.00 sqm
Unit 2 Floor Area	122.72 sqm
Carport	36.00 sqm
Unit 3 Floor Area	94.12 sqm
Carport	36.00 sqm
Unit 4 Floor Area	122.72 sqm
Carport	36.00 sqm
Unit 5 Floor Area	122.72 sqm
Carport	36.00 sqm
Total Floor Area	887.72 sqm
Total Site Coverage	21.41%

Overall Site Plan



CUT OFF DRAIN TO TOP OFF DWELLINGS TO DIVERT STORMWATER FROM ADJOINING LAND

Amendments	
Date	Description
07/06/17	Planning Amendments
21/06/17	Planning Amendments

Proposal:	New Unit Development	Scale: 1:500	Job No: -	Pg No: 1
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				





← VIEWS TO RALPHS BAY

Site Analysis Plan

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	New Unit Development	Scale: 1:500, 1:200	Job No: -	Pg No: 2
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

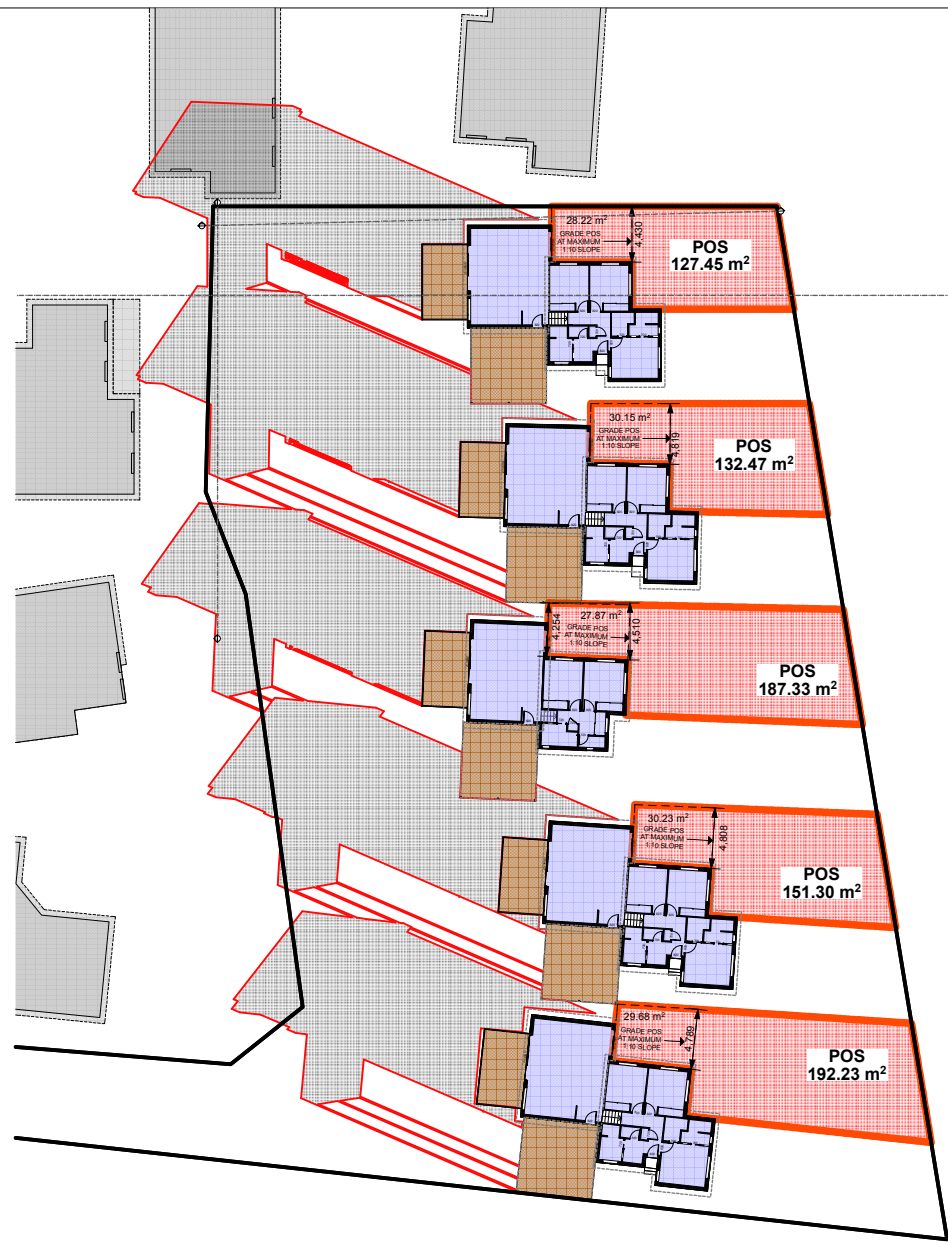
OVERVIEW
THE DEVELOPMENT CONSISTS OF 4 - 3 BEDROOM UNITS AND 1 - 2 BEDROOM UNIT, ALL WITH ATTACHED DOUBLE CARPORTS. THE ZONING IS GENERAL RESIDENTIAL AND IS SUBJECT TO 10.0 OF THE CLARENCE INTERIM PLANNING SCHEME
10.4.1 DENSITY
DENSITY IS 604m2 PER DWELLING WHICH EXCEEDS THE 325m2 REQUIREMENT
10.4.2 SETBACKS
A1 SETBACK IS COMPLIANT
A2 SETBACK IS COMPLIANT
A3 SETBACK IS COMPLIANT
10.4.3 SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS
A1: (a) SITE COVERAGE IS 17.78% WHICH IS COMPLIANT
(b) EACH UNIT HAS A MINIMUM OF 398m2 FOR PRIVATE USE
(c) MORE THAN 55% OF THE SITE IS FREE OF IMPERVIOUS SURFACES
A2: (a) EACH UNIT HAS A MINIMUM OF 226.92m2 OF OUTDOOR SPACE.
(b) ALL UNITS ARE COMPLIANT
(c) ALL UNITS HAVE REASONABLE ACCESSIBILITY TO OUT DOOR SPACE
(d) ALL UNITS ARE COMPLIANT
(e) ALL UNITS ARE COMPLIANT
(f) ALL UNITS ARE COMPLIANT
(g) ALL UNITS ARE COMPLIANT
10.4.4 SUNLIGHT AND OVERSHADOWING FOR ALL DWELLINGS
A1: ALL UNITS OF A NORTH FACING SLIDING DOOR
A2: ALL UNITS ARE COMPLIANT
A3: ALL UNITS ARE COMPLIANT

DEVELOPMENT COLOURS	
ISLAND BLOCK AND PAVING DESIGNER RANGE	
UNIT 1	MOCHA
UNIT 2	AUBURN
UNIT 3	DUNE
UNIT 4	GRAPHITE
UNIT 5	LIMESTONE
COLORBOND ROOFS	
DWELLINGS	IRONSTONE
FASCIA	SURFMIST
GUTTER	SURFMIST
CARPORTS	SURFMIST

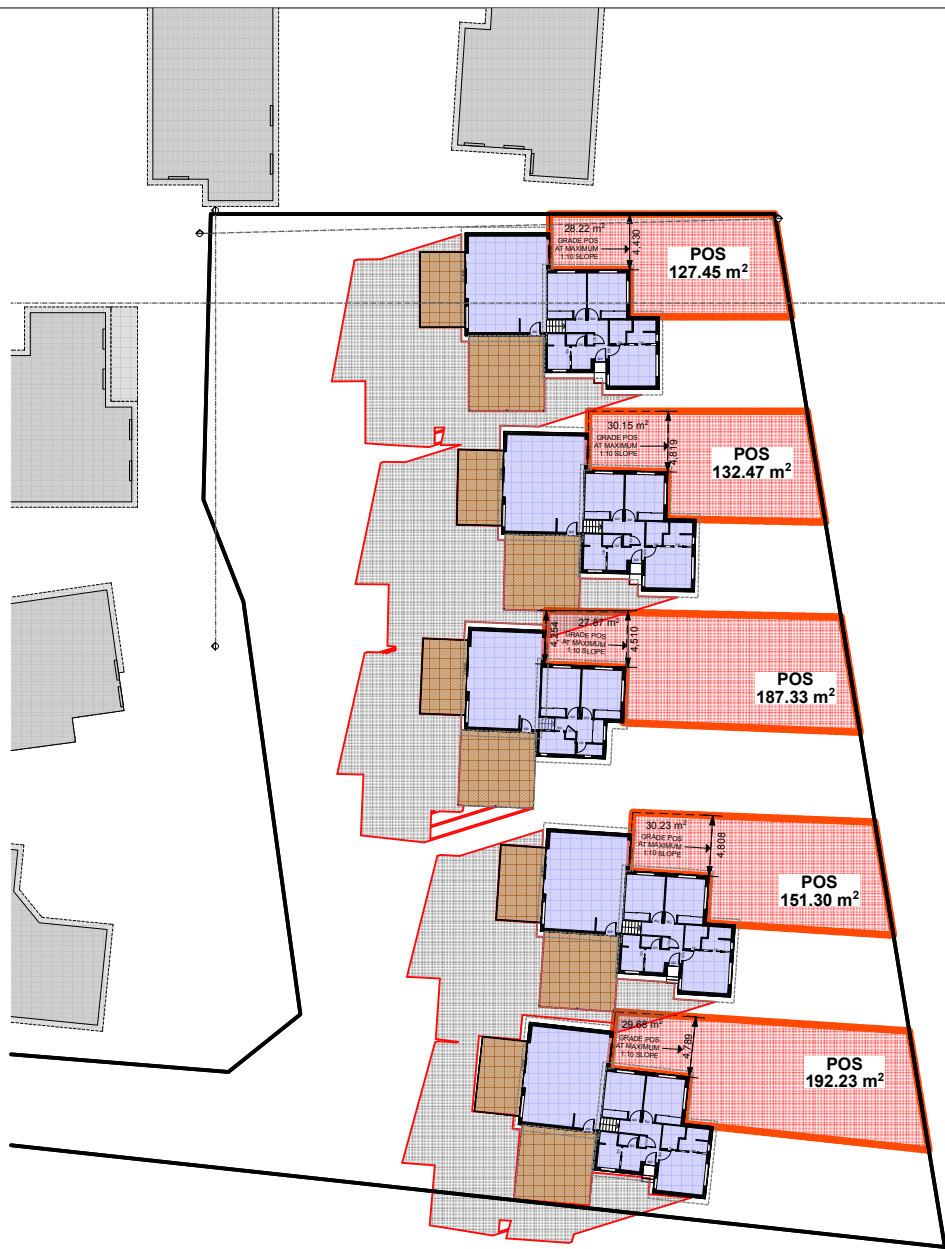
10.4.5 WIDTH OF OPENINGS FOR GARAGES AND CARPORTS
NO GARAGE OPENINGS FACING THE STREET FRONTAGE WITHIN 12M
10.4.6 PRIVACY FOR ALL DWELLINGS
A1: NO DECKS GREATER THAN 1m ABOVE NGL WITHIN 3m OF A SIDE SETBACK OR POS OF AN ADJACENT DWELLING
A2: NO WINDOWS WHERE FFL GREATER THAN 1m ABOVE NGL WITHIN 3m OF SIDE BOUNDARY
A3: ALL UNITS ARE COMPLIANT
10.4.7 FRONTAGE FENCES FOR ALL DWELLINGS
A1: INTERNAL LOT SO NO FRONTAGE FENCING
10.4.8 WASTE STORAGE FOR MULTIPLE DWELLINGS
A1: ALL UNITS ARE COMPLIANT
E6.7.3 VEHICULAR PASSING AREAS ALONG AN ACCESS
A1: ALL ACCESS IS COMPLIANT AS DRIVEWAY IS MIN 5.5m WIDE THROUGHOUT
E6.7.4 ON-SITE TURNING
A1: ON-SITE TURNING IS ACHEIVABLE FOR ALL UNITS
E6.6.1 NUMBER OF CAR PARKING SPACES
A1: REQUIRED: 10 + 2 VISITOR, PROPOSED DOUBLE CARPORTS FOR ALL UNITS. 2 VISITOR PARKING SPACES ARE PROVIDED IN A CONVIENENT LOCATION TO ALL DWELLINGS

Amendments	
Date	Description
07/06/17	Planning Amendments
21/06/17	Planning Amendments

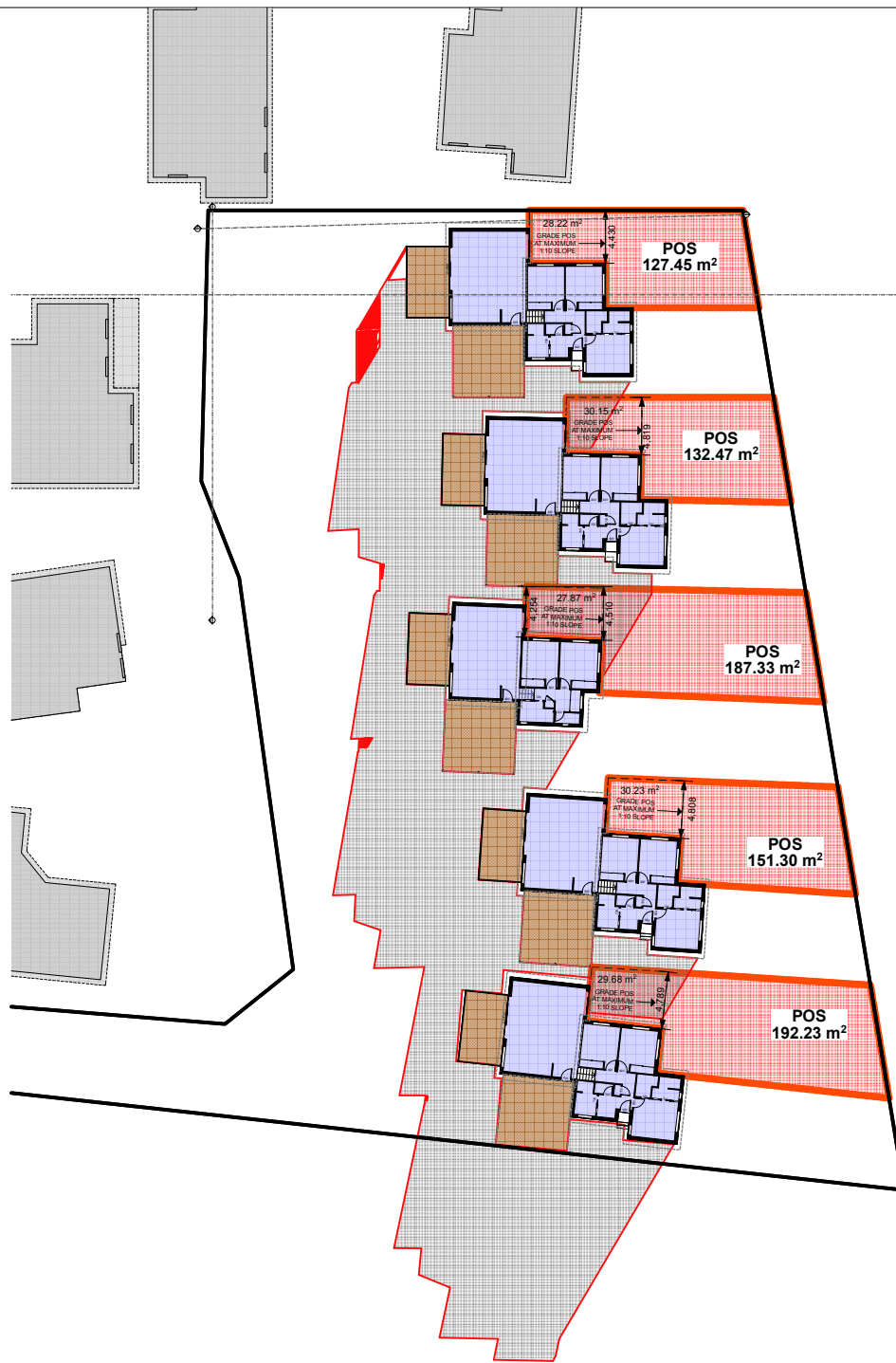




SHADOWS @ 9am ON JUNE 21st



SHADOWS @ 12pm ON JUNE 21st



SHADOWS @ 3pm ON JUNE 21st

Shadow Diagrams

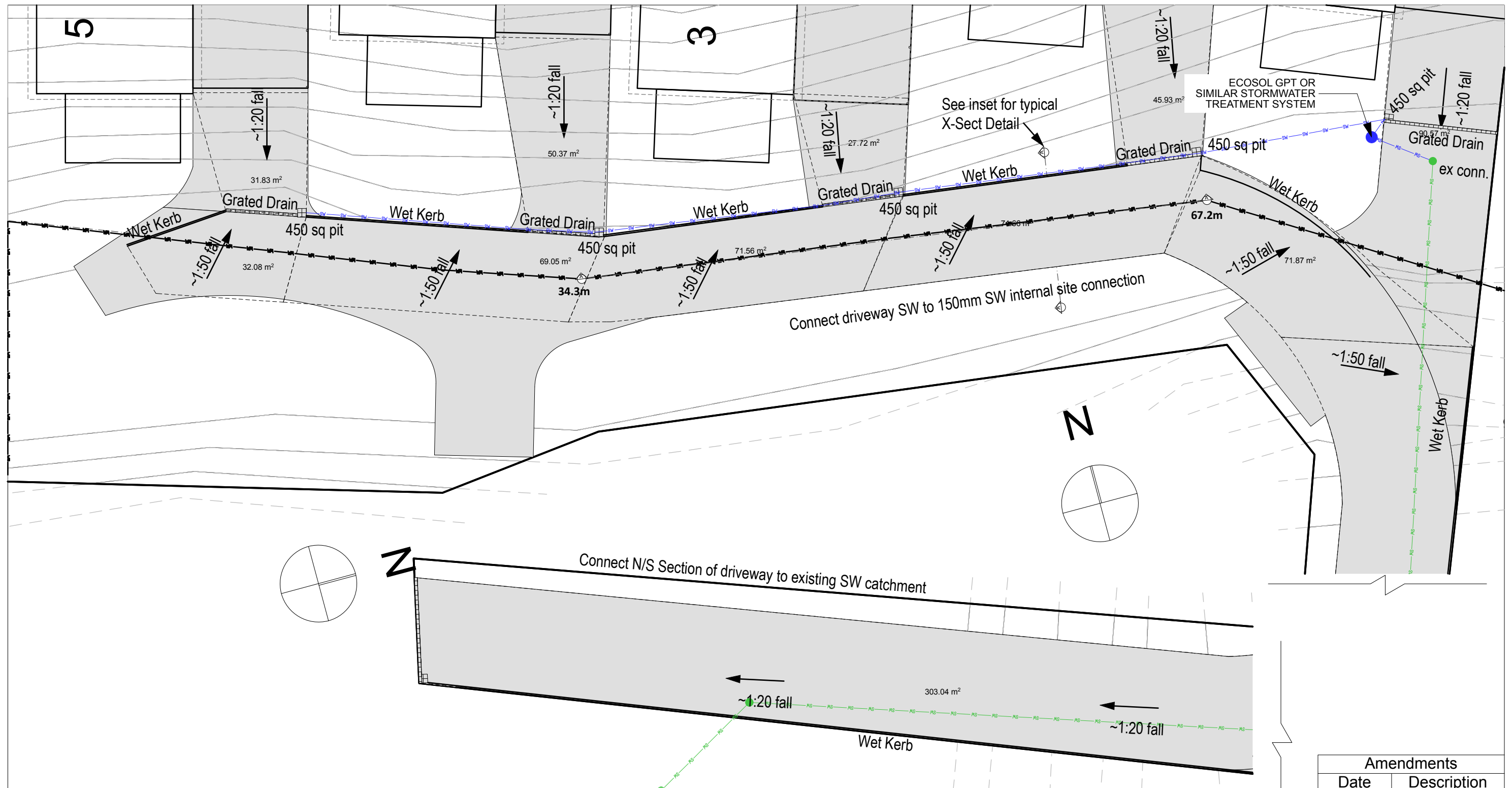
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	New Unit Development	Scale: 1:600	Job No: -	Pg No: 3
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments

21/06/17	Planning Amendments





Amendments	
Date	Description
07/06/17	Planning Amendments
21/06/17	Planning Amendments

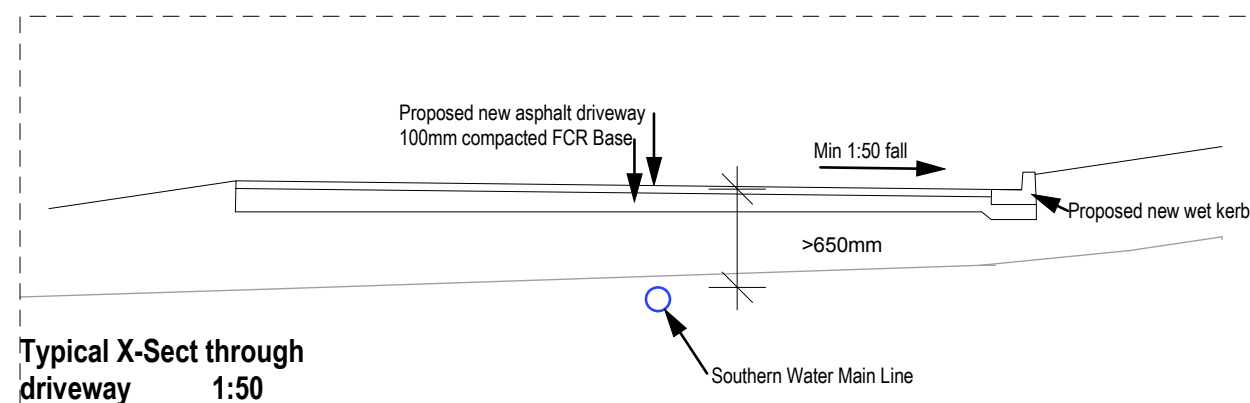
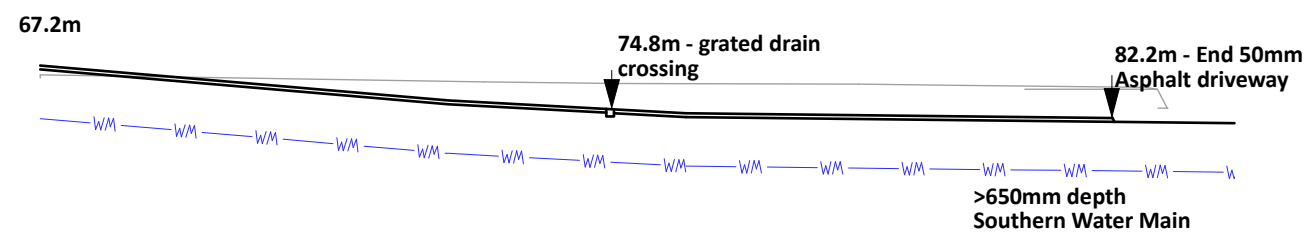
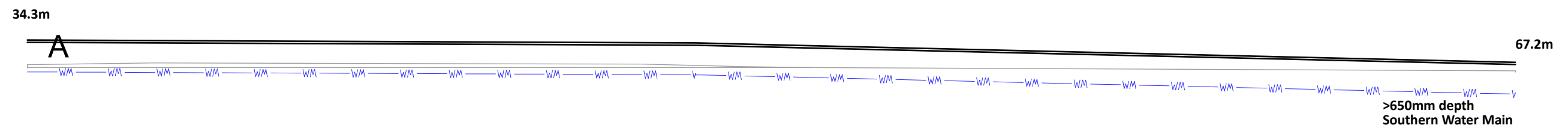
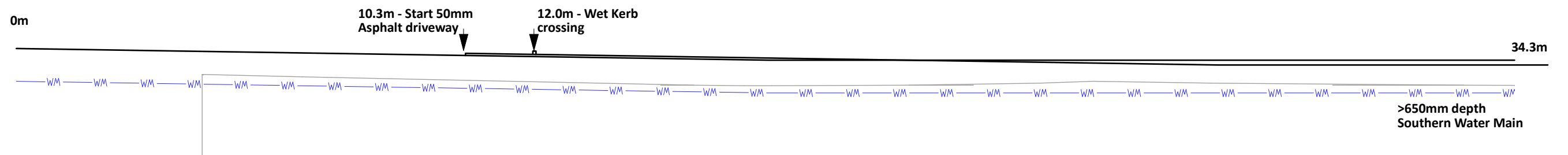
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	New Unit Development	Scale: 1:200	Job No: -	Pg No: 4
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au



Site Hydraulic Plan - Preliminary



Amendments	
Date	Description
07/06/17	Planning Amendments
21/06/17	Planning Amendments

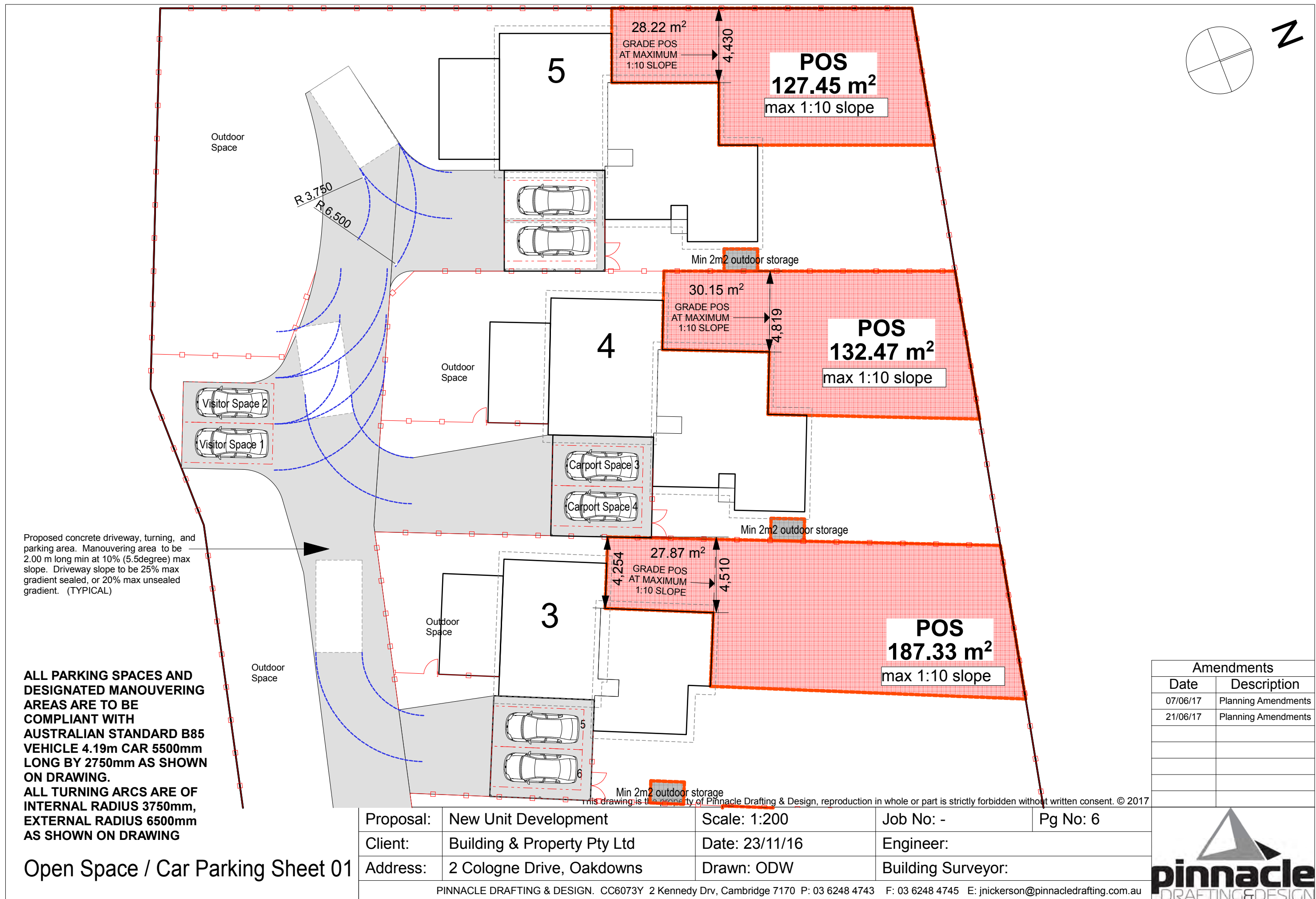
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

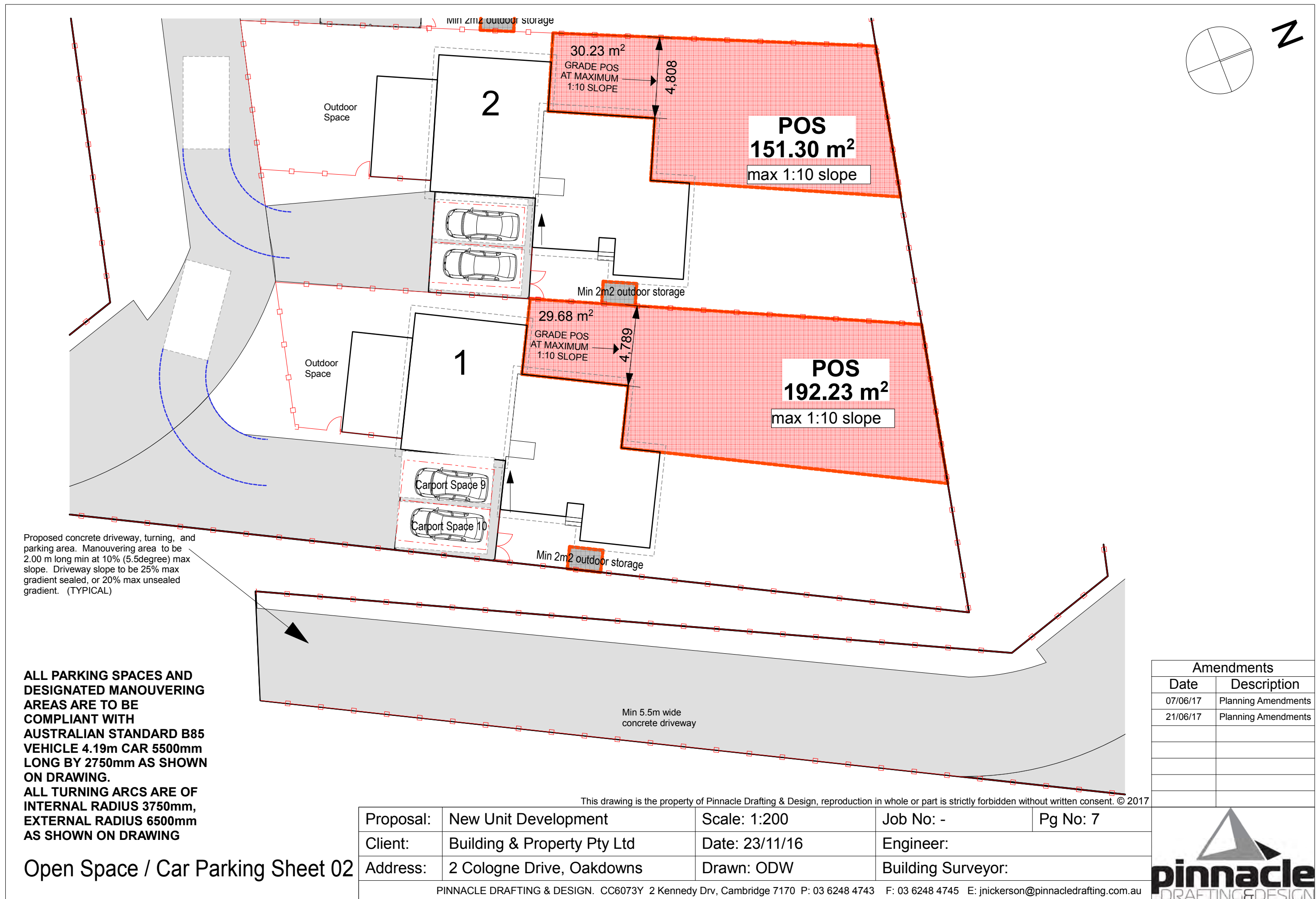
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2016

Proposal:	New Unit Development	Scale: 1:100, 1:50	Job No: -	Pg No: 5
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				



Water main longitudinal section





Timber Fence <2.1m high

List Of Plants To Be Used In Garden At 2 Cologne Drive, Oakdowns

All Plants Are Fire Retardant/Low Flammability

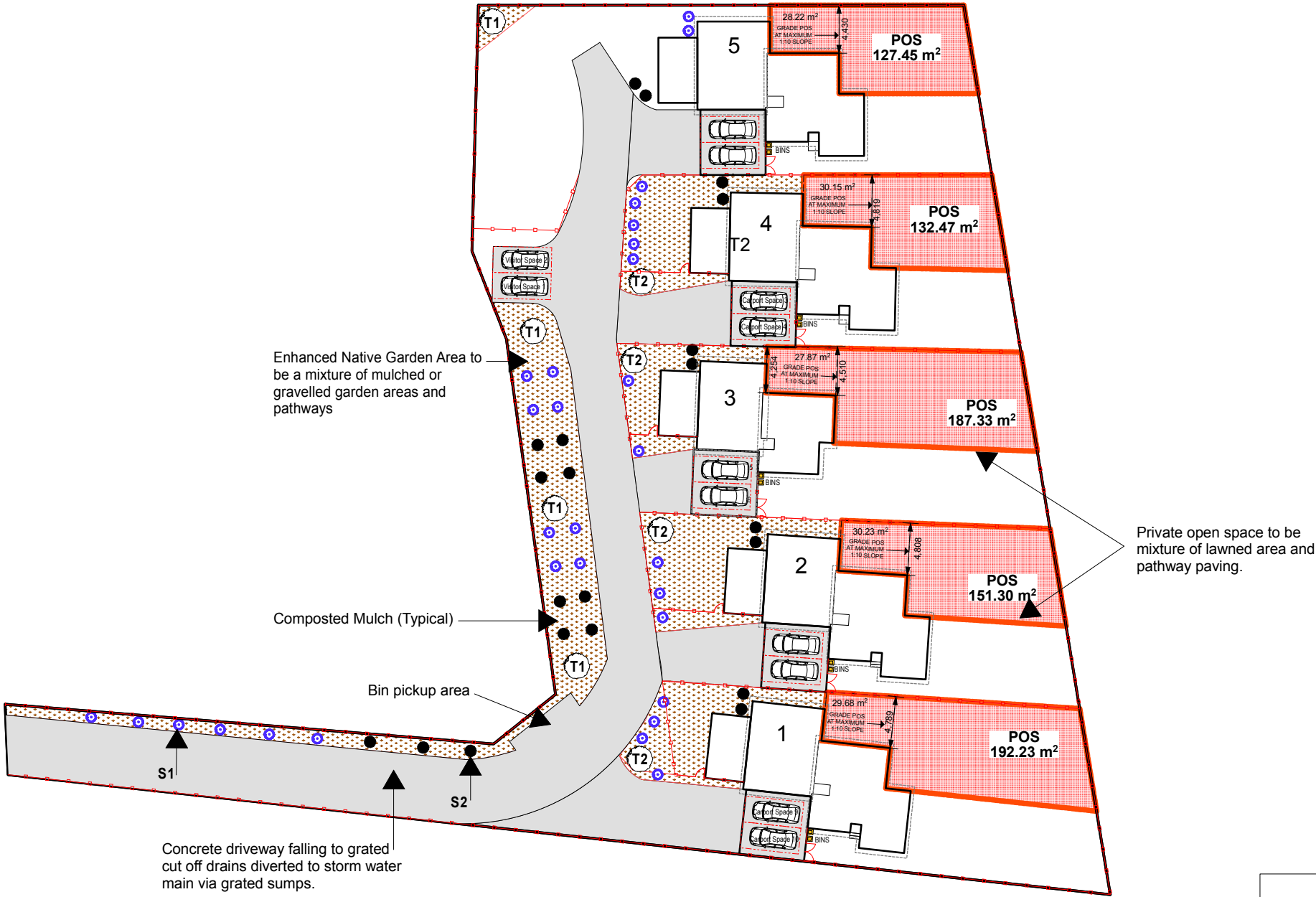
Groundcover (Planted To All Enhanced Native Garden Areas):

Shrubs:
S1 Phormium Tenax (1.2 - 1.5m high)
S2 Casuarina Glauca (1.5m wide by 10cm high)

Trees:
T1 Magnolia Grandiflora (Little Gem) 3m(w)x6m(h)
T2 Bursaria Spinulosa 2m(w)x3m(h)

All work to be mulched with composted pine bark or gravels for fire retardant qualities.

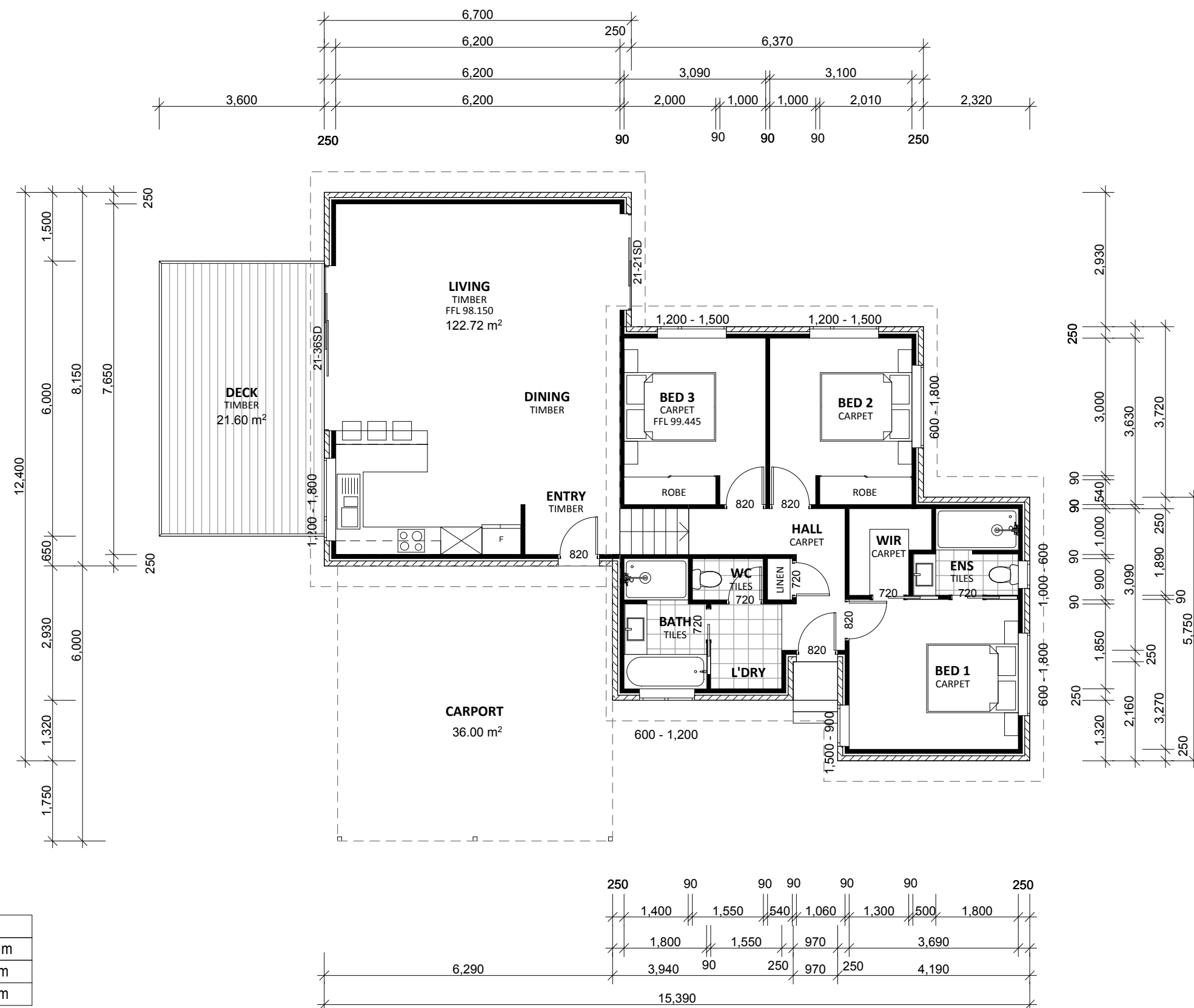
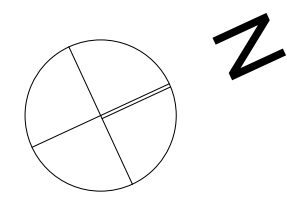
Landscaping Plan



Amendments	
Date	Description
07/06/17	Planning Amendments
21/06/17	Planning Amendments

Proposal:	New Unit Development	Scale: 1:500	Job No: -	Pg No: 8
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				





Floor Areas	
Total	122.72 sqm
Deck	21.60 sqm
Carport	36.00 sqm

Amendments	
Date	Description

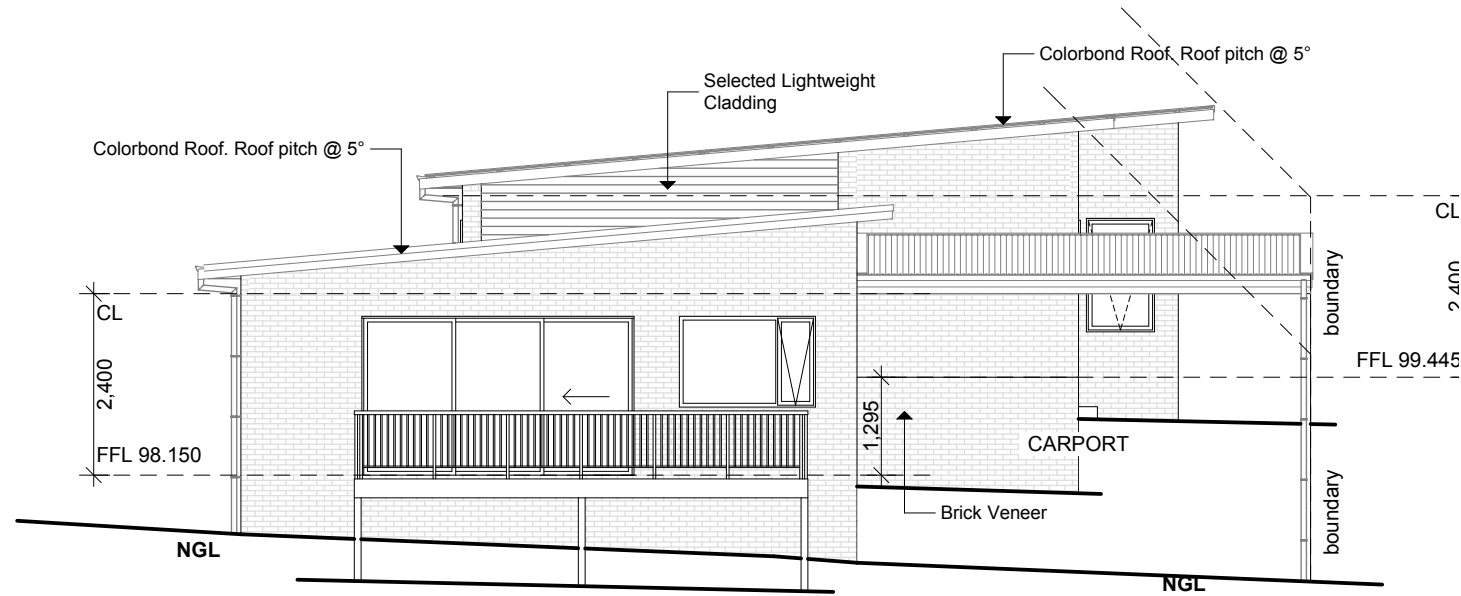
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 9
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	

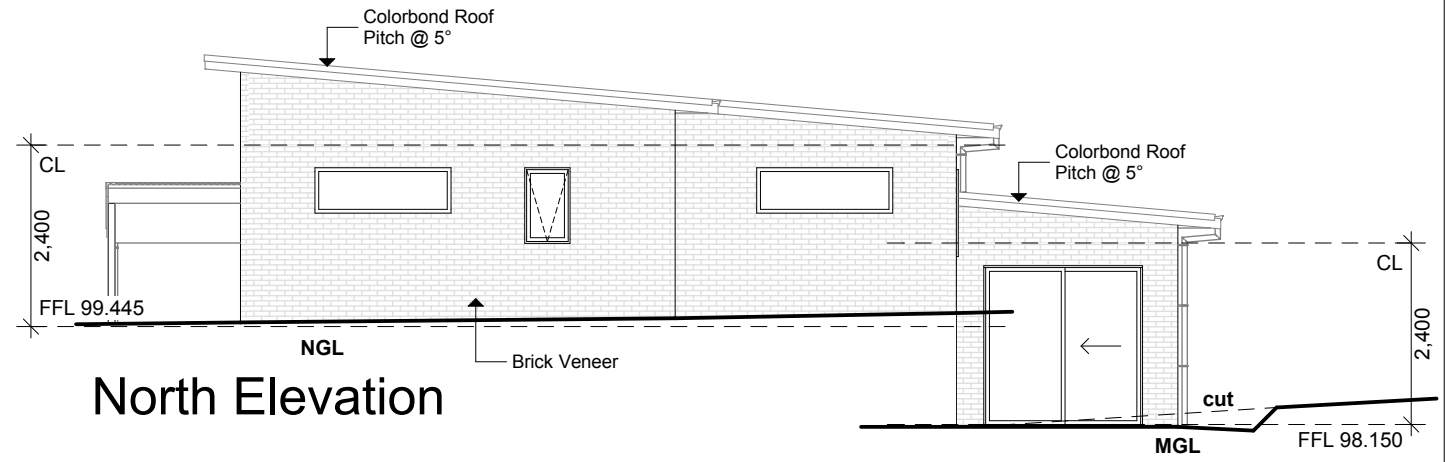
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au



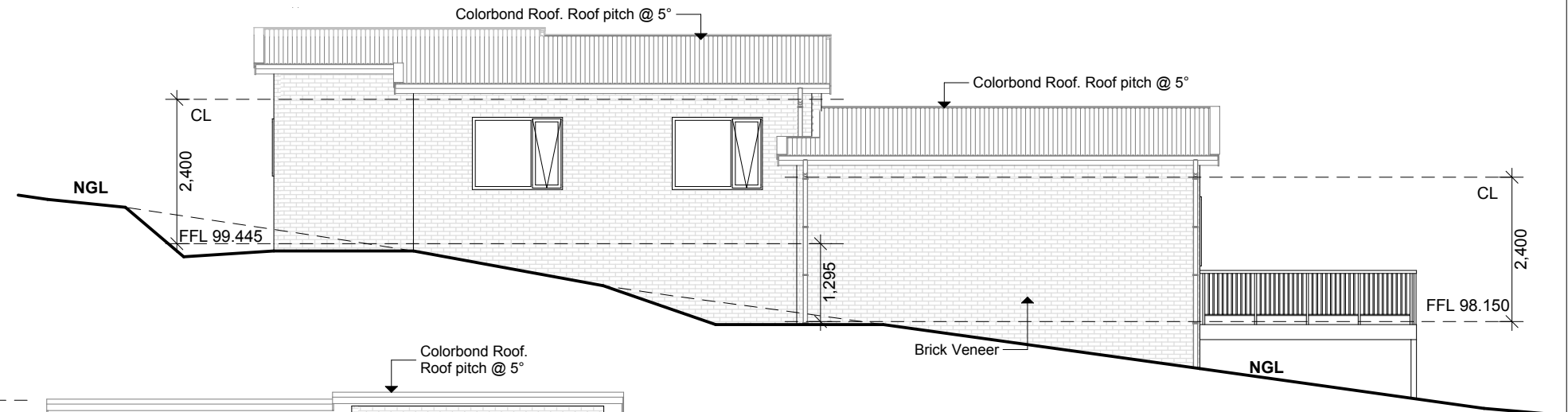
Floor Plan Unit 1



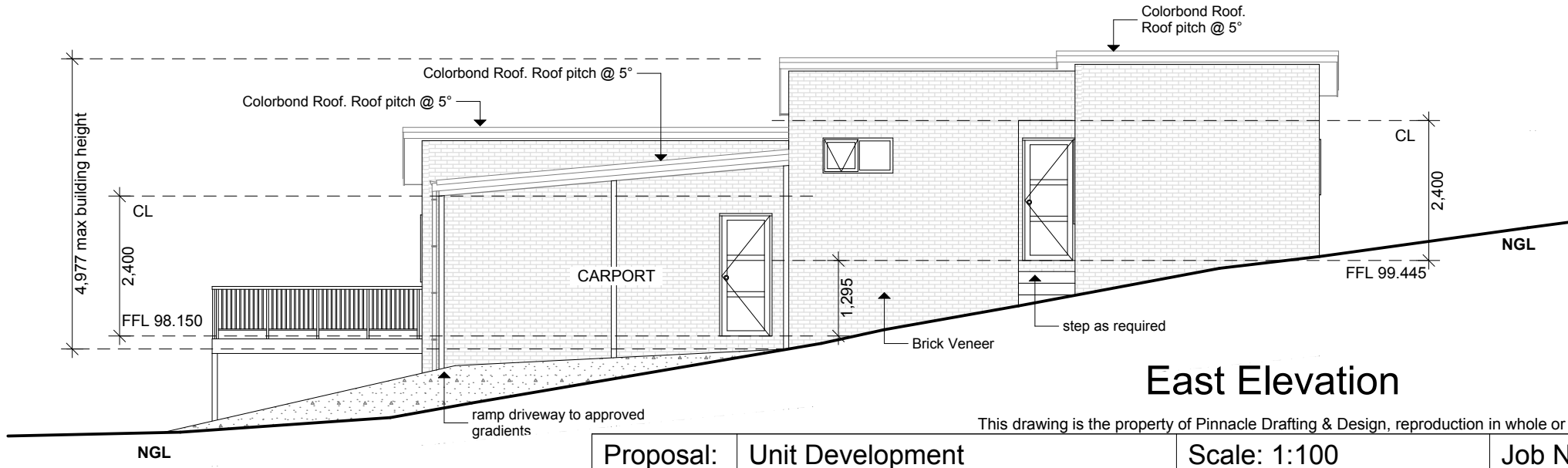
South Elevation



North Elevation



West Elevation



East Elevation

Elevations Unit 1

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

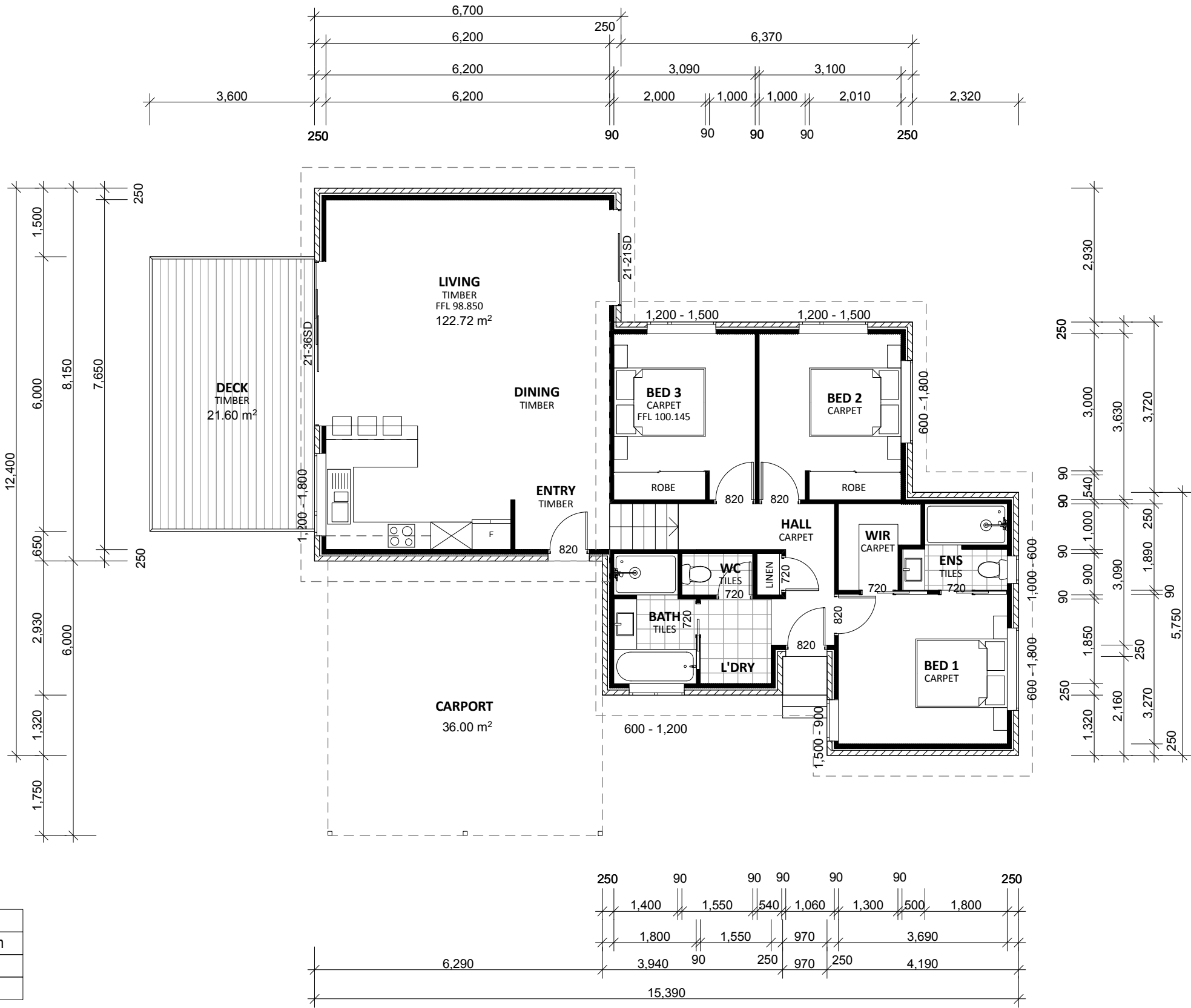
Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 10
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description



Floor Plan Unit 2

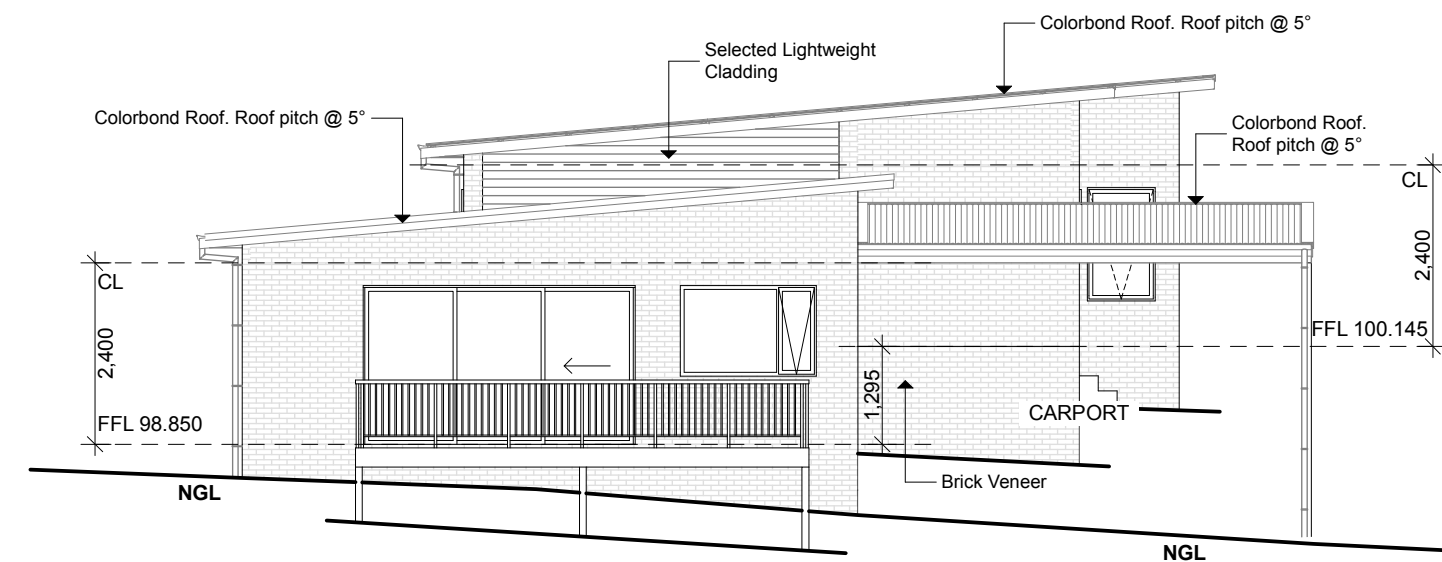
Floor Areas	
Total	122.72 sqm
Deck	21.60 sqm
Carport	36.00 sqm



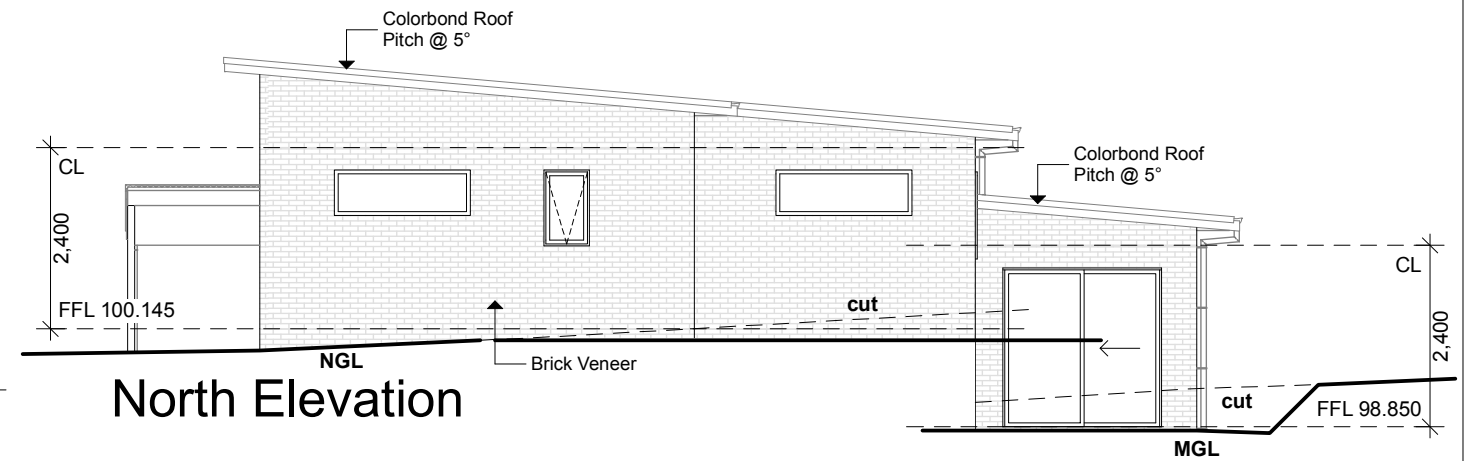
Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 11
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description

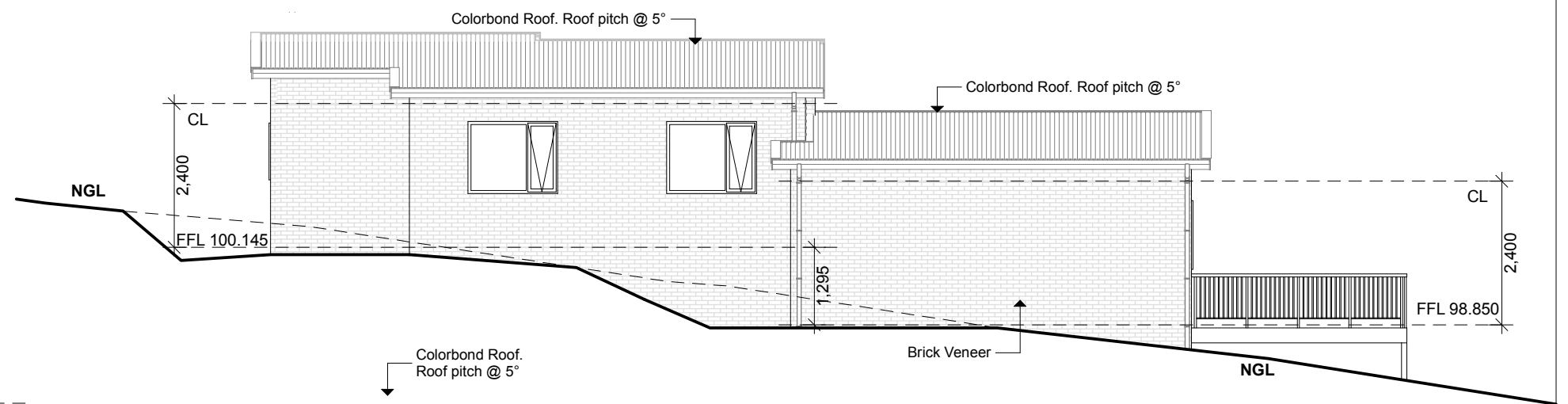
pinnacle
DRAFTING & DESIGN



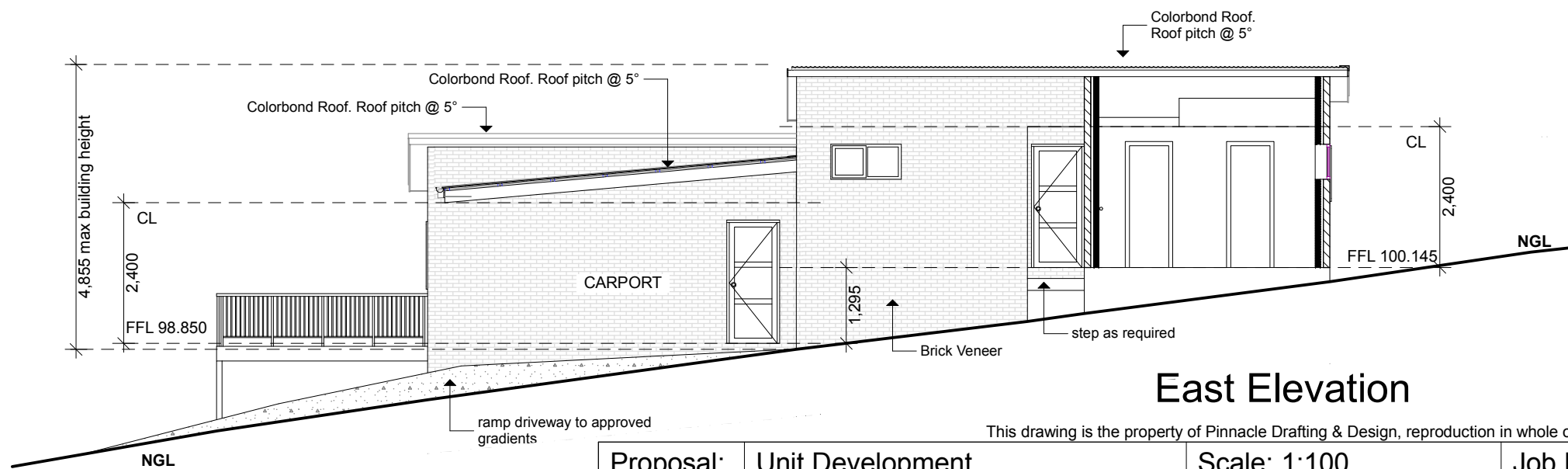
South Elevation



North Elevation



West Elevation



East Elevation

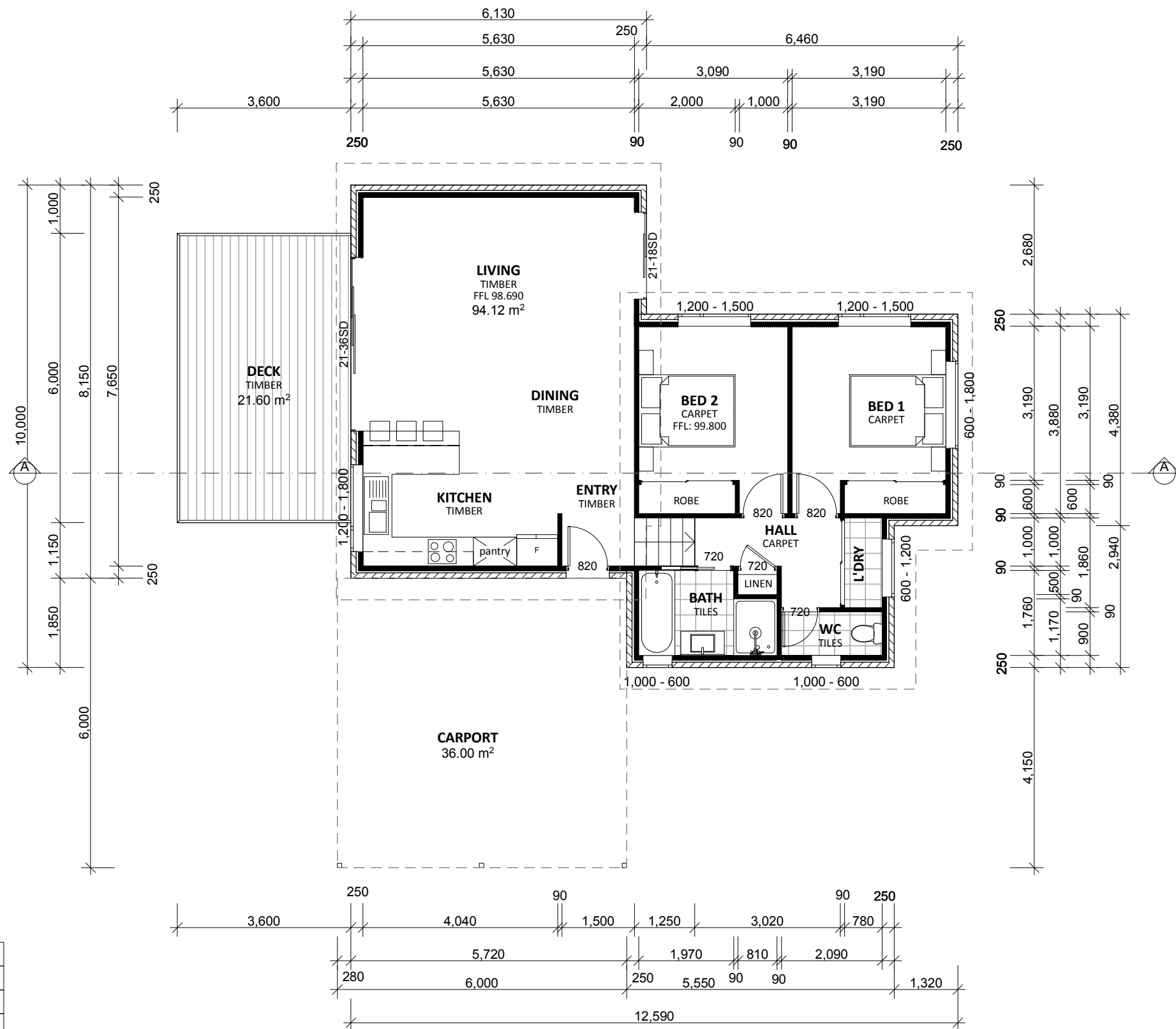
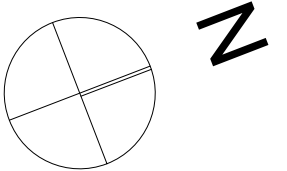
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Elevations Unit 2

Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 12
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description





Floor Areas	
Total	94.12 sqm
Deck	21.60 sqm
Carport	36.00 sqm

Amendments	
Date	Description

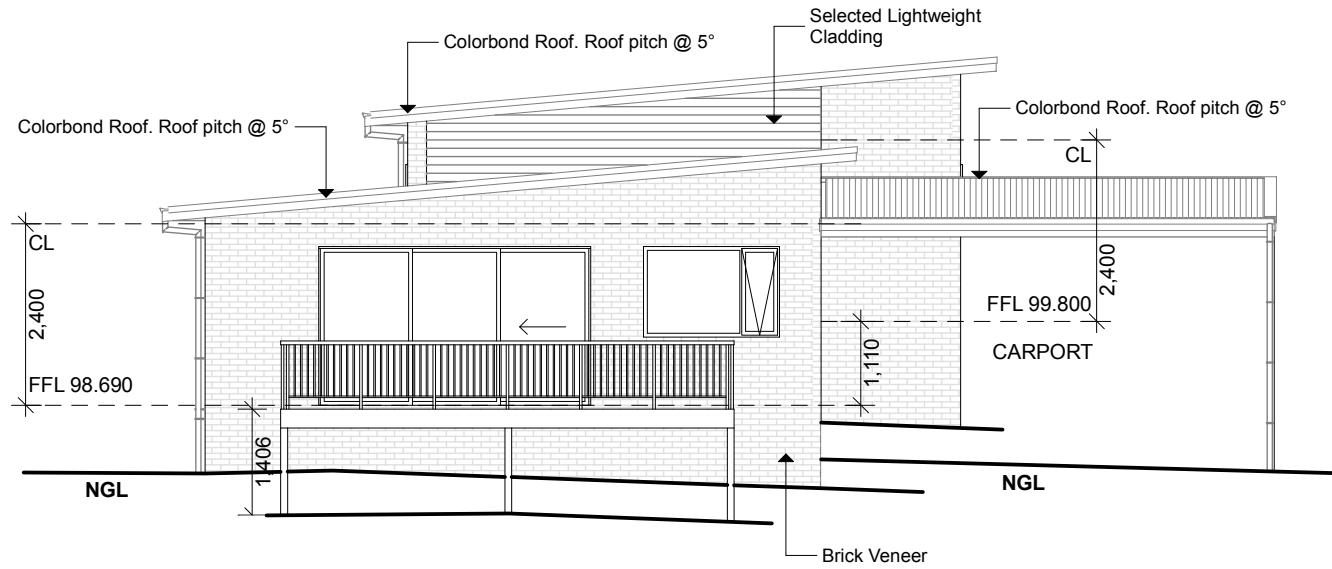
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 13
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	

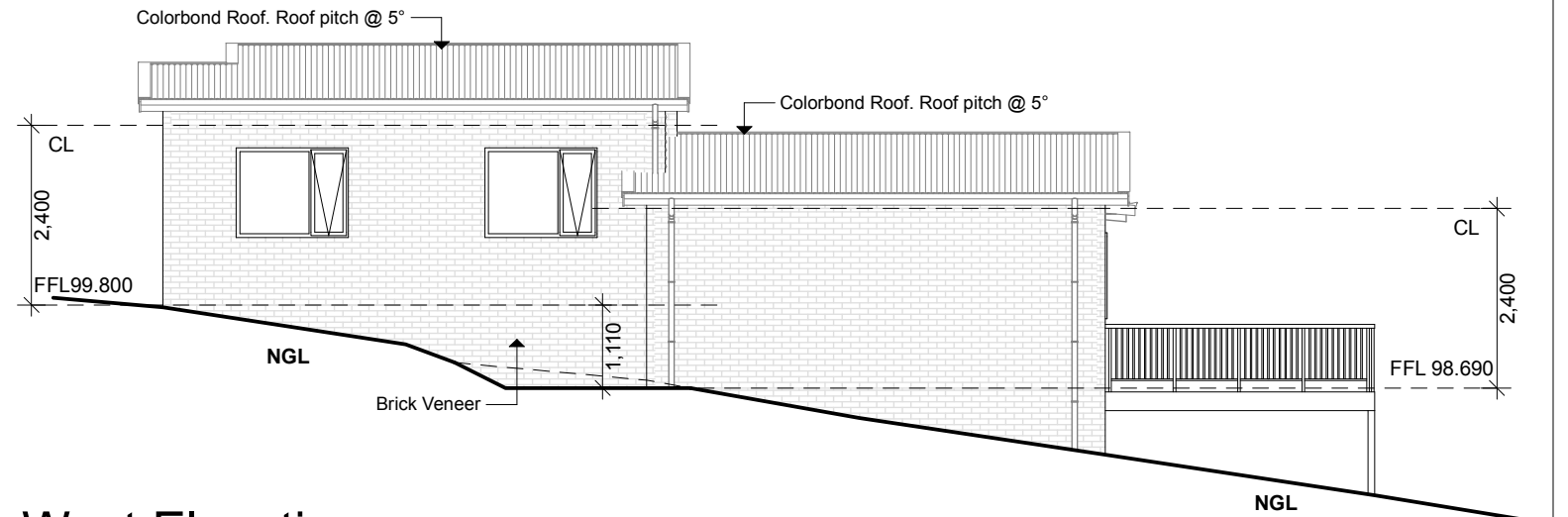
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au



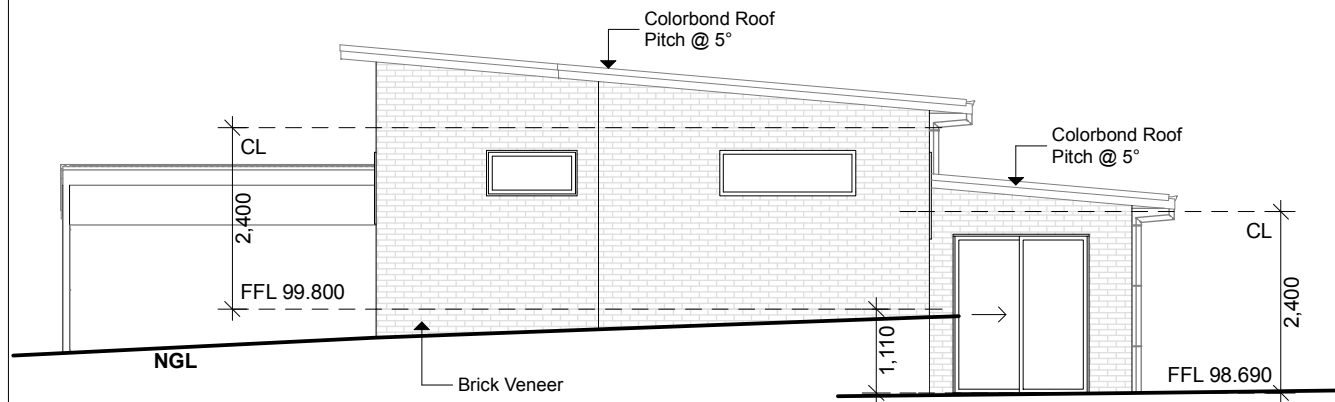
Floor Plan Unit 3



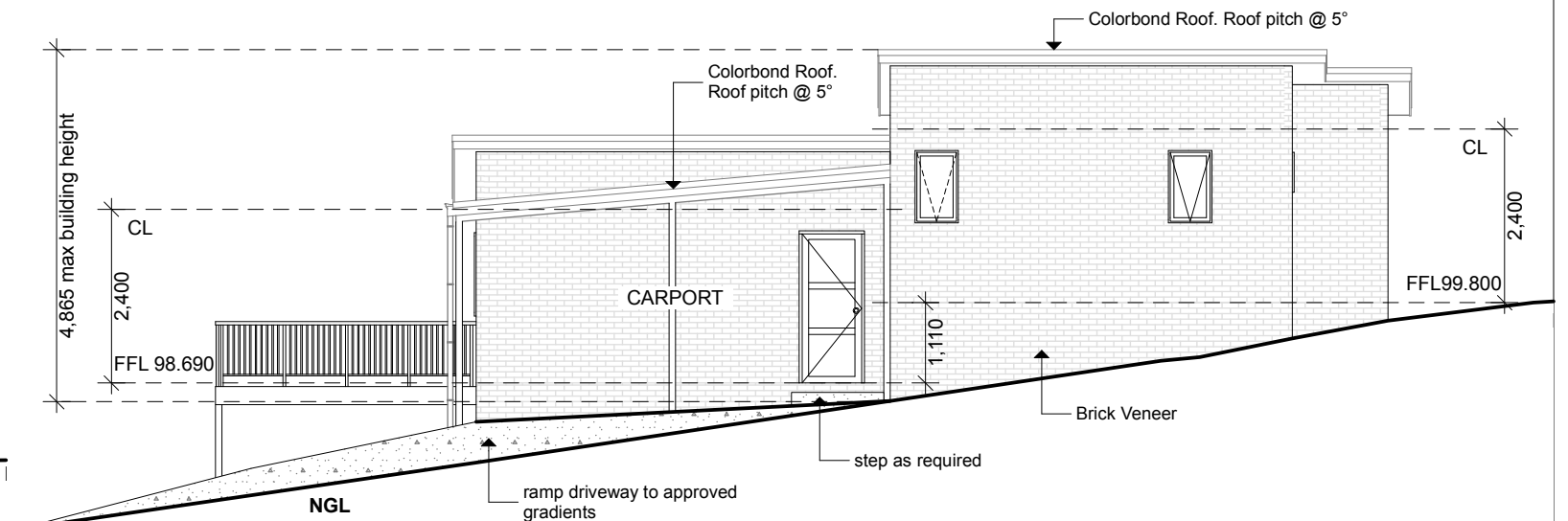
South Elevation



West Elevation



North Elevation



East Elevation

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Elevations Unit 3

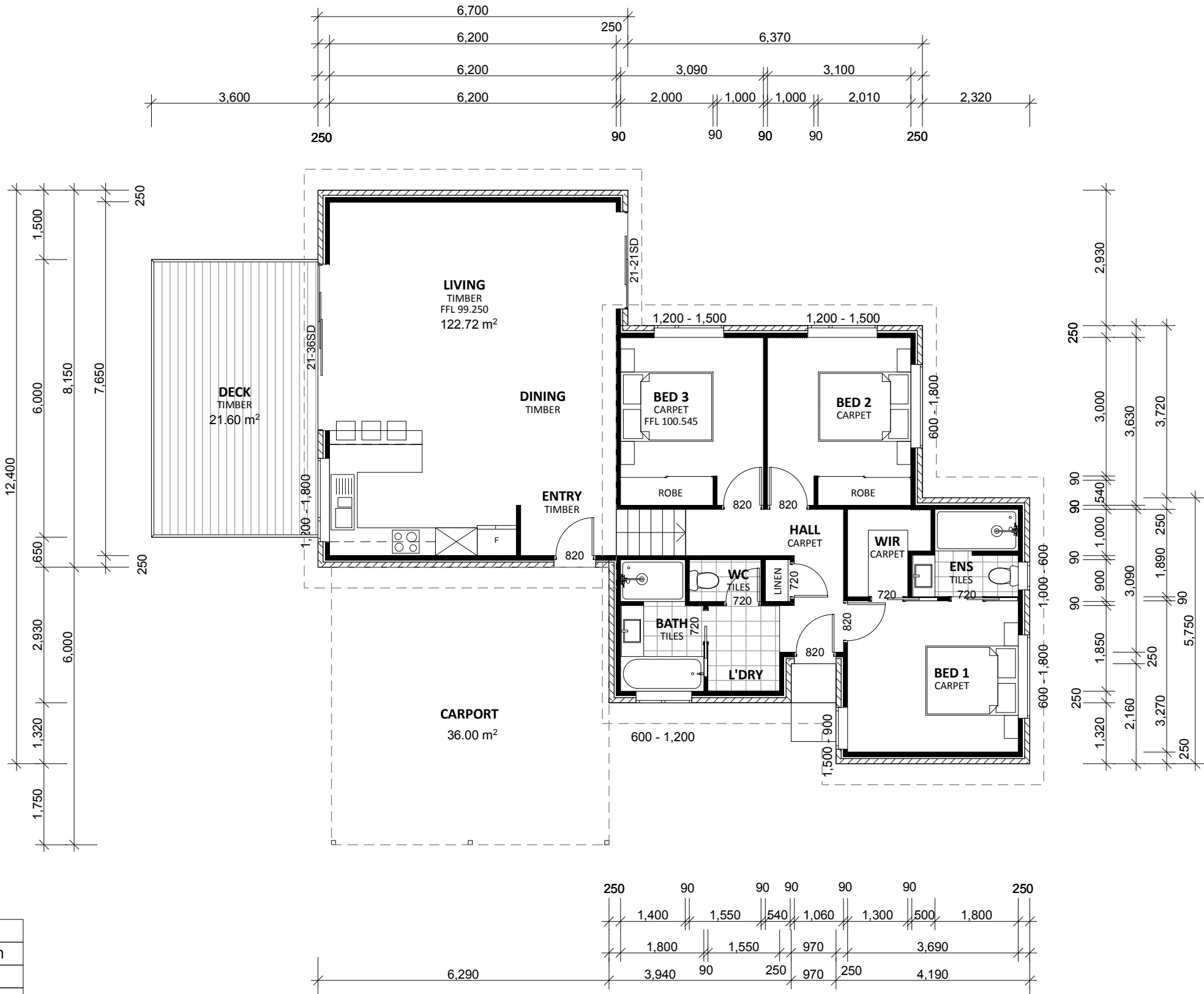
Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 14
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description



Floor Plan Unit 4

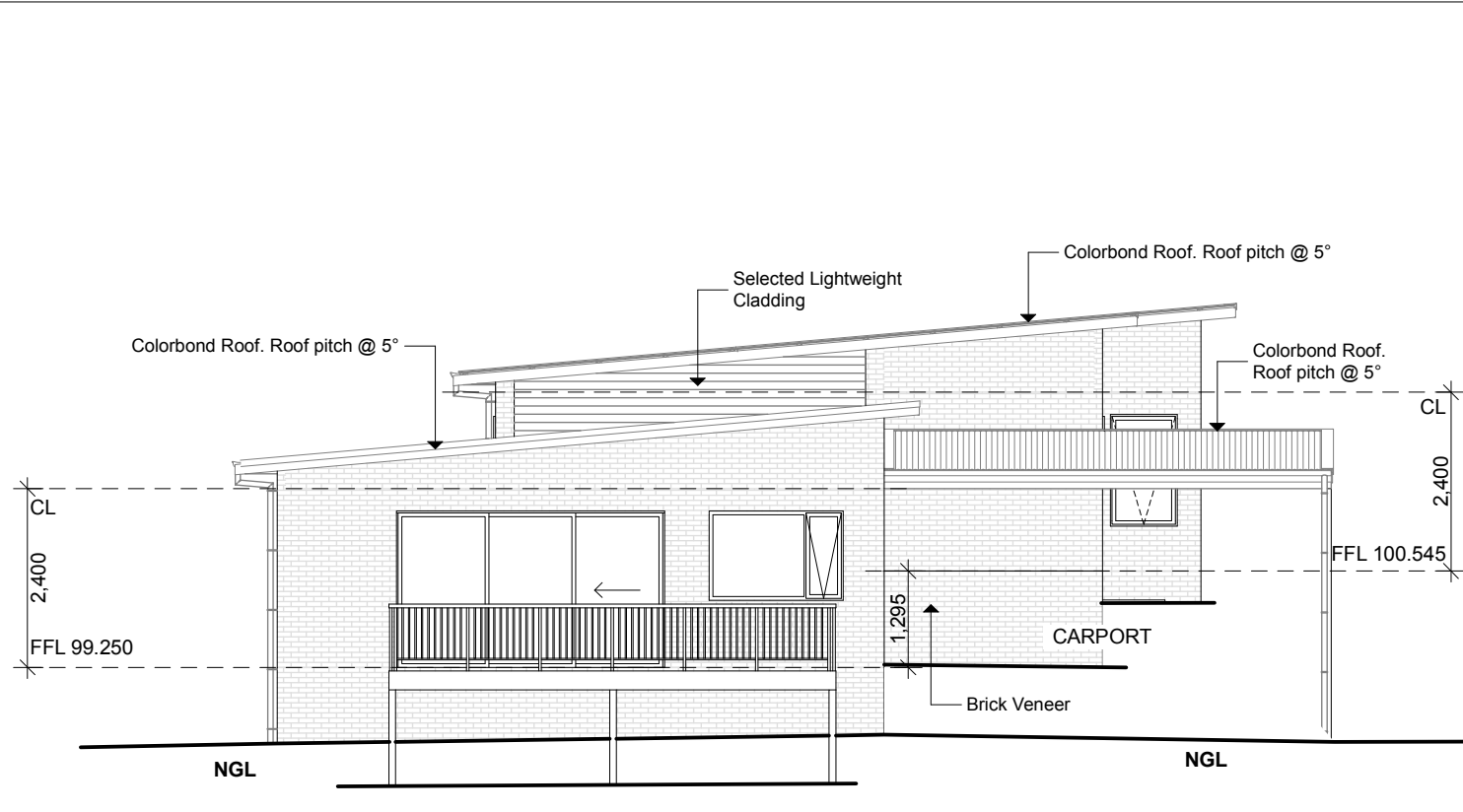
Floor Areas	
Total	122.72 sqm
Deck	21.60 sqm
Carport	36.00 sqm



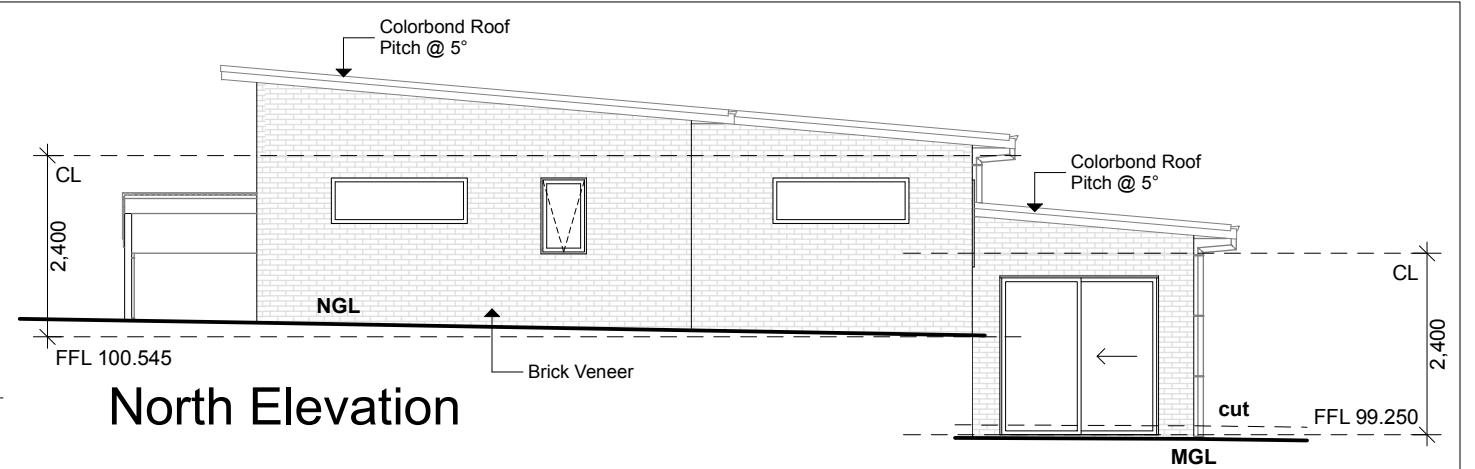
Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 15
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description

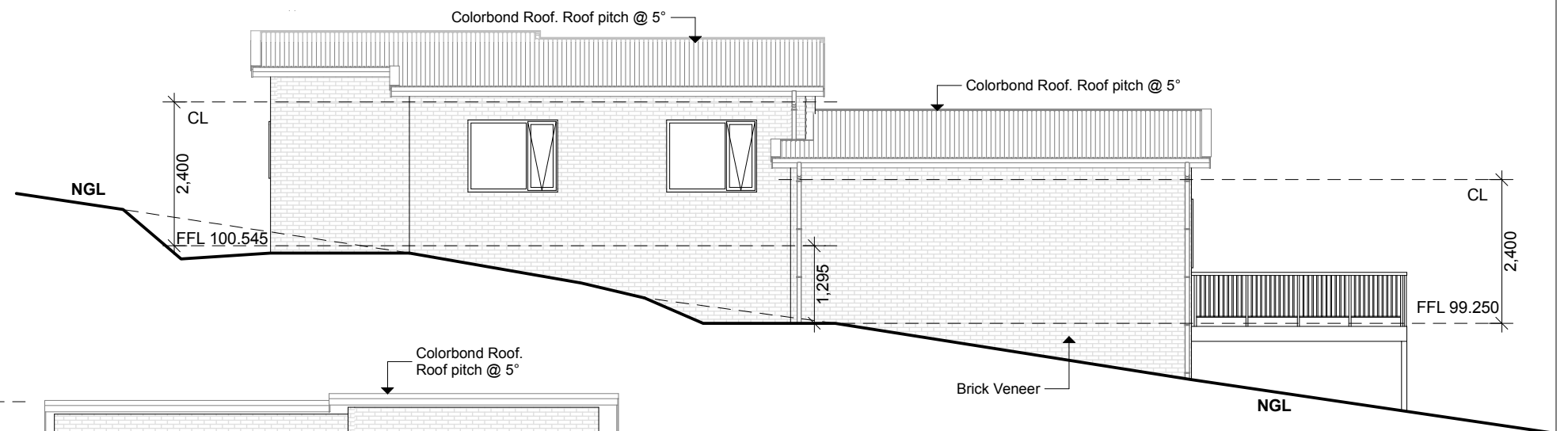




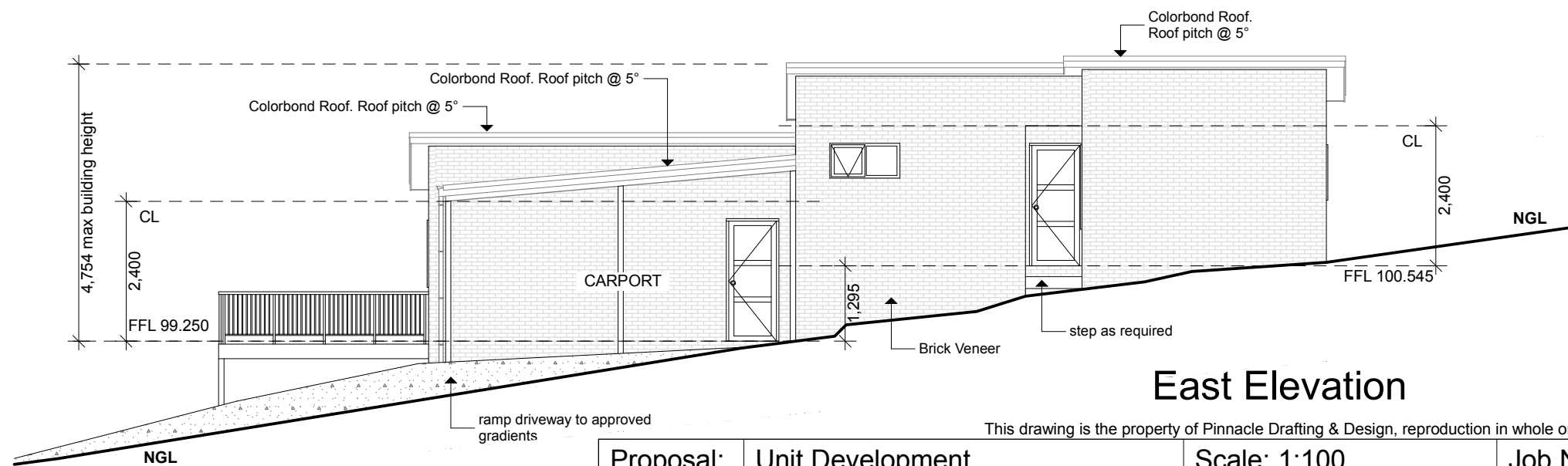
South Elevation



North Elevation



West Elevation



East Elevation

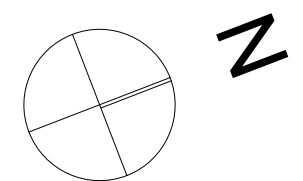
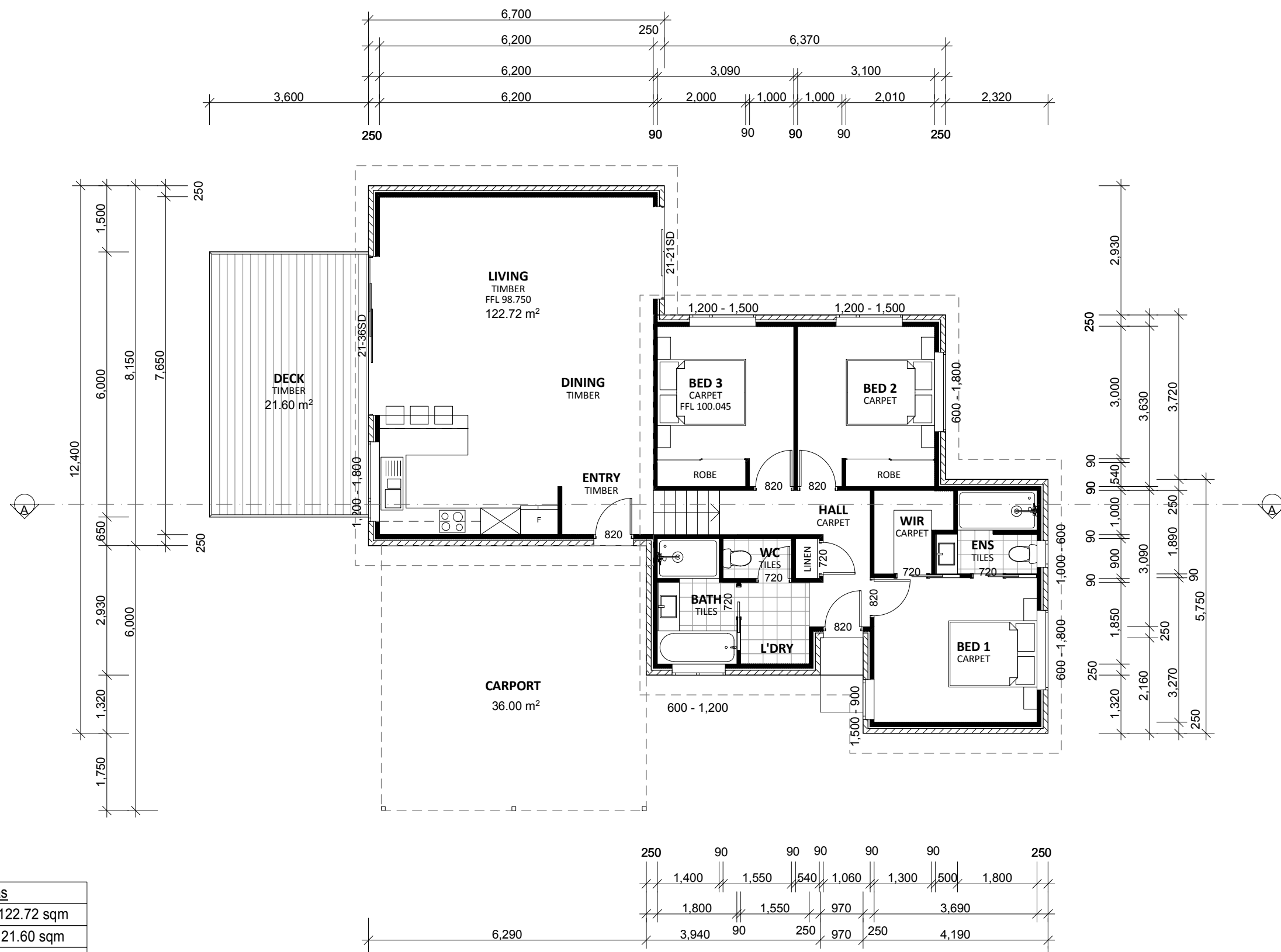
Elevations Unit 4

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 16
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description





Floor Areas	
Total	122.72 sqm
Deck	21.60 sqm
Carport	36.00 sqm

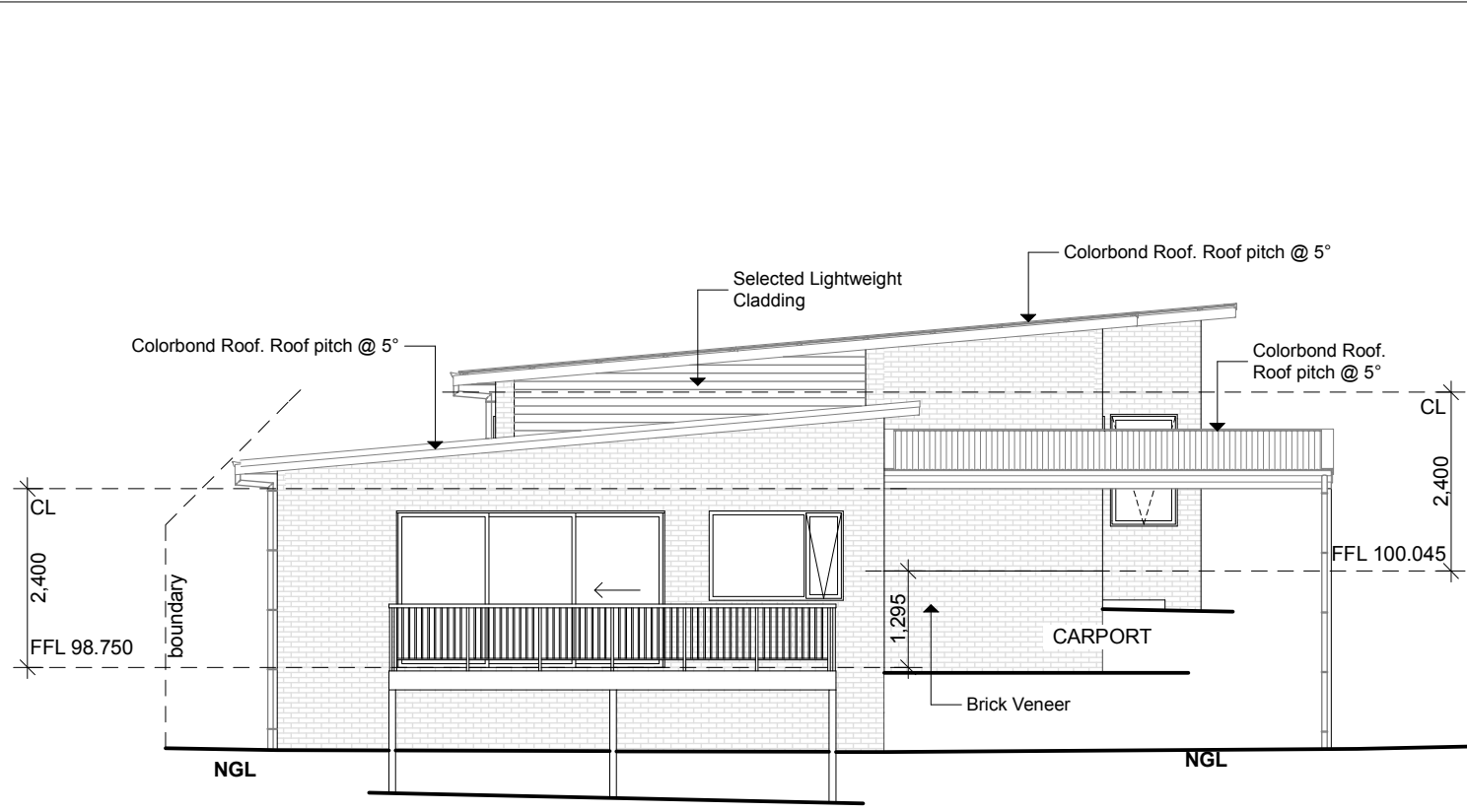
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 17
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

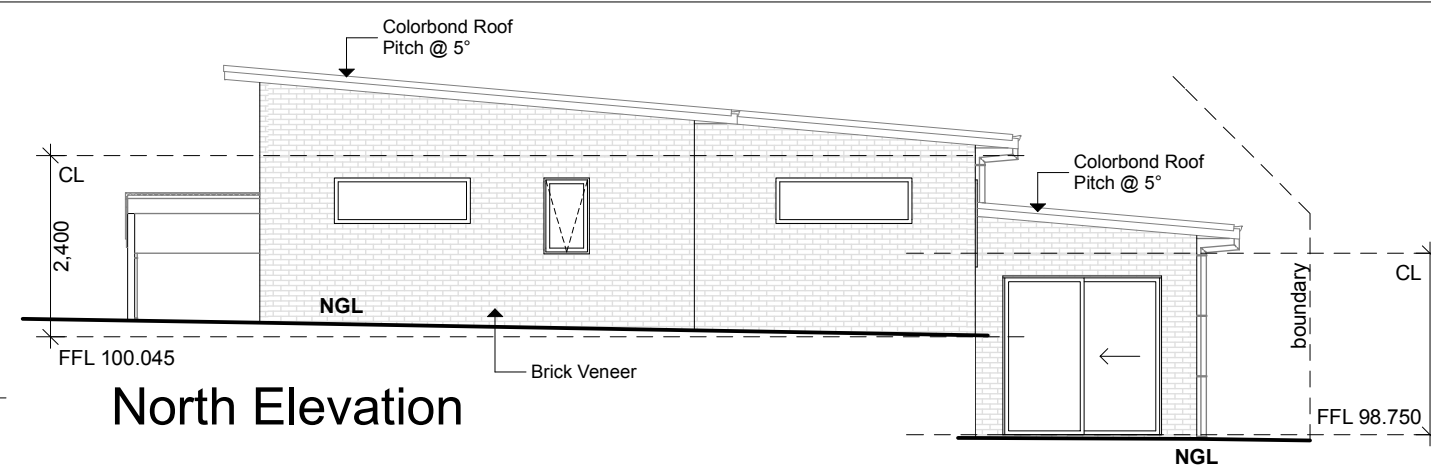
Amendments	
Date	Description



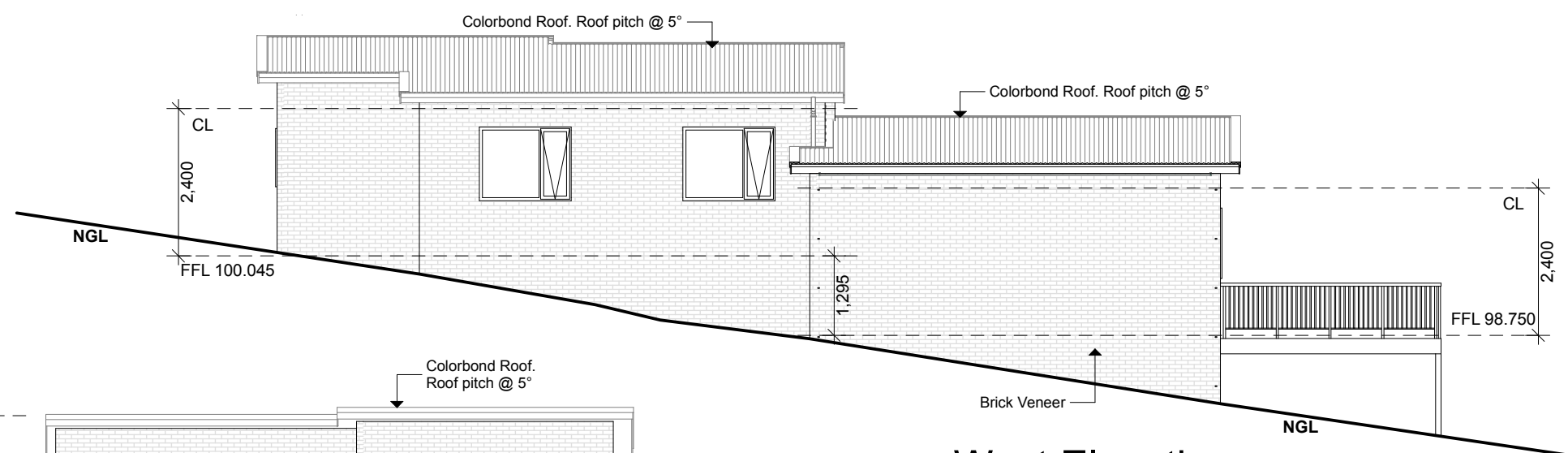
Floor Plan Unit 5



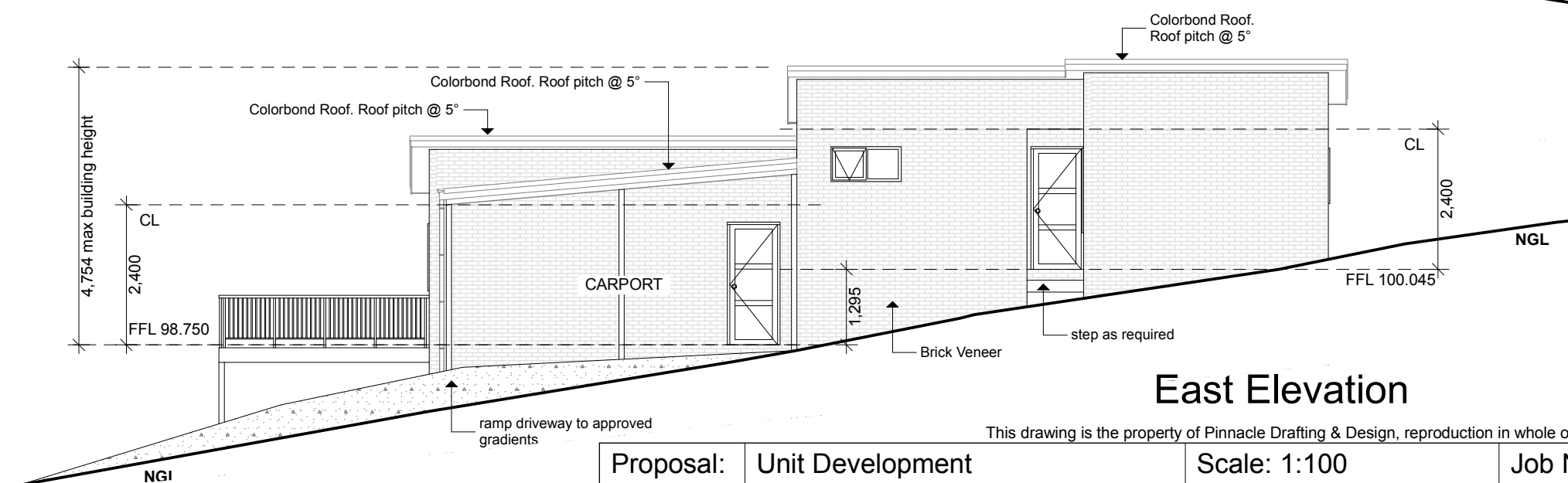
South Elevation



North Elevation



West Elevation



East Elevation

Elevations Unit 5

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2017

Proposal:	Unit Development	Scale: 1:100	Job No: 69-2017	Pg No: 18
Client:	Building & Property Pty Ltd	Date: 23/11/16	Engineer:	
Address:	2 Cologne Drive, Oakdowns	Drawn: ODW	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description



2 Cologne Drive, Oakdowns



Figure 1: The access to the site when viewed from the cul-de-sac head of Cologne Drive, Oakdowns.



Figure 2: The view of the block internally at the end of the access strip.



Figure 3: *The view of the lot and adjacent residences downslope to the south.*

11.3.4 DEVELOPMENT APPLICATION D-2017/208 - 30 DERWENTLAKEN ROAD, OTAGO - DWELLING
(File No D-2017/208)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a dwelling at 30 Derwentlaken Road, Otago.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and subject to the Bushfire Prone Areas, On-Site Wastewater Management and Parking and Access Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 25 July 2017.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- solar access;
- loss of views and land value;
- visual impact;
- site subject to strong winds; and
- nature of development - multiple dwellings.

RECOMMENDATION:

A. That the Development Application for dwelling at 30 Derwentlaken Road, Otago (CI Ref D-2017/208) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN AP3 – AMENDED PLANS [removal of the separate entry and laundry areas to the lower level and conversion of the lower level of the dwelling to a rumpus area] and insert “to satisfactorily demonstrate that the dwelling is a Single Dwelling only” at end of first sentence.
 3. The dwelling is approved as a Single Dwelling only and must not be used for independent accommodation.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Rural Living under the Scheme.

2.2. The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 13.0 – Rural Living Zone;
- Section E1.0 – Bushfire Prone Areas Code;
- Section E6.0 – Parking and Access Code; and
- Section E23.0 – Site Wastewater Management Code.

2.4. The proposal is for a Single Dwelling, which whilst within a bushfire-prone area is not a vulnerable use as defined by the Bushfire Prone Areas Code, meaning that the code is therefore not applicable.

- 2.5.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The property has an area of 1.003ha with frontage and vehicular access to Derwentlaken Road at its south-western corner. It is located within an established Rural Living area at Otago characterised by a range of lot sizes.

The subject lot has frontage of 15.0m to Derwentlaken Road, slopes steeply down to the north-west and is clear of significant vegetation. A high point exists to the south-east of the development site at the 55m contour, upon which a neighbouring dwelling at 26 Derwentlaken Road is sited. This high point is not identified as a ridgeline and is described as a "knoll" throughout this report.

There are no existing structures on the site and there is an existing gate entry to the site that would form the driveway point to the site. A number of trees, which naturally exist on the site are located across the site and largely to the north-west of the dwelling site.

3.2. The Proposal

The proposal is for the construction of a new 2 storey dwelling and outbuilding. The dwelling would contain 5 bedrooms, 2 bathrooms and ensuite, a laundry, rumpus, home theatre an open plan living/kitchen/dining area, covered outdoor living areas and a double garage. The dwelling would have a total footprint of 388.08m² and would be 6.9m above natural ground level at its highest point.

The proposed dwelling would be clad using a combination of rendered block, cement sheet “Colorbond” roofing and glass for balustrading. The dwelling would have setbacks of 13.7m from the southern boundary, 35.29m from the eastern boundary and 62.1m from the frontage boundary to Derwentlaken Road.

The proposed outbuilding would have a footprint of 171m², would incorporate a double car garage and workshop, amenities and an open carport. The building would be 4.2m in height, setback 11m from the southern and 13m from the eastern boundaries and clad using metal wall sheet cladding and “Colorbond”. The outbuilding would necessitate the construction of a core-filled block retaining wall to the south/south-east of the structure. The retaining wall would have a maximum height of 3.2m and be located on the south-eastern side of the outbuilding.

The colours proposed for the outbuilding would be dark blue or similar for both walls and roof. The colours proposed for the dwelling would be sandstone for the wall cladding and dark grey or black for the roof.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Rural Living Zone, Car Parking and Access and On-Site Wastewater Management with the exception of the following.

Rural Living Zone

Clause	Standard	Acceptable Solution	Proposed
13.4.2 A2	Side Boundary Setback	Building setback from side and rear boundaries must be no less than: 20m.	Does not comply – outbuilding would be 11m from southern and 13m from eastern boundaries, and dwelling 13.7m from southern boundary.

The proposed variation can be supported pursuant to the Performance Criteria P2 of Clause 13.4.2 for the following reasons.

Performance Criteria	Comment
<i>“P2 - Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i>	See below
<i>(a) the topography of the site;</i>	The dwelling site has a slope of approximately 1 in 3. The proposed dwelling would be sited below the high point of the knoll to the south and therefore situated well below nearby residential development.
<i>(b) the size and shape of the site;</i>	Whilst the size and shape of the lot does not preclude alternative site selection that would comply with the setback requirements, the site of the proposed development has been proposed by the applicant for accessibility to views to the north-east, for the future dwelling.
<i>(c) the location of existing buildings on the site;</i>	Not applicable – there are no existing buildings on the site.

(d) <i>the proposed colours and external materials of the building;</i>	The colours and external materials (sandstone coloured cladding for the dwelling and “Colorbond” dark grey/black roofing and dark blue for the outbuilding) would be unlikely to unreasonably affect the amenity of adjoining lots as the material and colour selection is consistent with the external appearance of other dwellings within the immediate area.
(e) <i>visual impact on skylines and prominent ridgelines;</i>	The site of both proposed building is located below the highest point of the adjacent knoll (to the south at 26 Derwentlaken Road) and would therefore have a limited visual impact when viewed from nearby public areas and neighbouring properties.
(f) <i>impact on native vegetation;</i>	No native vegetation would need to be removed for the dwelling construction other than several trees (of no identified significance).
(g) <i>be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i> (i) <i>overlooking and loss of privacy;</i> (ii) <i>visual impact, when viewed from adjoining lots, through building bulk and massing;</i>	<p>The southern elevation of the proposed dwelling would be off-set from the adjoining dwelling to the north-west and would be located at a level approximately 5m lower than the nearest neighbouring dwelling at 26 Derwentlaken Road, meaning that the neighbouring property would almost entirely have views above the proposed dwelling to the north-west. Overlooking and loss of privacy are therefore not a concern in relation to neighbouring properties.</p> <p>The proposed outbuilding would be reliant upon a substantial cut of 3.2m and associated retaining wall, which would almost entirely screen the outbuilding from the adjacent property to the south – and create minimal visual impact. The proposed dark, non-reflective colours would further assist in minimising visual impact.</p> <p>Both proposed buildings are of a similar scale to surrounding development and on that basis it is considered that the building would not have an unreasonable impact on the amenity of the adjacent properties through building bulk and massing.</p>

<p>(h) <i>be no less than:</i></p> <p>(i) <i>10m; or</i></p> <p>(ii) <i>5m for lots below the minimum lot size specified in the acceptable solution; or</i></p> <p>(iii) <i>the setback of an existing roofed building (other than an exempt building) from that boundary.</i></p> <p><i>unless the lot is narrower than 40m at the location of the proposed building site”.</i></p>	<p>The proposed setbacks would be 11m and 13m for the proposed outbuilding, 13.7m (and 32.29m) for the dwelling. Both are consistent with (h)(i).</p>
--	---

Rural Living Zone

Clause	Standard	Acceptable Solution	Proposed
13.4.3 A3	Design	<p>The combined gross floor area of buildings must be no more than:</p> <p>375m²</p>	<p>Does not comply - the proposed gross floor area of the development (being the dwelling and outbuilding combined) would be 559.08m².</p>

The proposed variation can be supported pursuant to the Performance Criteria P3 of Clause 13.4.3 for the following reasons.

Performance Criteria	Comment
<i>“P3 - The combined gross floor area of buildings must satisfy all of the following:</i>	See below
<i>(a) there is no unreasonable adverse impact on the landscape;</i>	Both buildings would be located below the high point of the adjacent knoll to the south. Similarly, the colours and finishes of both buildings proposed would minimise the visual impact when viewed from adjoining properties. this basis, it is considered that the likely impact would not be unreasonable.
<i>(b) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;</i>	Development within proximity of the site and more broadly within Otago is characterised by a range of development styles, but typically involving large single dwellings. This proposal is consistent with this style of development and character of the area.

<i>(c) be consistent with any Desired Future Character Statements provided for the area”.</i>	Not applicable
---	----------------

Rural Living Zone

Clause	Standard	Acceptable Solution	Proposed
13.4.3 A4	Fill and Excavation	Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access.	Does not comply - the proposed outbuilding would be excavated into the slope of the land resulting in a cut with a retaining wall height of 3.2m.

The proposed variation can be supported pursuant to the Performance Criteria P4 of Clause 13.4.3 for the following reasons.

Performance Criteria	Comment
<i>“P4 - Fill and excavation must satisfy all of the following:</i>	See below
<i>(a) does not detract from the landscape character of the area;</i>	The excavation works will reduce the overall height of the proposed outbuilding and will result in the building having minimal visual impact, when viewed from the adjacent property to the south. Integrating the dwelling into the slope of the land is a sensible approach for a steep site, in that it limits the visual impact of the proposal.
<i>(b) does not unreasonably impact upon the privacy for adjoining properties;</i>	The proposed excavation would result in the overall height of the building and floor levels being reduced, which will assist in reducing the impact on the privacy and amenity of the adjoining property to the south.
<i>(c) does not affect land stability on the lot or adjoining land”.</i>	The land would be suitably retained as required under building legislation.

Rural Living Zone

Clause	Standard	Acceptable Solution	Proposed
13.4.4 A1	Outbuildings	<p>Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following:</p> <p>(a) have a combined gross floor area no more than 100m²;</p> <p>(b) have a wall height no more than 6.5m and a building height not more than 7.5m;</p> <p>(c) have setback from frontage no less than that of the existing or proposed dwelling on the site.</p>	<p>Does not comply – gross floor area of 171m².</p> <p>Complies</p> <p>Complies</p>

The proposed variation can be supported pursuant to the Performance Criteria P1 of Clause 13.4.4 for the following reasons.

Performance Criteria	Comment
<i>“P1 - Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:</i>	See below
<i>(a) be less visually prominent than the existing or proposed dwelling on the site;</i>	The proposed outbuilding would, when viewed from the neighbouring property to the south, have an apparent height above natural ground level of approximately 1.5m. Similarly, when viewed from the existing dwelling to the east, the outbuilding would be viewed against the steep slope to the south towards the adjacent high point. This would effectively minimise visual impact, in reference to the proposed dwelling which itself has been designed to step (with its lower level) down the slope of the site, to the north.
<i>(b) be consistent with the scale of outbuildings on the site or in close visual proximity;</i>	As noted above, the subject property is characterised by a range of both substantial dwellings and outbuildings. The proposed development is considered to be consistent with the nature of surrounding development.

(c) <i>be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape”.</i>	Not applicable
--	----------------

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Solar Access

Concern was raised by the representor that there would be a loss of solar access to residential development within proximity of the site, caused by the proposed dwelling.

- **Comment**

The proposed dwelling would have a height of 5.3m above natural ground level, at its highest point on the slope. The floor level of the proposed dwelling would, based on contour information, therefore be approximately 6m below the finished floor level of the nearest neighbouring dwelling to the south. The only overshadowing likely to occur would therefore be of the bank to the rear of the proposed dwelling and would not extend beyond the boundaries of the lot.

5.2. Loss of Views and Land Value

The representor has raised concern that the planned positioning of the dwelling would cause loss of views from neighbouring development and subsequent loss of land value.

- **Comment**

While visual impact in terms of bulk and scale are relevant Scheme considerations (and are addressed above), the impact on view property valuation are not. As discussed, the proposal satisfies the relevant Performance Criteria of the Scheme.

5.3. Visual Impact

The representation raised the finish of both proposed buildings as being of concern, in relation to likely glare in summer caused by untreated corrugated iron roofing.

- **Comment**

The proposal plans include colour details, which are described above as a combination of sandstone coloured cladding for the dwelling, dark grey or black roofing for the dwelling and dark blue or similar cladding and roofing for the proposed outbuilding. These colours would have low reflectivity, would ensure that glare in summer does not present an issue for neighbours and is consistent with the applicable performance criteria as discussed above in relation to Clause 13.4.2 (A2).

5.4. Site Subject to Strong Winds

The representation raises concern that the site selected is subject to strong winds at particular times of year and that the selected site may create a “wind tunnel”.

- **Comment**

The structural design of the proposed development is not a relevant consideration under the Scheme, but addressed as part of the Building Permit application process. In any event, due to the low density and low heights of development on the site and surrounds, a “wind tunnel” effect will not occur.

5.5. Nature of Proposal – Multiple Dwellings

The representor raised concern that the proposed dwelling, as illustrated by the plans, 2 complete and separate dwellings – and therefore more appropriately considered as Multiple Dwellings, than a Single Dwelling.

- **Comment**

The concern raises a valid issue and whilst it was submitted by the applicant that the lower level of the dwelling is intended for use as part of a Single Dwelling, it is considered reasonable to require amended plans to ensure that 2 separate dwellings are not developed – in that Multiple Dwellings are a prohibited use within the Rural Living Zone.

In response to this issue, the applicant has advised that a series of changes would be undertaken to the proposed development. These include removal of the separate entry area, removal of the lower level laundry facility and conversion of the lower level of the dwelling to a rumpus area. It is considered that these changes would satisfactorily demonstrate that the proposed dwelling would, in fact, be used as a Single Dwelling. It is therefore reasonable to include an appropriate amended plans condition.

6. EXTERNAL REFERRALS

No external referrals were required or undertaken as part of this application.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

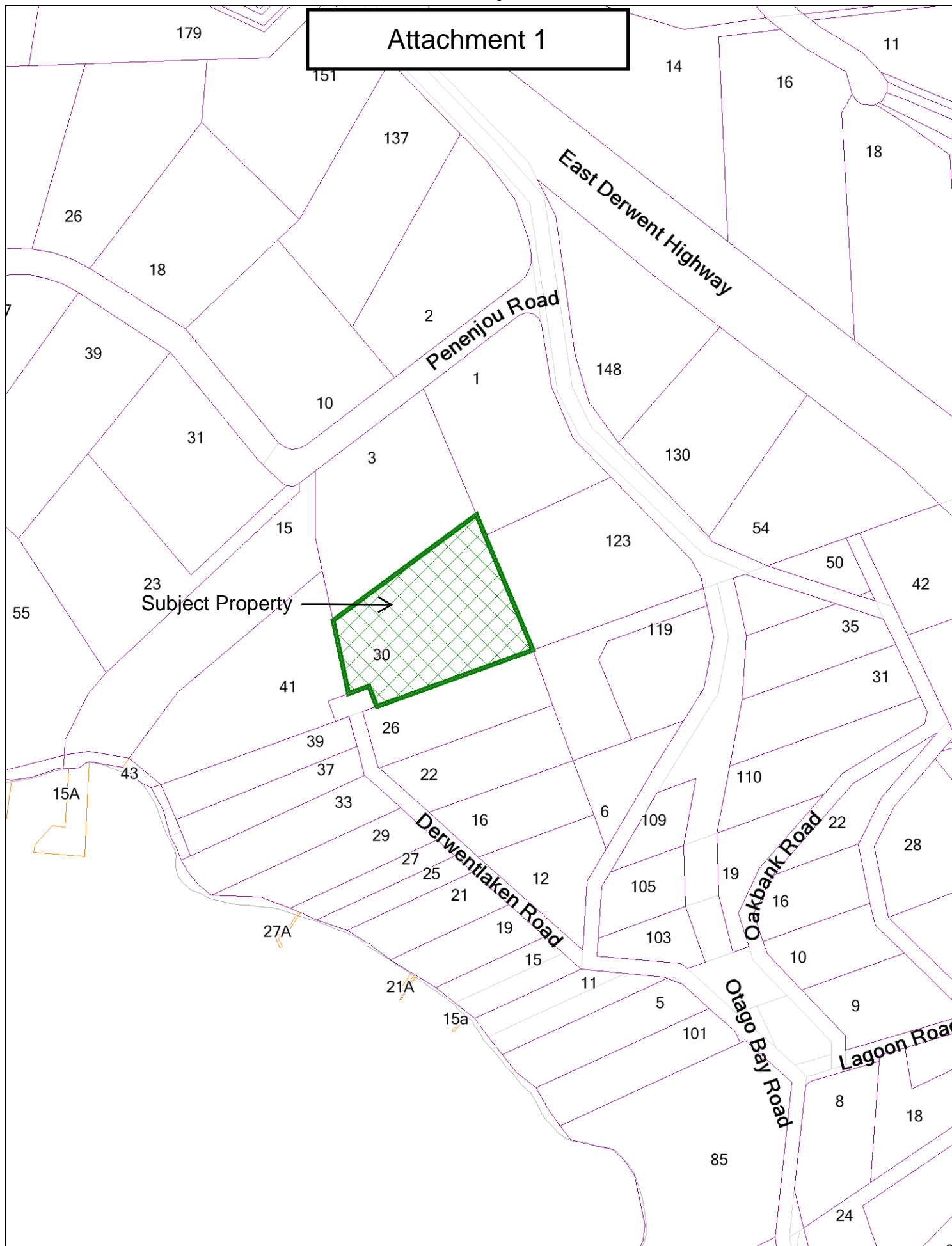
9. CONCLUSION

The proposal seeks approval for a dwelling (and outbuilding) at 30 Derwentlaken Road, Otago. The application meets the relevant Acceptable Solutions and Performance Criteria of the Scheme. The proposal is therefore recommended for approval subject to conditions.

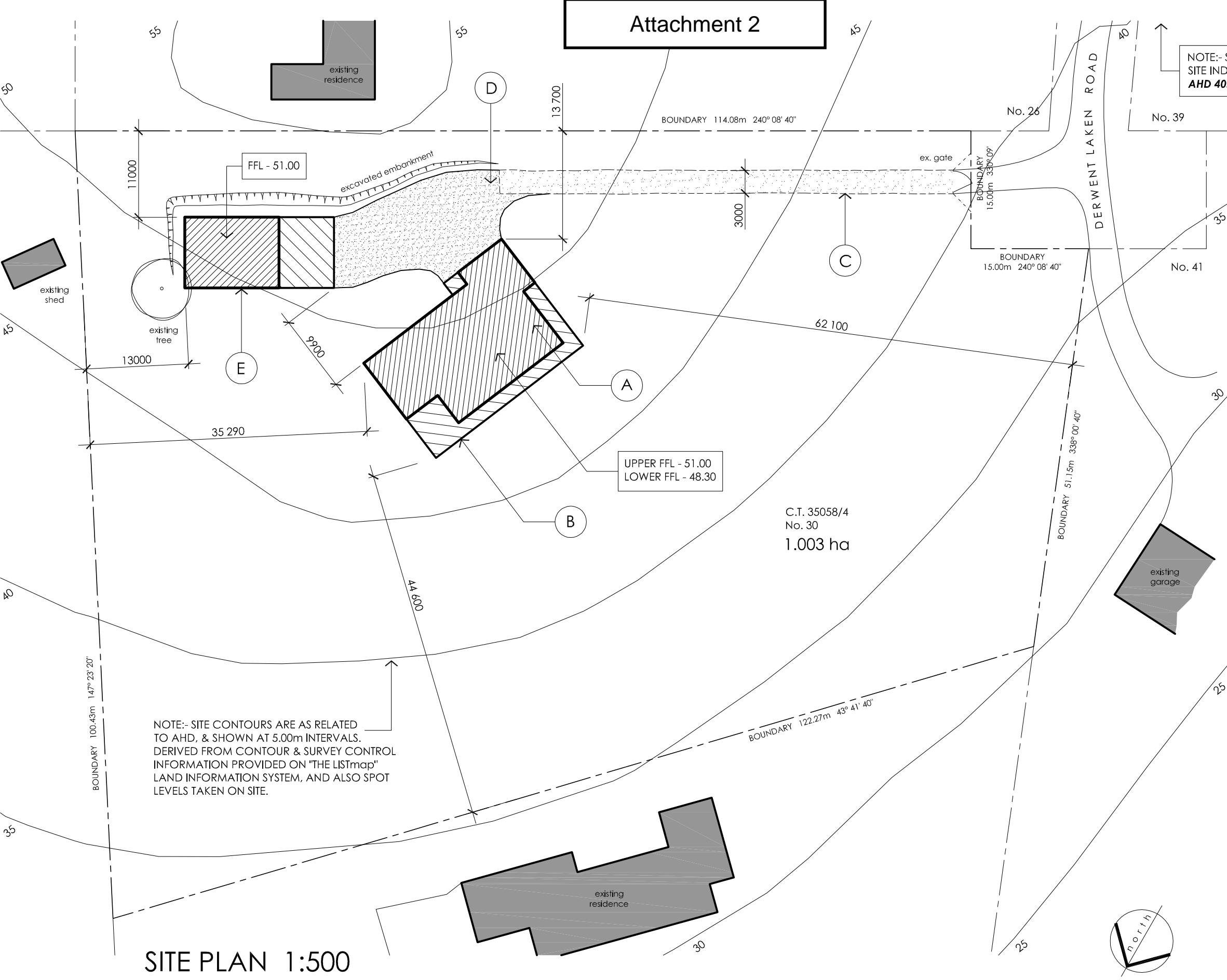
Attachments: 1. Location Plan (1)
2. Proposal Plan (10)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

LOCATION PLAN - 33 RIAWENA ROAD



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 12 July 2017 **Scale:** 1:3,322 @A4



SITE COVERAGE

(as per Clarence Interim Planning Scheme 2015)

PROPOSED RESIDENCE (roofed area footprint) - 388.08m²

PROPOSED SHED & CARPORT - 171.00m²

TOTAL PROPOSED AREA - 559.08m²

SITE AREA - 10 030m²

TOTAL SITE COVERAGE - 5.57%

SITE KEY

- A** PROPOSED RESIDENCE.
- B** PROPOSED DECK/BALCONY AREA.
- C** EX. COMPACTED GRAVEL DRIVE, 3.00m WIDE
- D** EXTENSION TO EX. GRAVEL DRIVEWAY. SUITABLY COMPACTED GRAVEL SURFACE.
- E** PROPOSED COLORBOND SHED & CARPORT.

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

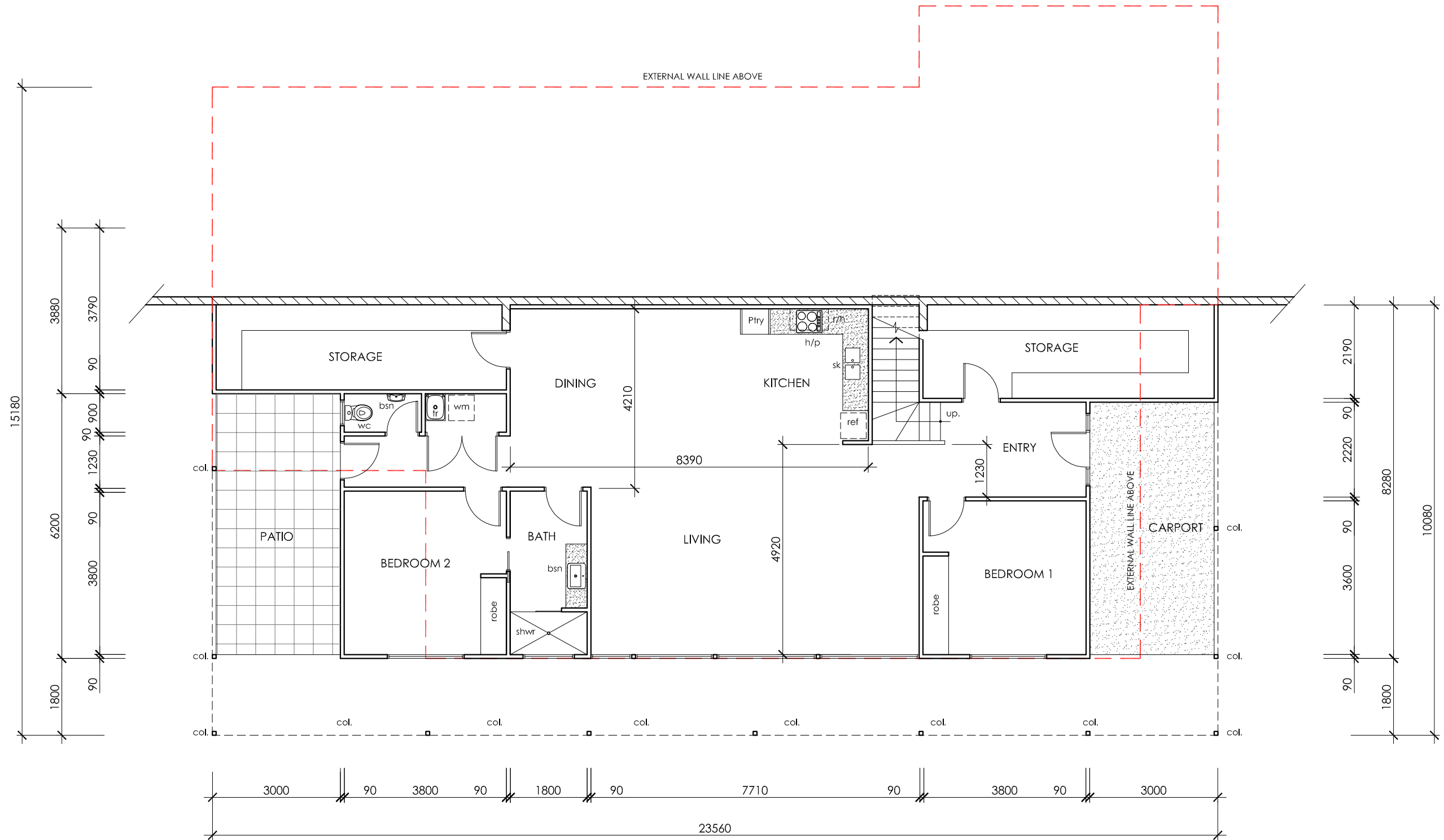
MATT GILLEY | building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date
A.	CONTOURS SHOWN IN RELATION TO AHD.	3.6.17

project	PROPOSED RESIDENCE 30 DERWENTLAKEN ROAD OTAGO BAY	
proprietor	T. & J. AMOS	

drawing		SITE PLAN	
scale	project no.	drawing no.	
1:500	1332		
date	drawn	A01	
MAY 2017	MG		



GROUND FLOOR PLAN 1:100

EXTERNAL BUILDING AREA - 124.62m² (13.41sq) plus STORAGE AREA 30.11m² (3.24 sq)
PATIO AREA - 18.60m² (2.00 sq)
CARPORT AREA - 18.00m² (1.93 sq)



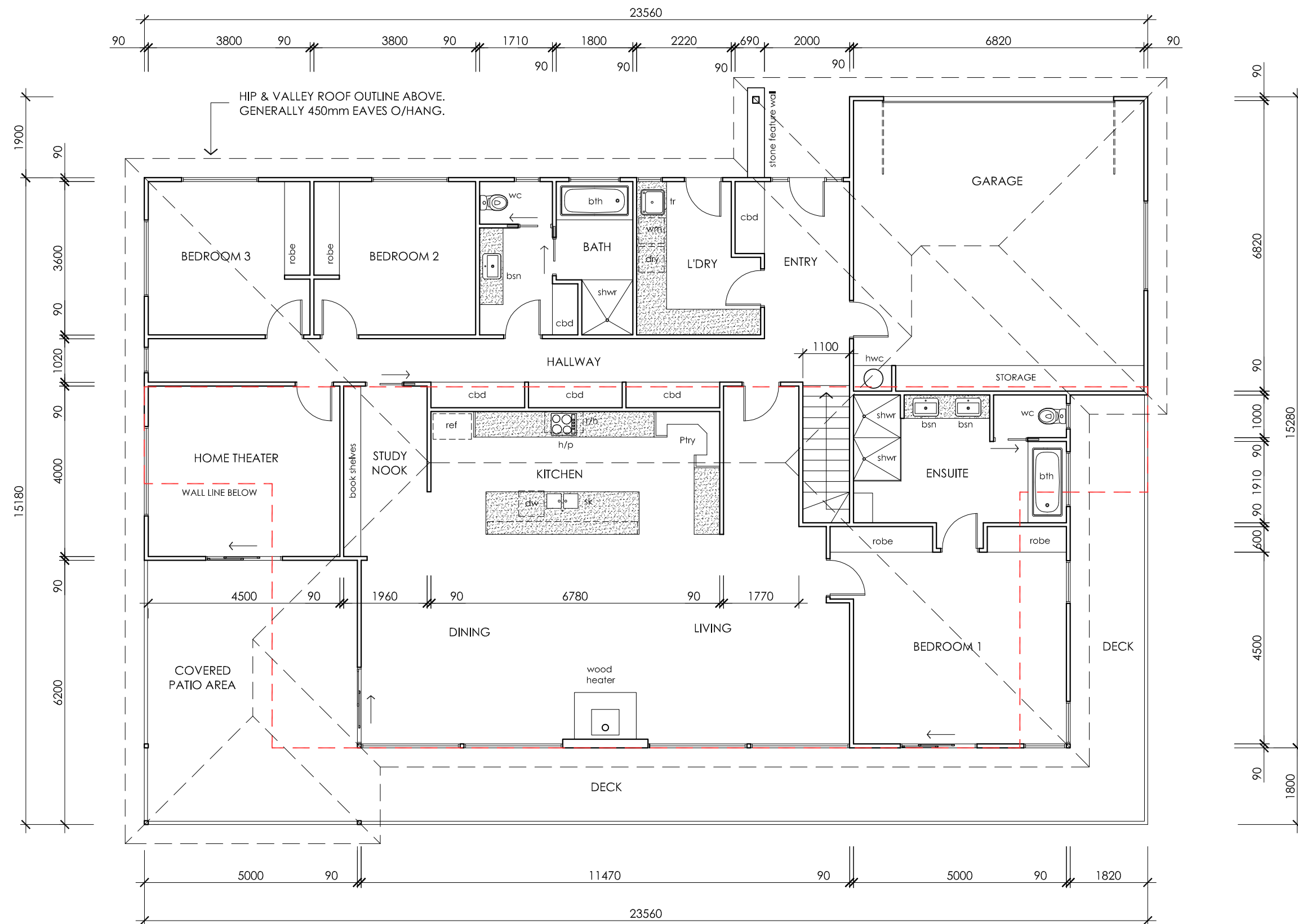
MATT GILLEY | building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

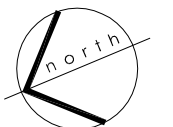
project	PROPOSED RESIDENCE 30 DERWENTLAKEN ROAD OTAGO BAY	
proprietor	T. & J. AMOS	

drawing GROUND FLOOR PLAN		
scale 1:100	project no. 1332	drawing no. A02
date MAY 2017	drawn MG	



FIRST FLOOR PLAN 1:100

EXTERNAL BUILDING AREA - 291.46m² (31.37sq)
COVERED PATIO AREA - 31.00m² (3.34sq)
DECK AREA - 48.47m² (5.22sq)



MATT GILLEY | building designer

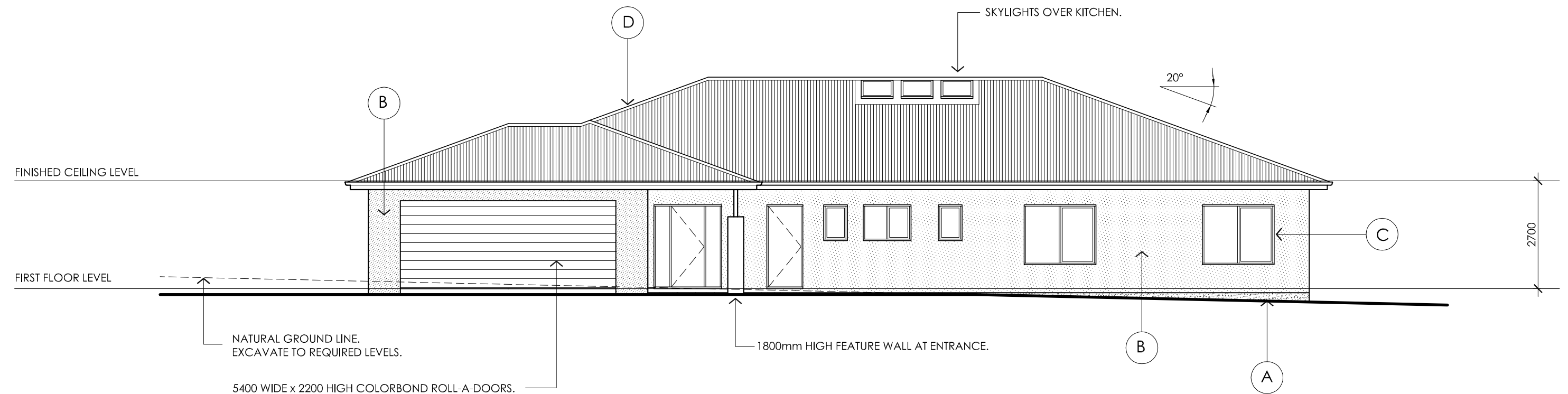
P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project	PROPOSED RESIDENCE 30 DERWENTLAKEN ROAD OTAGO BAY	
proprietor	T. & J. AMOS	

drawing	FIRST FLOOR PLAN	
scale	project no.	drawing no.
1:100	1332	
date	drawn	
MAY 2017	MG	

A03



EAST ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A** SUB-FLOOR BLOCKWORK WALL - RENDERED FINISH.

B SHEET CLADDING (to be confirmed). RENDERED FINISH.

C ALUMINIUM WINDOW & DOOR FRAMES. DOUBLE GLAZED. POWDERCOATED AS SELECTED. TINTED GLAZING.
- D** CUSTOM ORB CORRUGATED ROOF SHEETING. COLORBOND FINISH AS SELECTED.

E GLASS BALUSTRADE TO PERIMETER OF STEEL & TIMBER FRAMED DECK AREAS.

MATT GILLEY | building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project

PROPOSED RESIDENCE
30 DERWENTLAKEN ROAD
OTAGO BAY

proprietor

T. & J. AMOS

drawing

EAST ELEVATION

scale

1:100

project no.

1332

drawing no.

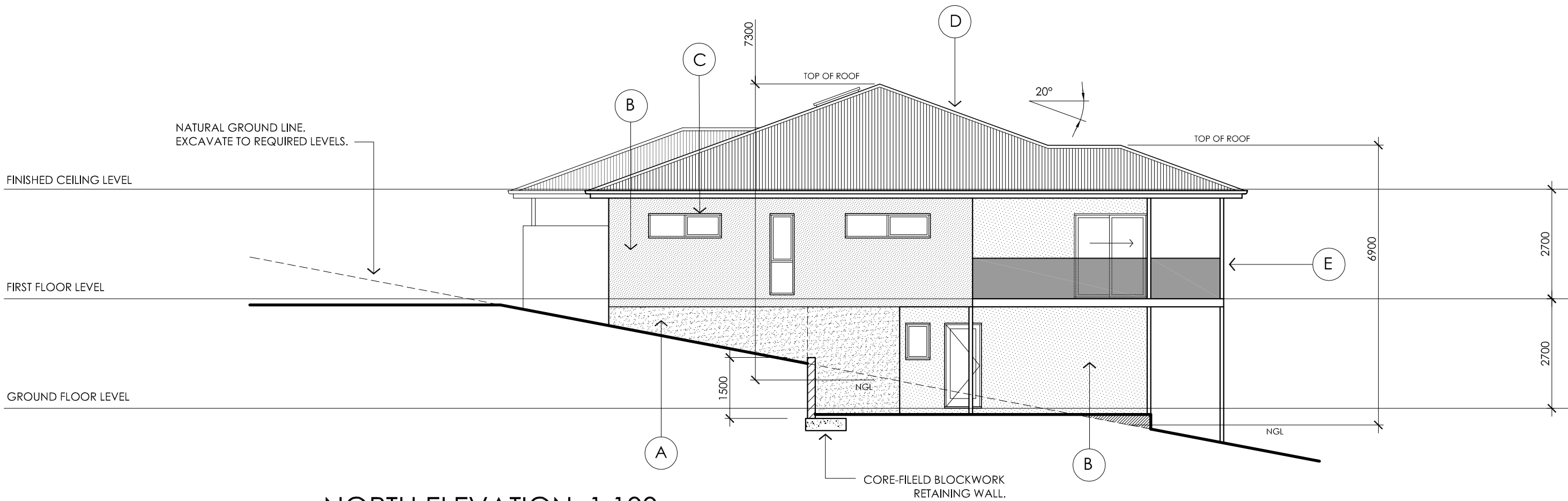
A04

date

MAY 2017

drawn

MG



NORTH ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A** SUB-FLOOR BLOCKWORK WALL - RENDERED FINISH.

B SHEET CLADDING (to be confirmed). RENDERED FINISH.

C ALUMINIUM WINDOW & DOOR FRAMES. DOUBLE GLAZED. POWDERCOATED AS SELECTED. TINTED GLAZING.
- D** CUSTOM ORB CORRUGATED ROOF SHEETING. COLORBOND FINISH AS SELECTED.

E GLASS BALUSTRADE TO PERIMETER OF STEEL & TIMBER FRAMED DECK AREAS.

MATT GILLEY | building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project

PROPOSED RESIDENCE
30 DERWENTLAKEN ROAD
OTAGO BAY

proprietor

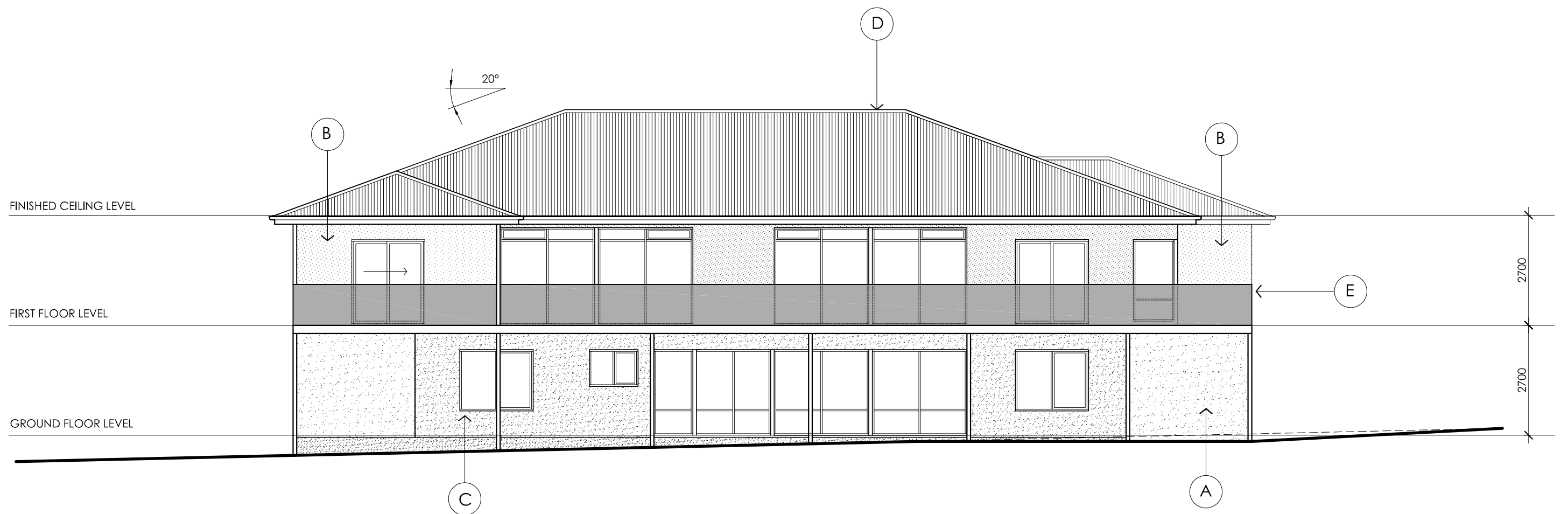
T. & J. AMOS

drawing

NORTH ELEVATION

scale	project no.	drawing no.
1:100	1332	
date	drawn	
MAY 2017	MG	

A05



WEST ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A** SUB-FLOOR BLOCKWORK WALL - RENDERED FINISH.
- B** SHEET CLADDING (to be confirmed). RENDERED FINISH.
- C** ALUMINIUM WINDOW & DOOR FRAMES. DOUBLE GLAZED. POWDERCOATED AS SELECTED. TINTED GLAZING.
- D** CUSTOM ORB CORRUGATED ROOF SHEETING. COLORBOND FINISH AS SELECTED.
- E** GLASS BALUSTRADE TO PERIMETER OF STEEL & TIMBER FRAMED DECK AREAS.

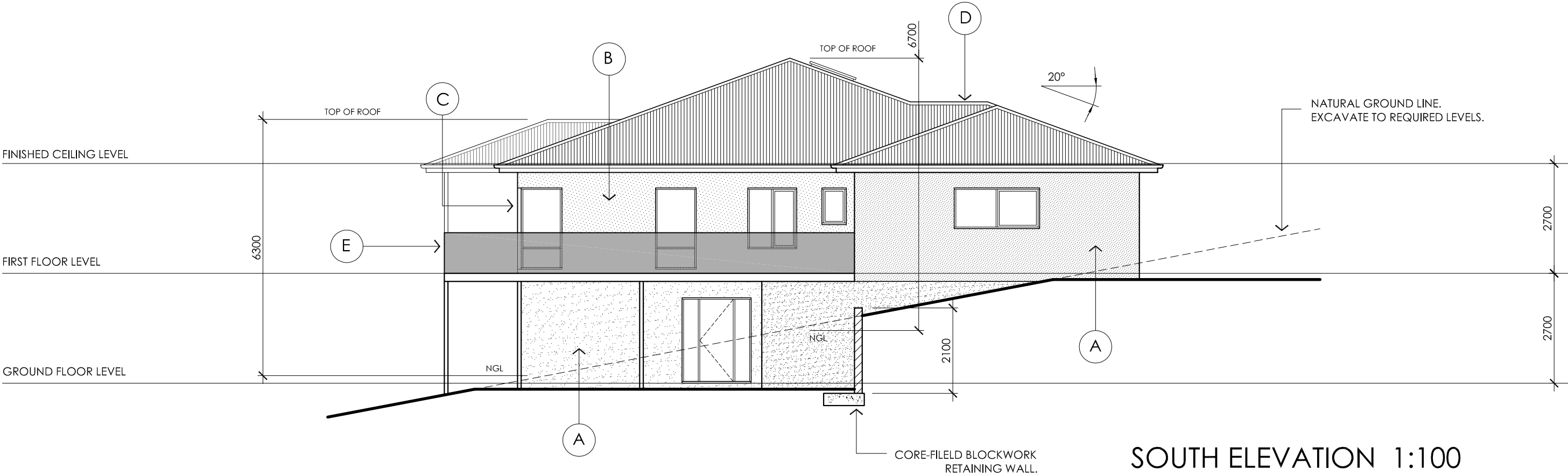
MATT GILLEY | building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project	PROPOSED RESIDENCE 30 DERWENTLAKEN ROAD OTAGO BAY
proprietor	T. & J. AMOS

drawing	WEST ELEVATION	
scale	project no.	drawing no.
1:100	1332	A06
date	drawn	
MAY 2017	MG	



SOUTH ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A** SUB-FLOOR BLOCKWORK WALL - RENDERED FINISH.

B SHEET CLADDING (to be confirmed). RENDERED FINISH.

C ALUMINIUM WINDOW & DOOR FRAMES. DOUBLE GLAZED. POWDERCOATED AS SELECTED. TINTED GLAZING.
- D** CUSTOM ORB CORRUGATED ROOF SHEETING. COLORBOND FINISH AS SELECTED.

E GLASS BALUSTRADE TO PERIMETER OF STEEL & TIMBER FRAMED DECK AREAS.

MATT GILLEY | building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project

PROPOSED RESIDENCE
30 DERWENTLAKEN ROAD
OTAGO BAY

proprietor

T. & J. AMOS

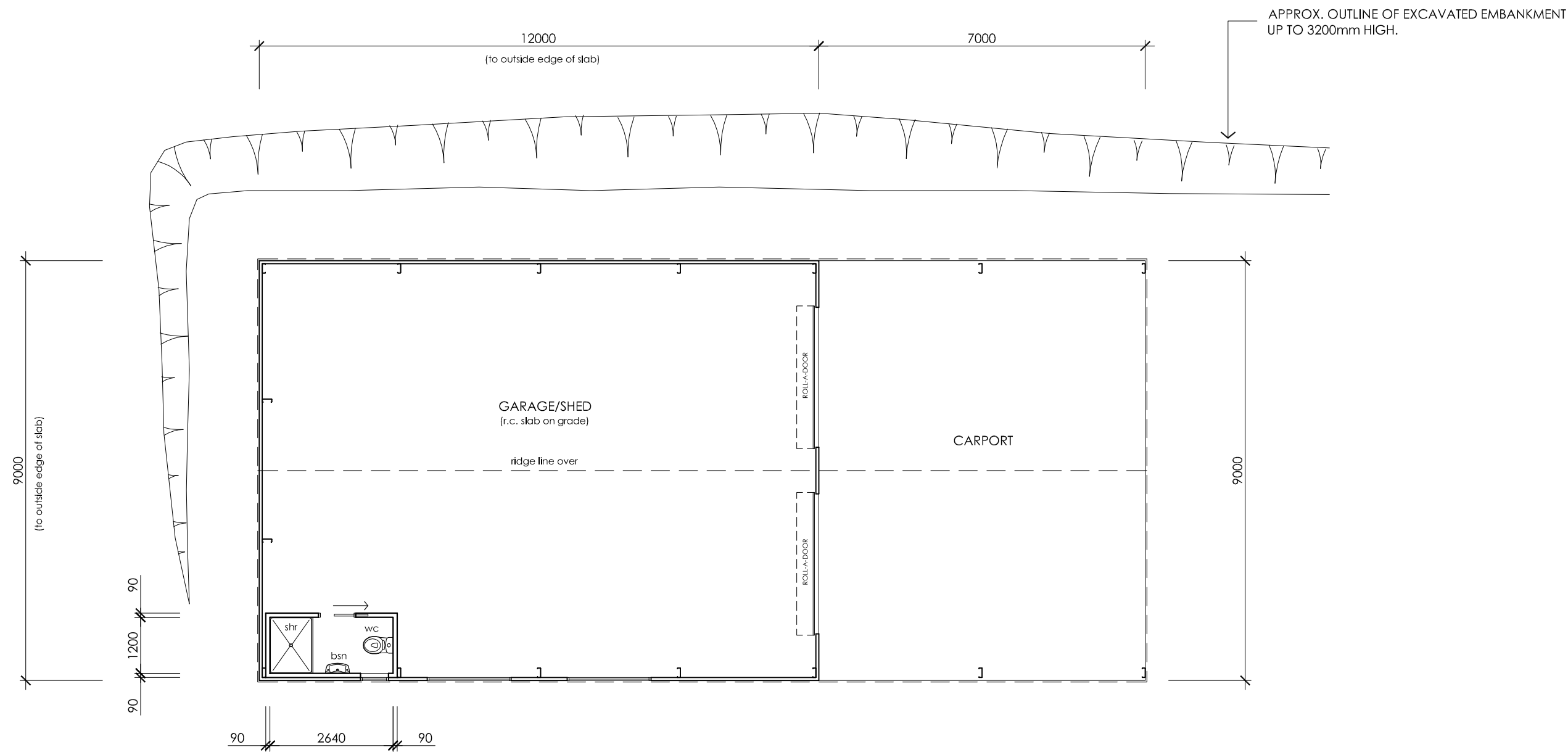
drawing

SOUTH ELEVATION

scale	project no.	drawing no.
1:100	1332	A07
date	drawn	
MAY 2017	MG	

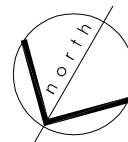
WALL KEY

-
- HORIZONTAL 64mm TOP HAT BATTENS OVER STEEL FRAME.
REFER TO DRAWINGS PROVIDED BY 'STEELINE'.
COLORBOND 'STEELCLAD' SHEET WALL CLADDING OVER FOAM CELL
SHED LINER WALL INSULATION (refer to shed suppliers specification).



FLOOR PLAN 1:100

GARAGE/SHED AREA - 108.00m² (11.62 sq)
CARPORT AREA - 63.00m² (6.78 sq)



MATT GILLEY

building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015

p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

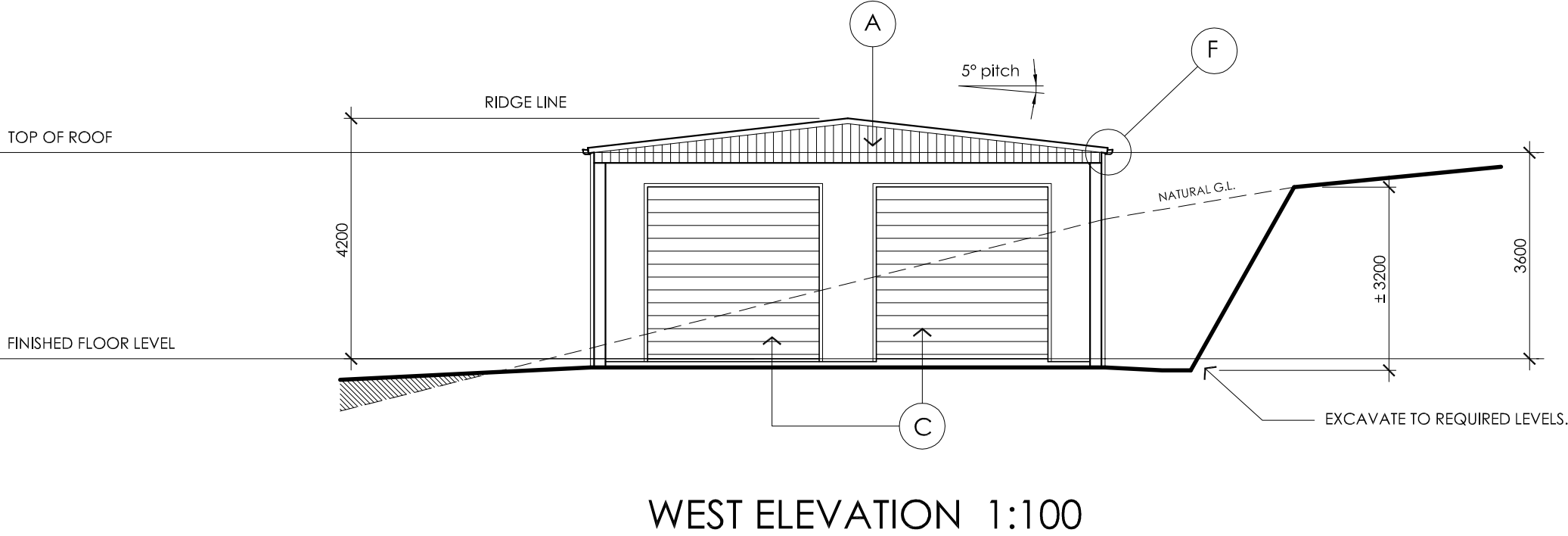
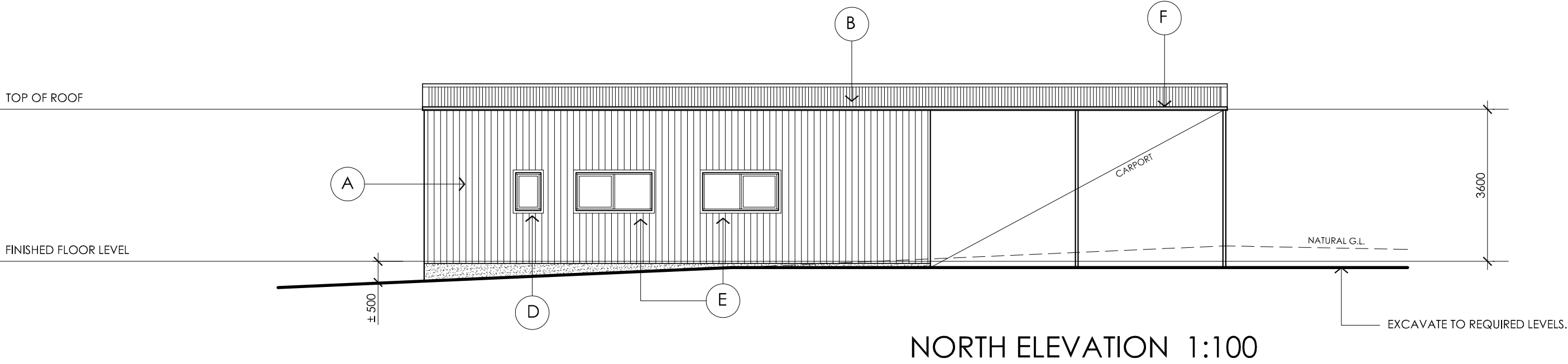
project

PROPOSED RESIDENCE
30 DERWENTLAKEN ROAD
OTAGO BAY

proprietor

T. & J. AMOS

drawing			SHED FLOOR PLAN
scale	project no.	drawing no.	
1:100	1332		
date	drawn	A08	
MAY 2017	MG		



EXTERNAL MATERIALS & FINISHES

- A METAL SHEET WALL CLADDING. COLORBOND FINISH.

B CUTOM ORB ROOF SHEETING. COLORBOND FINISH.

C 3000 x 3000 ROLLER-DOOR. COLORBOND FINISH.
- D 900h x 600w ALUMINIUM WINDOW. POWDERCOATED.

E 900h x 1800w ALUMINIUM WINDOW. POWDERCOATED.

F METAL 115mm QUAD GUTTERING, BARGE & FASCIA BOARDS. COLORBOND FINISH.

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

MATT GILLEY | building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

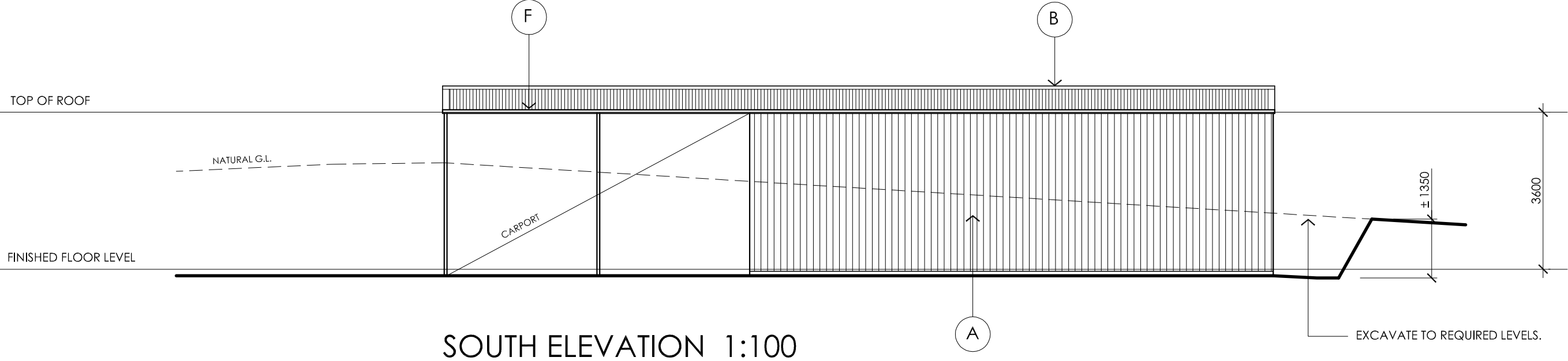
project

PROPOSED RESIDENCE
30 DERWENTLAKEN ROAD
OTAGO BAY

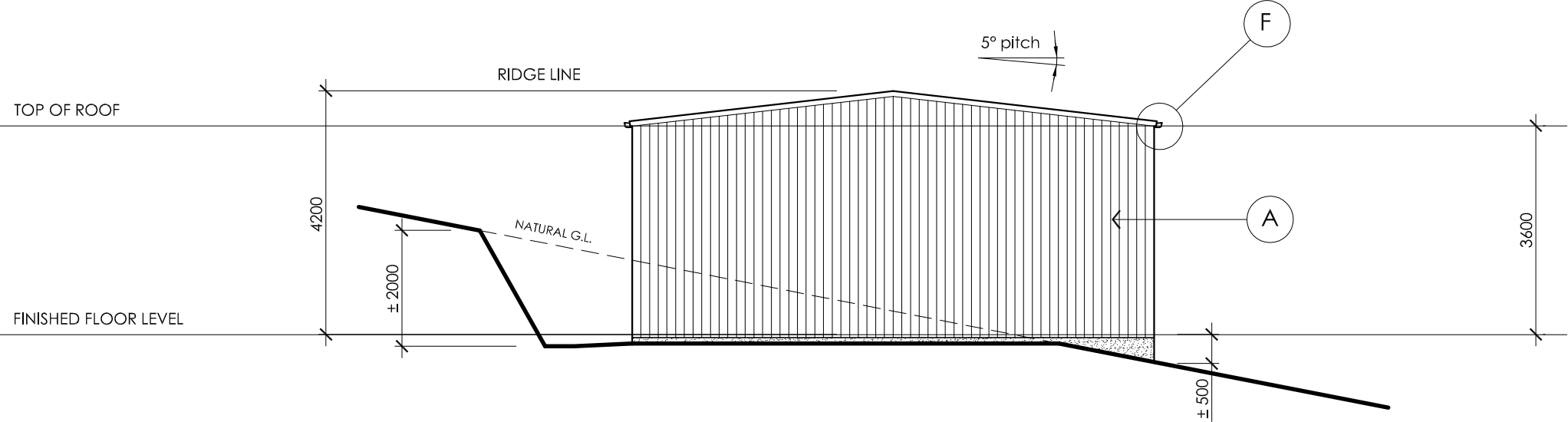
proprietor

T. & J. AMOS

drawing			SHED ELEVATIONS
scale	project no.	drawing no.	
1:100	1332		
date	drawn		
MAY 2017	MG	A09	



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- A

METAL SHEET WALL CLADDING. COLORBOND FINISH.
- B

CUTOM ORB ROOF SHEETING. COLORBOND FINISH.
- C

3000 x 3000 ROLLER-DOOR. COLORBOND FINISH.
- D

900h x 600w ALUMINIUM WINDOW. POWDERCOATED.
- E

900h x 1800w ALUMINIUM WINDOW. POWDERCOATED.
- F

METAL 115mm QUAD GUTTERING, BARGE & FASCIA BOARDS. COLORBOND FINISH.

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

MATT GILLEY

building designer

P.O. BOX 224 LINDISFARNE TASMANIA 7015 p: 0437499238 e: matt.gilley@bigpond.com

issue	description	date

project

PROPOSED RESIDENCE
30 DERWENTLAKEN ROAD
OTAGO BAY

proprietor

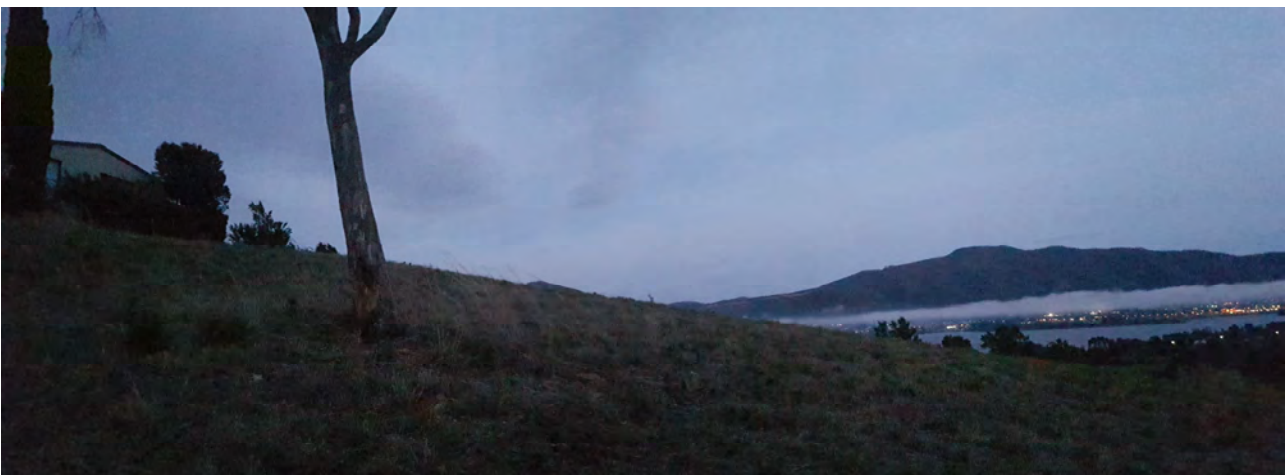
T. & J. AMOS

drawing		SHED ELEVATIONS	
scale	project no.	drawing no. A10	
1:100	1332		
date	drawn		
MAY 2017	MG		

30 Derwentlaken Road, OTAGO



Site viewed from below development site, looking southeast



Site viewed from northeastern property boundary, looking southwest



Existing driveway to property, viewed from Derwentlaken Road looking northeast

11.3.5 SUBDIVISION APPLICATION SD-2017/9 - 102 PASS ROAD, ROKEBY - 1 LOT SUBDIVISION
(File No SD-2017/9)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 1 lot subdivision at 102 Pass Road, Rokeby.

RELATION TO PLANNING PROVISIONS

The land is zoned Particular Purpose Zone 1 – Urban Growth Zone and subject to the Bushfire Prone Areas and Parking and Access Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires with the consent of the applicant on 26 July 2017.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of future subdivision of whole of the site.

RECOMMENDATION:

- A. That the application for a 1 lot Subdivision at 102 Pass Road, Rokeby (Cl Ref SD-2017/9) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. ENG S2 – SERVICES.
 3. ENG M8 – EASEMENTS.

4. The development must meet all required Conditions of Approval specified by TasWater notice dated 16 May 2017 (TWDA 2017/00641-CCC).
 5. **ADVICE** – Whilst there is no cash payment in-lieu of open space required as part of this permit, the future subdivision of the balance lot will necessitate the payment of a cash-in-lieu contribution based on the total number of the new lots and as required by Council’s Open Space Policy.
 6. **ADVICE** – While the submitted subdivision layout concept for the balance lot satisfies the requirements under the Clarence Interim Planning Scheme 2015; approval of this permit must not be taken as implied future approval of the concept layout.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1. The site supports an existing dwelling and associated outbuildings approved under B-1994/188 and B-1994/176.
- 1.2. The site is within the Urban Growth Boundary and currently zoned Particular Purpose Zone 1 – Urban Growth, therefore recognising its development potential at future urban densities.

2. STATUTORY IMPLICATIONS

- 2.1. The land is zoned Particular Purpose Zone 1 – Urban Growth Zone under the Scheme.
- 2.2. The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme.
- 2.3. The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 32.0 – Particular Purpose Zone 1 – Urban Growth Zone;

- Section E1.0 – Bushfire Prone Areas; and
- Section E6.0 – Parking and Access Code.

2.4. The application included a Bushfire Hazard Assessment which concluded that the proposed development is exempt under Clause E1.4(a) of the Bushfire Prone Areas Code on the basis that: *“there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified”*.

2.5. Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 2.023ha parcel, located to the north of the established residential area at Glebe Hill. The parcel supports an existing Single Dwelling and associated outbuildings and has vehicular access and 173.2m frontage to Pass Road at its eastern boundary.

The site is fenced for retention of stock and slopes gradually down to the east/north-east. It does not support any vegetation of significance aside from screening landscaping adjacent the eastern boundary and a garden associated with and surrounding the existing dwelling. The dwelling is serviced by existing connections to sewer, stormwater, water and telecommunications networks.

The site is encumbered by a series of easements, which include a 2.0m wide pipeline easement adjacent the eastern boundary and a second 2.0m wide pipeline and wayleave easement adjacent the southern boundary.

3.2. The Proposal

The proposal is to subdivide 1 lot of 2249m² and containing the existing dwelling and 1 outbuilding from the subject property, creating a balance lot of 1.802ha. The proposed lot would be accessed via a 6.0m wide right-of-way from Pass Road, meaning that no new access points are proposed. The proposed subdivision would be as illustrated by the attachments.

The proposal includes an indicative subdivision layout only for the balance land, as required by the Scheme for the zone. The proposed dwelling would, as part of any future subdivision, be able to be incorporated into a suitable subdivision layout. However, although an indicative overall layout is shown, it should not be implied that this is necessarily a layout that would ultimately be approved.

It is proposed that easements would be created to cover the existing works, which can then be removed as part of the future development of the balance land.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Particular Purpose Zone 1 – Urban Growth Zone and the Parking and Access Code with the exception of the following.

Particular Purpose Zone 1 – Urban Growth Zone

Clause	Standard	Acceptable Solution	Proposed
32.5.1	Development standards for subdivision	No acceptable solution.	Does not comply

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 32.5.1 as follows.

Performance Criteria	Proposal
<p><i>“Subdivision of land must satisfy either of the following:</i></p> <p><i>(a) be to provide for public open space, a public reserve, or a Utilities use class by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.</i></p>	Not applicable
<p><i>(b) be for the excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities”.</i></p>	<p>The purpose of the proposed development is to excise the existing dwelling from the subject property and as such is consistent with this requirement.</p> <p>The submitted proposal plan includes an indicative future lot layout for the development of the balance land and shows the location of a future road connection to the adjacent property to the west, at 50 Minno Street. The location of this road connection is consistent with the subdivision permit granted for 50 Minno Street under SD-2015/35 on 14 September 2015.</p> <p>While not necessarily the optimum future subdivision layout, the concept plan clearly shows that a subdivision can be accommodated within a future whole of site subdivision.</p>

	The location of the proposed dwelling lot would therefore facilitate future subdivision of the site to urban densities, as required by this performance criterion.
--	--

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representors.

5.1. Future Subdivision of Whole Site

The representation raised concerns in relation to the indicative future subdivision layout for the subject property – not specifically in relation to the subdivision to create the dwelling lot, Lot 1, as shown.

The concerns of the representors in relation to the overall subdivision of the site include a likely adverse impact upon privacy, impacts upon solar access in relation to the future development of the lots, noise likely to be created by the residential subdivision and future development of the land, property devaluation and an unreasonable compromise to the “rural feel” of the Glebe Hill area.

- **Comment**

The issues raised by the representors do not relate to the 1 lot subdivision proposed, but to a possible future subdivision – shown indicatively only by the proposal plans.

The issues raised are not relevant to this application and would be more appropriately raised at the time of a future subdivision application for the balance lot.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy and developer contributions would typically be required to comply with Council's Public Open Space Policy.

The subject site is, however, within the Southern Tasmanian Regional Land Use Strategy's (STRLUS) Urban Growth Boundary (UGB) and zoned Particular Purpose 1 – Urban Growth (PPZ-1) under the Scheme. The PPZ-1 would not provide for the further subdivision of the balance land and on this basis the only increased development potential provided for through the approval of this subdivision proposal would be the potential construction of a Single Dwelling on the balance lot. The construction of a Single Dwelling on the balance lot would create additional demand on Council's Public Open Space (POS) resources at both the local and regional level and would ordinarily warrant a POS cash contribution in-lieu of POS land not provided on-site. However, in this instance the land is within the STRLUS's UGB, there is a strong likelihood that the land will be rezoned and ultimately subdivided at residential densities within the foreseeable future.

For this reason it is considered that it would be unreasonable for Council to require a cash-in-lieu contribution of up to 5% of the whole of the balance lot at this time. Requiring a POS cash contribution of up to 5% of the value of the Balance lot through a condition associated with an approval of this proposal and a further POS cash contribution of up to 5% of the value of the balance when that lot is further subdivided cannot be justified.

It is considered that a better approach would be at the future subdivision stage requiring a cash contribution in-lieu of open space, as required by Council's Policy, based on the lot yield at the time of subdivision (which is likely to be approximately 25 new lots as shown by the indicative subdivision layout). On this basis, it is considered appropriate to advise the applicant that the future subdivision of the balance lot will necessitate the payment of cash-in-lieu contribution based on the total number of the new lots, in response to the likely demand on Council's POS network and associated facilities generated by the new lots and future associated residential development.

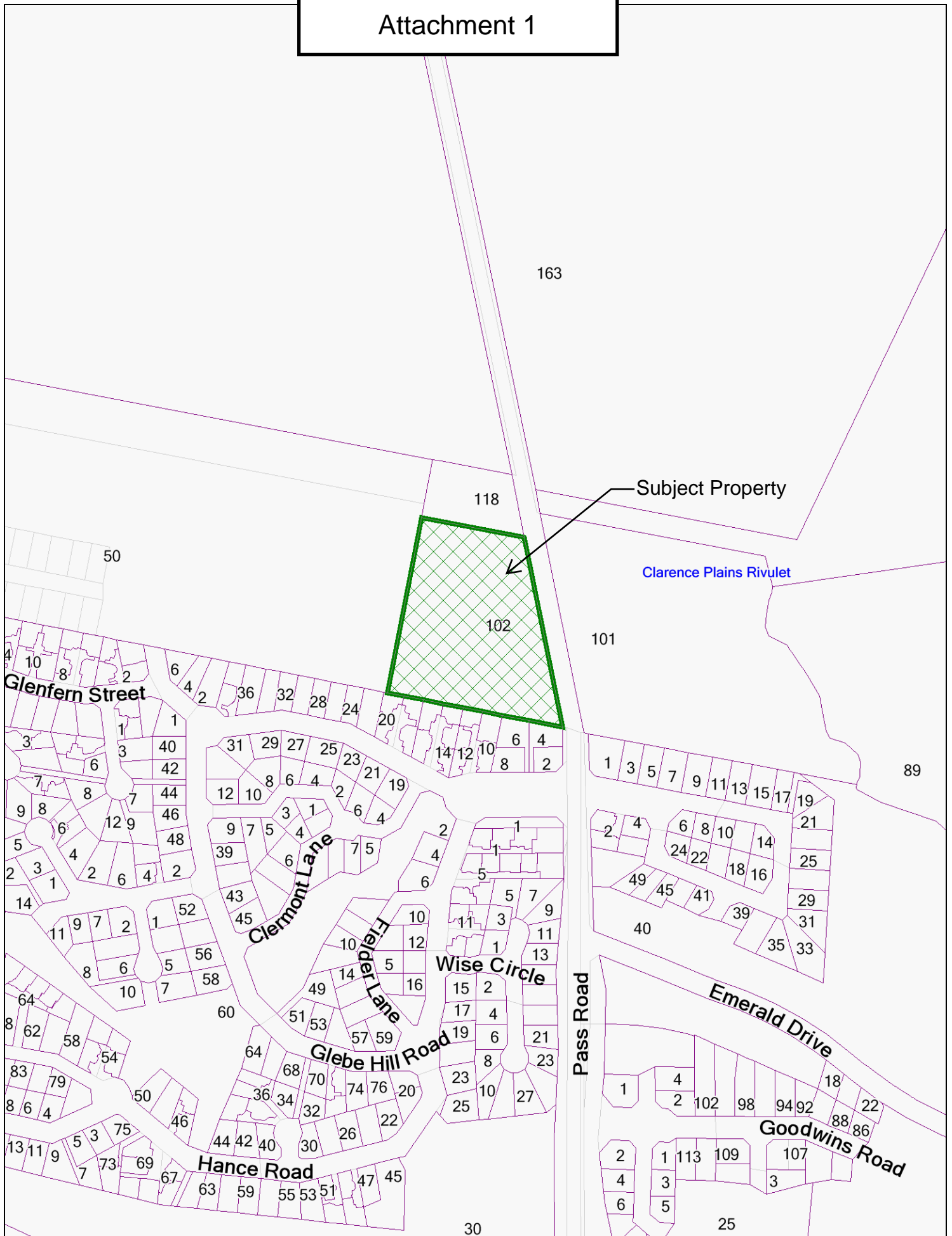
9. CONCLUSION

The proposal is for a 1 lot subdivision at 102 Pass Road, Rokeby. The proposal satisfies the relevant requirements of the Scheme and is therefore recommended for approval, subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (2)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

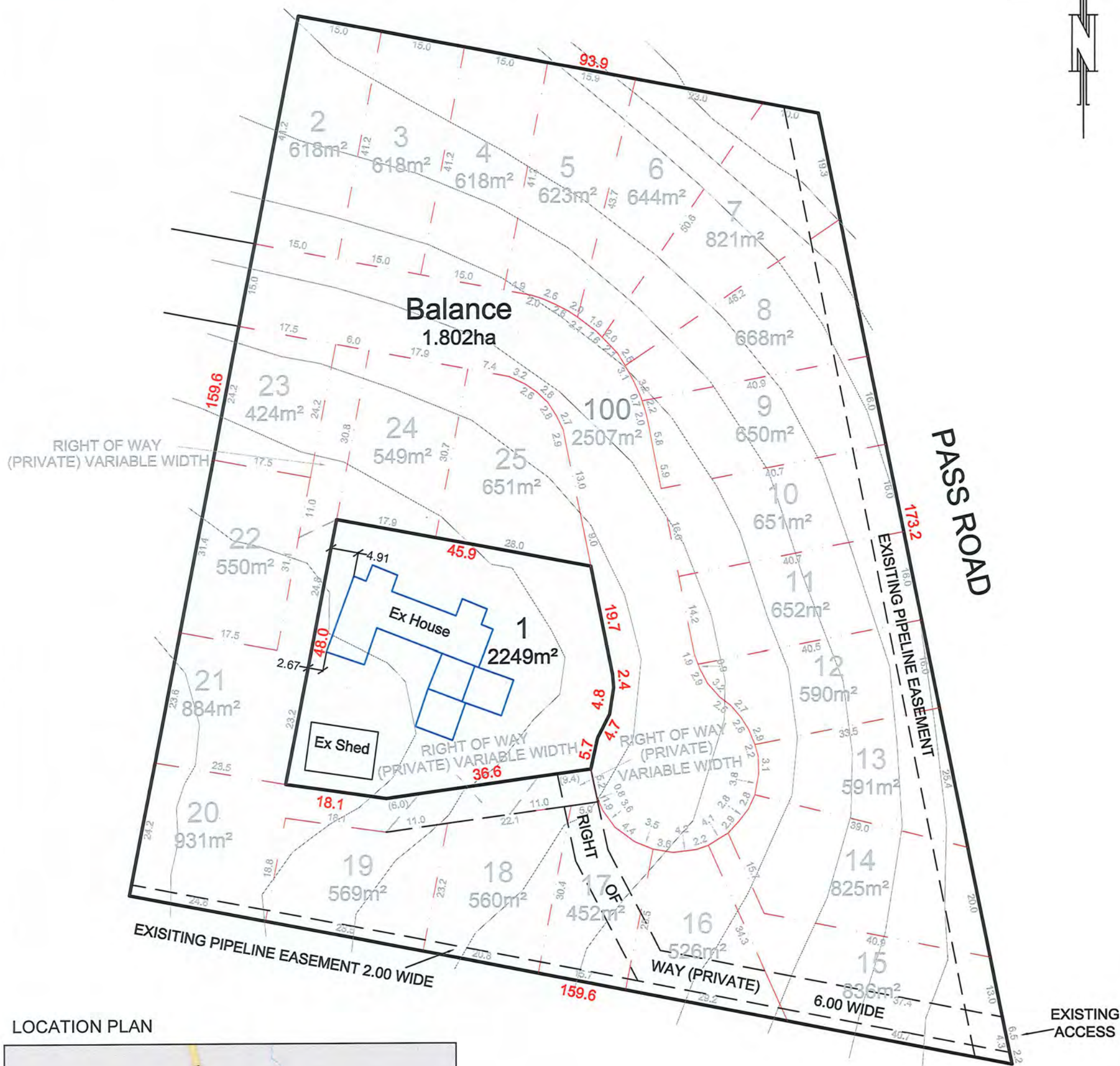
Attachment 1



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 13 July 2017 **Scale:** 1:4,303 @A4



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com



LOCATION PLAN



Location plan image from Google Maps (www.google.com.au/maps)

Proposal Plan notes

Orange boundaries and grey text are possible future development boundaries and easements.
RIGHT OF WAY (PRIVATE) 6.00 WIDE is to be expunged on future development.

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

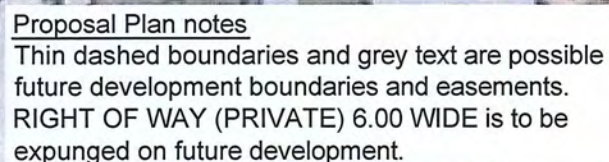
All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

OWNER: IAN ROSS JOHNSON
TITLE REFERENCE: C.T.114229/2
LOCATION: 102 PASS ROAD
ROKEBY

Proposed Subdivision

Date:	03-05-2017	Reference:	JOHN101 9236-01
Scale:	1:750 (A3)	Municipality:	CLARENCE



Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

OWNER: IAN ROSS JOHNSON
TITLE REFERENCE: C.T.114229/2
LOCATION: 102 PASS ROAD
ROKEBY

Date: 03-05-2017	Reference: JOHNIO1 9236-01
Scale: 1:750 (A3)	Municipality: CLARENCE

102 Pass Road, ROKEBY



Existing site access and dwelling, viewed from Pass Road looking west



Site viewed from northeastern corner of property, looking southwest

11.3.6 DEVELOPMENT APPLICATION D-2017/187 - 23 GEORGE LOVELESS CLOSE, RICHMOND - OUTBUILDING AND CARPORT
(File No D-2017/187)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an outbuilding and carport at 23 George Loveless Close, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and subject to the Bushfire Prone Areas, Landslide, Waterway and Coastal Protection and Natural Assets Codes under the Clarence Interim Planning Scheme 2015 (the Scheme).

The proposal meets the exemptions under the Bushfire Prone Areas and Landslide Codes and therefore these Codes are not applicable to this development. The Natural Assets Code does not apply as there is no vegetation clearing proposed and the Waterway and Coastal Protection Code does not apply, as the development site is not within the area of the site covered by this Code.

In accordance with the Scheme the proposal is a Discretionary development as the proposal does not meet certain Acceptable Solutions of the Rural Living Zone.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant until 26 July 2006.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- 2 dwellings; and
- use of dwelling for business.

RECOMMENDATION:

A. That the Development Application for Outbuilding and Carport at 23 George Loveless Close, Richmond (CI Ref D-2017/187) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

ADVICE: The Certificate of Title contains covenants which provide for a building envelope in which all buildings are to be located. Council is not a party to this covenant and therefore cannot enforce the requirements. However, it is the property owner's legal responsibility to comply with all covenants and they may wish to obtain their own legal advice regarding this issue.

B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Rural Living under the Scheme.

2.2. The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications; and
- Section 10 – Rural Living Zone.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 9559m² rural residential site containing a dwelling and outbuilding located in the north of the site. The site is steeply sloping down in a northerly direction at around 1 in 4.

The title for the property contains a building envelope within which all buildings are to be located. The proposed buildings are not located within the building envelope and therefore are in contravention of the covenant. However, Council is not a party to this covenant and has no obligation to enforce this requirement. The property owner is aware of the title restrictions and has indicated that they will apply to amend the title.

3.2. The Proposal

The proposal is for 2 new outbuildings, a 6m x 6m carport to be located 6.23m from the front boundary at its closest point and a 10m x 4.5m garage located on the lower level driveway, 15m from the front boundary. The garage will be located 10.7m from the eastern boundary and the carport will be located 11.4m from the eastern boundary.

The garage has a maximum height of 3.86m and the carport has a maximum height of 3.46m.

Both outbuildings are to be constructed using dark grey “Colorbond” cladding.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Rural Living Zone with the exception of the following.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.2 A1	Setback	Building setback from frontage must be no less than: 20m.	6.23m to the carport; and 15m to the garage

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 13.4.2 as follows.

Performance Criteria	Proposal
<p><i>“Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i></p> <p><i>(a) the topography of the site;</i></p>	<p>The topography of the site which slopes steeply from the road frontage down to the southern boundary, reduces the area of the site that can practicably be used for buildings. The steepness of the site results in the carport being located around 3m below the road level and the garage being located a further 4m down the slope. The buildings are being located on the existing driveway which goes from the road down to the lower level of the dwelling. Due to the location below the level of the road the buildings will not be visually intrusive and therefore will not result in a detrimental impact on the amenity of the area.</p>

<i>(b) the prevailing setbacks of existing buildings on nearby lots;</i>	Buildings on surrounding lots are generally located a minimum of 20m from the front boundary, however, an outbuilding on 75 Tolpuddle Drive (on the corner of George Loveless Close and Tolpuddle Drive) is located 10m from the front boundary.
<i>(c) the size and shape of the site;</i>	The size of the lot (9559m ²) is significantly less than the minimum lot size in the zone. The lot has a frontage at the road of around 23m which extends to 90m at the southern boundary. The width of the lot where the buildings are proposed to be located is around 48m which makes compliance with the setbacks difficult to achieve.
<i>(d) the location of existing buildings on the site;</i>	The existing dwelling is located in the north-west corner of the site which leaves a limited area to the east of the dwelling to locate buildings.
<i>(e) the proposed colours and external materials of the building;</i>	The proposal colours and materials are dark grey “Colorbond” which will recess within the rural environment.
<i>(f) the visual impact of the building when viewed from an adjoining road;</i>	The carport is an open structure and will be located around 3m below the level of the road which results in a minimal visual impact when viewed from the road. Additionally, the site is located at the head of the cul-de-sac which results in only minimal passing traffic viewing the site. Existing vegetation will also be retained which will provide some screening to the site when viewed from the road.
<i>(g) retention of vegetation:</i>	The buildings are proposed to be located over the existing driveway and therefore there is not vegetation to be removed.
<i>(h) be no less than:</i> <i>(i) 15m; or</i> <i>(ii) 5m for lots below the minimum lot size specified in the acceptable solution; or</i> <i>(iii) the setback of an existing roofed building (other than an exempt building) from that boundary”.</i>	<p>The garage complies.</p> <p>The carport meets this provision.</p>

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.2 A2	Setback	Building setback from side and rear boundaries must be no less than: 20m	11.4m to the carport; and 10.7m to the garage

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 13.4.2 as follows.

Performance Criteria	Proposal
<p><i>“Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i></p> <p><i>(a) the topography of the site;</i></p>	<p>As discussed above, the steep slope of the site limits practicable building areas and the location of the carport and garage below the road level results in the development not having a detrimental impact on the amenity of the area.</p>
<p><i>(b) the size and shape of the site;</i></p>	<p>The size of the lot (9559m²) is significantly less than the minimum lot size on the zone of 2ha. The shape of the lot which has a road frontage of around 23m and a width measured at the development site of around 48m restricts the location of buildings on the site and together with the location of the existing building on the site means that compliance with the standard is difficult to achieve.</p>
<p><i>(c) the location of existing buildings on the site;</i></p>	<p>The location of the dwelling on the site restricts the location of the carport and garage to the north-eastern part of the site.</p>
<p><i>(d) the proposed colours and external materials of the building;</i></p>	<p>The proposal colours and materials are dark grey “Colorbond” which will recess within the rural environment.</p>
<p><i>(e) visual impact on skylines and prominent ridgelines;</i></p>	<p>The site is located on the lower slopes of the hill and therefore the development will not have a detrimental impact on skylines and ridgelines.</p>

(f) <i>impact on native vegetation;</i>	No clearing is proposed.
(g) <i>be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i> (i) <i>overlooking and loss of privacy;</i> (ii) <i>visual impact, when viewed from adjoining lots, through building bulk and massing;</i>	The side setbacks of 11.4m and 10.7m ensures that there is reasonable separation between the proposed buildings and the buildings on adjoining lots and enables vegetation on the boundary to be retained. The location of the buildings will not result in a loss of privacy for adjoining dwellings, or a visual impact when viewed from adjoining lots due to the surrounding dwellings being orientated to obtain views to the north and the buildings being single storey and located on the same level as the existing dwelling.
(h) <i>be no less than:</i> (i) <i>10m; or</i> (ii) <i>5m for lots below the minimum lot size specified in the acceptable solution; or</i> (iii) <i>the setback of an existing roofed building (other than an exempt building) from that boundary.</i> <i>unless the lot is narrower than 40m at the location of the proposed building site”.</i>	Complies

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.3 A1	Design	The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building.	Buildings are located outside the building envelope shown on the title.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 13.4.2 as follows.

Performance Criteria	Proposal
<i>“The location of buildings and works must satisfy all of the following:</i>	
<i>(a) be located on a skyline or ridgeline only if:</i>	
<i>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</i>	The site is not located on a skyline or ridgeline.
<i>(ii) there is no significant impact on the rural landscape;</i>	As there is no clearing required for the development there will be no significant impact on the rural environment.
<i>(iii) building height is minimised;</i>	Both buildings are single storey.
<i>(iv) any screening vegetation is maintained</i>	All existing vegetation can be retained.
<i>(b) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape”.</i>	There are no Desired Future Character Statements.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.4 A1	Outbuildings	Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following:	
		(a) have a combined gross floor area no more than 100m ² ;	Combined floor area of 113m ² .
		(b) have a wall height no more than 6.5m and a building height not more than 7.5m;	Complies

		(c) have setback from frontage no less than that of the existing or proposed dwelling on the site.	The carport located in front of existing buildings on-site and the garage is located 15m from the frontage which is less than the dwelling (which is 19m from the front boundary).
--	--	--	--

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 13.4.2 as follows.

Performance Criteria	Proposal
<i>“Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:</i>	
<i>(a) be less visually prominent than the existing or proposed dwelling on the site;</i>	The location of the carport at a lower level than the road and the single storey height results in the carport being no more visually intrusive than the existing buildings on the site. In addition, the existing vegetation along the frontage will be retained to provide some screening of the buildings behind.
<i>(b) be consistent with the scale of outbuildings on the site or in close visual proximity</i>	The single storey scale of the buildings are in keeping with the surrounding area.
<i>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape”.</i>	There are no Desired Future Character Statements.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Two dwellings

Concern was raised that the property appears to contain 2 dwellings and that they may block views from the representor’s dwelling. It is unclear if the representor is concerned about the existing outbuilding may be used as a dwelling, or that the proposed garage may be used as such.

- **Comment**

The site contains only 1 dwelling, which is constructed over 2 levels and an outbuilding. It has been confirmed with the applicant that the outbuilding is not used for habitable purposes and an inspection by Council officers has confirmed that it is used for storage. On this basis, this concern is unfounded.

The representor's property is located to the north of the site, with a separation of around 60m between the existing dwellings. Given the steep slope of the land and the location of the representor's dwelling on the higher slope of the hill, it is highly unlikely that the existing or proposed buildings will impact on the views from the representor's dwelling.

5.2. Use of Dwelling for a Business

Concern was raised that owner may use the site to operate a business and that this may increase traffic along the cul-se-sac.

- **Comment**

The application is for the outbuildings only and the applicant has confirmed that the owner is not intending to operate a business from the site. Notwithstanding the above, application can be made for a home occupation or home business which is a "no permit required" use in the zone.

6. EXTERNAL REFERRALS

No external referrals were required or undertaken as part of this application.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal is for a carport and garage which require variations to some development standards in the zone. It is considered that the proposal meets the Performance Criteria of the relevant standards in the Scheme and is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (5)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

NEW OUTBUILDING / GARAGE & CARPORT
23 GEORGE LOVELESS CLOSE, RICHMOND
FOR S. PANTANO

CERTIFICATE OF TITLE: VOLUME - 140399 FOLIO - 15
LAND AREA: 9559m²
PID: 2275366

PLANNING SCHEME: CLARENCE INTERIM PLANNING SCHEME 2015
ZONE: 13.0 RURAL LIVING
OVERLAYS: LANDSLIDE HAZARD AREA
BUSHFIRE PRONE AREAS
WATERWAY AND COSTAL PROTECTION AREA
BIODIVERSITY PROTECTION AREA

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 1 OA STRUCTURES NOT WITHIN 6m OF DWELLING)

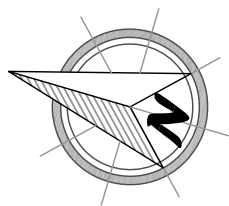
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN
PAGE 2 - LOCATION PLAN
PAGE 3 - ELEVATIONS
PAGE 4 - FLOOR PLAN

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 81002

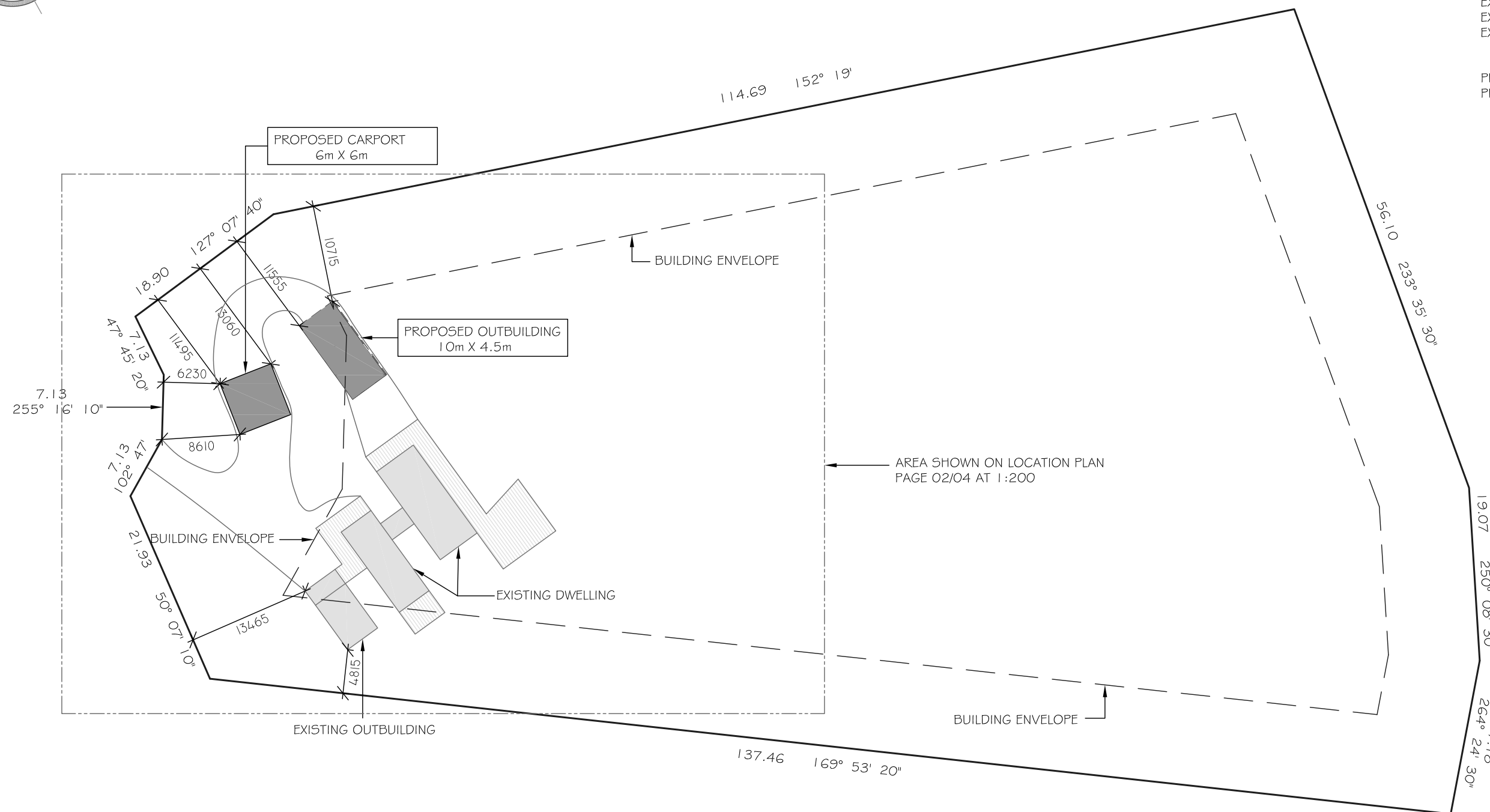




LOT AREA: 9559m²

EXISTING DWELLING AREA: 110m²
EXISTING DECK AREAS: 117m²
EXISTING OUTBUILDINGS: 32.5m²

PROPOSED OUTBUILDING AREA: 45m²
PROPOSED CARPORT AREA: 36m²



VOL : 140339
FOLIO: 15
1.019ha

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE
INFORMATION AND MEASUREMENTS TAKEN ON SITE.
CONFIRMATION OF BOUNDARY LOCATION BY
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY
OF THE PROPERTY OWNER.

SITE PLAN 1:500

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2016

PROPOSAL : NEW OUTBUILDING / GARAGE & CARPORT
OWNER : V. WHITMORE
ADDRESS: 23 GEORGE LOVELESS CLOSE, RICHMOND, 7025
SCALE: 1:500
DATE: 16th MAY 2017
AMENDED:
DRAWN BY: ADRIAN BROWN CC6003R
PAGE: 01/04
JOB NO : 81002





EXISTING DWELLING AREA: 110m²
EXISTING DECK AREAS: 117m²
EXISTING OUTBUILDINGS: 32.5m²

PROPOSED OUTBUILDING AREA: 45m²
PROPOSED CARPORT AREA: 36m²

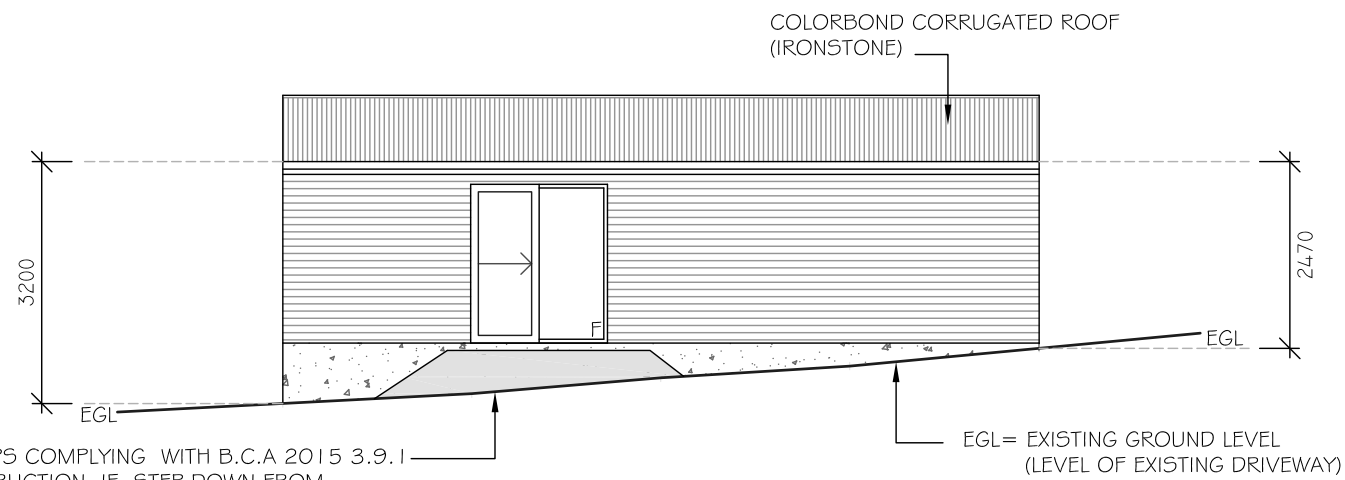
VOL : 140339
FOLIO: 15
1.019ha

LOCATION PLAN 1:200

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2016

PROPOSAL : NEW OUTBUILDING / GARAGE & CARPORT
OWNER : V. WHITMORE
ADDRESS: 23 GEORGE LOVELESS CLOSE, RICHMOND, 7025
SCALE: 1:200
DATE: 16th MAY 2017
AMENDED:
DRAWN BY: ADRIAN BROWN CC6003R
PAGE: 02/04
JOB NO : 81002

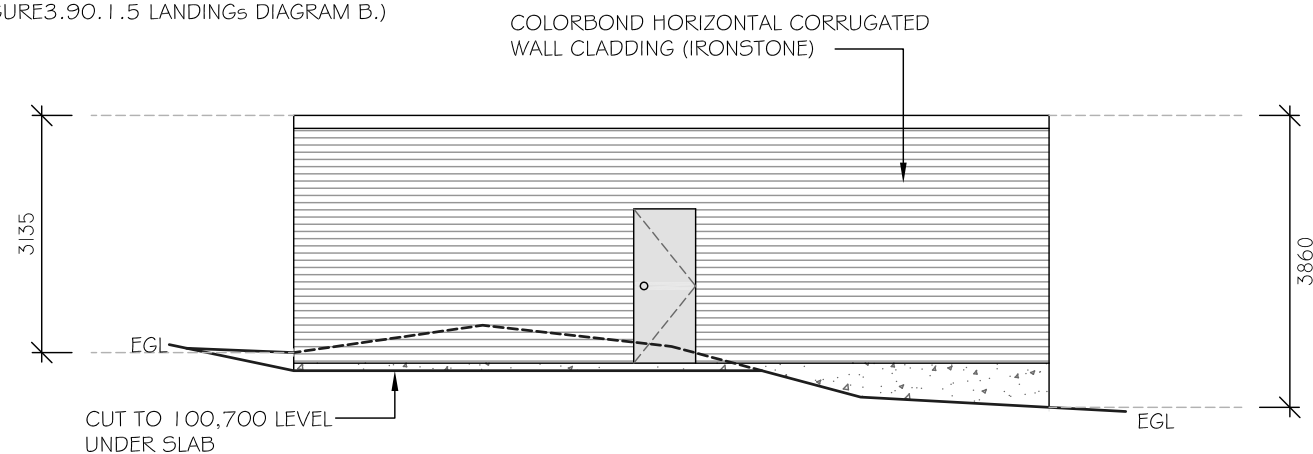




SOUTH EAST ELEVATION

PROVIDE STEPS COMPLYING WITH B.C.A 2015 3.9.1 STAIR CONSTRUCTION, IF STEP DOWN FROM DOORWAY TO EITHER FINISHED FLOOR OR GROUND LEVEL EXCEEDS 190mm.

A LANDING OF 750mm MUST BE INSTALLED, IF THE THRESHOLD OF MAX. 3 RISERS OR MAX. 570mm IS NOT MET IN ACCORDANCE WITH BCA.(FIGURE 3.9.1.5 LANDINGS DIAGRAM B.)



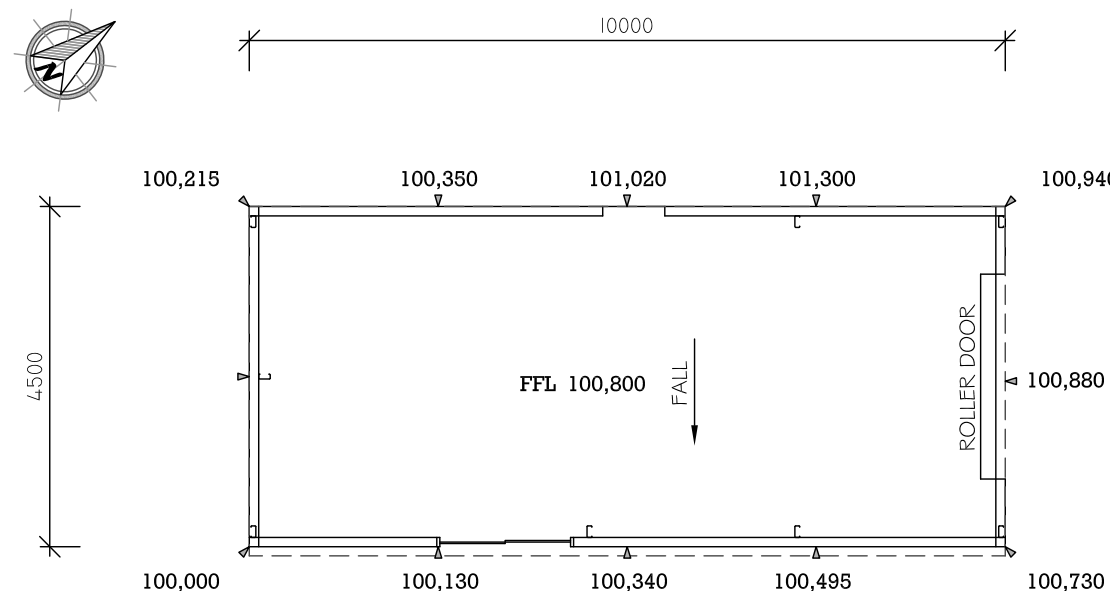
SOUTH EAST ELEVATION

EGL= EXISTING GROUND LEVEL (LEVEL OF EXISTING DRIVEWAY)

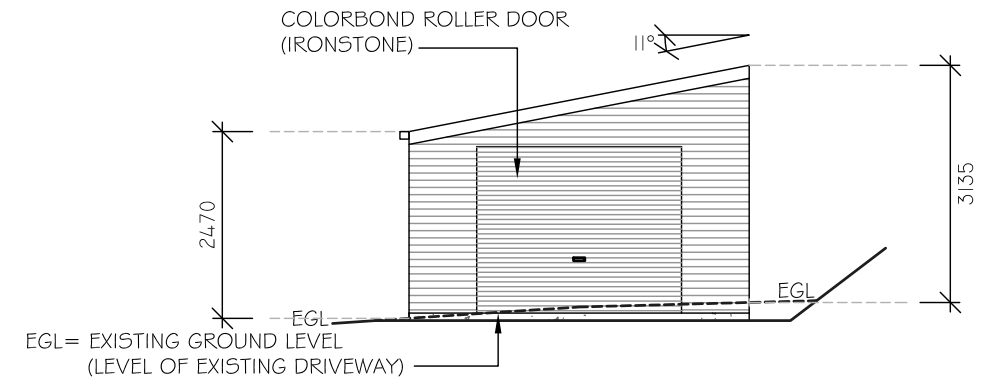
COLOUR'S (COLORBOND®):
 EXT. WALLS - IRONSTONE
 ROOF - IRONSTONE
 ROLLER DOOR - IRONSTONE
 PA DOOR - IRONSTONE
 SLIDING DOOR - MANOR RED
 GUTTER - IRONSTONE
 CORNER FLASH - IRONSTONE
 BARGE FLASHING - IRONSTONE
 OPENING FLASH - IRONSTONE

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

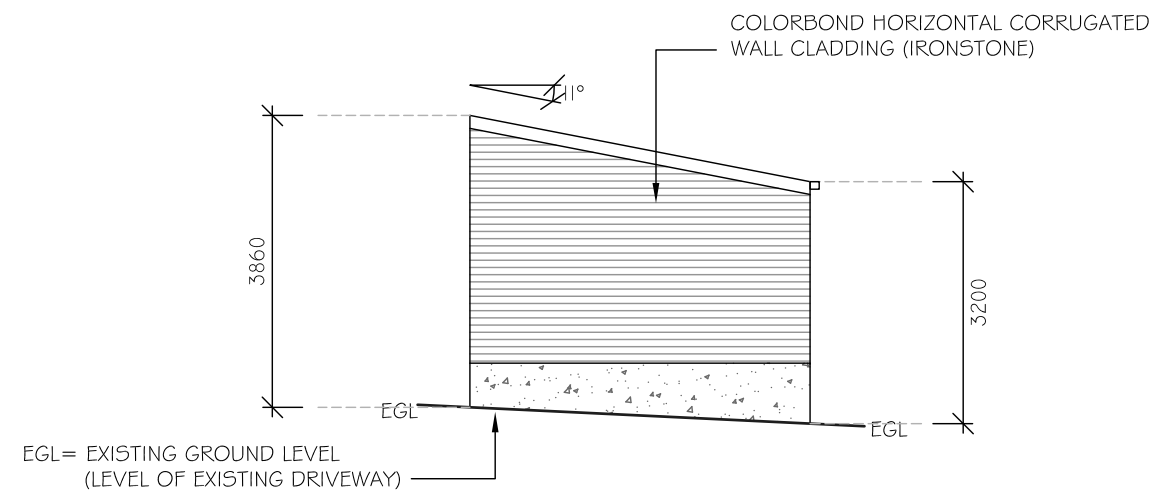
ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 2400mm (LOW SIDE), 3275mm (HIGH SIDE)
 END WALL HEIGHT TO PEAK - 3275mm



ELEVATIONS & FLOOR PLAN 1:100



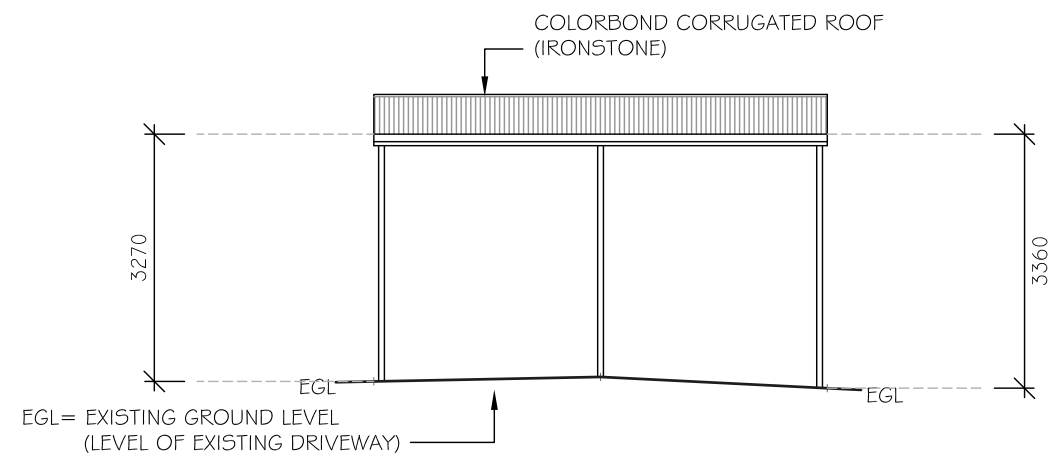
NORTH EAST ELEVATION



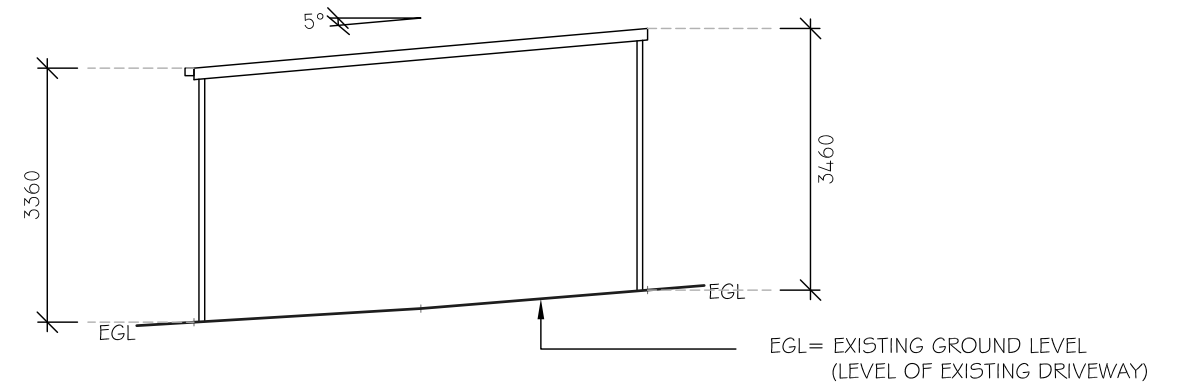
SOUTH WEST ELEVATION

PROPOSAL : NEW OUTBUILDING / GARAGE & CARPORT
 OWNER : V. WHITMORE
 ADDRESS: 23 GEORGE LOVELESS CLOSE, RICHMOND, 7025
 SCALE: 1:100
 DATE: 16th MAY 2017
 AMENDED:
 DRAWN BY: ADRIAN BROWN CC6003R
 PAGE: 03/04
 JOB NO : 81002

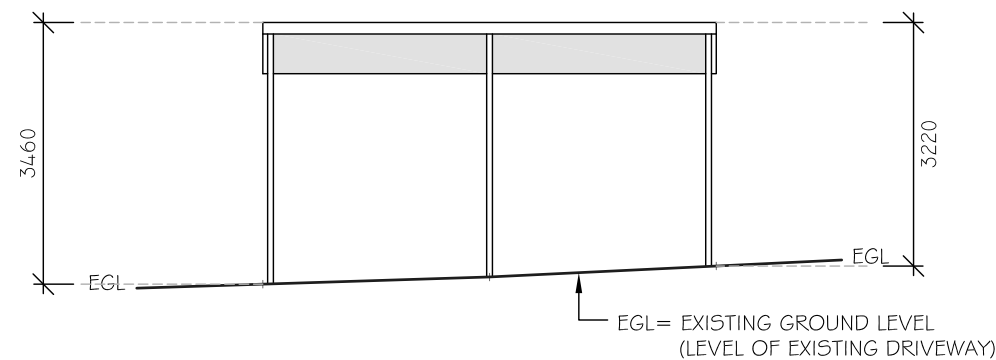




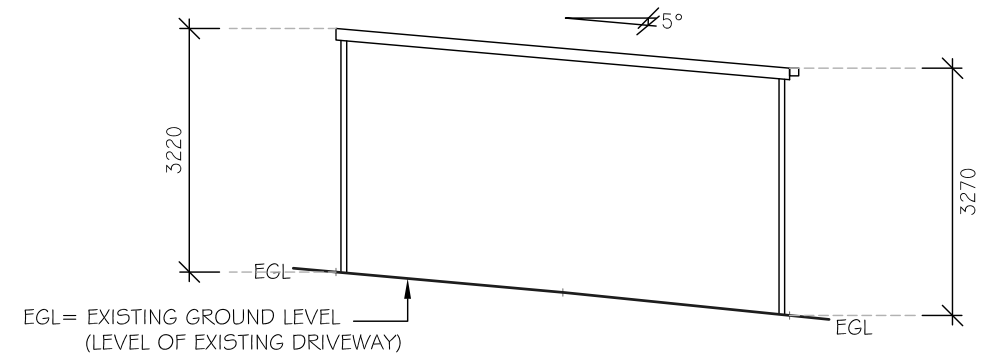
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



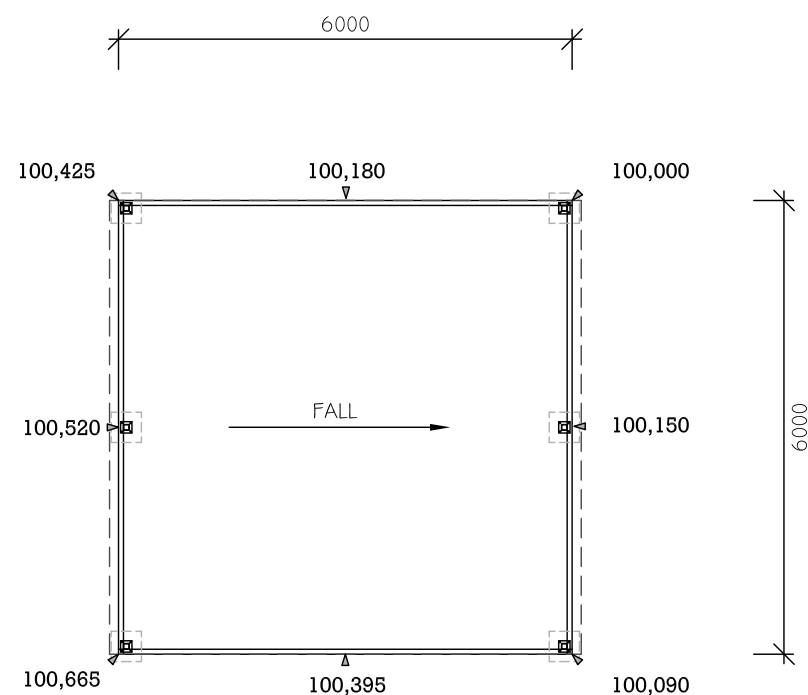
NORTH WEST ELEVATION



SOUTH WEST ELEVATION

EGL = EXISTING GROUND LEVEL
(LEVEL OF EXISTING DRIVEWAY)

COLOURS (COLORBOND®):
ROOF - IRONSTONE
GUTTER - IRONSTONE
BARGE FLASHING - IRONSTONE



ELEVATIONS & FLOOR PLAN 1:100

PROPOSAL : NEW OUTBUILDING / GARAGE & CARPORT
OWNER : V. WHITMORE
ADDRESS: 23 GEORGE LOVELESS CLOSE, RICHMOND, 7025
SCALE: 1:100
DATE: 16th MAY 2017
AMENDED:
DRAWN BY: ADRIAN BROWN CC6003R
PAGE: 04/04
JOB NO : 81002



23 George Loveless Close, RICHMOND



Site viewed from George Loveless Close.

**11.3.7 SUBDIVISION APPLICATION SD-2017/15 - 31 QUEEN STREET,
BELLERIVE - 1 LOT SUBDIVISION**
(File No SD-2017/15)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 1 lot subdivision at 31 Queen Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Historic Heritage Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 27 July 2017.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 3 representations were received raising the following issues:

- adverse impact upon historical significance of site and area;
- impact on graves;
- loss of open space area; and
- visual impact of proposed parking spaces upon church.

RECOMMENDATION:

A. That the application for a 1 lot Subdivision at 31 Queen Street, Bellerive (CI Ref SD-2017/15) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN POS 4 – POS CONTRIBUTION [5%] [Lot 2].

3. ENG A1 – NEW CROSSOVER. Replace “3.0m wide” with “3.6m wide” [TSD-R09].
4. ENG S1 – INFRASTRUCTURE REPAIR.
5. ENG A5 – SEALED CAR PARKING.
6. ENG S2 – SERVICES.
7. ENG S4 – STORMWATER CONNECTION.
8. ENG M2 – DESIGNS SD. Delete first 2 dot points “road design” and “road stormwater drainage”.
9. Details of the surface colour and finish of the parking/turning areas associated with the approved office use must be submitted to and approved by Council’s Manager City Planning prior to the submission of detailed engineering designs for the subdivision as required by Condition 8. The finish must be exposed aggregate concrete pavement (or similar), to a sample approved by Council’s Manager City Planning.
10. ENG M8 – EASEMENTS.
11. LAND 1 – LANDSCAPE PLAN. Add “to show landscaping for screening and enhancement of the parking/turning areas associated with the approved office use” after “A landscape plan” in the first sentence. Delete “commencement of the use” at the end of the last sentence and replace with “sealing of the Plan of Survey”.
12. Details of the design and colour for the boundary fencing for Lot 2 must be submitted to and approved by Council’s Manager City Planning prior to the sealing of the Plan of Survey. The colours to be used must be dark greys and/or muted earthy tones, to limit visual impact and appear recessive.
13. The development must meet all required Conditions of Approval specified by TasWater notice dated 19 June 2017 (TWDA 2017/00797-CCC).
14. The use and development must meet all required Conditions of Approval specified by the Tasmanian Heritage Council’s Notice of Heritage Decision for 31 Queen Street, Bellerive, dated 13 July 2017 (THC Works Reference 5324).
15. ADVICE – The applicant is advised that the disposal of land used as cemetery is subject to the provisions of the Burial and Cremation Act 2002.

16. ADVICE – The sign advertising “The Yield”, attached to the picket boundary fence and fronting Queen Street must be removed within 14 days of the date of this permit. A planning permit must be obtained prior to re-erection.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

Two planning permits have been granted by Council for the subject property within the last 6 years. The most recent of the permits was for the change of use to office, approved by Council under D-2015/224 on 30 October 2015. The second was approval of a white picket front fence (still in place), granted on 27 July 2010 under D-2010/178. The fence was funded by Council as a sesquicentenary grant, to protect the graves on the site from parking during major sporting events at the nearby Blundstone Arena.

A sign advertising the business occupying the church has been recently erected by attaching to the above-mentioned picket fence, adjacent the entry path to the church building off Queen Street. This sign does not have planning approval and will be discussed further below.

A subdivision application for 1 lot was made on 29 June 2016 for a development similar to that proposed by this application. The application was advertised, representations received and subsequently withdrawn on 30 May 2017 to enable lodgement of this application for an amended lot layout.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme and relates to subdivision.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10.0 – General Residential Zone;
- Section E5.0 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E13.0 – Historic Heritage Code.

2.4. Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The lot is a corner lot with an area of 2035m², 34m frontage to Queen Street and 41m to Scott Street. There are no easements or covenants that affect the subject property, which itself slopes gently to the north-east towards Queen Street. The land is within an established residential area at Bellerive Bluff and contains no significant vegetation or landscaping.

The site contains a single storey stone building which was formerly known as “St Marks Chapel of Ease” and is listed as a Heritage Place by the Tasmanian Heritage Register. The building was used for many years as a Scout Hall but is currently used as an office, which has its vehicular car parking located to the rear of the building with access from Scott Street.

There are several graveyards within the boundaries of the site, to the south and north of the former Chapel. Two monuments known as the McArdell and McMeckan monuments are sited on the western corner of the site.

3.2. The Proposal

The proposal is for a 1 lot subdivision at 31 Queen Street, Bellerive. The proposed lot, Lot 2, would be 542m², would have 6.9m road frontage to Scott Street and would have provided the necessary service connections as part of the development. The proposed vehicular access to the new lot would be via an existing crossover to Scott Street.

The balance lot would be 1584m², would contain the existing building and graves and monuments associated with the former chapel. Part of Lot 1 would be located at the north-western corner of Lot 1, meaning that it would be separated from the main part of the balance lot.

A new crossover is proposed to the balance lot from Scott Street as part of the development, to provide access to the 3 parking spaces required D-2015/224 for the use of the church as an office.

A paling fence of 1.2m in height and 36m in length is proposed for the shared boundary of Lot 2 and the balance lot. It is noted that no vegetation clearance is proposed in respect of this application.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the General Residential Zone and the Historic Heritage Code with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.6.1 A2	Lot design	<p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) the long axis of the building area faces north or within 20 degrees west or 30 degrees east of north;</p> <p>(f) is 10m x 15m in size.</p>	<p>Complies</p> <p>Does not comply – subject to Historic Heritage Code.</p> <p>Complies</p> <p>Complies</p> <p>Does not comply – long axis at 44 degrees east of north.</p> <p>Complies</p>

The proposed variation must be considered pursuant to the Performance Criteria P2 of Clause 10.6.1 for the following reasons.

Performance Criterion	Comment
<p><i>“The design of each lot must contain a building area able to satisfy all of the following:</i></p> <p><i>(a) be reasonably capable of accommodating residential use and development;</i></p>	<p>The proposed lot shows a minimum building area that accords with the building envelope standards of the zone, in respect of front, side and rear setbacks meaning that residential use and development can be readily accommodated within the lot boundaries.</p>

<i>(b) meets any applicable standards in codes in this planning scheme;</i>	The proposal satisfies the relevant requirements of the Historic Heritage Code, discussed in detail below.
<i>(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;</i>	The orientation of the proposed lot is consistent with an existing pattern of residential development and the generally level nature of the lot would enable a future residential use to achieve appropriate and adequate solar access.
<i>(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;</i>	The site slopes only gently to the north-east, meaning that minimal excavation or fill would be required as part of a proposed future development.
<i>(e) provides for sufficient useable area on the lot for both of the following;</i> <i>(i) on-site parking and manoeuvring;</i> <i>(ii) adequate private open space.</i>	<p>The dimensions of the proposed lot, as discussed above, would enable the development of a residential use in accordance with the relevant use and development standards relating to parking and the provision of outdoor space.</p> <p>The subdivision will provide for sufficient area on the balance lot for car parking and manoeuvring for the existing (and approved) use of the building as an office. This would be consistent with the permit for D-2015/224 which requires that the vehicle parking for the office must only occur in the existing driveway area at the rear of the building and must not be in close proximity to the burial sites.</p>

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.6.1 A3	Lot design	The frontage for each lot must comply with the minimum and maximum frontage specified in Table 10.2, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.	Does not comply – frontage proposed of 6.9m, being less than prescribed 12m frontage requirement.

The proposed variation must be considered pursuant to the Performance Criteria P3 of Clause 10.6.1 for the following reasons.

Performance Criterion	Comment
<i>“The frontage of each lot must satisfy all of the following: (a) provides opportunity for practical and safe vehicular and pedestrian access;</i>	The proposed lot would have 6.9m frontage to Scott Street. The lot would utilise an existing constructed driveway, which Council’s Engineers consider to be safe for vehicular access and for pedestrian interaction.
<i>(b) provides opportunity for passive surveillance between residential development on the lot and the public road;</i>	The reduced frontage would provide sufficient opportunity for passive surveillance of Scott Street, in relation to the development of a future Single Dwelling on the lot. The shape of the lot would encourage the development of a Single Dwelling to the south of the church building, with scope for passive surveillance (by northerly orientation) of a future dwelling of both Scott and Queen Streets.
<i>(c) is no less than 6m”.</i>	The proposed frontage of the new lot would be 6.9m.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.6.3 A1	Ways and public open space	No acceptable solution.	Payment of cash-in-lieu of the provision of physical open space.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 10.6.3 for the following reasons.

Performance Criterion	Comment
<i>“P1 - The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i>	Not relevant
<i>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</i>	Not relevant

(c) <i>connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i>	Not relevant
(d) <i>convenient access to local shops, community facilities, public open space and public transport routes is provided;</i>	Not relevant
(e) <i>new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</i>	Not relevant
(f) <i>provides for a legible movement network;</i>	Not relevant
(g) <i>the route of new ways has regard to any pedestrian and cycle way or public open space plan adopted by the Planning Authority;</i>	Not relevant
(h) <i>Public Open Space must be provided as land or cash-in-lieu, in accordance with the relevant Council policy.</i>	The applicant proposes to pay cash-in-lieu of the provision of open space, in accordance with Council's Public Open Space Policy. An appropriate permit condition has been included above to reflect this requirement.
(i) <i>new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment)".</i>	Not relevant

Historic Heritage Code

Clause	Standard	Acceptable Solution	Proposed
E13.7.3 A1	Subdivision (for a Heritage Place)	No acceptable solution.	Subdivision of land affected by Historic Heritage Code proposed.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E13.7.3 for the following reasons.

Performance Criterion	Comment
<p><i>“P1 - A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:</i></p> <p><i>(a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values;</i></p>	<p>Council’s Heritage Adviser has advised that the proposed subdivision is located within the rear extremities of the subject site and has retained sufficient curtilage to Scott and Queen Streets.</p> <p>Items of heritage interest, other than the former church itself, have been left relatively intact and visible from both major street frontages. The proposed car park and turning areas for the church site have been satisfactorily located to affect the less valued additions to the former church building.</p> <p>Tasmanian Heritage Council advice in relation to archaeological monitoring are noted and endorsed.</p>
<p><i>(b) ensuring a sympathetic pattern of subdivision;</i></p>	<p>With the exception of preferred preservation of the monuments located upon the Scott Street frontage, the subdivision appears to adequately address this criterion.</p>
<p><i>(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required”.</i></p>	<p>The proposed lot size appears limited and should ultimately only cater for a Single Dwelling. Any future development will be required to undergo scrutiny in relation to satisfaction of the Heritage Code performance criteria.</p> <p>It is considered that the proposal will result in a lot configuration that is sympathetic to the existing use of the building as an office and its requirement for 3 car parking spaces. Council’s Heritage Adviser is also satisfied that the new access to the parking area associated with the church is appropriately located and can be sealed and screened so as not to detract from the heritage values of the place.</p>

	<p>On the basis of providing for development sympathetic to the heritage values of the site, it is appropriate to require that details of the construction and colour of the proposed north-eastern boundary fence of Lot 2 be provided as a condition of approval.</p> <p>Given the location of the parking area, it is also considered reasonable to require that the finish of the parking area be sealed, and that an appropriate colour and finish developed for the surface in order to minimise the visual impact upon the fabric of the church building. Conditions have therefore been included above to ensure this occurs.</p> <p>Council's Heritage Adviser is satisfied that the creation of a single lot (suitable for Single Dwelling only) coupled with the described measures will adequately address these criteria.</p>
--	--

5. OTHER ISSUES

As noted, there are several known graves within the boundaries of the site, to the south and north of the former Chapel. Two monuments known as the McArdell and McMeckan monuments are also sited within the boundaries of the parcel.

In support of this subdivision application, the following documents were provided:

- Survey plan (PDA Surveyors, 2016);
- Ground Penetrating Radar Results (GHD, 2015); and
- Heritage Impact Assessment (Praxis Environment, 2015).

The radar report was obtained by the applicant to assist in the location of unmarked graves within the vicinity of the proposed Lot 2. The heritage assessment makes recommendations to ensure that the subdivision protects the heritage values of the site and provides recommendations in relation to management of future development and use of the lot. From this report, conclusions are drawn that the proposed subdivision is an appropriate response to the heritage significance of the site and that the risk of there being graves within the boundaries of Lot 2 is low.

The Burial and Cremation Act 2002 provides that the cemetery manager, in this case, is the Trustees of the Diocese of Tasmania and for the purposes of this Act is deemed to be a trustee in respect of any cemetery it has control over and in particular in respect of any internments in a cemetery. It is accepted that the owners would be aware of their duties as trustee, hence the detailed historical and other site investigations undertaken. The responsibility for any remains, if found in the event of excavation as part of future development of Lot 2, would remain with the trustee of the site. It is reasonable to include an advice on a permit, if granted by Council, noting the responsibility in terms of the Burial and Cremation Act 2002.

In response to this issue, Heritage Tasmania has required conditions that any developer of Lot 2 be required to have an archaeologist on-site as part of any excavation works – to be required either for service connections as part of the subdivision or for future residential development.

Lot 2 would, as part of this subdivision, retain listing as a place of heritage significance as part of the Tasmanian Heritage Register, meaning that any future development of the site would require a planning permit and the approval of Heritage Tasmania. The same condition regarding excavation and the expert guidance of an archaeologist would also be imposed on any development by Heritage Tasmania.

Secondly and in relation to signage, the signage described above and associated with the existing business within the church building has been attached to the white picket fence, without a planning permit. Council's records confirm that the owner was notified that a discretionary permit was required for the sign in February 2016. No application has been received to date, but it has been subsequently erected. Unfortunately the sign impacts on the site's heritage values.

On this basis, it is appropriate to include advice on any permit granted by Council that the sign must be removed and a planning permit obtained prior to re-erection. The applicant has been notified that this must occur.

6. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 3 representations were received. The following issues were raised by the representors.

6.1. Adverse Impact upon Historical Significance of Site and Area

The representations raise concern that the subdivision would detract from the “historical streetscape of the Bellerive Bluff local community”, and that the site is heritage listed. The concerns raised extend to the impact of the proposed boundary fencing of Lot 2 and its associated visual impact on the church building.

- **Comment**

The proposed boundary fence has been considered in detail as part of the assessment and to ensure that the visual impact of the structure is limited, it is considered reasonable to require that the design details (including colour) are to be submitted to and approved by Council’s Manager City Planning prior to construction.

Given the heritage significance of the church building, it is considered by Council’s Heritage Adviser, reasonable to require that dark greys or similar muted “earthy” tones are to be used for the fence. This would ensure the fence has a recessive appearance, when viewed from either Scott or Queen Streets.

6.2. Impact on Graves

The representations raised concern that the original gravestones on the site require preservation and restoration and that this would be in-keeping with the significance of the site. Concern in relation to impact of the subdivision on the graveyard itself in terms of possibly building over graves is also raised by the representations.

- **Comment**

The location of graves within the boundaries of the proposed lot is not a matter controlled by the Scheme. That said, the applicant submitted detailed heritage submissions in relation to the likely presence of graves within the boundaries of Lot 2, which found that there is a low risk of there being unmarked graves within the proposed lot.

The Notice of Heritage Decision provides detailed requirements in relation to future excavation and works within the boundaries of Lot 2, and requires that a suitably qualified historical archaeologist be present during any works and undertake the necessary recording of artefacts, if found. The same process applies for any site works involving service connections.

The condition of the gravestones, needing repair and restoration, is not a relevant consideration under the Scheme.

6.3. Loss of Open Space Area

One representation expresses concern that the proposed development would involve a loss of an area of open space within Bellerive.

- **Comment**

It is unclear from the representation whether the concern relates to loss of land for public use, or a loss of space (and appearance of open land) in the vicinity of the church.

Firstly, and if relating to public open space, it is noted that the subject property is not public land and therefore not available for public use as open space.

Secondly, and if related to the open appearance of the site, the issues relevant to the heritage values of the site have been considered at Clause 13.7.3 (A1) and it is considered that the relevant requirements of the Scheme are met.

6.4. Visual Impact of Proposed Parking Spaces upon Church

The location of the proposed parking area associated with the use of the church as an office is raised by the representation as a concern, in that it would detract from the “natural charm” of the building and heritage significance of the site and surrounds.

- **Comment**

As discussed above in relation to E13.7.3 (A1), it is considered that the proposed car park and turning areas for the church site have been satisfactorily located to affect the less valued additions to the former church building. Appropriate conditions have been included above in relation to the treatment, landscaping and finish of the parking areas to minimise visual impact.

7. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

The application relates to a Heritage Place listed by the Tasmanian Heritage Register, meaning that concurrent assessment by Heritage Tasmania of this application was required. Included as an attachment is the Notice of Heritage Decision issued by Heritage Tasmania, to be included on the planning permit if granted by Council.

8. STATE POLICIES AND ACT OBJECTIVES

8.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

8.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

9. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council’s adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

Developer contributions are required to comply with Council's Public Open Space Policy. The site is within an established urban area and will be afforded the highest level of access to both local and regional recreational opportunities. It is considered that the development resulting from an approval of this application will, or is likely to, increase residential density creating further demand on Council's Public Open Space (POS) network and associated facilities.

No POS land is proposed to be provided to Council as part of this application and nor is it considered desirable to require it on this occasion. Notwithstanding this, it is appropriate that the proposal contributes to the enhancement of Council's POS network and associated facilities. In this instance there are no discounting factors that ought to be taken into account that would warrant a reduction of the maximum POS contribution.

While Section 117 of the Local Government Building and Miscellaneous Provision Act 1993 (LGBMP) provides for a maximum of up to 5% of the value the entire site to be taken as cash-in-lieu of POS, it is considered appropriate to limit the contribution only to each additional lot created, representing the increased demand for POS generated by the proposal and not the entire site the subject of the application.

10. CONCLUSION

The proposal is for a 1 lot subdivision at 31 Queen Street, Bellerive. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to the conditions above.

Attachments: 1. Location Plan (1)
2. Proposal Plan (1)
3. Notice of Heritage Decision (2)
4. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

31 Queen Street, Bellerive



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Monday, 17 July 2017 **Scale:** 1:2,274 @A4

PLAN OF SUBDIVISION



PDA Surveyors

Surveying, Engineering & Planning

127 Bathurst Street Hobart,
Tasmania, 7000
www.pda.com.au Also at: Kingston,
Launceston & Burnie

PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au

Owner	The Trustees of The Diocese of Tasmania
-------	---

Title Ref. FR 236536/1

Location 'Bellerive Scout Hall' - 31 Queen St, Bellerive

Council Clarence City Council

Tasmanian Interim Planning Scheme

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Schedule Of Easements	Drainage & Pipeline Easement in favour of Lot 2
-----------------------	---

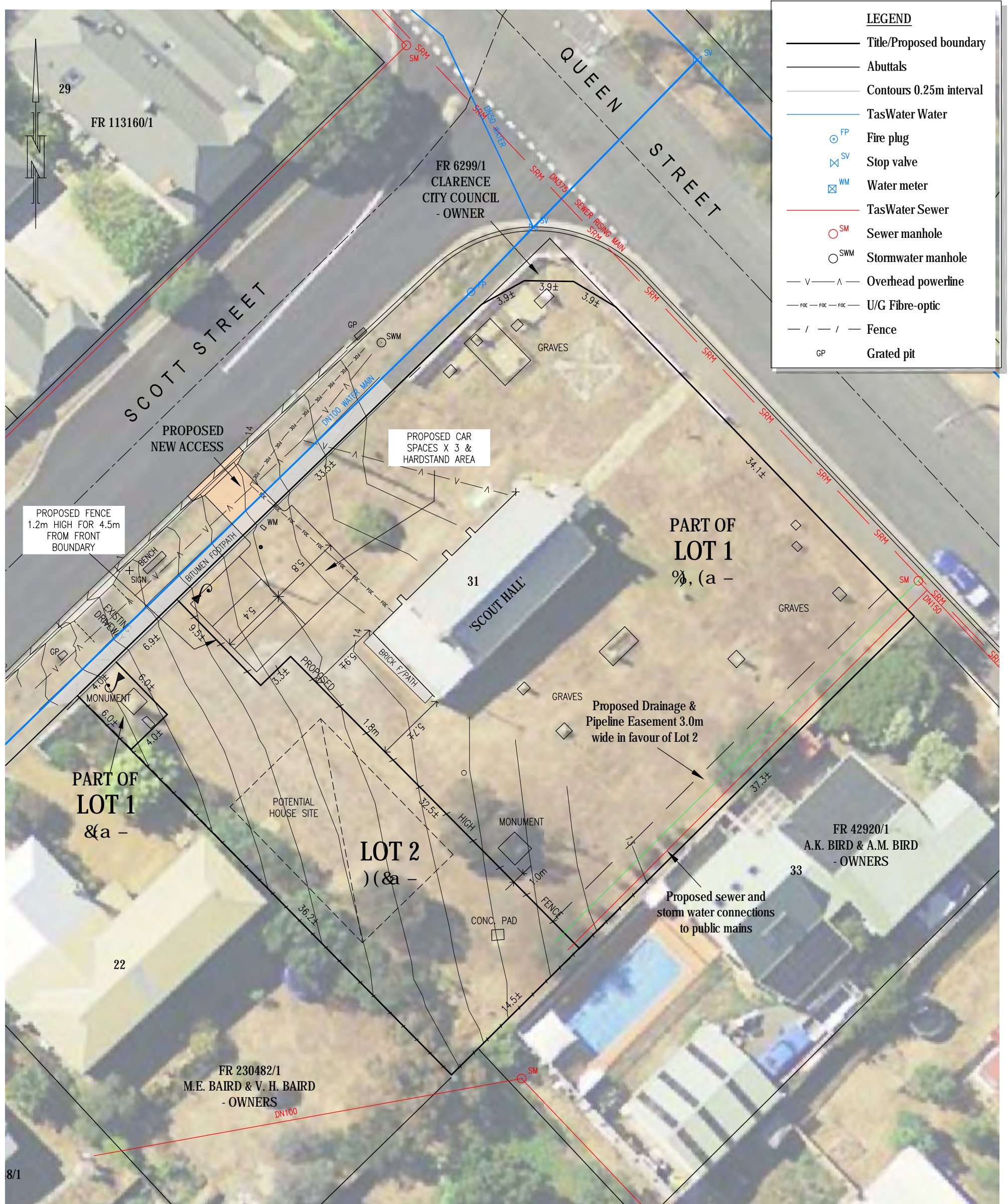
Scale 1:300

Date 26 May 2017

Our Ref. V914U-1D

Map ref: 5226

MGA94 Centroid: E 530150 N 5252730





Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
134 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: 2017/15
THC WORKS REF: 5324
REGISTERED PLACE NO: 997
FILE NO: 10-10-56 THC
APPLICANT: GHD Pty Ltd
DATE: 13 July 2017

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Former St Marks Chapel of Ease, 31 Queen Street, Bellerive
Proposed Works: Subdivision and carpark.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application 2017/15, advertised on 21/06/2017, subject to the following conditions:

- I. (i) **Works involving ground disturbance on Lot 2 must be monitored by a suitably qualified historical archaeologist; and,**
(ii) **If potentially significant archaeological features and/or deposits are revealed during excavations:**
 - (a) **Work in the vicinity must stop immediately and Heritage Tasmania's Works Manager notified and Heritage Tasmania personnel given access to the site for the purpose of inspection; and,**
 - (b) **If the Works Manager determines that the features or deposits are significant, the proponent must engage a suitably qualified historical archaeologist to undertake archaeological recording and recovery of artefacts prior to works in that area restarting; and,**
 - (c) **If archaeological recording and recovery of artefacts is required, a report detailing the findings of this recording and recovery of artefacts must be submitted to Heritage Tasmania within three (3) months of the commencement of the excavations.**
- (iii) **If no potentially significant archaeological features and/or deposits are identified during excavations, written confirmation of this, in which the location and depth of excavations is accurately**

reported, should be submitted to the Heritage Council with three (3) months of the commencement of excavations.

2. (i) Prior to commencement of the proposed sewer and stormwater excavation and car parking area on Lot 1, a statement of archaeological potential and an archaeological method statement for works on Lot 1 must be prepared by a suitably qualified historic archaeologist. These documents must be submitted to and signed off by Heritage Tasmania's Works Manager prior to the commencement of any works on site; and,
(ii) The archaeological processes recommended in the above documents must be implemented.

Reason for conditions 1 & 2

To ensure that any archaeological features and deposits that are encountered are properly assessed for their heritage value, and are investigated and managed appropriately.

Advice

The applicant should note that both lots of the subdivision will remain entered in the Tasmanian Heritage Register as part of the original entry for the site, and that heritage works to either lot will require heritage approval pursuant to Part 6 of the *Historic Cultural Heritage Act 1995*. The applicant/owner may request a review and amendment to the place's entry in the THR once development on Lot 2 has been realised.

Any future development on Lot 2 may be subject to the requirement that, prior to commencement of any site work, a condition and dilapidation survey of the heritage building and structures on Lot 1 is completed, in which the existing condition of these structures is recorded. The purpose of this would be to enable monitoring of the effects that any construction on Lot 2 may have on the fabric and structural integrity of the heritage building and other structures.

The applicant is advised that the disposal of land used as a cemetery is also subject to the provisions of the *Burial and Cremation Act 2002*. Any discovery of human remains must be dealt with in accordance with the requirements of this Act.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Russell Dobie on 1300 850 332.



Ian Boersma

Works Manager – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

31 Queen Street, BELLERIVE



Site viewed from intersection of Scott and Queen Streets, looking south



Site viewed from Scott Street, looking southeast over the proposed Lot 2 to rear of church

11.3.8 DEVELOPMENT APPLICATION D-2016/420 AND SD-2016/45 - 4 AND 6 CHATSWORTH STREET, ROSE BAY - 4 MULTIPLE DWELLINGS AND BOUNDARY ADJUSTMENT
(File No D-2016/420)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the combined application made for 4 Multiple Dwellings and a boundary adjustment at 4 and 6 Chatsworth Street, Rose Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 26 July 2017.

CONSULTATION

After initial advertising, the application was modified and readvertised in accordance with statutory requirements on 10 June 2017 and 11 representations (including 1 from a property owner involved in the subdivision application) were received raising the following issues:

- height;
- density;
- visitor parking;
- traffic;
- privacy;
- visual impact;
- loss of views;
- overshadowing;
- lack of private open space;

- drainage;
- loss of urban green space; and
- loss of property values.

RECOMMENDATION:

A. That the Development Application for 4 Multiple Dwellings and boundary adjustment at 4 and 6 Chatsworth Street, Rose Bay (C1 Ref D-2016/420) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. The Final Plan for the boundary adjustment must be sealed by Council and lodged with the Land Titles Office prior to the issue of a building permit.
3. ENG A2 – COMBINED ACCESSES [TSD-RO9] [5.5M].
4. ENG A5 – SEALED CAR PARKING.
5. ENG S1 – INFRASTRUCTURE REPAIR.
6. ENG S2 – SERVICES.
7. ENG S4 – STORMWATER CONNECTION.
8. ENG S11 – SEALING OF SERVICES.
9. ENG M1 – DESIGNS DA.
10. ENG M5 – EROSION CONTROL.
11. ENG M8 – EASEMENTS.
12. The development must meet all required Conditions of Approval specified by TasWater notice dated 12 October 2016 (TWDA 2016/01478-CCC).
13. The existing 150mm Council stormwater main must be upgraded to a 225mm stormwater main and constructed in accordance with the Tasmanian Standard Drawing. The main must extend the full length of the property and be connected to Council's piped stormwater system. Prior to backfilling, an inspection of the pipe must be conducted by Council's Development Works Officer. This upgrade must be included within the engineering drawings that are submitted for approval.
14. All stormwater run-off from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles or achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010.

Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) and a Maintenance Management Schedule/Regime must be submitted to Council's Group Manager Asset Management for approval prior to the issue of a building or plumbing permit. The facility must be maintained in accordance with this schedule.

- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

The proposal was first advertised on 21 December 2016 and 8 representations were received. The development required significant variations to the maximum height, particularly Units 3 and 4 (with Unit 4 having a maximum height of 10.04m) and the building envelope standards.

The applicant then gave consideration to the design of the dwellings as it was considered that this design would not meet the Performance Criteria of the zone, as the proposal would result in an unreasonable visual impact to the adjoining property owners. The design was amended which reduced the maximum height of Units 3 and 4 but located Unit 3 a minimum of 1.87m to the rear boundary, requiring a significant variation to the rear boundary setback.

These amended plans were readvertised on 15 February 2016 and 10 representations were received, including a petition with 63 signatories. The petition was tabled at Council's Meeting on 28 April 2016. There were concerns with these plans, particularly in respect of the separation between Unit 3 and the dwellings at 90 Esplanade.

In response to the concerns raised by the representors and Council officers, the application was further modified by reducing the bulk of Units 3 and 4 and maintaining a rear boundary setback of 4m. These plans were readvertised on 10 June 2017 and are the subject of this application.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme. The boundary adjustment (subdivision) is a discretionary application under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 10 – General Residential Zone;
 - Section E6.0 – Parking and Access Code; and
 - Stormwater Management Code.
- 2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site consists of 2 lots, CT 96583/11 (4 Chatsworth Street) and CT 121801/12 (6 Chatsworth Street) which are 1102m² and 1027m² in area respectively. Both lots contain a Single Dwelling located in the front of the lot with a large area of private open space at the rear. Access to both lots is from Chatsworth Street.

The surrounding area consists of Single and Multiple Dwellings which are orientated to obtain views over the Derwent to the north and west.

The site slopes at around 1 in 6 down in a northwards direction.

3.2. The Proposal

The proposal is for a boundary adjustment and 4 Multiple Dwellings, which includes the demolition of the existing dwelling at 6 Chatsworth Street.

The boundary adjustment will increase the lot area of 6 Chatsworth Street (Lot 1) to 1365m² and reduce the lot area of 4 Chatsworth Street (Lot 2) to 764m². The proposal will result in the title for 4 Chatsworth Street containing the rear dwelling being reduced in size so that the rear garden area is added on the adjoining title at 6 Chatsworth Street.

The dwellings are all 3 storey and contain 3 bedrooms. Unit 1 has a floor area of 268m² and contains a double garage, laundry and office on the lower ground floor, living rooms and 2 bedrooms on the first floor and 1 bedroom on the second floor. A deck is located to the north of the living room. Unit 1 has a maximum height of 8.03m.

Unit 2 has a floor area of 267m² and contains a double garage, laundry and office on the ground floor, living rooms and 2 bedrooms on the first floor and 1 bedroom on the second floor. A deck is located to the north of the living room. Unit 2 has a maximum height of 9.53m.

Unit 3 has a floor area of 196m² and contains 1 bedroom and living room on the ground floor, garage, laundry, 1 bedroom and entry on the first floor and living areas and 1 bedroom on the second floor. A deck is located to the north of the living areas on the second floor. Unit 3 has a maximum height of 7.2m.

Unit 4 has a floor area of 219m² and contains 2 bedrooms and a laundry on the ground floor, a double garage, 1 bedroom, office and entry on the first floor and living areas on the second floor. A deck is located to the north of the living areas on the second floor. Unit 4 has a maximum height of 7.74m.

The dwellings are all accessed from Chatsworth Street via a driveway located along the western boundary of the site. One visitor space is located between Unit 2 and 3. The parking and access arrangements comply with the Parking and Access Code.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with ss57(5) of the Act;

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and Parking and Access Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Setbacks and building envelopes for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p>	

		<p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p>	<p>Complies</p> <p>Does not comply (see plans in Attachment 2). Unit 1 extends out of the building envelope on the eastern boundary by 1.5m. Unit 2 has a maximum height of 9.53m and extends outside the building envelope on the eastern boundary by 1.5m. The ground floor northern wall of Unit 3 extends out of the building envelope by 1.8m and the screening of the deck on Unit 3 extends out of the building envelope by 1.25m. The northern wall and roof extends of Unit 4 extends out of the building envelope by 0.7m. The southern wall of Unit 4 facing 4 Chatsworth Street) extends outside the building envelope by 2m.</p>
		<p>(b) only have a setback within 1.5 m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or</p>	<p>Complies</p>

		(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).	
--	--	---	--

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.4.2 for the following reason.

Performance Criterion	Comment
<p><i>“P3: The siting and scale of a dwelling must: (a) not cause unreasonable loss of amenity by: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>The applicant has provided overshadowing diagrams that demonstrate that on 21 June the proposed dwellings will cause overshadowing to the adjoining dwelling at 4 Chatsworth Street (which is part of the application) to the west in the morning until around 11am but receives full sunlight for the remainder of the day.</p> <p>Furthermore, the existing dwelling at 4 Chatsworth Street has only 3 windows into a study, bathroom and laundry and a glazed door to a kitchen on its eastern elevation facing proposed Unit 1. The majority of the living areas have large windows facing northwards which would largely be unaffected by the development.</p> <p>The proposal will result in overshadowing to the dwelling to the east on 8 Chatsworth Street only between 2pm and 3pm on 21 June and does not affect this dwelling for the remainder of the day. Therefore, the development will not result in unreasonable overshadowing to this property.</p>

<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The proposal will result in overshadowing at 9am on 21 June to the eastern part of the private open space of 4 Chatsworth Street which contains an outbuilding, but receives full sunlight from 12pm. The private open space at the rear of the dwellings for lots at 29 and 31 Marana will be not be overshadowed by the development. As the overshadowing affects only part of the private open space for the adjoining dwellings for a relatively short period of time, the development is not considered to have an unreasonable impact on the amenity of adjoining lot.</p>
<p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p>	<p>Not applicable</p>
<p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>Apart from 90 Esplanade and 27 Topham Street, the surrounding area generally contains Single Dwellings on multiple levels which are typically located in the front half of the site with private open space located to the rear. Typically, the dwellings are designed to obtain views to the west and north (in the opposite direction of the development site). Unit 1, although 3 storeys, does comply with the maximum height due to proposed excavation for the lower levels. Unit 2 with a maximum height of 9.53m requires a variation to the maximum height, western end of the roof line and wall. Both dwellings are 2 storeys at the southern elevation and then follow the topography of the site so that only a small portion of the dwellings is 3 storey. It is considered that the variations to the building for Units 1 and 2 are minor and will not result in a visual impact when viewed from adjoining dwellings. Units 3 and 4 present as one large 3 storey building, however, designed so that the building line of Unit 3 is parallel to the northern boundary but Unit 4 is located at an angle to the boundary, facing north-west.</p>

	<p>The properties from Marana Avenue will be viewing the development at an angle and the visual impact of the development will not appear as it does in the 2 dimensional elevation plan. It is considered that the design of the building which steps the levels up the slope, and angles Unit 3 away from Unit 4, will break up the mass of the building and reduce its visual impact when viewed from properties along Marana Avenue.</p> <p>The properties at 1/90 and 2/90 Esplanade would be most affected by the bulk of the development, as they are located in close proximity to the boundary with the subject property. When viewed from the dwelling and private open space for 2/90 Esplanade, the eastern elevation of Unit 3 is 2 storeys and the 3 storey section is located further away from this dwelling. The design of the building which is split level and has a rear boundary setback of 4m to the lower level and 6.85m to the upper level will ensure that the visual impact on the development when viewed from this property is reasonable. Unit 4 which has a greater bulk is located 8.7m from the boundary to 1/90 Esplanade and its private open space, which therefore gives a reasonable separation between the 2 dwellings and reduces its visual impact.</p> <p>In addition, the living area of the dwellings at 1/90 and 2/90 Esplanade are orientated westwards and northwards, away from the development site.</p> <p>For the above reasons, it is considered that the proposal will not cause a loss of amenity to the adjoining properties through visual bulk and scale of the development.</p>
--	---

<p><i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>As discussed above, the properties along Chatsworth Street and Marana Avenue consist of dwellings located generally in the front half of the lots with a garden area behind which results in the appearance of the large garden area in the middle of the Marana Avenue, Chatsworth Street and Topham Street. However, unit developments have occurred to the north of the site at 27 Topham Street, 90 Esplanade and 3 Yolla Street which are located in close proximity to their rear boundaries and are infill development creating a density similar to that proposed.</p> <p>Units 3 and 4 meet the minimum rear boundary setback of 4m. Unit 4 is located 0.881m to the shared boundary with 4 Chatsworth Street (which site forms part of the application), but is approximately 23m from the existing dwelling which provides reasonable separation between these dwellings.</p> <p>On this basis, it is considered that the separation between dwellings on adjoining lots is reasonable.</p>
--	---

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.3 A2	Site coverage and private open space for all dwellings	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p>	Complies

		<p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>Complies</p> <p>Unit 3 does not comply as its compliant private open space is accessed through an area which does not have the minimum dimension of 4m.</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
--	--	--	--

The proposed variation can be supported pursuant to the Performance Criteria P3 of the Clause 10.4.2 for the following reason.

Performance Criterion	Comment
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p>	Unit 3 includes a large area of outdoor space to the north of the dwelling and a deck on the upper floor which can serve as an extension of the dwelling.
<p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	The private open space is easily accessible from the rumpus room located on the lower ground floor.
<p><i>(ii) orientated to take advantage of sunlight”.</i></p>	The private open space is located to the north of the dwelling and therefore is orientated to take advantage of the sunlight.

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.6.3	Ways and Public Open Space	No Acceptable Solution	No public open space or cash-in-lieu proposed.

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.4.2 for the following reason.

Performance Criterion	Comment
<p><i>“The arrangement of ways and public open space within a subdivision must satisfy all of the following:</i></p> <p><i>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i></p>	No additional lots are provided, therefore not relevant.
<p><i>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</i></p>	As above

(c) <i>connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i>	As above
(d) <i>convenient access to local shops, community facilities, public open space and public transport routes is provided;</i>	As above
(e) <i>new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</i>	As above
(f) <i>provides for a legible movement network;</i>	As above
(g) <i>the route of new ways has regard to any pedestrian and cycle way or public open space plan adopted by the Planning Authority;</i>	As above
(h) <i>Public Open Space must be provided as land or cash-in-lieu, in accordance with the relevant Council policy.</i>	Cash-in-lieu is not required as there are no additional titles created.
(i) <i>new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</i> (i) <i>the width of the way;</i> (ii) <i>the length of the way;</i> (iii) <i>landscaping within the way;</i> (iv) <i>lighting;</i> (v) <i>provision of opportunities for 'loitering';</i> (vi) <i>the shape of the way (avoiding bends, corners or other opportunities for concealment)".</i>	Not relevant

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 11 representations were received. The following issues were raised by the representors.

5.1. Height

Concern was raised that the development exceeds the building envelope in relation to height.

- **Comment**

As discussed above, Unit 2 requires a discretion to the maximum height of 8.5m x 1m. However, it is considered that the variation meets the Performance Criteria as it will not have a detrimental impact on the amenity of the adjoining property owners from overshadowing or a loss of privacy.

5.2. Density

Concern was raised that the development exceeds the density requirements of the Scheme.

- **Comment**

The proposal has a density of 341m² per dwelling. This complies with the Acceptable Solution of Clause 10.4.1 which requires a minimum density of 325m² per dwelling.

5.3. Visitor Parking and Traffic

Concern was raised that the 1 visitor car parking space for the development is insufficient. The representor was also concerned that the additional traffic caused by the development will increase traffic congestion in Chatsworth Street.

- **Comment**

The proposal complies with the Parking and Access Codes as 2 car parking spaces and 1 visitor parking space with adequate turning and manoeuvring is provided on-site. In addition, Council's Engineers have assessed the development and consider that Chatsworth Street is a suitable width to accommodate the additional traffic generated by the development.

5.4. Privacy

Concern was raised that the development will result in a loss of privacy to the adjoining lots to the west and north.

- **Comment**

The proposal meets all Acceptable Solutions relating to the privacy standards of the Scheme and therefore this issue cannot have determining weight.

5.5. Visual Impact

Concern was raised that the development does not comply with the requirements of the Scheme and will result in an unreasonable visual impact to the amenity of the area.

- **Comment**

As discussed above, the variations sought to the rear boundary setback and building envelope are not considered to result in a detrimental visual impact due to its bulk, height and massing.

5.6. Loss of Views

Concern was raised that the development will result in a loss of views from the adjoining properties, in particular from the properties located to the east of the site at 8 Chatsworth Street and 29 Topham Street and from units across the road at 5 Chatsworth Street.

- **Comment**

It is likely that the proposal will result in a loss of views towards the Derwent River when looking directly towards the site from the properties at 8 Chatsworth Street and 29 Topham Street. At present, both these dwellings have views across the garden area at the rear of 4 and 6 Chatsworth Street. However, as both properties have expansive views over the properties below to the north and west from living area on a second storey level, the reduction in views as a result of the development is likely to be restricted to only a portion of the view when looking directly over the site. It is also likely that due to the slope of the lot the dwellings located at 5 and 8 Chatsworth Street and 29 Topham Street will retain some views through and over the proposed development.

5.7. Overshadowing

Concern was raised that the development will result in overshadowing to adjoining properties and also to an existing shed on 4 Chatsworth Street.

- **Comment**

As discussed above, the overshadowing diagrams provided by the applicant demonstrate that the proposal will not result in detrimental impact to adjoining dwellings. One representor was also concerned about the impact on an existing shed located on 4 Chatsworth Street (which site forms part of the application) which is used as a recreation area. The shed has Council approval only as a non-habitable structure and as the overshadowing standards relate to habitable buildings, this issue cannot have determining weight.

5.8. Lack of Private Open Space

Concern was raised that the development did not provide sufficient private open space for each dwelling.

- **Comment**

Each dwelling provides between 116m² and 158m² which is well in excess of the minimum 60m² private open space as required under the Scheme.

5.9. Drainage

Concern was raised that the development will result in stormwater drainage to the adjoining properties.

- **Comment**

The proposed dwellings will be required to connect to Council's reticulated stormwater system and engineering designs will be required to ensure that the development complies with the relevant standards.

5.10. Loss of Urban Green Space

Concern was raised that the development will result in loss of urban green space for native wildlife.

- **Comment**

The site is not covered by the Natural Assets Code and therefore there is no ability under the Scheme to assess impact on native vegetation or wildlife, should there be any as a result of the development.

5.11. Loss of Property Values

Concern was raised that the development will result in a loss of property values

- **Comment**

Property values are not a relevant planning consideration.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

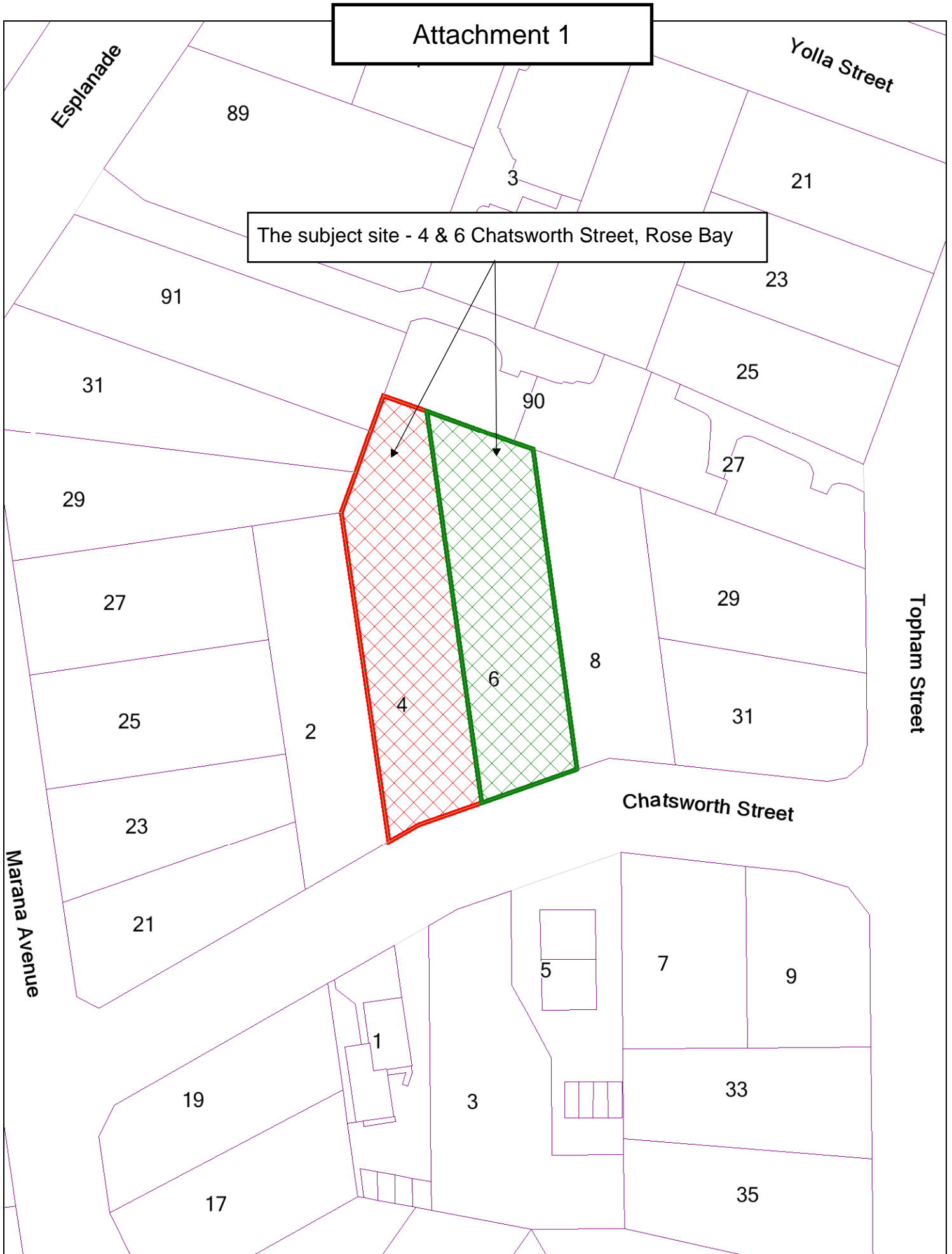
There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal is for a combined 4 Multiple Dwelling development and boundary adjustment. The original design was amended and readvertised twice in response to concerns raised by Council officers and the representors. It is considered that the current design which significantly reduces the height and scale of the development and provides for a reasonable separation between the dwellings will not result in an unreasonable loss of amenity to the surrounding area. The proposal is therefore recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (26)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING




Attachment 1

The subject site - 4 & 6 Chatsworth Street, Rose Bay



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 8 March 2017 **Scale:** 1:814.4 @A4



132 Davey Street, HOBART TAS 7000
P 03 6220 0299 F 03 6220 0290
E admin@learyandcox.com

Project Name and Address

6 CHATSWORTH STREET
ROSE BAY


Drawing Title

PLAN OF SUBDIVISION

Client

L.FITZGERALD
CT.121801 / 12

SCALE

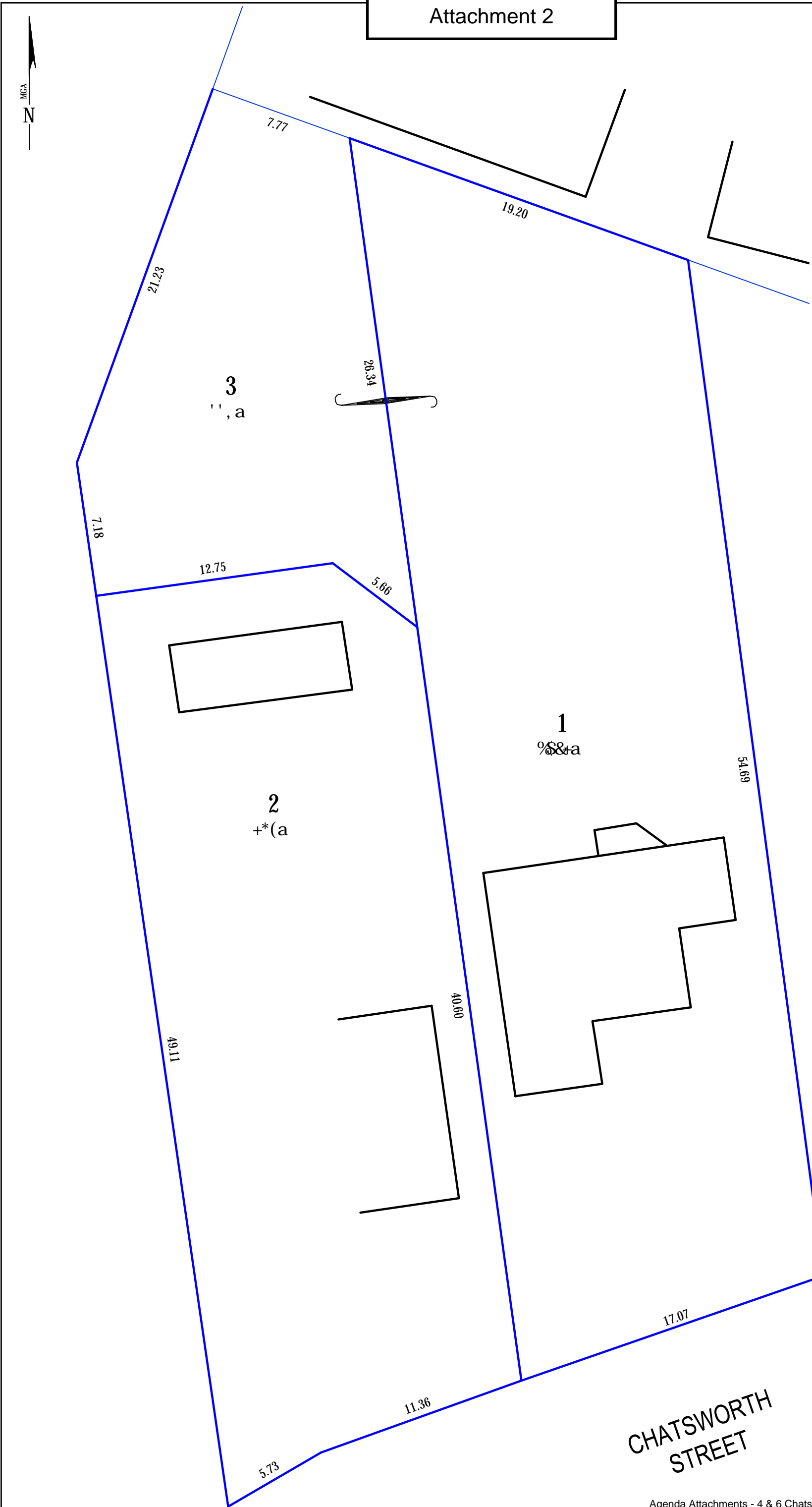


1:200 at A3

"THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY & COX, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED."

Contour Interval 0.200 m		FILE REF: 9042	
Date 08 / 07 / 16		Geocomp Ref 904201	AutoCAD Ref 904201
SHEET	1 of 1	DRAWN ML	DATUM MGA
CHKD	ML	Horz AHD	Vert
AMENDMENTS			
No.	Revision/Issue		Date
A	NEIGHBOURING SHED ADDED PER REQUEST FROM CCC		31/08/16

LOT 3 TO BE
ADDED TO LOT 1



Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Site Classifications :
In accordance with Australian Standard 2870 - 2011.
This site has been classified as class **M**.
Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :
In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:

- Region - **A**
- Terrain Category - **TC3**
- Topographic classification - **T2**
- Shielding - **PS**
- Wind classification - **N2**
- Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

SOIL AND WATER MANAGEMENT NOTES:-

Site to be vegetated and planted according to the attached Landscaping Plan and to satisfaction of the Hobart Regional soil and water management code of practice .

Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).

Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.

Apply temporary covering (eg, waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.

Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.

Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.

All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

Sediment fence :

- To be constructed as close as possible to parallel to the contours of the site.
- Drive 1.5m long star pickets into ground, 3m apart.
- Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric.
- Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
- Join sections of fabric at a support post with a 150mm overlap.

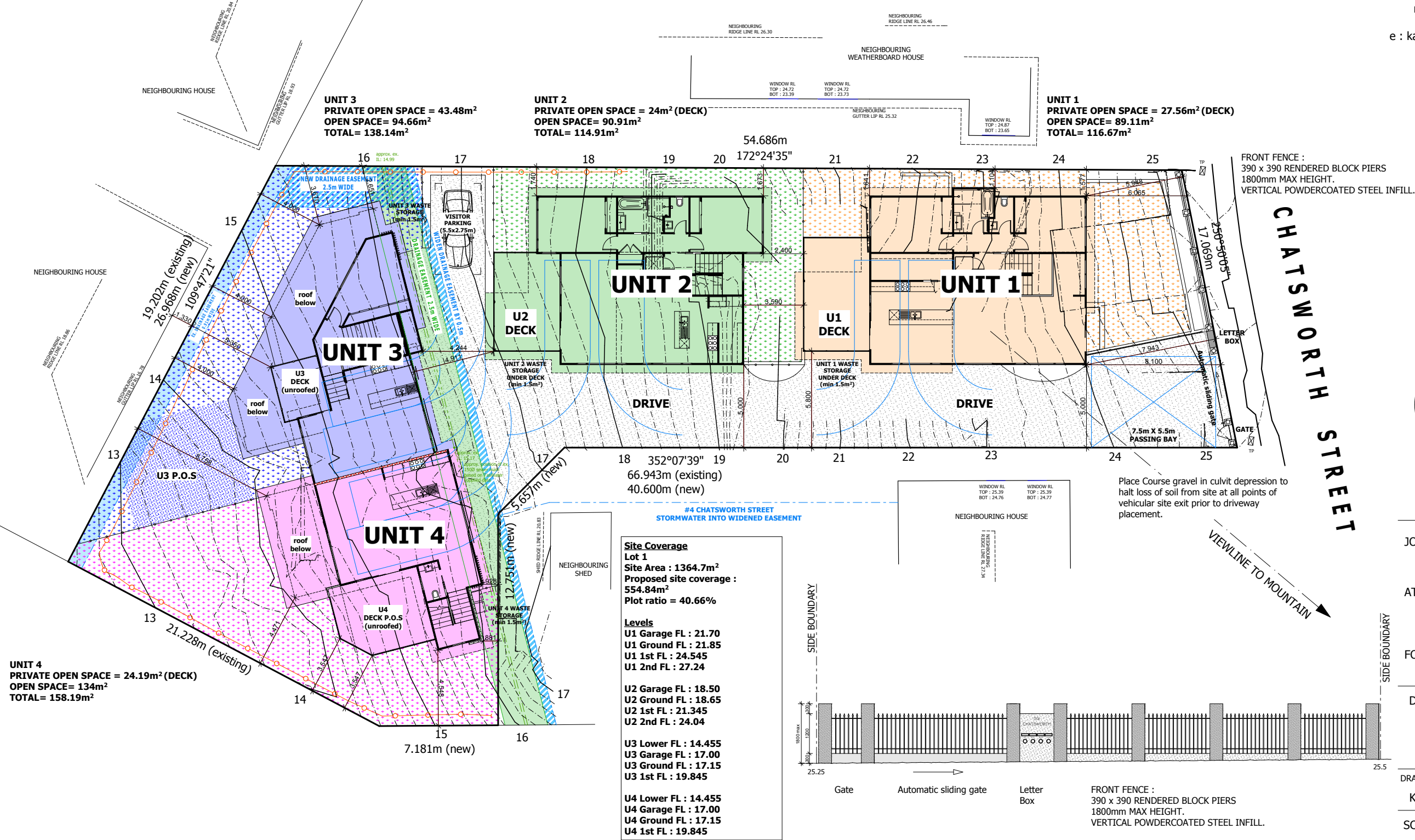
(all runoff and sediment control stuctures will be inspected each working day, and maintained in a functional condition, particularly after rain.

Stabilised site entry / exit point:-

- Strip topsoil and level.
- Compact subgrade.
- Cover area with needle-punched geotextile.
- Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
- Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.



Katie Court
a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000
m : 0400 598 990
e : katie.court1@gmail.com

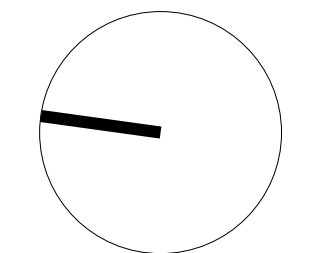
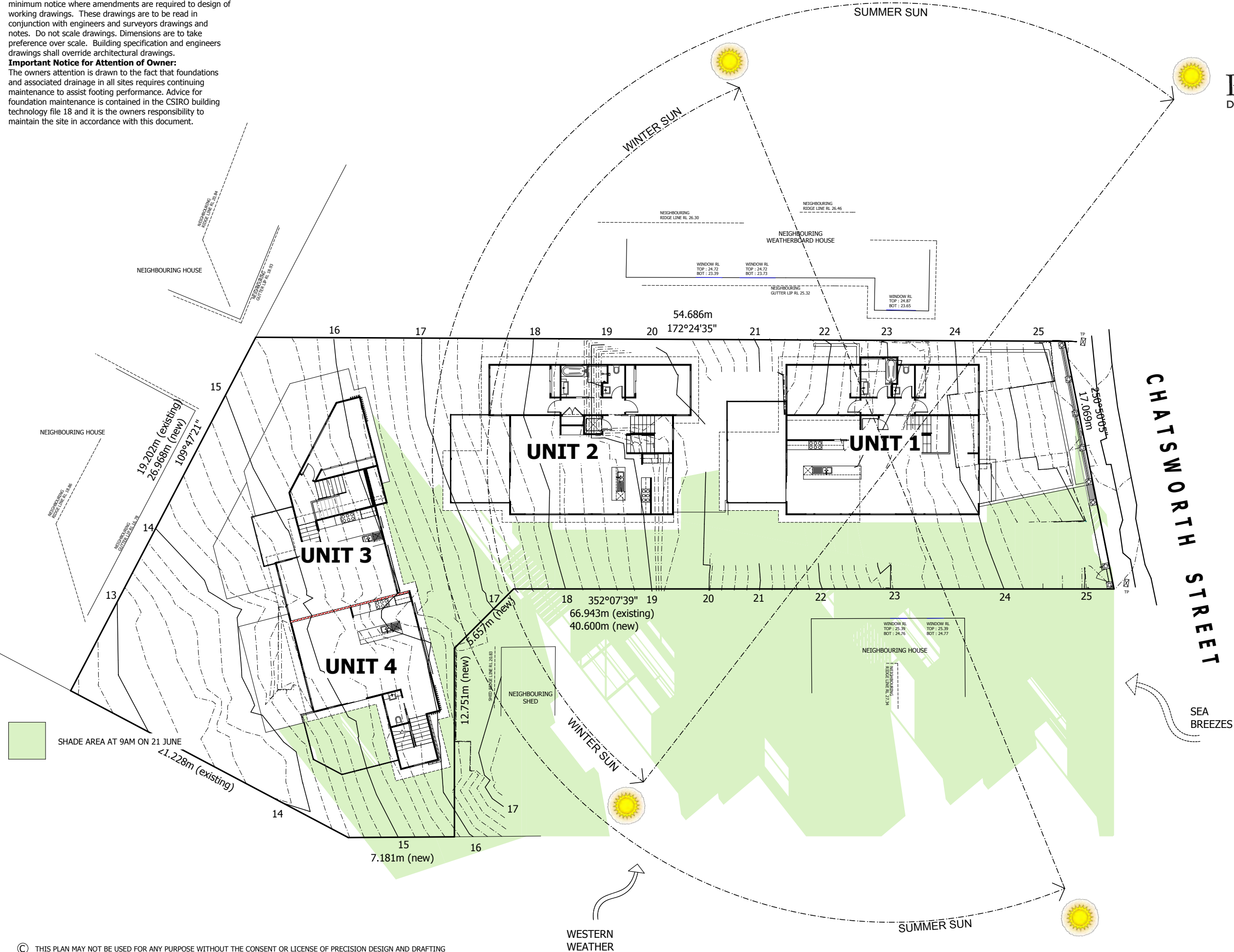


Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



Katie Court
a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000
m : 0400 598 990
e : katie.court1@gmail.com



JOB : PROPOSED
NEW UNITS
AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY
FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :
**SITE ANALYSIS
9AM**

DRAWN: KC	DATE: 31.05.17	DWG NO. : 02
SCALE: 1:250		

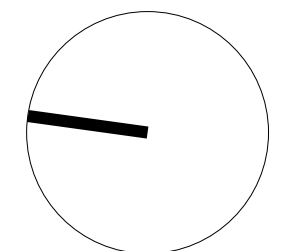
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

e : katie.court1@gmail.com



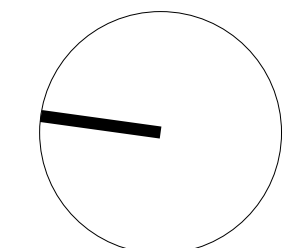
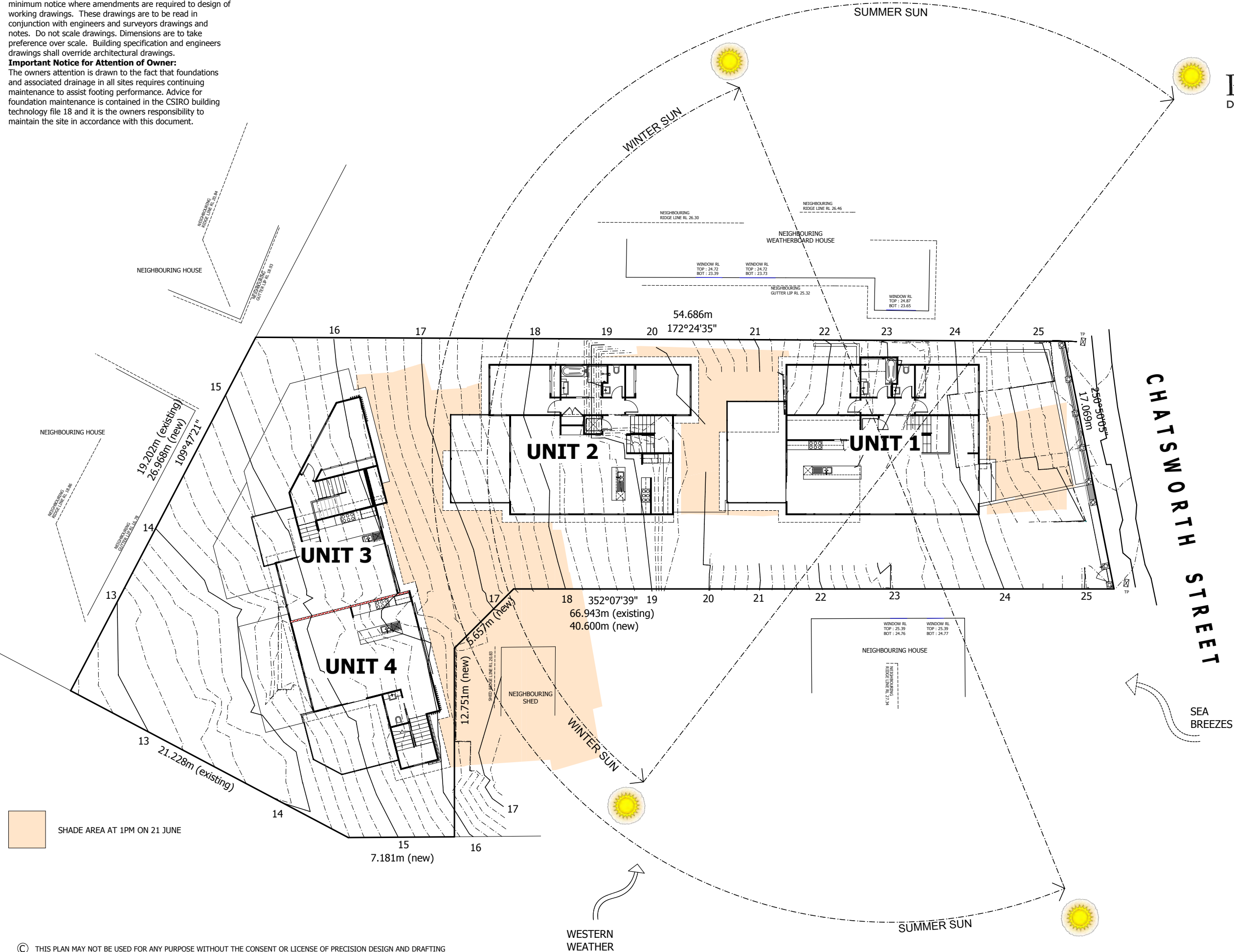
03

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



Katie Court
a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000
m : 0400 598 990
e : katie.court1@gmail.com



JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :
**SITE ANALYSIS
1PM**

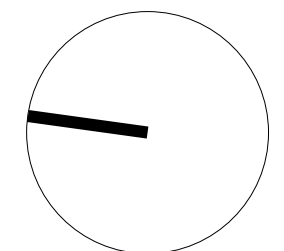
DRAWN: KC	DATE: 31.05.17	DWG NO. : 04
SCALE: 1:250		

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



e : katie.court1@gmail.com



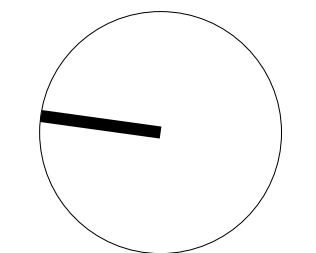
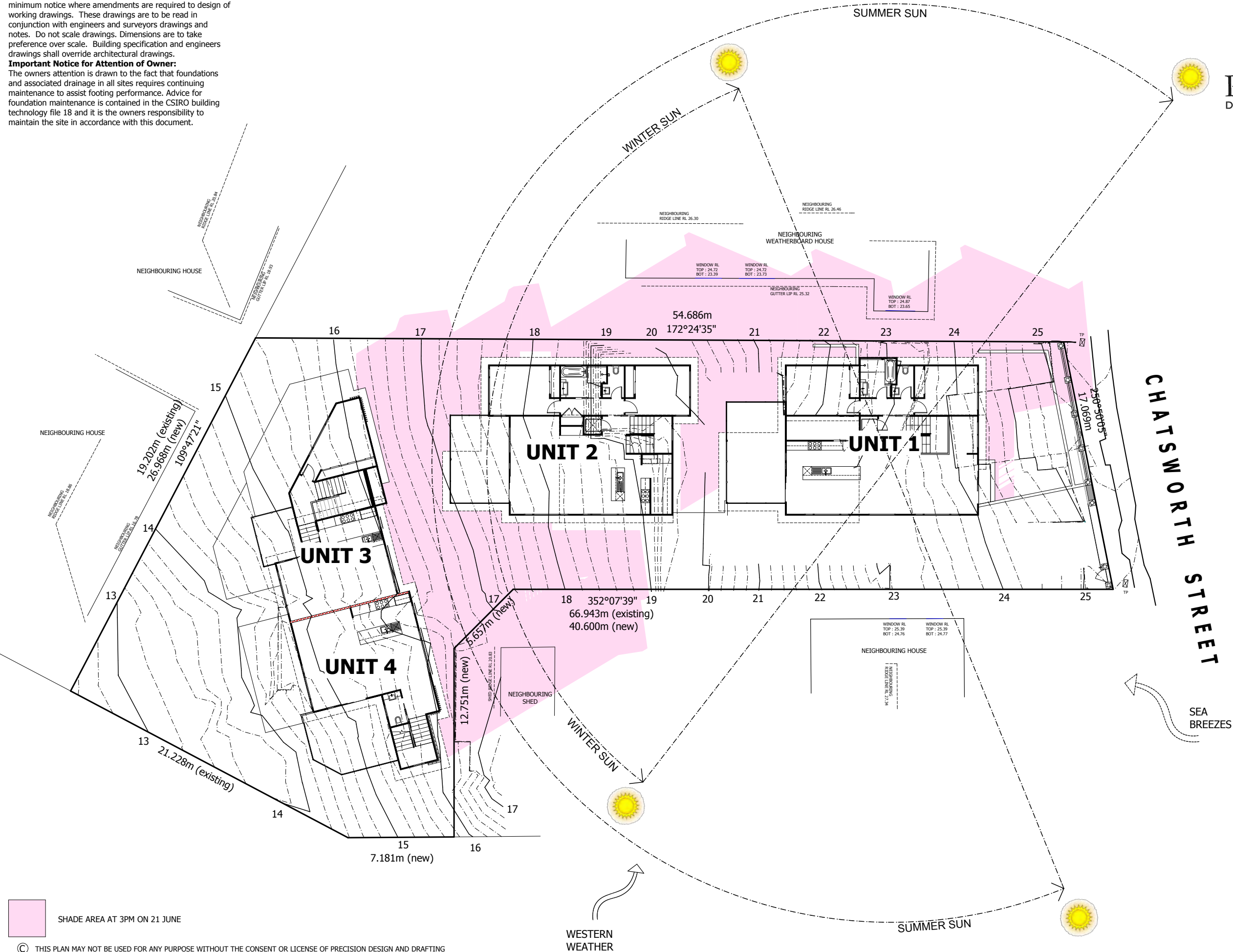
05

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



Katie Court
a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000
m : 0400 598 990
e : katie.court1@gmail.com



JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :
**SITE ANALYSIS
3PM**

DRAWN: KC	DATE: 31.05.17	DWG NO. : 06
SCALE: 1:250		

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Site Classifications :
In accordance with Australian Standard 2870 - 2011. This site has been classified as class **M**. Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :
In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:
· Region - **A**
· Terrain Category - **TC3**
· Topographic classification - **T2**
· Shielding - **PS**
· Wind classification - **N2**
· Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

ENERGY EFFICIENCY:
BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0. (ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.
CEILING TO BE INSULATED WITH R 4.0 AND REFLECTIVE FOIL.
FLOOR TO BE INSULATED WITH R2.0 BATTS.
SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.
BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.

S CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

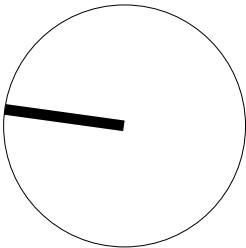
GENERAL :
ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS. (SEE DRAINAGE PLAN FOR WET AREAS REQUIREMENTS).
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.
90X35 F17 STUDS @ 450MM CTRS, DOUBLE STUDS AT JAMBS.
90X45 F17 TOP AND BOTTOM PLATES.



Katie Court
a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



Floor Area : 100.52m², 10.82sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :
**UNIT 1 GROUND
FLOOR PLAN**

DRAWN: DATE: DWG NO. :
KC 31.05.17

SCALE: A3 1:100
07

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Site Classifications :

In accordance with Australian Standard 2870 - 2011. This site has been classified as class **M**. Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :

In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:

- Region - **A**
- Terrain Category - **TC3**
- Topographic classification - **T2**
- Shielding - **PS**
- Wind classification - **N2**
- Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

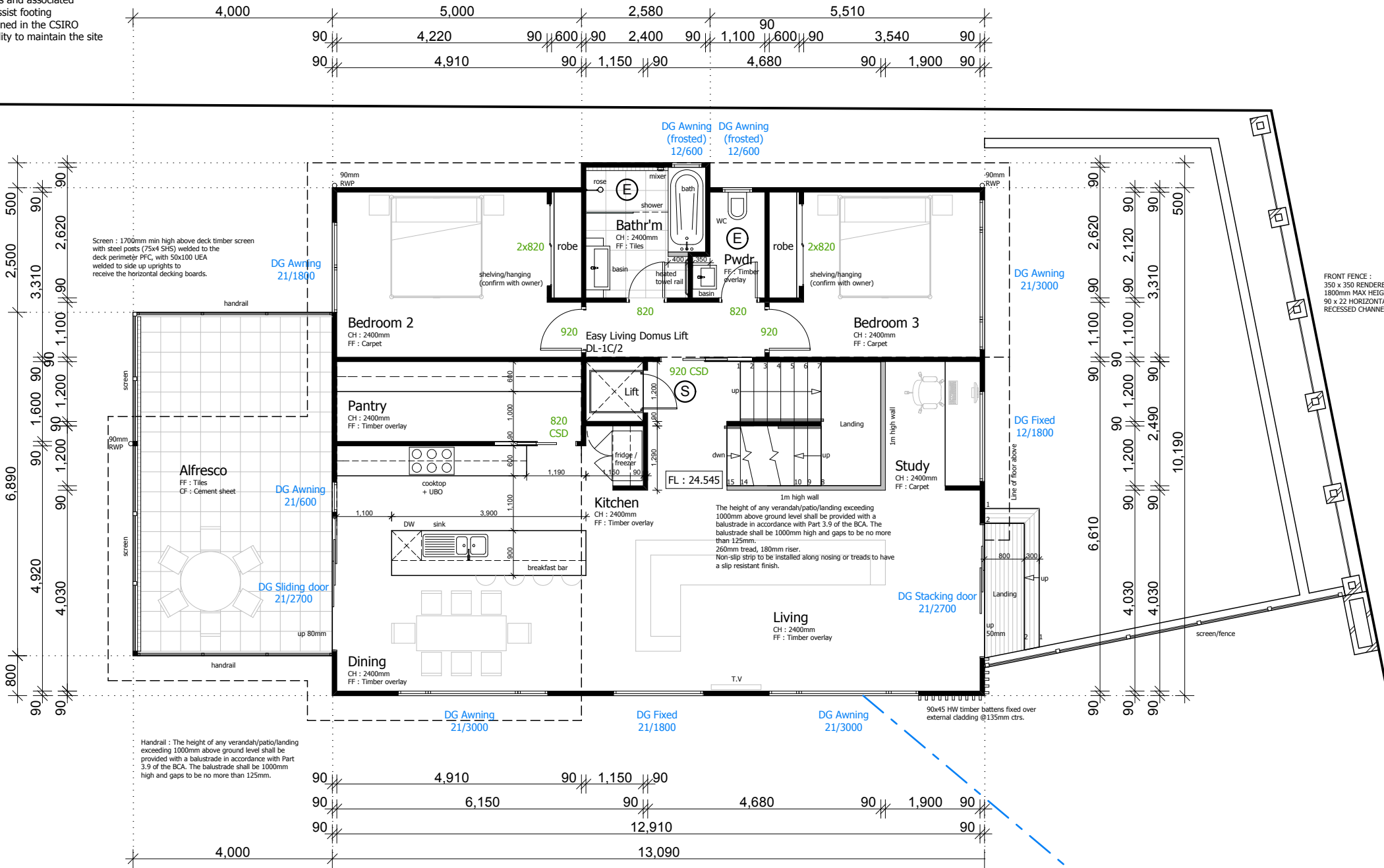
ENERGY EFFICIENCY:

BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0. (ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.
CEILING TO BE INSULATED WITH R 4.0 AND REFLECTIVE FOIL.
FLOOR TO BE INSULATED WITH R2.0 BATTS.
SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.
BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.

S CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.



Floor Area : 125.93m², 13.55sq

Alfresco Area : 27.56m², 2.97sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 1 FIRST
FLOOR PLAN**

DRAWN: DATE: DWG NO. :
KC 31.05.17 08

SCALE:
A3 1:100

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

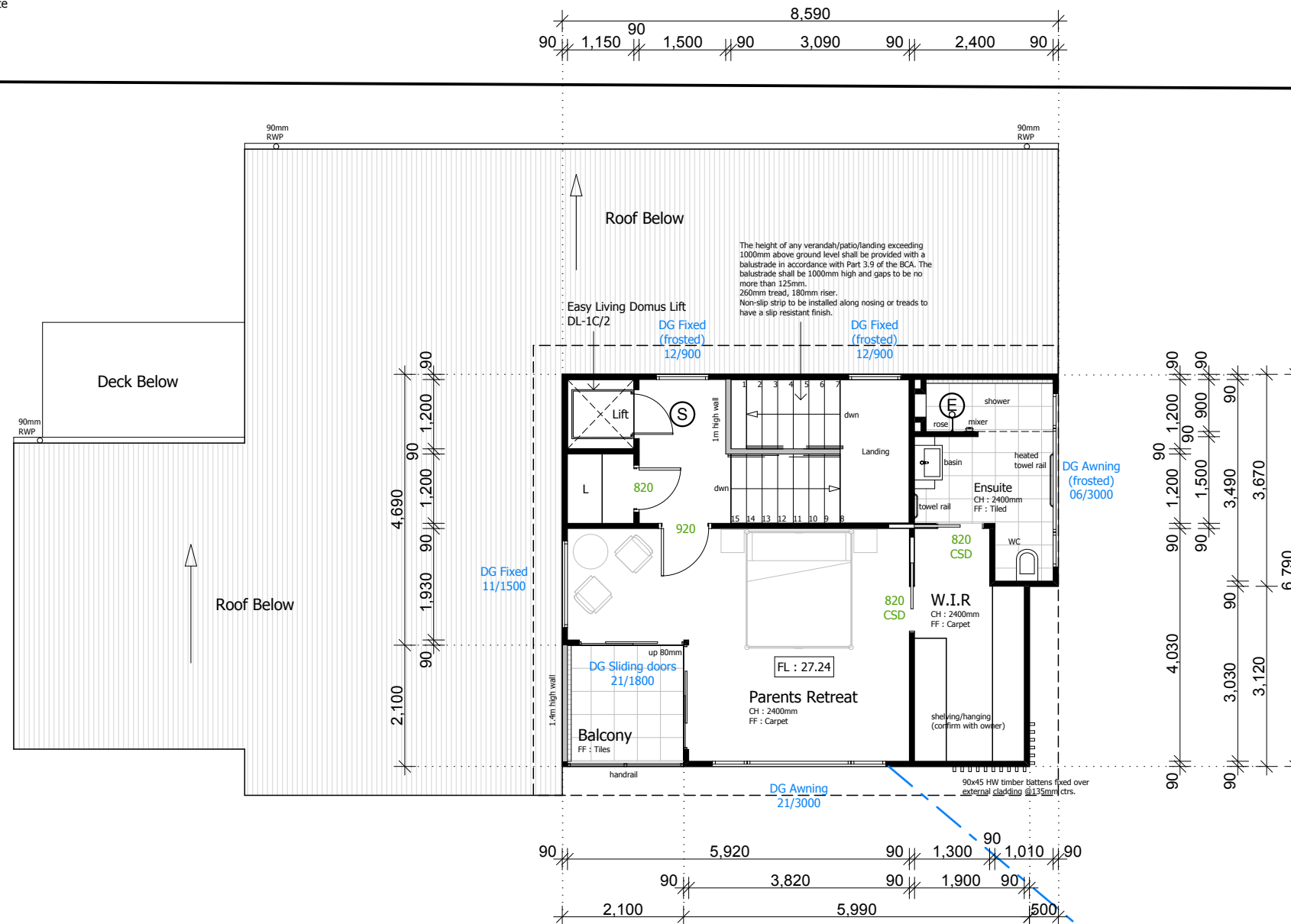
In accordance with Australian Standard 2870 - 2011. This site has been classified as class **M**. Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:

- Region - **A**
- Terrain Category - **TC3**
- Topographic classification - **T2**
- Shielding - **PS**
- Wind classification - **N2**
- Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

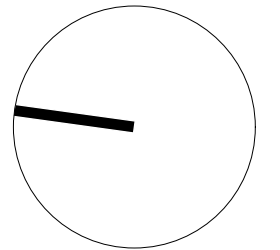
Ⓢ CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.



PRECISION
DESIGN & DRAFTING

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

e : katie.court1@gmail.com



Balcony Area : 4.41m², 0.47sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

UNIT 1 SECOND FLOOR PLAN

09

BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0.
(ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.
CEILING TO BE INSULATED WITH R 4.0 AND REFLECTIVE FOIL.
FLOOR TO BE INSULATED WITH R2.0 BATTS.
SEAL EXHAUST FANS TO ENSURE, BATHROOM, LAUNDRY AND KITCHEN.
BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF PRECISION DESIGN AND DRAFTING

ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS. (SEE DRAINAGE PLAN FOR WET AREAS REQUIREMENTS).
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.
90X35 F17 STUDS @ 450MM CTRS, DOUBLE STUDS AT JAMBS.
90X45 F17 TOP AND BOTTOM PLATES.

VIEWLINE TO
MOUNTAIN

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

FRAMING PART 3.4 BCA

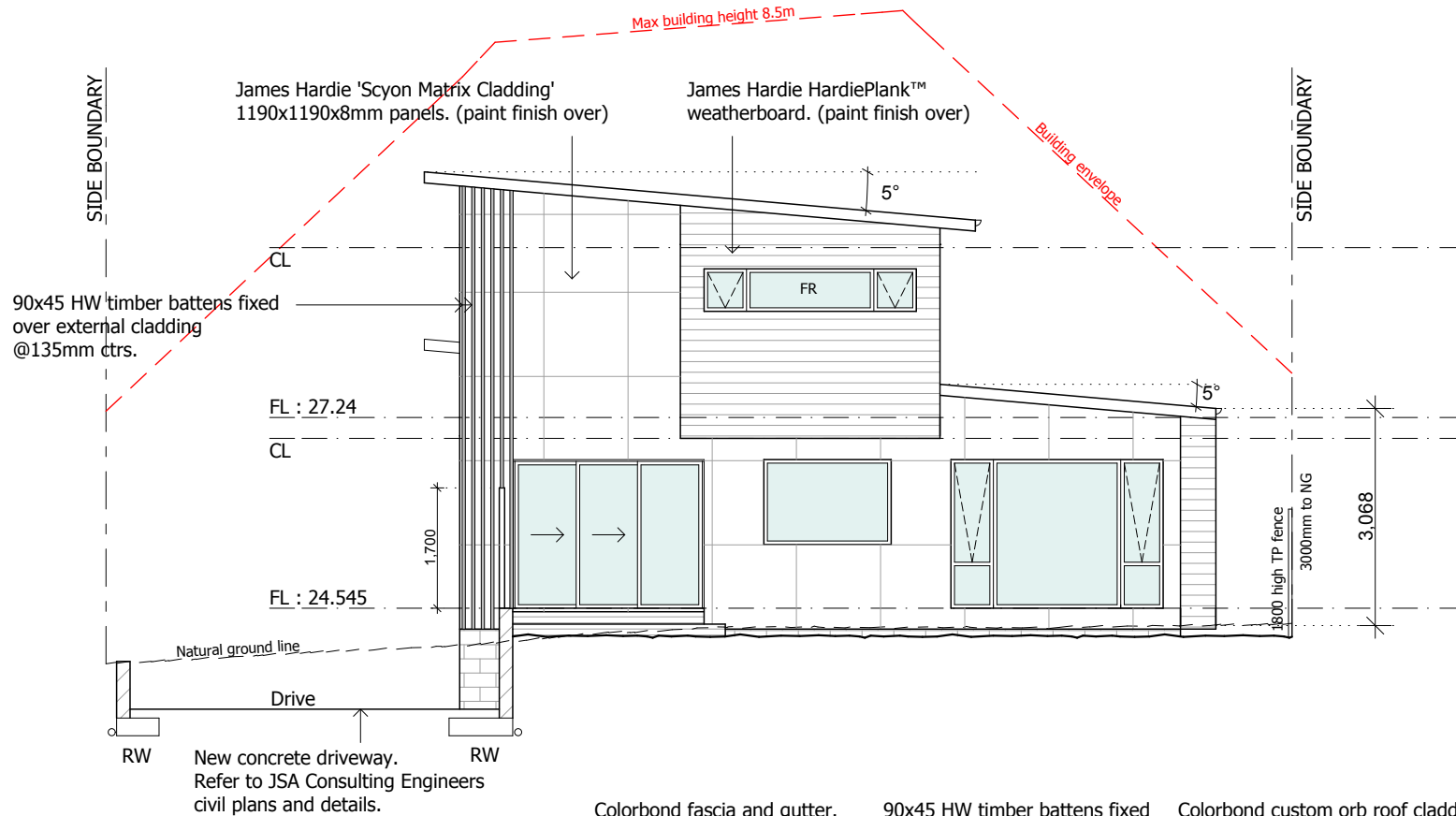
ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE -DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

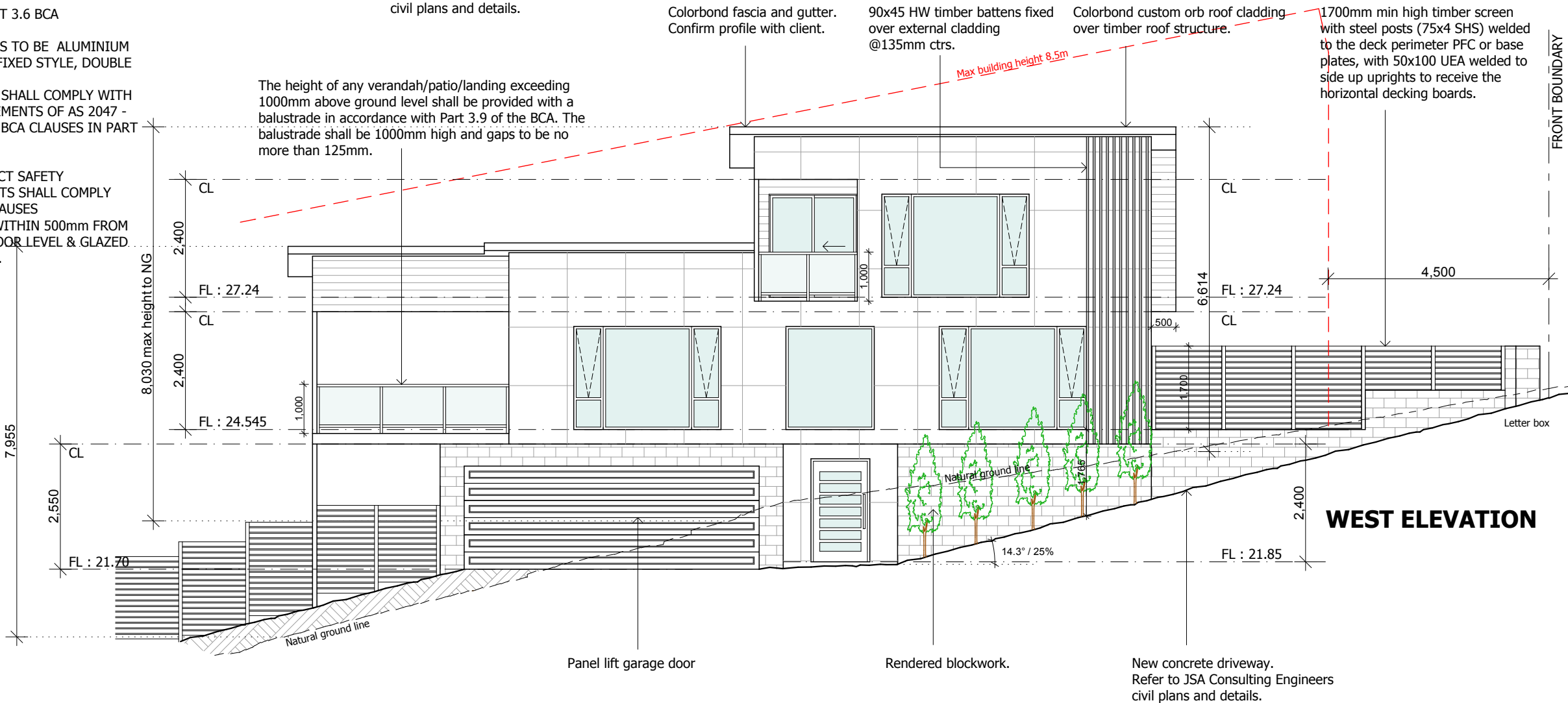
GLAZING PART 3.6 BCA

ALL WINDOWS TO BE ALUMINIUM AWNING OR FIXED STYLE, DOUBLE GLAZED.
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND BCA CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.



**SOUTH ELEVATION
(CHATSWORTH STREET)**



WEST ELEVATION



Katie Court
a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000
m : 0400 598 990
e : katie.court1@gmail.com

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :
**UNIT 1
ELEVATIONS**

DRAWN: DATE: DWG NO. :
KC 31.05.17
SCALE: A3 1:100
10

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

FRAMING PART 3.4 BCA

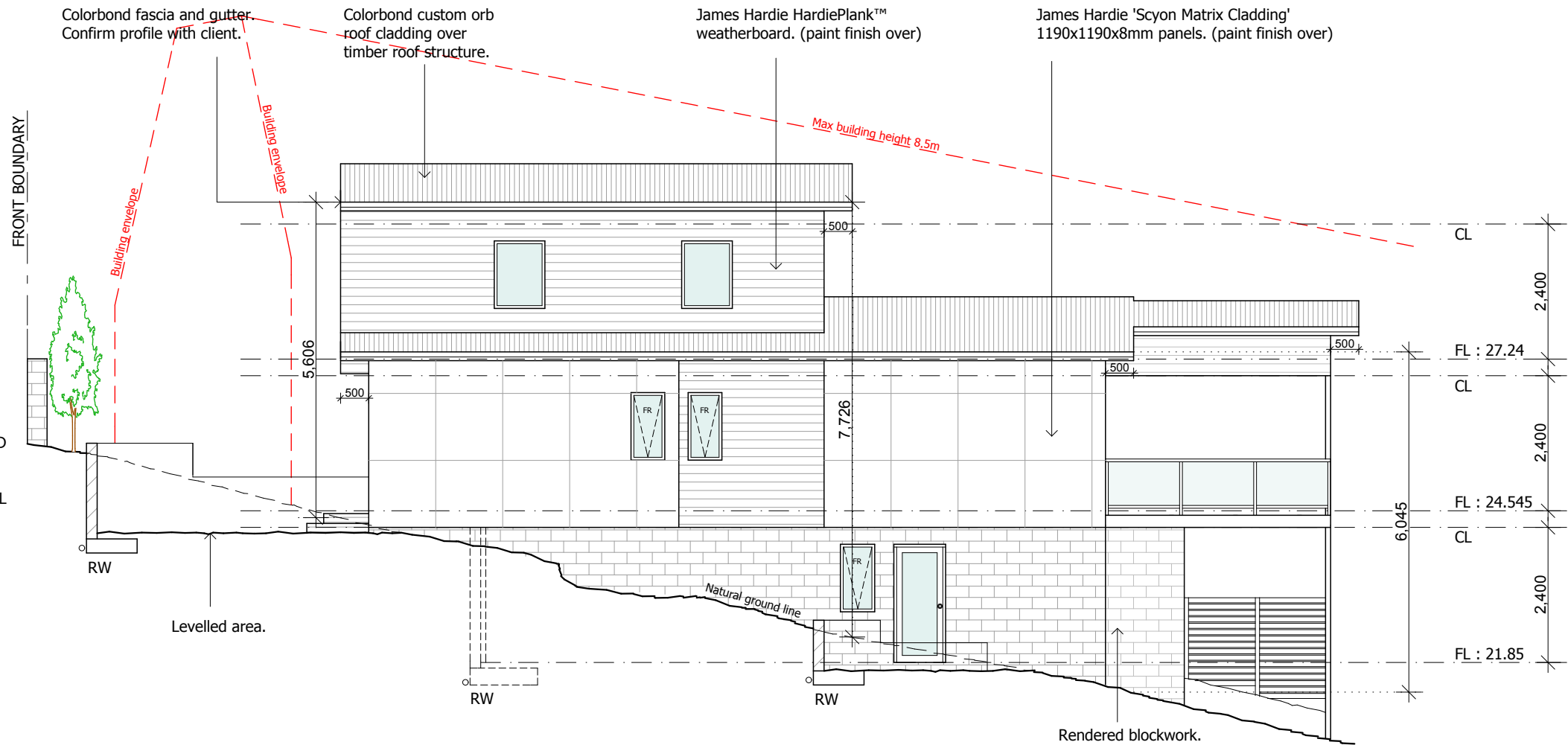
ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE -DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

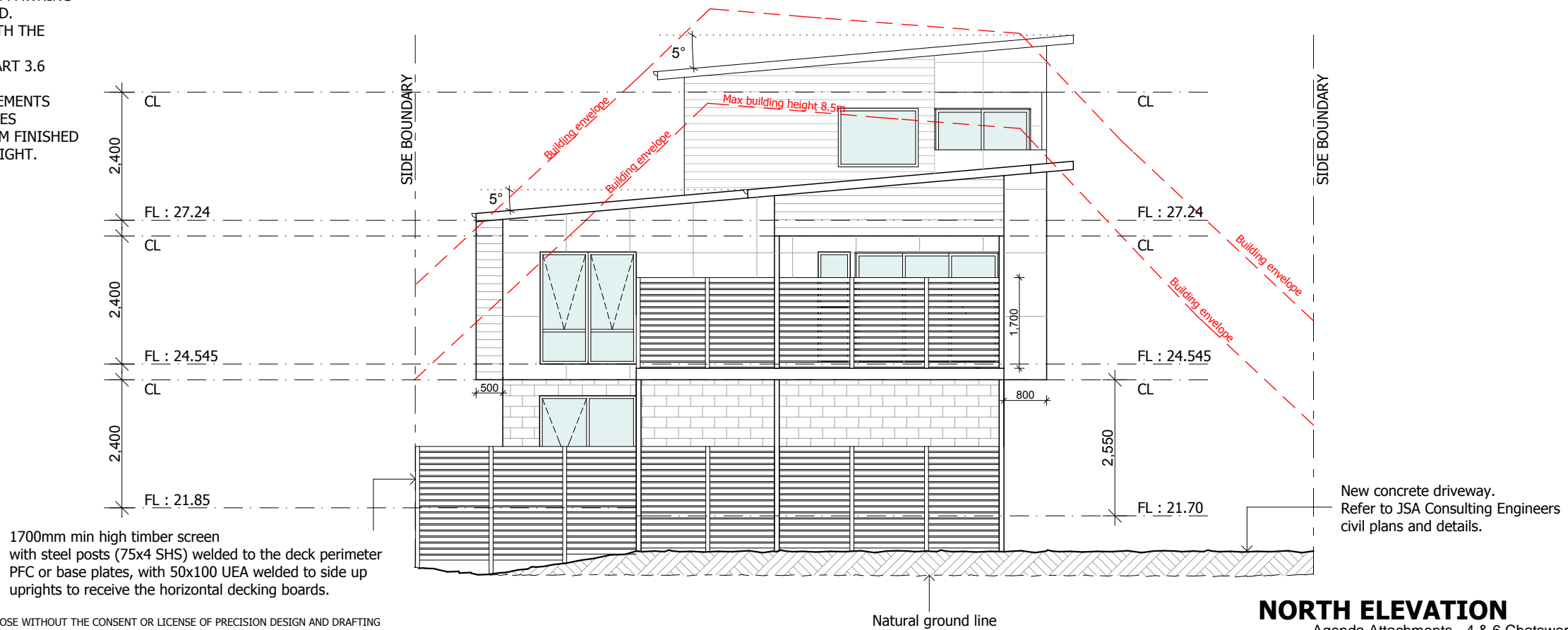
GLAZING PART 3.6 BCA

ALL WINDOWS TO BE ALUMINIUM AWNING OR FIXED STYLE, DOUBLE GLAZED. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND BCA CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.



EAST ELEVATION



NORTH ELEVATION



Katie Court
a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000
m : 0400 598 990
e : katie.court1@gmail.com

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 1
ELEVATIONS**

DRAWN: DATE: DWG NO. :
KC 31.05.17
SCALE: A3 1:100
11

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

(S) CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

GENERAL :
ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS. (SEE DRAINAGE PLAN FOR WET AREAS REQUIREMENTS).
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.
90X35 F17 STUDS @ 450MM CTRS, DOUBLE STUDS AT JAMBS.
90X45 F17 TOP AND BOTTOM PLATES.

ENERGY EFFICIENCY:
BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0.
(ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.
CEILING TO BE INSULATED WITH R 4.0 AND REFLECTIVE FOIL.
FLOOR TO BE INSULATED WITH R2.0 BATTS.
SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.
BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.

Site Classifications :

In accordance with Australian Standard 2870 - 2011.
This site has been classified as class **M**.
Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :

In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:

- Region - **A**
- Terrain Category - **TC3**
- Topographic classification - **T2**
- Shielding - **PS**
- Wind classification - **N2**
- Max. Design Gust Wind Speed - **40m/sec**

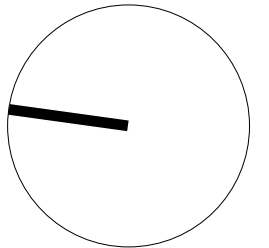
DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



Floor Area : 107.32m², 11.55sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 2 GROUND
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
KC	31.05.17	12
SCALE:		
A3 1:100		

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

(S) CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

GENERAL :
ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS. (SEE DRAINAGE PLAN FOR WET AREAS REQUIREMENTS).
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.
90X35 F17 STUDS @ 450MM CTRS, DOUBLE STUDS AT JAMBS.
90X45 F17 TOP AND BOTTOM PLATES.

ENERGY EFFICIENCY:
BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0.
(ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.
CEILING TO BE INSULATED WITH R 4.0 AND REFLECTIVE FOIL.
FLOOR TO BE INSULATED WITH R2.0 BATTS.
SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.
BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.

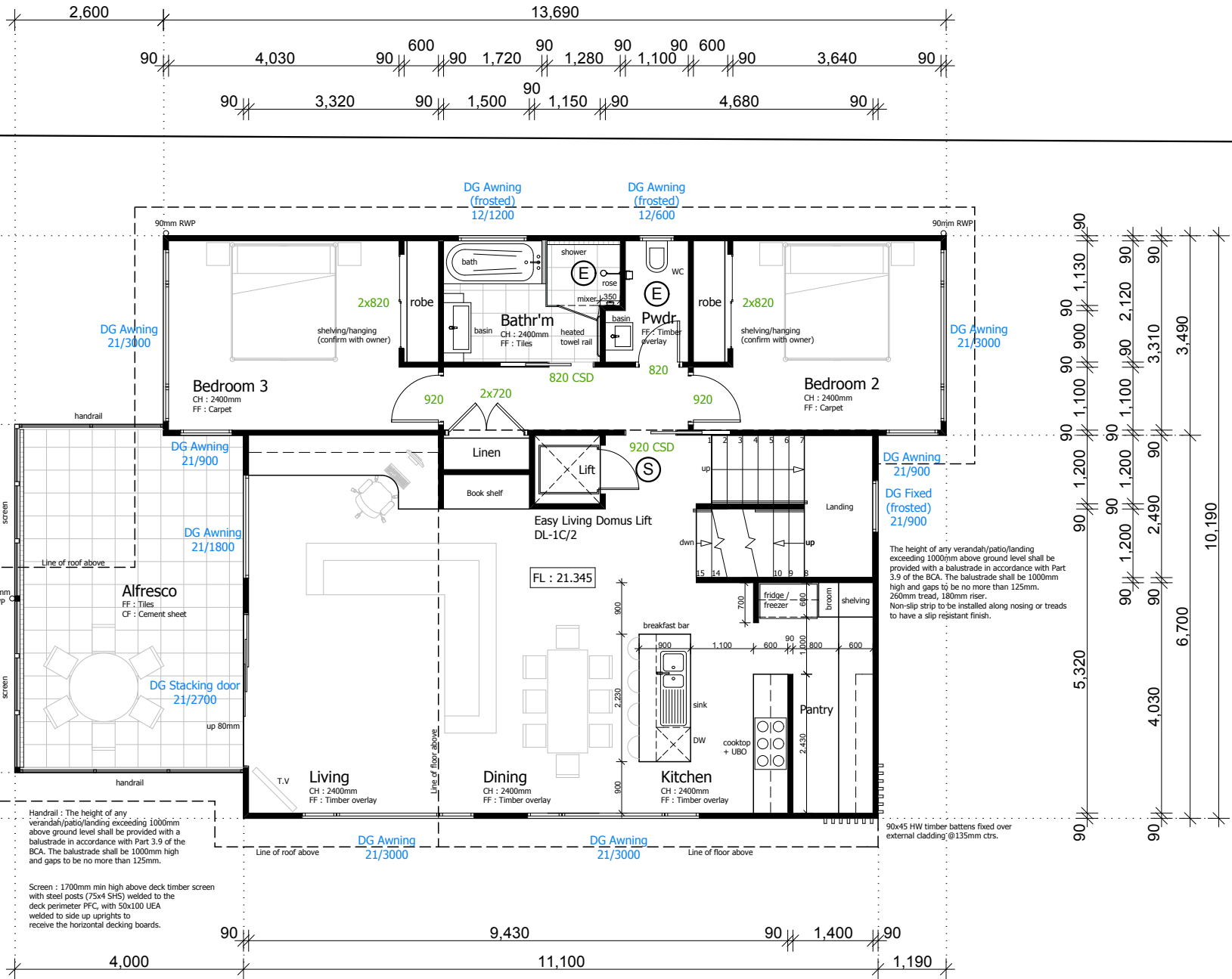
Site Classifications :

In accordance with Australian Standard 2870 - 2011.
This site has been classified as class **M**.
Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :

In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:
· Region - **A**
· Terrain Category - **TC3**
· Topographic classification - **T2**
· Shielding - **PS**
· Wind classification - **N2**
· Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

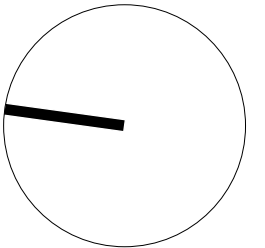


Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



Floor Area : 113.17m², 12.18sq

Deck Area : 24.09m², 2.58sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 2 FIRST
FLOOR PLAN**

DRAWN: DATE: DWG NO. :
KC 31.05.17

SCALE:
A3 1:100

13

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the **CEMCON building technology file 18** and it is the owners responsibility to maintain the site in accordance with this document.

(S) CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

GENERAL :
ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS. (SEE DRAINAGE PLAN FOR WET AREAS REQUIREMENTS).
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.
90X35 F17 STUDS @ 450MM CTRS, DOUBLE STUDS AT JAMBS.
90X45 F17 TOP AND BOTTOM PLATES.

ENERGY EFFICIENCY:
BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0.
(ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.
CEILING TO BE INSULATED WITH R 2.0 AND REFLECTIVE FOIL.
FLOOR TO BE INSULATED WITH R2.0 BATTS.
SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.
BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.

Site Classifications :
In accordance with Australian Standard 2870 - 2011.
This site has been classified as class **M**.
Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :
In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:
· Region - **A**
· Terrain Category - **TC3**
· Topographic classification - **T2**
· Shielding - **PS**
· Wind classification - **N2**
· Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF PRECISION DESIGN AND DRAFTING

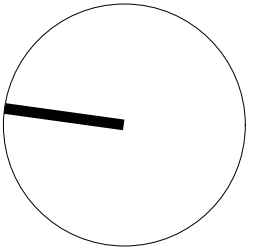
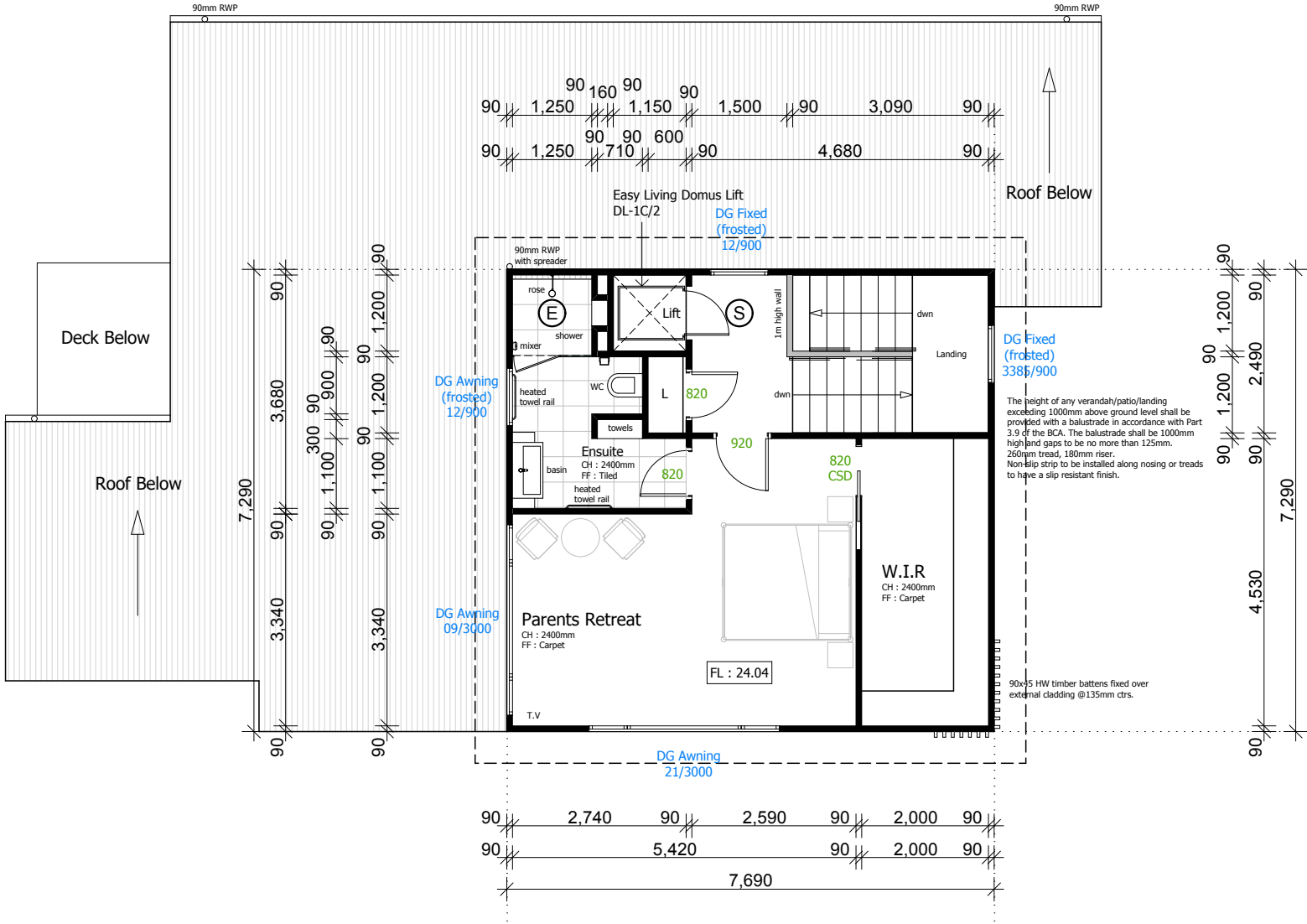


Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



Floor Area : 46.48m², 5.00sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 2 SECOND
FLOOR PLAN**

DRAWN: DATE: DWG NO. :
KC 31.05.17

SCALE:
A3 1:100

14

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

FRAMING PART 3.4 BCA

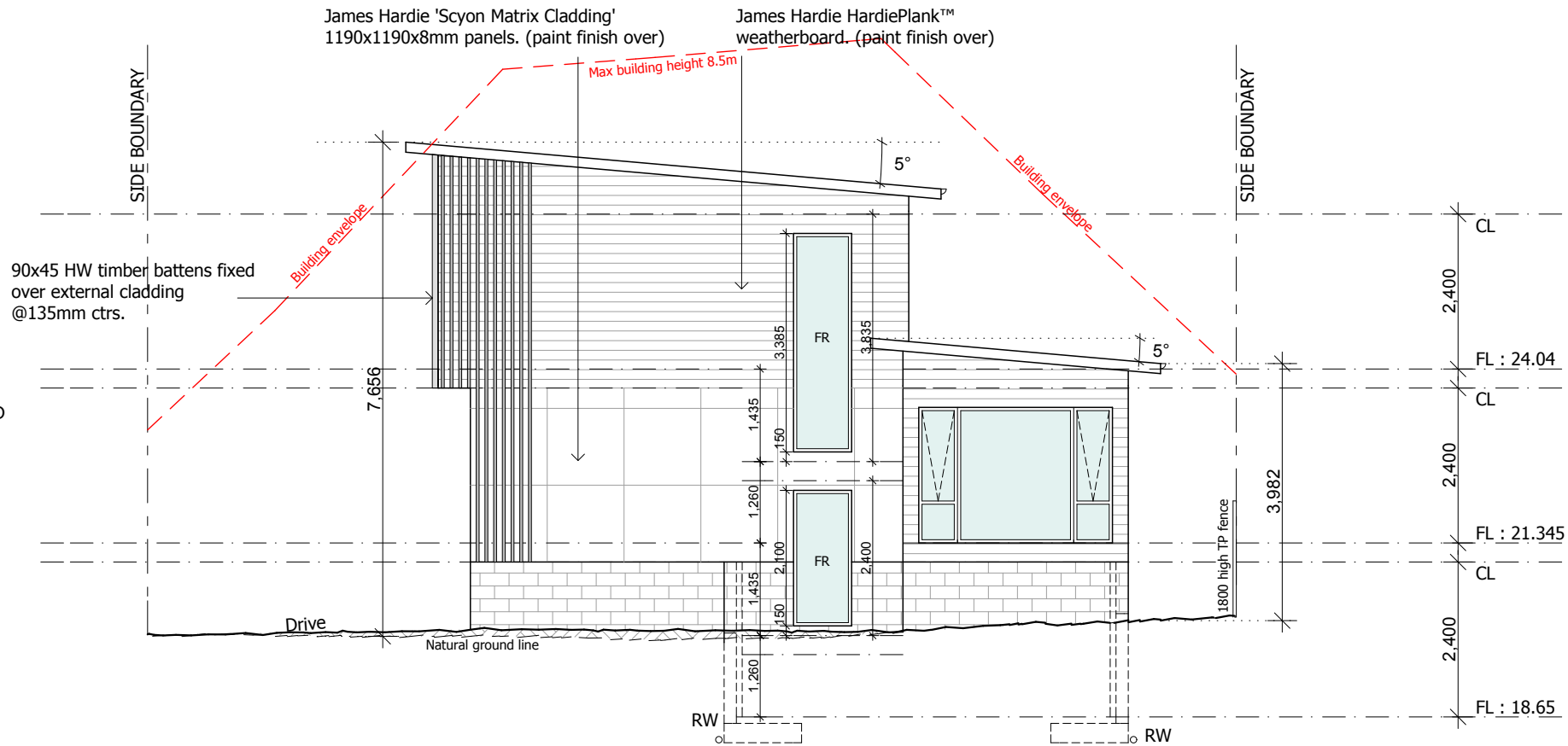
ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE -DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

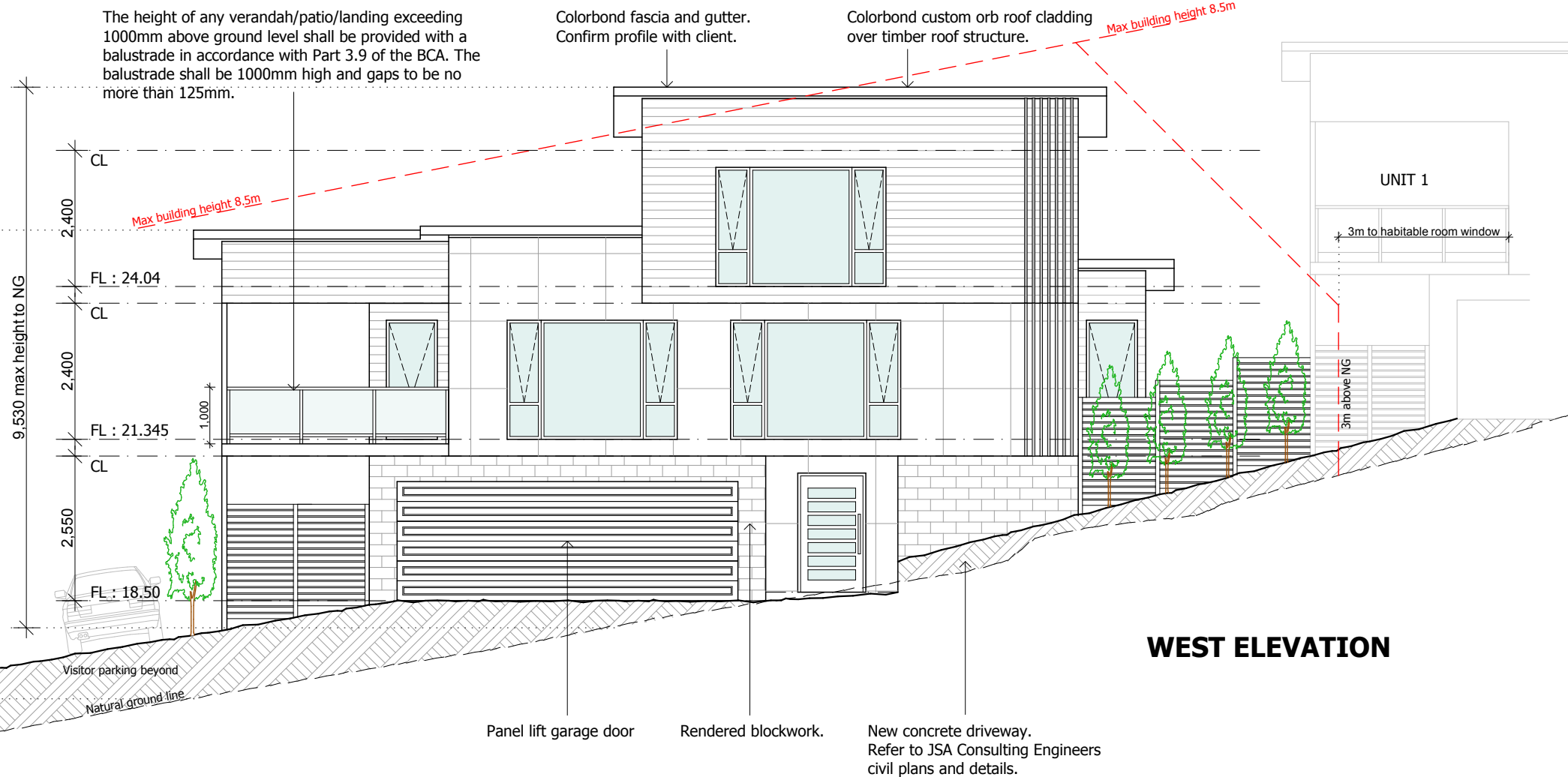
GLAZING PART 3.6 BCA

ALL WINDOWS TO BE ALUMINIUM AWNING OR FIXED STYLE, DOUBLE GLAZED.
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND BCA CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.



SOUTH ELEVATION



WEST ELEVATION



Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 2
ELEVATIONS**

DRAWN: DATE: DWG NO. :
KC 31.05.17

SCALE:
A3 1:100

15

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

FRAMING PART 3.4 BCA

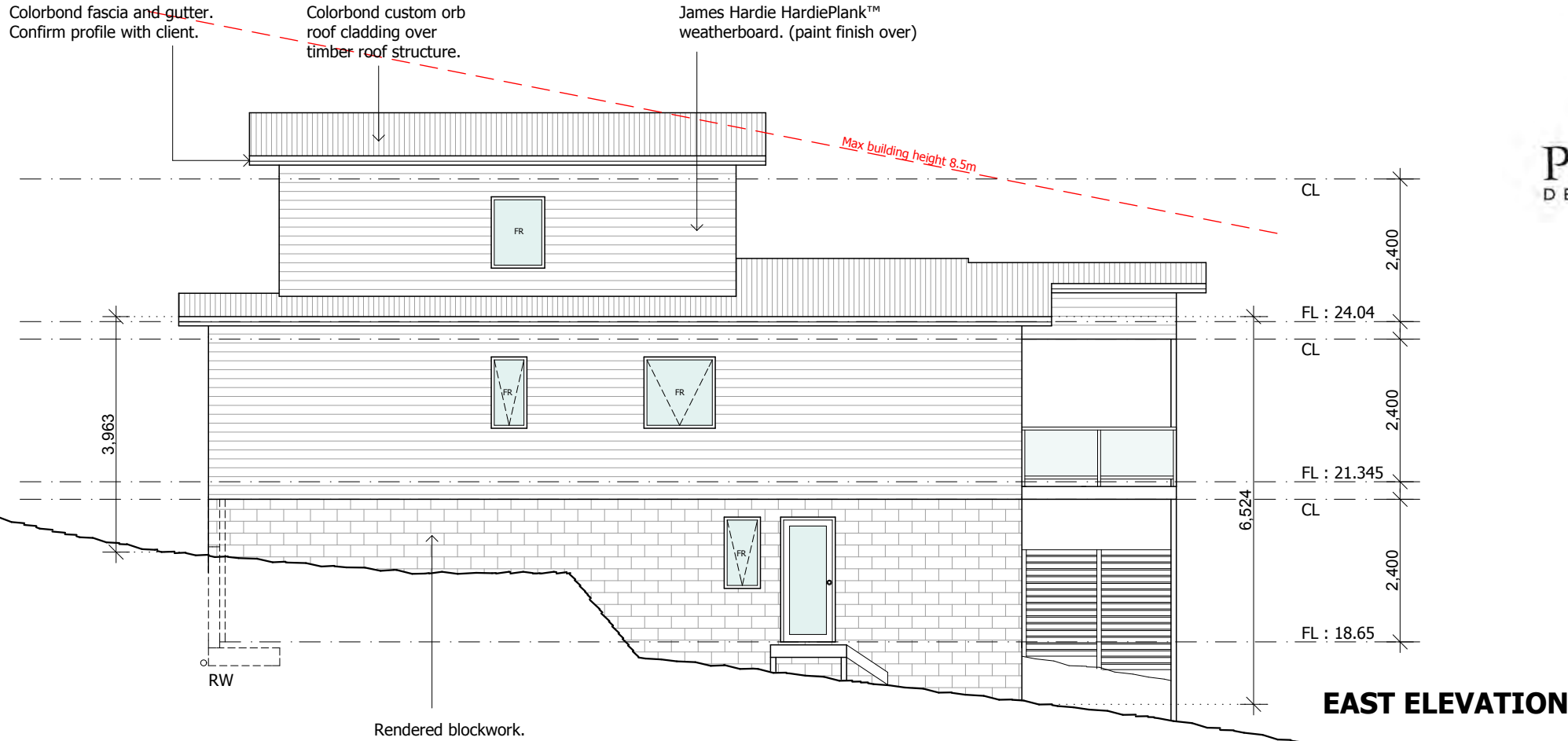
ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE -DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

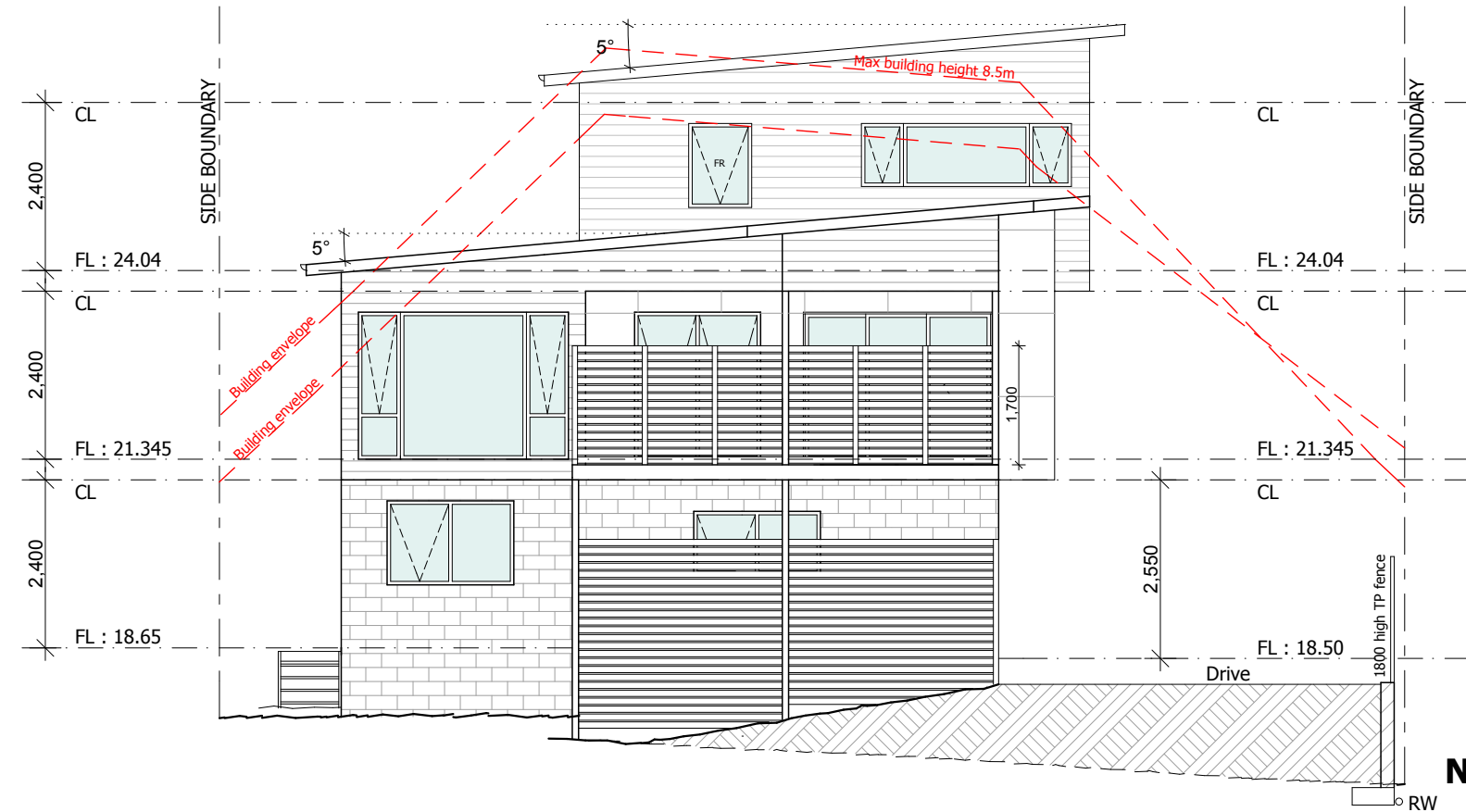
GLAZING PART 3.6 BCA

ALL WINDOWS TO BE ALUMINIUM AWNING OR FIXED STYLE, DOUBLE GLAZED. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND BCA CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.



1700mm min high timber screen with steel posts (75x4 SHS) welded to the deck perimeter PFC or base plates, with 50x100 UEA welded to side up uprights to receive the horizontal decking boards.



New concrete driveway. Refer to JSA Consulting Engineers civil plans and details.

NORTH ELEVATION



Katie Court
a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000
m : 0400 598 990
e : katie.court1@gmail.com

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

UNIT 2
ELEVATIONS

DRAWN: DATE: DWG NO. :
KC 31.05.17
SCALE: A3 1:100
16

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Site Classifications :

In accordance with Australian Standard 2870 - 2011.

This site has been classified as class **M**.

Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :

In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:

- Region - **A**
- Terrain Category - **TC3**
- Topographic classification - **T2**
- Shielding - **PS**
- Wind classification - **N2**
- Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

ENERGY EFFICIENCY:

BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0.

(ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.

CEILING TO BE INSULATED WITH R 4.0 AND REFLECTIVE FOIL.

FLOOR TO BE INSULATED WITH R2.0 BATTS.

SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.

BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.

CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.

- (S)** CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

GENERAL :

ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.

WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.

FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.

BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.

PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS. (SEE DRAINAGE PLAN FOR WET AREAS REQUIREMENTS).

WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.

90X35 F17 STUDS @ 450MM CTRS, DOUBLE STUDS AT JAMBS.

90X45 F17 TOP AND BOTTOM PLATES.



PRECISION
DESIGN & DRAFTING

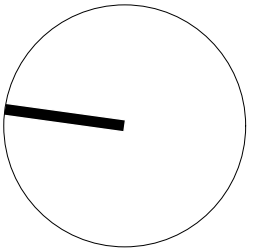
Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com

U2



U3 Floor Area : 35.99m², 3.87sq

U4 Floor Area : 65.32m², 7.03sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 3+4
LOWER FLOOR**

DRAWN: KC DATE: 31.05.17 DWG NO. : 17

SCALE:
A3 1:100

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Site Classifications :

In accordance with Australian Standard 2870 - 2011.
This site has been classified as class **M**.
Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :

In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:

- Region - **A**
- Terrain Category - **TC3**
- Topographic classification - **T2**
- Shielding - **PS**
- Wind classification - **N2**
- Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

ENERGY EFFICIENCY:

BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0.
(ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.
CEILING TO BE INSULATED WITH R 4.0 AND REFLECTIVE FOIL.
FLOOR TO BE INSULATED WITH R2.0 BATTS.
SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.
BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.

- (S)** CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.

- PARTY WALL**
- /60/60 FRL & RW+Ctr
System CSR 680 table of The Red Book and fire/acoustic requirements.
- Two rows of 90x45 studs at 600mm max centres in each row.
 - Party wall (with internal and external linings) to be continuous in height from slab to underside of iron/Gyprock Fyrchek ceiling.
 - 75 Soundscreen wall batts R2.5 (between studs of both walls).
 - 1x13mm Fyrchek and 1x16mm cement sheet lining on either side.
 - Min 20mm gap and no connection between wall frames.
 - Overall wall thickness 238mm.

GENERAL :

ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS. (SEE DRAINAGE PLAN FOR WET AREAS REQUIREMENTS).
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.
90X35 F17 STUDS @ 450MM CTRS, DOUBLE STUDS AT JAMBS.
90X45 F17 TOP AND BOTTOM PLATES.

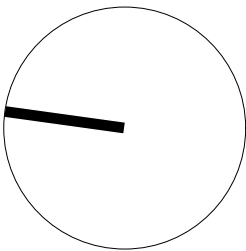


Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



U3 Floor Area : 96.27m², 10.36sq

U4 Floor Area : 92.84m², 10sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 3+4
GROUND FLOOR**

DRAWN:	DATE:	DWG NO. :
KC	31.05.17	18
SCALE:		
A3 1:100		

Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Site Classifications :

In accordance with Australian Standard 2870 - 2011.

This site has been classified as class **M**.

Due to the presence of fill across the site, class **P** is applicable if the depth of fill exceeds 0.5m.

Wind Speed Classifications :

In accordance with Australian Standard 4055 - 2012. Wind loads for housing, the following wind load classifications are assigned for the proposed residential development:

- Region - **A**
- Terrain Category - **TC3**
- Topographic classification - **T2**
- Shielding - **PS**
- Wind classification - **N2**
- Max. Design Gust Wind Speed - **40m/sec**

DURING CONSTRUCTION IT IS RECOMMENDED THAT THE ENGINEER BE NOTIFIED OF ANY MAJOR VARIATIONS TO THE FOUNDATION CONDITIONS ARE FOUND.

ENERGY EFFICIENCY:

BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH MIN R 2.0.
(ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)

EXTERNAL WALLS TO BE CLAD WITH PERFORATED REFLECTIVE FOIL OVER THE OUTSIDE OF THE TIMBER FRAME.
CEILING TO BE INSULATED WITH R 4.0 AND REFLECTIVE FOIL.
FLOOR TO BE INSULATED WITH R2.0 BATTS.
SEAL EXHAUST FANS TO ENSUITE, BATHROOM, LAUNDRY AND KITCHEN.
BUILDING TO BE SEALED IN ACCORDANCE WITH BCA PART 3.12.3.
CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH BCA PART 3.12.3.5

ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH BCA PART 3.12.5.

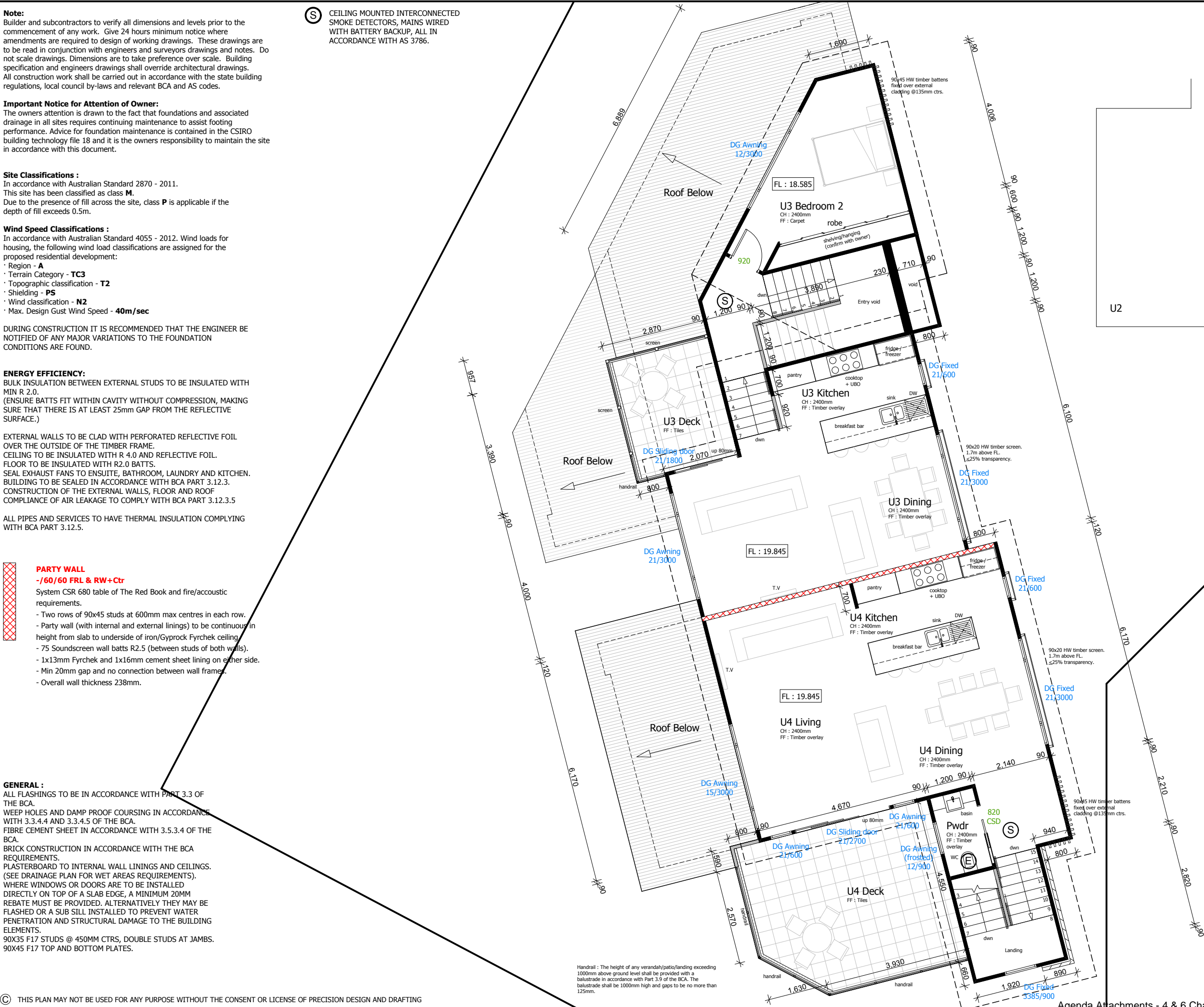
PARTY WALL
-/60/60 FRL & RW+Ctr

- System CSR 680 table of The Red Book and fire/acoustic requirements.
- Two rows of 90x45 studs at 600mm max centres in each row.
 - Party wall (with internal and external linings) to be continuous in height from slab to underside of iron/Gyprock Fyrchek ceiling.
 - 75 Soundscreen wall batts R2.5 (between studs of both walls).
 - 1x13mm Fyrchek and 1x16mm cement sheet lining on either side.
 - Min 20mm gap and no connection between wall frames.
 - Overall wall thickness 238mm.

GENERAL :

ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE BCA.
WEEP HOLES AND DAMP PROOF COURSING IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE BCA.
FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE BCA.
BRICK CONSTRUCTION IN ACCORDANCE WITH THE BCA REQUIREMENTS.
PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS. (SEE DRAINAGE PLAN FOR WET AREAS REQUIREMENTS).
WHERE WINDOWS OR DOORS ARE TO BE INSTALLED DIRECTLY ON TOP OF A SLAB EDGE, A MINIMUM 20MM REBATE MUST BE PROVIDED. ALTERNATIVELY THEY MAY BE FLASHED OR A SUB SILL INSTALLED TO PREVENT WATER PENETRATION AND STRUCTURAL DAMAGE TO THE BUILDING ELEMENTS.
90X35 F17 STUDS @ 450MM CTRS, DOUBLE STUDS AT JAMBS.
90X45 F17 TOP AND BOTTOM PLATES.

(S) CEILING MOUNTED INTERCONNECTED SMOKE DETECTORS, MAINS WIRED WITH BATTERY BACKUP, ALL IN ACCORDANCE WITH AS 3786.



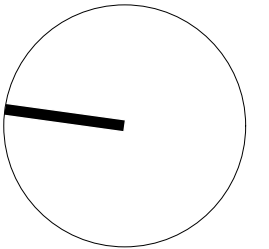
PRECISION
DESIGN & DRAFTING

Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



U3 Floor Area : 65.35m², 7.03sq

U3 Deck Area : 9.80m², 1.05sq

U4 Floor Area : 61.10m², 6.58sq

U4 Deck Area : 24.16m², 2.60sq

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 3+4 FIRST
FLOOR PLAN**

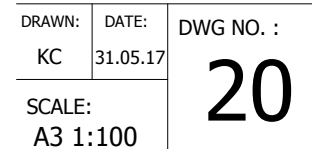
DRAWN: DATE: DWG NO. :
KC 31.05.17

SCALE:
A3 1:100

19

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.



Note:
Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.
All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.

Important Notice for Attention of Owner:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

Colorbond fascia and gutter.
Confirm profile with client.

Colorbond custom orb
roof cladding over
timber roof structure.

James Hardie 'Scyon Matrix Cladding'
1190x1190x8mm panels. (paint finish over)

James Hardie HardiePlank™
weatherboard. (paint finish over)

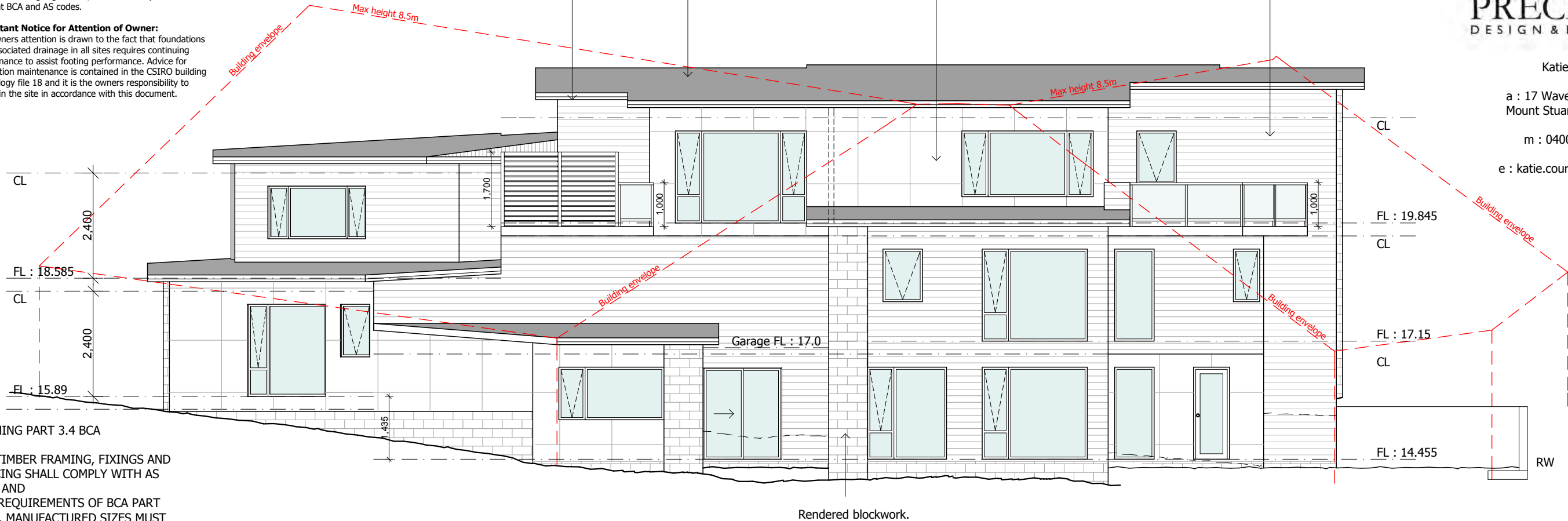


Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



FRAMING PART 3.4 BCA

ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE -DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

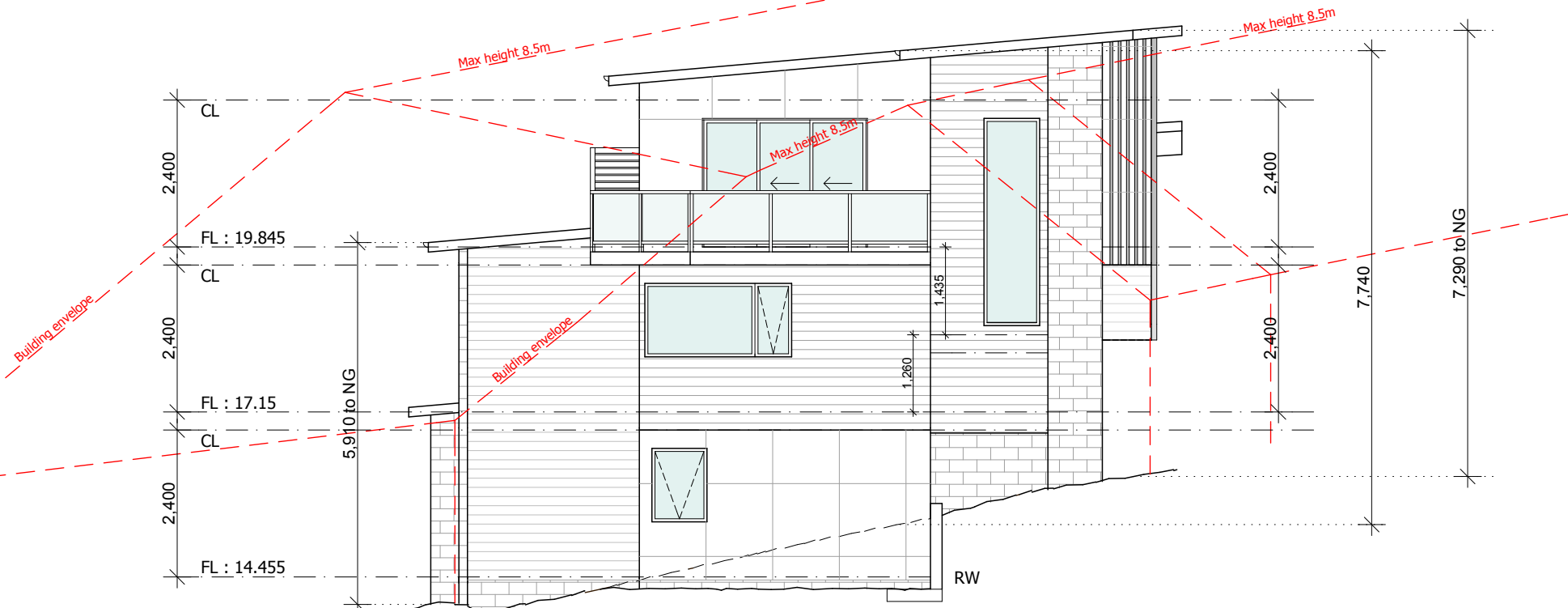
STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

GLAZING PART 3.6 BCA

ALL WINDOWS TO BE ALUMINIUM AWNING OR FIXED STYLE, DOUBLE GLAZED. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND BCA CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.

NORTH ELEVATION



WEST ELEVATION

JOB : PROPOSED
NEW UNITS

AT : LOT 1, #6 CHATSWORTH
STREET, ROSE BAY

FOR : CEMCON DEVELOPMENTS
PTY LTD

DRAWING TITLE :

**UNIT 3+4
ELEVATIONS**

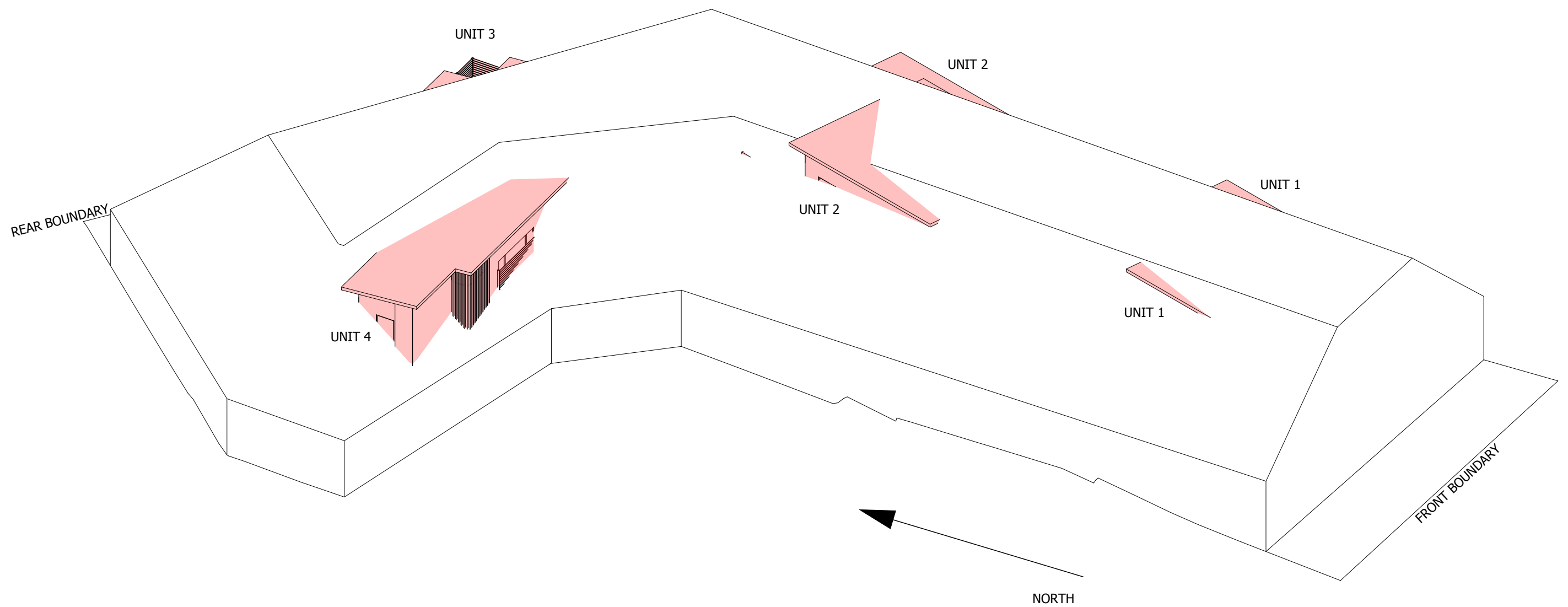
DRAWN:	DATE:	DWG NO. :
KC	31.05.17	21
SCALE:		
A3 1:100		

Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com

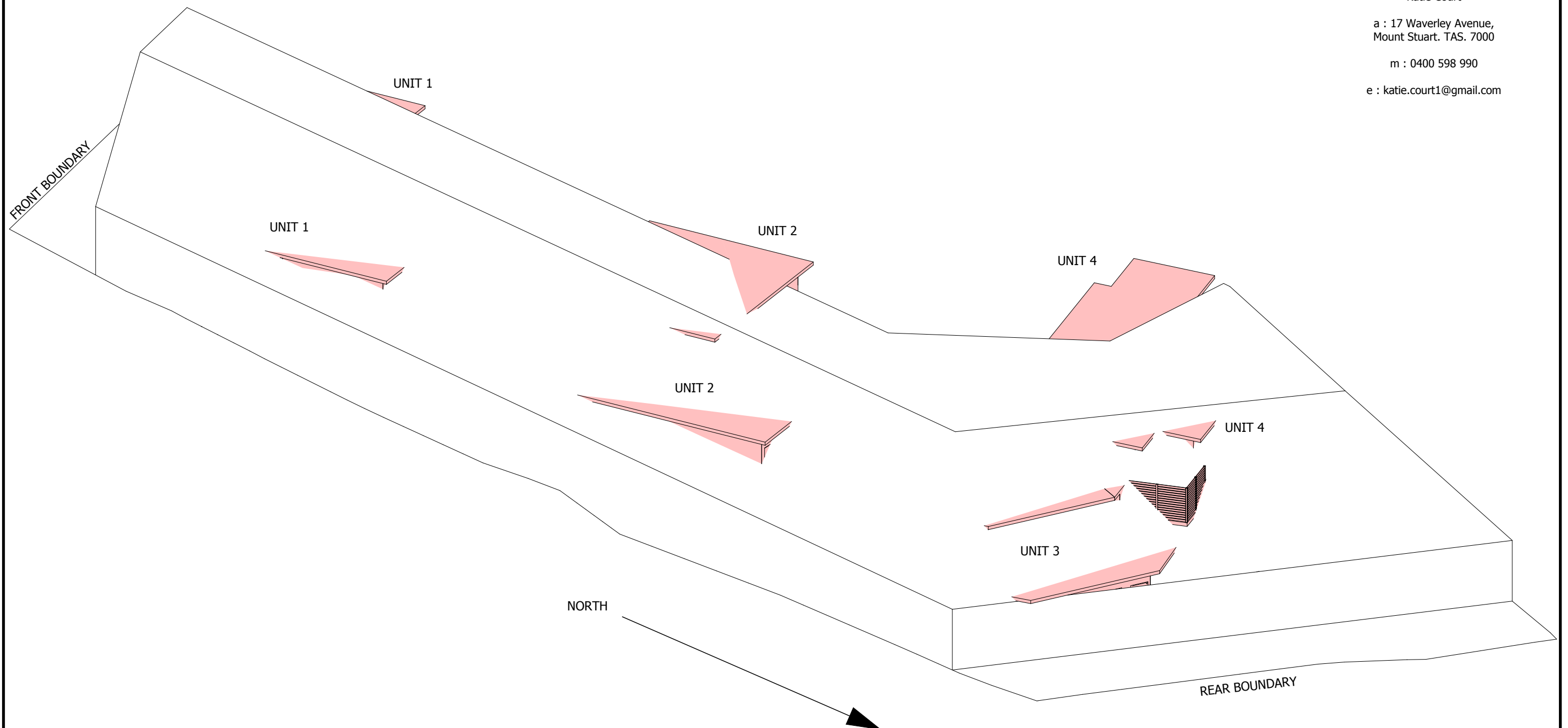


Katie Court

a : 17 Waverley Avenue,
Mount Stuart. TAS. 7000

m : 0400 598 990

e : katie.court1@gmail.com



Unit 1 - Sunlight into P.O.S and habitable room other than a bedroom.

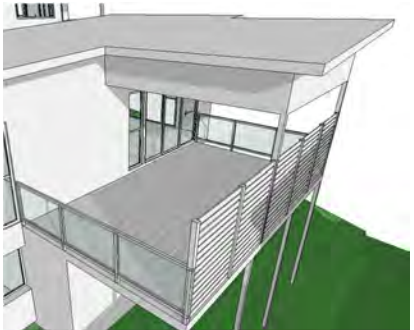
9am



10am



11am

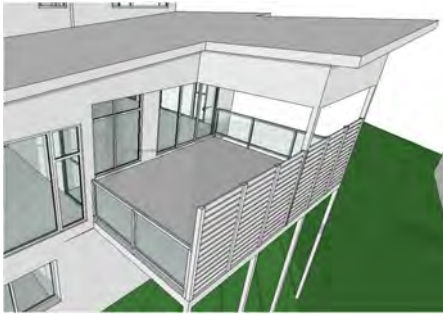


Noon



Unit 2 - Sunlight into P.O.S and habitable room other than a bedroom.

9am



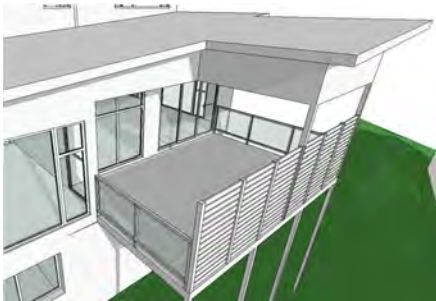
10am



11am



Noon



Attachment 3

4 & 6 Chatsworth Street, ROSE BAY



View of the existing dwellings on 4 & 6 Chatsworth Street, Rose Bay



Aerial photo of site.

11.3.9 DEVELOPMENT APPLICATION D-2017/202 - 13 MCRORIE COURT, CAMBRIDGE - COMMUNITY MEETING FACILITY
(File No D-2017/202)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Community Meeting Facility at 13 McRorie Court, Cambridge.

RELATION TO PLANNING PROVISIONS

The land is zoned Commercial and subject to the Road and Railway Assets, Parking and Access Code and Stormwater Management Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act, 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant until 26 July 2017.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- inappropriate in the industrial area;
- building materials;
- lack of car parking and vehicle conflict; and
- commercial kitchen.

RECOMMENDATION:

A. That the Development Application for a Community Meeting Facility at 13 McRorie Court, Cambridge (CI Ref D-2017/202) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN M15 – CARETAKER’S RESIDENCE [Community meeting centre].

3. LAND 1A – LANDSCAPE PLAN insert additional dot point “the retention of the vegetation and additional screening vegetation along the boundary with the Tasman Highway”, and add a new paragraph after the last sentence:

“All landscape works must be maintained:

- in perpetuity by the existing and future owners/occupiers of the property;
- in a healthy state; and
- in accordance with the approved landscape plan”.

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or which was removed.

4. The existing building must be painted in muted colours which are consistent with the colours of the proposed building. Details of the colour scheme must be submitted and approved by Council’s Manager City Planning, prior to the commencement of works.

5. LAND 3 – LANDSCAPE BOND.

6. ENG A1 – NEW CROSSOVER [TSD-R09] [8M].

7. ENG A5 – SEALED CAR PARKING.

8. ENG S1 – INFRASTRUCTURE REPAIR.

9. ENG M1 – DESIGNS DA.

10. All stormwater run-off from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles or achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010.

Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) and a Maintenance Management Schedule/Regime must be submitted to Council’s Group Manager Asset Management for approval prior to the issue of a building or plumbing permit. The facility must be maintained in accordance with this schedule.

ADVICE

The fire separation will be required to comply with (Clause C1.6) of the National Construction Code between the Class 9b and Class 4 caretaker's residence 90/90/90 if loadbearing - /60/60 if not. This does not only apply to the part of the existing residence that is being used, but parts of the associated building within 6m; this is also likely to include the roof structures as adding to the fire load and spread between parts with different classification.

- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

D-2012/109 was issued for an oyster packing shed and a caretaker's residence for the site. Condition 2 of the permit provided that the existing dwelling can only be used as a caretaker's residence whilst this use is being undertaken on the property. The use approved by this permit has not been commenced.

Council approved a "Sikh Temple" (Community Building) at 126 Roches Beach Road in 2016. It is proposed that the "Sikh Temple" will be relocated to the subject site.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Commercial under the Scheme.

2.2. The use of Community Centre is discretionary in the zone. The proposal also requires variations to certain Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – Commercial Zone;
- Section E5.0 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Codes;

- Section E7.0 – Stormwater Management Code; and
- Section E17.0 – Signs Code.

2.4. Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 2001m² lot containing a 3 bedroom dwelling. The site has frontage to both the Tasman Highway and McRorie Court and access from McRorie Court. The adjoining sites are vacant and other properties in the surrounding area contain a variety of light industrial and commercial businesses.

The site contains a 10m wide drainage easement adjacent to the Tasman Highway. The easement also contains a vegetated sound attenuation bank which provides screening to the site from the highway.

3.2. The Proposal

The proposal is for a change of use from the existing dwelling to a “Sikh Temple” (Community Meeting Centre) and for a new building to be constructed at the rear of the site comprising a kitchen, dining area and disabled toilet. The building will be clad in light grey or cream cement sheet cladding.

The existing dwelling will be renovated so that 53m² of the floor area will be converted to worship space and the remainder will be used as a caretaker’s residence for the priest. The proposed colour of the existing building is cream.

The community centre will be used for a maximum of 60 people at any one time and will be used during the following times:

Monday – Friday (readings of the Holy Scripture): 7pm – 8pm;
Thursday (weekly service): 6pm – 8pm; and
Sunday (weekly service followed by communal meal): 7am – 4.30pm.

Occasional ceremonies in association with births and deaths and celebration of religious festivals (generally on the weekends) will also occur from the site.

In addition to the above, and in accordance with the existing use of the current site at Roches Beach, the temple will be available for meetings with the resident priest 7 days a week. The number of people visiting the priest per day is between 2 and 4.

The kitchen will be primarily used on Sundays to prepare a communal meal after the service but will not be used to make food for sale.

Access to the site is from the cul-de-sac at the end of the McRories Court. Twenty car parking spaces are provided on-site.

A 2m x 1.2m sign is to be located adjacent to the vehicular entrance to the site.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

- The proposal meets the Scheme's relevant Acceptable Solutions of the Commercial Zone, Road and Railway Assets Code, Parking and Access Codes; Signs Code and Stormwater Management Codes with the exception of the following.

Commercial Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
23.3.3 A1	Noise	<p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am;</p> <p>(c) 65dB(A) (LAmix) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	Noise levels not provided

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause 23.3.3 as follows.

Performance Criteria	Proposal
<i>“Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone”.</i>	The nearest residential zone is located on the other side of the Tasman Highway, approximately 60m from the site boundary. It is considered that the anticipated noise arising from the proposed use would not result in a notable increase in noise to the nearest residential properties and therefore the development will not cause environmental harm.

Commercial Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
23.4.2 A1	Setback	Building setback from frontage must be parallel to the frontage and must be no less than: 10m, if fronting any other street 20m, if fronting Tasman Highway	Complies Does not comply as the new building is located 11.3m to the boundary with the Tasman Highway.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 23.4.2 as follows.

Performance Criteria	Proposal
<i>“Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area;</i>	The Desired Future Character Statement for the area is to develop the area as a major retail and commercial area which visually enhances the area so that the gateway to Hobart is enhanced. The use is an allowable use in the zone and will not conflict with the focus on the retail and commercial uses in the area.

	Although not visible from the Tasman Highway, the proposal will improve the visual aesthetic of the site by renovating the existing building, landscaping and car parking.
<i>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</i>	There is no change to the setback of the existing building and the proposed building complies with the front boundary setback to McRorie Court. There is no prevailing setback to the highway in the area as many of the lots fronting the highway in Stanton Place and the adjoining lots in McRorie Court are vacant. However, the building at 2 Kennedy Drive (around 280m west of the site) which has frontage to both Kennedy Drive and the Tasman Highway is around 10m to the highway.
<i>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</i>	The proposal will improve the overall appearance of the site and the adjoining area by renovating the existing building and by the new building works and the new car parking area and landscaping.
<i>(d) provide adequate opportunity for parking.</i>	The proposal includes 20 car parking spaces in accordance with the requirements of the Parking and Access Code.
<i>(e) be sufficiently setback from a frontage to enhance the streetscape, provide adequate space for vehicle access, parking and landscaping and help to attenuate site impacts, taking into account:</i> <i>(i) the site's area and dimensions and the proportion of the intrusion</i> <i>(ii) compatibility with buildings on adjacent lots in the streetscape</i> <i>(iii) whether the site is on a corner and the variation relates to only one frontage;</i>	<p>The proposed building is located on the site to allow for adequate car parking and landscaping to be provided.</p> <p>The site contains a vegetated sound attenuation sound bank which screens views of the site from the highway. The retention of the vegetation and additional screen planting along the southern boundary is to be required to ensure that the site is screened from the highway.</p> <p>There are no buildings on adjoining lots, however, the building at 2 Kennedy Drive has a comparable setback.</p> <p>The site has 2 frontages, however, the proposal requires a variation to the Tasman Highway only.</p>

(iv) <i>whether the intrusion is for a minor component of the building, such as an office, that can enhance the appearance of the site</i>	The intrusion is for a building, 8m in width that is screened from view from the highway.
(v) <i>the adequacy of land retained for landscaping to enhance the appearance of the site and for appropriate vehicular access</i>	There is sufficient land available on both front boundaries to provide for landscaping and access to the car parking area.
(f) <i>Building setback from frontage must be no less than:</i> <i>10m, if fronting Tasman Highway</i> <i>6m, if fronting any other street”.</i>	Complies Complies

Commercial Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
23.4.3 A1	Design	<p>Building design must comply with all of the following:</p> <p>(a) for alterations to an existing facade provide windows and door openings at ground floor level;</p> <p>(b) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(c) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p>	<p>Not applicable</p> <p>Garbage bins will be screened from public view.</p> <p>Roof-top infrastructure not proposed.</p>

		(d) walls are clad in muted colours;	Complies as walls are light grey or cream. To ensure that the existing building is painted with the same colour scheme as the proposed building, a condition should be included.
		(e) new buildings and additions must be obscured by existing buildings so that no part of the proposed building could be seen from the Tasman Highway or Kennedy Drive road reserves;	Complies as the new building is located behind the existing building on the site and as it is approximately 250m from Kennedy Drive will not be visible from this road. The building will also be obscured from view from the Tasman Highway by the existing vegetated sound attenuation bank.
		(f) walls fronting roads or any internal car park must contain a minimum 70 percent glazing.	Does not comply as the western elevation facing the carpark as 37% glazing.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause 23.4.3 as follows.

Performance Criteria	Proposal
<i>“(a) An application for development must be accompanied by an urban design context report containing a context statement and a site analysis plan. The context statement must be prepared by a suitably qualified person and must explain how the proposal has been prepared and how it has responded to the site analysis, in order to meet the Desired Future Character Objectives.</i>	A report was provided by the applicant, prepared by a town planner to support the development. It is considered in the report that the proposal will bring the use of the site into greater conformity with the Scheme (as a dwelling is a prohibited use in the zone) and the variations to the standards can therefore be supported.

<p>(b) <i>Buildings must make a positive contribution to the character of the area, by promoting an attractive image, especially for building elements that face the Tasman Highway. External cladding must utilise tone, texture, materials, relief and fenestration to achieve this.</i></p>	<p>The site is screened from the Tasman Highway by the existing vegetation, however, the appearance of the site from McRorie Court also needs to be considered. The building and associated site works is considered to improve the appearance of the site and therefore make a positive contribution to the area. The existing building will be renovated and repainted which will also assist in improving the appearance of the site and promoting an attractive image to the street.</p>
<p>(c) <i>Buildings must not present blank facades to the street or to customer car parking areas.</i></p>	<p>Walls fronting the street and car parking area contain windows.</p>
<p>(d) <i>Walls fronting the Tasman Highway and any internal car park must contain sufficient glazing, to ensure the premises interacts positively with the pedestrian environment and enhances the gateway to the City.</i></p>	<p>The western elevation has large windows that face the car park therefore allowing a positive interaction with pedestrians using the site.</p>
<p>(e) <i>Ancillary or associated uses should support the primary purpose. Therefore building forms housing ancillary shops, offices, cafes or other facilities should be integrated with the design of buildings housing the principal use.</i></p>	<p>As the priest is available for meetings on-site, 7 days a week, it is considered reasonable that a caretaker's residence be included as an ancillary use to the community centre. It is recommended that a condition be included that restricts the use of the dwelling as a caretakers residence only while the community centre use is operating.</p>
<p>(f) <i>The site must have adequate surveillance potential and lighting to ensure personal safety.</i></p>	<p>Lighting within the carpark is provided to ensure personal safety.</p>
<p>(g) <i>The visual intrusiveness of roof-top service infrastructure, including service plants and lift structures is to be minimised by integrating them into the building design.</i></p>	<p>Roof-top service infrastructure is not proposed.</p>
<p>(h) <i>The design must show regard to wind protection to enhance convenience and the comfort and safety of pedestrians.</i></p>	<p>The building is small scale and will have no wind protection needs.</p>
<p>(i) <i>be consistent with any Desired Future Character Statements provided for the area”.</i></p>	<p>As discussed previously, the proposal is consistent with the Desired Future Character Statements for the area.</p>

Commercial Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
23.4.4 A1	Passive Surveillance	<p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>Complies</p> <p>Does not comply as the western elevation of the new building has 37% glazing.</p> <p>Complies</p> <p>Complies</p> <p>Complies as lighting in the car park is proposed.</p> <p>Complies</p>

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 23.4.4 as follows.

Performance Criteria	Proposal
<i>“Building design must provide for passive surveillance of public spaces by satisfying all of the following:</i>	
<i>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</i>	Entrances to the existing and proposed entrances are visible from the entrance to the site.
<i>(b) locate windows to adequately overlook the street and adjoining public spaces;</i>	The windows in the existing building look toward McRorie Court.
<i>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</i>	Does not apply
<i>(d) locate external lighting to illuminate any entrapment spaces around the building site;</i>	External lighting provided on buildings.
<i>(e) provide external lighting to illuminate car parking areas and pathways;</i>	External lighting provided in car park.
<i>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</i>	Access to McRorie Court is clearly visible to users of the site.
<i>(g) provide for sight lines to other buildings and public spaces”.</i>	The development provides for clear sight lines to other buildings and the road.

Commercial Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
23.4.4 A1	Landscaping	No Acceptable Solution	Landscaping proposed on frontage and around car parking area. The site contains a few small trees along the southern boundary.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 23.4.4 as follows.

Performance Criteria	Proposal
<i>“Landscaping must be provided to satisfy all of the following:</i>	
<i>(a) enhance the appearance of the development;</i>	Landscaping is proposed on the frontage of the site, in front of the existing dwelling and around the car parking area which will improve and enhance the appearance of the site. Landscaping must be retained along the southern boundary and additional screen planting should be provided along this boundary which will ensure that this screening of the site is maintained.
<i>(b) provide a range of plant height and forms to create diversity, interest and amenity;</i>	Grasses and shrubs have been proposed to satisfy this requirement and a landscaping plan will be required to ensure the landscaping is provided to a suitable standard.
<i>(c) not create concealed entrapment spaces;</i>	No entrapment spaces will be concealed by the landscaping.
<i>(d) be consistent with any Desired Future Character Statements provided for the area;</i>	The landscaping is consistent with the Desired Future Character Statements as the development provides landscaping around the car parking and buildings to provide for an improved aesthetic of the site.
<i>(e) soften the visual impact of buildings by breaking up building mass and enhancing architectural elements, as well as to screen outdoor work & storage areas viewed from outside the site;</i>	No outdoor work and storage areas are proposed.
<i>(f) the area between any building and the frontage, excluding site access, must be landscaped”.</i>	The area along the frontage of the site to McRorie Court, excluding the access, has a 5m wide landscaped area.

Road and Railway Assets Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E5.6.1 A1.1	Development adjacent to roads and railways	Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a Category 1 road or Category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	New building is located 11.3m from the Tasman Highway. Not applicable Not applicable
A1.2		Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	There are no buildings on adjoining lots. Not applicable

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E5.6.1 as follows.

Performance Criteria	Proposal
<i>“The location of development, from the rail network, or a Category 1 road or Category 2 road in an area subject to a speed limit of more than 60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:</i>	

<i>(a) the proposed setback;</i>	The location of the building with access from McRorie Court will not impact on the traffic efficiency of the Tasman Highway.
<i>(b) the existing setback of buildings on the site;</i>	The existing building is located 28m from the boundary to the Tasman Highway.
<i>(c) the frequency of use of the rail network;</i>	Not applicable
<i>(d) the speed limit and traffic volume of the road;</i>	The site is not accessed from the Tasman Highway and therefore the speed limit and traffic volume of the highway are not affected.
<i>(e) any noise, vibration, light and air emissions from the rail network or road;</i>	The existing sound attenuation bank provides for a buffer between the highway and the site.
<i>(f) the nature of the road;</i>	Not applicable
<i>(g) the nature of the development;</i>	The site contains an existing dwelling and the proposal will change its use to a caretaker's residence for the community centre use. The new building is not for a sensitive use and therefore the variation to the setback to the highway is reasonable.
<i>(h) the need for the development;</i>	As the lot is only 50m wide, it is not possible to meet the Acceptable Solution and therefore the variation to this standard is necessary for any development on the site to occur.
<i>(i) any traffic impact assessment;</i>	The applicant provided a Traffic Impact Assessment which concluded that sufficient car parking is provided for the anticipated number of users of the site and that the additional traffic along McRorie will not have a detrimental impact on the road networks as the main services are held on Sunday and Thursday nights which are outside normal business hours.
<i>(j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and</i>	No recommendations have been provided.
<i>(k) any written advice received from the rail or road authority".</i>	None provided

Parking and Access Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E6.6.3 A1	Number of motorcycle spaces	The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	None proposed

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E6.6.3 as follows.

Performance Criteria	Proposal
<i>“The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate:</i>	
<i>(a) motorcycle parking demand;</i>	The applicant has indicated that users of the site will travel to the site by car or taxi and therefore there is a low demand for motorcycle parking on the site. Nevertheless, there is ample space on-site for motorcycle parking if required.
<i>(b) the availability of on-street and public motorcycle parking in the locality;</i>	There is on-street parking on McRorie Court.
<i>(c) the availability and likely use of other modes of transport;</i>	No other modes of transport anticipated.
<i>(d) the availability and suitability of alternative arrangements for motorcycle parking provision”.</i>	No alternative arrangements proposed.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Use is Inappropriate in the Industrial Area

The representor is concerned that the use of the dwelling for a caretaker's residence is unsafe and inappropriate for an industrial area.

- The site is located within a Commercial zone. There is an existing dwelling on the site. A residential use is a prohibited use in the zone, however, the dwelling has existing use rights while it remains occupied as such. The proposal will change the use to a community centre and the caretaker's residence is a subservient use, justified as the operation of the community centre means that the priest is available 7 days a week.

The proposal will require a new Occupancy Certificate from a Building Surveyor to ensure that the buildings, including the caretaker's residence, comply with the relevant Building Code standards.

5.2. Building Materials

The representor is concerned a weatherboard and cement cladding building is not an appropriate standard for the area.

- The Commercial Zone provides standards for design of buildings, including colours and materials. As discussed previously in the report, the proposal will renovate and repaint the existing dwelling, improving the appearance of the site and therefore satisfy the Performance Criteria.

5.3. Lack of Car Parking and Vehicle Conflict

Concern was raised that the proposal will result in conflict between vehicles using the site and the industrial developments in the area.

- Council's Engineers have advised that Kennedy Drive and McRorie Court have sufficient width to accommodate the existing cars and vehicles using the adjoining commercial and industrial sites and the traffic generated by the proposal. In addition, the main service and communal meal with up to 60 people attending will be held on a Sunday, which is outside normal business hours and therefore the traffic entering and exiting the site is unlikely to result in conflict with the industrial commercial/users. A second service is held on Thursday night and the temple will be open during the evening on weekdays, once again, this is outside the normal working hours of businesses in the area and unlikely to result in vehicle conflict.

5.4. Commercial Kitchen

Concern was raised that the proposal which incorporates a commercial kitchen will cater for more functions and that there is insufficient time to cook a meal during the hour or 2 hours the temple is proposed to be open in the evening.

- The communal is proposed to be after the Sunday service and it is not proposed by the applicant that the kitchen will prepare meals at other times. However, it is noted that as the site is not located within 50m of a residential zone, hours of operation are not applicable to this development and therefore this is not a relevant planning consideration.

6. EXTERNAL REFERRALS

The proposal was referred to the Hobart Airport, who had no objection to the development but advised that if structures such as cranes are used in the construction process, they may require approval. This information has been provided to the applicant by the Hobart Airport.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council’s adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal is for a change of use for a community building to be used as a “Seikh Temple”. It is considered that the proposal meets requirements of the Scheme and is recommended for approval.

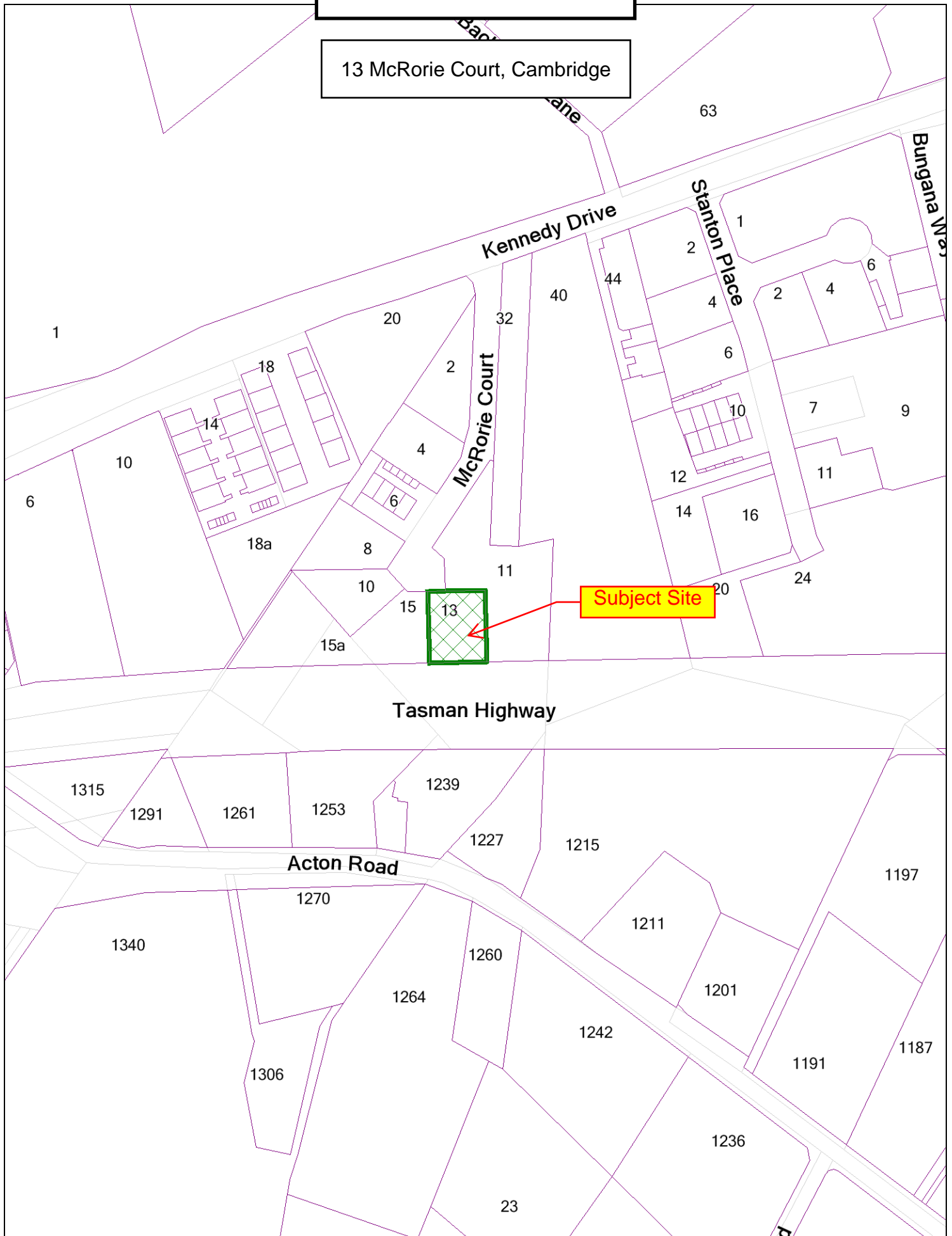
Attachments: 1. Location Plan (1)
2. Proposal Plan (5)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.

Attachment 1

13 McRorie Court, Cambridge



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Friday, 14 July 2017 **Scale:** 1:3,355 @A4

PROPOSED SIKH PLACE OF WORSHIP
AT: 13 MCRORIE COURT, CAMBRIDGE

CLIENT: GURU NANAK SOCIETY OF TASMANIA
SITE OWNER: F.A. & M.T. KENNEDY

DEVELOPMENT APPLICATION DOCUMENTATION
MAY 2017

LOT NO: 163289/7
LAND AREA: 2001m2

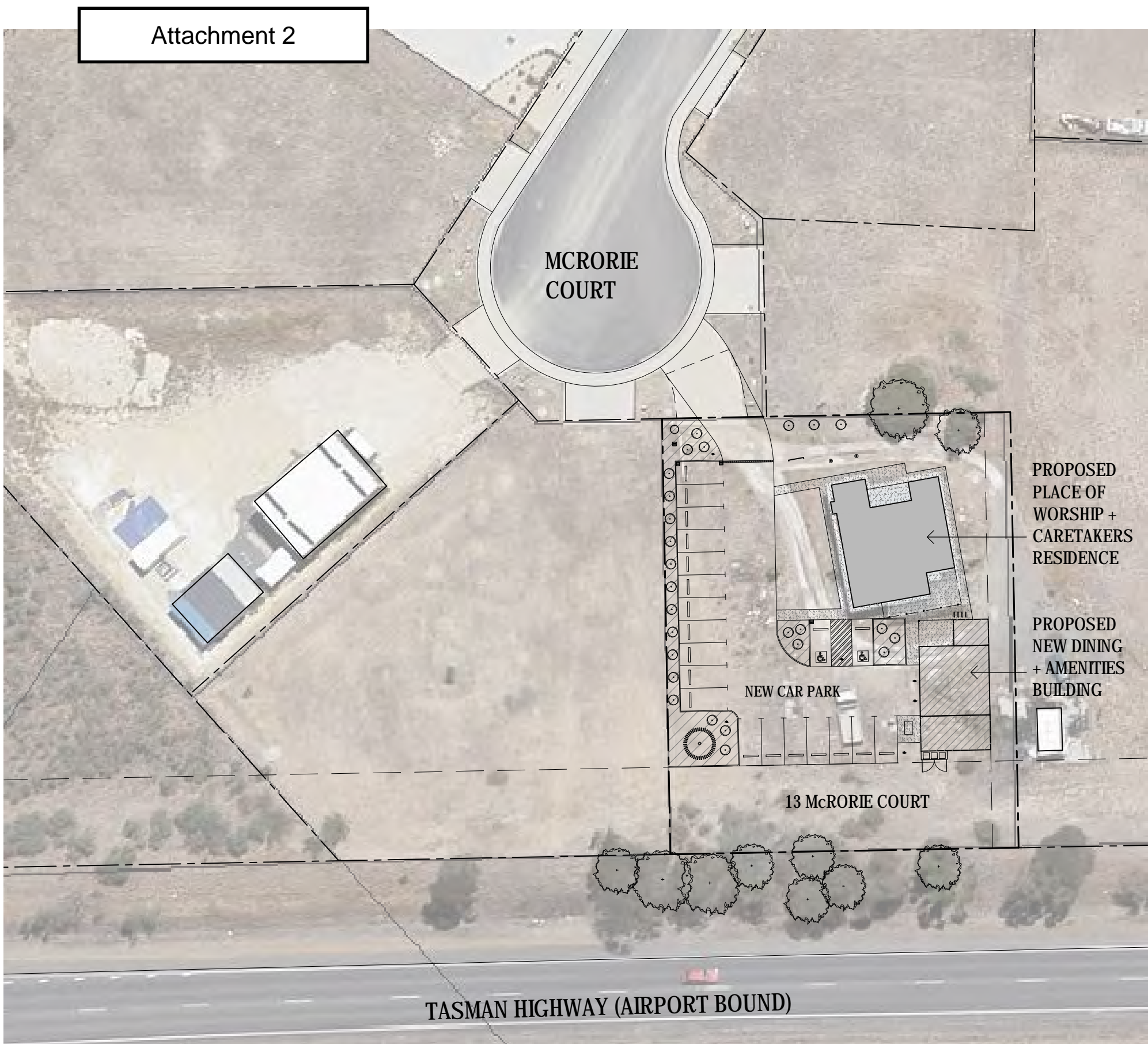
FLOOR AREAS:		
BUILDING 01: EXISTING RESIDENCE CONVERTED TO PLACE OF WORSHIP AND CARETAKERS RESIDENCE	=	147m2
BUILDING 02: PROPOSED NEW DINING AND AMENITIES BUILDING	=	108m2
TOTAL FLOOR AREA	=	255m2

DRAWING SCHEDULE:

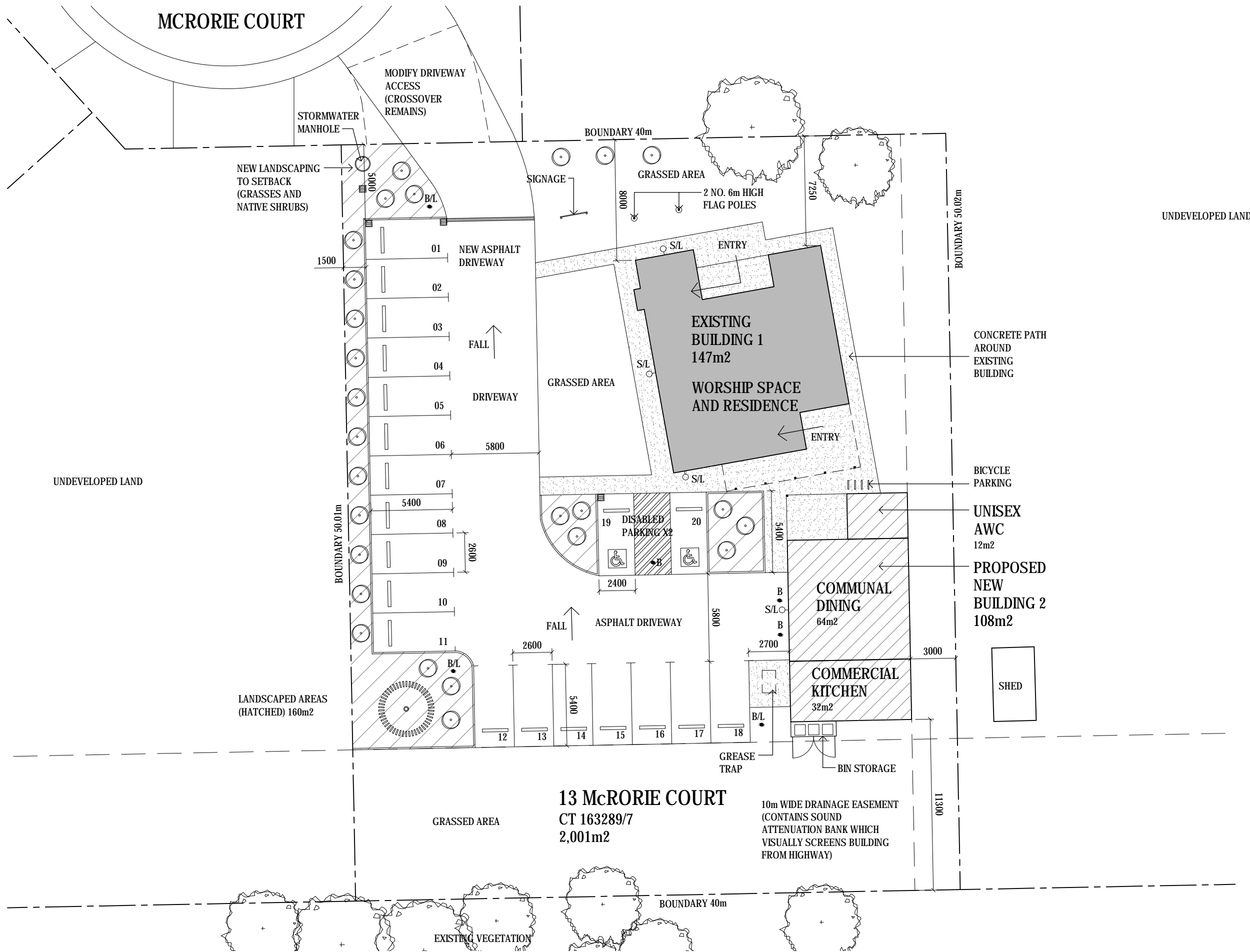
- 01 LOCATION PLAN
- 02 SITE PLAN
- 03 FLOOR PLAN
- 04 ELEVATIONS
- 05 ELEVATIONS + SIGNAGE

ADDITIONAL INFORMATION:

- PLANNING REPORT PREPARED EMMA RILEY & ASSOCIATES
- TRAFFIC IMPACT ASSESSMENT PREPARED BY MILAN PRODANOVIC
- STORMWATER MANAGEMENT PLAN PREPARED BY EMMANUEL DELLAS CONSULTING ENGINEERS



LOCATION PLAN
1:500



DRAWING KEY:
 B BOLLARD
 B/L BOLLARD LIGHT
 S/L BUILDING MOUNTED 'STREET LIGHT' WITH SENSOR

PROPOSED SITE PLAN

1:250

NOTE: REFER TO STORM WATER DESIGN FOR CAR PARK DRAINAGE AND FINAL PIT LOCATIONS.

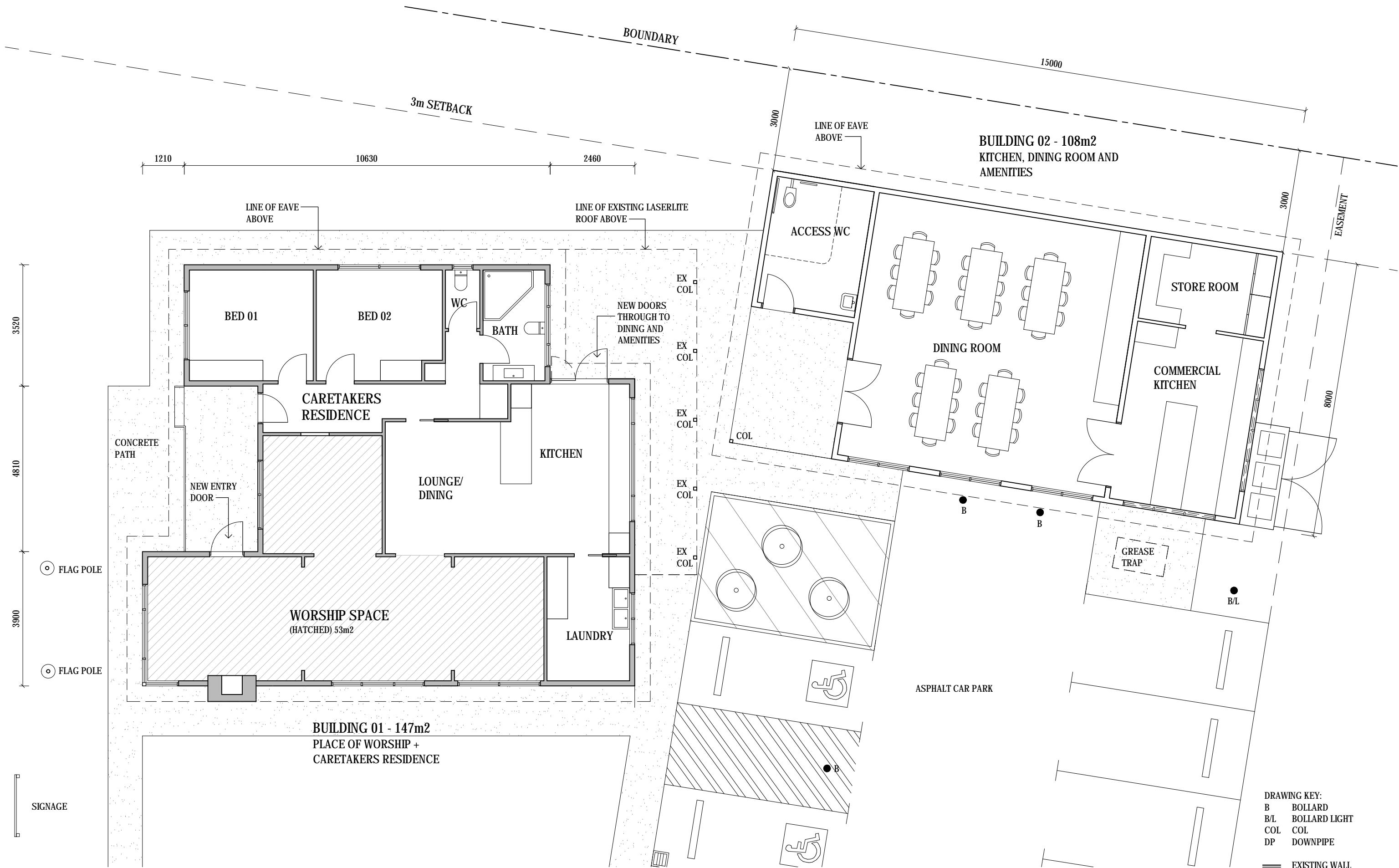


TURNER | DESIGN DEVELOPMENT PTY LTD

DEVELOPMENT APPLICATION DOCUMENTATION

MAY 2017

PROPOSED SIKH PLACE OF WORSHIP
 AT: 13 MCRORIE COURT, CAMBRIDGE
 FOR: GURU NANAK SOCIETY OF TASMANIA



PROPOSED FLOOR PLAN

1:100

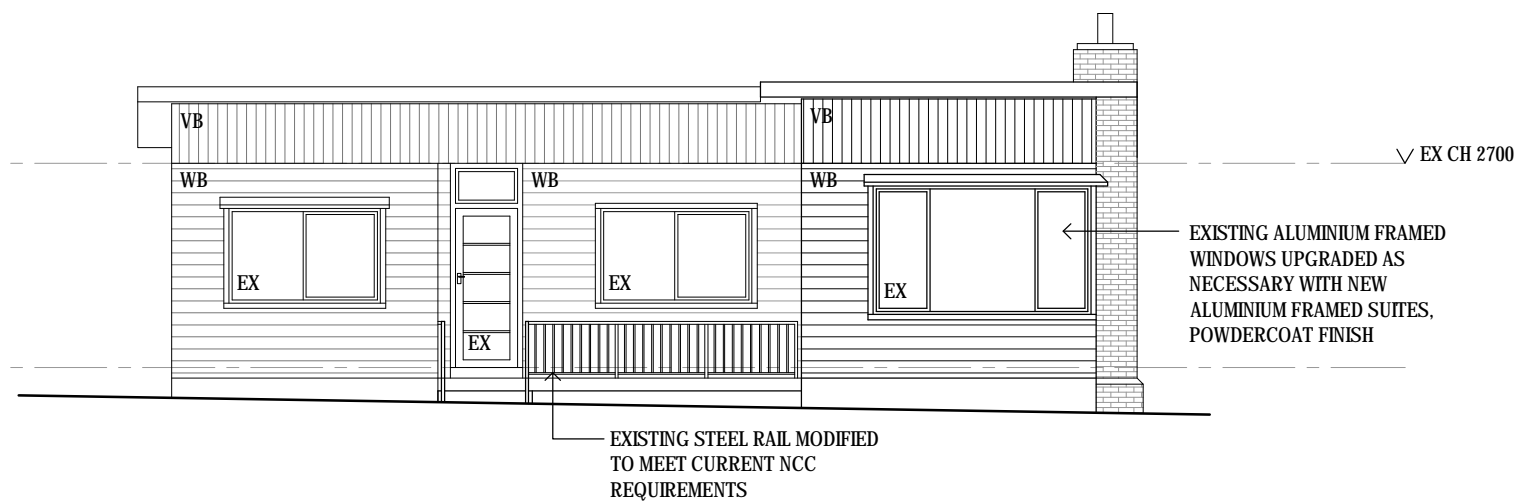
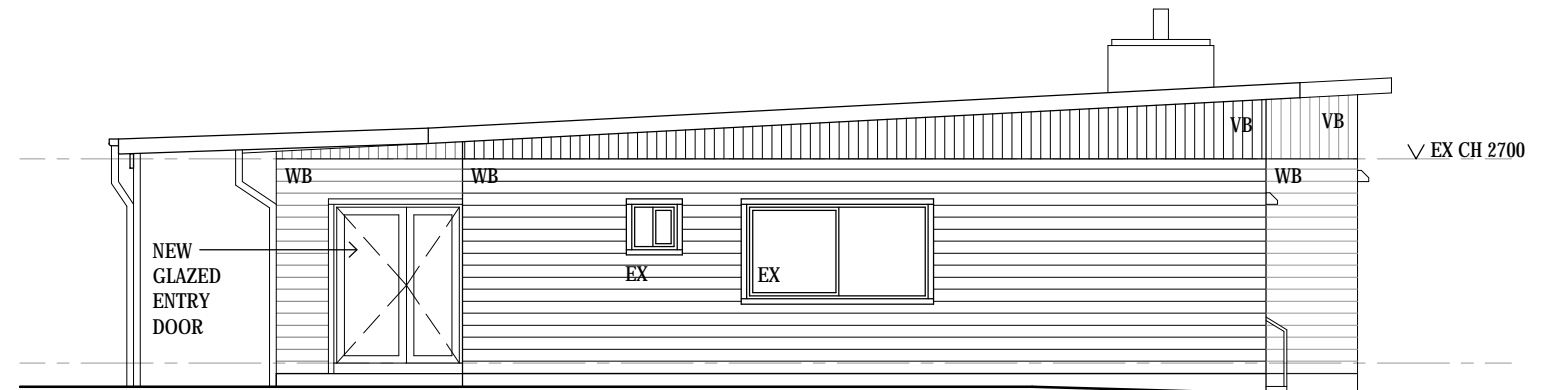
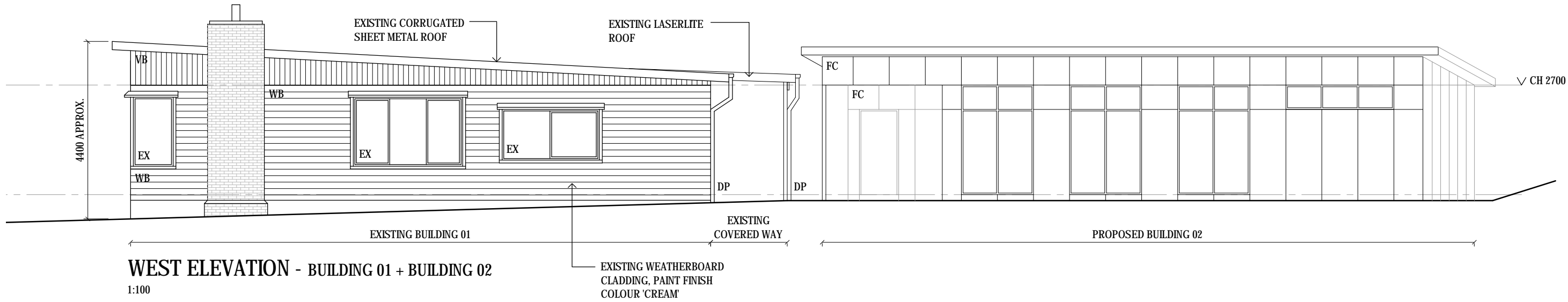
TURNER | DESIGN DEVELOPMENT PTY LTD

DEVELOPMENT APPLICATION DOCUMENTATION

MAY 2017

PROPOSED SIKH PLACE OF WORSHIP
AT: 13 MCRORIE COURT, CAMBRIDGE
FOR: GURU NANAK SOCIETY OF TASMANIA

Agenda Attachments - 13 MCRORIE COURT, Cambridge - Page 4 of 7



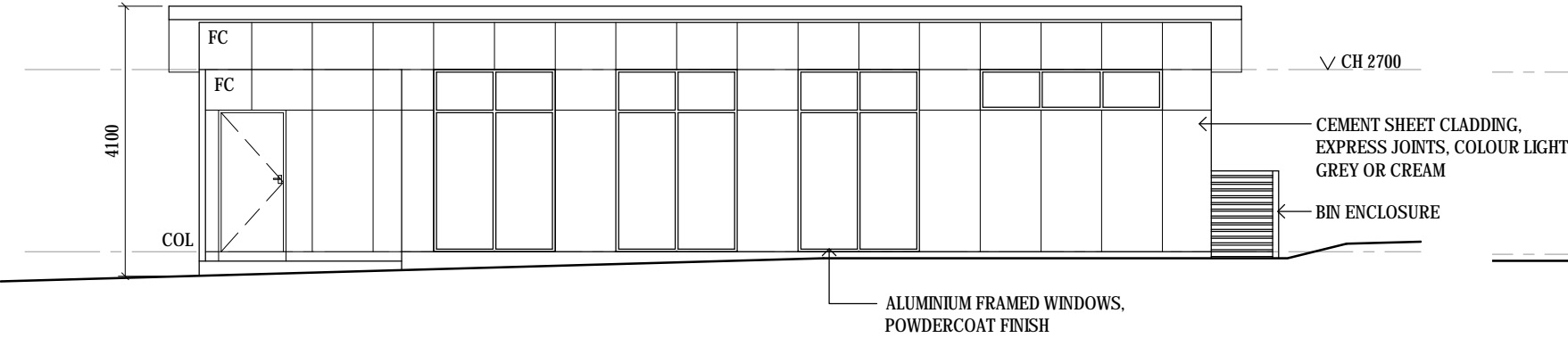
TURNER | DESIGN DEVELOPMENT PTY LTD

DEVELOPMENT APPLICATION DOCUMENTATION

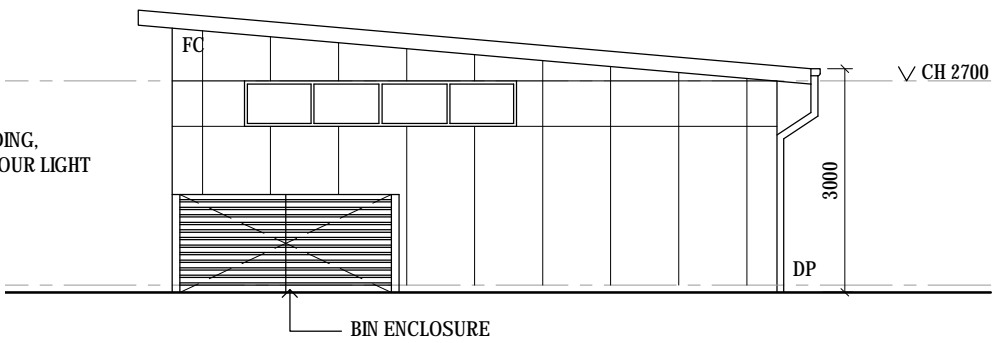
MAY 2017

PROPOSED SIKH PLACE OF WORSHIP
AT: 13 MCRORIE COURT, CAMBRIDGE
FOR: GURU NANAK SOCIETY OF TASMANIA

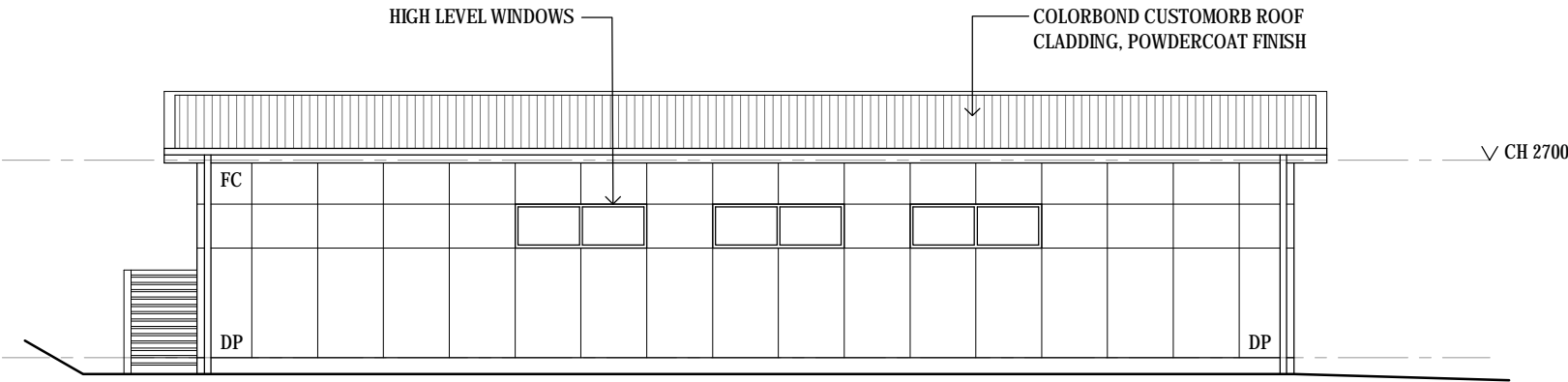
Agenda Attachments - 13 McRorie Court, Cambridge - Page 5 of 7



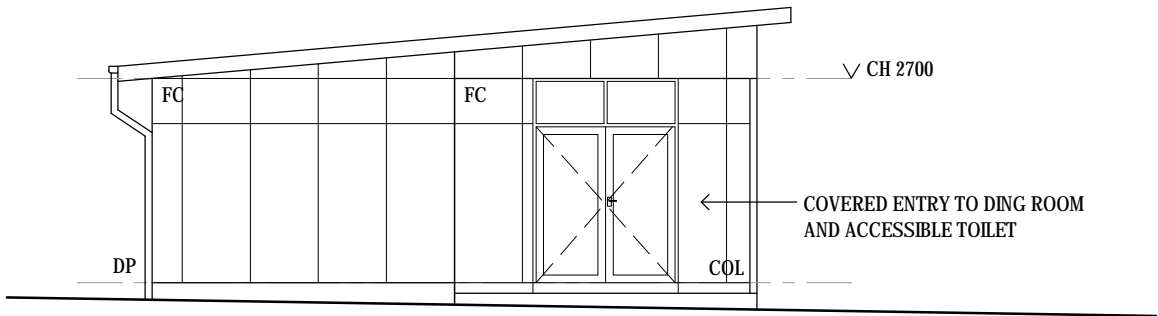
WEST ELEVATION - BUILDING 01 + BUILDING 02
1:100



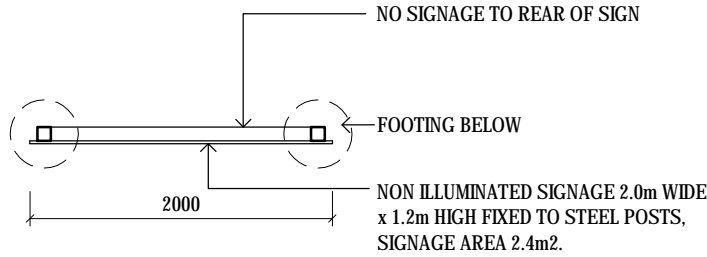
SOUTH ELEVATION - BUILDING 01
1:100



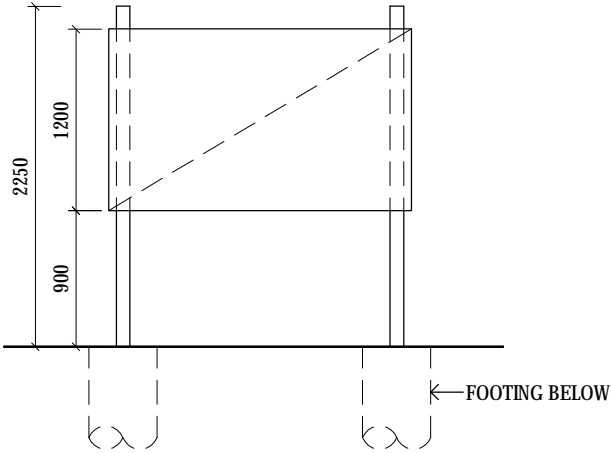
EAST ELEVATION - BUILDING 01
1:100



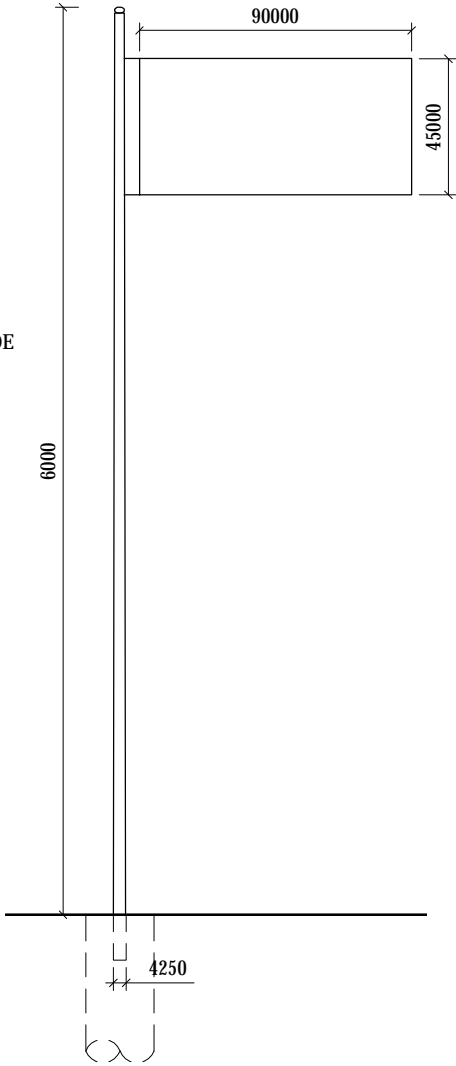
NORTH ELEVATION - BUILDING 01
1:100



PROPOSED FLOOR PLAN - ENTRY SIGNAGE
1:50



PROPOSED ELEVATION - ENTRY SIGNAGE
1:50



PROPOSED ELEVATION - FLAGPOLE
(2 No.)
1:50

NOTE: 1 FLAG TO BE AUSTRALIAN FLAG, 1 SIKH FLAG



PROPOSED SIGNAGE GRAPHIC
NTS

TURNER | DESIGN DEVELOPMENT PTY LTD

DEVELOPMENT APPLICATION DOCUMENTATION

MAY 2017

PROPOSED SIKH PLACE OF WORSHIP
AT: 13 MCRORIE COURT, CAMBRIDGE
FOR: GURU NANAK SOCIETY OF TASMANIA

Agenda Attachments - 13 McRorie Court, Cambridge - Page 6 of 7



Attachment 3

13 McRorie Court, CAMBRIDGE



Site viewed from McRorie Court.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 KANGAROO BLUFF HISTORIC SITE**

(File No G23-20)

EXECUTIVE SUMMARY**PURPOSE**

To consider the formal taking over of the management of the Kangaroo Bluff Historic Site.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016 – 2026 provides a range of strategic commitments towards the development, enhancement and provision of cultural activities and facilities, including the establishment of a cultural creative precinct in the Rosny Park/Bellerive area and support for cultural history in general terms.

Council has not formally adopted a Policy position specifically regarding the Kangaroo Bluff Historic Site property. The facility is recognised as a “*Site of Cultural Tourism*” in Council's Cultural History Plan (Note: this Plan is currently undergoing a review).

LEGISLATIVE REQUIREMENTS

The proposal is to transfer the managing authority of the Kangaroo Bluff Historic Site to Council under Section 29(2) of the National Parks and Reserves Management Act, 2002. This, in turn, would legally obligate Council to manage the site in accordance with the requirements stipulated under the Statutory Management Plan for the site (Registered Plan Number LM 146) on an on-going basis.

CONSULTATION

There has been correspondence and meeting held with the State Government regarding this proposal for a number of years.

FINANCIAL IMPLICATIONS

There are potential significant financial implications for Council given the possible extent of works identified in any future site management plan. The timelines and extent of such works could be managed over an extended timeframe should it agree to take on the management responsibilities. The extent of these costs to Council cannot be readily determined unless and until a full review of the asset condition and the various Management Plans associated with the facility have been assessed and brought up to date and, based on this, a costing for general recurrent maintenance and a programmed rehabilitation/maintenance regime is prepared.

Subject to a specific budget allocation, external “heritage expertise” will need to be engaged for this purpose. This is anticipated to cost in the order of \$50,000.

RECOMMENDATION:

- A. That Council agrees to provide specific and formal consent to the transfer of the management authority of the Kangaroo Bluff Historic Site from Tasmanian Parks and Wildlife Service under the National Parks and Reserves Management Act, 2002.
- B. That Council seek early consideration for the current Management Plan to be altered by the removal of limitations concerning future development (including consideration of commercial opportunities on the site) to enhance the facility's use, as a community cultural asset.
- C. That Council consider the inclusion of funding for the review of the Management Plans for the facility in its budget for the 2017/18 financial year.

NB: This matter has laid on the table pending further workshop discussion and is now relisted for consideration.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The Kangaroo Bluff Historic Site is a Crown owned facility managed by the Parks and Wildlife Service.
- 1.2.** Council has previously expressed an interest in taking over the management of the Kangaroo Bluff Fort facilities and dialogue was sought in the early 2000's to advance this.
- 1.3.** The potential for Council to take over management of the site was identified as a possibility in the 2006 State Government/Clarence City Council partnership agreement.
- 1.4.** Although dialogue on this component of the partnership agreement commenced, little progress was made beyond initial discussions (refer to Attachment 3 - 2007 Memo to Aldermen from GMAM).
- 1.5.** The possibility for Council to take over this facility with the aim to better utilise and promote the facility as a significant tourism and cultural community asset has long been discussed on an informal basis.

- 1.6.** Some Workshop briefings have been provided which have outlined the range of issues and opportunities that such an arrangement would entail.
- 1.7.** Communications between the State Government and Council have continued over the years on this possibility and a formal proposal has now been presented by the State Government for Council's consideration.

2. REPORT IN DETAIL

The Proposal

- 2.1.** The Secretary for the Department of Primary Industry Parks Water and the Environment has written to Council regarding the possibility of Council becoming the Management Authority for the Kangaroo Bluff Fort. A copy of the letter is Attachment 1.
- 2.2.** The purpose of the letter is to officially initiate the transfer of managing authority of the Kangaroo Bluff Historic Site (Attachment 2 — Registered Plan Number LM 146) from the Tasmanian Parks and Wildlife Service (PWS) to the Clarence City Council as per Section 29(2) of the National Parks and Reserves Management Act, 2002. The letter further explains that in order to proceed, Section 29(2) of the Act requires that, prior to transferring managing authority, Council, as the “prescribed body”, must provide specific and formal consent. Once this consent has been provided, the necessary paperwork in the form of an Order (Statutory Rule) can be prepared for the Governor's signature.
- 2.3.** By becoming a managing authority under the Act, Council would assume all the functions and powers of a managing authority as set out under Section 30 of the Act — “Functions and powers of managing authority in relation to reserved land”. The Act would oblige Council as the management authority to:

“...for any reserved land for which there is a management plan is to manage that land for the purpose of giving effect to the management plan and in accordance with that plan”

Although the Act expressly authorises that a Management Authority:

“...may do, or arrange for the doing of, all things he, she or it considers necessary, including the erection or construction of any buildings or other works and the purchase or other acquisition of any things”.....

There are, however, some major impediments in the Plan that should be raised at the earliest possible point (refer to Management Plan Content).

Management Plan Content

2.4. The registered Management Plan (LM 146) for the site was developed in 1981 (Kangaroo Bluff Historic Site - Management Plan 1981). Although this plan in the guise of an overview document, is the only Management Plan for the facility that has official statutory status and unless changed or replaced, will guide all of Council’s obligations for the site. Particular features and provisions contained in the Plan are summarised as follows:

- must maintain and facilitate visitor access (pathways steps etc);
- provide for visitor facilities and site security;
- upkeep the grounds, (including management of root systems that impact on structures);
- provision of toilet facilities (note these have been close for some time);
- provision of site interpretation and publications for education of visitors;
- preservation of site and structures in accordance with Australia ICOMOS guidelines and the Burra Charter;
- envisages a permanent staffing resource allocation of 2 FTE’s;
- tourism and promotion;
- precludes development which diminish harm or obscure its cultural values; and
- expressly constrains/precludes restaurant/food dispensing enterprise at the site.

Management of Asset

- 2.5.** A comprehensive profile of the site, its condition and the maintenance requirements for the facility was undertaken commissioned by the State Government in the late 1990's early 2000's (refer Kangaroo Bluff Strategic Asset Management Plan 2002). This document, although now quite out of date, is more technically considered and serves as a comprehensive base line for the proper asset management and maintenance of the facility, compared with that of the official Management Plan (LM 146).
- 2.6.** There are in the 2002 Strategic Asset Management Plan costings (totalling \$226,500) for site improvements. These figures are not based on any quantity assessment and would require complete review based on a reassessment of the site conditions and requirements. The costings focussed on issues of access and use and did not touch on the remediation restoration and on-going maintenance costs associated with the fort structures. Little of these works have been undertaken to date.
- 2.7.** The proposal will entail full responsibility for the management and maintenance of this important heritage asset. There are substantial responsibilities involved with this site and these are well documented in the Kangaroo Bluff Strategic Asset Management Plan 2002. Significant capital outlay has previously been costed to bring this asset into a state which will allow it to be accessed more fully by the public. The costs involved would account for the lack of action to date by the State Government in turning this facility from its current use as a recreation area; to a visitation space of historic interest (ie a more substantially resourced "tourist attraction").

- 2.8.** In order for Council to fully consider how the future management of the site is to occur, it will need to be fully informed on the extent of work required at the site in the context of the Kangaroo Bluff Strategic Asset Management Plan 2002 and how Council wishes to enhance its use and relevance in a strategic context.
- 2.9.** The Strategic Asset Management Plan 2002 is no longer current and now requires review and updating. This would require the engagement of specific heritage expertise given the nature of the built fabric of the fort. The writer of the original report is based in Sydney and is no longer available. Options for this work may need to be sourced elsewhere and consequently could be more costly to obtain. Following this exercise, estimates can then be prepared which deal with both the capital improvements required, as well as recurrent maintenance and operational costs.

Future Opportunity

- 2.10.** In addition to the maintenance responsibilities, further consideration is also needed on available options to identify what business and operational models may best suit the facility and overall site management; including whether there is scope for complimentary commercial development to occur. Again, further specialist advice would need to be obtained to consider this more fully.
- 2.11.** The current proposal from the Minister indicates that any hand over would be on the basis of Council becoming a “Management Authority” for the site (as is the case with Rosny Hill), based on the old Kangaroo Bluff Management Plan 1981. However, this Plan limits any commercial arrangement that may otherwise be envisaged as complimenting the sites further development.
- 2.12.** A number of similar fort/battery facilities exist in other state capital cities the most notable and comparable of these being in Sydney; namely, the Georges Head Battery, Middle Head Fort and Fort Denison. All Sydney facilities are managed by National Parks and Wildlife Services. As is the case with the Kangaroo Bluff Fort, both the Georges Head and Middle Head are managed in an identical manner as “day visit” areas with self-interpretation.

There is some parking revenue at both the Sydney sites. Formal guided tours (possibly by volunteers) are, however, conducted between October and May each year.

- 2.13.** The Fort Denison facility is operated on a commercial basis with fully paid guided tours, a restaurant and is available for function hire. Market scale and interest demand is a critical element in determining commercial capacity and how best to manage a facility such as Kangaroo Bluff Fort.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

There has been correspondence and meeting held with the State Government regarding this proposal for a number of years.

3.3. Other

The matter has previously been discussed at Council Workshops.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

- 4.1.** Council's Strategic Plan 2016 – 2026 provides a range of strategic commitments towards the development, enhancement and provision of cultural activities and facilities, including the establishment of a cultural creative precinct in the Rosny Park/Bellerive area and support for cultural history in general terms.

- 4.2.** Council has not formally adopted a Policy position specifically regarding the Kangaroo Bluff Historic Site property. The facility is recognised as a "Site of Cultural Tourism" in Council's Cultural History Plan (Note: this Plan is currently undergoing a review).

5. EXTERNAL IMPACTS

None identified.

6. RISK AND LEGAL IMPLICATIONS

- 6.1.** The proposal is to transfer the managing authority of the Kangaroo Bluff Historic Site to Council under Section 29(2) of the National Parks and Reserves Management Act, 2002. This, in turn, would legally obligate Council to manage the site in accordance with the requirements stipulated under the Statutory Management Plan for the site (Registered Plan Number LM 146) on an on-going basis.
- 6.2.** Given the nature of the site and its unique characteristics there are significant risk management considerations in the on-going management and maintenance of this facility. This will entail the development of a site specific Risk Assessment and Management Plan.

7. FINANCIAL IMPLICATIONS

- 7.1.** There are potential significant financial implications for Council given the possible extent of works identified in any future site management plan. The timelines and extent of such works could be managed over an extended timeframe should it agree to take on the management responsibilities. The extent of these costs to Council cannot be readily determined unless and until a full review of the asset condition and the various Management Plans associated with the facility have been assessed and brought up to date and, based on this, a costing for general recurrent maintenance and a programmed rehabilitation/maintenance regime is prepared.
- 7.2.** Subject to a specific budget allocation, external “heritage expertise” will need to be engaged for this purpose. This is anticipated to cost in the order of \$50,000.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** Apart from a few heritage listed Council owned buildings, which are maintained in accordance with established heritage management plans, Council does not have in house expertise in the management of historic sites such as the Kangaroo Bluff battery. Council will therefore rely heavily on external expertise for this purpose.

- 8.2.** The circumstances in Council consideration of this proposal is without full knowledge of the order of recurrent financial and resourcing commitments that will be involved and the order of capital costs required for potential enhancements of the site in the future. It may be that following the undertaking of the initial assessments of the site as recommended, that Council will need to further consider the financial impacts involved in the management relationship and whether on-going commitment remains in Council's and Clarence community's best interest.

9. CONCLUSION

- 9.1.** The purpose of this report is to present to Council the basis of taking over the management of the Kangaroo Bluff Historic Site.
- 9.2.** The advice contained in this report provides some background of past and future considerations associated with the Kangaroo Bluff Fort proposal. A more comprehensive review of the costs, responsibilities and management options is also recommended as the next step in the acceptance of this responsibility.

Attachments: 1. Letter from DPIPWE (2)
2. Plan (1)
3. Memo to Ald from GMAM (13)

Andrew Paul
GENERAL MANAGER

Department of Primary Industries, Parks, Water & Environment

Hobart GPO Box 44, Hobart, Tasmania, 7001
Launceston PO Box 46, Kings Meadows, Tasmania, 7249
Devonport PO Box 303, Devonport, Tasmania, 7310
Ph 1300 368 550
Web www.dpipwe.tas.gov.au



Tasmanian
Government

Alderman Doug Chipman
Mayor
Clarence City Council
PO Box 96
ROSNY PARK TAS 7018

Copy to file.
Al, can you please request
to Council to enable
Council to formally
"consent" to the
transfer.
Arel

Dear Mayor Chipman

Transfer of managing authority of Kangaroo Bluff Historic Site under Section 29 (1)(b), (2), and (9) the *National Parks and Reserves Management Act, 2002*.

I am writing to you to officially initiate the transfer of managing authority of the Kangaroo Bluff Historic Site (Attachment 1 – Registered Plan Number LM 146) from the Tasmania Parks and Wildlife Service (PWS) to the Clarence City Council as per Section 29(2) of the *National Parks and Reserves Management Act 2002* (the Act).

In order to proceed, Section 29(2) of the Act requires that, prior to transferring managing authority, the council, as the 'prescribed body', must provide specific and formal consent. Once this consent has been provided, the necessary paperwork in the form of an Order (Statutory Rule) can be prepared for the Governor's signature.

By becoming a managing authority under the Act, the council would assume all the functions and powers of a managing authority as set out under Section 30 – 'Functions and powers of managing authority in relation to reserved land'.

For the council's information, there is an existing statutory management plan for the Kangaroo Bluff Historic Site (Attachment 2). This management plan, though from 1981, remains a statutory document until it is either replaced or rescinded (either in whole or in part) as per Section 19 of the Act. A Strategic Asset Management Plan (SAMP) was prepared in 2002 (Attachment 3) to manage the site's heritage assets and infrastructure. Though not a statutory document, the council is obligated to have regard to its recommendations until it is either updated or replaced in consultation with Heritage Tasmania. Where the management plan is silent, or differs on any issue of management, the council is obligated to have regard to the requirements of the Act. The council should seek its own legal advice in the interpretation of legislation.

There are no outstanding financial issues associated with becoming the managing authority for Kangaroo Bluff Historic Site.

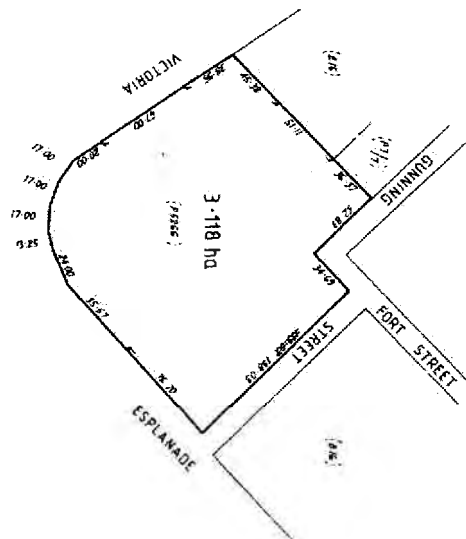
Should you have any questions or concerns regarding this process, please contact Shannon Fox, the PWS southern region planning officer, by telephone on 6165 4057 or by email to shannon.fox@parks.tas.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'J. Whittington', with a stylized, flowing script.

John Whittington
SECRETARY

28 April 2017



92731

[illegible]



Clarence... a brighter place

Memo

To: MAYOR & ALDERMEN THROUGH GENERAL
MANAGER

From: GROUP MANAGER ASSET MANAGEMENT

Subject: KANGAROO BLUFF FORT

Date: 24 OCTOBER 2007 **File:** 10-01-03, 10-06-08, G23/20 **Init:** JJ:JH
A318226. DOC

A number of Aldermen have raised the issue on the progress of discussions with the State Government on the future management of the Kangaroo Bluff Fort in the context of the Partnership Agreement.

From Council's perspective the Crown is indivisible but the management of land with the State Government is spread over many Departments. Progress to date has been slow as the original lead agencies identified in the Partnership Agreement changed with the transfer of responsibility between the Department of Tourism, Arts and the Environment (DTAE) and the Department of Primary Industries and Water (DPIW).

Eventually a Working Group was established between Council and staff from Parks and Wildlife within DTAE who assumed responsibility for the management of the Kangaroo Bluff site. The first meeting of the Working Group occurred on 23 May 2007 and was chaired by Mr Scott Gadd, Secretary of DTAE and also attended by Council's General Manager. At that meeting Mr Gadd made it quite clear that he wanted a process that gave serious consideration to transferring the site to the Council and instructed the Working Group to determine which agency was best positioned to manage the site and then what would be the best management regime, i.e. transfer of ownership, lease, licence or management authority under the National Parks and Reserves Management Act 2002. Currently the Working Group members are considering options in regard to the agency that would be best positioned to manage the facility, i.e. Council or Parks & Wildlife, however progress is slow. Currently the General Manager is scheduling a meeting with the Secretary of DTAE to expedite DTAE's progress on the matter.

As part of the consideration of management of the site, the Kangaroo Bluff Strategic Asset Management Plan 2002 is a relevant document. The Kangaroo Bluff Strategic Asset Management Plan 2002 is not a management plan in accordance with section 21 of the National Parks and Reserves Management Act, however, it does support the management objectives of Parks & Wildlife Services for its historic sites. The Summary of Recommendations within that Report recommend a systematic approach to address the fabric conservation, access, safety, interpretation and ongoing maintenance issues. Whilst

processes, if adopted, would be spread over a number of years and would be dependent upon budget provisions from whichever agency or group of agencies ultimately accept responsibility for the site.

The attached shows the section 9 Summary and Recommendations from within the 2002 Report.

For your information.

John Stevens
GROUP MANAGER ASSET MANAGEMENT

Attachment

Attachment

9.00 SUMMARY OF RECOMMENDATIONS

The recommended approach to the strategic asset management of Kangaroo Bluff Historic Site is to systematically address the fabric conservation, access, safety, interpretation and ongoing maintenance issues while upgrading the Site to promote and accommodate increased local and tourist visitation.

Most of these issues cannot be achieved immediately but must be staged over at least five years, including the preparation and monitoring of samples. The solutions to each problem have effects on other issues and it is difficult to address each in isolation.

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
1	Fabric Conservation The highest priorities for fabric conservation are:			
1.1	Inspection by a structural engineer of various structural issues throughout the Site and superintendence of any urgent works arising (eg deteriorated iron beams, cracked stone lintols, movement of gun emplacement no.3).	P1 DPIWE^	Better understanding of priorities for fabric conservation.	Also important site safety issue. May result in some areas being temporarily fenced. See App F2/Item 12
1.2	Treatment of the deterioration of the steel beam and cement roofs in the Blindage R05 and in the Caponiers, R15 and R16 and in the niches of the No 2 and No 3 Gun Emplacements.	P2 DPIWE^	Deterioration which may result in structural problems halted.	Also important site safety issue. See App F2/Item 27
1.3	Stabilisation of the merlons and other embankments which are significant parts of the historic fabric of the Battery, including gradual vegetation control, reshaping and returfing.	P2 DPIWE^	Significant fabric conserved. Original design of the Battery better understood by visitors. Site looks well cared for.	Also important site safety issue. Merlons & embankments are significant man-made features of equal heritage significance to the site as the stonewalls. See App F2/Item 16
1.4	Stabilisation/reconstruction of walls in the No1 Gun Stores (between R01 to R02). Work includes the removal of stored building materials from these rooms under the supervision of an	P2 DPIWE^	Significant fabric conserved. Rooms can be opened for public inspection.	See App F2/Item 5

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
	archaeologist.			
1.5	Continued treatment of salt damage to stone in areas where damage is most severe possibly including some stone replacement and replacement of existing sacrificial render areas (see especially interiors of Caponiers R15 & R16).	P2 DPIWE^	Significant fabric conserved. Site looks well cared for.	See App F2/Item 19
1.6	Resolution of the conservation of the rendered southern walls in the SW and SE Passages (i.e: stabilisation of the drummy render).	P2 DPIWE^	Significant fabric conserved. Site looks well cared for.	See App F2/Item 29
1.7	Treatment of the deterioration of brickwork from the ceilings and the brick arches to the stone niches throughout R06 to R14 (especially room R06).	P3 DPIWE^	Significant fabric conserved. Site looks well cared for.	The current deterioration is not enough to affect the structural stability of the underground areas but further gradual deterioration could do so. See App F2/Item 4
1.8	Archival recording of stone and brick details where future loss through salt decay of masonry is a possibility.	P2 DPIWE^	Significant fabric recorded for future reconstruction	Possible volunteer involvement form TAFE See App F2/Item 11
1.9	Stabilisation of the south ditch embankment and the Caponier ditch embankments including investigation and recording of existing drainage systems (All without major disruption to the frog populations).	P1 DPIWE^ / CCC (south ditch only, lower embankment partially on CCC area)	Significant fabric conserved. Original design of the Battery better understood by visitors. Site safer & looks well cared for. Frog habitat better protected. Site drainage understood & improved.	Also important site safety issue. Possible Community/ Coastcare involvement See App F2/Item 17

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
2.	Conservation Samples The approach will include the need for sample or investigative conservation approaches and the monitoring and of these samples:			
2.1	Sample of the reshaping and the application of reinforced turf to merlons and embankments	P1 DPIWE^	Better understanding of conservation/maintenance priorities	Possible volunteer involvement from TAFE/Community
2.2	Further samples of sacrificial render on various substrates.	P1 DPIWE^	Ditto	
2.3	Samples of locating or re-creating the 'weep holes' originally specified at the bottom of the Ditch retaining walls.	P2 DPIWE^	Ditto	
2.4	Sample removal of black coating from underground areas following analysis of coating. This will need to be done on the full variety of surfaces, brick roofs, render, stonework.	P2 DPIWE^	Ditto	
2.5	Sample repair and stabilisation of cement render in SW & SE Passages.	P1 DPIWE^	Ditto	
2.6	Pruning and relaying existing remnant Hawthorn hedges and of new hedges created with new sterile Hawthorn plantings (removal and replanting may prove to be more economical and more environmentally friendly).	P1 DPIWE^	Ditto	
3.	Site Safety and Access – New Works The proposed solution for improved visitor safety and amenity (including heritage interpretation and site promotion) is mainly through:			
3.1	Consultants for Landscape Design, Civil Engineering advice and Signage documentation	P1		Ensure all new works are subject to rec. consultation & approval processes & thoroughly co-ordinated

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
				See App F3/Items 1-3
3.2	<p>Removal of dangerous trees (or regular extensive removal of limbs from trees) in the inner Battery area (especially over any of the proposed defined pathways).</p> <p>New large native trees to be planted in Outer Battery area as part of proposed 'Native Grassland' see 6.1</p>	<p>P1</p> <p>DPIWE^</p>	<p>Site Safety Improved.</p>	<p>Horticulturalist's report recommends tree removal, as further pruning will increase structural instability of trees.</p> <p>See App F3/Item 7</p>
3.3	<p>New 'defined pathways'.</p> <p>The work may involve rebuilding of some existing paths and stairs on the Site and the removal of others. Where paths are adjacent to a steep slope they will need a handrails.</p>	<p>P1</p> <p>DPIWE^</p> <p>CCC responsible for pathways on lower embankments partially on CCC area</p>	<p>Site Safety & Visitor Access improved.</p> <p>Benefits also for fabric conservation and interpretation by improving the drainage of, and decreasing the erosion of, the historic earth formations.</p>	<p>Possible volunteer involvement from TAFE/Community</p> <p>See App F3/Items 9 & 12</p>
3.4	<p>Removal of existing timber & concrete stairs and provision of new steel stairs to the NE and NW Passageways.</p>	<p>P1</p> <p>DPIWE^</p>	<p>Site Safety & Visitor Access improved.</p>	<p>New stairs to satisfy BCA requirements and allow access to drains and to monitor fabric condition under.</p> <p>Possible lighting to treads.</p> <p>See App F3/Item 17</p>
3.5	<p>Reinstatement of the Hawthorn hedge around the Ditch walls to prevent falls and the provision of gates to the Caponier roofs between the hedges. A native hedge to be used on the southern Battery embankment above the frog pond.</p>	<p>P2</p> <p>DPIWE^</p>	<p>Site Safety & Visitor Access improved.</p> <p>Hedge replacement also has heritage interpretation benefits.</p>	<p>Possible volunteer involvement from TAFE/Community.</p> <p>Sterile Hawthorn available from Westlands Nursery at Seven Mile Beach.</p> <p>See App F3/Item 8</p>

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
3.6	Improved on-site directional signage making visitors aware of the need to stay on defined pathways, including the night lighting of such signage at the main entrance to the Fort.	P1 DPIWE^	Site safety & visitor access improved.	See also new interpretive site signage at 6.3 below See App F3/Item 11
3.7	A new (glossy) brochure on the significance of the Site and how to get there (eg: in the Parks & Wildlife Historic Sites series).	P1 DPIWE^/ Tourism Tas.	Site access and appreciation improved. Visitor numbers increase.	Increased visitation will help secure funding for urgent site safety, conservation & maintenance works See App F4/Item 3
3.8	New remote signage directing visitors along the best vehicular route to and from the Site.	P1 DPIWE^/ CCC	Site access improved. Visitor numbers increase.	Ditto 3.6 Subject to consultation with residents. See App F3/Item 10
3.9	Incorporation of the Site into a heritage trail for South East Tasmania.	P1 DPIWE^/CCC/ Tourism Tas.	Site access and appreciation improved. Visitor numbers increase.	Ditto 3.6 Sign positioning subject to consultation with residents.
4.	Cyclical Maintenance (see Appendix F1) The most important ongoing maintenance checks are:			
4.1	Checking and maintaining locking system barring unauthorised entry to underground rooms.	P1 DPIWE^	Site security and reduced vandalism.	
4.2	Maintaining the vehicular access control to carpark	P1 DPIWE^/ Residents	Site security and reduced vandalism.	Suggested new carpark at 6.5 would negate need for opening & closing gate daily.
4.3	Checking and maintaining Site drainage system	P1 DPIWE^ CCC (south ditch only-lower embankment partially on CCC area)	Improved fabric conservation.	
4.4	Upkeep of paint finishes to original metal elements	P3 DPIWE^	Improved fabric conservation.	

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
4.5	Checking and maintaining defined pathways and upkeep of turfed areas.	P1 DPIWE^ / CCC responsible for pathways on lower embankments	Site safety & presentation	Reduced fire hazard. Possible volunteer input
4.6	Gradual tree and weed control, removal of dangerous limbs.	P1 DPIWE^/ CCC responsible for vegetation on lower embankments	Site safety & presentation	Possible volunteer input
5	Catch-Up Maintenance In addition there are immediate fabric repair/maintenance issues:			
5.1	Replacement of burnt area of floor in Room R08	P1 DPIWE^	Improved Site presentation/safety	See App F2/Item 9
5.2	Conservation treatment of the Armstrong guns in the No. 2 & No. 3 Gun Emplacements.	P2 DPIWE^	Conservation of significant fabric/ improved site presentation	Possible volunteer involvement (eg STAVAS/HAMST) Note National heritage significance of site & such original elements. See App F2/Item 25
5.3	Treatment of the concrete supports in the No. 2 & No 3 Gun Emplacements.	P1 DPIWE^	Improved Site maintenance/presentation	As above. See App F2/Item 10
5.4	Conservation treatment of original timber remnants on the Site	P2 DPIWE^	Conservation of significant fabric/ improved site presentation	See App F2/Item 8
5.5	Turfing throughout the Battery, possibly with Stratum Turf or similar to steeper slopes.	P3 DPIWE^	Improved Site maintenance/presentation	Also improved conservation to underground areas by site water control. See App F2/Items 14 & 16

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
5.6	Conservation, including extensive reconstruction, of the terracotta surface drains around the Site (Parade Ground and above sunken Passageways S09, S11, S12 and S14) including the drainage connections through the embedded downpipes (at the junctions of S09-S11 and S12-S14).	P2 DPIWE^	Conservation of significant fabric/ improved site drainage & presentation	Possible volunteer involvement. See App F2/Item 1
5.7	Replacement of male WC cistern in toilet block.	P2 DPIWE^	Improved visitor amenity	See App F2/Item 26
5.8	Gradual removal of trees damaging heritage fabric and creating drainage problems. In particular trees on the SE Merlon over Rooms R03 and R04. Trees and their roots are also damaging the form of other mounds and ditches Allow lead-time for documentation & approval.	P2 DPIWE^	Improved interpretation & conservation of heritage fabric. Also improved conservation to underground areas by Site water control.	Note National heritage significance of site & that mounds etc are part of significant original elements. See App F2/Item 15
5.9	Conservation of the Caponier steel entrance manholes and steel gun embrasures.	P3 DPIWE^	Conservation of significant fabric/ improved site presentation	See App F2/Item 9
6.	General Site Presentation and Improvement In addition the following actions are recommended to improve the presentation and interpretation of the Site:			
6.1	Possible creation, maintenance and promotion of a Bellerive Bluff Native Grassland Area with relevant interpretive signage.	P1 DPIWE^/ CCC/ Community	Improved conservation of indigenous flora & fauna. Improved site & neighbourhood amenity/ increased visitation.	Also an education resource- see Grassland walk in Domain See App F4/Item 5

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
6.2	Possible planting of new potentially large Eucalypts, native to the terrain, in the outer Native Grassland Area to compensate for removal of the existing larger dangerous and fabric-destructive trees inside the Battery.	P1 DPIWE^ / CCC / Community	Improved conservation of indigenous flora & fauna. Improved site & neighbourhood amenity/ increased visitation.	See App F4/Item 5
6.3	Improved interpretive signage throughout the Site, including the underground rooms.	P1 DPIWE^	Improved appreciation of historic site. Increase in visitor numbers.	Possible community contribution (eg Bellerive Historical Society, Bellerive Lions Club). See App F4/Item 7
6.4	The addition of discrete benches along the defined pathways.	P2 DPIWE^	Improved visitor amenity	See App F4/Item 4
6.5	Possible new carpark at the Site entrance and replacement of the entrance road with a path (accessible by maintenance vehicles). This would delete the need to have a boom gate opened and closed everyday as the carpark would be sufficiently removed to prevent 'drive-in vandalism'.	P3 DPIWE^ / CCC	Decrease in reliance of community for vehicular control. Improved site presentation through more site devoted to 'Native Grassland Area'.	This is an option worth exploring but community views must be taken into account. Subject to full Council Development Approval process. See App F4/Item 8
6.6	Provision of a mown grass 'event carpark' for event use.	P3 CCC/ DPIWE^	Improved Site / neighbourhood amenity	Subject to full Council Development Approval process including community consultation.
6.7	The upgrading of the existing toilet facility to meet new Disability Access Codes	P3 DPIWE^ / CCC	Improved visitor amenity Increased use for events/ tours etc.	Subject to demand from increased visitation. See App F4/Item 10
6.8	Possible provision of a kiosk and storage area (possibly for community volunteer running/use).	P3 DPIWE^ / CCC	Improved visitor/ community amenity.	Subject to demand from increased visitation. Subject to full Council Development Approval process. See App F4/Item 5

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
6.9	The provision of litterbins at the carpark.	P1 DPIWE/ CCC	Improved Site / neighbourhood amenity	See App F4/Item 12
6.10	The undergrounding of the power supply to the Underground Magazines and the provision of such supply to all the underground rooms and to the main entrance signs and possibly to some discreet lighting of steps and paths.	P3 DPIWE^ / HEC/ CCC	Improved Site / neighbourhood amenity/ site safety/ security.	See App F4/Item 11
6.11	Reinstatement of some of the original finishes in the underground rooms (where sufficient evidence exists) such as limewash.	P3 DPIWE^	Conservation of heritage fabric. Improved presentation.	Possible TAFE / community volunteer input. See App F2/Item 28
6.12	Improvements to the gun emplacements including possible reconstruction of gun mountings and other machinery.	P3 DPIWE^ / Community	Improved interpretation of historic site.	See App F4/Item 17
6.13	Possible reconstruction of the front entrance gates using evidence from the Alexandra Battery.	P3 DPIWE^ / Community	Improved interpretation of historic site.	Can also consider future trial use of gates to improve site security. See App F4/Item 16
7.	Ongoing Site Management and Funding			
7.1	The establishment of a Friends of the Bluff community group, closely associated with existing groups with an interest in the Site.	P1 DPIWE^ / CCC/ Community	Improved community understanding & involvement. Improved communication between DPIWE/ CCC & Community	Friends Group would be for maximum 5-year period to facilitate implementation of this SAMP. Need a quarterly newsletter
7.2	The promotion of the Site for more cultural events such as walking tours and the Summer Jazz concerts. Other events could include plays and costumed mock firings of guns to mark important celebrations.	P2 CCC/ DPIWE^ / Tourism Tasmania	Improved Site appreciation & visitation.	Increased visitation will assist in obtaining funding for urgent maintenance, improvement & conservation works.

No	Activity	Priority* / Responsibility	Performance Indicators	Notes
7.3	The encouragement for more groups to include the Bluff in their guided tours.	P2 Tourism Tas/ DPIWE^ / CCC.	Increased site visitation & appreciation	Subject to site safety /amenity improvements.
7.4	Circulate the Plan to relevant DPIWE and Parks and Wildlife Service staff	P1 DPIWE^	Support for SAMP throughout DPIWE.	
7.5	Hold a public forum to communicate the recommendations of this Plan, in particular to propose a 'Friends of the Battery' coalition	P1 DPIWE^	Improved community understanding & involvement.	Could also discuss projects (in order of priority) that could be implemented with voluntary work (eg pathways) &/or funds raised by the 'Friends of the Battery', eg New Signage.
7.6	Implement the Maintenance Strategy in this Strategic Asset Management Plan	P1 DPIWE^	Improved Site presentation/ conservation/ safety.	Review after any 'New Works' implemented (see 6.0 above)
7.7	Begin discussions with Treasury re Capital Works funding towards site safety, fabric conservation, and other works to this important heritage site.	P1 DPIWE^	Implementation of all or majority of SAMP recommendations.	(For estimated costs see Appendix F of SAMP)
7.8	On adoption of the Plan hold discussions with Clarence City Council on whether some or all of the Site would be better managed by Council (subject to funding from State Government).	P1 DPIWE^ / CCC	Better understanding of responsibilities. Better site presentation and co-ordination with adjacent open space and public facilities.	Eg As a minimum carpark, toilets, rubbish bins, seats, signage, temporary events.
7.9	Enter into a formal agreement with Clarence Council and the users of the gravel driveway on the northwest boundary of the Site so that they are responsible for maintenance of the driveway and control of	P1 DPIWE^ (CCC to facilitate)	Improved site & neighbour security Improved control of firebreak. Improved site presentation.	Council has underground services in this area.

No	Activity	Priority*/ Responsibility	Performance Indicators	Notes
	access through a new gate at the Gunning Street entrance to the driveway.			

11.5.2 HOOKEY STREET, ROKEBY - STREET LIGHT

(File No HO20)

EXECUTIVE SUMMARY**PURPOSE**

To seek approval to reinstate the street light in Hookey Street Rokeby that was removed by Council resolution in May 2002.

RELATION TO EXISTING POLICY/PLANS

Not Applicable.

LEGISLATIVE REQUIREMENTS

Not applicable.

CONSULTATION

Correspondence has been received from a resident in Hookey Street raising safety concerns at the lack of adequate street lighting in the vicinity of the junction of Hookey Place and Hookey Street, Rokeby.

A consultant was engaged to undertake an audit report that has now been received on lighting at the above location.

FINANCIAL IMPLICATIONS

TasNetworks have advised there is no cost associated with the installation of a street light.

RECOMMENDATION:

That Council authorises the General Manager to write to TasNetworks requesting that a street light be installed on the existing pole in Hookey Street opposite the junction with Hookey Place, Rokeby.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The issue of street lighting at this intersection has been on-going for in excess of some 16 years.
- 1.2.** The street light at the intersection of Hookey Street and Hookey Place, Rokeby was removed under a decision of Council at its Meeting on 6 May 2002, where Council resolved by Procedural Motion: *“That Council writes to Aurora requesting removal of the streetlight on the corner of Hookey Place and Hookey Street”*.

- 1.3.** Correspondence has been received from a resident of Hookey Street expressing concern that the lack of appropriate lighting at this location poses a safety risk to pedestrians and drivers.

2. REPORT IN DETAIL

- 2.1.** The matter of the street light that this report refers to was first raised in 2001, when a resident complained about the overspill of a light in Hookey Street into his residence in Hookey Place, Rokeby.

- 2.2.** As a result of that complaint a number of options were undertaken in an endeavour to provide a reduction in the apparent overspill and still maintain a standard of light to address public safety.

These options included:

- a reduction in wattage of the light being reduced from 150 watts to 80 watts; and
- an external shield fitted and the light lowered.

- 2.3.** Further complaints were received and Council resolved to remove the light.

- 2.4.** Council has now received a complaint from a Hookey Street resident expressing concern about the lack of public safety lighting in this area.

- 2.5.** Engineers Pitt & Sherry were engaged to undertake an audit to assess the adequacy of the lighting at the intersection of Hookey Street and Hookey Place.

A copy of their report is Attachment 2.

- 2.6.** The report summaries:

“The Hookey Street and Hookey Place intersection is currently poorly illuminated, with minimal lighting provided from the existing lighting present along Hookey Street.

To provide lighting consistent with adjacent intersections, a suburban M80 luminaire is recommended to be installed on Pole P9 via a suitable outreach arm (subject to confirmation from TasNetworks). This will provide lighting generally in accordance with the lighting levels of the Category P4 standard”.

- 2.7.** A location plan showing the existing pole recommended to have the light is Attachment 1.

3. CONSULTATION

3.1. Community Consultation

No further consultation has been undertaken with nearby residents.

3.2. State/Local Government Protocol

Not Applicable.

3.3. Other

A Lighting Review report has been commissioned and received.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2016-2026 within the Goal Area of a well-planned liveable city contains the following Strategy:

“Goal: Clarence will be a well-planned liveable city with services supporting infrastructure to meet current and future needs.

Roads and Transport

Provide and prioritise a safe, reliable and accessible pedestrian network”.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

The fact that there is no illumination at this intersection may pose a safety risk and could leave this organisation at risk if we were not to provide lighting generally in accordance with the lighting levels of the Category P4 standard, as referenced in the Lighting Review Report 23 June 2017.

7. FINANCIAL IMPLICATIONS

- 7.1.** There is no financial contribution required for TasNetworks to install a complying street light.
- 7.2.** There will be minor increase in annual on-going supply charges should a light be instated.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** The installation of a street light at the intersection of Hookey Street and Hookey Place, Rokeby may result in the 2001 complainant again expressing concern to Council about light intrusion into his property.
- 8.2.** There are some 5143 street lights throughout the City and residents accept their locations given the benefit they provide to a safer community environment.

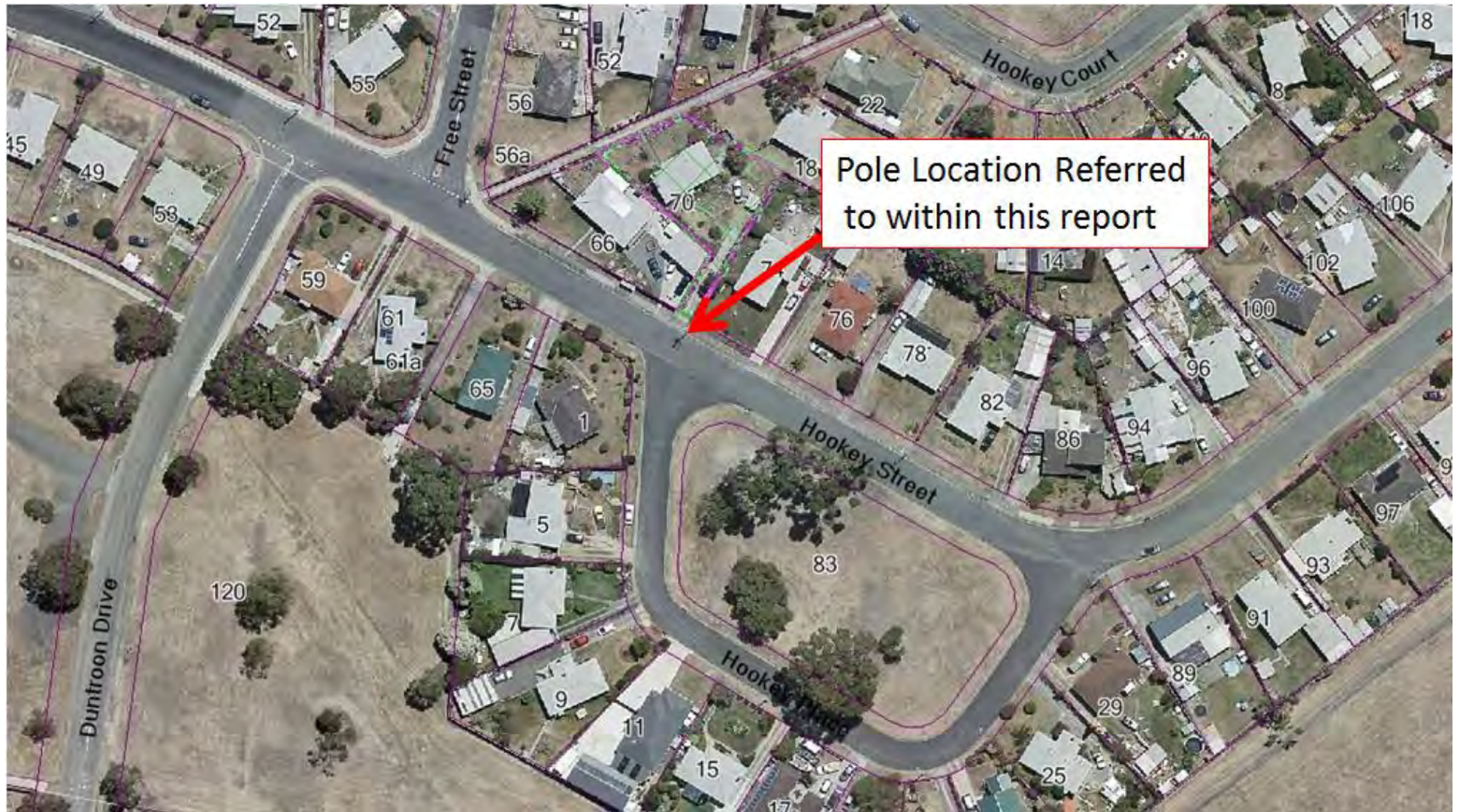
9. CONCLUSION

- 9.1.** The lighting review report received notes in the Summary that the Hookey Street and Hookey Place intersection is currently poorly illuminated, with minimal lighting provided from existing lighting present along Hookey Street.
- 9.2.** Based on the lighting review report received it is recommended that a street light be installed on the existing TasNetworks pole at the intersection of Hookey Street and Hookey Place Rokeby.

Attachments: 1. Location Plan (1)
2. Hookey Street, Rokeby – Lighting Review Report 23 June 2017 (21)

Ross Graham
ACTING GROUP MANAGER ASSET MANAGEMENT

Attachment 1



Attachment 2

Clarence City Council – Hookey Street, Rokeby Lighting Review Report

transport | community | mining | industrial | food & beverage | energy



Prepared for:

Clarence City Council

Client representative:

Gopal Neupane

Date:

23 June 2017
Rev 00

Table of Contents

1.	Background.....	1
2.	Lighting Modelling & Analysis	1
2.1	Modelling Data and Assumptions.....	1
2.2	Hookey Street, Hookey Place Intersection	2
2.3	Hookey Street, Free Street Intersection (as comparison)	3
2.4	Hookey Street, Hookey Place Intersection (with Lighting).....	3
3.	Summary	4
	References.....	5

List of figures

Figure 1	Aerial View of Hookey Street, Rokeby	1
----------	--	---


List of tables

Table 1	Hookey St, Hookey Place Intersection Illuminance Levels.....	2
Table 2	Hookey St, Free St Intersection Illuminance Levels.....	3
Table 3	Hookey Street, Hookey Place Intersection – with proposed lighting	4

Appendices

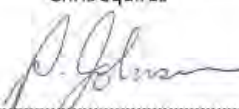
Appendix A	- AS 1158.3.1 Table 2.6 Light Technical Parameters and Permissible Luminaire Types for Roads in Local Areas and for Pathways.
Appendix B	- AS 1153.3.1 Table 2.1 Lighting Categories for Road Reserves in Local Areas
Appendix C	- AGI-32 Models
Appendix D	- AGI-32 Modelling Results
Appendix E	- Drawing HB17262-E1 Hookey St, Hookey Place Lighting Plan

Prepared by:


Chris Squires


Date: 23 June 2017

Reviewed by:



Peter Johnson


Date: 23 June 2017

Authorised by:


Ross Mannering

Date: 23 June 2017





Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Issued report	C. Squires	P. Johnson	R. Mannering	23-06-17

© 2017 **pitt&sherry**

This document is and shall remain the property of **pitt&sherry**. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form is prohibited.

1. Background

The Clarence City Council (CCC) has identified that the lighting at the intersection of Hookey Street and Hookey Place in Rokeby requires auditing, to assess whether the existing lighting is sufficient or if there is need for improvement.



Figure 1 Aerial View of Hookey Street, Rokeby

The **pitt&sherry** brief was to audit the area and carry out an assessment of the street lighting using AGI-32 modelling software for comparison to the lighting categories of the AS1158 Series of Standards.

2. Lighting Modelling & Analysis

A CAD model of Hookey Street and the intersection with Hookey Place, was developed and imported into AGI32 and the street lights allocated in the positions identified by aerial footage.

2.1 Modelling Data and Assumptions

An audit of the area provided the following information regarding the existing Street Lighting (refer to Appendix E, Drawing HB17262-E1 for Pole locations):

- Luminaire Type: 80 Watt HPS, Model: Sylvania Suburban M80
- Pole 8 - Mounting Height = 5.7m, Outreach (Pole Arm) = 1.5m, no uptilt
- Pole 9 - No luminaire, Height (to underside of Low Voltage power lines) = 5.1m.
- Pole 10 - Mounting Height = 6.3m, Outreach (Pole Arm) = 1.5m, no uptilt
- Distance between Poles P8 - P9 = 56.6m & P9 - P10 = 55.2m, Total P8 - P10 = 111.8m.

Measurements for the modelling and assumptions made by **pitt&sherry** are as follows:

- Modelling Software used by **pitt&sherry** - AGI32 Version 17.5
- Road verges as detailed in AS 1158.2 are defined as the area 3m either side of the road pavement or intersection.

2.2 Hookey Street, Hookey Place Intersection

A calculation grid was used to determine the illuminance (Lux) at points over the intersection of Hookey Street and Hookey Place and the associated road verges. As a guide to the reader of this report, illuminance is a measure of the amount of light arriving at the road surface i.e. what is shining down onto the road. The calculated results were tabulated and used in the assessment of the lighting to the Category P standards.

The modelling of the intersection shows virtually no illuminance is present. This was expected as there is no lighting directly above the intersection at Pole 9, and due to the distance from the nearest lighting poles. A lighting plan is attached as Appendix E, showing the location of the nearest lighting at the intersection of Free Street (Pole 8) and at 82 Hookey Street (Pole 10), both of which are located > 55m away.



Figure 2 Hookey St, Hookey Place Intersection Street View

The modelling results are presented in Table 1 below and attached as Appendix B. On comparison with the standard, the calculated minimum illuminance does not conform with the requirements of the Category P Standard (refer to Appendix A).

Label	Type	Units	Avg (E_{avg})	Max	Min (E_{min})	Max/Avg (U_{f2})
Hookey Street Intersection (All)	Illuminance	Lux	0.02	0.1	0	5.00
Verge-N	Illuminance	Lux	0.02	0.1	0	5.00
Verge-SE	Illuminance	Lux	0.02	0.1	0	5.00
Verge-SW	Illuminance	Lux	0.02	0.1	0	5.00

Table 1 Hookey St, Hookey Place Intersection Illuminance Levels

2.3 Hookey Street, Free Street Intersection (as comparison)

To provide a comparison, modelling was conducted for the intersection of Hookey Street and Free Street, with lighting provided from Pole P8. A calculation grid was used to determine the illuminance (Lux) at points over the intersection, including the verges. On comparison with the standard, the calculated minimum illuminance (E_{min}) = 0.2, determines that the lighting complies with the Category P4 standard, even though the average illuminance E_h =2.22, exceeds the requirement of the higher Category P3 level.

Label	Type	Units	Avg (E_h)	Max	Min (E_{min})	Max/Avg (U_{10})
Free Street Intersection	Illuminance	Lux	2.22	13.3	0.2	5.99

Table 2 Hookey St, Free St Intersection Illuminance Levels

As per the Selection Criteria of the standard, refer to Appendix B, a P4 Lighting Category is applicable for Local Roads with mixed vehicle and pedestrian traffic, Low Pedestrian/cycle activity and Low Risk of Crime.

2.4 Hookey Street, Hookey Place Intersection (with Lighting)

The modelling was reconfigured with an additional Suburban M80 luminaire fitted to Pole 9, adjacent to the intersection. The luminaire was set at a mounting height of 4.6m, and positioned in-line with the roadway. Please note: The height to the lowest of the existing power lines (being the single supply) was measured at a height of 5.1m, reducing the available height for mounting of the street light. A mounting height of 4.6m, is the minimum clearance permitted for local roads (classified "Other Roads") as per Table 8.1 of the Austroads Guide to Road Design – Part 3.



Figure 3 Hookey St, Hookey Place Pole (P9)

The modelling results are presented in Table 3 below and in Appendix B. On comparison with the standard, the calculated minimum illuminance (E_{min}) = 0.2, determines that the resulting lighting would generally comply with the Category P4 standard, with the exception of the south-east verge. Due to the Y-shape and large kerbing arc, the average illuminance on the south-east verge would fall below the Category P4 standard. It is noted from the plan view that this area is a public reserve with no footpath present.

To achieve full compliance to the standard, an additional pole would be required on the south-eastern verge, to provide lighting over this part of the intersection.

The average illuminance over the intersection $E_{av}=2.73$, is consistent with that of the Hookey Street and Free Street intersection.

It is noted that the TasNetworks power pole (P9) has three (3) rows of cross-arms to provide power along Hookey St and Hookey Place, as well as Low Voltage supply feeder cabling running up one side of the pole. Correspondence with TasNetworks will be required to confirm whether this pole can accommodate the proposed Suburban M80 luminaire, in the position nominated.

Label	Type	Units	Avg (E_{av})	Max	Min (E_{min})	Max/Avg (E_{max}/E_{av})
Hookey Street Intersection (All)	Illuminance	Lux	2.73	20.4	0.2	7.47
Verge-N	Illuminance	Lux	3.47	13.7	0.3	3.95
Verge-SE	Illuminance	Lux	0.28	0.3	0.2	1.07
Verge-SW	Illuminance	Lux	0.68	1.3	0.3	1.91

Table 3 Hookey Street/ Hookey Place Intersection – with proposed lighting

3. Summary

The Hookey Street and Hookey Place Intersection is currently poorly illuminated, with minimal lighting provided from the existing lighting present along Hookey St.

To provide lighting consistent with adjacent intersections, a Suburban M80 luminaire is recommended to be installed on Pole P9 via a suitable outreach arm configuration (subject to confirmation from TasNetworks). This will provide lighting generally in accordance with the lighting levels of the Category P4 standard.

Any increase in the mounting height above 4.6m, available from the reconfiguration of the power lines on Pole 9, will improve the amount of light over the south-west and south-eastern verges of the intersection.

References

AS/NZS

1158 Lighting for roads and public spaces

1158.0 Part 0: Introduction

1158.1.1 Part 1.1: Vehicular traffic (Category V) lighting- Performance and design requirements

1158.1.3 Part 1.3: Vehicular traffic (Category V) lighting- Guide to design, installation, operations and maintenance

1158.2 Part 2: Computer procedures for the calculation of light technical parameters for Category V and Category P lighting

1158.3.1 Part 3.1: Pedestrian area (Category P) lighting- Performance and design requirements

1158.4 Part 4: Supplementary lighting at pedestrian crossings

1158.6 Part 6: Luminaires

Austroroads Guide to Road Design – Part 3; Geometric Design – Table 8.1 – Typical minimum vertical clearances over roadways and pedestrian/cycle paths.



Appendix A

AS 1158.3.1 Table 2.6 Light Technical Parameters

TABLE 2.6
VALUES OF LIGHT TECHNICAL PARAMETERS AND PERMISSIBLE
LUMINAIRE TYPES FOR ROADS IN LOCAL AREAS AND FOR PATHWAYS

1	2	3	4	5	6
Lighting subcategory	Light technical parameters				Permissible luminaire type (see Table 2.10)
	Average horizontal illuminance ^{a,b)} (\bar{E}_h)	Point horizontal illuminance ^{a,b)} (E_{ph})	Illuminance (horizontal) uniformity ^{c)} Cat. P (U_{E2})	Point vertical illuminance ^{a,b)} (E_{pv})	
	lux	lux		lux	
P1	7	2	10	2	Type 4 where part of a road reserve or Types 2, 3, 4 or 6 elsewhere
P2	3.5	0.7	10	0.7	
P3 ^{d)}	1.75	0.3	10	0.3 ^{d)}	
P4 ^{e)}	0.85	0.14	10	N/A	
P5 ^{f)}	0.5	0.07	10	N/A	

^{a)} These values are maintained.

^{b)} Compliance is achieved by being greater than or equal to the applicable table value.

^{c)} Compliance is achieved by being less than or equal to the applicable table value.

^{d)} The vertical illuminance requirement only applies when subcategory P3 is selected for application to pathways, i.e. it does not apply for local roads.

^{e)} The values for New Zealand for subcategories P3 and P3R are also subject to the lamp source lumen derating values as per Clause 2.6. The New Zealand values are as per the table below. In New Zealand, when the luminaires are to be supported on existing reticulation poles, the subcategories P3R and P4R may be designated and the following reduced levels applied:

Subcategory	\bar{E}_h	E_{ph}	E_{pv}
P3 (NZ)	1.3	0.22	0.22
P3R	0.9	0.11	N/A
P4R	0.7	0.07	N/A

Subcategory P5 lighting shall not be chosen for this situation.

NOTES:

- 1 Validation of the values in Columns 2 to 5 is by calculation, not field measurement. This is particularly relevant to small values in Columns 2, 3 and 5, which will typically be difficult to validate by field measurements.
- 2 See Section 3 for the design methods and requirements for use in assessing compliance with the specified light technical parameters.

Appendix B

AS 1158.3 Table 2.1 Lighting Categories for Road Reserves in Local Areas

TABLE 2.1
LIGHTING CATEGORIES FOR ROAD RESERVES IN LOCAL AREAS

1	2	3	4	5	6
Type of road or pathway		Selection criteria ^{a,b)}			Applicable lighting subcategory ^{c,d)}
General description	Basic operating characteristics	Pedestrian/cycle activity	Risk ^{f)} of crime	Need to enhance prestige	
Collector roads or non-arterial roads which collect and distribute traffic in an area, as well as serving abutting properties	Mixed vehicle and pedestrian traffic	N/A	High	N/A	P1
		High	Medium	High	P2
		Medium	Low	Medium	P3
		Low	Low	N/A	P4
Local roads or streets used primarily for access to abutting properties, including residential properties	Mixed vehicle and pedestrian traffic	N/A	High	N/A	P1
		High	Medium	High	P2
		Medium	Medium	Medium	P3
		Low	Low	N/A	P4
		Low	Low	N/A	P5 ^{e)}
Common area, forecourts of cluster housing	Mixed vehicle and pedestrian traffic	N/A	High	N/A	P1
		High	Medium	High	P2
		Medium	Low	Medium	P3
		Low	Low	N/A	P4

^{a)} The selection criteria of Columns 3 to 5 should be separately evaluated. The highest level of any of the selection criteria that is deemed appropriate for the road will determine the applicable lighting subcategory.

^{b)} Refer to Appendix C for guidance on choosing the applicable level of each selection criteria for the environment and purpose of a lighting scheme.

^{c)} Lighting categories P3, P4 and P5 apply across the whole of the road reserve width, including the footpath. Lighting categories P1 or P2 may be selected where there is a significant risk of crime or need to enhance the prestige of the area, however, such lighting only applies over the physical extent of any formed pathway.

^{d)} Refer to the footnotes to Table 2.6 regarding modified sub-categories P3R and P4R for use in New Zealand.

^{e)} Discretionary use of subcategory P5.

Generally, subcategory P5 shall only be applied to the replacement of existing luminaires installed on existing electricity distribution poles or for the initial application of a lighting scheme where the cost to re-configure these poles limits or precludes compliance with category P4.

It is recognized however that for some authorities, category P4 could be deemed as being excessive in terms of providing adequate level of service and meeting with community expectations. In this case subcategory P5 may be used.

^{f)} The risk levels 'High', 'Medium' and 'Low' correspond to classification of the same names in HB 436.



PS

Appendix C

AGI-32 model results



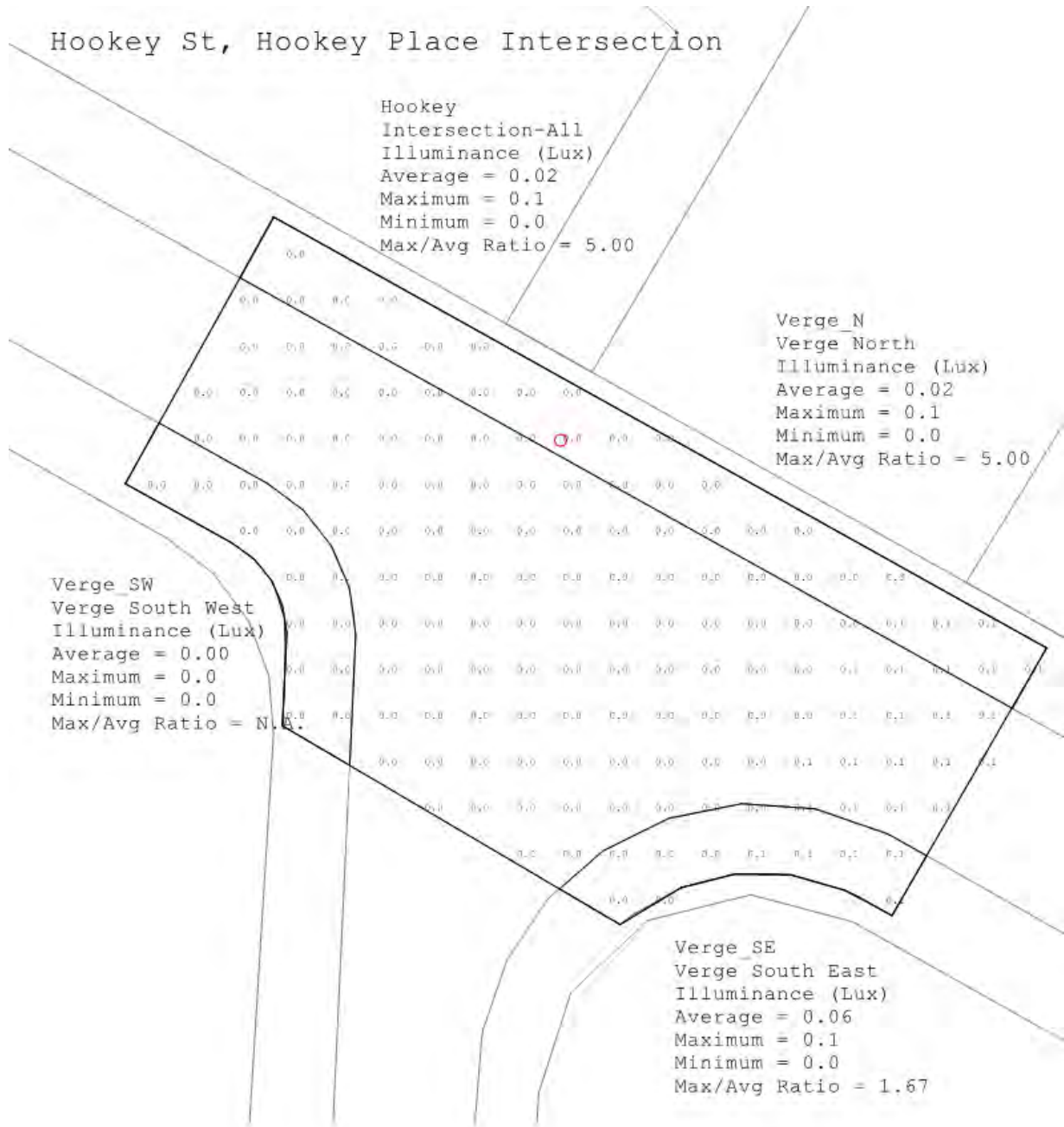
Hookey St, Hookey Place Intersection

Hookey
Intersection-All
Illuminance (Lux)
Average = 0.02
Maximum = 0.1
Minimum = 0.0
Max/Avg Ratio = 5.00

Verge_N
Verge North
Illuminance (Lux)
Average = 0.02
Maximum = 0.1
Minimum = 0.0
Max/Avg Ratio = 5.00

Verge_SW
Verge South West
Illuminance (Lux)
Average = 0.00
Maximum = 0.0
Minimum = 0.0
Max/Avg Ratio = N/A.

Verge_SE
Verge South East
Illuminance (Lux)
Average = 0.06
Maximum = 0.1
Minimum = 0.0
Max/Avg Ratio = 1.67



Free_St
Hookey St - Free St Int
Illuminance (Lux)
Average = 2.22
Maximum = 13.3
Minimum = 0.2
Max/Avg Ratio = 5.99

0.2 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.8 0.1 0.5 0.4 0.2
0.2 0.3 0.4 0.5 0.6 0.7 0.9 1.1 1.2 1.3 1.0 0.6 0.4
0.2 0.3 0.3 0.4 0.6 0.7 1.0 1.2 1.6 1.9 2.0 1.7 1.1 0.7
0.2 0.2 0.3 0.4 0.5 0.7 0.9 1.2 1.6 2.2 2.6 3.3 3.1 2.2 1.4
0.2 0.2 0.3 0.4 0.5 0.7 1.0 1.4 2.0 3.0 4.2 5.4 5.6 5.2 3.3
0.2 0.2 0.3 0.5 0.6 0.9 1.2 1.9 3.2 5.6 7.9 8.8 10.7 8.5
0.2 0.2 0.3 0.4 0.5 0.7 1.1 1.5 2.7 4.4 6.6 9.9 13.3 12.8 8.8
0.2 0.3 0.4 0.6 0.9 1.4 2.3 3.8 5.8 8.2 9.7 10.7 8.7 6.3
0.4 0.5 0.7 1.1 1.8 2.8 4.2 5.8 7.1 7.2 6.6 6.3 4.9
0.4 0.6 0.9 1.3 1.9 2.8 3.7 4.4 4.6 4.2 3.8
0.6 0.9 1.2 1.7 2.2 2.6 2.7 2.6
0.8 1.0 1.3 1.5 1.6 1.5
0.8 0.9 1.0
0.6

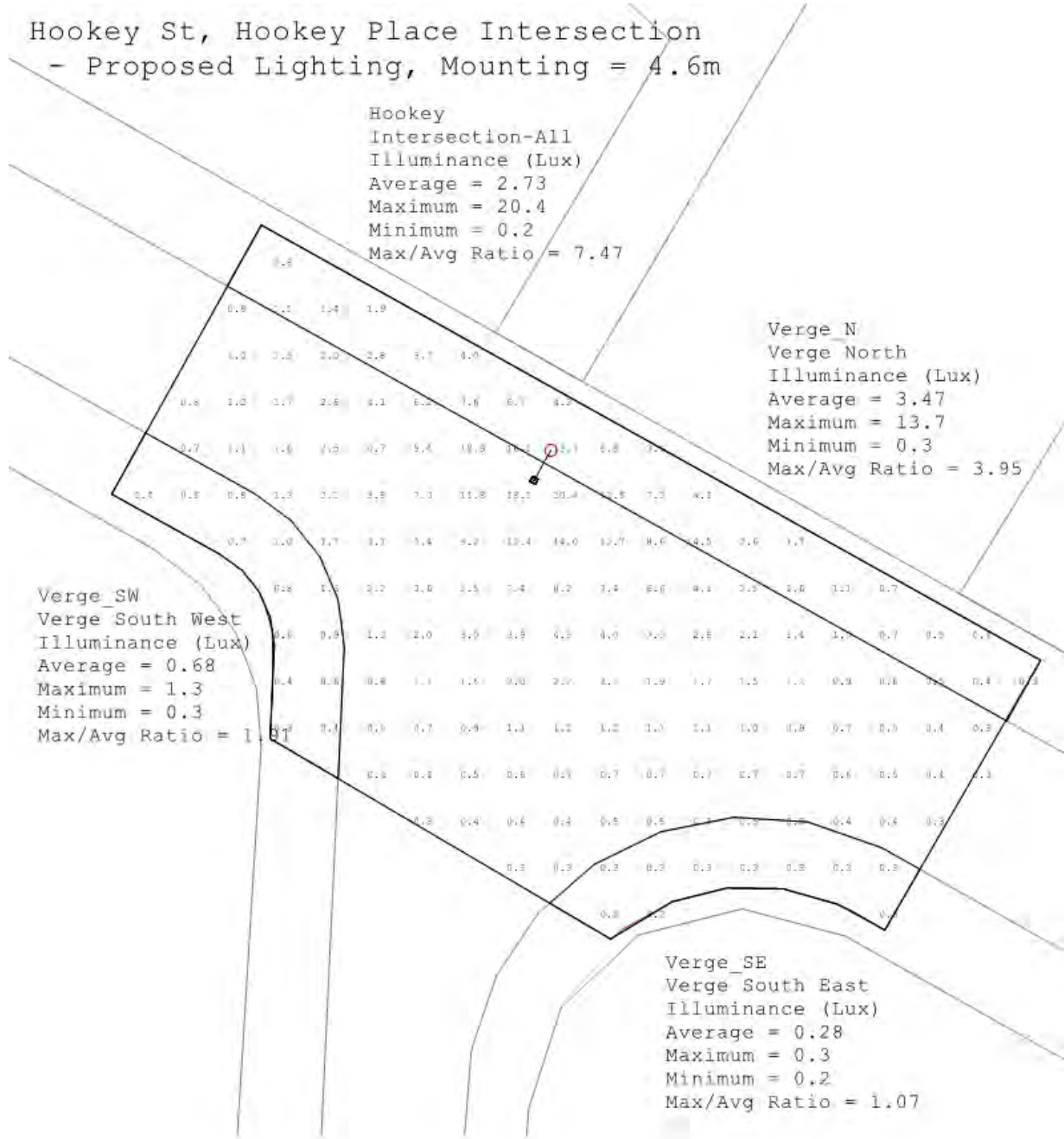
Hookey St, Hookey Place Intersection - Proposed Lighting, Mounting = 4.6m

Hookey
 Intersection-All
 Illuminance (Lux)
 Average = 2.73
 Maximum = 20.4
 Minimum = 0.2
 Max/Avg Ratio = 7.47

Verge_N
 Verge North
 Illuminance (Lux)
 Average = 3.47
 Maximum = 13.7
 Minimum = 0.3
 Max/Avg Ratio = 3.95

Verge_SW
 Verge South West
 Illuminance (Lux)
 Average = 0.68
 Maximum = 1.3
 Minimum = 0.3
 Max/Avg Ratio = 1.81

Verge_SE
 Verge South East
 Illuminance (Lux)
 Average = 0.28
 Maximum = 0.3
 Minimum = 0.2
 Max/Avg Ratio = 1.07





PS

Appendix D

AGi-32 model – Results Table

APPENDIX D - HB17262 : Hookey St, Hookey Place Intersection Modelling Results

	P3 standard	P4 standard	
Average	1.75	0.85	must be greater than
Min (E_{ph})	0.3	0.14	all points must be greater than
Max/Avg (Uniformity)	10	10	the ratio must be less than

Existing

Label	CalcType	Units	Avg	Max	Min	Max/Avg
Hookey	Illuminance	Lux	0.02	0.1	0	5.00
Verge-N	Illuminance	Lux	0.02	0.1	0	5.00
Verge-SE	Illuminance	Lux	0.02	0.1	0	5.00
Verge-SW	Illuminance	Lux	0.02	0.1	0	5.00

Proposed @ MH = 5.7m, 45 deg to Street

Label	CalcType	Units	Avg	Max	Min	Max/Avg
Inter-all	Illuminance	Lux	2.18	14	0.2	6.42
Verge-N	Illuminance	Lux	3.03	12.2	0.2	4.03
Verge-SE	Illuminance	Lux	0.23	0.3	0.2	1.08
Verge-SW	Illuminance	Lux	1.15	2	0.5	1.74

Hookey St, Free St Intersection (for comparison)

Proposed

Label	CalcType	Units	Avg	Max	Min	Max/Avg
Free_St	Illuminance	Lux	2.22	13.3	0.2	5.99



Appendix E

Drawing HB17262-E1 – Lighting Plan

Contact

Chris Squires
03 6323 1900
csquires@pittsh.com.au

transport | community | mining | industrial | food & beverage | carbon & energy



Brisbane

Level 2
276 Edward Street
Brisbane QLD 4000
T: (07) 3221 0080
F: (07) 3221 0083

Launceston

Level 4
113 Cimitiere Street
PO Box 1409
Launceston TAS 7250
T: (03) 6323 1900
F: (03) 6334 4651

Newcastle

Level 1
81 Hunter Street
Newcastle NSW 2300
T: (02) 4910 3600

E: info@pittsh.com.au
W: www.pittsh.com.au

incorporated as
Pitt & Sherry (Operations) Pty Ltd
ABN 67 140 184 309

Devonport

Level 1
35 Oldaker Street
PO Box 836
Devonport TAS 7310
T: (03) 6424 1641
F: (03) 6424 9215

Melbourne

Level 1, HWT Tower
40 City Road
Southbank VIC 3006
PO Box 259
South Melbourne VIC 3205
T: (03) 9682 5290
F: (03) 9682 5292

Sydney

Suite 902, Level 9,
1-5 Railway Street
Chatswood NSW 2067
PO Box 5487
West Chatswood NSW 1515
T: (02) 9468 9300



Now part of the [pitt&sherry](http://pittsh.com.au) group

pitt&sherry

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 VOLUNTARY AMALGAMATIONS – PROPOSED CONSULTATION**

(File No 10-13-01)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider draft consultation proposals in relation to voluntary amalgamation options for the South East Councils and voluntary amalgamation options for the Greater Hobart Councils.

RELATION TO EXISTING POLICY/PLANS

Council has previously resolved to consult with the community in relation to both the South East and Greater Hobart voluntary amalgamation options.

LEGISLATIVE REQUIREMENTS

There are no legislative requirements in regard to this matter.

CONSULTATION

There are a number of consultation options available to Council including direct mail out, an elector poll and active consultation. The report recommends direct or bulk mail-out as the preferred option. Consultation in regard to this matter will not be determinative in its own right but will be informative to Council in determining this matter.

FINANCIAL IMPLICATIONS

Council can provide for the estimated cost of consultation by the use of carryover funds and funds allocated in the 2017/18 budget.

The State Government had initially offered to support consultation where practical. This offer was primarily made to small Councils without sufficient resources to undertake detailed consultation. It is not expected that Council would receive any funding support.

RECOMMENDATION:

- A. That Council approves the undertaking of community consultation in relation to voluntary amalgamation as detailed in the consultation documentation.
- B. That Council approves direct mail out to residents as the preferred consultation methodology.

VOLUNTARY AMALGAMATIONS – PROPOSED CONSULTATION /contd...**ASSOCIATED REPORT****1. BACKGROUND**

Council, at its Meeting of 3 July 2017 resolved as follows:

Part A

- “1. That Council receives and notes the SGS Final Feasibility Report ‘Greater Hobart: Local Government Reform’.*
- 2. That Council explains and details all the options listed by SGS in any community consultation process conducted by Council into voluntary mergers. These consultation documents are to be drafted to include the strengths and weaknesses for the Clarence community of each option listed by SGS. Furthermore, the consultation information is to overview each option’s adherence to the Minister for Local Government’s guiding principles for voluntary amalgamations.*
- 3. That Council determines Option 3 as identified in the SGS report, that being a strategic alliance of the four Councils (Clarence, Glenorchy, Hobart and Kingborough), is its current preferred option, and would be compatible with also pursuing any option identified in the KPMG South East Councils Feasibility Study.*
- 4. That Council advises the Minister for Local Government and Hobart, Kingborough and Glenorchy Councils accordingly.*
- 5. That the General Manager be requested to report back to Council as a matter of priority in relation to the proposed format and content of the community consultation package”.*

The reasons be recorded as follows:

- Council entered into and lead discussions around voluntary mergers using a “without prejudice approach”. Studies were undertaken on the basis of willingness to engage with any neighbouring Council which was also willing to engage.

- Including the SGS report options into the consultation process will provide Council with an opportunity to explain why Option 3, ie a strategic alliance, is its preferred position at this time. In particular, regarding the principle of being in the interest of ratepayers.
- There has been a recent increase in community sentiment that Council is not adequately consulting with the Clarence community on matters of strategic importance.
- Given the expenditure on and depth of analysis provided by the SGS Final Feasibility Report, the Clarence community is entitled to express an opinion on all options listed in the report. This includes those who are of the opinion that a Greater Hobart Council would be preferable to an alliance of the existing Councils.
- Consultation results are not binding on Council, however, they provide a greater awareness of community sentiment and further evidence/information to add to the feasibility studies and peer reviews, in order that Council can arrive at a strongly considered final decision as to the matter of its involvement in Tasmanian Local Government voluntary structural reform.

Part B

- “1. That Council includes all the options listed by KPMG in its ‘South East Councils Feasibility Study Final Report’ in any community consultation process conducted by Council into voluntary mergers. These consultation documents are to be drafted to include the strengths and weaknesses for the Clarence community of each option listed by KPMG. Furthermore, the consultation information is to overview each option’s adherence to the Minister for Local Government’s guiding principles for voluntary amalgamations.*
- 2. That Council advises the Minister for Local Government and Sorell, Tasman and Glamorgan Spring Bay Councils accordingly.*
- 3. That the General Manager be requested to report back to Council as a matter of priority in relation to the proposed format and content of the community consultation package”.*

The reasons be recorded as follows:

- Council entered into and lead discussions around voluntary mergers using a “without prejudice approach”. Studies were undertaken on the basis of willingness to engage with any neighbouring Council which was also willing to engage.
- Including all the KPMG report options into the consultation process will provide Council with an opportunity to determine which option, if any, is preferred by a majority of the community.
- There has been a recent increase in community sentiment that Council is not adequately consulting with the Clarence community on matters of strategic importance.
- Given the expenditure on and depth of analysis provided by the KPMG Final Feasibility Report, the Clarence community is entitled to express an opinion on all options listed in the report.
- Consultation results are not binding on Council, however, they provide a greater awareness of community sentiment and further evidence/information to add to the feasibility studies and peer reviews, in order that Council can arrive at a strongly considered final decision as to the matter of its involvement in Tasmanian Local Government voluntary structural reform.

2. REPORT IN DETAIL

- 2.1.** Following Council’s decision of 3 July 2017 to go to community consultation, a draft consultation proposal has been prepared for Council consideration.
- 2.2.** The draft proposal is included as Attachment 1.
- 2.3.** The consultation documentation provides information and an outline for each of the consultation options in regard to the Greater South East voluntary amalgamations study, with high level pros and cons also listed for each option. Each respondent to the consultation is requested to nominate their preferred option.

- 2.4.** The consultation documentation also outlines the options in relation to the voluntary amalgamations study for the Greater Metropolitan Hobart area. This document notes Council's preferred option as Option 3, a strategic alliance between the 4 Councils.
- 2.5.** Respondents are requested to indicate whether they support the preferred option. If not, to indicate any other options for Greater Hobart that they may prefer.
- 2.6.** The consultation documentation describes a "strategic alliance" as "an agreement: for co-operation among the Councils to work together towards common objectives, within a regulated framework and may include such matters as:
- Regional land use and transport planning and implementation;
 - Regional infrastructure planning and implementation; and
 - Environmental and waste management planning and implementation.
- 2.7.** The draft consultation documentation has been workshopped on 2 occasions by Council.

3. CONSULTATION

- 3.1.** Council has resolved to undertake community consultation in respect of these matters.
- 3.2.** Principal options for consultation include:
- Hard Copy** - direct mail out to all registered voters within Clarence:
- ensures direct access to each voter;
 - useful for those who do not have access to a computer or the internet;
 - is resource intensive.
- Estimate of cost - \$50,000.

Online - consultation conducted through an online engagement tool:

- results automatically compiled;
- difficult to control multiple voting;
- excludes those who do not have access to a computer or IT device.

Estimate of Cost - \$20,000.

Elector Poll - conducted through the Australian Electoral Commission:

- will provide a view of the city, results audited and verified independently;
- not compulsory and need to prepare election material.

Estimate of Cost - \$200,000.

3.3. On the basis of reach and cost, direct mail is the recommended consultation methodology.

3.4. State/Local Government Protocol

Not applicable.

3.5. Other

Nothing at this time.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2016-2026 provides that Council will: *"Explore opportunities with neighbouring Council into the potential benefits of mergers or resource sharing"*.

5. EXTERNAL IMPACTS

None in relation to the proposed consultation.

6. RISK AND LEGAL IMPLICATIONS

There are none identifiable at this time.

7. FINANCIAL IMPLICATIONS

7.1. Council can provide for the estimated cost of consultation by the use of carryover funds and funds allocated in the 2017/18 budget.

7.2. The State Government had initially offered to support consultation where practical. This offer was primarily made to small Councils without sufficient resources to undertake detailed consultation. It is not expected that Council would receive any funding support.

8. ANY OTHER UNIQUE ISSUES

None at this time.

9. CONCLUSION

- Council has previously resolved to undertake community consultation in relation to the options identified in each of the feasibility studies.
- A draft consultation strategy and paper is outlined in this report.
- A matter for Council determination.

Attachments: 1. Voluntary Amalgamations Consultation Documentation (18)

Andrew Paul
GENERAL MANAGER



Voluntary Amalgamation Community Consultation

Objective

To broadly consult with the community of Clarence on merger options outlined in two voluntary amalgamation feasibility studies (*South East Councils Feasibility Study*, *Greater Hobart: Local Government Reform Final Feasibility Report*).

The two feasibility studies explore the potential outcomes of shared services and amalgamation options.

Council will consult on the five options contained in the *South East Councils Feasibility Study* by KPMG. The options are:

- 0 Shared services (no amalgamation)
1. Clarence City Council, Sorell Council, Tasman Council and Glamorgan Spring Bay Council
2. Clarence City Council, Sorell Council and Tasman Council
3. Sorell Council, Tasman Council and Glamorgan Spring Bay Council
4. Sorell Council and Tasman Council

Council will also explain the five options contained in the *Greater Hobart: Local Government Reform Final Feasibility Report* by SGS Economics and Planning. The options are:

1. Business as usual (no change) (stand-alone Councils)
2. Clarence City Council, Kingborough Council, Glenorchy City Council and the City of Hobart
3. Strategic alliance between Clarence City Council, City of Hobart, Glenorchy City Council and Kingborough Council (no amalgamation)
4. Clarence City Council, Glenorchy City Council and the City of Hobart
5. Glenorchy City Council and the City of Hobart

In relation to Greater Hobart, Clarence City Council has resolved that its **preference is for a strategic alliance (Option 3)** between all four councils.

A **strategic alliance** of Councils is an agreement for cooperation among the Councils to work together towards common objectives, within a regulated framework, and may include such matters as:

- Regional land use and transport planning and implementation
- Regional infrastructure planning and implementation
- Environmental and waste management planning and implementation

It is important to note, that the Minister's direction was that the following principles must be applied when considering any options as they relate to local government reform:

- ✓ Be in the (best) interests of ratepayers
- ✓ Improve the level of services for communities
- ✓ Preserve and maintain local representation, and

- ✓ Ensure that the financial status of the entities is strengthened.

It should be noted that there is a large volume of information available in relation to the studied options. Costs associated with providing content to the community are not finalised and are indicative only at this stage. Cost is largely dependent on what information is provided and the method of consultation adopted. At the minimum, content should include a survey form along with all options and a summary of the key strengths and weaknesses of each option.

The suggested abridged versions are attached for consideration.

Please note that results of the community consultation will not be determinative in their own right but will help inform Council's decision making process.

South East Councils Feasibility Study

OPTION 0

No amalgamation. Enhanced shared services between all four councils. This is the likely impact for all Councils.



Key Information

Population	54,674
Area	378 km ²
Population density per Sq Km	144.64
Parks, gardens and reserves	1,051 ha
Proposed councillors	12

Be in the best interests of ratepayers

- No change to current situation. Each Council remains independent.
- Opportunity for increased sharing of services e.g. IT systems, professional services.

Improve the level of services for communities

- Service levels remain the same under all four councils.
- There is the possibility of extending resource sharing arrangements.
- Greater scrutiny of this option may identify greater savings or opportunities than currently identified.

Preserve and maintain local representation

- No change to current situation. Existing Council and Councillor numbers remain unchanged (current ratio of councillor to population of 1: 4,503). Clarence 12 Aldermen, Sorell 9 Councillors, Tasman 7 Councillors, Glamorgan Spring Bay 8 Councillors. (36 Councillors in total.)

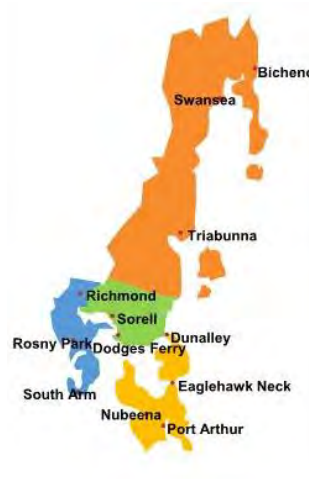
Ensure that the financial status of the entities is strengthened

- ✓ \$900,000 per annum identified in potential additional savings (assumes no changes to services/rating) in the first year across all councils.
- ✗ Estimated transition costs are \$300,000 which could/may be offset by savings identified above.

South East Councils Feasibility Study

OPTION 1

Amalgamation of Clarence City Council, Sorell Council, Tasman Council and Glamorgan Spring Bay Council. This is the likely impact mainly from a Clarence perspective.



Key Information

Population	75,527
Area per Sq Km	4,214 km ²
Population density per Sq Km	17.92
Parks, gardens and reserves	1,548 ha
Proposed councillors	15

Be in the best interests of ratepayers

- ✓ Likely less upward pressure on rates.
- ✓ Some positive financial outcomes for Clarence that can be reinvested into improved services.
- ✗ Some trade-off in access to representation to be mitigated by electoral districts.
- ✗ Likelihood of Clarence area residents subsidising service improvements should services in regional areas be raised to the same level as urban areas.
- ✗ No capacity to accurately quantify “best interests”.

Improve the level of services for communities

- ✓ Potential improved service levels, scope for savings to be reinvested in new infrastructure, enhanced service levels.
- ✗ Realised savings may be utilised to improve service levels in rural areas providing little benefit to Clarence.
- ✗ Service harmonisation may result in cross subsidisation from ‘Clarence’ to less asset rich areas, thus resulting in little scope to improve service levels in Clarence.

Preserve and maintain local representation

- ✓ Local representation retained through ward structure (15 single member wards).
- ✓ Electoral districts should preserve higher representation in Clarence over an agreed transition period.
- ✗ Dilution of Councillor to resident ratio / Councillor to resident ratios increases (1:4,981, currently 1: 4,503).
- ✗ Significantly reduced representation for rural councils.

Ensure that the financial status of the entities is strengthened

- ✓ Collectively \$7.6m per annum identified in possible savings (assumes no changes to services/rating) in the first year across the 4 councils, the particular outcome for each council cannot be accurately quantified.
- ✓ Stronger financial base.
- ✓ Notional additional financial benefit to Clarence of \$4,439,112 in year one.
- ✓ State Government has indicated they will make a contribution towards transition costs.
- ✗ Estimated transition costs are \$6.3m across the 4 councils which could/may be offset by savings identified above.
- ✗ No changes to rating or service levels likely unrealistic over time.
- ✗ Harmonisation of service levels would likely reduce benefit to Clarence with enhanced benefit to areas currently provided with a lesser range or level of service.
- ✗ Likely overall reduction in Financial Assistance Grants after year 4. Financial Assistance Grants are a formula-based funding stream to Council's provided through Commonwealth/State funding arrangements.

South East Councils Feasibility Study

OPTION 2

Amalgamation of Clarence City Council, Sorell Council and Tasman Council. This is the likely impact, mainly from a Clarence perspective.



Key Information

Population	71,034
Area per Sq Km	1,622 km ²
Population density per Sq Km	43.79
Parks, gardens and reserves	1,303 ha
Proposed councillors	15

Be in the best interests of ratepayers

- ✓ Likely less upward pressure on rates.
- ✓ Some positive financial outcomes for Clarence that can be reinvested into improved services.
- ✗ Some trade-off in access to representation to be mitigated by electoral districts.
- ✗ Likelihood of Clarence area residents subsidising service improvements should services in regional areas be raised to the same level as urban areas.

Improve the level of services for communities

- ✓ Potential improved service levels, scope for savings to be reinvested in new infrastructure.
- ✗ Realised savings may be utilised to improve service levels in rural areas providing little benefit to Clarence.
- ✗ Potential for cross subsidisation from 'Clarence' to less asset rich areas, thus resulting in little scope to improve service levels in Clarence.

Preserve and maintain local representation

- ✓ Local representation retained through ward structure (15 single member wards).
- ✓ Election districts should preserve higher representation in Clarence over an agreed transition period.
- ✗ Significantly reduced representation for rural councils.

- ✗ Dilution of Councillor to resident ratio / Councillor to resident ratios increases (1:4,681, currently 1: 4,503).

Ensure that the financial status of the entities is strengthened

- ✓ A collective \$6.3m per annum identified savings (assumes no changes to services/rating) in the first year across all councils.
- ✓ Stronger financial base.
- ✓ Notional additional financial benefit to Clarence of \$4,255,682 in year one.
- ✓ State Government has indicated they will make a contribution towards transition costs.
- ✗ Estimated transition costs are \$4.1m which could/may be offset by savings identified above.
- ✗ No changes to rating or service levels likely unrealistic over time.
- ✗ Harmonisation of service levels would likely reduce benefit to Clarence with enhanced benefit to areas currently provided with a lesser range of level of service.
- ✗ Likely overall reduction in Financial Assistance Grants after year 4. Financial Assistance Grants are a formula-based funding stream to Council's provided through Commonwealth/State funding arrangements.

South East Councils Feasibility Study

OPTION 3

Amalgamation of Sorell Council, Tasman Council and Glamorgan Spring Bay Council.



Key Information

Population	20,853
Area per Sq Km	3,836
Population density per Sq Km	5.44
Parks, gardens and reserves	497 ha
Proposed councillors	13

Be in the best interests of ratepayers

- No direct impact on Clarence residents.
- Potential annual savings of \$2.5m to participating Councils.

Improve the level of services for communities

- No direct impact on Clarence residents. Some capacity for savings to be reinvested in service improvements.

Preserve and maintain local representation

- No direct impact on Clarence residents, Councillor to resident ratios increases in Glamorgan Spring Bay (from 1:561 to 1:1,590), Sorell (from 1:531 to 1:1,590) and Tasman (from 1:343 to 1:1,590).
- Significantly improved representation for all Councils when Clarence excluded from the options.

Ensure that the financial status of the entities is strengthened

- No direct impact on Clarence residents, identified savings of up to \$2.5m with no reduction in Financial Assistance Grants after year 4. Financial Assistance Grants are a formula based funding stream to Council's provided through Commonwealth/State funding arrangements.

South East Councils Feasibility Study

OPTION 4

Amalgamation of Sorell Council and Tasman Council.



Key Information

Population	16,360
Area per Sq Km	1,244
Population density per Sq Km	13.15
Parks, gardens and reserves	252 ha
Proposed councillors	9

Be in the best interests of ratepayers

- No direct impact on Clarence residents.
- Potential annual savings of \$1.3m.

Improve the level of services for communities

- No direct impact on Clarence residents. Some capacity for savings to be reinvested in service improvements.

Preserve and maintain local representation

- No direct impact on Clarence residents, Councillor to resident ratios increases in Sorell (from 1:531 to 1:1,797) and Tasman (from 1:343 to 1:1,797).
- Significantly improved representation for all Councils when Clarence excluded from the options

Ensure that the financial status of the entities is strengthened

- No direct impact on Clarence residents.
- Identified savings of up to \$1.3m with no reduction in Financial Assistance Grants after year 4. Financial Assistance Grants are a formula based funding stream to Council's provided through Commonwealth/State funding arrangements.

Greater Hobart: Local Government Reform Final Feasibility Study

OPTION 1

No amalgamation. Councils continue to operate as four independent entities; business as usual. This is the likely impact for all Councils.

MAP

Be in the best interests of ratepayers

- ✗ Potential loss of opportunities for beneficial outcomes for the community, e.g. eradication of duplication, no whole-of-region coordinated planning.

Improve the level of services for communities

- Service levels remain the same.
- ✓ Councils to continue to enhance operations on a stand-alone basis.
- ✓ Strategic issues concerning Greater Hobart will continue to be addressed via existing mechanisms.
- ✗ No additional benefits in service.
- ✗ Aligned strategic opportunities/integrated strategic planning all four councils share will not be pursued formally by all Councils.

Preserve and maintain local representation

- Local representation remains the same.

Ensure that the financial status of the entities is strengthened

- Remains the same.
- ✗ No potential savings generated.

Greater Hobart: Local Government Reform Final Feasibility Study

OPTION 2

Amalgamation of Clarence City Council, Kingborough Council, Glenorchy City Council and the City of Hobart. This is the likely impact, mainly from a Clarence perspective.

MAP

Key Information

Population	190,000
Area	
Population density per Sq Km	
Parks, gardens and reserves	
Proposed councillors	12

Be in the best interests of ratepayers

- ✓ Significant economic benefit for whole of community identified. Economic benefits are benefits that accrue to the community generally and do not directly provide any financial benefit by way of rate reductions or financial savings.
- ✗ Rates likely to rise for Clarence residents.
- ✗ Due to complexity of amalgamation and potential integration costs no direct financial benefit.

Improve the level of services for communities

- ✓ Projected increase/improvement in scope and level of services.
- ✓ Elimination of duplication of services and improve efficiencies will result in savings (finance, HR, communications, customer service, IT).
- ✓ Ability to pursue more consolidated and sustainable patterns of urban growth and strategic opportunities for the city. Ability to plan for growth, enhance competitiveness of Greater Hobart and improve the liveability of the city and residents, enhance advocacy and promotion of the city.
- ✓ Creation of a Hobart Capital City Act to drive collaboration and generate wider strategic benefits to the community for greater integration of transport, infrastructure, land use planning, economic development, waste management, natural hazard management and social inclusion.

Preserve and maintain local representation

- ✓ Local representation retained through transitory ward structure (phased out over eight year period) (12 elected members).
- ✗ Dilution of Councillor to resident ratio / Councillor to resident ratios increases

Ensure that the financial status of the entities is strengthened

- ✓ Net economic benefit of \$383 million over a 20 year timeframe.

- ✓ State Government has indicated they will make a contribution towards transition costs.
- ✗ High financial cost over a 20 year time frame due to high cost of integration of services and wage and salary harmonisation costs.

Greater Hobart: Local Government Reform Final Feasibility Study

OPTION 3

Strategic Alliance between Clarence City Council, Glenorchy City Council, Kingborough Council and City of Hobart. This is the likely impact, mainly from a Clarence perspective.

A **Strategic Alliance** of Councils is an agreement for cooperation among the Councils to work together towards common objectives, within a regulated framework, and may include such matters as:

- Regional land use and transport planning and implementation
- Regional infrastructure planning and implementation
- Environmental and waste management planning and implementation

MAP

Be in the best interests of ratepayers

- ✓ Potential for beneficial outcomes for the community, e.g. integrated whole-of-region planning in regard to land use, transport and waste management.
- ✗ May be seen as another layer of bureaucracy.

Improve the level of services for communities

- ✓ Integrated whole of community planning in relation to land use, transport, economy, infrastructure, environmental management, social inclusion.
- ✓ Greater collaboration between councils.
- ✓ Creation of a Greater Hobart Capital City Act to drive collaboration and generate wider strategic benefits to the community for greater integration of transport, infrastructure, land use planning, economic development, waste management, natural hazard management and social inclusion.
- ✗ Levels of service may not change.
- ✗ Only focus on strategic opportunities rather than shared services and resource sharing.
- ✗ Will divert some control from Clarence City Council on some issues including strategic land use and transport planning.

Preserve and maintain local representation

- ✓ Existing electoral arrangements unchanged.
- ✓ Level and type of services unchanged.
- ✓ Existing councillor representation maintained.

Ensure that the financial status of the entities is strengthened

- ✓ Net economic benefit of \$294m over a 20 year time frame, or approximately \$15 million per annum on average across all councils.
- ✗ No direct financial saving generated.

Greater Hobart: Local Government Reform Final Feasibility Study

OPTION 4

Amalgamation of Clarence City Council, Glenorchy City Council and the City of Hobart. This is the likely impact, mainly from a Clarence perspective.

MAP

Key Information

Population	151,000
Area	
Population density per Sq Km	
Parks, gardens and reserves	
Proposed councillors	12

Be in the best interests of ratepayers

- ✓ Rates remain unchanged.

Improve the level of services for communities

- ✓ Elimination of duplication of services and improve efficiencies will result in savings (finance, HR, communications, customer service, IT).
- ✓ Able to plan for growth, enhance competitiveness of Greater Hobart, improve liveability, enhance advocacy and promotion of the city.
- ✓ Increase in scope and level of services.
- ✓ Creation of a Hobart Capital City Act to drive collaboration and generate wider strategic benefits to the community for greater integration of transport, infrastructure, land use planning, economic development, waste management, natural hazard management and social inclusion.
- ✗ Exclusion of Kingborough in regard to consolidated planning of urban growth.

Preserve and maintain local representation

- ✗ Local representation retained through transitory ward structure.
- ✗ Dilution of Councillor to resident ratio / Councillor to resident ratios increases.

Ensure that the financial status of the entities is strengthened

- ✓ Net economic benefit of \$264m over a 20 year timeframe, or approximately \$13m per annum on average across all councils.
- ✓ Savings due to economies of scale.
- ✓ State Government has indicated they will make a contribution towards transition costs.
- ✗ No direct financial savings realised.



Greater Hobart: Local Government Reform Final Feasibility Study

OPTION 5

Amalgamation of Glenorchy City Council and the City of Hobart.

MAP

Key Information

Population	94,000
Area	
Population density per Sq Km	
Parks, gardens and reserves	
Proposed councillors	12

Be in the best interests of ratepayers

- No direct impact on Clarence residents.

Improve the level of services for communities

- No direct impact on Clarence residents.

Preserve and maintain local representation

- No direct impact on Clarence residents.

Ensure that the financial status of the entities is strengthened

- No direct impact on Clarence residents.

Council Voluntary Amalgamations Community Survey

In March 2015, Clarence City Council agreed to explore options for voluntary council mergers and shared services with neighbouring councils. This decision followed a request from the Minister for Planning and Local Government to all Tasmanian councils to discuss voluntary amalgamations and resource sharing.

In April 2016, two feasibility studies commenced. The first study, *South East Councils Feasibility Study* by KPMG explored a South East Council (Clarence City Council, Tasman Council, Sorell Council, and Glamorgan Spring Bay Council). The second study, *Greater Hobart: Local Government Reform Final Feasibility Report* by SGS Economics and Planning, focused on a Greater Hobart Council (Clarence City Council, Kingborough Council, Glenorchy City Council, City of Hobart).

The following principles were used to guide any potential local government reform:

- ✓ Be in the best interests of ratepayers
- ✓ Improve the level of services for communities
- ✓ Preserve and maintain local representation, and
- ✓ Ensure that the financial status of the entities is strengthened.

The two feasibility studies have now been received and identify potential merger and shared services options. In regard to the options identified in the Greater Hobart Council, Council's preference is for a strategic alliance between all four councils.

The options and the strengths and weaknesses in relation to the above principles, are attached for your information. Please take a moment to read this information and consider how you would like the future of Clarence to look. The two feasibility studies are available from the Council's website at www.ccc.tas.gov.au/volamalgamations.

In <month> we will be seeking your feedback on the future of Clarence prior to any further decision being made by Council. Council will then determine its position which will be made public.



Council Voluntary Amalgamations Community Survey

Have your say on the future of Clarence.

Residents, ratepayers and business owners are encouraged to complete this survey and return it to Council. Your feedback is important to help us understand the community's attitudes towards the two voluntary amalgamation feasibility studies, voluntary amalgamations and/or shared services. This feedback will help inform Council's position.

Alternatively, you can complete this survey online at www.ccc.tas.gov.au/volamalgamations

Survey closes on <date>. (Proposed one month from issue date.)

South East Councils Feasibility Study

Which option, if any, do you prefer?

- ☐ Option 0: Shared services between all four councils (no amalgamation but greater sharing of services)
- ☐ Option 1: Clarence City Council + Sorell Council + Tasman Council + Glamorgan Spring Bay Council
- ☐ Option 2: Clarence City Council + Sorell Council + Tasman Council
- ☐ Option 3: Sorell Council + Tasman Council + Glamorgan Spring Bay Council
- ☐ Option 4: Sorell Council + Tasman Council
- ☐ Option 5: None of the above

Would you like to make any comments on the options outlined in the South East Councils Feasibility Study?



Greater Hobart: Local Government Reform Final Feasibility Study

Do you support Council's preferred position of a strategic alliance between Clarence City Council, Kingborough Council, Glenorchy City Council and the City of Hobart (Option 3).

☐ Yes

☐ No

Would you like to make any comments?

If not supportive of a strategic alliance, which option, if any, below do you prefer?

☐ Business as usual (no change) (Option 1)

☐ Clarence City Council + Kingborough Council + Glenorchy City Council + City of Hobart (Option 2)

☐ Clarence City Council + Glenorchy City Council + City of Hobart (Option 4)

☐ Glenorchy City Council + City of Hobart (Option 5)

Would you like to make any other comments?

Thank you for taking the time to complete this survey.

Please fold the survey and use the enclosed reply paid envelope to return the survey to Council. If you did not receive a reply paid envelope, please post it to:

The General Manager
Clarence City Council
Po Box 96
Rosny Park TAS 7018

Alternatively, you can:

- Scan and email the completed survey to Clarence@ccc.tas.gov.au
- Drop the survey into the Council Offices, 38 Bligh Street, Rosny Park
- Complete the survey online www.ccc.tas.gov.au/volamalgamations

Survey closes: <date>

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil.

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

12.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

12.4 QUESTIONS WITHOUT NOTICE

An Alderman may ask a Question without Notice of the Chairman or another Alderman or the General Manager. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will not be recorded in the minutes.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, an Alderman or the General Manager may decline to answer a question without notice.

13. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

13.1 APPLICATIONS FOR LEAVE OF ABSENCE

13.2 PROPERTY MATTER – RICHMOND

13.3 TENDER T1168-17 – BAYFIELD STREET – STREETSCAPE REDEVELOPMENT

13.4 ANNUAL REVIEW - GENERAL MANAGER

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- contracts and tenders for the supply of goods and services;
- information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;
- applications by Aldermen for a Leave of Absence.

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room”.