

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.

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**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**

Nil.

**2. CONFIRMATION OF MINUTES**

(File No 10/03/01)

**RECOMMENDATION:**

That the Minutes of the Council Meeting held on 20 March 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**

Presentation of the Proponents of a Seafood, Wine  
and Music Festival for Kangaroo Bay  
Presentation from Surf Lifesaving Tasmania  
Information on Proposed Clean-up of Stokell Creek  
Draft Capital Works Program

27 March

Related Party Disclosures  
10 Year Plan  
Legal Matters  
Budget  
Lauderdale Feasibility Study  
Investment Strategy  
Local Government Act Review

3 April

**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.

Nil.

**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**

Nil.

**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**

March Quarterly Report pending.

**Representative Reporting**

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

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

**Quarterly Reports**

March Quarterly Report pending.

**Representative Reporting**

- **SOUTHERN WASTE STRATEGY AUTHORITY**

Representative: Ald Richard James  
(Ald Sharyn von Bertouch, Proxy)

**Quarterly Reports**

September, December and March Quarterly Reports pending.

**Representative Reporting**

- **TASWATER CORPORATION**

**10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES****NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT**

(File No 12-15-01)

**Chairperson's Report – Alderman Kay McFarlane**

Report to Council for the 3 month period 1 October 2016 to 30 December 2016.

**1. PRINCIPAL OBJECTIVES AND GOALS**

The Committee's prime objectives are to:

- advise Council on the strategic planning and management of bushland and coastal reserves and parks throughout the City;
- provide advice on Council's Reserve Activity Plans and Catchment Management Plans in the context of the "Clarence Bushland and Coastal Strategy";
- administer, in conjunction with Council, the Land and Coast Care Grants Program;
- facilitate and provide guidance for the implementation of Council's adopted "Clarence Bushland and Coastal Strategy"; and
- promote information sharing of natural resource related matters affecting the City.

In working towards these goals the Committee, in conjunction with Council's Natural Assets Officer, implemented a range of activities, which are set out below.

**2. CAPITAL WORKS PROJECTS**

Construction of a funded entrance access way to Lindhill Bushland Reserve will be started soon by Contractors. This project has been delayed due to encroachment onto Council's 5m wide strip from 87 Lindhill Avenue. A lease agreement is being finalised between Council and the owners of 87 Lindhill Avenue to allow work to start as soon as possible.

### **3. RECURRENT INITIATIVES**

#### **Green Army Program**

The Green Army Team are coming toward the end of a 6 month project that will finish in February, which will immediately lead into another 6 month project with different crew members under the supervision of the current team leader, Patrick Watts. The crew over the last 3 months have completed a 500m red gravel path that transports pedestrians from the creek cross-over, near Clarendon Vale House, to Goodwin's Road near the Lynmore Holdings sub-division where the creek flows under Goodwin's Road via a large culvert. The crew have also completed new tracks at Glebe Hill (from Betsy Mack Place Entrance) and are starting a gravel track perimeter track at Otago Bay Freshwater Lagoon.

The crew have done extensive landscaping along the Clarence Plains Rivulet, including some sandstone rock paving about the recently installed Bruce Andrew Memorial Seat. Cumbungi and other weeds have been removed along the Clarence Plains Rivulet and native plants administered in certain areas.

#### **Work for the Dole Program**

The work for the dole crew have been doing extensive work about the Seven Mile Beach and Roches Beach areas, maintaining the many beach access ways. Tasks have included brush cutting, weed control, rubbish removal, minor fencing repairs, oiling of timber robustic fencing and oiling of timber beach access steps.

The work for the dole crew have also been assisting the CCC Fire Crew with brush cutting along Geilston Creek and have been involved with fuel reduction activities at North Warrane Oval.

#### **Development of Reserve Activity Plans 2016-17**

Three Reserve Activity Plans (RAPs) will be developed this financial year, namely Richmond Recreation Reserve, Bedlam Walls Bushland Reserve and Canopus-Centauri Bushland Reserves. The first round of community consultation has been completed for the 3 RAPs involving mail outs with comments sheets to properties in proximity to the reserves.

Advertisements have been placed in the Eastern Shore Sun and on Council's website, with well attended "walk and talks" administered to provide interested parties with a chance to practically view issues within the reserve and discuss the plans.

### **Implement Natural Area Reserve Activity Plans**

Various natural area works have been achieved at Tranmere Coastal Reserve, Rosny/Montagu Bay Foreshore Reserve, Waverley Flora Park, Lindhill Bushland Reserve and Seven Mile Beach Coastal Reserve.

### **Wetland/Storm Water Retention Basins**

Maintenance work, including brush cutting, rubbish removal, cumbungi control, mulching and herbicide spraying have been carried out at Cambridge Park Wetland and Otago Bay Freshwater Lagoon.

Bioretention Basins have undergone maintenance work at Rosny and Montagu Bay.

Concrete slabs and more seating have been installed at Lauderdale Wetland.

### **Drainage Swales**

Kangaroo Bay Rivulet, Clarence Plains Rivulet, Thoona Swale, Barilla Creek, Flagstaff Gully Creek and Geilston Creek have had extensive maintenance work administered.

### **Priority Weed Management**

Minor weed control work has been administered in various CCC natural areas.

### **Landcare Grants Program**

Landcare Grant Funding has been received by all successful applicants and projects are underway. Successful applicants include:

- Antarctic Climate and Ecosystem Cooperative Research Centre;
- Bellerive Bluff Land and Coastcare;
- Bellerive Howrah Coastcare;
- Cambridge Primary School Landcare group;
- Geilston Bay Landcare;

- Glebe Hill Bushland Reserve Landcare;
- Limekiln Point Landcare;
- Mt Rumney Landcare;
- Rosny Montagu Bay Land and Coastcare;
- Seven Mile Beach Coastcare;
- Wildcare Deslacs; and
- Wildcare – Friends of Lumeah Point.

### **Maintenance Clarendon Vale Rivulet**

The Clarendon Vale Rivulet is in very good condition at the moment with the Green Army and Contractors both working in the area of late.

### **Schools Landcare Support Program**

Due to School holidays this program has stalled over the last quarter, but planning is underway to revamp the program when school starts up again in February.

### **Community Clean Up Program**

This program is underway and many groups involved have started clean-up activities and or have scheduled dates for clean-up events. Groups involved with the program include: Seven Mile Beach Coastcare; Tranmere/Clarence Plains Land and Coastcare Group; Wildcare Deslacs and 1<sup>st</sup> Sandford Scouts.

### **Clean up Australia Day**

Previous participants, schools in the Clarence Municipality and Land and Coastcare groups were invited to participate in this years' Clean up Australia Day events. The main event was on Sunday, 5 March; with School Clean Up Day on Friday, 3 March and Business Clean Up Day on Tuesday, 28 of February.

**Prison Program Project**

The Prison Crew have spent much of their time brush cutting the natural areas about Risdon Vale with the unusually high growth rates we have experienced, meaning many areas had to be maintained several times. They have also assisted the CCC Fire Crew with fire break work at Risdon Vale.

The Prison Crew performed radiata pine control at Seven Mile Beach in partnership with the Seven Mile Beach Coastcare Group.

**4. DESIGN AND INVESTIGATION WORK IN PROGRESS**

Nil.

**5. GOVERNANCE MATTERS.**

**Committee Meeting**

A committee meeting will be scheduled as need arises.

**6. EXTERNAL LIAISON**

The NRM and Grants Committee have assessed all Landcare Grant Applications and funds have been distributed to successful applicants.

**RECOMMENDATION:**

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman Kay McFarlane  
**CHAIRPERSON**

**AUDIT PANEL**

(File No 07/02/12)

**Chairperson's Report 45 – March 2017**

The Audit Panel held a Meeting on 28<sup>th</sup> March 2017. I attach a copy of the draft Minutes of the Meeting for tabling at Council's Meeting (Attachment 1).

The Deputy Auditor General, Mr Ric De Santi, attended the meeting and provided an overview of the Annual Financial Audit strategy for 2016/17.

The Panel received the following final report on audit projects at its March 2017 meeting outlined as follows.

**Project 50: - Management of Volunteers**

The Consultant Alicia Leis presented the Audit findings to the Panel and made the observation that there remain areas where full knowledge and management of Council's volunteer workforce is not complete. The Panel considered the findings and endorsed the management actions proposed. The Panel noted from the findings of the report that the general management of Council's volunteer programmes would significantly benefit from the production of a comprehensive centralised framework that guided the management of all volunteers involved with Council.

With regard to Project 49 audit project to review Council's Strategic Risks and Risk Management Framework (including the Risk Register structure and methodology). The opportunity for WLF Accounting and Advisory to provide more time for further analysis of Council's management of its strategic risks has resulted in this project being held over. It is now proposed that the final report for this project will be presented at the Audit Panel's June 2017 meeting.

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 March 2017.

Consistent with the core focus of the Audit Panels responsibilities and obligations under the Act, the revisions/scenarios for Council's 10 Year Financial Plan was presented to the Audit Panel by the Corporate Treasurer. The forecasting and assumptions presented in the modelling were discussed and reviewed by the Audit Panel and its support and recommendation of the option "Version A" is now conveyed to Council.

The Corporate Treasurer provided a verbal update in respect to the revised draft Investment Strategy and Policy. The view of the Panel was that it would be prudent to seek additional external expert advice on how Council should manage its investment portfolio. In putting forward this view, the Panel considered that as much as the investment of public money should have a relatively low risk threshold, there may also be a risk of not considering all options available to Council in order to optimise returns. It is the Panel's recommendation to Council to engage an expert consultant to review and advise on investment options and approaches within the legislative scope for these investments.

**RECOMMENDATION:**

That the Chairperson's Report be received by Council.

Attachments: 1. Minutes of Audit Panel Meeting held on 28 March 2017 (9)

John Mazengarb  
**CHAIRPERSON**

**MINUTES OF A MEETING OF THE CLARENCE COUNCIL AUDIT PANEL  
HELD IN THE COMMITTEE ROOM AT 3.00PM, AT THE COUNCIL  
OFFICES, BLIGH STREET, ROSNY PARK ON TUESDAY, 28 MARCH 2017**

**HOURLY CALLED:** 3.00pm

**PANEL MEMBERS:** Mr J Mazengarb (Chairperson)  
Mr R Bevan  
Ald H Chong  
Ald K McFarlane (Proxy)

**TO BE IN ATTENDANCE:** General Manager  
(Mr A Paul)  
Corporate Treasurer  
(Mr F Barta)  
Deputy Auditor General – Arrived at 3.10pm  
(Mr R De Santi)  
Manager Human Resources  
(Ms Tanya Doubleday)  
Partner WLF Accounting and Advisory  
(Mrs Alicia Leis) Arrived 3.35pm  
Partner WLF Accounting and Advisory  
(Ms Maryellen Salter) Arrived 3.35pm

**ORDER OF BUSINESS:** 1 – 3, 6, 4, 7 – 14.

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## MINUTES

### 1. APOLOGIES

Mr Robert Hogan  
Ald Peter Cusick

### 2. CONFIRMATION OF MINUTES

The Minutes of the Meeting of the Audit Panel dated 30 November 2016 were circulated to Panel Members.

#### RECOMMENDATION:

That the Minutes of the Meeting of the Audit Panel dated 30 November 2016, as circulated, be confirmed.

#### Decision:

**MOVED** Ald Chong **SECONDED** Richard Bevan

“That the Recommendation be adopted”.

**CARRIED**

### 3. DECLARATION OF CONFLICTS OF INTEREST/PECUNARY INTERESTS

Robert Hogan asked the Chair to have recorded his reappointment to Glenorchy City Council Audit Panel for a further 2 years.

No further declarations.

### 4. AUDITOR GENERAL (INCLUDING ANNUAL DRAFT FINANCIAL AUDIT STRATEGY 2016/17)

The Auditor General has provided his proposed Audit Strategy for Council for the 2016/2017 financial statements. This outlines key activities, considerations, and outputs to be undertaken by the Auditor General late in the financial year and following preparation of Council's financial statements.

A copy of the Draft Annual Audit Strategy 2016/17 was provided with the agenda. Please note that this document is a preliminary draft version which may be subject to further alterations by the Tasmanian Audit Office.

**Item 4/-**

**Item 4 Cont.**

Deputy Auditor General Mr Ric De Santi attended the meeting and provided an overview of the strategy.

**RECOMMENDATION:**

That the Auditor General's advice and content of the Draft Financial Audit Strategy 2016/17 be noted.

**Decision:**

It was **RESOLVED**

“That the recommendation be adopted”

Mr De Santi left the meeting at this stage 3.35pm

**5. ANNUAL AUDIT PLAN FOR 2016- 2017**

The following Projects make up the 2016-2017 Annual Audit Plan programme and have been formally adopted by Council.

**Project 49: Management of Strategic Risk**

Consultant Alicia Leis of WLF Accounting and Advisory was engaged to undertake this project.

The opportunity for WLF Accounting and Advisory to provide a more detailed analysis of Councils management of its strategic risks has resulted in this project being held over.

It is now proposed to be presented at the Panel's June 2017 meeting.

**RECOMMENDATION**

That the advice be noted.

**Decision:**

It was **RESOLVED**

“That the advice be noted”

### **Project 50: Management of Volunteers**

Consultant firm WLF Accounting and Advisory was engaged to undertake this project and a copy of the final report was provided with the agenda.

The Consultants Alicia Leis and Maryellen Salter presented the Audit findings to the Panel and made the observation that there remain areas where full knowledge and management of Council's volunteer workforce is not complete.

The Council's Manager Human Resources Tanya Doubleday was present for this item to respond to questions arising from the audit findings.

The consultants advised that due to preliminary findings in the audit that the intended survey component of the audit was best deferred until the Council's further work had progress in developing a corporate framework for volunteer management. It was recognised that important WHS inductions were in place for volunteer's full knowledge and management of this area required further development.

The establishment of a working group of volunteer managers to develop new systems and processes was an important starting point for this exercise. It was also recognised that some change management would be required to support the requirements of this initiative.

#### **RECOMMENDATION**

- A. That the Report from Alicia Leis on Project 50 Management of Volunteers be received and the consultant's 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 Alicia Leis on Project 50 Management of Volunteers be received and the consultant's findings and recommendations be noted;
- B. That the Management Action Plan be noted and that a further report on the implementation plan proposed for this purpose be submitted to the next meeting; and
- C. That this project be the subject of further update reporting and review as to implementation at subsequent meetings.”

Messrs Lies Salter and Doubleday left the meeting at this stage 4.08pm

## **6. UPDATE ON PROJECT 35 - EFFECTIVENESS OF COUNCIL'S IT SOLUTIONS**

This matter is listed as a standing item. Implementation of the new IT systems is now well underway.

The General Manager and Corporate Treasurer provided a further verbal update in respect to this matter to the meeting. The Treasurer indicating that this project is significantly ramping up and is still on track to make all time frames. Some difficulties were currently being experienced with the test platforms that are anticipated to be shortly resolved.

The Panel noted and appreciated the periodic reporting that members were receiving on the progress of the project.

### **RECOMMENDATION:**

That the update advice be noted.

### **Decision:**

It was **RESOLVED**

“That the update advice be noted”

## **7. INVESTMENT STRATEGY AND POLICY**

Council's adopted policy for investments has been reviewed. A copy of the revised draft Investment Strategy and Policy was provided. The document now incorporates a “Strategy” section.

The Corporate Treasurer provided a further verbal update in respect to this matter to the meeting.

The view of the Panel was that it would be prudent to seek expert advice on how Council should manage its investment portfolio. As much as the investment of public money should have a low risk threshold, there is also a risk of not optimising returns. There is a recommendation to Council to engage an expert consultant to review and advise of investment options and approaches.

### **RECOMMENDATION:**

That the draft revised Investment Strategy and Policy be recommended to Council for adoption.

### **Decision:**

It was **RESOLVED**

“A. That the draft revised Investment Strategy and Policy be noted; and

B. That a recommendation be put to Council to engage an expert consultant to review and advise of investment options and approaches.”

## **8. 10 YEAR FINANCIAL MANAGEMENT PLAN**

Council adopted the current 10 Year Financial Management Plan in 2014. The Audit Panel reviewed a preliminary draft update in 2016, however, this was not formally considered by Council.

While not yet required by the Act, it is appropriate to review the Plan at this point given movement in a range of key variables experienced since 2014, in particular the expected partial loss of dividend revenue from TasWater.

Copies of the draft 10 Year Financial Management Plan versions and a brief explanatory memo were provided.

The Corporate Treasurer provided an overview of the draft Plan with particular emphasis on “Version A”. Versions B and C were also included in agenda papers to show the effects of alternative high level approaches.

### **RECOMMENDATION:**

That the draft revised 10 Year Financial Management Plan (Version A) be recommended to Council for adoption.

### **Decision:**

It was **RESOLVED**

“That the recommendation be adopted”

## **9. MANAGEMENT ACTION PLAN**

An updated Management Action Plan was provided.

### **RECOMMENDATION:**

That the advice be noted

### **Decision:**

It was **RESOLVED**

“A. That the update advice be noted; and

B. That a further update advice be provided to the Panel on the need to progress the findings of Project 43 in relation to risk categorising of food premises and the continued delays experienced in receiving new guidelines from the Director of Public Health for this purpose.”

## **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. AUDIT PANEL WORKPLAN**

The updated Forward Workplan for the Audit Panel was provided with the agenda.

The Roads and Stormwater Asset Management Plans were adopted 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 is intended that the outcomes of this review will be presented to the Audit Panel’s Meeting in June 2017, although, 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 advice be noted.

### **Decision:**

It was **RESOLVED**

“That the update advice be noted”

## **12. ANY FURTHER BUSINESS**

The Panel noted that recently proposed changes to the Local Government Act 1993 may trigger the need to review the Audit Panel Charter.

Mr Beven sought advice on the progress of resolving the issue of the payment of airport rates.

The Corporate Treasurer advised that whilst this matter remained unresolved at this stage the Hobart Airport was providing a proportional payment. He further advised that an off set for the shortfall has been inbuilt into the current budget and that it remains a matter that will be recorded as a note in the Council’s Annual Accounts.

### **13. 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**

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

### **14. CLOSE**

There being no further business, the Chair declared the Meeting **Closed** at **4.38pm**.

<b>EVENTS SPECIAL COMMITTEE</b>
---------------------------------

**CLARENCE JAZZ FESTIVAL****Chairperson's Report – March 2017 (Mayor Doug Chipman)****Clarence Jazz Festival Report 2017**

“Tasmania’s premier jazz festival has come of age”. That was the opening line on the front page of The Mercury, complete with full colour photo, on Wednesday 15 February. It continued to say, “Now in its 21<sup>st</sup> year, the Clarence Jazz Festival has seen hundreds of local, national and international musicians perform at the annual event since its launch”.

The aim of this year’s festival was to use the event as a platform to raise the profile of Clarence, to celebrate our city as a great place to live, and to attract an increased number of intra and interstate visitors.

As a mostly free festival it had quantifiable outcomes with increased attendance, increased media coverage and increased social media engagement. Non tangible outcomes was the resounding fact that people from Clarence, Tasmania and beyond are talking about Clarence and its Jazz Festival in a very positive way and we received great support for local communities and musicians.

Estimated attendance over the 9 day event is over **10,000** people and following is a breakdown of venues and attendance, and of the community groups who were involved with each event.

DATE	EVENT/VENUE	Attendance	Comments and Community Partners
SAT 18	Birthday Party – ROSNY FARM	320	Ticketed - \$30
SUN 19	Twilight Series – GEILSTON BAY	180	Wet weather venue - <i>Geilston Bay Boat Club</i>
	Twilight Series – SOUTH ARM	280	SAPRA
MON 20	Twilight Series – HOWRAH	80	Wet weather venue – The Barn <i>Bellerive Rotary</i>
	Twilight Series – CAMBRIDGE PRIMARY	80	Wet weather venue – <i>Cambridge Primary School Association</i>

TUES 21	Twilight Series - CREMORNE	350	<i>Cremorne Bowls and Community Club Management Committee</i>
	Twilight Series – SIMMONS PARK	350	<i>Bellerive Rotary</i>
WED 22	Twilight Series – MONTAGU BAY	400	<i>Montagu Bay Primary School Association</i>
	JAZZ LOUNGE – Show 1	105	Ticketed - \$10
	JAZZ LOUNGE – Show 2	90	Ticketed - \$10
THURS 23	Twilight Series - RICHMOND	350	<i>Richmond &amp; Coal River Valley Promotions Inc</i>
	Twilight Series - ROSNY FARM	300	
	JAZZ LOUNGE	90	Ticketed - \$15
FRI 24	BELLERIVE BOARDWALK	1,200	Professional bar and food stalls <i>Sandford Scouts, Hobart Jazz Club</i>
	JAZZ LOUNGE - Show 1	100	Ticketed - \$10
	JAZZ LOUNGE - Show2	85	Ticketed - \$10
SAT 25	BELLERIVE BOARDWALK	2,300	Professional bar and food stalls <i>Sandford Scouts, Hobart Jazz Club</i>
	JAZZ LOUNGE - Matinee	100	Ticketed - \$5
	JAZZ LOUNGE – Show 1	90	Ticketed - \$10
	JAZZ LOUNGE – Show 2	120	Ticketed - \$10
SUN 26	BELLERIVE BOARDWALK	3,500	Professional bar and food stalls <i>Sandford Scouts, Hobart Jazz Club</i>
	JAZZ LOUNGE - Matinee	120	Ticketed - \$5

The strong marketing plan comprised a mixture of paid and sponsored press and TV ads, as well as good editorial coverage through media releases. The Mercury's packaged deal also included the **16** page program inserted and distributed in **47,000** newspapers around the state, with a further **10,000** printed for our own use. Social media was also used to full advantage with a large increase in the volume of traffic showing photos and posts of the concerts by Clarence Council staff, musicians and patrons.

#### **MEDIA COVERAGE:**

<b>Editorial</b>	<b>Date and details</b>
Hobart Jazz Club Newsletter	Dec/Jan – 3 page editorial
<b>Qantas Inflight</b>	<b>Jan/Feb – featured event</b>
<b>Virgin Inflight</b>	<b>Jan/Feb – featured event</b>
The Senior Newspaper	January - 1/3 <sup>rd</sup> page picture story + matinee giveaways
The Mercury	15/02/2017 – front page picture story cont'd page 4
The Mercury	16/02/2017 – 1/3 <sup>rd</sup> page picture story Pulse Section
The Mercury	16/02/2017 – Complete gig guide listing Pulse Section
The Mercury	20/02/2017 – ½ page picture story page 3
The Mercury	23/02/2017 – Complete gig guide listing Pulse Section
RACT Journeys	Feb/March – featured in '5 of the best outdoor events'

<b>Mercury ads</b>	<b>Date, publication and type</b>
Standby	15/01/2017 - Tassie Living - full page
Sponsored	28/01/2017 – The Mercury - K Medium Strip
Standby	29/01/2017 - Tassie Living - full page
Standby	04/02/2017 - The Mercury - K medium strip
Sponsored	04/02/2017 - 16 page 1/4 fold insert
Sponsored	11/02/2017 – The Mercury - B Half Page Horizontal
Standby	12/02/2017 – The Mercury - Body and Soul
Sponsored	12/02/2017 – The Mercury - B Half Page Horizontal
Sponsored	16/02/2017 - The Mercury - J Small Strip
Sponsored	18/02/2017 - The Mercury - K Medium Strip
Sponsored	18/02/2017 – Mercury web page
Sponsored	19/02/2017 - The Mercury - J Small Strip
Sponsored	23/02/2017 - The Mercury - J Small Strip
Sponsored	25/02/2017 – The Mercury - M3 x 3
<b>Southern Cross Network</b>	<b>No. of sponsored ads</b>
SCTV	.30 second x 48 ads, 10-25 February
7TWO	.30 second x 24 ads, 10-25 February
7MATE	.30 second x 24 ads, 10-25 February
107.3FM	.30 second x 33 ads, 20-26 February
107.3FM	Live reads x 4, 24/25 February

Council agreed to increase the budget for the 2017 festival to create a special occasion for its 21<sup>st</sup> birthday. The increased budget allowed for a longer festival, with more twilight concerts presented around the city, more interstate artists and an international artist, and a much larger marketing campaign. Over **200** musicians performed over **9** days, at **12** venues; Council parks became featured locations; local businesses in Bellerive increased their trading hours; community groups engaged and prospered; people were employed; not one complaint was received. A breakdown of the budget is as follows:

<b>Clarence Jazz Festival BUDGET</b>	<b>Budget</b>	<b>Actual</b>
<b>Income:</b>	\$44,000	
Total income from tickets sales, sponsorship, food and beverage, merchandise and reduced fees for goods and services:		\$36,692
<b>Expenses:</b>	\$145,000	
Major expenses include artists performance fees, transport and accommodation, marketing, production, staff and contractors, security, equipment hire and special projects: Vinyl record/Scholarship program		\$144,300
<b>TOTALS</b>	<b>\$101,000</b>	<b>\$107,608</b>

This equates to a budget overspend of \$6,608.

Cash sponsorship was difficult and time-consuming to secure. The Cambridge Centre offered the most cash and small sums were received from Veolia, Eastlands, Oceana Aquatic Health and Fitness, Cope Sensitive Freight and MyState.

Big savings were made with part in-kind guarantees. These would have an approximate value of \$42,000 and were received from The Mercury, Southern Cross, AVIS, Quayside Cottages, Rollins Canvas, City View Motel, Alive Technologies and McCanns Music.

## **SUMMARY**

The Events Special Committee was in full agreement that the Clarence Jazz Festival is a valued event presented by Council for the betterment of the city. Of the 35 actions identified in the Clarence Events Plan 2014-2018, the Jazz Festival ticks 26 of these actions across building community participation, building the identity of the city, building creative opportunities, and building economic capacity.

The Committee agreed the extra spend on marketing the Festival achieved its goal of promoting Clarence as a great place to live, work and play, and noted this contributed to the big step forward the festival achieved in 2017.

The Committee agreed the budget should return to its usual annual amount (plus CPI), therefore \$85,000 is requested for 2017/18. However, the matter of the success of the relationship with The Mercury was specifically highlighted. As this is a vehicle to promote the city, not only the Jazz Festival, consideration needs to be given to these costs being integrated into the marketing budget.

## **RECOMMENDATION:**

That the Chairperson's Report be received by Council.

Attachments: 1. Photos (10)

## A pictorial look at the Clarence Jazz Festival 2017

**Saturday 18 February** - The 21<sup>st</sup> Birthday Party

A unique night at the Rosny Farm



### **Tuesday – Cremorne Beach Reserve**

350 people attended / Cremorne Bowls and Community Club raised funds through bar and BBQ



## **Tuesday – Simmons Park**

350 people attended / Bellerive Rotary raised funds through bar and BBQ



## **Thursday – Montagu Bay Park**

400 people attended / Montagu Primary School Association raised funds through bar and BBQ



## Jazz Lounge – Wednesday to Sunday

All ticketed concerts - almost all sold out



## Bellerive Boardwalk – Friday

Bringing the city to life

1200 people / Help with the event set up and maintaining a clean site by Clarence Rovers and Sandford Scouts



## Saturday

Performance opportunity for young musicians

2,300 people – average stay at the venue is 2.5 hours. Some people stay all day!



Appeals to all ages





3,500 people attended the finale. The Boardwalk was a full house with lots of smiles and compliments to the Council.



# 21 ... that's a jazzy number



**ON SONG:** Jack Lark, centre and Shoreline Jazz Collective members Joe Weller, left, Thomas Plunkett and Emilia Hawkey, will all be playing at the Clarence Jazz Festival. Picture: LUKE BOWDEN

**ZARA GUDNASON and JESSICA HOWARD**

TASMANIA'S premier jazz festival has come of age.

Now in its 21st year, the Clarence Jazz Festival has seen hundreds of local, national and international musicians perform

at the annual event since its launch.

This year's festival will kick off on Saturday night with the birthday party of the year, featuring some of Australia's best jive and swing bands — Melbourne's Shuffle Club, Adelaide's Lucky 7 and local outfit

Yesterday's Gentlemen.

Following the birthday party, the next nine days will see the festival move from parklands to waterfront locations throughout the Eastern Shore, as audiences indulge in jazz of European, South American or Louisiana styling. Other highlights will include

Canadian jazz trumpeter and composer Mike Field, who is known for his upbeat and energetic performances, in the Jazz Lounge at the Rosny Farm.

Clarence Jazz Festival convener Alderman Heather Chong said the event would

**CONTINUED PAGE 4**

**The Mercury - 15/2/17**

**Front Page (continued page 4)**

## Festival birthday a jazzy number

**FROM PAGE 1**

celebrate its birthday in style with an extensive list of artists involved.

"The jazz festival is a signature event in our city and delivers a fantastic festival atmosphere for people of all ages to enjoy," she said.

Not only has the nine-day festival entertained jazz lovers for the past two decades, but the event continues to support young Tasmanian up and comers.

This year, three young musicians were awarded scholarships that included six months of tuition with top-line teachers that will see the fruits of their labour culminate in a performance on Bellerive Boardwalk on February 24.

Jack Lark, 19, was one of the

three recipients, winning the scholarship for male vocals, along with Jack Batchelor who received the scholarship in brass, and Fraser Reynolds for The Ian Pearce Memorial Scholarship in piano.

Mr Lark, who came to fame as the 2009 *Junior MasterChef* runner-up, has taken a different direction away from food and will pursue a career in directing musical theatre.

The Conservatorium of Music student said he had always had an interest in jazz singing and Tasmania was an ideal place to hone his skills.

"We've got some world-class jazz musicians in Tasmania and quite a big jazz culture which isn't that well publicised," he said.

The Clarence Jazz Festival kicks off this Saturday at Rosny Farm from 6pm.

**“We've got some world-class jazz musicians in Tasmania and quite a big jazz culture”** JACK LARK

# Happy to belt out classics at jazz festival

HOBART singer Nadira Farid and an ensemble of musicians brought their versions of jazz classics to the Clarence Jazz Festival.

Nadira and Friends — Matthew Ives, Oliver Plapp, Aaron Entresz and Paul Williams — performed their own interpretations of standard jazz tunes taken from the *Great American Songbook*.

Farid said she loved the sense of community that was prevalent at the Eastern Shore festival.

"Everyone was just chilling," she said after her gig yesterday.

More than 200 performers from Tasmania, interstate and overseas will perform at this year's festival, making it the biggest in the festival's 21-year history.

The festival finishes on Sunday.



TUNED IN: Nadira and Friends perform at the Clarence Jazz Festival at the Geilston Bay Yacht Club yesterday.

Picture: LUKE BOWDEN

Above

The Mercury

Page 3

20/2/17

Right

The Mercury

Pulse Section

16/2/17

MUSIC

**COMING UP**

March 17-26: Ten Days on the Island  
March 17: Asta, at the Republic Bar

## LET'S JAZZ IT UP

**FINE TUNING:** Polishing their act for the 21st Clarence Jazz Festival are, from left, Jarrod Jacobson, Eric Amani and Thomas Plunket.

**H**OBART'S Eastern Shore will come alive with the sound of jazz on Saturday when the 21st Clarence Jazz Festival kicks off.

To celebrate the milestone birthday, the annual festival is throwing the party of the year at Rosny Farm that will feature some of Australia's best jive and swing bands, including Melbourne's Shuffle Club, Adelaide's Lucky 7 and local outfit Yesterday's Gentlemen.

The Barn will host the three festival ambassadors George Washingmachine, Dan Barnett and Paul Williamson as they trade licks with a Tassie rhythm section.

Audiences can get in the party mood with a full bar of drinks, as well as an abundance of local street food.

Following on from the birthday party, the week ahead will see the festival move from parklands to waterfront locations throughout

the Eastern Shore as audiences indulge in jazz of European, South American or Louisiana styling.

Other highlights will include Canadian jazz trumpeter and composer Mike Field, who is known for his upbeat and energetic performances.

Field will perform in the Jazz Lounge at the Rosny Farm.

Clarence Jazz Festival convener Alderman Heather Chong said the festival would celebrate its birthday

in style, with an extensive list of artists involved.

"The Jazz Festival is a signature event in our city and delivers a fantastic festival atmosphere for people of all ages to enjoy," Alderman Chong said.

The Clarence Jazz Festival kicks off on Saturday with the big 21st birthday bash at Rosny Farm from 6pm.

Tickets are \$32.34, available from [www.clarenceartsandevents.net](http://www.clarenceartsandevents.net)

# 7

**VIC, TAS**

## Terrain

Regional Victoria and Hobart  
Various dates in February  
and March  
[bangarra.com.au](http://bangarra.com.au)

Bangarra Dance Theatre's revival of *Terrain* continues to combine contemporary dance and music with Indigenous culture and storytelling to convey the bond between Aboriginal peoples and the land. The tour heads south for performances in Ballarat, Bendigo, Mildura, Geelong and Shepparton, with a side trip to Hobart in between.

# 8

**VIC**

## Superbike World Championship

Phillip Island Circuit  
February 24-26  
[worldsbk.com.au](http://worldsbk.com.au)

The 30th Superbike World Championship kicks off on Phillip Island, showcasing top manufacturers and production motorbikes. Expect thrills (and maybe spills), fierce battles and close finishes in the races on Saturday and Sunday. Get even closer to the action with Pit Walk passes, extended Visitor Centre hours and the chance to get behind the wheel of a go-kart.

# 9

**QLD**

## Sand Safari Arts Festival

Various venues, Surfers Paradise  
February 10-26  
[surfersparadise.com](http://surfersparadise.com)

Thousands descend on the Surfers Paradise foreshore to see the nation's best and sandiest compete in the Australian Sand Sculpting Championships. Pop-up galleries continue the sand-and-sea theme, while British "inflatablist" Filthy Luker is back with his inflatable street art (last year he created *Octopied Hotel*, giving the Islander Resort Hotel giant green tentacles).

# 10

**TAS**

## Clarence Jazz Festival

Various venues, Hobart  
February 18-26  
[clarencesartsandevents.net](http://clarencesartsandevents.net)

The stellar line-up in a program of free outdoor shows and ticketed events includes top Australian hot-swing bands Lucky Seven, The Shuffle Club and Yesterday's Gentlemen, as well as Canadian trumpeter and composer Mike Field. Festival ambassadors Paul Williamson, Dan Barnett and George Washingmachine will perform alongside local musicians, too.

# 11

**NSW**

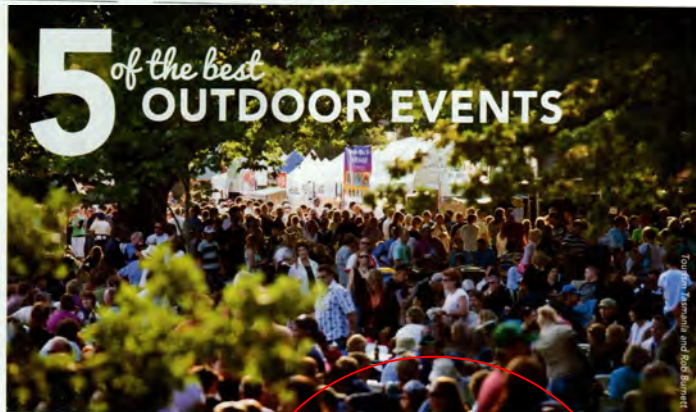
## Sydney Chinese New Year

Various venues, Sydney  
January 27-February 2  
[sydneychinesenewyear.com.au](http://sydneychinesenewyear.com.au)

It's one of the biggest new year events out there and this one promises to be especially good because it's the Year of the Rooster, that loves to be the center of attention. There are many events, including City of Sydney's Lunar Lantern Festival with animal figures metres tall, and an event at Pyrmont.

# 12

**ACT**



## Festive

10-12 February, Launceston City Park  
Northern Tasmania's biggest food and wine festival will feature more than 75 stallholders with the best in the state's gourmet delights. Event highlights include guest chef Simon Bryant, of ABC TV's *The Cook and the Chef* fame, performances by Adam Brand, The Badloves and Taxiride, as well as the Tamar Valley Wine Route master class.  
[www.festive.com.au](http://www.festive.com.au)



## Australian Wooden Boat Festival

10-13 February, Hobart waterfront

A celebration of our rich maritime culture, the 2017 Australian Wooden Boat Festival program will feature 500 wooden boats across the Hobart waterfront, a wooden boat symposium, a marketplace of maritime delights, the Waterside Tavern, a Seafood Theatre, a Concert under the Stars and plenty of other food, drinks and entertainment for all ages.  
[australianwoodenboatfestival.com.au](http://australianwoodenboatfestival.com.au)

## Clarence Jazz Fest

18-26 February, various locations

Featuring more than 130 musicians from Tasmania, interstate and overseas, the Clarence Jazz Festival is celebrating its 21st year. The nine-day festival features free outdoor events along with evening ticketed concerts at historic Rosny Barn.

**★ WIN** We have four double-passes to the Clarence Jazz Festival 21st Birthday Party to give away – see Page 41 for competition entry details.  
[www.clarencesartsandevents.net](http://www.clarencesartsandevents.net)



## Royal Hobart Regatta

11-13 February, Hobart Regatta Grounds

Three days of action on the Derwent River including traditional events (rowing, sailing and swimming) as well as introducing new ones such as Guinness World Record attempts and challenge events.  
[www.royalhobartregatta.com](http://www.royalhobartregatta.com)

**RACT Journeys**  
**Feb/March**

Front page of the 16 page program inserted into The Mercury and distributed around the state.



**18-26  
FEBRUARY  
2017**

**21  
YEARS**

# CLARENCE JAZZ FESTIVAL

**THE BIRTHDAY  
PARTY** 18TH FEB

**TWILIGHT  
CONCERTS** FREE

**THE JAZZ  
LOUNGE** 22-26TH FEB

**THE BELLERIVE  
BOARDWALK** FREE

**CELEBRATING  
21 YEARS  
WITH 9 DAYS  
OF MUSIC.**

PRESENTED BY  
CLARENCE CITY COUNCIL  
[www.clarenceartsandevents.net](http://www.clarenceartsandevents.net)

MEDIA PARTNERS

**MERCURY**  
Sunday  
**TASMANIAN**  
THE VOICE OF TASMANIA

  
Southern Cross

**THE HOME OF JAZZ IN TASMANIA**

 Clarence... a brighter place

# Clarence Jazz Festival 2017

Tasmania's premier jazz festival returns for its 21st birthday celebration.



The Clarence Jazz Festival on Hobart's eastern shore will be back in 2017 with a 21st birthday celebration featuring more than 130 musicians from Tasmania, interstate and overseas.

The nine day festival held from 18-26 February 2017, is a celebration of live music encompassing a variety of performing styles. Set in locations around the city with views of Mount Wellington, beaches and vineyards, the Clarence Jazz Festival features free outdoor concerts with a relaxed family-friendly feel, along with evening ticketed concerts at historic Rosny Barn, combined with Tasmanian fine food and wine.

The festival features Canadian Mike Field and three of the nation's best jump jive bands – Adelaide's Lucky Seven, Melbourne's The Shuffle Club and Yesterday's Gentlemen, along with the best of Tasmania's jazz performers.

A unique touch to the Clarence Jazz Festival is the ambassador program that features three well-known jazz performers who bring the concerts together, guest with the musicians on stage and engage with the crowd.



This year three favourite ambassadors will join in the celebrations – Melbourne saxophonist and vocalist Paul Williamson, Sydney trombonist and vocalist Dan Barnett, and violinist and vocalist George Washingmachine.

"The Clarence Jazz Festival has grown to be an important part of the Australia jazz circuit and this, along with its 21st, is worth celebrating," said Ambassador Dan Barnett.

"The three of us will be bopping hard and enjoying the best of what Tasmania has to offer, all together for the first time."

A special collector's edition vinyl record and a jazz history exhibition will mark the 21st birthday celebration.

Organised by Clarence City Council, the Clarence Jazz Festival will be held from

18-26 February 2017.

Information is

available from [www.clarenceartsandevents.net](http://www.clarenceartsandevents.net)



## Clarence Jazz Festival special edition vinyl



As a little something spesh for our 21st birthday celebrations, we will be producing a limited edition vinyl record called 'Two Suites'.

The record will showcase Kelly Ottaway 'Clarence Jazz Suite' which he wrote and performed especially for the festival as our artist-in-residence this year.

As you may know, we were a little bit excited when Kelly was announced as the winner of the Jazzgroove Mothership Orchestra Prize last Friday - <http://mothershiporchestra.com/news/>

The other side will feature the late Ian Pearce (AM)'s original suite called 'Fountains of Witley Court'. The piece was commissioned for the launch of the reconstructed Perseus and Andromeda Fountains in the gardens of Witley Court in Worcestershire. The music imitates the style of the water itself as it makes enormous jets and intricate patterns.

The cover artwork will be by renowned artist, tom samek, who we have commissioned to create a painting for next year's festival.

The painting will be on show at the Schoolhouse Gallery during the Jazz Festival, but we'll have more about that later...

Interested in getting your hands on the vinyl record?

Sign up here: <http://bit.ly/2cYpo7O> to have early access to order the record.

We're only producing 300 copies so first in best dressed.



**Hobart Jazz Club**

**Newsletter—January**

**11. REPORTS OF OFFICERS****11.1 WEEKLY BRIEFING REPORTS**

(File No 10/02/02)

The Weekly Briefing Reports of 20 and 27 March and 3 April 2017 have been circulated to Aldermen.

**RECOMMENDATION:**

That the information contained in the Weekly Briefing Reports of 20 and 27 March and 3 April 2017 be noted.

<b>11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS</b>
--

Nil.

### **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-2017/25 - 42 EUROBIN STREET,  
GEILSTON BAY - DWELLING**  
(File No D-2017/25)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 42 Eurobin Street, Geilston Bay.

**RELATION TO PLANNING PROVISIONS**

The land is zoned Low Density Residential and subject to the Parking and Access, and Stormwater Management 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.

Council is required to exercise a discretion within the statutory 42 day period which has been extended to 12 April 2017 with the written agreement of the applicant.

**CONSULTATION**

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

- privacy; and
- construction management.

**RECOMMENDATION:**

- A. That the Development Application for Dwelling at 42 Eurobin Street, Geilston Bay (CI Ref D-2017/25) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
  2. A plan for the management of construction works must be submitted and approved by Council's Manager City Planning prior to the issue of a building permit. The plan must outline the proposed construction practices in relation to fencing of the site to prevent soil and debris being carried onto neighbouring properties.
- 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-2017/25 - 42 EUROBIN STREET, GEILSTON BAY – DWELLING /contd...**

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**ASSOCIATED REPORT****1. BACKGROUND**

No relevant background.

**2. STATUTORY IMPLICATIONS**

**2.1.** The land is zoned Low Density Residential under the Scheme.

**2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme, which relate to provision of private outdoor space, and landfill and excavation.

**2.3.** The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – Low Density Residential Zone; and
- Section E6.0 – Parking and Access, and Stormwater Management Codes.

**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 property is vacant and has an area of 1355m<sup>2</sup>. The property has an average slope of approximately 1 in 2.6 sloping downwards from the street. The lot has frontage and vehicle access to Eurobin Street on its western side. The access is on an angle to the street and follows the contours, somewhat reducing the gradient.

The surrounding area to the north, south and west is zoned Low Density Residential and General Residential featuring properties containing Single Dwellings. The land to the east is zoned Environmental Living.

### **3.2. The Proposal**

The proposal is a new dwelling and outbuilding (converted shipping container). The dwelling would have a maximum height of 5.1m at its highest point above natural ground level (NGL). The dwelling would have setbacks of 12.5m from the frontage boundary, a setback of 3.905m from the northern side boundary, 8.195m from the southern side boundary and 6.17m from the rear boundary. The proposed outbuilding would have a maximum height of 3.05m at its highest point above NGL with a minimum setback of 6m from the frontage boundary and a setback of 3.9m from the southern side boundary.

## **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 Low Density Residential Zone and the Parking and Access, and Stormwater Management Codes with the exception of the following.

**Low Density Residential Zone**

Clause	Standard	Acceptable Solution (Extract)	Proposed
12.4.3 A2	Private Open Space	<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) 24m<sup>2</sup>; or</p> <p>(ii) 12m<sup>2</sup>, if the dwelling has 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>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling has 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 not applicable</p> <p>complies not applicable</p> <p>complies</p> <p>complies</p> <p>does not comply – frontage faces south-west</p> <p>complies</p> <p>complies</p>

The proposed variations can be supported pursuant to the Performance Criteria P2 of Clause 12.4.3 for the following reasons.

<b>Performance Criteria</b>	<b>Comment</b>
<p><i>“P2 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><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p> <p><i>(ii) orientated to take advantage of sunlight”.</i></p>	<p>see below</p> <p>The proposed outdoor space area, located on the north-western side of the proposed dwelling, would be a levelled extension of the finished floor level of the main building. The area would be directly accessible from the living area and would be located to the north-west of the proposed dwelling. Sunlight to the outdoor space would be unobstructed by surrounding buildings.</p>

### **Low Density Residential Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution (Extract)</b>	<b>Proposed</b>
12.4.8 A1	Landfill and Excavation	<p>Fill and excavation must comply with all of the following:</p> <p>(a) height of fill and depth of excavation is no more than 1m from natural ground level, except for building support purposes;</p> <p>(b) extent is limited to the area required for the construction of buildings and vehicular access.</p>	<p>The proposed dwelling would require excavation to a maximum depth of 1.4m, while a terrace to be constructed behind the dwelling would be filled to a height of 1.2m.</p> <p>The proposed driveway and outbuilding would require maximum excavation of 3.4m.</p>

The proposed variations can be supported pursuant to the Performance Criteria P1 of Clause 12.4.8 for the following reasons.

<b>Performance Criteria</b>	<b>Comment</b>
<p><i>“P2 Fill and excavation must satisfy all of the following:</i></p> <p><i>(a) does not detract from the visual amenity of the area;</i></p> <p><i>(b) does not impact upon the privacy for adjoining properties;</i></p>	<p>see below</p> <p>The proposal plans state that banks created by the excavation would be landscaped. In combination with screening provided by existing vegetation on the site and surrounding area, the landscaping would ensure the excavated area would have reasonable visual impact.</p> <p>The proposed excavation would allow the buildings being located lower in the landscape resulting in a reduction in direct views to adjoining properties.</p>

(c) <i>does not affect land stability on the lot or adjoining land</i> ".	The proposal plans state that the banks created by excavation would be stabilised with landscaping and retaining walls in accordance with engineering design. Council's Development Engineer has advised that appropriate engineering design options would be available to ensure that the banks remain stable. Engineering designs for stabilisation works would need to be submitted with application for building approval. There are numerous examples of similar levels of excavation in the area.
---	---

## **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. Privacy**

The representor has raised concern that the private open space (grassed area and courtyard) of the proposed dwelling would overlook the private open space and deck of the adjacent property at 40 Eurobin Street.

- **Comment**

As discussed, the proposal satisfies the privacy standard of the Scheme, achieving the required 3m setback from a side boundary.

### **5.2. Construction Management**

The representor has raised concern that due to the steep gradient of the land and the type of soil/rock that would need to be excavated during construction, rock and other material may be fall onto neighbouring properties.

- **Comment**

It is recommended that a condition be included on the planning permit, if granted, which would require the developer to submit a construction management plan. The plan would need to detail how the site would be fenced to prevent soil and debris falling onto neighbouring properties.

## **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.

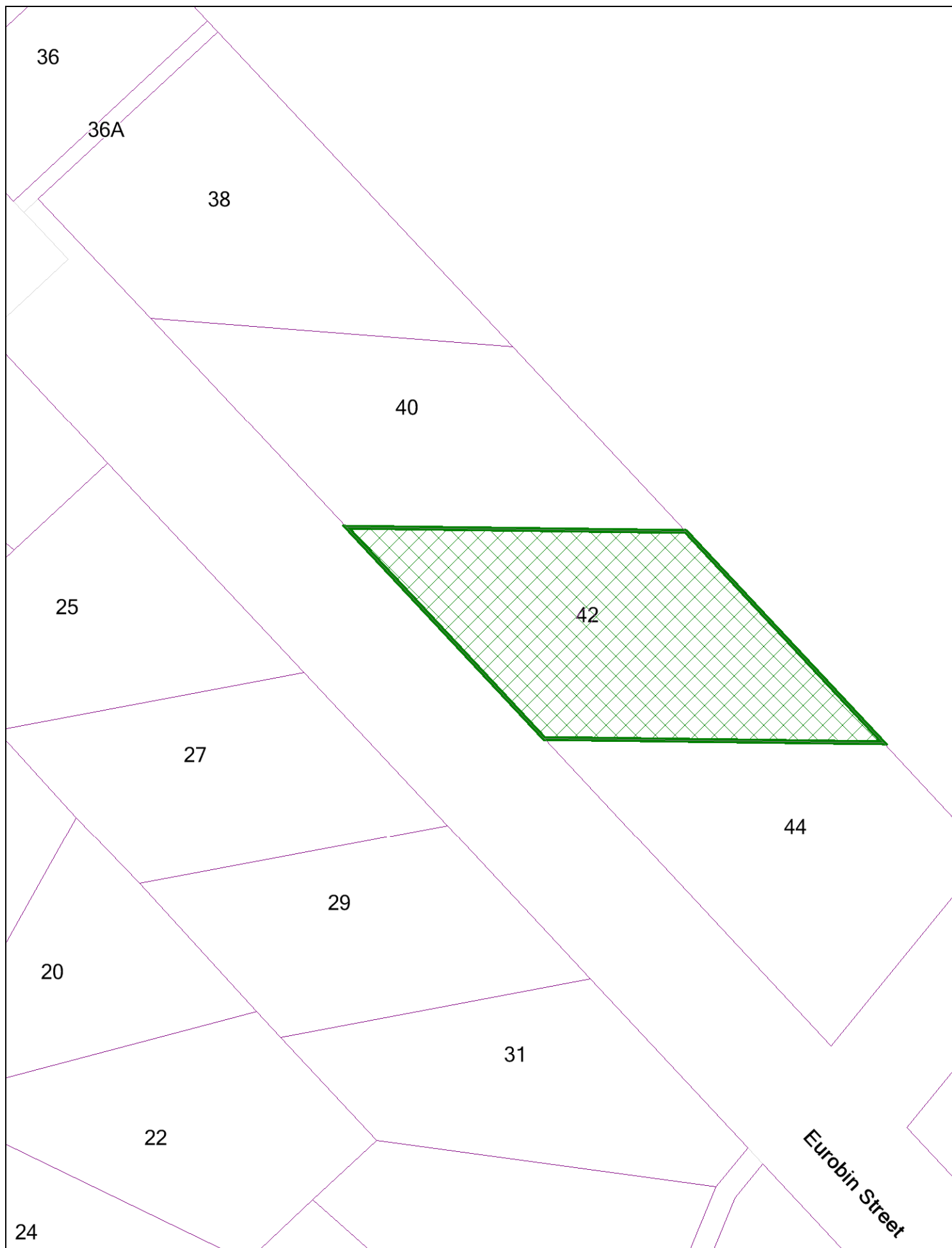
**9. CONCLUSION**

The proposal seeks approval for a Single Dwelling at 42 Eurobin Street, Geilston Bay. The application satisfies 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 (7)  
3. Site Photo (2)

Ross Lovell  
**MANAGER CITY PLANNING**



**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, 27 March 2017 **Scale:** 1:670.3 @A4

# General Notes.

These drawings are to be read in conjunction with the specifications, structural engineers drawings and computations, geotechnical site investigation report and any other written instructions and drawings by other consultants.

All work carried out is to comply with the BCA, Australian Standards, Local Authority and all Relevant Authorities Regulations, Statutory Requirements and By-laws.

adjacent residence

190mm blockwork retaining wall.

Area of stepped plants (native to cover bank) to be confirmed.

450x450 grated pit with silt filter

existing trees to remain.

existing tree to remain.

Demolish existing trees (shown dashed) to make way for new works.

Line of eaves gutter, colour to be Night sky.

450x450 grated pit with silt filter at each end of ag. line

ø100 perf. ag. pipe

ø100 upvc stormwater

ø90 dp

ø90 dp

ø90 dp

ø90 dp

ø90 dp

ø90 dp

ø90 dp

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ø90 dp

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ø90 dp

Existing crossover to remain.

existing crossover

proposed driveway

ø100 perf. ag. pipe

ø100 upvc stormwater

ø100 upvc stormwater

ø100 upvc stormwater

ø100 upvc stormwater

ø100 upvc stormwater

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ø100 upvc stormwater

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ø100 upvc stormwater

ø100 upvc stormwater

V drain at bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

bottom of bank

di Dryer. supplied by owner installed by builder. builder to duct to exterior

FIXTURES & FITTINGS NOTES:  
confirm all fixtures and fittings prior to construction.

dp Downpipe colour to be Night Sky.

Extent of excavation for driveway. Landscaping and stepped retaining walls timber or similar to blend in with ground works and to stabilize bank. To future detail.

total floor area : 108m2

## WALL TYPES & FINISHES

(CB1) Lysaght Trimdeck, colour to be Night Sky. Flashings, gutters and downpipes to match.

(BW1) 190 blockwork wall. Natural finish.

(CB1) Burnished concrete slab, light grind only, no exposed aggregate with clear sealer.

(CONC) Concrete. Exposed aggregate finish. 14mm bluestone aggregate.

(GR) Compacted gravel to future selection.

(PLY) Structural Ply B/C grade. Natural finish.

## FIXTURES & FITTINGS -BATHROOMS

wc Toilet. supplied by owner installed by builder

trh Toilet roll holder

vb1 Vanity basin supplied by owner installed by builder

mix2 Shower mixer. Supplied by owner installed by builder

mix3 Mixer. Supplied by owner installed by builder

sp1 Bath spout. supplied by owner installed by builder

sr Shower rose. supplied by owner installed by builder

ba Bath. supplied by owner installed by builder

shr Shower

tr Towel rail. by others

gc ss grated floor waste recessed into floor.

## FIXTURES & FITTINGS -KITCHEN

ov1 Oven. supplied by owner installed by builder

dw Dishwasher. supplied by owner installed by builder

si Sink. supplied by owner installed by builder

ref Refrigerator

rh1 Rangehood. supplied by owner installed by builder. builder to duct to exterior.

mix1 Sink mixer. supplied by owner installed by builder

## FIXTURES & FITTINGS -LAUNDRY

lt Laundry trough. supplied by owner installed by builder

wm Washing machine. supplied by owner installed by builder

Chris L. Potter

CONSULTING ENGINEER

M.I.E. Australia C.P. Engineer CC 2679 R

9 Warwick St, HOBART TAS 7000 tel. (03) 6231 4143

www.chrispotterengineering.com.au fax. (03) 6234 3360

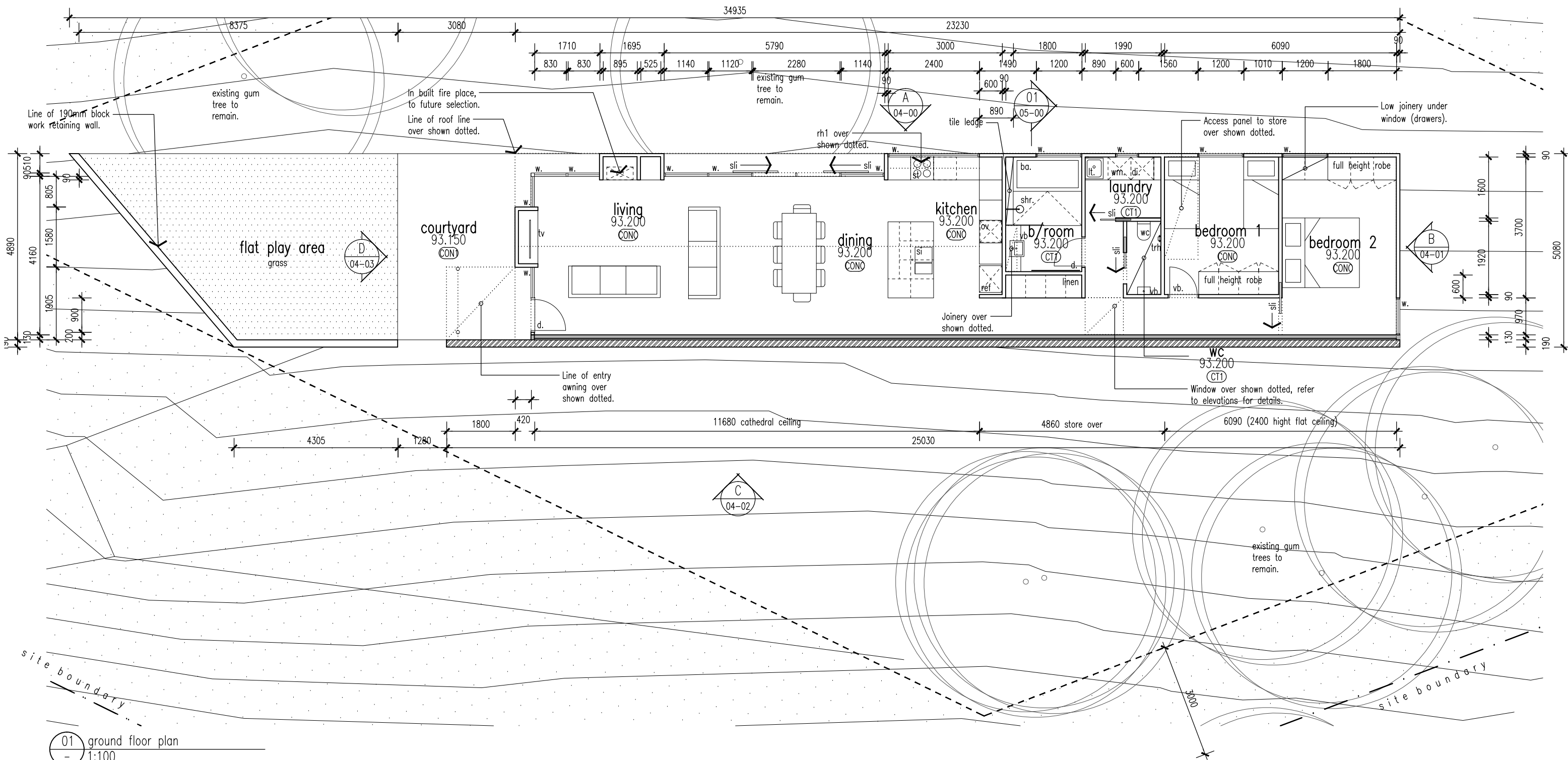
## REVISION 'A' - 21/2/2017

CONTAINER LOCATION AMENDED &  
BOUNDARY SETBACKS (CONTAINER)  
NOTED, SITE DRAINAGE DESIGN NOTED

**PROPOSED NEW DWELLING  
at 42 EUROBIN STREET  
GEILSTON BAY  
for G. & V. McMAHON**

Date :	29/11/2016	Job No. :	MCMAHG1602
Scale :	Shown at A3	Sheet :	2A of 14
Drawn :	DA (BV)	Issue :	CLC/BA

Check all dimensions on site before commencing work. Do not scale from drawing. © Copyright Chris L. Potter.



01 ground floor plan  
- 1:100

#### WALL TYPES & FINISHES

- CB1** Lysaght Trimdeck, colour to be Night Sky. Flashings, gutters and downpipes to match.
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- GR** Compacted gravel to future selection.
- PLY** Structural Ply B/C grade. Natural finish.

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- di** Dryer. supplied by owner installed by builder. builder to duct to exterior

**FIXTURES & FITTINGS NOTES:**  
confirm all fixtures and fittings prior to construction.

- dp** Downpipe colour to be Night Sky.

proprietor

Gareth + Vanessa McMahon

drawing

01 26/07/16 Amended DA/ preliminary costing  
02 18/08/16 Amended DA/ preliminary costing

project

42 Eurobin Street House  
Geilston Bay

drawing

ground floor plan

scale

1:100 at A3

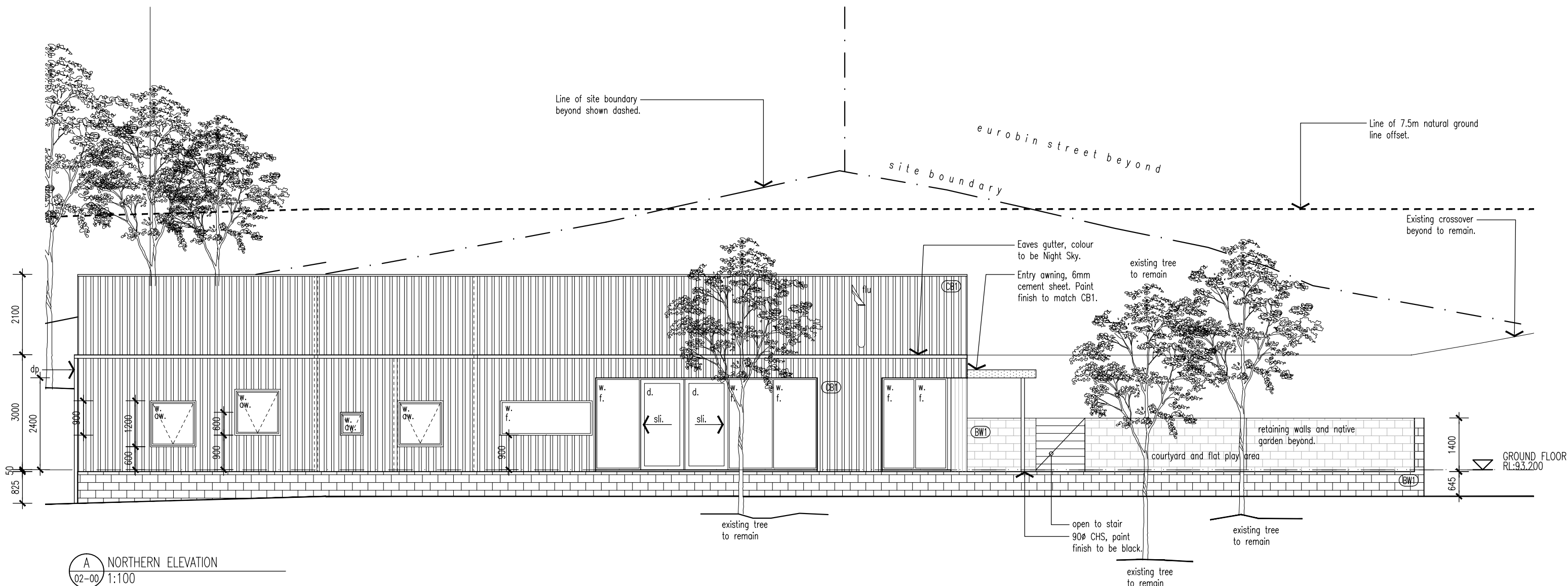
project no

drawing number

bv01

Agenda Attachments -42 Eurobin Street - Page 3 of 10

bv design



A  
02-00  
1:100  
NORTHERN ELEVATION

WALL TYPES & FINISHES

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FIXTURES & FITTINGS -BATHROOMS

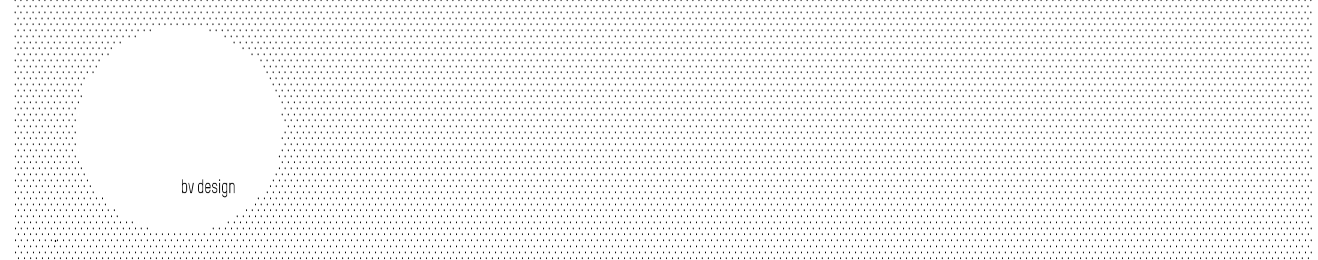
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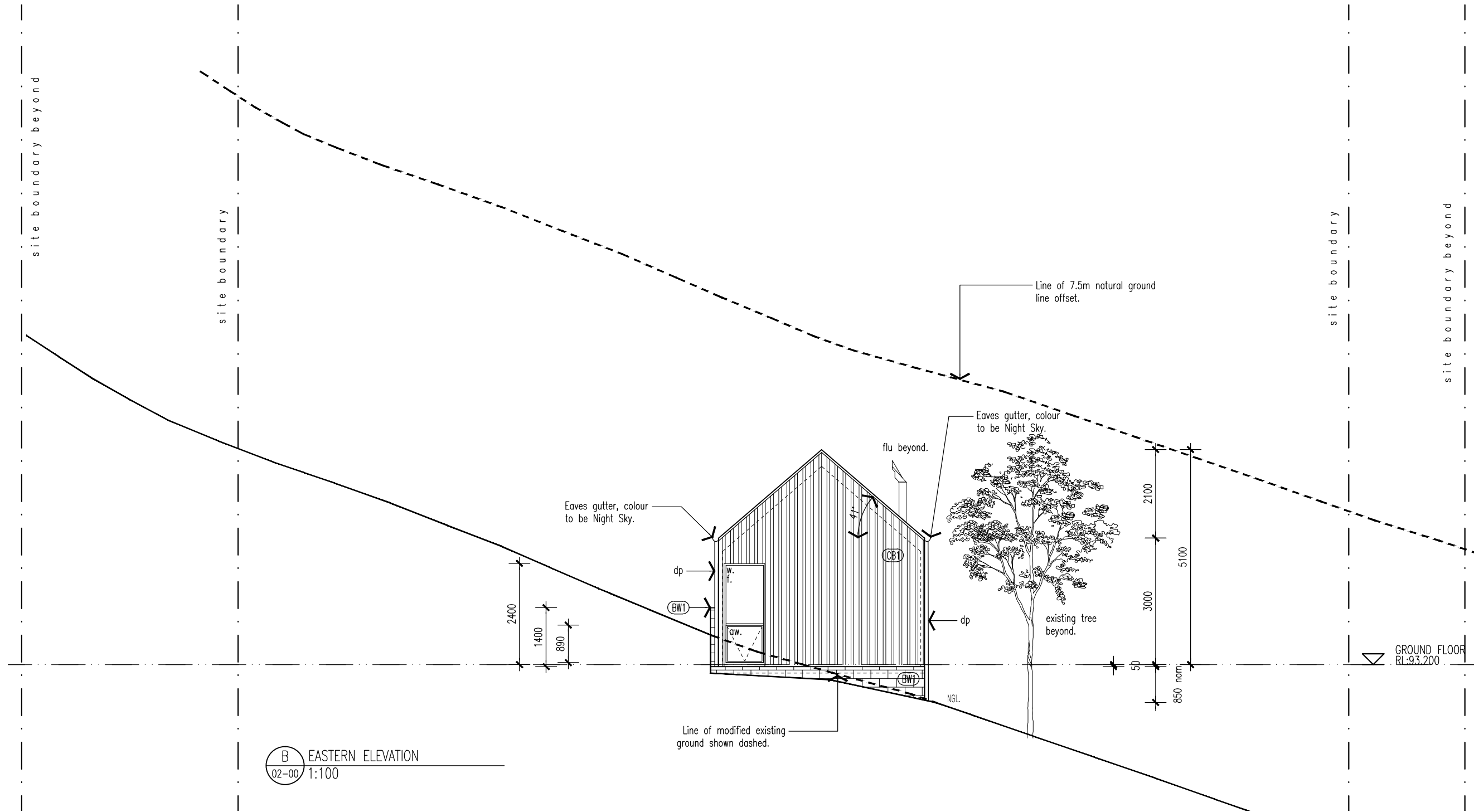
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FIXTURES & FITTINGS NOTES:  
confirm all fixtures and fittings prior to construction.





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proprietor

Gareth + Vanessa McMahon

drawing

01 26/07/16 Amended DA/ preliminary costing  
02 18/08/16 Amended DA/ preliminary costing

project

42 Eurobin Street House  
Geilston Bay

external elevations

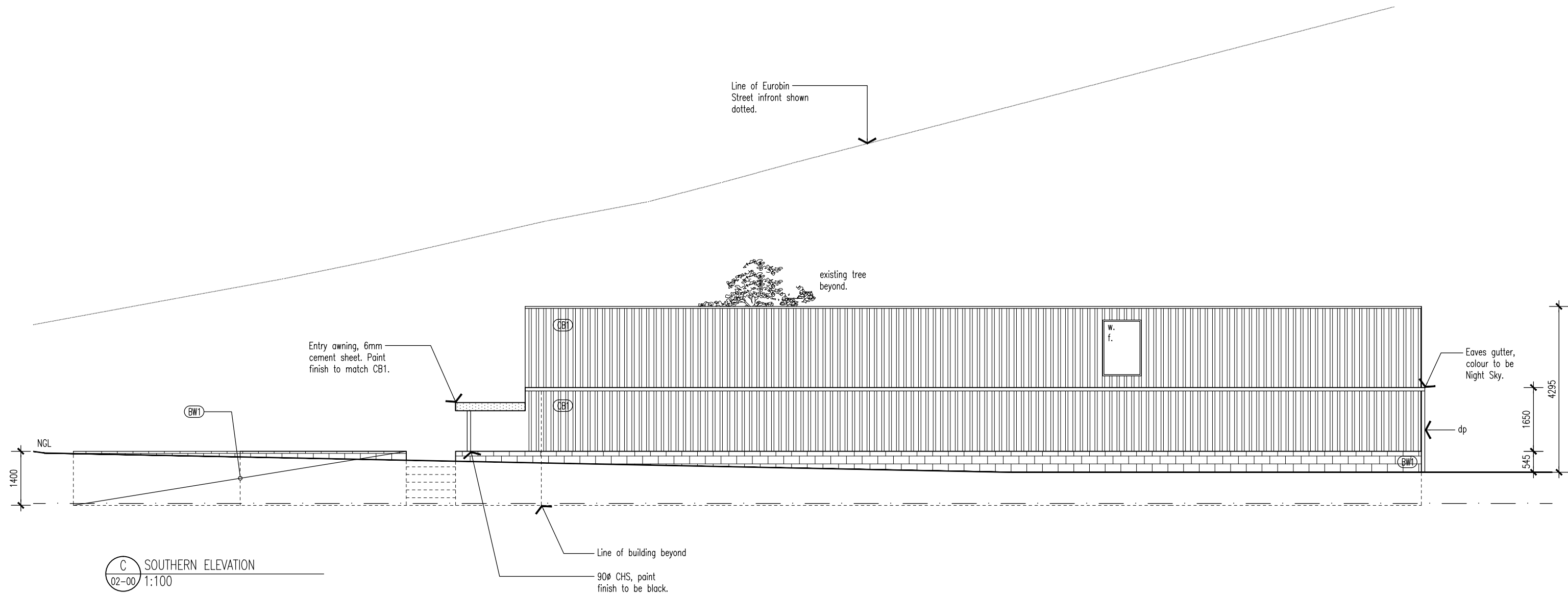
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project no

drawing number

bv01



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dp	Downpipe colour to be Night Sky.
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proprietor

Gareth + Vanessa McMahon

drawing

01 26/07/16 Amended DA/ preliminary costing  
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42 Eurobin Street House  
Geilston Bay

drawing

external elevations

scale

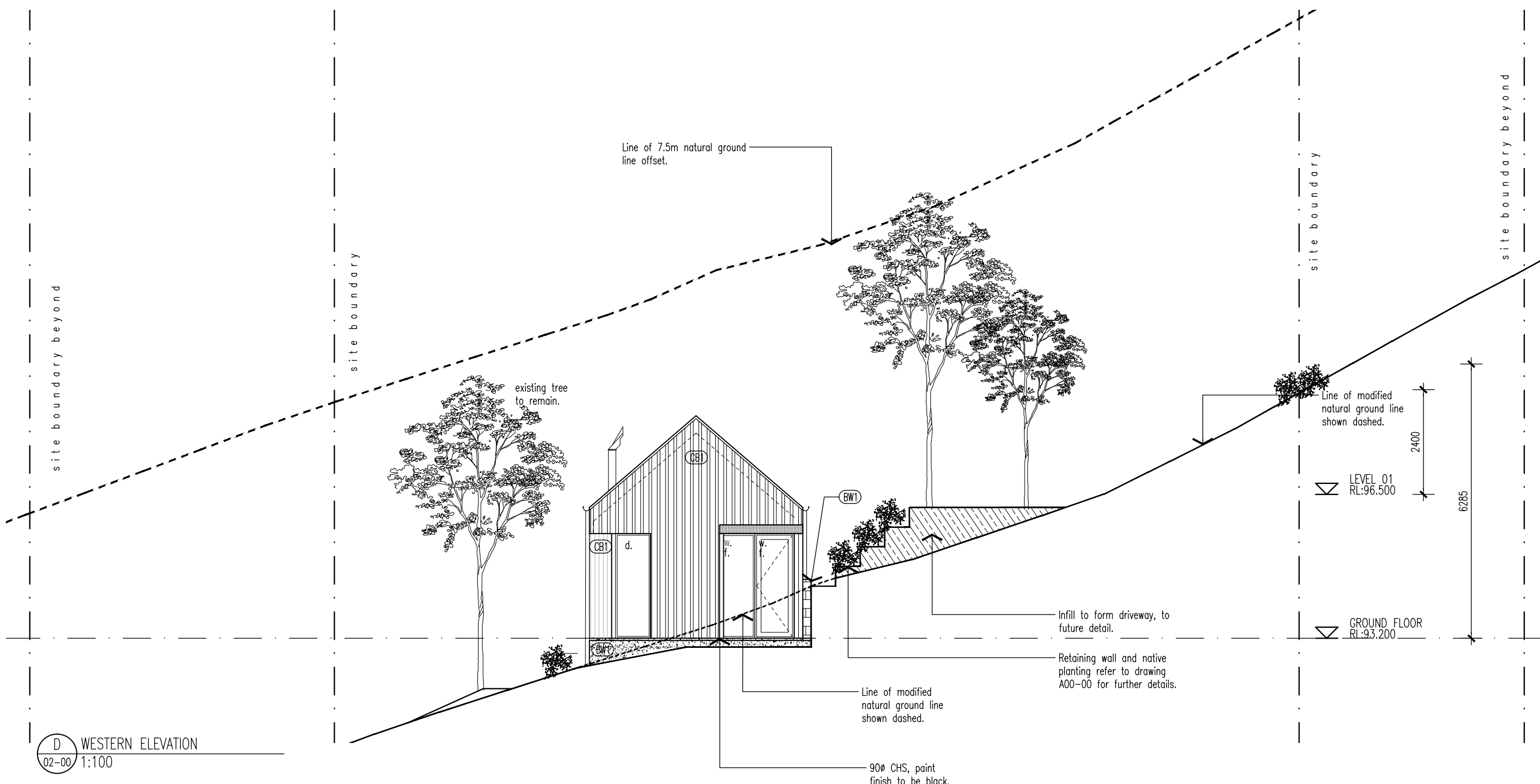
1:100 at A3

project no

drawing number

bv01

Agenda Attachments -42 Eurobin Street - Page 6 of 10



D WESTERN ELEVATION  
02-00 1:100

WALL TYPES & FINISHES

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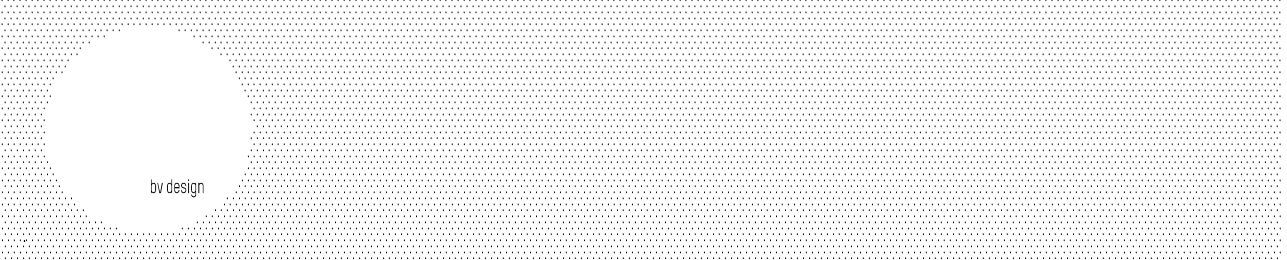
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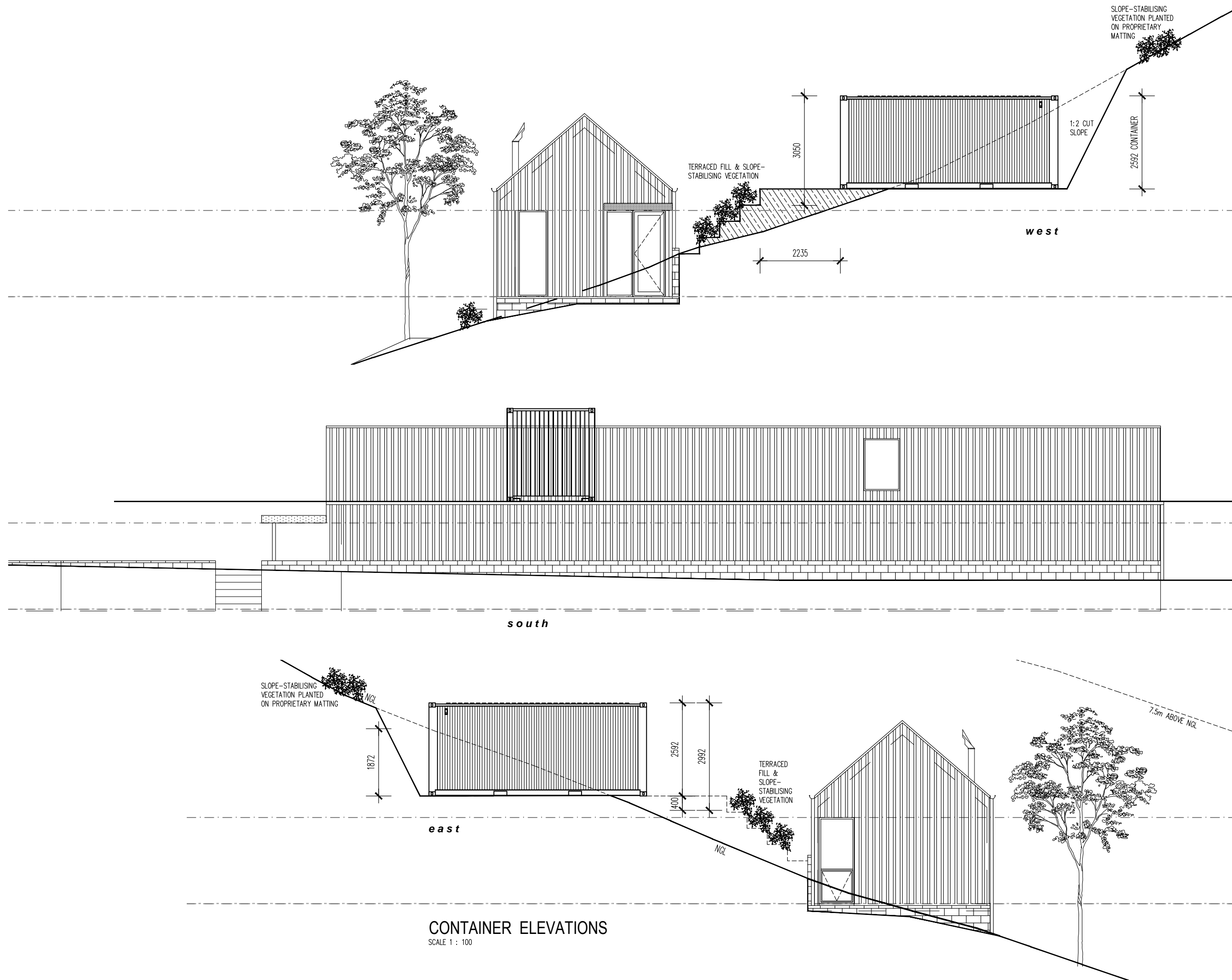
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proprietor	Gareth + Vanessa McMahon	drawing	01 26/07/16 Amended DA/ preliminary costing	02 18/08/16 Amended DA/ preliminary costing	bv	external elevations
project	42 Eurobin Street House Geilston Bay	scale	1:100 at A3	drawing number	bv01	
		project no				

Agenda Attachments -42 Eurobin Street - Page 7 of 10



**Chris L. Potter**  
CONSULTING ENGINEER  
M.I.E. Australia C.P. Engineer CC 2679 R  
9 Warwick St, HOBART TAS 7000 **tel.** (03) 6231 4143  
[www.chrispotterengineering.com.au](http://www.chrispotterengineering.com.au) **fax.** (03) 6234 3360

**PROPOSED NEW DWELLING**  
**at 42 EUROBIN STREET**  
**GEILSTON BAY**  
**for G. & V. McMAHON**

Date :	21/2/2017	Job No. :	MCMAHG1602
Scale :	Shown at A3	Sheet :	1 of 1
Drawn :	DA	Issue :	CLC/BA

Check all dimensions on site before commencing work.  
Do not scale from drawing. © Copyright Chris L. Potter.

## **42 Eurobin Street, GEILSTON BAY**



**Site viewed from Eurobin Street looking north showing the frontage of the site.**



**Site viewed from Eurobin Street showing existing vehicle access. The proposed dwelling would be constructed along this contour.**



**View from proposed dwelling site showing the view to the adjacent dwelling at 40 Eurobin Street.**

**11.3.2 SUBDIVISION APPLICATION SD-2016/49 - 227 CAMBRIDGE ROAD, WARRANE AND 3 DAWSON COURT, MORNINGTON – SUBDIVISION (BOUNDARY ADJUSTMENT)**  
(File No SD-2016/49)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a subdivision (boundary adjustment) involving 227 Cambridge Road and 3 Dawson Court, Mornington.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and is subject to the 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.

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the consent of the applicant and now expires on 22 March 2017.

**CONSULTATION**

The proposal was advertised in accordance with statutory requirements and 1 representation with 2 signatories was received raising the following issues:

- impacts of increased traffic generation as a result of future development upon Dawson Court cul-de-sac;
- there is insufficient on-street parking available within the Dawson Court cul-de-sac to cater for increased overflow parking events created by future development on 3 Dawson Court; and
- impacts of future construction works on surrounding residential amenity.

**RECOMMENDATION:**

A. That the application for Subdivision (Boundary Adjustment) at 227 Cambridge Road, Warrane and 3 Dawson Court, Mornington (Cl Ref SD-2016/49) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. EHO 4 – NO BURNING.
3. ENG S2 – SERVICES.

4. ENG S4 – STORMWATER CONNECTION.
  5. ENG M8 – EASEMENTS.
  6. The development must meet all required Conditions of Approval specified by TasWater notice dated 27 February 2017 (TWDA 2016/01840-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**

Planning approval was granted in 2003 to alter the boundaries between 225 and 227 Cambridge Road and 3 Dawson Court, Mornington; 225 Cambridge Road was 2354m<sup>2</sup> in area and it was proposed to transfer 1400m<sup>2</sup> to the adjoining property at 3 Dawson Court, which had a land area of 1595m<sup>2</sup>.

### **2. STATUTORY IMPLICATIONS**

- 2.1.** The land is zoned General Residential and is subject to the Parking and Access Code and Stormwater Management Code of the Scheme.
- 2.2.** The proposal is a 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; and
  - Section E6.0 – Parking and Access 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 2 properties in question are located on the upper (south-eastern) side of Cambridge Road and extend upslope to the cul-de-sac head of Dawson Court. No 227 Cambridge Road is rectangular in configuration and has a land area of 2,157m<sup>2</sup>. This lot is developed with a Single Dwelling and is accessed via Cambridge Road. No 3 Dawson Court forms a steep, 2,995m<sup>2</sup> irregular shaped lot with frontage onto the cul-de-sac head of Dawson Court. The lot falls steeply from the road towards Cambridge Road and the lots north-eastern boundary is partially shared with 227 Cambridge Road. This lot is presently vacant and contains some remnant native vegetation not covered by the Natural Assets Code on the upper slopes near the Dawson Court cul-de-sac.

#### **3.2. The Proposal**

It is proposed to undertake a boundary adjustment between 3 Dawson Court and 227 Cambridge Road which will involve the transfer of 1,636m<sup>2</sup> of land from 227 Cambridge Road to 3 Dawson Court, resulting in 3 Dawson Court increasing in size to 4,631m<sup>2</sup>. No 227 Cambridge Road would be reduced significantly in size to 520m<sup>2</sup> and would retain the existing dwelling. Several small outbuildings located to the rear of the existing dwelling are proposed to be removed as they would span the newly formed boundary.

The proposed subdivision would not alter the existing access arrangements, however, a 2m wide strip of land is proposed adjacent to the existing dwelling fronting Cambridge Road to provide a pedestrian linkage from 3 Dawson Court to Cambridge Road.

**4. PLANNING ASSESSMENT****4.1. Planning Policy Framework [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 Code, with the exception of the following clauses of the General Residential Zone.

**General Residential Zone – Development Standards**

Clause	Standard	Acceptable Solution (Extract)	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>(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</p>	<p>Non-compliance – the bedroom window located on the western elevation of the existing dwelling located on Lot 1 would be located 1.98m from the newly formed boundary to the south-west serving as a footway access from 3 Dawson Court to Cambridge Road. The window has a finished floor level in excess of 1m above natural ground level.</p>

		<ul style="list-style-type: none"> <li>(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.</li> <li>(b) the window or glazed door: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(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%.</li> </ul> </li> </ul>	not applicable
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The proposed variation can be supported pursuant to the Performance Criteria (P2) of the Clause 10.4.6 for the following reasons.

Performance Criteria	Comment
<p><i>“P2</i>  <i>A window or glazed door, to a habitable room of 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></p>	see below
<p><i>(a) window or glazed door, to a habitable room of another dwelling;</i></p>	not applicable – the adjoining lot is vacant
<p><i>(b) the private open space of another dwelling; and</i></p>	not applicable – the adjoining lot is vacant

(c) <i>an adjoining vacant residential lot</i> ".	The window located on the western elevation of the existing dwelling would adjoin a 2m wide strip of land associated with 3 Dawson Court that would be utilised as a pedestrian footway to provide access from the future development on this lot to Cambridge Road. The narrow width of the footway precludes its potential to be developed for residential purposes therefore no modifications to the window are considered necessary to protect the privacy and amenity of future occupants.
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**General Residential Zone – Subdivision Standards**

Clause	Standard	Acceptable Solution (Extract)	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.	No 3 Dawson Court would maintain a 10.65m frontage onto Dawson Court which falls short of the required 15m.

The proposed variation can be supported pursuant to the Performance Criteria (P3) of the Clause 10.6.1 for the following reasons.

Performance Criteria	Comment
<p><i>"P3</i> <i>The frontage of each lot must satisfy all of the following:</i></p>	see below
<p><i>(a) provides opportunity for practical and safe vehicular and pedestrian access;</i></p>	Council's Development Engineers are satisfied that with the imposition of conditions relating to the construction of the access associated with a future residential development, the proposed access arrangement would be practical and safe for both pedestrians and vehicles, taking into account the maximum development potential of this lot being for a Multiple Dwelling development.
<p><i>(b) provides opportunity for passive surveillance between residential development on the lot and the public road;</i></p>	The steep slope of the land away from the cul-de-sac and logical orientation of future development to the north will generally preclude opportunity for passive surveillance onto Dawson Court, however, the elevated nature of the site will allow for passive surveillance onto the Primary frontage being Cambridge Road. The proposal is not likely to reduce passive surveillance opportunities onto Dawson Court given the boundary adjustment would not reduce this frontage further.

(c) <i>is no less than 6m</i> ".	No 3 Dawson Court would have a frontage of 10.65m, which is in excess of the minimum frontage requirement of 6.0m.
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**General Residential Zone – Subdivision Standards**

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.6.3 A1	Public open space	No acceptable solution.	The provision of physical public open space or the payment of cash-in-lieu of the provision of physical public open space is not proposed as the proposal is for a boundary adjustment only.

The proposed variation can be supported pursuant to the Performance Criteria (P1) of the Clause 10.6.3 for the following reasons.

Performance Criteria	Comment
<i>"P1 The arrangement of ways and public open space within a subdivision must satisfy all of the following:</i>	see below
<i>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i>	The provision of physical open space is not proposed, meaning that (a) to (g) inclusive and (i) are 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 applicable
<i>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i>	not applicable
<i>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</i>	not applicable
<i>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</i>	not applicable
<i>(f) provides for a legible movement network;</i>	not applicable
<i>(g) 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 applicable

(h) <i>Public Open Space must be provided as land or cash-in-lieu, in accordance with the relevant Council Policy;</i>	It is appropriate in this instance that the subdivision (boundary adjustment) be approved with no additional requirement for a cash contribution in-lieu of public open space. This is because no new lots are proposed therefore the demand for public open space would not increase as a result of the proposal. Council's Public Open Space Policy recognises this approach.
(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 applicable

## **5. EXTERNAL REFERRALS**

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

## **6. STATE POLICIES AND ACT OBJECTIVES**

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

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

## **7. REPRESENTATION ISSUES**

The proposal was advertised in accordance with statutory requirements and 1 representation with 2 signatories was received. The following issues were raised by the representor.

### **7.1. Impacts of Increased Traffic Generation as a result of Future Development upon Dawson Court Cul-de-sac**

The representor has raised concern that increased traffic resulting from the future development of 3 Dawson Court will have safety implications upon the Dawson Court cul-de-sac due to insufficient availability of on-street parking and geometry of the cul-de-sac.

- **Comment**

It is reasonable to expect that the boundary adjustments made to 3 Dawson Court will be capable of facilitating a large scale Multiple Dwelling development in the future. Whilst Council cannot take into account the implications of a future development on the access or parking impacts within the street as there are no development standards relating to these considerations at the subdivision stage, a future development will be required to demonstrate compliance with the parking and access development standards contained within the Road and Rail Assets Code and the Parking and Access Code.

As a result of this future development potential, there is likely to be a significant increase in traffic volumes within the Dawson Court cul-de-sac and road. It is also noted that the 2m wide access strip from 3 Dawson Court to Cambridge Road is not sufficiently wide to accommodate a primary/secondary access. Council's Development Engineer has advised that the available frontage onto Dawson Court is sufficiently wide to accommodate a future shared carriageway in a safe and practical manner. It will also be necessary for a future development to provide for the necessary on-site car parking for occupants and visitors, which will reduce the reliance on on-street parking facilities in the cul-de-sac head.

**7.2. Impacts of Future Construction Works on surrounding Residential Amenity**

The representor has raised concern that construction works arising from future development on 3 Dawson Court would have an unreasonable impact on residential amenity, particularly through noise generation and construction vehicle congestion within Dawson Court.

- **Comment**

Whilst this is speculative, future construction activities will be required to be carried out in accordance with the requirements of the Building Act 2016 and the Environmental Management and Pollution Control Act 1994, which control matters such as noise and dust pollution for building activities.

**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**

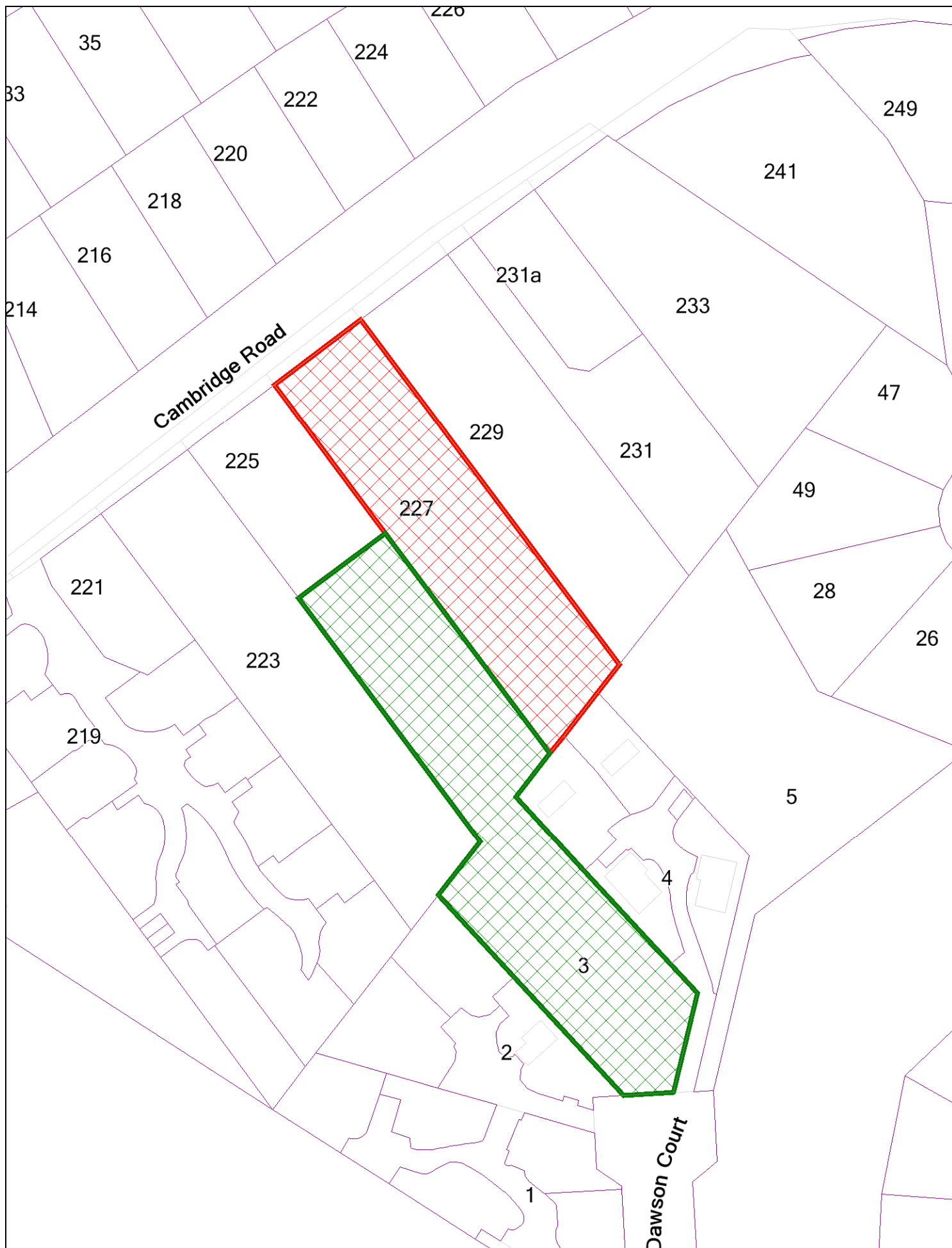
There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

**10. CONCLUSION**

The proposal seeks approval for a subdivision (boundary adjustment) between 227 Cambridge Road, Warrane and 3 Dawson Court, Mornington. The application meets all relevant acceptable solutions and performance criteria of the Scheme. Accordingly, the proposal is recommended for approval subject to conditions.

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

Ross Lovell  
**MANAGER CITY PLANNING**



**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, 27 March 2017 **Scale:** 1:1,022 @A4

CAMBRIDGE ROAD



LOT 2 TO BE ADDED TO LOT 3

Total roof area of buildings on Lot 1: 111m<sup>2</sup>

#### Development Standards for Residential Buildings and Works

##### 10.4.3 Site coverage and private open space

A1-Complies. Site coverage 21%

A2-Complies. 24m<sup>2</sup> hatched area shown on plan

##### Development Standards for Subdivision

##### 10.6.1 General Residential

A1-Lot areas comply with A1 Lots 2 & 3 for multiple dwellings.

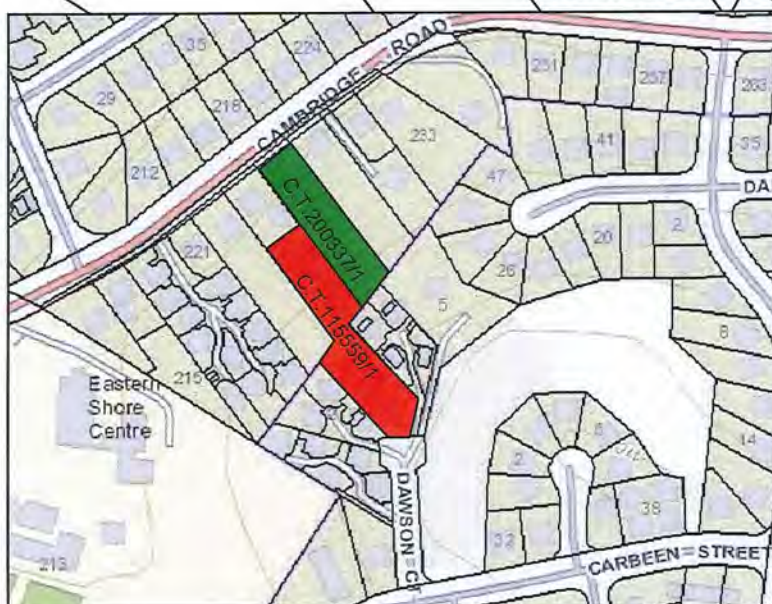
A2-10mx15m rectangle complies

A3-The frontage for Lot 3 does not comply with A3. It does satisfy P3.

A4-Complies. No internal lots.

A5-Complies.

#### LOCATION PLAN



OWNER:

C.D & C.J SIMPSON

TITLE REFERENCE:

C.T.200337/1, C.T.115559/1

LOCATION:

227 CAMBRIDGE ROAD  
& 3 DAWSON COURT  
WARRANE

#### Proposed Subdivision

Date:

1-2-2017

Reference:

SIMPC02 8920-04

Scale:

1:600 (A3)

Municipality:

CLARENCE

**SITE PHOTOS: 227 Cambridge Road, Warrane & 3 Dawson Court, Mornington**



**The subject site when viewed from the cul-de-sac head of Dawson Court.**



**The units located at 4 Dawson Court when viewed from 3 Dawson Court.**



**The units located at 2 Dawson Court when viewed from 3 Dawson Court.**

**11.3.3 DEVELOPMENT APPLICATION D-2017/65 - 25 DILLON STREET, BELLERIVE - ADDITION TO DWELLING**  
(File No D-2017/65)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an addition to dwelling at 25 Dillon Street, Bellerive.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and is subject to the 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.

Council is required to exercise a discretion within the statutory 42 day period which expires on 12 April 2017 as agreed with the applicant.

**CONSULTATION**

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

- impacts of construction works upon the structural integrity of the adjoining sandstone heritage listed dwelling at 33 King Street, Bellerive;
- visual impacts of the addition when viewed from the adjoining dwelling at 33 King Street, Bellerive; and
- noise impacts arising from the use of the new “media” room window.

**RECOMMENDATION:**

- A. That the Development Application for an addition to dwelling at 25 Dillon Street, Bellerive (CI Ref D-2017/65) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

**ADVICE**

- a. The developer should be aware that if in the opinion of an authorised officer the construction works causes a noise nuisance, an Environment Protection Notice under the Environmental Management and Pollution Control Act, 1994 may be issued to vary or restrict the conditions of this permit. All reasonable precautions are to be undertaken to control and minimise dust, noise and any other environmental nuisance prior to and during demolition.

- b. The developer should be aware that the existing buildings may contain asbestos which will be required to be removed by a licenced asbestos removalist. Worksafe Tasmania can be contacted on 6166 4600 for further advice regarding the safe removal of hazardous materials.
  - c. The Building Surveyor should consider the lodgement of a Form 6 (Notice of Proposed Protection Works) with a future Building Permit application providing for any proposed protection measures to protect the structural integrity of the adjoining heritage listed building at 33 King Street, Bellerive.
- 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.

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## **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 the Acceptable Solutions under the Scheme.

**2.3.** The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10.4 – General Residential Zone;
- Section E6.0 – Parking and Access Code;
- 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 is 518m<sup>2</sup> rectangular shaped allotment located on the corner of Dillon Street and King Street. The site is level and is developed with a single storey weatherboard dwelling. A solid brick fence of varying heights extends along both road frontages. Access to the site is provided from the Dillon Street road frontage. The site is located within an established residential environment and is located adjacent to a sandstone heritage listed building to the east at 33 King Street, Bellerive with the verandah of this building constructed to the footpath.

#### **3.2. The Proposal**

It is proposed to extend the eastern elevation of the existing dwelling to incorporate an extended living room, media room and attached carport and storage shed. The addition would maintain a 3.148m setback from the secondary frontage with King Street and a 2.242m setback from the eastern side property boundary. The addition would be clad with “Colorbond trimdeck” wall and roof sheeting with the roof profile being a low pitched skillion profile. The maximum wall height would be 3m and the overall height of the addition increasing towards the centre of the property to 4.092m. The addition would extend in front of the existing building line fronting King Street to provide a covered deck area. The roof extending to the front of the dwelling would increase in height through a tapered design.

A ground level timber deck and swim spa are also proposed to be accommodated within the space between the façade of the dwelling and King Street to optimise solar access. The existing internal blockwork fence is also proposed to be increased in height to match the height profile of the highest section of the existing front fence facing King Street. The tapered section of fencing is proposed to be cut down in height to match the level component of the Dillon Street fence.

The existing carport located near the south-eastern corner of the dwelling is proposed to be removed and replaced with a carport attached to the dwelling. The existing concrete driveway is proposed to be removed and replaced with a new exposed aggregate pavement.

#### **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 the Stormwater Management Code with the exception of the following.

##### **General Residential Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution (Extract)</b>	<b>Proposed</b>
10.4.2 A1	Setbacks and building envelope for all dwellings	<p>Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p>	<p>Complies – the property frontage with the shortest dimension is the Dillon Street frontage thus forming the primary frontage.</p>

		<p>(b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</p>	<p>The proposed carport and deck additions would maintain a 15.7m and 10.5m setback from the primary frontage, respectively.</p> <p>The proposed ground level swim spa decking would directly abut the secondary frontage with King Street. In addition, the proposed covered deck would be located 2.6m from the frontage with King Street.</p> <p>The existing internal blockwork fence is also proposed to be increased in height to match the height profile of the highest section of the existing front fence facing King Street.</p> <p>not applicable</p> <p>not applicable</p>
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The proposed variation can be supported pursuant to the Performance Criteria (P1) of the Clause 10.4.2 for the following reasons.

<b>Performance Criteria</b>	<b>Comment</b>
<i>"P1 – A dwelling must:</i>	refer to below
<i>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account topographical constraints; and</i>	The roof extending over the proposed deck and east facing wall would extend into the secondary frontage setback for a maximum distance of 0.4m. The roof and wall design is tapered at either end which reduces the degree of building bulk within the front setback.

	<p>The proposed addition would be located 2.9m closer to the King Street road frontage than the existing dwelling, however, the setback would be compatible with the setback of the adjoining dwelling to the east as the verandah of the dwelling directly abuts the road frontage. The proposed setback will therefore provide a recessed building setback which will allow for the façade of the heritage listed building to the east to remain highly visible in the streetscape. The tapered setback will therefore aid the continuation of streetscape variety and interest.</p> <p>The proposed deck and below ground swim spa would not have any streetscape implications as these structures would not be visible from the road as a result of the 1.8m high solid brick fence lining King Street.</p>
<i>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road”.</i>	not applicable

**General Residential Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution (Extract)</b>	<b>Proposed</b>
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>	The proposed covered deck would extend 0.4m outside of the building envelope in that it would project into the 3m secondary frontage setback. The degree of encroachment is clearly identified on the northern and southern elevation plans (Attachment 2).

		<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>	
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The proposed variation can be supported pursuant to the Performance Criteria (P3) of the Clause 10.4.2 for the following reasons.

<b>Performance Criteria</b>	<b>Comment</b>
<p><i>“P3 – The siting and scale of a dwelling must:</i></p> <p><i>(c) Not cause unreasonable loss of amenity by:</i></p>	refer to below
<p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot;</i></p>	The minor encroachment associated with the north-eastern elevation of the wall space and roof associated with the covered deck would be sufficiently minor and is not likely to cause any noticeable increased overshadowing impact upon the 2 direct facing habitable room windows associated with the adjoining residence at 33 King Street when compared against a compliant building envelope location.
<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	The area of building envelope encroachment is associated with the north-eastern corner of the proposed addition which is physically separated from the private open space of the adjoining dwelling at 33 King Street by the dwelling located on the adjoining property.

	The portion of the dwelling addition abutting the private open space is compliant with the building envelope standard.
<i>(iii) overshadowing of an adjoining vacant lot; or</i>	not applicable – the property does not adjoin a vacant lot
<i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	The majority of the south-eastern elevation of the dwelling addition is contained within the building envelope. The bulk and scale of the addition has been reduced through increasing the setback of the addition from the south-eastern side property boundary and through a low height profile. Adequate separation consistent with that expected for Single Dwellings and a single storey height profile has been provided from the side property boundary therefore the change in outlook is unlikely to be unreasonable.
<i>(d) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i>	The proposed addition would be located 2.24m from the adjoining south-eastern side property boundary. The setback and overall wall length of the addition is consistent with the building separation, wall height and wall length associated with this adjoining property.

## **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. Impacts of Construction Works upon the Structural Integrity of the adjoining Sandstone Heritage Listed Dwelling at 33 King Street, Bellerive**

The representor has raised concern that during the construction of the dwelling addition, being close to the adjoining sandstone heritage listed dwelling at 33 King Street, may cause damage to the fragile sandstone building. The applicant has requested that prior to the issue of a Building Permit the following measures are adopted.

1. The developer is to undertake a geotechnical assessment to establish the nature of the foundations and the baseline information regarding the structural integrity of this building to measure against any subsequent changes during construction works.
2. A Form 6 (Notice for Proposed Protection Work) be provided to determine what measures will be undertaken to reduce the potential for damages to the adjoining dwelling.

3. The developer undertakes a Dilapidation Survey of the adjoining dwelling so as to be able to monitor for any damage as the works progress.

- **Comment**

These matters cannot be addressed under the Scheme. The protection of the structural integrity of the adjoining heritage listed building must be addressed as part of a future Building Permit application by the Building Surveyor, who will determine if a Form 6 (Notice of Proposed Protection Works) will be required as part of the Building Permit application stipulating any proposed mitigations measures and engineering assessments.

## **5.2. Visual Impacts of the Addition when viewed from the adjoining Dwelling at 33 King Street, Bellerive**

The representor has requested that the entire south-eastern wall of the addition be clad with weatherboard style cladding as opposed to “Colorbond” as this would be more visually appealing when viewed from the adjoining heritage listed property at 33 King Street, Bellerive.

- **Comment**

The General Residential Zone provides no head of power to control the material or colour selection for buildings. In addition, the requirements of the Heritage Code only apply to heritage listed places and heritage precincts (none of which apply to the subject site). Nevertheless, the applicant considered the neighbours request and has advised that they are not amenable to the use of alternate cladding material on the south-eastern elevation of the addition.

## **5.3. Noise Impacts arising from the use of the new “Media” Room Window**

The representor has requested that the new east facing “media room” window utilise double glazing to reduce the possibility of noise interference with the adjacent outdoor space associated with 33 King Street, Bellerive. It is also suggested that acoustic insulation be included within that part of the wall to further attenuate against noise impacts.

- **Comment**

The proposed addition would form a residential use therefore there is no evidence to suggest the use of the media room would be unreasonably noisy. In any event, there are no requirements within the Scheme or the National Construction Code requiring sound proofing measures to be included within the dwelling design in this instance.

Should the use of this room create a noise nuisance, the nuisance will be investigated by Council's Senior Environmental Health Officer in accordance with the requirements of the Environmental Management and Pollution Control Act, 1994.

## **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**

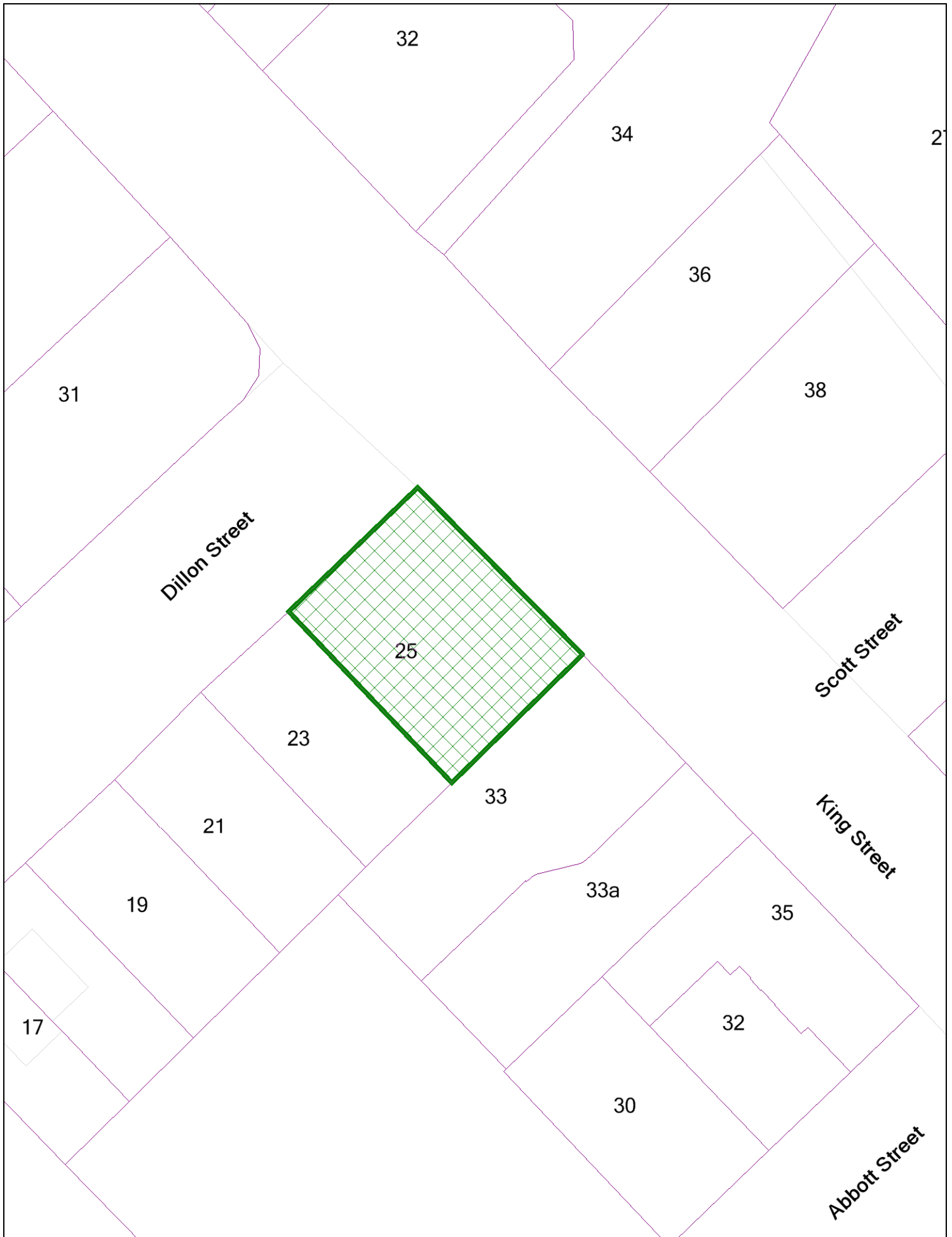
There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

## **9. CONCLUSION**

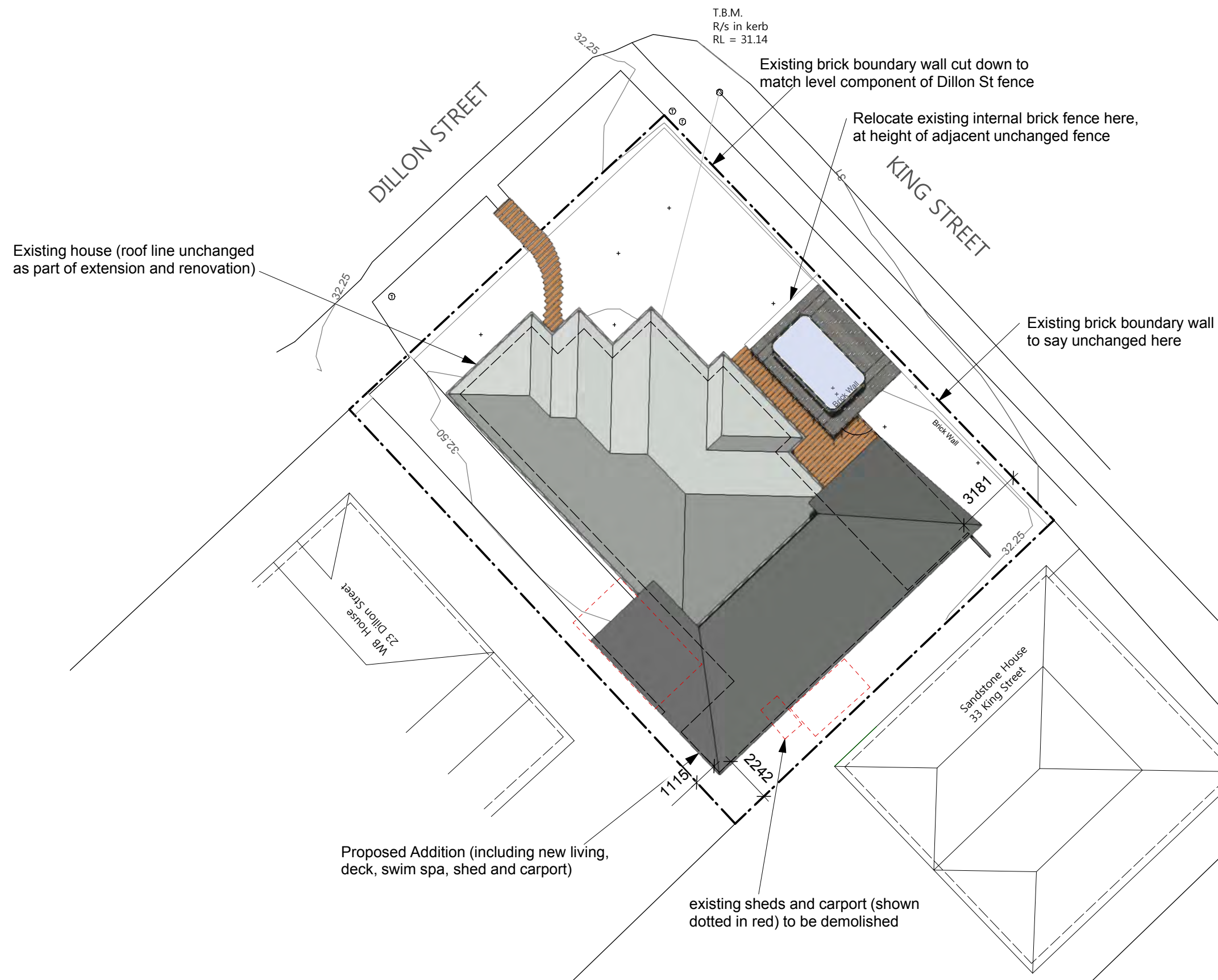
The proposal seeks approval for an addition to dwelling at 25 Dillon Street Bellerive. The application meets the relevant acceptable solutions and performance criteria of the Scheme. Accordingly, the application is recommended for conditional approval.

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

Ross Lovell  
**MANAGER CITY PLANNING**



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## Site Coverage Calcs:

Block size: **532sqm**  
 Floor Area: **124.3sqm** (exist), **53.7sqm** (proposed)  
 Private Open Space: **105sqm**  
 Site coverage: **185.7sqm (34.9%)**  
 Impervious Surface: **164.6sqm (30.9%)**

## Heights:

AHD levels as supplied by Rogerson and Birch Surveyors.

## Energy Efficiency Requirements:

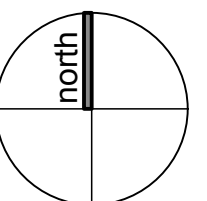
Energy report from Independent Energy Advisory Service to be supplied with Building Approval documents.

## Notes:

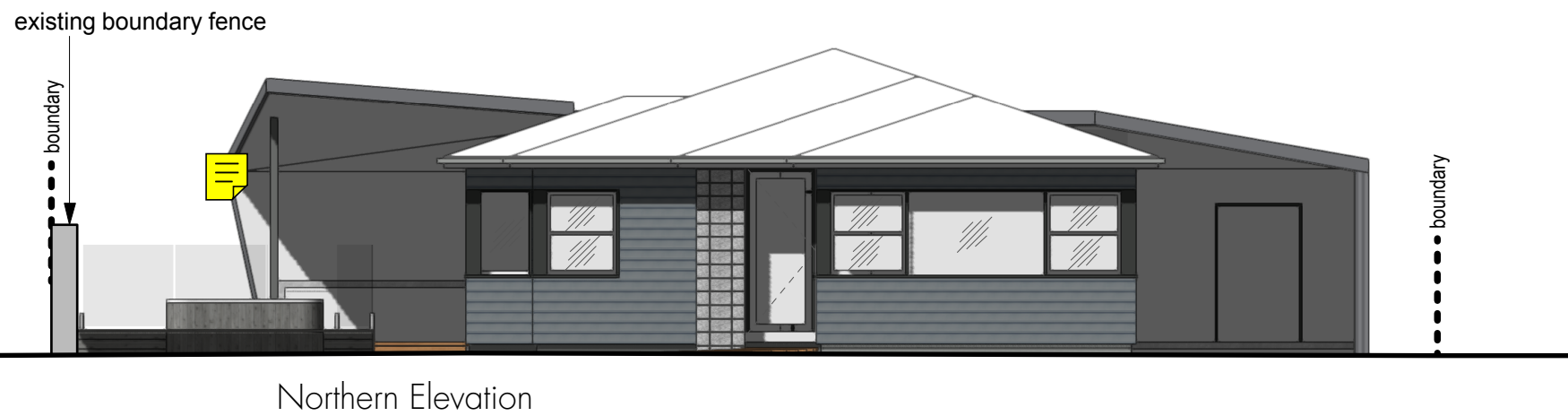
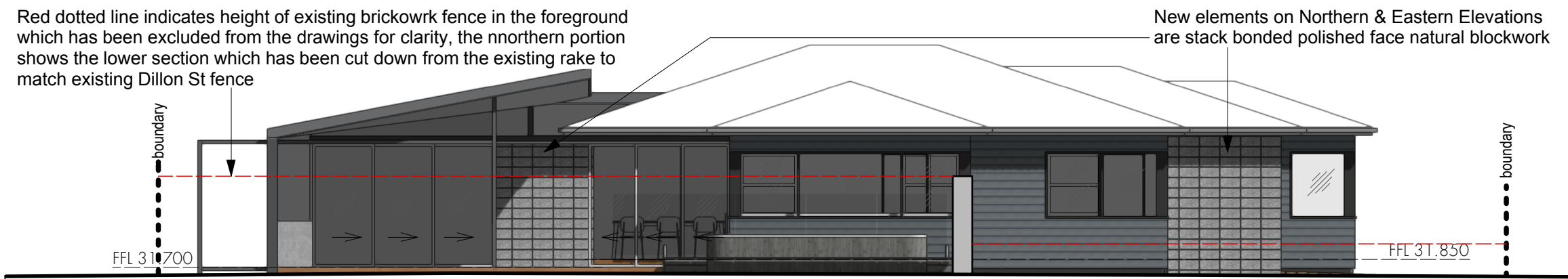
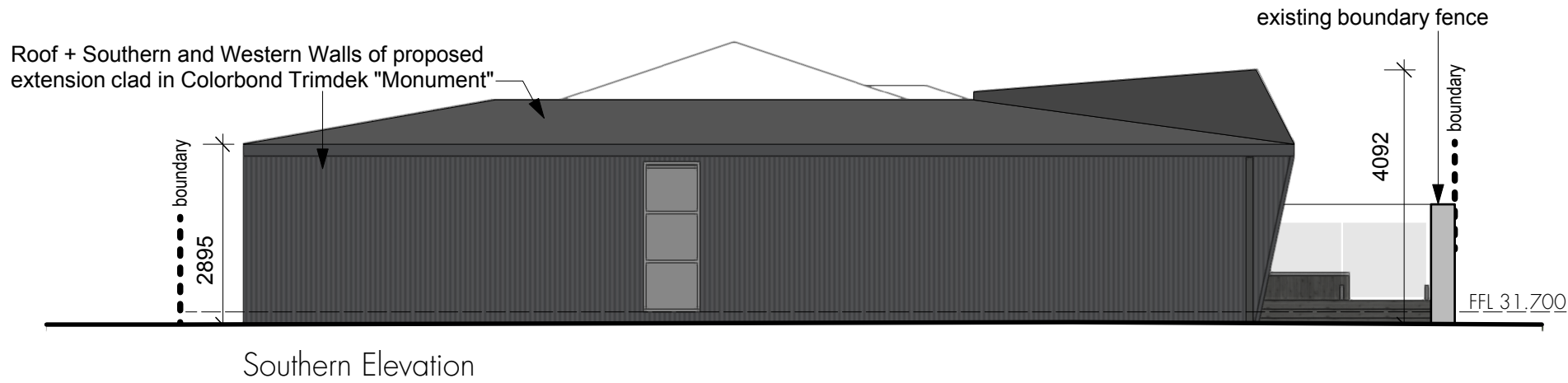
All runoff and sediment control structures will be regularly checked and maintained in functional condition, particularly after rain.

All vegetation outside the excavation area will be retained.

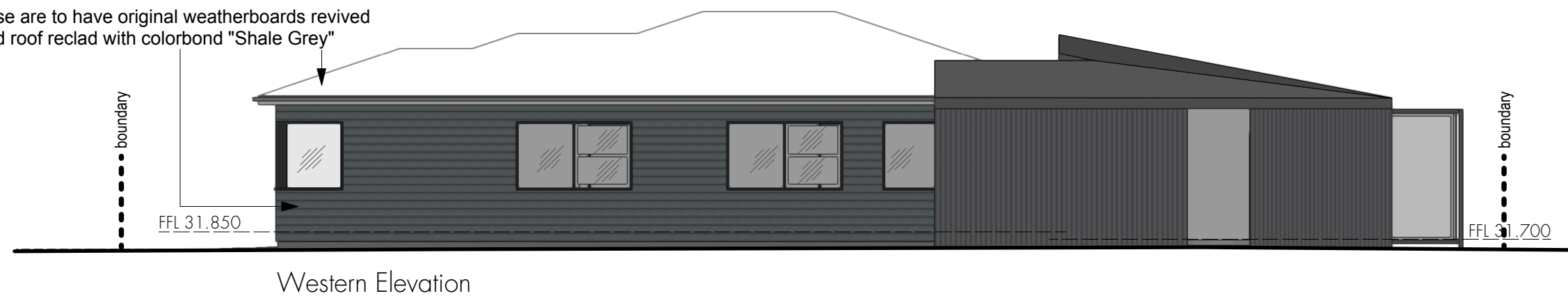
Remaining disturbed areas will be revegetated immediately after construction is completed.

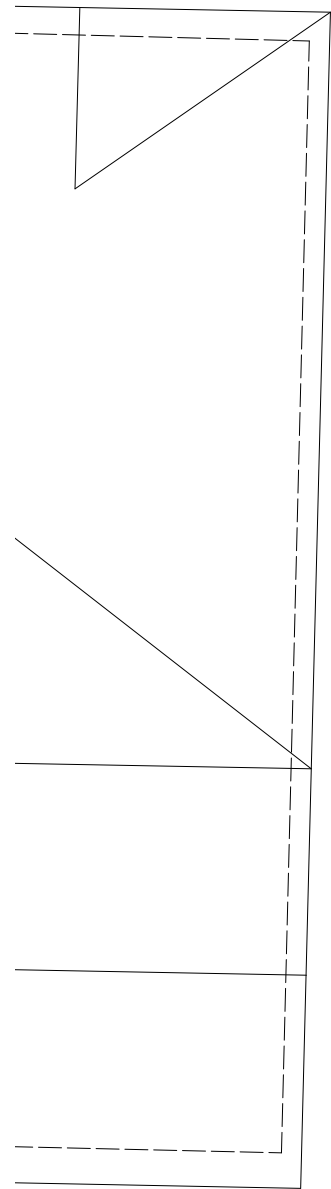




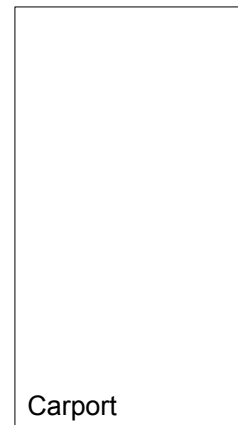


External walls of existing house are to have original weatherboards revived and painted Dulux "Monk" and roof reclad with colorbond "Shale Grey"

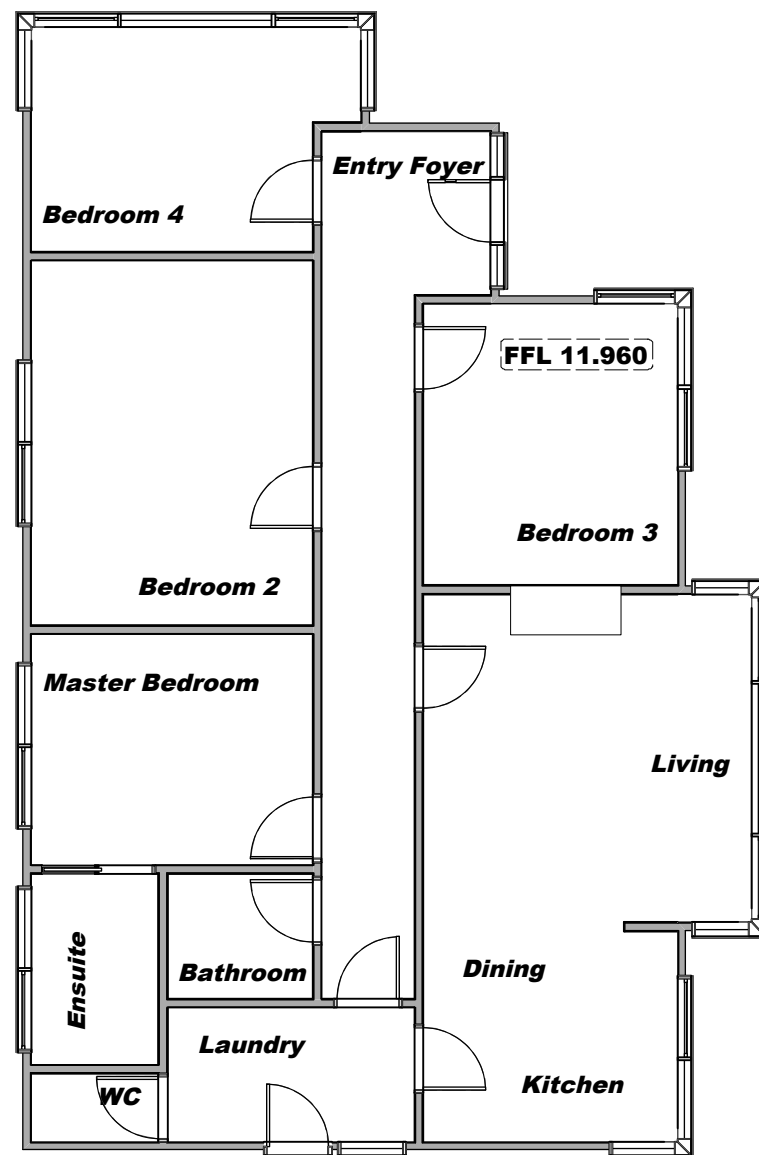




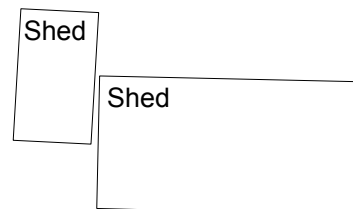
BOUNDARY 26.35



Carport



BOUNDARY 26.15



BOUNDARY 20.50



North-Eastern Perspective



South-Eastern Perspective  
(looking over existing fence to new courtyard and living)

**SITE PHOTOS: 25 Dillon Street, Bellerive**



**The subject site when viewed from King Street, Bellerive.**



**The subject site when viewed from Dillon Street, Bellerive.**

**11.3.4 DEVELOPMENT APPLICATION D-2011/96 - 75 HONEYWOOD DRIVE AND  
1322 SOUTH ARM ROAD, SANDFORD - LANDFILL**  
(File No D-2011/96)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Landfill at 75 Honeywood Drive and 1322 South Arm Road, Sandford.

**RELATION TO PLANNING PROVISIONS**

The land is zoned Rural Resource and subject to the Bushfire Prone Areas, Coastal Erosion Hazard Area (low and medium), Coastal Inundation Hazard Area (low, medium and high), Natural Assets and Waterway and Coastal Protection Areas 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 has been extended with the written consent of the applicant to expire on 12 April 2017.

**CONSULTATION**

The proposal was advertised in accordance with statutory requirements. Apart from a referral response from the Policy and Conservation Advice Branch (PCAB) of DPIPWE, there were no representations.

**RECOMMENDATION:**

- A. That the Development Application for Landfill at 75 Honeywood Drive and 1322 South Arm Road, Sandford (CI Ref D-2011/96) be refused for the following reasons.
1. The proposal is contrary to E11.7.1(P1) which stipulates works within a Waterway and Coastal Protection Area must avoid landfilling of wetlands.

2. Tproposal is contrary to the Objective of E11.7.1 which seeks to ensure works in proximity to a waterway or coastal areas will not have an unnecessary or unacceptable impact on natural values.
- 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.

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## **ASSOCIATED REPORT**

### **1. BACKGROUND**

The original version of the subject application for landfill was lodged solely by the owner of 75 Honeywood Drive on 22 March 2011. The landowner claimed that the filling is intended to replace soil that was removed by a third party in the mid-1980s but which occurred prior to his purchase of the land. It is claimed that the soil was sourced by a contractor to cap the Council owned Lauderdale tip. Although the capping of the Lauderdale tip did occur at this time, Council has no record of its contractor sourcing fill from the subject site.

In May 2016, the scope of the application was expanded to include 1322 South Arm Road, Sandford.

### **2. STATUTORY IMPLICATIONS**

- 2.1. The land is zoned Rural Resource and subject to the Bushfire Prone Areas, Coastal Erosion Hazard Area (low and medium), Coastal Inundation Hazard Area (low, medium and high), Natural Assets and Waterway and Coastal Protection Areas Codes 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 10 – Rural Resource Zone; and

- Section E6.0 – Coastal Erosion Hazard Area (low and medium), Coastal Inundation Hazard Area (low, medium and high), Natural Assets and Waterway and Coastal Protection Areas Codes.

**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 12.5ha and 7.6ha properties are located at 75 Honeywood Drive and 1322 South Arm Road, Sandford. The properties adjoin the western shore of Pipe Clay Lagoon. The proposed development site is a low lying triangular portion of land at the eastern end of the properties and includes areas of agricultural and herbland.

There have been several ecology assessments submitted undertaken by North Barker (2012) and more recently Casey (2016) on behalf of the applicant. In addition, 2 site surveys were carried out by an officer of the Forest Practices Authority to assess the requirement for a Forest Practice Plan for the development. These surveys were carried out in November 2016 and February 2017. The various surveys have observed the following.

#### **Vegetation Communities**

Two threatened vegetation communities (succulent saline herbland and saline sedgeland/rushland) were recorded in the study area. These communities comprise part of the saltmarsh community which is listed as threatened by the Tasmanian Nature Conservation Act 2002 (NCA) and as Vulnerable by the Environment Protection and Biodiversity Conservation Act 1999 (EPBCA). Past disturbance associated with the claimed removal of topsoil from the properties as well as some small scale soil dumping, draining and agricultural practices have highly modified the succulent saline herbland (ASS).

The first survey, undertaken by North Barker in 2012, identified parts of this community on the 75 Honeywood Drive property as in moderate to good condition. This is not the case now. The condition has deteriorated drastically. The reasons for this change in condition are unclear and may be due to changes in hydrology, impacts from freshwater run-off, agricultural practices, stock impacts or other causes.

The area of the site identified by North Barker (2012) as being saline aquatic herbland (AHS) was reclassified by Casey as succulent saline herbland (ASS) based on the condition of the community in 2016 and the absence of some indicator species that were present in 2012. The condition of the vegetation was described as moderate to good in 2012, however, Casey described the saltmarsh community as being in poor condition in 2016.

Succulent saline herbland (ASS) and saline sedgeland/rushland (ARS) are not listed as threatened vegetation communities under the Nature Conservation Act and as such, following advice from Forest Practice Authority it was determined that a Forest Practice Plan is not required for the clearance and conversion of these communities.

### **Flora Species**

One threatened flora species was identified at the site by North Barker in 2012 – *Lachnagrostis robusta*. Subsequent surveys by Casey and Kay in 2016 and 2017 failed to record this species.

Kay recorded 2 small populations of *Triglochin minutissima* during the 2017 site survey in the ARS and ASS communities. The proposed landfill will not directly impact in the *Triglochin* populations and therefore in the absence of the *Lachnagrostis* populations a threatened species permit is not required for this development.

**Fauna Species**

Due to the degradation of the saltmarsh communities on the sites over the past 5-10 years they currently contain no suitable habitat for threatened terrestrial fauna species.

There are records of the spotted handfish and live-bearing sea star in Pipe Clay Lagoon within 500m of the site. PCAB identified the risk to these threatened aquatic species due to sedimentation as a result of the landfill project.

**3.2. The Proposal**

The proposal is for landfill to a maximum height of 0.5m above the existing natural ground level over low lying land for the purpose of pastoral agriculture.

The applicant has proposed that the infill site is divided into 3 areas as noted on the attached “fill and vegetation areas” plan (refer Attachment 2).

**Area 1**

- area of 2.37ha and is proposed to be filled to a depth of 0.5m over this area;
- volume 7016m<sup>3</sup>; and
- 700 truck movements (based on 10m<sup>3</sup> loads).

**Area 2**

- area of 1.514ha and is proposed to fill to a depth of 0.5m over this area;
- volume 6933m<sup>3</sup>; and
- 690 truck movements (based on 10m<sup>3</sup> loads).

**Area 3**

- area of 5704m<sup>2</sup> and is proposed to fill to a depth of 0.5m over this area;
- volume 2726m<sup>3</sup>; and
- 272 truck movements (based on 10m<sup>3</sup> loads).

The total fill required for all 3 areas is approximately 16,675m<sup>3</sup> resulting in an estimated 1668 10m<sup>3</sup> truck movements.

Infrastructure for trucks has already been constructed from the existing Honeywood Drive and is accessed through an existing gate (track and gate shown on Attachment 2).

All fill is proposed to be clean fill and free of large items such as broken concrete, steel, contaminants etc.

**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**

Due to the complexity of the environmental issues, Council has engaged consultant ecologist Andrew Welling to peer review the various natural asset surveys and conclusions.

In particular, Mr Welling has provided advice in respect of compliance with Scheme requirements, specifically in relation to the applicable performance criteria of the Natural Assets and Waterway and Coastal Protection Areas Codes.

The proposal meets the Scheme's relevant Acceptable Solutions of the Rural Resource zone and the Bushfire Prone Areas, Coastal Erosion Hazard Area (low and medium), Coastal Inundation Hazard Area (low, medium and high), Natural Assets and Waterway and Coastal Protection Areas Codes with the exception of the following.

#### **Rural Resource Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution (Extract)</b>	<b>Proposed</b>
26.4.3	Design	<p>A1</p> <p>The location of buildings and works must comply with any of the following:</p> <p>(a) be located within a building area, if provided on the title;</p> <p>(b) be an addition or alteration to an existing building;</p> <p>(c) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline.</p>	<p>The landfill works are not located in a building envelope.</p> <p>not applicable</p> <p>The works will result in the destruction of native vegetation.</p>

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause 26.4.3 for the following reasons.

<b>Performance Criteria</b>	<b>Proposal</b>
<p>The location of buildings and works must satisfy all of the following:</p> <p>(a) be located on a skyline or ridgeline only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p>	not applicable

<ul style="list-style-type: none"> <li>(ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;</li> <li>(b) be consistent with any Desired Future Character Statements provided for the area;</li> <li>(c) be located in an area requiring the clearing of native vegetation only if               <ul style="list-style-type: none"> <li>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</li> <li>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.</li> </ul> </li> </ul>	<p>not applicable</p> <p>The proposal is for landfilling and therefore the minimum necessary to achieve this outcome. The filling will not involve the destruction of threatened species.</p>
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**Coastal Erosion Hazard**

Clause	Standard	Acceptable Solution (Extract)	Proposed
E16.7.1	Buildings and Works	No Acceptable Solution	The standard is intended to ensure that development is fit for purpose and appropriately managed based on the level of exposure to the hazard.

The proposed variation can be supported pursuant to the Performance Criteria (P1) of the Clause E16.7.1 for the following reasons.

Performance Criteria	Proposal
Buildings and works must satisfy all of the following:	
(a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;	The land is zoned Rural Resource and there are no residential properties that could be effected by the proposal.
(b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;	There are no building works proposed.

(c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;	The proposed works are located largely in the low vulnerability area. Given the agricultural use present / proposed, the risk is considered to be minimal.
(d) need for future remediation works is minimised;	The need for any remedial works is unchanged.
(e) health and safety of people is not placed at risk;	The risk is unchanged.
(f) important natural features are adequately protected;	The wetlands will not be protected by the proposal.
(g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;	not applicable
(h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;	Access will not be affected .
(i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;	not applicable
(j) not be located on an actively mobile landform.	not applicable

**Inundation Prone Areas Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution (Extract)</b>	<b>Proposed</b>
E15.7.5	Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas	For landfill, or solid walls greater than 5m in length and 0.5m in height, there is no acceptable solution.	The proposal is for landfill and therefore does not meet the acceptable solution.

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause E15.7.5 for the following reason.

<b>Performance Criteria</b>	<b>Proposal</b>
Landfill, or solid walls greater than 5m in length and 0.5m in height, must satisfy all of the following: (a) no adverse effect on flood flow over other property through displacement of overland flows; (b) the rate of stormwater discharge from the property must not increase; (c) stormwater quality must not be reduced from pre-development levels.	There will not be any adverse effect on overland flood flows.  The fill will be permeable and therefore there will not be any increase in discharge.  Providing the fill is not contaminated, stormwater quality will not be affected.

### **Waterway and Coastal Protection Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution (Extract)</b>	<b>Proposed</b>
E11.7.1 A1	Buildings and Works	Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.	There is no building area identified.

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause E11.7.1 for the following reason.

<b>Performance Criteria</b>	<b>Proposal</b>
Building and works within a Waterway and Coastal Protection Area must satisfy all of the following: (a) avoid or mitigate impact on natural values;          (b) mitigate and manage adverse erosion, sedimentation and run-off impacts on natural values;	The area of wetland subject to the code will be impacted. Mitigation measures including retention of an area of wetland in better condition and containing threatened flora species is provided in the application. In addition the areas not subject to filling are proposed to be fenced off to prevent access by stock. Council's consultant ecologist recommends that mitigation measures to fence off the retained wetland area and manage to improve condition (including weed control) be a condition of any approval to ensure compliance.  Potential for run-off and sedimentation into retained wetland area and coastal reserve from landfill.

	<ul style="list-style-type: none"> <li>• The effects of sedimentation into Pipe Clay Lagoon from the proposal and the associated impact on any threatened species should be addressed (refer to Section 5 for PCAB advice).</li> <li>• There is no information on how sustainable or effective infilling will be and whether it will require regular maintenance.</li> <li>• There is no mention of any buffer or protection from silt run-off from the landfill into the fenced off wetland areas and potentially Pipe Clay Lagoon.</li> </ul> <p>Council's consultant ecologist recommends that a detailed sedimentation and hygiene plan be required to ensure fill entering the site is free from contaminants.</p>
(c) avoid or mitigate impacts on riparian or littoral vegetation;	<p>There are no direct impacts on littoral vegetation from development, however, there is potential for indirect (ie run-off, weed invasion) impacts on adjoining retained wetland and littoral vegetation.</p> <p>Council's consultant ecologist recommends that a detailed sedimentation and hygiene plan be required to ensure fill entering site is free from contaminants that may impact adjacent values.</p>
(d) maintain natural streambank and streambed condition, (where it exists);	Not applicable to this development – no natural streambanks will be impacted.
(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	Not applicable to this development.
(f) avoid significantly impeding natural flow and drainage;	Development is unlikely to significantly impede natural flow and drainage.
(g) maintain fish passage (where applicable);	Not applicable to this development.
(h) avoid landfilling of wetlands;	<p>Council's consultant ecologist notes that up to 2ha of wetland vegetation is proposed to be filled as part of the development. It is recognised that majority is in poor condition, however, it is still classified as wetland habitat which has the capacity to improve in condition with proper management. The Scheme definition for a wetland reads "<i>means a depression in the land, or an area of poor drainage, that holds water derived from ground water and surface water runoff and supports plants adapted to partial or full inundation and includes an artificial wetland</i>".</p>

<p>(i) works are undertaken generally in accordance with “Wetlands and Waterways Works Manual” (DPIWE, 2003) and “Tasmanian Coastal Works Manual” (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.</p>	<p>The proposal is therefore filling an area of wetland and does not meet the performance criteria.</p> <p>No detail is provided on how the works will comply with these manuals.</p> <p>More detail is required to ensure fill works do not have adverse impacts on the coastline or Pipe Clay Lagoon (as per response to items b and c above) and could be managed by condition of any approval.</p>
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### Natural Assets Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E27.8.1 A1	Vegetation clearance or disturbance for a Negligible impact	Maximum clearance of 2500m <sup>2</sup> of native vegetation.	The area of filling proposed amounts to 4.4544ha of which up to 2ha of wetland vegetation is to be filled.

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause E27.8.1 for the following reason.

Performance Criteria	Proposal
<p>The clearance of native vegetation in excess of 2500m<sup>2</sup> is the minimum extent necessary for the development (including bushfire hazard minimisation).</p>	<p>Council’s consultant ecologist concludes that due to the reclassification of the saltmarsh community from AHS to ASS and the loss of the threatened grass species the values of the area of the site within the biodiversity protection area and the impact classification of the development has altered.</p> <p>The development is now classified as negligible as it does not impact on priority vegetation.</p> <p>As such the development complies with the provisions of the Natural Asset Code.</p>

## 5. EXTERNAL REFERRALS

The proposal was referred to the Policy and Conservation Advice Branch (PCAB) of DPIPWE. The PCAB response noted that there are no threatened flora issues with this proposal although there are records within 500m for the Spotted handfish (*Brachionichthys hirsutus*) and the live-bearing seastar (*Parvulastra vivipara*). Both species are listed under the Threatened Species Protection Act 1995 (endangered and vulnerable respectively) and the Environment Protection and Biodiversity Conservation Act 1999 (Critically Endangered and Vulnerable respectively).

The effects of sedimentation into Pipe Clay Lagoon from the proposal and the associated impact on any threatened species should be addressed.

PCAB further noted that it is likely that the wetland community present on the site is succulent saline herbland (ASS) rather than Saline aquatic herbland (AHS) which is found in more inundated areas of wetlands and is characterised by a very different suite of species. ASS is listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 but not the Tasmanian Nature Conservation Act 2002. PCAB supports the intent of the proponent to protect the high quality ASS areas from grazing by fencing and exclusion from the landfill. While the application documentation states that much of the wetland is low quality it would appear that this is the result of the management of the land.

PCAB has several concerns regarding the proposal and the wetlands that have not been adequately addressed in the development application:

- There is no information on how sustainable or effective infilling will be and whether it will require regular maintenance and infilling.
- There is no mention of any buffer or protection from silt run-off from the landfill into the fenced off wetland areas and potentially Pipe Clay Lagoon.
- There is no information on how the effect of climate change or King Tides have been assessed and planned for.

## **6. STATE POLICIES AND ACT OBJECTIVES**

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

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

## **7. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS**

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

**8. CONCLUSION**

The saltmarsh is considered to be a highly sensitive vegetation system which relies on a continual flushing process and, if left alone, can regenerate very quickly. The saltmarsh is located in proximity to the oyster farming leases in Pipeclay Lagoon. The area is also affected by acid sulphate soils which do not present any issue if left undisturbed but which could react with any works.

The proposed fill would be placed adjacent to areas which are still in good condition and the flushing process will rapidly disperse any contaminants. The problem with this is that it is almost impossible to properly monitor fill which may be subject to a range of toxins and petroleum based chemicals (such as bitumen and the alkaline content of concrete) which could leak into the bay.

Whilst monitoring, reporting and compliance issues could be controlled, it is likely that it would be cost prohibitive and ultimately of little benefit if leaching does occur.

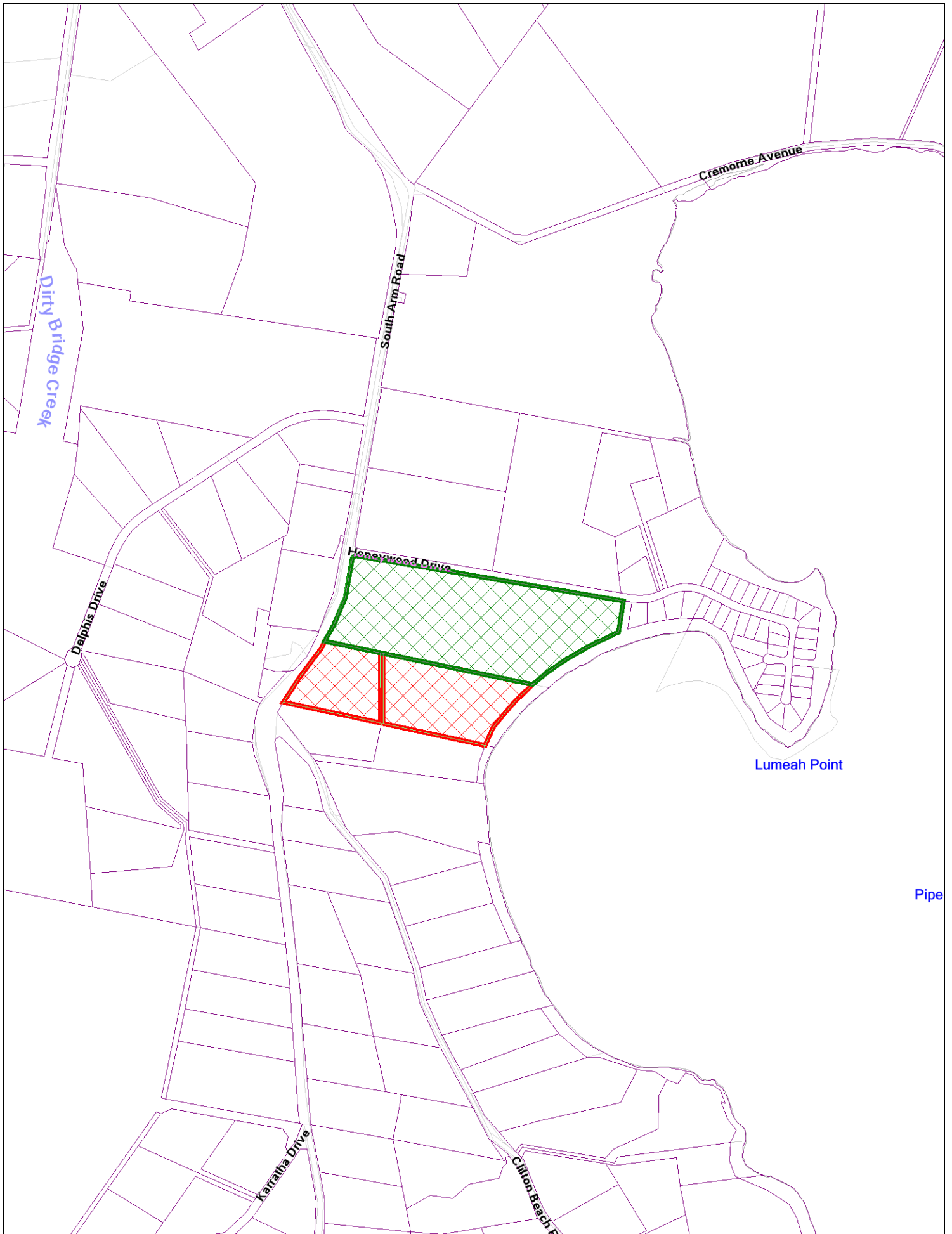
The proposal for Landfill at 75 Honeywood Drive and 1322 South Arm Road, Sandford is contrary to the performance criterion of the Waterway and Coastal Protection Code which requires that the filling of wetlands is to be avoided.

The application is therefore recommended for refusal.

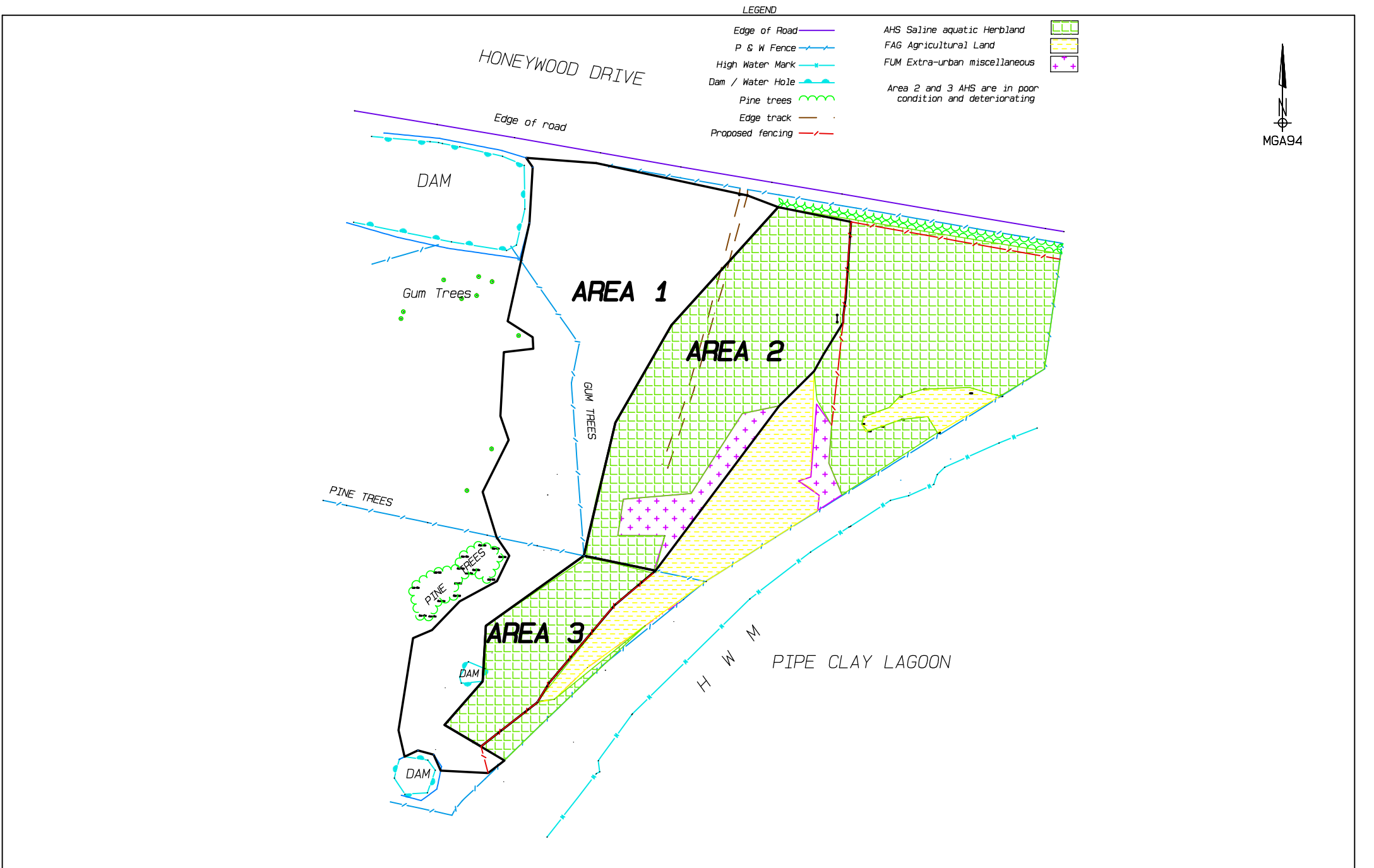
Attachments: 1. Location Plan (1)  
2. Proposal Plan (4)  
3. Site Photo (2)

Ross Lovell  
**MANAGER CITY PLANNING**

# Clarence City Council



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DRAWN	GFJ	Feb 2017
CHECKED	GFJ	Feb 2017
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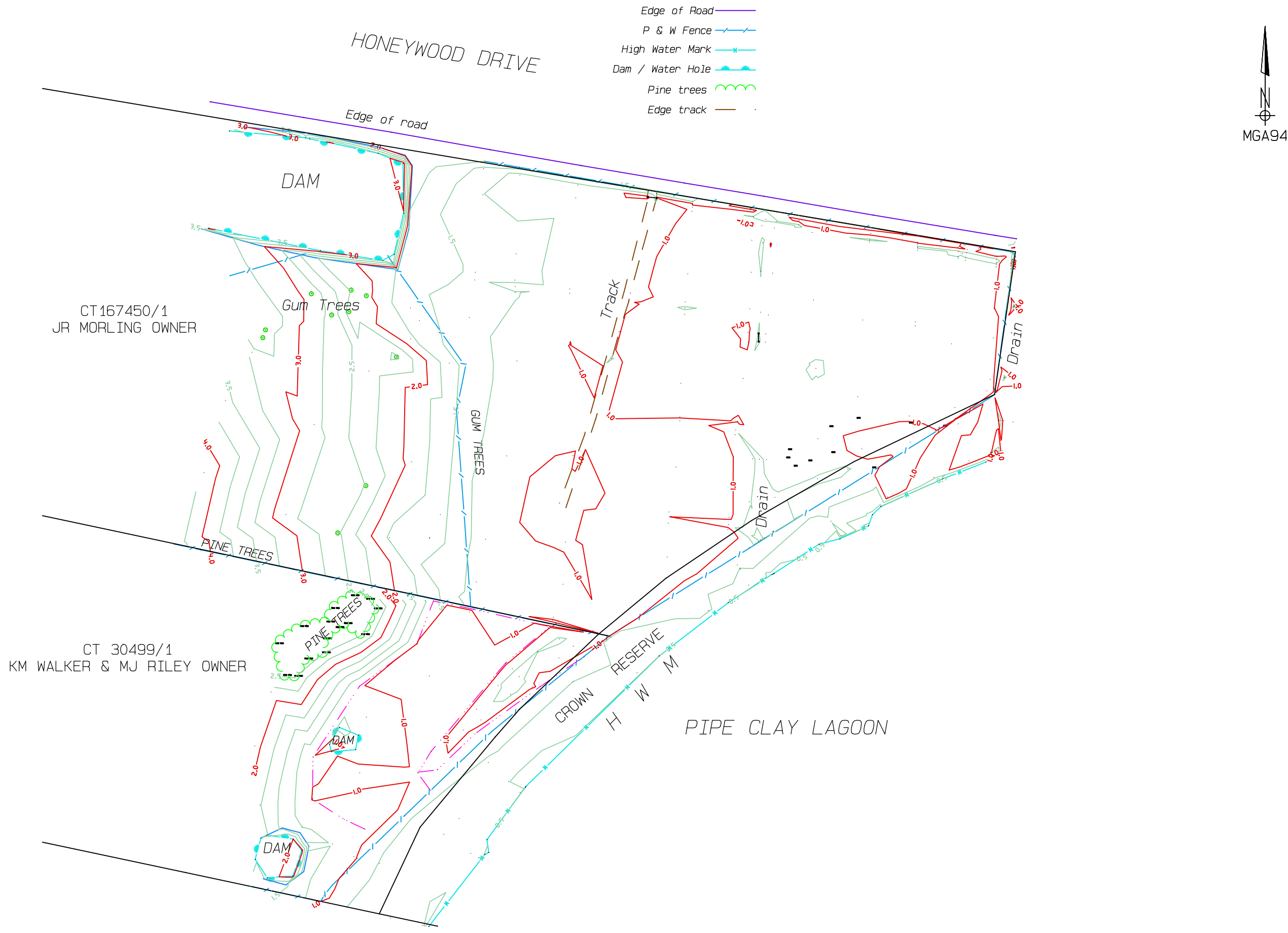
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HEIGHT DATUM	EST. ACCURACY
AHD83 (TAS)	0.05m
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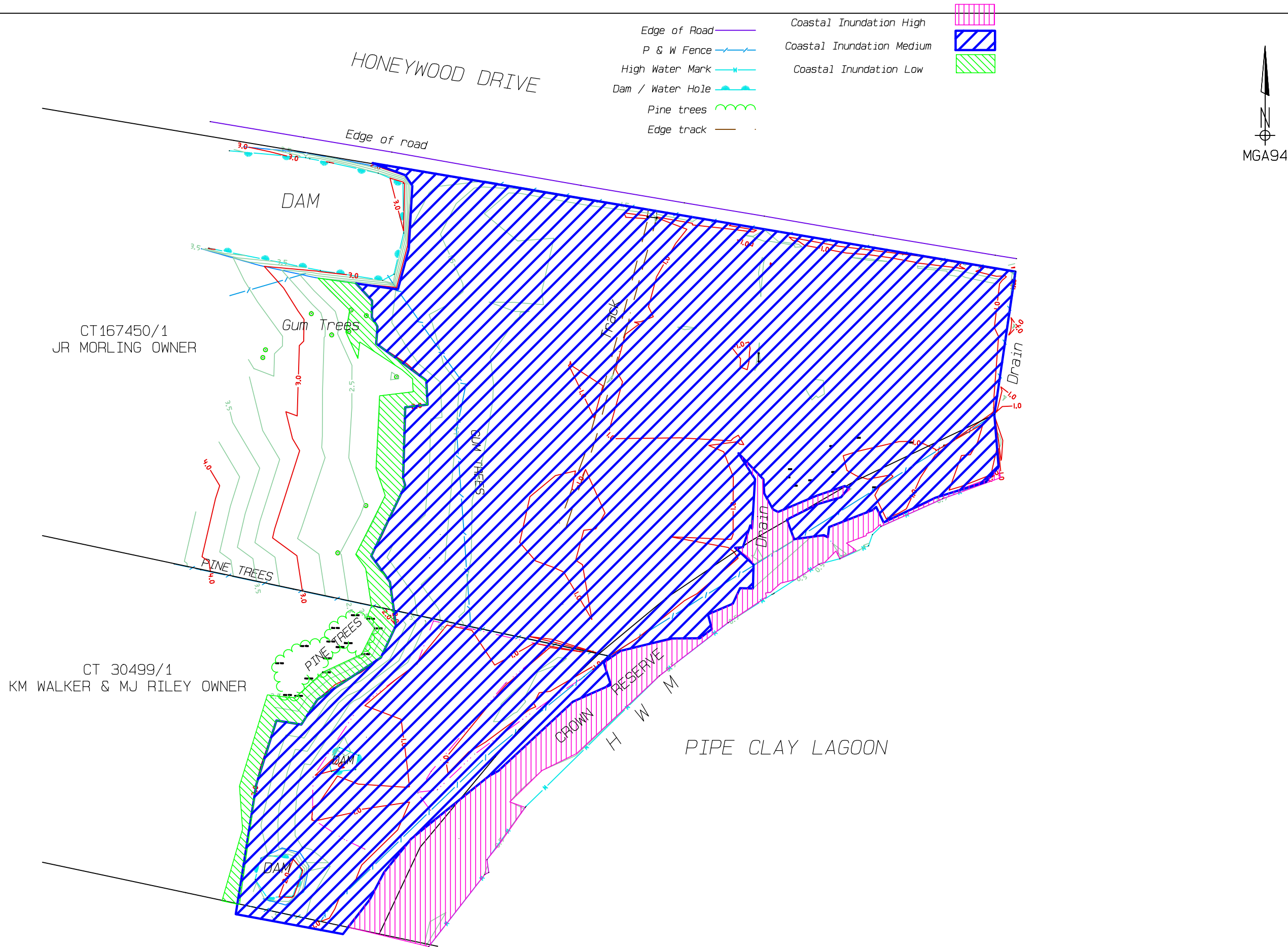
CLIENT

**J MORLING & M RILEY**  
**CT167450/1 & CT304499/1**

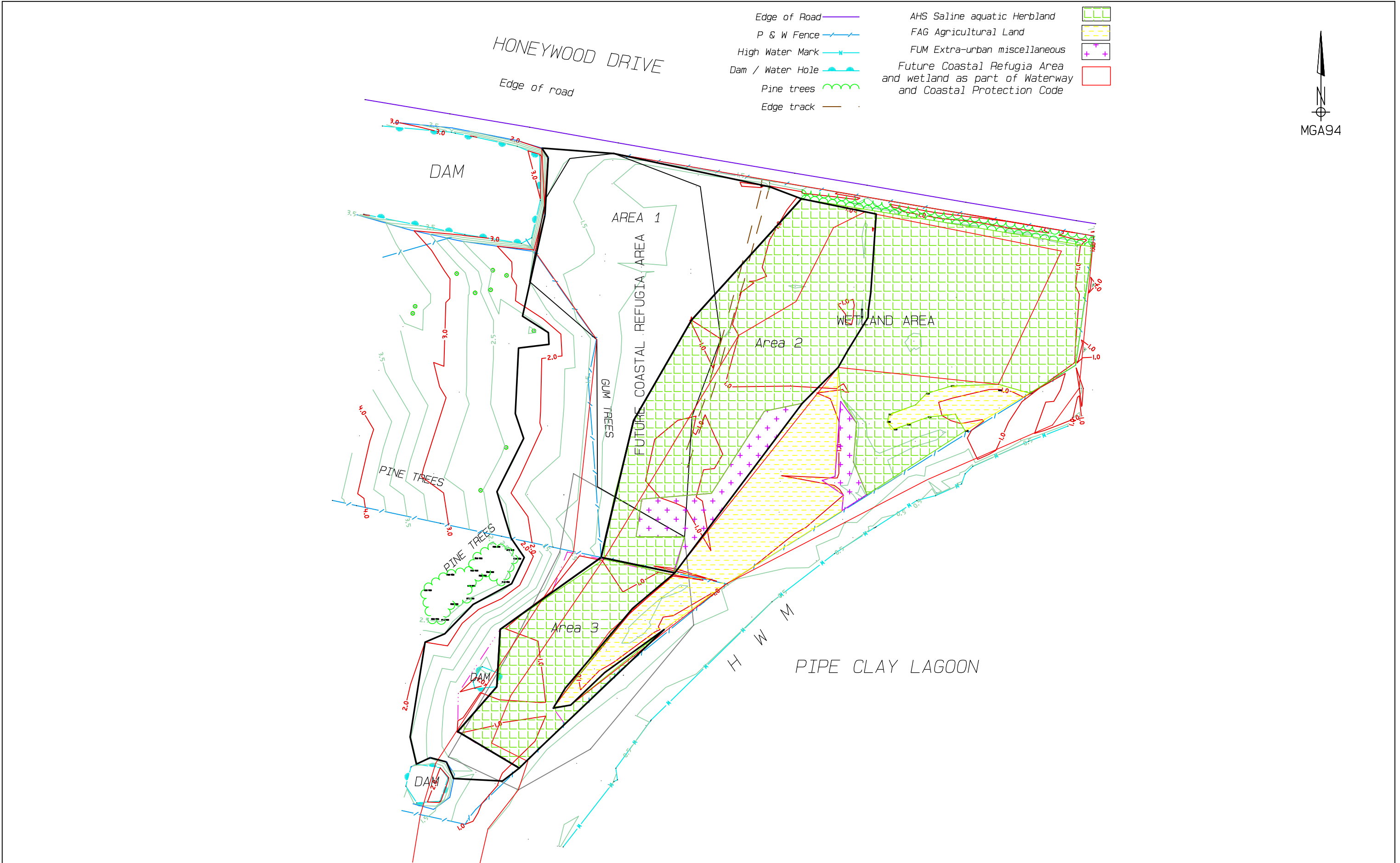
TITLE
<b>ATTACHMENT G</b> <b>(Proposed fill and vegetation areas)</b>
LOCATION
<b>SANDFORD</b>



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SURVEYOR	GFJ	DEC 2015				G1000		ATTACHMENT D (Topographical survey plan)
DRAWN	GFJ	Dec 2015						LOCATION  SANDFORD
CHECKED	GFJ	Jan 2016						
Where the Quality Record is incomplete all information on this drawing is intended for preliminary purposes only as it is unchecked.								
			DATUM: MGA94	EST ACCURACY: 0.05m ±	DRAWING NUMBER: DWG 001	REVISION: 000		
			HEIGHT DATUM: AHD83 (TAS)	EST ACCURACY: 0.05m ±	SCALE: 1 : 2000	WHEN PLOTTED AT: @ A3		



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SURVEYOR	GFJ	DEC 2015					ATTACHMENT F (Inundation Area Survey)	
DRAWN	GFJ	Dec 2015					LOCATION  SANDFORD	
CHECKED	GFJ	Jan 2016						
Where the Quality Record is incomplete all information on this drawing is intended for preliminary purposes only as it is unchecked.								
DATUM:		EST ACCURACY:	DRAWING NUMBER:		REVISION:			
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QUALITY RECORD			COPYRIGHT		JOB NUMBER		CLIENT		TITLE	
SURVEYOR	GFJ	Dec 2015	THIS DOCUMENT IS CONFIDENTIAL AND REMAINS THE PROPERTY OF JOHN MORLING.		G1000		J MORLING & M RILEY		Attachment F	
DRAWN	GFJ	Dec 2015	THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF ENGAGEMENT. USE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR PURPOSE IS PROHIBITED. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED.		DRAWING NUMBER: 001		CT167450/1 & CT30499/1		(Waterway and Coastal Protection Zones)	
CHECKED	GFJ	Jan 2016			REVISION: 000		SCALE: WHEN PLOTTED AT: 1 : 2000 @ A3		LOCATION	
Where the Quality Record is incomplete all information on this drawing is intended for preliminary purposes only as it is unchecked.					DATUM: MGA94				SANDFORD	
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					HEIGHT DATUM: AHD83 (TAS)					
					EST ACCURACY: 0.5m ±					

**75 Honeywood Drive & 1322 South Arm Road, SANDFORD**



**Panorama of site viewed from centre of southern boundary of 75 Honeywood Drive, looking north**

**75 Honeywood Drive & 1322 South Arm Road, SANDFORD**



**Site viewed from Delphis Drive, Sandford**

**11.3.5 AMENDMENT APPLICATION A-2016/2 - INTRODUCTION OF E8.0  
ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE**  
(File No A-2016/2)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to initiate and certify an Amendment to the Clarence Interim Planning Scheme 2015 to instate the E8.0 Electricity Transmission Infrastructure Protection Code as directed by the Tasmanian Planning Commission (TPC).

**RELATION TO PLANNING PROVISIONS**

The proposed Amendment is for the inclusion of an additional Code which prescribes new planning controls that would apply in addition to underlying zone/s standards and any other applicable Codes or Specific Area Plans that may be relevant to a particular parcel of land.

**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 (LUPAA) are references to the former provisions of LUPAA 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.

**CONSULTATION**

Applications for a Planning Scheme Amendment are not formally open for public comment until after Council has agreed to certify the Amendment and it has been publicly advertised. Affected individual property owners will be notified of the amendment.

The Amendment will be referred to TasWater and TasNetworks during the public exhibition period.

The proposal is procedural resulting in a direction from the TPC and for this reason has not been assessed by Council officers. Following certification the proposal will be circulated more broadly within Council and any identified issues may be raised as part of Council's Section 39 response to the TPC.

**RECOMMENDATION:**

- A. That pursuant to a direction of the Tasmanian Planning Commission dated 1 September 2016, Council initiates Amendment A-2016/2 under Section 34(1) (b) of the Land Use Planning and Approvals Act, 1993 to introduce the E8.0 Electricity Transmission Infrastructure Protection Code.
- B. That Council resolves, under Section 35(2) of the Land Use Planning and Approvals Act, 1993 to prepare and certify draft Amendment A-2016/2 and sign the instrument as required.
- C. That 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**

Council will recall that the E8.0 Electricity Transmission Infrastructure Protection Code (the Code) was intended to be incorporated in the Southern Interim Schemes as a mandatory regional provision. However, it was excluded from the Clarence Scheme on the basis that the Code was not available for exhibition as part of the June/July 2013 round of informal consultation associated with the then draft Clarence Interim Planning Scheme.

The incorporation of a Code, that had not been previously exhibited, had the potential to represent a denial of natural justice. Furthermore, there was concern that several properties in Clarence would have been entirely subject to the proposed buffers/restrictions resulting in significant implications for those lots. For these reasons, at the time it was submitted to the Minister for declaration, the then draft Clarence Interim Planning Scheme 2014 did not incorporate the Code.

Despite the Code's omission from the declared Scheme, TasNetworks continued to advocate for its inclusion. Following representations on this matter, at a TPC hearing it was agreed that should the Code be considered for incorporation into the Scheme it ought to follow an advertised process.

Subsequent to the hearing, the TPC directed Council to initiate a draft Scheme Amendment to insert the Code into the Scheme (a copy of which is included in the attachments). Submission of this report was delayed while awaiting information from the TPC and maps of the overlay from TasNetworks.

The TPC advises that the direction to initiate the draft Amendment is procedural in nature and was made on a without prejudice basis. *“The merit of the draft amendment will be determined by the Commission in due course after consideration of public representations and Council’s response to those representations as well as any other relevant evidence or information provided during the assessment process”.*

## **2. STATUTORY IMPLICATIONS**

- 2.1.** The Minister for Planning and Local Government approved the TPC to direct Council to initiate a draft Amendment to insert the Code into the Scheme.
- 2.2.** LUPAA sets out the procedure for certification, exhibition, review of any representations received and the TPC’s final assessment and determination. Hence following initiation, the remainder of the assessment process will be the same as any other amendment initiated by Council.
- 2.3.** If ultimately approved by the TPC, the Code would apply in addition to underlying Zone/s standards and any other applicable Codes or Specific Area Plans that may be relevant to a particular parcel of land.

## **3. PROPOSAL IN DETAIL**

### **3.1. The Site**

The Code has implications for many properties and applies to:

- (a) development (including subdivision) within:
  - i) an electricity transmission corridor;
  - ii) 55m of a communications station;
- (b) use and development (including subdivision) within 65m of a substation facility.

A plan showing the Location of Proposed Electricity Transmission Infrastructure Buffer Overlay is included in the attachments, as is a list of properties subject to the proposed to the buffers.

### **3.2. The Proposal**

The proposed Code is comprised of the E8.0 Electricity Transmission Infrastructure Protection Code ordinance and associated overlay maps as shown in the attachments.

The format of the Code is consistent with the other Scheme codes introducing a range of Code specific definitions, use and development exempt from the Code, Application Requirements and prescribed standards. The standards relate to Use, Development and Subdivision. With the exception of sensitive uses and any associated development within 65m of a substation, which requires the submission of a discretionary application, all standards provide for a Permitted pathway through the prescribed Acceptable Solutions and an alternative discretionary pathway through the associated Performance Criteria.

## **4. PLANNING ASSESSMENT**

Prior to initiating a Planning Scheme Amendment, Council would ordinarily assess the proposal to ensure that it is consistent with the requirements of the State Policies and the objectives of Schedule 1 of LUPAA. However, in this instance the TPC has directed Council to initiate the Amendment negating the requirement for this assessment prior to initiation.

Even so, the proposal is limited to the introduction of a local Code consistent with other Planning Schemes in the Southern Region that when declared were considered by the Minister and the TPC as being consistent with the outcomes of the State Policies, the objectives of Schedule 1 of LUPAA and Section 300 (1) relating to the application of local provision of a planning scheme.

**5. REPRESENTATION ISSUES**

Applications for a Planning Scheme Amendment are not formally open for public comment until after Council has resolved to initiate and certify the draft Amendment. Given Council has been directed to initiate the draft Amendment, following certification it will be publicly exhibited in accordance with the statutory requirements.

Because the amendment will affect specific properties, it is intended to individually notify the owners (refer Attachment 4), so that it does not proceed through without their knowledge.

**6. EXTERNAL REFERRALS**

The Amendment will be referred to TasWater and TasNetworks during the public exhibition period.

**7. COUNCIL COMMITTEE RECOMMENDATION**

The proposal is procedural resulting of a direction from the TPC and for this reason has not been assessed by Council officers or referred to any Council Committees. Notwithstanding this, should the amendment be initiated, any Staff or Committee comments and/or recommendations may be provided prior to the preparation of any Section 39 Report.

**8. STATE POLICIES AND ACT OBJECTIVES**

See section 4 of this report.

**9. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS**

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

**10. CONCLUSION**

The TPC has directed Council to initiate, certify and exhibit a draft Amendment to introduce the E8.0 Electricity Transmission Infrastructure Protection Code consistent with other Southern Regional Schemes.

The merits of the draft Amendment will be determined by the TPC after consideration of any public representations, Council's response to them and any other relevant information provided during the assessment process.

- Attachments:
1. Proposed Amendment [ordinance] E8.0 Electricity Transmission Infrastructure Protection Code (8)
  2. Proposed E8.0 Electricity Transmission Infrastructure Protection Code Overlay Maps (1)
  3. Location of Proposed Electricity Transmission Infrastructure Buffer Overlays (1)
  4. List of Properties subject to proposed Electricity Transmission Infrastructure Buffers (5).
  5. Tasmanian Planning Commission Direction (1)

Ross Lovell

**MANAGER CITY PLANNING**



Clarence City Council

## CLARENCE INTERIM PLANNING SCHEME 2015

### AMENDMENT – A-2016/2

#### AMENDMENT TO PLANNING SCHEME ORDINANCE

To amend the Clarence Interim Planning 2015 as follows:

1. At E8.0 Electricity Transmission Infrastructure Protection Code delete “*This code is not used in this Planning Scheme*”.
2. At E8.0 Electricity Transmission Infrastructure Protection Code insert the following new Code:

#### **“E.8.1 Purpose**

*E.8.1.1 The purpose of this provision is to:*

- (a) *ensure protection of use and development against hazard associated with proximity to electricity transmission infrastructure;*
- (b) *ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure;*
- (c) *maintain future opportunities for electricity transmission infrastructure.*

#### **E.8.2 Application**

*E.8.2.1 This code applies to:*

- (a) *development (including subdivision) within:*
  - i) *an electricity transmission corridor;*
  - ii) *55 m of a communications station;*
- (b) *use and development (including subdivision) within 65 m of a substation facility.*

#### **E.8.3 Definition of Terms**

*E.8.3.1 In this code, unless the contrary intention appears:*

<i>communications station</i>	<i>means an antenna and any supporting tower or pole that is identified on the planning scheme maps and used for carrying communications associated with the electricity transmission entity.</i>
<i>electricity transmission corridor (ETC)</i>	<i>means land that is identified on the planning scheme maps as being within the ETC overlay.<sup>R1</sup></i>

<i>electricity transmission entity</i>	<i>means an electricity entity as defined under the Electricity Supply Industry Act 1995 that is licenced to carry on operations in the electricity supply industry under that Act with respect to transmission of electricity.</i>
<i>electricity transmission infrastructure (ETI)</i>	<i>means electricity infrastructure as defined by the Electricity Supply Industry Act 1995 for or associated with the transmission of electricity. This includes but is not limited to overhead lines, underground electricity and communication cables, substations, communications station, buildings, structures and access tracks for or associated with the transmission of electricity.</i>
<i>inner protection area (IPA)</i>	<i>means land that is identified on the planning scheme maps as being within the IPA overlay.<sup>R2</sup></i>
<i>registered electricity easement</i>	<i>means an easement or wayleave held by or benefiting an electricity entity, including:</i> <i>(a) an easement registered under the Land Titles Act 1980;</i> <i>(b) a registered wayleave as defined in the Electricity Wayleaves and Easement Act 2000.</i>
<i>capable of sensitive use</i>	<i>(a) means a registered wayleave as defined in the Electricity Wayleaves and Easement Act 2000. a sensitive use or development must be granted a permit;</i> <i>(b) a planning authority has discretion to refuse or permit a sensitive use or development.</i>
<i>substation facility</i>	<i>means land that is identified on the planning scheme maps as owned, leased, licensed (or similar) by the electricity transmission entity for use as a substation or switching station. This definition does not include easements or land used solely for access to the substation facility.</i>
<i>suitably qualified person</i>	<i>means a professional engineer currently practising with relevant CPEng or NPER accreditation and an appropriate level of professional indemnity and public liability insurance.</i>
<i>unregistered wayleave</i>	<i>means a wayleave which is entered in the Roll of Unregistered Wayleaves maintained by the electricity transmission entity under the Electricity Wayleaves and Easement Act 2000.<sup>R3</sup></i>

### **Footnotes**

**R1** The ETC incorporates:

- (a) land within 60 m of the centreline of an existing overhead electricity transmission line;*
- (b) land within 10 m of an unregistered wayleave (and including the wayleave), whether associated with an existing transmission line or not; and*
- (c) land within 10 m of the centreline of underground cabling used for, or associated with, electricity transmission.*

**R2** The IPA incorporates:

- (a) land subject to an unregistered wayleave;*
- (b) land within 25 m of the centreline of an existing 110 kV overhead transmission line;*
- (c) land within 30 m of the centreline of an existing 220 kV overhead transmission line;*
- (d) land within 6 m of the centreline of underground cabling used for, or associated with, electricity transmission.*

*Note: Unregistered wayleaves established by the Electricity Wayleaves and Easement Act 2000 are unregistered easement rights which can vary in width and are not shown on the title documents for land.*

R3 These easements are not referenced in Schedule 2 of a Torrens Title.

#### **E.8.4 Use and Development Exempt from this Code**

*The following use or development is exempt from this code:*

*E8.4.1 Use and development within the electricity transmission corridor, but not within the inner protection area, when involving:*

- (a) additions or alterations to an existing building, or the construction of a non-habitable building, provided the gross floor area is no more than 150 m<sup>2</sup>;*
- (b) minor utilities or works not associated with the development of a new building.*

*E.8.4.2 Use or development within 65 m of a substation facility but no closer than 5 m if:*

- (a) not involving the storing or handling of material, which is capable of generating airborne particulate matter, outside of a fully enclosed building;*
- (b) not involving a sensitive use;*
- (c) when involving a sensitive use the new use or development does not involve a habitable building or habitable room.*

*E.8.4.3 Development within 55 m of a communications station if:-*

- (a) building height is not greater than 9.5 m; and*
- (b) a building is located:*
  - (i) not less than 5 m from any security fence associated with a communications station or the boundary of a site within which a communications station is located; or*
  - (ii) not less than 20 m from the communications station;**whichever is the lesser (distance).*

*E.8.4.4 Development of Utilities within 55 m of a communications station.*

*E.8.4.5 Use or development of electricity transmission infrastructure.*

#### **E.8.5 Application Requirements**

*E.8.5.1 Where performance criteria require the planning authority to have regard to the written advice or requirements of the electricity transmission entity, the applicant must provide the written advice of the electricity transmission entity setting out the entity's views of the proposed use or development.*

*E.8.5.2 In the case of development within the electricity transmission corridor, but outside the inner protection area, the applicant must demonstrate, to the satisfaction of the planning authority that, prior to submission of its application, it has notified, in writing, the electricity transmission entity of the substance and extent of its proposed use or development.*

*E.8.5.3 In addition to any other application requirements, the planning authority may require an assessment, by a suitably qualified person, of noise emissions, as necessary to determine compliance with any acceptable solutions or performance criteria.*

## **E.8.6 Use Standards**

### **E.8.6.1 Sensitive use within 65 m of a substation facility.**

<b>Objective:</b>	
<i>To ensure that sensitive use within a habitable building or habitable rooms within a dwelling adequately responds to the potential amenity impact of substation noise.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1  <i>No Acceptable Solution.</i>	P1  <i>Use must be located an appropriate distance from the substation facility having regard to the following:</i> (a) <i>the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise emissions from the substation facility;</i> (b) <i>the written advice from the electricity transmission entity.</i>

### **E.8.6.2 Use other than Sensitive use within 65 m of a substation facility.**

<b>Objective:</b>	
<i>To ensure that use of land does not adversely affect the safe and reliable operation of electricity transmission infrastructure within the substation facility.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1  <i>A use must not result in materials stored or handled within the site becoming airborne contaminants which transmit into a substation facility.</i>	P1  <i>Use must be located an appropriate distance from the substation facility, having regard to all of the following:</i> (a) <i>the conductivity of airborne contaminants and their potential to affect the safe, reliable and efficient operation of the substation facility;</i> (b) <i>the requirements of the electricity transmission entity.</i>

## **E.8.7 Development Standards for Building and Works**

### **E.8.7.1 Development within the electricity transmission corridor.**

<b>Objective:</b>	
<i>To ensure that development is located appropriate distances from electricity transmission infrastructure to:</i>	
(a) <i>ensure operational efficiencies, access and security of existing or future electricity transmission infrastructure;</i>	
(b) <i>protect against a safety hazard associated with proximity to existing or future</i>	

<i>electricity transmission infrastructure.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p><i>Development is not within:</i></p> <ul style="list-style-type: none"> <li>(a) <i>an inner protection area; or</i></li> <li>(b) <i>a registered electricity easement.</i></li> </ul>	<p>P1</p> <p><i>Development must be located an appropriate distance from electricity transmission infrastructure, having regard to all of the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>the need to ensure operational efficiencies of electricity transmission infrastructure;</i></li> <li>(b) <i>the provision of access and security to existing or future electricity transmission infrastructure;</i></li> <li>(c) <i>safety hazards associated with proximity to existing or future electricity transmission infrastructure;</i></li> <li>(d) <i>the requirements of the electricity transmission entity.</i></li> </ul>

**E.8.7.2      *Development for sensitive uses within 65 m of a substation facility.***

<b>Objective:</b>	
<p><i>To ensure that development is located appropriately to:</i></p> <ul style="list-style-type: none"> <li>(a) <i>ensure that sensitive uses within habitable buildings or habitable rooms within a dwelling adequately respond to the potential amenity impact of substation noise;</i></li> <li>(b) <i>ensure operational efficiencies and security of existing and future electricity transmission infrastructure.</i></li> </ul>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p><i>No Acceptable Solution.</i></p>	<p>P1</p> <p><i>Development must be located an appropriate distance from the substation facility having regard to the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise emissions from the substation facility;</i></li> <li>(b) <i>any written advice from the electricity transmission entity.</i></li> </ul>

**E.8.7.3      *Development for uses other than sensitive uses within 65 m of a substation facility.***

<b>Objective:</b>	
<i>To ensure that development is located appropriately to protect against risk to the security, operational efficiency and access to existing and future electricity transmission infrastructure.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p><i>Development must be located no less than 5 m from a substation facility.</i></p>	<p>P2</p> <p><i>Development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity.</i></p>

#### **E.8.7.4 Development within 55m of communication station.**

<b>Objective:</b>	
<i>To ensure that development located close to a communication station does not adversely impact upon the security, operational efficiency and access to those facilities.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p><i>No part of the development:</i></p> <p>(a) <i>extends above the height of the facility's antennae/disk when measured in horizontal plane;</i></p> <p>(b) <i>is located less than:</i></p> <p style="padding-left: 40px;">(i) <i>5 m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</i></p> <p style="padding-left: 40px;">(ii) <i>20 m to the communications station;</i></p> <p><i>whichever is the lesser.</i></p>	<p>P1</p> <p><i>Development must be located an appropriate distance from a communication station, having regard to written advice from the electricity transmission entity.</i></p>

## **E.8.8 Development Standards for Subdivision**

### **E8.8.1 Subdivision.**

<b>Objective:</b>	
<p>To provide for new lots that:</p> <ul style="list-style-type: none"> <li>(a) contain building areas which are suitable for further development, located to avoid hazard from electricity transmission infrastructure and enable appropriate levels of amenity;</li> <li>(b) incorporate controls and restrictions to ensure that future development does not compromise safety, security and operational efficiency of existing and future electricity transmission infrastructure.</li> </ul>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Subdivision of a lot, all or part of which is within the electricity transmission corridor must be for the purpose of one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) separation of existing dwellings;</li> <li>(b) creation of a lot for public open space, road or access;</li> <li>(c) creation of a lot in which the building area is located entirely outside the inner protection area.</li> </ul>	<p><b>P1</b></p> <p>Subdivision of a lot, all or part of which is within the electricity transmission corridor must have regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the need to ensure operational efficiencies of electricity transmission infrastructure;</li> <li>(b) the provision of access and security to existing or future electricity transmission infrastructure;</li> <li>(c) safety hazards associated with proximity to existing or future electricity transmission infrastructure;</li> <li>(d) the requirements of the electricity transmission entity.</li> </ul>
<p><b>A2</b></p> <p>A lot, any part of which is located within 65 m of a substation facility and which is capable of sensitive use, must:</p> <ul style="list-style-type: none"> <li>(a) identify a building area located no less than 65 m from a substation facility that can accommodate a sensitive use; or</li> <li>(b) identify a building area located no less than 5 m from the substation facility that can accommodate a sensitive use and demonstrate that noise emissions experienced at the edge of the building area closest to the substation facility will not exceed: <ul style="list-style-type: none"> <li>i) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</li> </ul> </li> </ul>	<p><b>P2</b></p> <p>A lot, any part of which is located within 65 m of a substation facility, and which is intended for sensitive use, must demonstrate the provision of a building area having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise from a substation facility;</li> <li>(b) the written advice of the electricity transmission entity.</li> </ul>

<p>ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</p> <p>iii) 65 dB(A) (LAmax) at any time.</p> <p>a. 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>b. Noise levels are to be averaged over a 15 minute interval.</p>	
<p>A3</p> <p>A lot, any part of which is located within 55 m of a communications station, must identify a building area which is no closer than:</p> <p>(a) 5 m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</p> <p>(b) 20 m to the communications station; whichever is the lesser.</p>	<p>P3</p> <p>The design of each lot must:</p> <p>(a) ensure that the location of any building area will not compromise access, security or the operational efficiency of a communications station;</p> <p>(b) have regard to the written advice of the electricity transmission entity.</p>

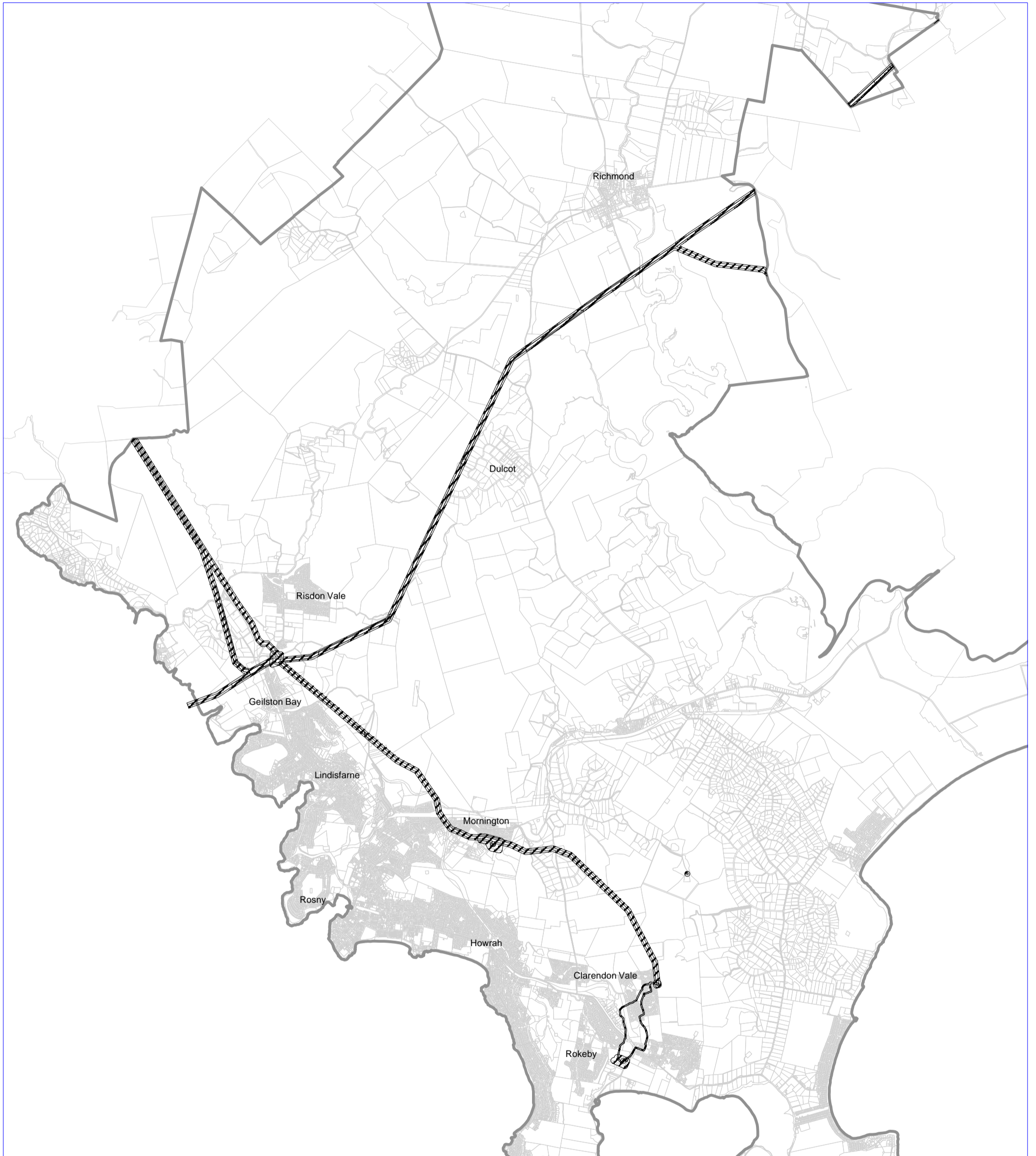
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THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HERE UNTO AFFIXED THIS **XXXXXXX**, PURSUANT TO A RESOLUTION OF THE COUNCIL PASSED THE **XXXXXX**, IN THE PRESENCE OF:

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CORPORATE SECRETARY

# CLARENCE CITY COUNCIL CLARENCE INTERIM PLANNING SCHEME 2015



Scale 1: 80,000

Printed @ A3

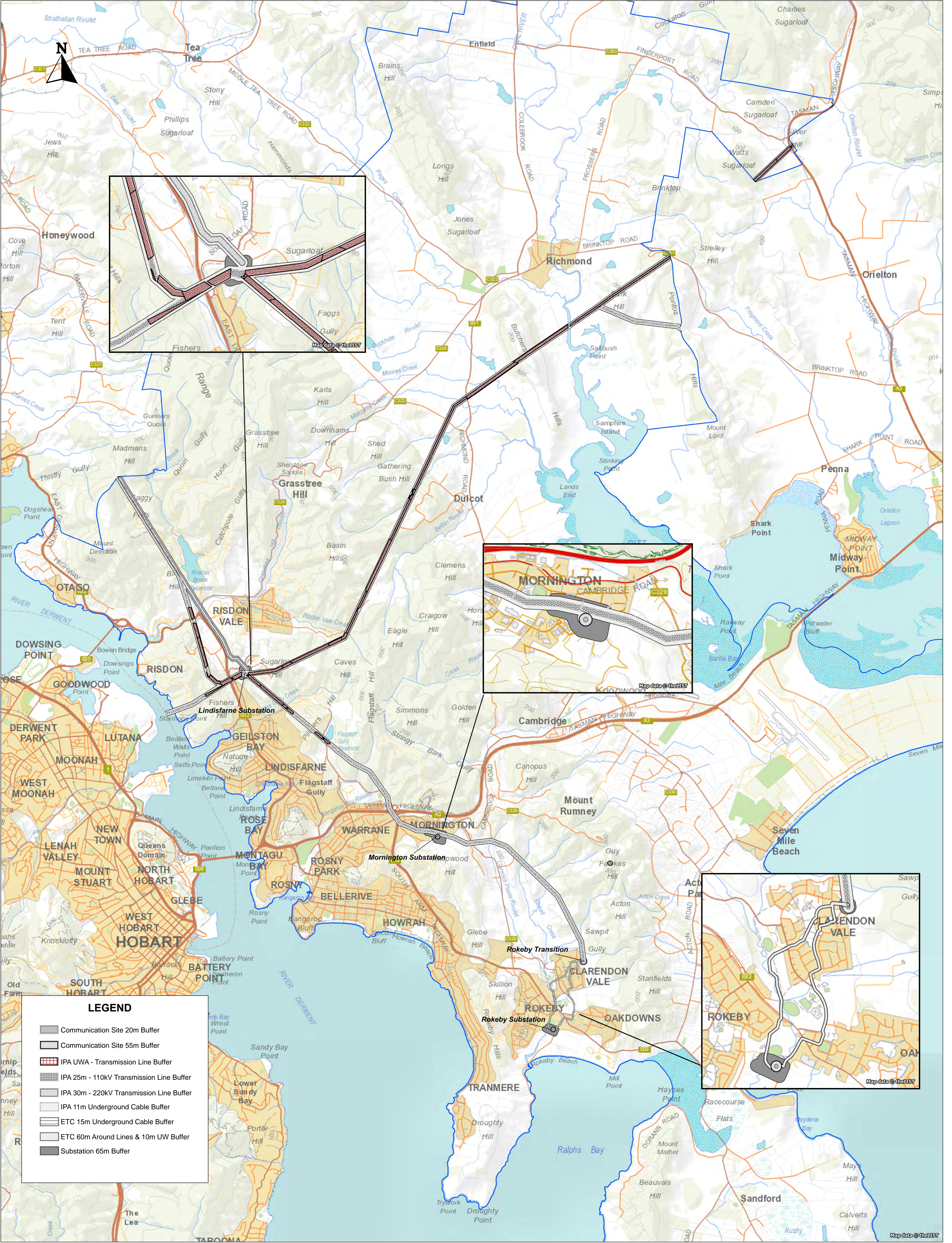
(c) Clarence City Council

**INSERT E8.0 ELECTRICITY INFRASTRUCTURE  
PROTECTION CODE AS SHOWN.**

THE COMMON SEAL OF THE CLARENCE  
CITY COUNCIL HAS BEEN HERE UNTO  
AFFIXED THIS XX DAY OF XX 2017  
PURSUANT TO A RESOLUTION OF THE  
COUNCIL PASSED THE XX DAY OF  
XX 2017 IN THE PRESENCE OF:

\_\_\_\_\_  
CORPORATE SECRETARY

LOCATION OF PROPOSED ELECTRICITY TRANSMISSION INFRASTRUCTURE BUFFER OVERLAYS



## Properties subject to proposed Electricity Infrastructure Protection Buffers

PID	STREET DETAILS	POSTCODE	DESCRIPTION	AREA
5175723	62 Old Coach Road	CAMBRIDGE TAS 7170	DWELLING & STABLES	2.12Ha
5175694	375 Pass Road	CAMBRIDGE TAS 7170	Dwelling & Child Care Centre	2.299Ha
5175635	475 Pass Road	CAMBRIDGE TAS 7170	DWELLING	2.461Ha
5175969	520 Pass Road	CAMBRIDGE TAS 7170	DWELLING	2.322Ha
2969341	67 Houston Drive	CAMBRIDGE TAS 7170	Dwelling	2Ha
7434557	85 Houston Drive	CAMBRIDGE TAS 7170	DWELLING INCOMPLETE	3.27Ha
5175926	484 Pass Road	CAMBRIDGE TAS 7170	DWELLING	893m2
7434506	25 Houston Drive	CAMBRIDGE TAS 7170	DWELLING	2.02Ha
7434514	37 Houston Drive	CAMBRIDGE TAS 7170	DWELLING	2.078Ha
7434522	49 Houston Drive	CAMBRIDGE TAS 7170	DWELLING	2.72Ha
7434530	61 Houston Drive	CAMBRIDGE TAS 7170	VACANT LAND	2.2Ha
5175758	459 Pass Road	CAMBRIDGE TAS 7170	DWELLING	2.136Ha
5175897	456 Pass Road	CAMBRIDGE TAS 7170	DWELLING	1.445Ha
2969368	73 Houston Drive	CAMBRIDGE TAS 7170	DWELLING	2.537Ha
5175731	76 Old Coach Road	CAMBRIDGE TAS 7170	Dwelling	2.169Ha
7434565	60 Houston Drive	CAMBRIDGE TAS 7170	Dwelling	2.064Ha
2905815	487 Pass Road	CAMBRIDGE TAS 7170	DWELLING	3.14Ha
5175934	496 Pass Road	CAMBRIDGE TAS 7170	DWELLING	2.155Ha
7434477	150 Houston Drive	CAMBRIDGE TAS 7170	SHED & PASTURE FENCING	37.83Ha
5175918	62 Fitzgeralds Road	CAMBRIDGE TAS 7170	2 x Dwellings & Farm Impts	63.67Ha
7273984	283 Pass Road	CAMBRIDGE TAS 7170	DWELLING	24.27Ha
5175643	461 Pass Road	CAMBRIDGE TAS 7170	DWELLING	2.192Ha
5194764	36 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	656m2
5244629	9 Wendy Avenue	CLARENDON VALE TAS 7019	DWELLING	.0599Ha
5231617	23 Saladin Circle	CLARENDON VALE TAS 7019	DWELLING	.0664Ha
7199235	3 Grangefield Court	CLARENDON VALE TAS 7019	DWELLING	1628m2
5228469	6 Rachel Avenue	CLARENDON VALE TAS 7019	DWELLING	702m2
5219036	15 Marston Street	CLARENDON VALE TAS 7019	DWELLING	904m2
5198634	7 Carslake Street	CLARENDON VALE TAS 7019	DWELLING	728m2
5220803	82 Mockridge Road	CLARENDON VALE TAS 7019	DWELLING	787m2
3405839	134 Rockingham Drive	CLARENDON VALE TAS 7019	VACANT LAND	632m2
3160229	6 Willoughby Court	CLARENDON VALE TAS 7019	Vacant Land	400m2
5231625	25 Saladin Circle	CLARENDON VALE TAS 7019	VACANT LAND	.0668Ha
3405812	132 Rockingham Drive	CLARENDON VALE TAS 7019	VACANT LAND	573m2
5194908	11 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	585m2
5210146	11 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	715m2
5230016	131 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	639m2
7552254	4 Amity Court	CLARENDON VALE TAS 7019	DWELLING	.0685Ha
2166872	17 Goodwins Road	CLARENDON VALE TAS 7019	Dwelling	9.093Ha
5194959	21 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	594m2
5219028	13 Marston Street	CLARENDON VALE TAS 7019	DWELLING	842m2
3160253	151 Mockridge Road	CLARENDON VALE TAS 7019	VACANT LAND	4196m2
3161176	10 Bradman Street	CLARENDON VALE TAS 7019	Vacant Land	400m2
5194887	7 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	690m2
5210154	13 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	723m2
5229971	121 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	685m2
3161184	12 Bradman Street	CLARENDON VALE TAS 7019	Vacant Land	400m2
5210162	15 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	731m2
3405732	9 Lindrum Road	CLARENDON VALE TAS 7019	Vacant Land	488m2
7199278	6 Grangefield Court	CLARENDON VALE TAS 7019	DWELLING	820m2
5230008	129 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	.0664Ha
5210197	21 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	.07Ha
5194828	6 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	731m2
5194836	4 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	671m2
7199251	5 Grangefield Court	CLARENDON VALE TAS 7019	DWELLING	1543m2
5194799	30 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	711m2
5194975	25 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	782m2
5228434	1 Rachel Avenue	CLARENDON VALE TAS 7019	DWELLING	692m2
5219001	11 Marston Street	CLARENDON VALE TAS 7019	DWELLING	841m2
3405572	128 Rockingham Drive	CLARENDON VALE TAS 7019	VACANT LAND	.0534Ha
3405687	12 Bulla Drive	CLARENDON VALE TAS 7019	Vacant Land	744m2
5210277	35 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	693m2
7199243	4 Grangefield Court	CLARENDON VALE TAS 7019	SUBSTATION	2540m2
3160245	2 Willoughby Court	CLARENDON VALE TAS 7019	Vacant Land	416m2
3405679	14 Bulla Drive	CLARENDON VALE TAS 7019	Vacant Land	844m2
7552262	5 Amity Court	CLARENDON VALE TAS 7019	DWELLING	634m2
5210090	3 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	666m2
7199227	2 Grangefield Court	CLARENDON VALE TAS 7019	DWELLING	1116m2
5210189	19 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	697m2
5210082	1 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	658m2
7552246	3 Amity Court	CLARENDON VALE TAS 7019	DWELLING	700m2
5194924	15 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	.0602Ha
5188276	9 Barker Avenue	CLARENDON VALE TAS 7019	DWELLING	558m2
5230091	142 Rockingham Drive	CLARENDON VALE TAS 7019	Units x 2	.1032Ha
5219263	26 Marston Street	CLARENDON VALE TAS 7019	DWELLING	624m2
5219044	17 Marston Street	CLARENDON VALE TAS 7019	DWELLING	964m2
5210170	17 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	715m2
5218981	9 Marston Street	CLARENDON VALE TAS 7019	DWELLING	880m2
5228506	10 Rachel Avenue	CLARENDON VALE TAS 7019	DWELLING	.0698Ha

5228450	3 Rachel Avenue	CLARENDON VALE TAS 7019	DWELLING	.061Ha
5210269	33 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	694m2
7552289	7 Amity Court	CLARENDON VALE TAS 7019	DWELLING	.0935Ha
5194879	5 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	743m2
3363317	25 Brogo Way	CLARENDON VALE TAS 7019	Farm Impts	94.22Ha
5231780	4 Sands Court	CLARENDON VALE TAS 7019	DWELLING	.0723Ha
5210250	31 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	679m2
5194860	3 Bradman Street	CLARENDON VALE TAS 7019	Dwelling	702m2
3160210	17 Willoughby Court	CLARENDON VALE TAS 7019	Vacant Land	767m2
5230032	135 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	.075Ha
5230112	138 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	.1097Ha
5230024	133 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	.0764Ha
5216142	7 Grangefield Court	CLARENDON VALE TAS 7019	DWELLING	1047m2
5221187	25 Mockridge Road	CLARENDON VALE TAS 7019	School, Kinder & Child Care Centre	4.081Ha
5194916	13 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	586m2
3015582	148 Rockingham Drive	CLARENDON VALE TAS 7019	VACANT LAND	1.0244Ha
5231756	1 Sands Court	CLARENDON VALE TAS 7019	DWELLING	818m2
7552270	6 Amity Court	CLARENDON VALE TAS 7019	DWELLING	.0776Ha
5198597	1 Carslake Street	CLARENDON VALE TAS 7019	DWELLING	731m2
5230059	139 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	.0892Ha
3405628	2 Bulla Drive	CLARENDON VALE TAS 7019	VACANT LAND	523m2
3405820	1 Bulla Drive	CLARENDON VALE TAS 7019	Vacant Land	758m2
3405847	136 Rockingham Drive	CLARENDON VALE TAS 7019	VACANT LAND	541m2
5210103	5 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	709m2
3405695	10 Bulla Drive	CLARENDON VALE TAS 7019	Vacant Land	422m2
3160122	1 Willoughby Court	CLARENDON VALE TAS 7019	Vacant Land	548m2
5210138	9 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	693m2
5216070	1 Grangefield Court	CLARENDON VALE TAS 7019	Dwelling	1096m2
5210234	27 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	709m2
5194967	23 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	775m2
5198626	5 Carslake Street	CLARENDON VALE TAS 7019	VACANT LAND	826m2
3405652	7 Bulla Drive	CLARENDON VALE TAS 7019	Vacant Land	503m2
5194772	34 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	666m2
5230104	140 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	.1097Ha
5194756	38 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	685m2
5230040	137 Rockingham Drive	CLARENDON VALE TAS 7019	DWELLING	882m2
3405660	16 Bulla Drive	CLARENDON VALE TAS 7019	Vacant Land	467m2
5228442	2 Rachel Avenue	CLARENDON VALE TAS 7019	DWELLING	.0638Ha
5210242	29 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	697m2
5229998	125 Rockingham Drive	CLARENDON VALE TAS 7019	VACANT LAND	4473m2
5194801	28 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	711m2
5228477	7 Rachel Avenue	CLARENDON VALE TAS 7019	DWELLING	787m2
3161168	8 Bradman Street	CLARENDON VALE TAS 7019	Vacant Land	400m2
5221195	47 Mockridge Road	CLARENDON VALE TAS 7019	Public Open Space	5.4466Ha
5210218	23 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	762m2
3405740	11 Lindrum Road	CLARENDON VALE TAS 7019	Vacant Land	462m2
5231799	5 Sands Court	CLARENDON VALE TAS 7019	DWELLING	706m2
5220811	80 Mockridge Road	CLARENDON VALE TAS 7019	VACANT LAND	3502m2
5246544	45 Goodwins Road	CLARENDON VALE TAS 7019	Change Rooms & Sporting Ground	10.22Ha
5198618	3 Carslake Street	CLARENDON VALE TAS 7019	DWELLING	727m2
3161192	14 Bradman Street	CLARENDON VALE TAS 7019	Vacant Land	566m2
5194844	2 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	687m2
5231772	3 Sands Court	CLARENDON VALE TAS 7019	DWELLING	.0792Ha
5228493	9 Rachel Avenue	CLARENDON VALE TAS 7019	DWELLING	.065Ha
5194852	1 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	670m2
5194895	9 Bradman Street	CLARENDON VALE TAS 7019	DWELLING	602m2
5231764	2 Sands Court	CLARENDON VALE TAS 7019	DWELLING	816m2
5210111	7 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	720m2
5210226	25 Gasnier Street	CLARENDON VALE TAS 7019	DWELLING	715m2
5244610	7 Wendy Avenue	CLARENDON VALE TAS 7019	DWELLING	.0993Ha
2075	180 George Street	DULCOT TAS 7025	Passive Recreation	4789m2
5889478	138 George Street	DULCOT TAS 7025	DWELLING & FENCING	32530m2
1646030	194 George Street	DULCOT TAS 7025	DWELLING	2.614Ha
1646022	186 George Street	DULCOT TAS 7025	SHED	2.333Ha
5889443	162 George Street	DULCOT TAS 7025	Dwelling & Office	3.301Ha
5889486	126 George Street	DULCOT TAS 7025	DWELLING	2.851Ha
7502919	170 George Street	DULCOT TAS 7025	DWELLING	2.08Ha
2576097	304 George Street	DULCOT TAS 7025	Dwelling	1.205Ha
2576003	301 George Street	DULCOT TAS 7025	Dwelling	11.12Ha
7502900	178 George Street	DULCOT TAS 7025	DWELLING	2.082Ha
2576046	305 George Street	DULCOT TAS 7025	Temp Dwelling	2.254Ha
5889451	154 George Street	DULCOT TAS 7025	DWELLING	3.193Ha
7802081	6 Napier Street	GEILSTON BAY TAS 7015	DWELLING	2.551Ha
2876196	32 Hyden Road	GEILSTON BAY TAS 7015	VACANT LAND/FENCING	2.403Ha
2795943	200 Hyden Road	GEILSTON BAY TAS 7015	DWELLING	28.48Ha
7638808	63 Piper Road	GEILSTON BAY TAS 7015	Dwelling	2.033Ha
7486103	61 Piper Road	GEILSTON BAY TAS 7015	DWELLING	2Ha
3093812	48 Hyden Road	GEILSTON BAY TAS 7015	Vacant Land	1.7515Ha
7802073	8 Napier Street	GEILSTON BAY TAS 7015	DWELLING	2.181Ha
186851	1 Hyden Road	GEILSTON BAY TAS 7015		Ha
5116491	38 Piper Road	GEILSTON BAY TAS 7015	DWELLING	4.132Ha
7638779	67 Piper Road	GEILSTON BAY TAS 7015	Communication Tower & Building	2.793Ha
2795927	210 Tempy Road	GEILSTON BAY TAS 7015	Dwelling	2.807Ha
7845575	87 Geilston Creek Road	GEILSTON BAY TAS 7015	DWELLING	1.12Ha

5147466	18 Hyden Road	GEILSTON BAY TAS 7015	DWELLING	3.21Ha
7244366	59 Piper Road	GEILSTON BAY TAS 7015	DWELLING	2.02Ha
7486023	51 Piper Road	GEILSTON BAY TAS 7015	VACANT LAND	4.1Ha
1831340	130 Geilston Creek Road	GEILSTON BAY TAS 7015	DWELLING	4.58Ha
2828549	234 Hyden Road	GEILSTON BAY TAS 7015	DWELLING	4.39Ha
2795935	200 Tempy Road	GEILSTON BAY TAS 7015	DWELLING	3.486Ha
2679803	38 Geilston Bay Road	GEILSTON BAY TAS 7015	Vacant Land	43.8871Ha
7592838	15 Hyden Road	GEILSTON BAY TAS 7015	Dwelling	926m2
3475802	463 East Derwent Highway	GEILSTON BAY TAS 7015	Vacant Land	8.587Ha
2679790	495 East Derwent Highway	GEILSTON BAY TAS 7015	VACANT LAND	31.92Ha
7486090	48 Piper Road	GEILSTON BAY TAS 7015	Dwelling	5.658Ha
7486031	57 Piper Road	GEILSTON BAY TAS 7015	DWELLING	2.13Ha
7802567	131 Tempy Road	GEILSTON BAY TAS 7015	DWELLING	20.04Ha
5121725	430 Flagstaff Gully Road	GEILSTON BAY TAS 7015	VACANT LAND	96.48Ha
7802559	80 Geilston Creek Road	GEILSTON BAY TAS 7015	DWELLING	8.74Ha
2701935	461 East Derwent Highway	GEILSTON BAY TAS 7015	DWELLING	5.453Ha
7519075	481 East Derwent Highway	GEILSTON BAY TAS 7015	ROAD RESERVATION	4.0129Ha
2893893	115 Tempy Road	GEILSTON BAY TAS 7015	DWELLING	15.29Ha
1831359	134 Geilston Creek Road	GEILSTON BAY TAS 7015	Dwelling	13.87Ha
7845591	91 Geilston Creek Road	GEILSTON BAY TAS 7015	Dwelling	2.492Ha
2828530	270 Hyden Road	GEILSTON BAY TAS 7015	VACANT LAND	12Ha
7383374	97 Geilston Creek Road	GEILSTON BAY TAS 7015	MISC WORKSHOP & FLAT	2375m2
3093820	60 Hyden Road	GEILSTON BAY TAS 7015	SUBSTATION	2.879Ha
3388741	415 Flagstaff Gully Road	LINDISFARNE TAS 7015	OFFICE SHEDS & QUARRY	309.4Ha
7739633	249 Flagstaff Gully Road	LINDISFARNE TAS 7015	DWELLING	2.024Ha
2843538	289 Flagstaff Gully Road	LINDISFARNE TAS 7015	Miniature Train Ride & sheds	1.09Ha
7739625	255 Flagstaff Gully Road	LINDISFARNE TAS 7015	DWELLING & STABLES	1.769Ha
3179173	395A Flagstaff Gully Road	LINDISFARNE TAS 7015	Reservoir & Pump House	10.07Ha
7739668	259 Flagstaff Gully Road	LINDISFARNE TAS 7015	DWELLING AND 2 'BUNK HOUSES'	2.28Ha
2843503	265 Flagstaff Gully Road	LINDISFARNE TAS 7015	Dwelling	7954m2
5121717	406 Flagstaff Gully Road	LINDISFARNE TAS 7015	RESERVOIR	2.385Ha
5121696	300 Flagstaff Gully Road	LINDISFARNE TAS 7015	DWELLING & WORKSHOP	5.038Ha
3388733	395 Flagstaff Gully Road	LINDISFARNE TAS 7015	Native Bushland	14.2431Ha
3316019	277 Flagstaff Gully Road	LINDISFARNE TAS 7015	Dwelling & Flat	4.27Ha
7611699	133 Mornington Road	MORNINGTON TAS 7018	VACANT LAND & FENCING	.1223Ha
5175061	16 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0762Ha
5175029	8 Nilpena Street	MORNINGTON TAS 7018	DWELLING	628m2
2627448	27 Nilpena Street	MORNINGTON TAS 7018	Dwelling	550m2
5155431	35 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.0655Ha
5155511	21 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	612m2
3492784	1/3 Nilpena Street	MORNINGTON TAS 7018	Unit	340m2
2899435	31 Joshua Street	MORNINGTON TAS 7018	Dwelling	736m2
5155570	11 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.101Ha
5175045	12 Nilpena Street	MORNINGTON TAS 7018	DWELLING	677m2
2978096	7/121 Mornington Road	MORNINGTON TAS 7018	Warehouse	534m2
2978125	8/121 Mornington Road	MORNINGTON TAS 7018	Warehouse	250m2
5175192	25 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.085Ha
5175205	23 Nilpena Street	MORNINGTON TAS 7018	DWELLING	626m2
3213976	165 Mornington Road	MORNINGTON TAS 7018	Vacant Land	10.99Ha
2899443	29 Joshua Street	MORNINGTON TAS 7018	Dwelling Incomplete	991m2
5167766	49 Currajong Street	MORNINGTON TAS 7018	DWELLING	962m2
7882763	4/29 Mornington Road	MORNINGTON TAS 7018	WAREHOUSES X 3	4885m2
5164661	325 Cambridge Road	MORNINGTON TAS 7018	DWELLING	.0771Ha
7611701	135 Mornington Road	MORNINGTON TAS 7018	WORKSHOP/OFFICE	1799m2
7659094	9 Mornington Road	MORNINGTON TAS 7018	Hardware Store	9761m2
2713063	1/123 Mornington Road	MORNINGTON TAS 7018	Workshop	646m2
5175088	18 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0633Ha
5167715	57 Currajong Street	MORNINGTON TAS 7018	DWELLING	613m2
5155554	15 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	645m2
5167723	55 Currajong Street	MORNINGTON TAS 7018	DWELLING	613m2
7244403	8 Mornington Road	MORNINGTON TAS 7018	TRAINING/ADMIN CENTRE	1.489Ha
3372619	137A Mornington Road	MORNINGTON TAS 7018	Workshop - Office	379m2
7659107	19 Mornington Road	MORNINGTON TAS 7018	WAREHOUSE X 2 & OFFICE	7639m2
5155386	45 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.061Ha
7473134	126 Mornington Road	MORNINGTON TAS 7018	OFFICE (WASTE TRANSFER STATION)	23.91Ha
2978117	9/121 Mornington Road	MORNINGTON TAS 7018	Warehouse	1960m2
7882771	2/29 Mornington Road	MORNINGTON TAS 7018	WAREHOUSE	.0574Ha
5167686	63 Currajong Street	MORNINGTON TAS 7018	DWELLING	984m2
5175336	1 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.1196Ha
5175096	20 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0658Ha
2899427	33 Joshua Street	MORNINGTON TAS 7018	Dwelling	706m2
5174288	132 Mornington Road	MORNINGTON TAS 7018	MISC WORKSHOP PID 5174288	1.2327Ha
5175301	5 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0658Ha
5167774	47 Currajong Street	MORNINGTON TAS 7018	DWELLING	932m2
7611680	131 Mornington Road	MORNINGTON TAS 7018	WAREHOUSES 2 AND OFFICE	1177m2
5155415	39 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.062Ha
2899400	37 Joshua Street	MORNINGTON TAS 7018	Dwelling	819m2
5167782	45 Currajong Street	MORNINGTON TAS 7018	DWELLING	651m2
2809831	18 Bonnett Place	MORNINGTON TAS 7018	Dwelling	771m2
5155458	33 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	639m2
5175280	9 Nilpena Street	MORNINGTON TAS 7018	DWELLING	661m2
3372600	137 Mornington Road	MORNINGTON TAS 7018	Workshop	772m2
5155474	29 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.0628Ha
5155394	43 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	585m2

2713071	2/123 Mornington Road	MORNINGTON TAS 7018	Warehouse	334m2
5164688	323 Cambridge Road	MORNINGTON TAS 7018	DWELLING	.084Ha
5174990	2 Nilpena Street	MORNINGTON TAS 7018	DWELLING	574m2
5175299	7 Nilpena Street	MORNINGTON TAS 7018	DWELLING	613m2
5175264	13 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0613Ha
2899451	27 Joshua Street	MORNINGTON TAS 7018	Dwelling	767m2
5175037	10 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0636Ha
5155546	17 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	611m2
5167627	71 Currajong Street	MORNINGTON TAS 7018	DWELLING	663m2
5175002	4 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0589Ha
5175053	14 Nilpena Street	MORNINGTON TAS 7018	DWELLING	719m2
5155423	37 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	637m2
2938342	9 Electra Place	MORNINGTON TAS 7018	Offices & Warehouse	7409m2
2627456	27A Nilpena Street	MORNINGTON TAS 7018	DWELLING	735m2
5167731	53 Currajong Street	MORNINGTON TAS 7018	DWELLING	613m2
3160616	1/125 Mornington Road	MORNINGTON TAS 7018	Workshop/ Store	1332m2
5155597	7 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.08Ha
5167707	59 Currajong Street	MORNINGTON TAS 7018	DWELLING	613m2
5175248	17 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0613Ha
5155466	31 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.675Ha
2978109	8/121 Mornington Road	MORNINGTON TAS 7018	Warehouse	283m2
5155482	27 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.0615Ha
2978029	1/121 Mornington Road	MORNINGTON TAS 7018	Office	5075m2
5167651	53A Currajong Street	MORNINGTON TAS 7018	VACANT LAND	2795m2
5167643	67 Currajong Street	MORNINGTON TAS 7018	DWELLING	640m2
5175256	15 Nilpena Street	MORNINGTON TAS 7018	DWELLING	613m2
5175213	21 Nilpena Street	MORNINGTON TAS 7018	DWELLING	613m2
5167758	51 Currajong Street	MORNINGTON TAS 7018	DWELLING	.0672Ha
1862411	75 Mornington Road	MORNINGTON TAS 7018	COMM PREMISES BUS DEPOT	2.964Ha
5155538	19 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.0612Ha
5155589	9 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	888m2
5175221	19 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0613Ha
2899419	35 Joshua Street	MORNINGTON TAS 7018	Dwelling	836m2
5175272	11 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.0661Ha
3213968	151 Mornington Road	MORNINGTON TAS 7018	Workshop & Sheds	1.989Ha
2809882	9 Bonnett Place	MORNINGTON TAS 7018	Dwelling	729m2
5167635	69 Currajong Street	MORNINGTON TAS 7018	DWELLING	.064Ha
5155407	41 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	.0603Ha
2809823	16 Bonnett Place	MORNINGTON TAS 7018	Dwelling	750m2
3410988	124 Mornington Road	MORNINGTON TAS 7018	Landscape Supplies	2.157Ha
5167678	65 Currajong Street	MORNINGTON TAS 7018	DWELLING	1112m2
5175176	29 Nilpena Street	MORNINGTON TAS 7018	DWELLING	.1011Ha
3492792	2/3 Nilpena Street	MORNINGTON TAS 7018	Unit	386m2
5167694	61 Currajong Street	MORNINGTON TAS 7018	DWELLING	.0617Ha
5175168	31 Nilpena Street	MORNINGTON TAS 7018	DWELLING	656m2
5155490	25 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	612m2
1862403	57 Mornington Road	MORNINGTON TAS 7018	Warehouse & Offices	2.29Ha
1867052	130 Mornington Road	MORNINGTON TAS 7018	Power Substation	6.357Ha
3093038	2/11 Bonnett Place	MORNINGTON TAS 7018	Unit	371m2
2808783	41 Mornington Road	MORNINGTON TAS 7018	Vacant Land	1.58Ha
3093011	1/11 Bonnett Place	MORNINGTON TAS 7018	Unit	292m2
3160624	2/125 Mornington Road	MORNINGTON TAS 7018	Workshop & Offices	2000m2
5155562	13 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	763m2
5175010	6 Nilpena Street	MORNINGTON TAS 7018	DWELLING	617m2
2809866	13 Bonnett Place	MORNINGTON TAS 7018	Dwelling	710m2
5167803	39 Currajong Street	MORNINGTON TAS 7018	Secondary College "Mackillop College"	3.55Ha
5155503	23 Balcumbi Street	MORNINGTON TAS 7018	DWELLING	612m2
2809858	20 Bonnett Place	MORNINGTON TAS 7018	Dwelling	836m2
2035039	353A Mount Rumney Road	MOUNT RUMNEY TAS 7170	Public Open Space	1.011Ha
2910702	455 Mount Rumney Road	MOUNT RUMNEY TAS 7170	Ground Impts	2.538Ha
1888910	383 Mount Rumney Road	MOUNT RUMNEY TAS 7170	DWELLING	5.117Ha
2910710	467 Mount Rumney Road	MOUNT RUMNEY TAS 7170	Vacant Land	16.15Ha
1644393	463 Mount Rumney Road	MOUNT RUMNEY TAS 7170	VACANT LAND	.0373Ha
3482148	125 Mount Rumney Road	MOUNT RUMNEY TAS 7170	Fencing	42.67Ha
3482121	129 Mount Rumney Road	MOUNT RUMNEY TAS 7170	Dwelling	66.27Ha
1951027	491 Mount Rumney Road	MOUNT RUMNEY TAS 7170	DWELLING	2.804Ha
5890700	138 Tullamore Road	ORIELTON TAS 7172	VACANT LAND	62.73Ha
5890698	732 Fingerpost Road	ORIELTON TAS 7172	Dwellings x 2 & Factory	2.122Ha
7137579	684 Fingerpost Road	ORIELTON TAS 7172	DWELLING & FARM IMPT	56.07Ha
1968240	1132 Richmond Road	RICHMOND TAS 7025	Farm Impts	102.1Ha
2590964	108 Commercial Road	RICHMOND TAS 7025	VACANT LAND-FENCING & PASTURE	47.38Ha
5890305	1083 Richmond Road	RICHMOND TAS 7025	DWELLING & FARM IMPROVEMENTS	291.85Ha
2502952	164 Commercial Road	RICHMOND TAS 7025	Sheds	90.29Ha
1919588	19 Commercial Road	RICHMOND TAS 7025	Farm Improvements	39.75Ha
2576118	77 Malcolms Hut Road	RICHMOND TAS 7025	FARM IMPTS	295.8Ha
2590948	52 Commercial Road	RICHMOND TAS 7025	FARM IMPTS	117.9Ha
1704106	1243 Richmond Road	RICHMOND TAS 7025	FARM IMPROVEMENTS	98.5Ha
2731501	7 Morgan Street	RICHMOND TAS 7025	Dwelling & Cottage & Farm Imp	1057.9Ha
7714671	5A Grasstree Hill Road	RISDON TAS 7017	RISDON BROOK DAM & HOUSE	518.02Ha
5116571	691 East Derwent Highway	RISDON TAS 7017	COM PREMISES TAVERN & DWELLING	2.105Ha
5125566	743 East Derwent Highway	RISDON TAS 7017	VACANT LAND	8748m2
7193319	838 East Derwent Highway	RISDON TAS 7017	Child Centre & 2 x Pyramids	78.95Ha
5116555	659 East Derwent Highway	RISDON TAS 7017	DWELLING	12.33Ha
7296123	21A Gregson Street	RISDON TAS 7017	State Reserve- East Risdon Flora PID7296	87.7Ha

5169913	159 Downhams Road	RISDON VALE TAS 7016	Meehan Range Reserve PID5169913	92.95Ha
2548029	247 Downhams Road	RISDON VALE TAS 7016	VACANT LAND WITH FENCING	2.603Ha
2050474	270 Downhams Road	RISDON VALE TAS 7016	Dwelling	12.07Ha
2667298	672 East Derwent Highway	RISDON VALE TAS 7016	Prison Complex PID 2667298	63.57Ha
5116694	201 Sugarloaf Road	RISDON VALE TAS 7016	DWELLING & WORKSHOP	4.63Ha
5122680	150 Downhams Road	RISDON VALE TAS 7016	DWELLING	16.24Ha
1798747	86 Downhams Road	RISDON VALE TAS 7016	Dwelling	2.41Ha
5146797	171 Sugarloaf Road	RISDON VALE TAS 7016	DWELLING	2.023Ha
3319076	170 Sugarloaf Road	RISDON VALE TAS 7016	Dwelling	13Ha
5116678	550 East Derwent Highway	RISDON VALE TAS 7016	7 Houses	25.44Ha
5122672	170 Downhams Road	RISDON VALE TAS 7016	DWELLING	18.34Ha
5122699	18 Downhams Road	RISDON VALE TAS 7016	MACHINE SHED	103.5Ha
1851536	315 Downhams Town Road	RISDON VALE TAS 7016	SHED & FARM IMPTS	206.21Ha
5212547	20 South Arm Road	ROKEBY TAS 7019	Playground - Percy Park	1012m2
5199354	10 Church Street	ROKEBY TAS 7019	Fencing	1.004Ha
5205443	1 Chipmans Road	ROKEBY TAS 7019	SCHOOL (Emmanuel Christian)	8.567Ha
5204846	19 Droughty Point Road	ROKEBY TAS 7019	DWELLING	.0959Ha
2957340	145 Pass Road	ROKEBY TAS 7019	FARMING	62.73Ha
7434733	84 Droughty Point Road	ROKEBY TAS 7019	VACANT LAND FENCING & PASTURE	23.24Ha
5204838	17 Droughty Point Road	ROKEBY TAS 7019	COMM WORKSHOP	903m2
5212627	5 South Arm Road	ROKEBY TAS 7019	Dwelling	1722m2
5214219	105 Hookey Street	ROKEBY TAS 7019	DWELLING	713m2
7435939	22 Droughty Point Road	ROKEBY TAS 7019	VACANT LAND (FLOOD PLAIN ONLY)	.2833Ha
5214235	99 Hookey Street	ROKEBY TAS 7019	DWELLING	695m2
5204774	9 Droughty Point Road	ROKEBY TAS 7019	DWELLING	893m2
3213378	93 Pass Road	ROKEBY TAS 7019	Farm Impts	31.01m2
5214200	107 Hookey Street	ROKEBY TAS 7019	DWELLING	794m2
5220600	170 Mockridge Road	ROKEBY TAS 7019	SCHOOL PID 5220600 Bayview Secondar	9.84Ha
5205216	46 Droughty Point Road	ROKEBY TAS 7019	DWELLING	6981m2
5204782	11 Droughty Point Road	ROKEBY TAS 7019	DWELLING	956m2
5204854	21 Droughty Point Road	ROKEBY TAS 7019	DWELLING	1731m2
5205208	56 Droughty Point Road	ROKEBY TAS 7019	SUBSTATION	2.28Ha
5214163	113 Hookey Street	ROKEBY TAS 7019	DWELLING	.0993Ha
5212520	20 North Parade	ROKEBY TAS 7019	CHURCH AND COMMUNITY HALL	4047m2
5212539	2 Knopwood Street	ROKEBY TAS 7019	DWELLING	.1227Ha
5214227	103 Hookey Street	ROKEBY TAS 7019	DWELLING	652m2
5211675	10 Grange Road West	ROKEBY TAS 7019	Reserve	5.508Ha
5205478	19 Chipmans Road	ROKEBY TAS 7019	DWELLING	1.289m2
5205451	15 Chipmans Road	ROKEBY TAS 7019	DWELLING	.285Ha
5214171	111 Hookey Street	ROKEBY TAS 7019	DWELLING	813m2
5214198	109 Hookey Street	ROKEBY TAS 7019	DWELLING	846m2
2066900	10 Reynolds Road	ROKEBY TAS 7019	Vacant Land	1.2344Ha
7434768	60 Droughty Point Road	ROKEBY TAS 7019	WORKSHOP	7363m2
5227116	239 Pass Road	ROKEBY TAS 7019	FARM	105.86Ha
2972954	12 Grange Road West	ROKEBY TAS 7019	Dwelling	660m2
3481540	87 Cavenor Drive	ROKEBY TAS 7019	1 Unit complete (6 units incomplete)	2324m2
3317310	3 Droughty Point Road	ROKEBY TAS 7019	Ground Improvements	1833m2
5214243	97 Hookey Street	ROKEBY TAS 7019	DWELLING	.0688Ha
1936388	1 Droughty Point Road	ROKEBY TAS 7019	DWELLING	1062m2
5204811	15 Droughty Point Road	ROKEBY TAS 7019	DWELLING	.0847Ha
3363325	162 Rockingham Drive	ROKEBY TAS 7019	Farm Impts	104.7Ha
7301623	1/27 South Arm Road	ROKEBY TAS 7019	Shop	2512m2
1514118	7 King Street	ROKEBY TAS 7019	UNIT	.0433Ha
3143138	161 Mockridge Road	ROKEBY TAS 7019	Primary School & Church	2.516Ha
5204758	5 Droughty Point Road	ROKEBY TAS 7019	DWELLING	.0766Ha
5228397	6 Princes Buildings Parade	ROKEBY TAS 7019	DWELLING	.0562Ha
5214251	93 Hookey Street	ROKEBY TAS 7019	DWELLING	699m2
5204766	7 Droughty Point Road	ROKEBY TAS 7019	DWELLING	830m2
5204790	13 Droughty Point Road	ROKEBY TAS 7019	DWELLING	1007m2
7300970	1 Princes Buildings Parade	ROKEBY TAS 7019	DWELLING & SHED	.1012Ha
5228389	9 King Street	ROKEBY TAS 7019	DWELLING & FLAT	1011m2
5204803	15A Droughty Point Road	ROKEBY TAS 7019	DWELLING	2.528Ha
7434776	60A Droughty Point Road	ROKEBY TAS 7019	PUBLIC OPEN SPACE	1.2Ha
5159387	222 Bligh Street	WARRANE TAS 7018	DWELLING	.0668Ha
2928697	2/241 Bligh Street	WARRANE TAS 7018	Unit	296m2
1979572	62A Bounty Street	WARRANE TAS 7018	CLUBROOMS	967m2
186877	64 Bounty Street	WARRANE TAS 7018		3224m2
5161380	239 Bligh Street	WARRANE TAS 7018	DWELLING	.0706Ha
1720368	62 Bounty Street	WARRANE TAS 7018	RECREATION (OVAL, CLUB & CHANGE RO	7.562Ha
2880689	68 Bounty Street	WARRANE TAS 7018	Site Impts	55.6937Ha
2928689	1/241 Bligh Street	WARRANE TAS 7018	Unit	265m2
5107739	61A Bounty Street	WARRANE TAS 7018	Access Road to Oval - 5107739	.2741Ha
3415324	243A Bligh Street	WARRANE TAS 7018	Unit	445m2
2928718	3/241 Bligh Street	WARRANE TAS 7018	Unit	362m2
5159379	224 Bligh Street	WARRANE TAS 7018	DWELLING	676m2
2182346	65 Bounty Street	WARRANE TAS 7018	Reserve	9053m2
3415316	243 Bligh Street	WARRANE TAS 7018	Unit	411m2
5162690	304 Cambridge Road	WARRANE TAS 7018	DWELLING	.1067Ha
1675368	80 Flagstaff Gully Link Road	WARRANE TAS 7018	TRAINING CENTRE	84.87Ha
7394970	226 Bligh Street	WARRANE TAS 7018	DWELLING	797m2
2876313	70 Bounty Street	WARRANE TAS 7018	Pump Station	1586m2

# TASMANIAN PLANNING COMMISSION



Our ref: DOC/16/91852  
Officer: Liza Fallon  
Phone: 03 6165 6806  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

1 September 2016

Mr Andrew Paul  
General Manager  
Clarence City Council  
PO Box 96  
ROSNY PARK TAS 7018

Dear Mr Paul

## **Direction to initiate an amendment to the Clarence Interim Planning Scheme 2015 Electricity Transmission Infrastructure Protection Code**

At a hearing on the Clarence Interim Planning Scheme 2015 (Interim Scheme), it was agreed by the parties that the Electricity Transmission Infrastructure Protection Code (Code) should be incorporated in the Interim Scheme in accordance with section 34(2) of the former *Land Use and Planning Approvals Act 1993* (the Act), as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*.

I confirm that the Minister for Planning and Local Government, Mr Peter Gutwein MP, has approved the Commission directing Clarence City Council to initiate a draft scheme amendment to insert the Code in the Interim Scheme. The Act sets out the procedure for the public exhibition and assessment of the draft amendment.

The Commission notes that the direction to initiate the draft amendment is procedural in nature and has been made on a without prejudice basis.

The merit of the draft amendment will be determined by the Commission in due course after consideration of public representations and Council's response to those representations as well as any other relevant evidence or information provided during the assessment process.

If you have any queries please contact Liza Fallon, Planning Adviser, on 6165 6806.

Yours sincerely

Greg Alomes  
**Executive Commissioner**

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**11.3.6 DEVELOPMENT APPLICATION D-2017/50 - 14 REGATTA PLACE, TRANMERE - DWELLING**  
(File No D-2017/50)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 14 Regatta Place, Tranmere.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential 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 20 April 2017.

**CONSULTATION**

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

- non-compliance with building envelope;
- impact on views;
- external finishes of the dwelling; and
- impact on privacy.

**RECOMMENDATION:**

A. That the Development Application for Dwelling at 14 Regatta Place, Tranmere (CI Ref D-2017/50) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

ADVICE – It is noted that the Certificate of Title contains a covenant that relates to building design and materials. Compliance with covenants is your legal responsibility and you may wish to seek legal advice in this regard.

- 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.

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## **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 the Acceptable Solutions under the Scheme.

**2.3.** The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zone; and
- Section E6.0 – Parking and Access Codes.

**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 vacant residential lot with an area of 939m<sup>2</sup>. The lot is surrounded by vacant residential lots to the east and west, a lot containing a dwelling to the north (10 Spinnaker Crescent) and a vacant residential lot with an approved dwelling at 12 Spinnaker Crescent.

Access to the site is from the cul-de-sac at the northern end of Regatta Place. The site slopes down from Spinnaker Crescent northwards at around 20%.

### **3.2. The Proposal**

The proposal is for a 2 storey dwelling which contains a double garage, living areas and 1 bedroom on the ground floor and 3 bedrooms and living area on the first floor. A deck is located on the roof.

The dwelling is sited 4.5m from the front boundary of Regatta Place and will have a maximum height of 10.11m.

## **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 Code with the exception of the following.

**General Residential:**

Clause	Standard	Acceptable Solution (Extract)	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>Dwelling exceeds the maximum height by 1.61m and extends outside the building envelope on the eastern and western elevations (as shown on proposal plans).</p> <p>complies</p>

The proposed variation can be supported pursuant to the Performance Criteria P3 of the Clause 10.4.3 for the following reason.

<b>Performance Criterion</b>	<b>Comment</b>
<p><i>“P3: The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></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>Not applicable as the adjoining lots to the east and west are vacant.</p>
<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>Not applicable as the adjoining lots to the east and west are vacant.</p>
<p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p>	<p>The lot adjoins vacant residential lots to the east and west and is bound to the north by Regatta Place. Due to the location of the dwelling in the southern portion of the lot, the dwelling will cause only minimal overshadowing to the adjoining properties during the winter months and will not detrimentally affect the future residential development of the vacant lots. Overshadowing diagrams provided by the applicant confirm that there is minimal overshadowing on the adjoining lot caused by the proposal dwelling.</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>The dwelling has a single storey façade fronting Regatta Place and a 2 storey façade when viewed from Spinnaker Crescent. The appearance of the dwelling is consistent with the appearance of many dwellings in the area which are generally 2 storey and have similar design responses to the steep topography of the area.</p>
<p><i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>The dwelling is located 4.5m from the front boundary which is consistent with the pattern of development in the area which has dwellings and garages located at the front of the site and backyard beyond. On this basis, the dwelling is considered to meet the performance criteria.</p>

**General Residential**

Clause	Standard	Acceptable Solution (Extract)	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) 24m<sup>2</sup>; or</p> <p>(ii) 12m<sup>2</sup>, 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>(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>Does not comply as the deck on the first floor does not have a minimum dimension of 4m. The deck has an irregular shape with minimum widths ranging from 1.5m to 3.29m.</p> <p>complies</p> <p>complies</p> <p>complies</p> <p>complies</p> <p>complies</p> <p>complies</p>

The proposed variation can be supported pursuant to the Performance Criteria P2 of the Clause 10.4.3 for the following reasons.

<b>Performance Criterion</b>	<b>Comment</b>
<p><i>“P2: A dwelling must have private open space that: (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) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight”.</i></p>	<p>The dwelling contains 3 decks, all of which are easily accessible from the habitable rooms of the dwelling. The site also contains a large backyard which can be accessible from the ground floor living areas.</p>
<p><i>(ii) orientated to take advantage of sunlight”.</i></p>	<p>The dwelling contains 3 decks located on the north elevation which are orientated to receive adequate sunlight.</p>

## **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. Non-compliance with Building Envelope**

Concern was raised regarding the discretions sought to the building envelope.

- **Comment**

The proposal requires 2 discretions to the development standards of the General Residential Zone which have been assessed against the Performance Criteria of the Scheme. As discussed above, it is considered that the proposal meets the relevant criteria, particularly in relation to overshadowing and therefore is recommended for approval.

### **5.2. Impact on Views**

Concern was raised that the proposed dwelling will block view lines to the river for the properties located behind the site.

- **Comment**

The dwellings in the area are typically orientated to obtain views of the river located to the west. The adjoining lots are currently vacant and when developed, the owners are able to take into account the location of the proposed dwelling on the site and design a dwelling to take advantage of the available views.

Given that there are currently expansive views of the river from all of the lots in Regatta Place, the proposed dwelling will not have a significant impact on the views from future dwellings on adjoining lots.

### **5.3. External Finishes of the Dwelling**

Concern was raised that the finishes to the exterior are commercial in appearance and are not in keeping with the aesthetics of the neighbouring area.

- **Comment**

The General Residential Zone does not provide any standards that relate to the appearance of the dwelling and the type of materials that may be used. Clause 10.4.2 provides that Council can only consider issues relevant to the discretion that is applied for. As such, this issue does not have determining weight.

Notwithstanding the above, it is noted that the title for the property contains a covenant that specifies that dwellings must be constructed using brick and/or masonry and/or rendered or textured material construction and a maximum of 30% of the dwelling be timber or non-masonry. The covenant is between the subdivider and property owners and Council is not a party to this covenant. Whilst it appears consistent with the covenant it is recommended that advice be provided on the permit confirming that it is the owner's legal responsibility to comply with covenants on titles.

### **5.4. Impact on Privacy**

Concern was raised that the proposal will result in a loss of privacy for neighbouring properties.

- **Comment**

The proposal meets Clause 10.4.6 of the General Residential Zone which provides standards for privacy. Clause 10.4.2 provides that Council can only consider issues relevant to the discretion that is applied for. As such, this issue does not have determining weight.

**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.

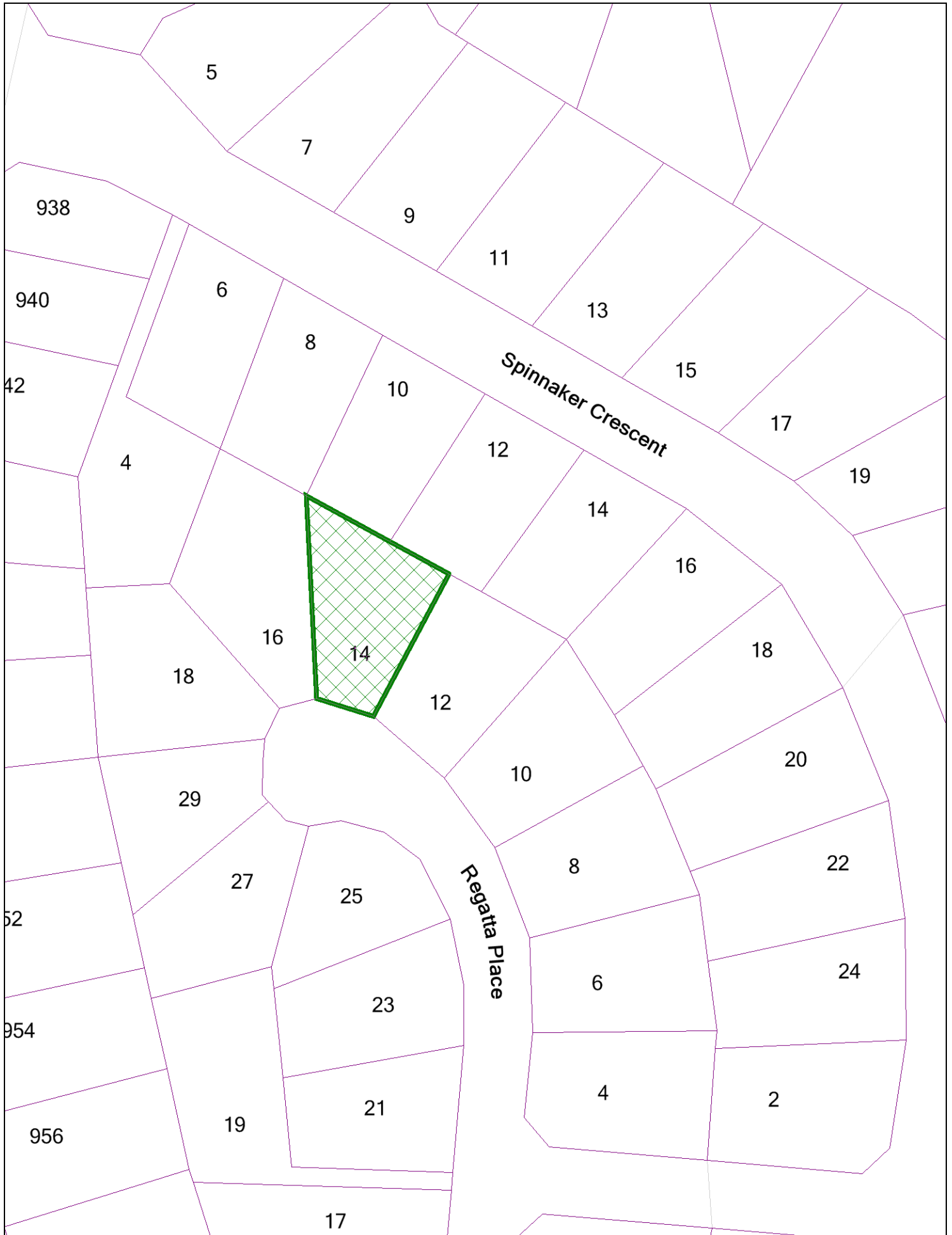
**9. CONCLUSION**

The proposal is for a dwelling which requires variations to the building envelope and private open space standards under the Scheme. It is considered that the proposal meets the relevant Performance Criteria and is recommended for approval.

Attachments: 1. Location Plan (1)  
2. Proposal Plan (8)  
3. Site Photo (1)

Ross Lovell  
**MANAGER CITY PLANNING**

# Clarence City Council



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DEVELOPMENT APPLICATION  
PROPOSED NEW FAMILY RESIDENCE  
14 REGATTA PLACE, TRANMERE  
CITY OF CLARENCE

SHEET SCHEDULE..

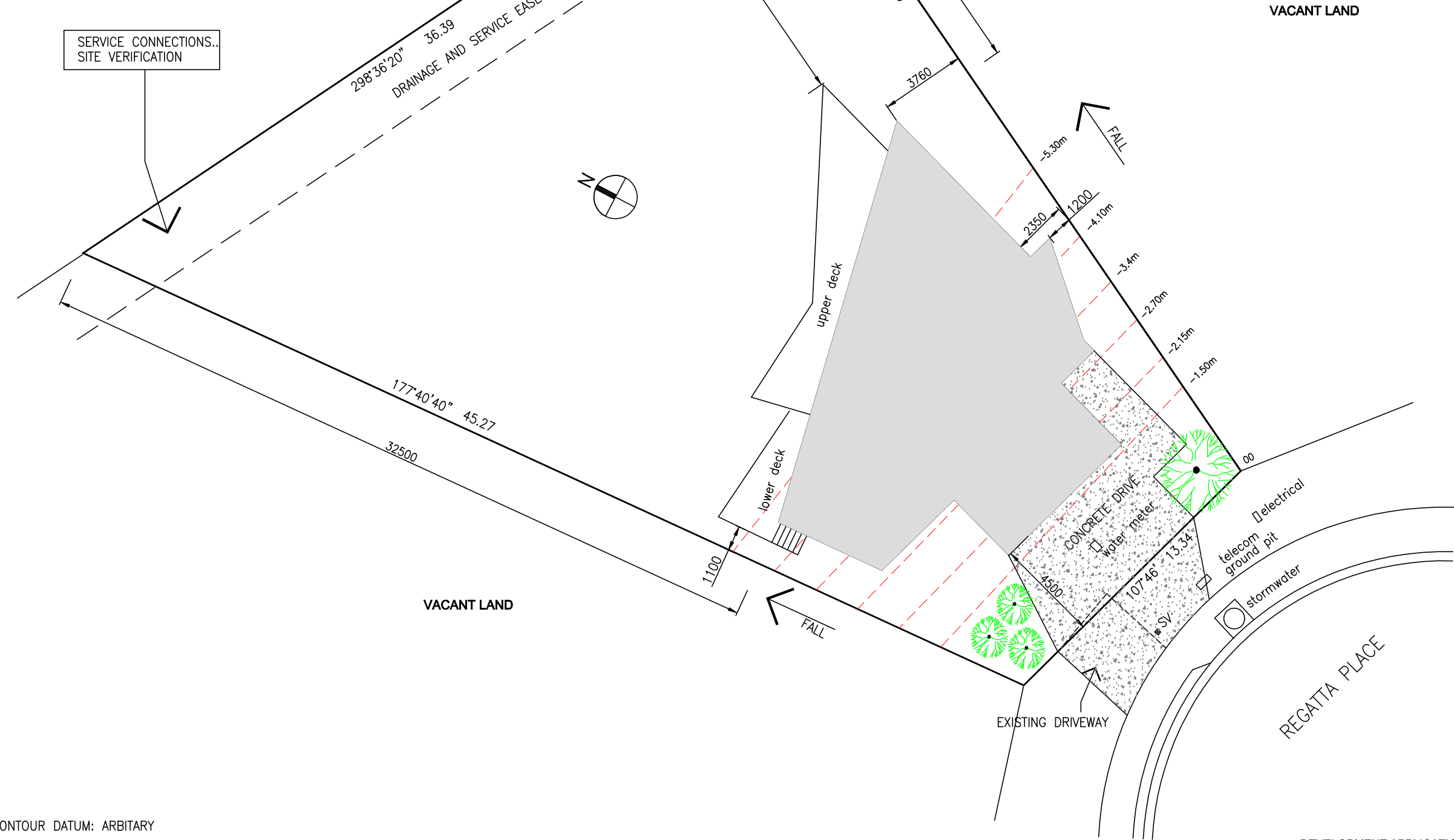
SHEET 1	SITE PLAN
SHEET 2	UPPER FLOOR
SHEET 3	LOWER FLOOR
SHEET 4	ELEVATION
SHEET 5	ELEVATION
SHEET 6	ELEVATION
SHEET 7	ELEVATION

 **ian PICONE DESIGNS**  
building designer  
Phone/Fax 62251333  
Mobile 0409 611133  
ipicone@bigpond.net.au

Accreditation number CC1120S

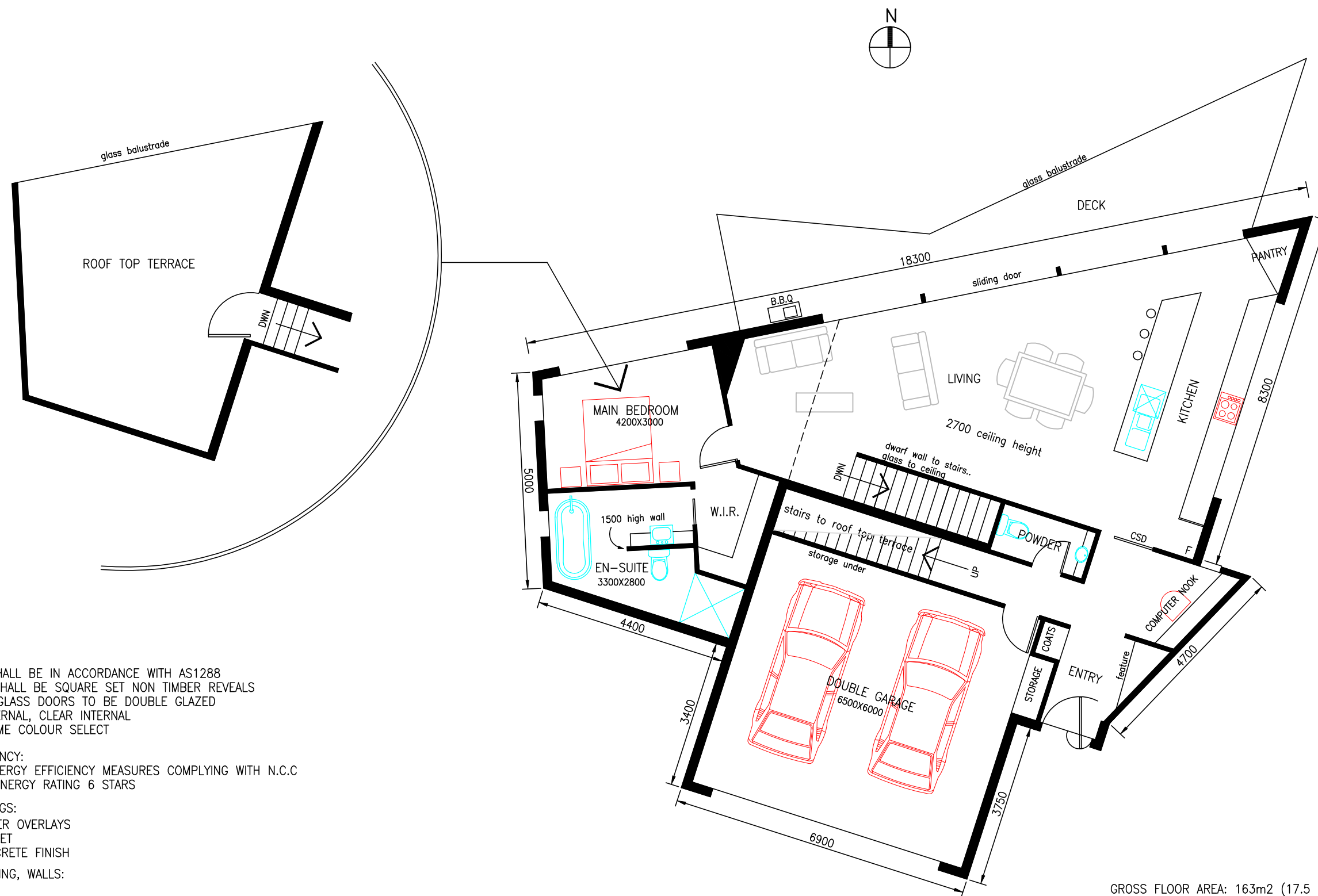


LOT 75 on SP171801  
CT171801-75  
LOT AREA: 939m2  
ROOF AREA: 164m2  
SITE COVERAGE: 17.5%  
TOTAL GROSS FLOOR AREA: 273m2 (29.5 squares approx.)  
UPPER DECK AREA: 29m2  
LOWER DECK AREA: 11m2  
DESIGN WIND SPEED N3  
CLIMATE ZONE FOR THERMAL DESIGN - ZONE 7



DEVELOPMENT APPLICATION ONLY - NOT FOR CONSTRUCTION

project..	client..	drawing number	SCALE 1:200@A3	<div>VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION</div> <div>© COPYRIGHT</div> <div>THIS DRAWING IS THE PROPERTY OF <i>ian PICONE DESIGN</i> AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION</div>	<div><div>ian PICONE DESIGNS</div><div>building designer</div><div>Phone/Fax 62251333</div><div>Mobile 0409 611133</div><div>ipicone@bigpond.net.au</div><div>Accreditation number CC1120S</div></div> <div><div>bda</div><div>BUILDING DESIGNERS AUSTRALIA</div></div> <div><div>BDA</div><div>Eco-Design Smart</div><div>Building Designer</div><div>Sustainable Housing Design Professional</div></div>
PROPOSED FAMILY HOME LOT75 REGATTA PLACE TRANMERE	NICHOLS	M016-11-07DA			
	SITE PLAN	SHEET 1 OF 7			
		DRIVEWAY AMENDMENT 10/3/17			
		JAN 2017			



WINDOWS:  
 ALL GLAZING SHALL BE IN ACCORDANCE WITH AS1288  
 ALL WINDOWS SHALL BE SQUARE SET NON TIMBER REVEALS  
 ALL WINDOWS, GLASS DOORS TO BE DOUBLE GLAZED  
 GREY TINT EXTERNAL, CLEAR INTERNAL  
 ALUMINIUM FRAME COLOUR SELECT

ENERGY EFFICIENCY:  
 INSTALL ALL ENERGY EFFICIENCY MEASURES COMPLYING WITH N.C.C  
 MIN BUILDING ENERGY RATING 6 STARS

FLOOR COVERINGS:  
 SELECTED TIMBER OVERLAYS  
 SELECTED CARPET  
 SELECTED CONCRETE FINISH

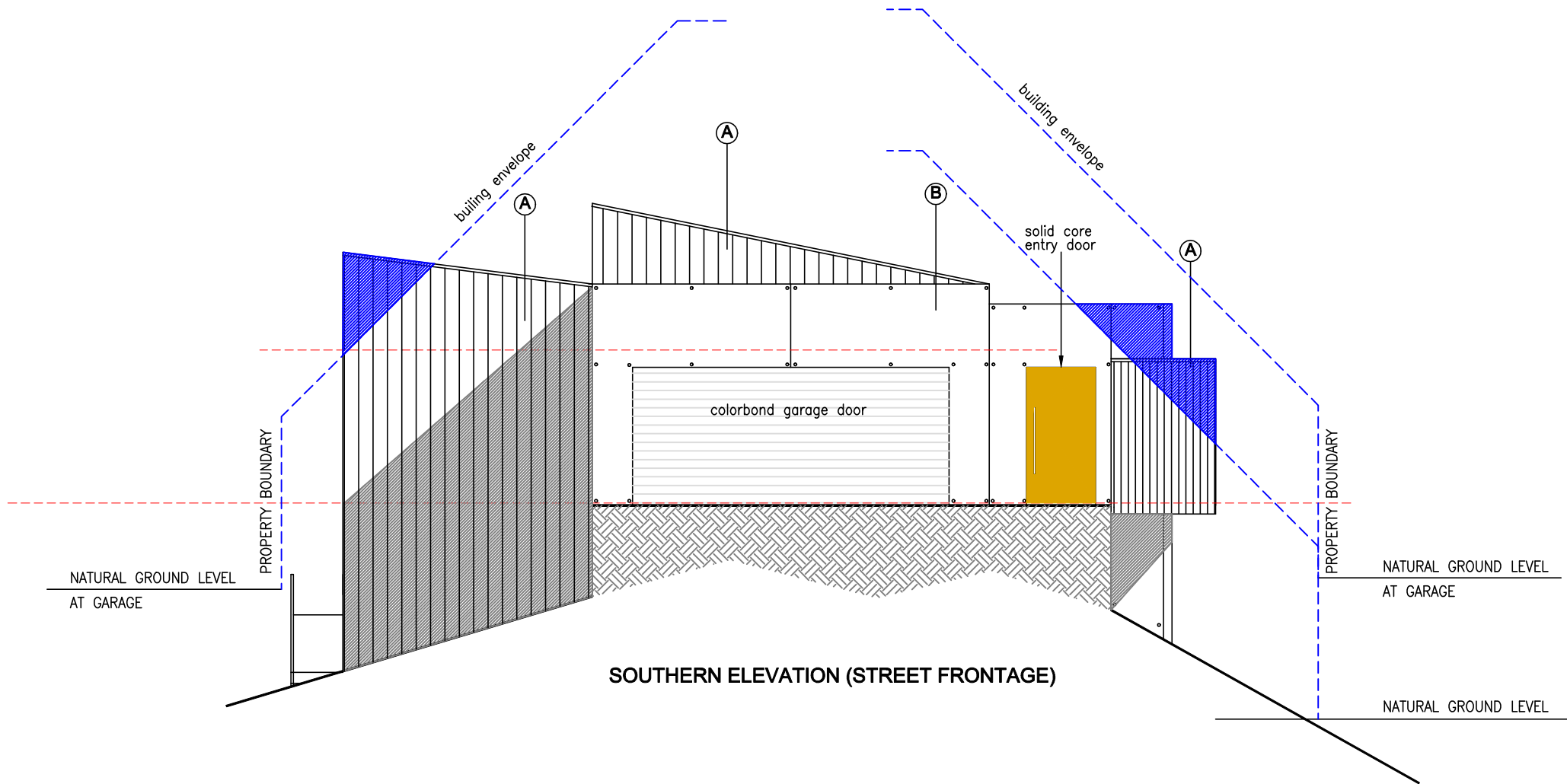
INTERNAL FRAMING, WALLS:  
 90X45 F17  
 10mm PLASTER SHEET, SQUARE SET  
 EXPOSED FEATURE MASONRY and TILT-UP PANELS

GROSS FLOOR AREA: 163m<sup>2</sup> (17.5 squares approx.) incl garage  
 DEVELOPMENT APPLICATION ONLY - NOT FOR CONSTRUCTION

project..	client..	drawing number	SCALE 1:100@A3	VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION  © COPYRIGHT THIS DRAWING IS THE PROPERTY OF <i>ian PICONE DESIGN</i> AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION	<b>ian PICONE DESIGNS</b> building designer Phone/Fax 62251333 Mobile 0409 611133 ipicone@bigpond.net.au  Accreditation number CC1120S	
PROPOSED FAMILY HOME LOT75 REGATTA PLACE TRANMERE	NICHOLS	M016-11-07DA				
	UPPER FLOOR	SHEET 2 OF 7				
		JAN 2017				



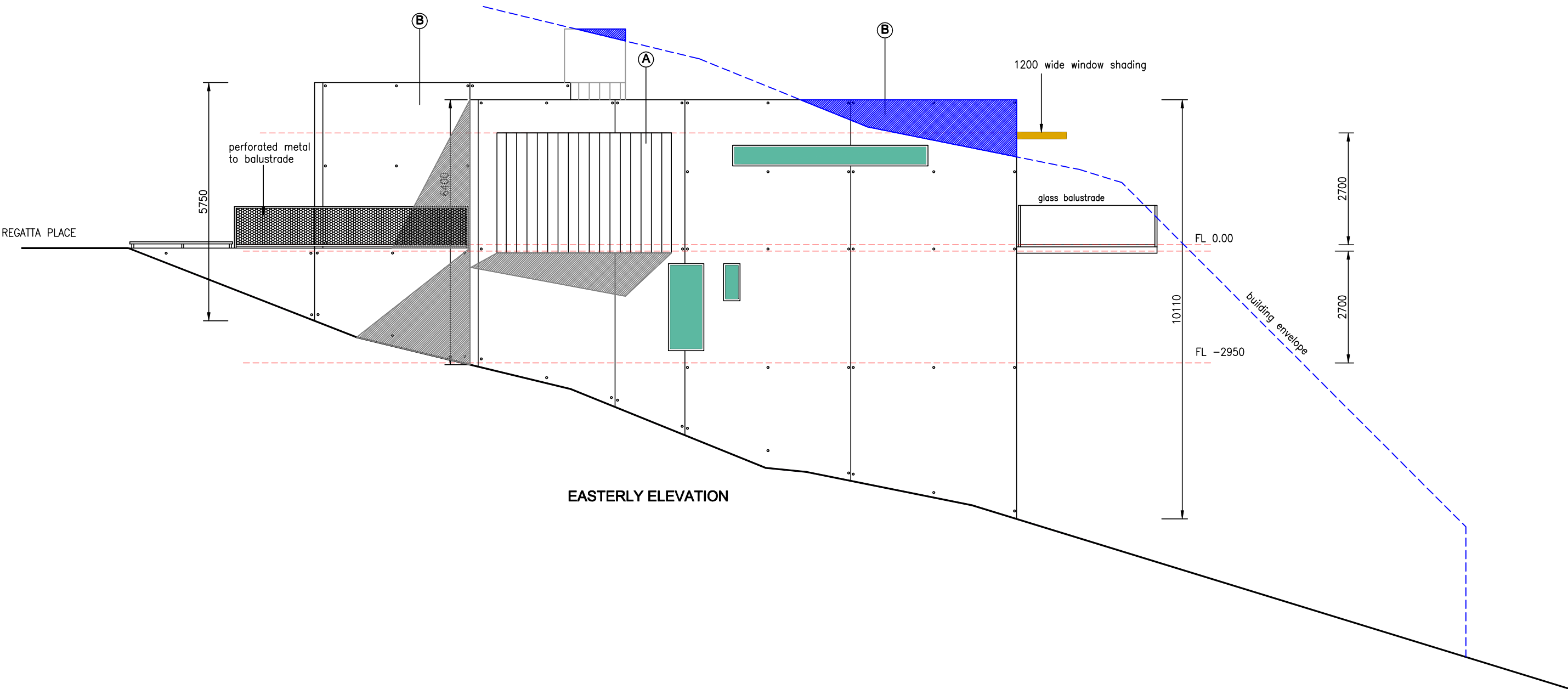
- Ⓐ SELECTED COLORBOND RIB SHEETING (COLOUR EBONY)
- Ⓑ CONCRETE TILT-UP PANELS.. NATURAL FINISH



DEVELOPMENT APPLICATION ONLY - NOT FOR CONSTRUCTION

project..	client..	drawing number	SCALE 1:100@A3	<div>VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION</div> <div>© COPYRIGHT</div> <div>THIS DRAWING IS THE PROPERTY OF <i>ian PICONE DESIGN</i> AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION</div>	<div><div><div>ian PICONE DESIGNS</div><div>building designer</div><div>Phone/Fax 62251333</div><div>Mobile 0409 611133</div><div>ipicone@bigpond.net.au</div></div><div>Accreditation number CC1120S</div></div> <div><div><div>bda</div><div>BUILDING DESIGNERS AUSTRALIA</div></div><div><div>BDA</div><div>Eco-Design Smart</div><div>Building Designer</div><div>Sustainable Housing Design Professional</div></div></div>
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	ELEVATION	SHEET 4 OF 7			
		JAN 2017			

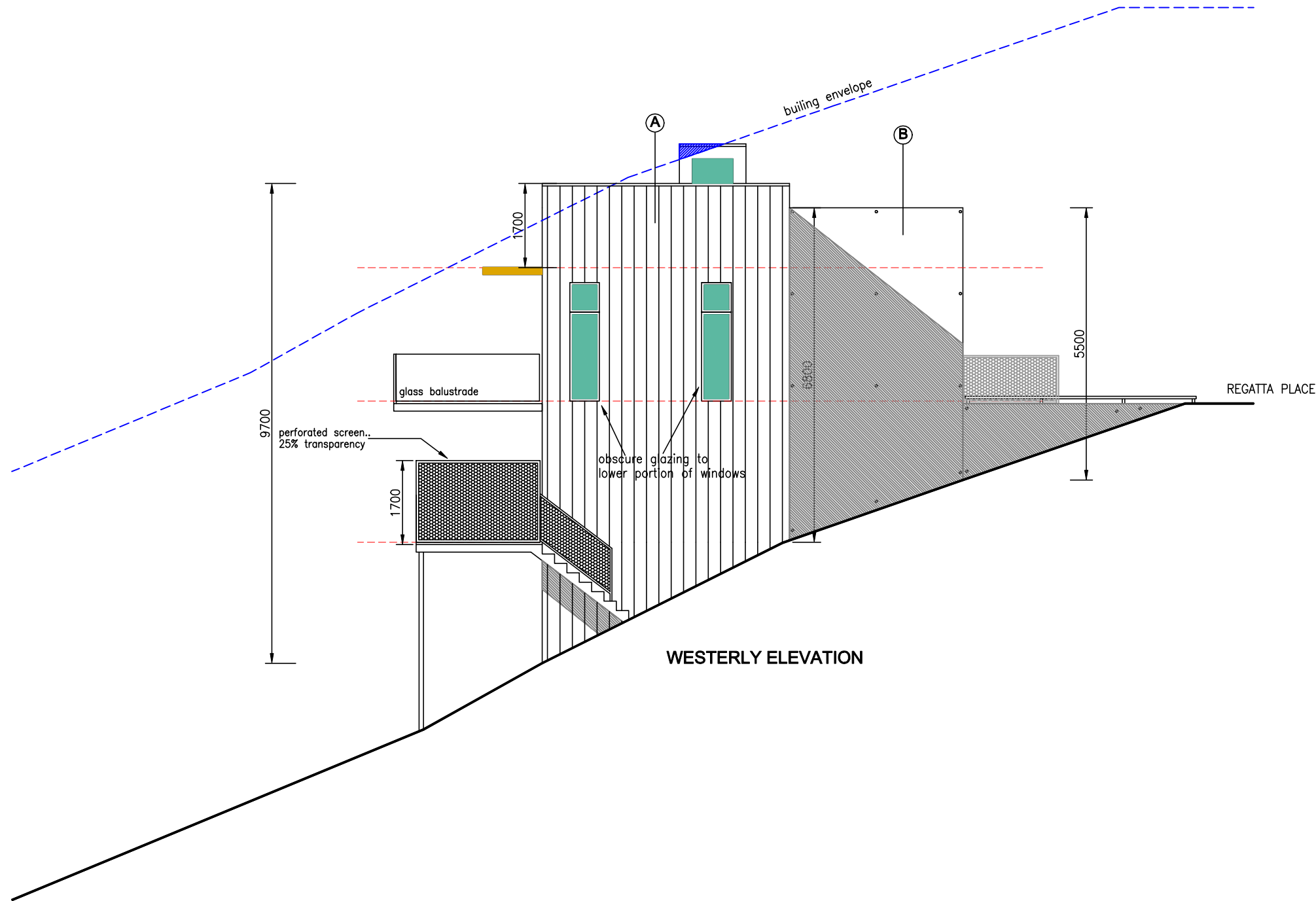
- Ⓐ SELECTED COLORBOND RIB SHEETING (COLOUR EBONY)
- Ⓑ CONCRETE TILT-UP PANELS.. NATURAL FINISH



DEVELOPMENT APPLICATION ONLY - NOT FOR CONSTRUCTION

project..	client..	drawing number	SCALE 1:100@A3	<div>VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION</div> <div>© COPYRIGHT</div> <div>THIS DRAWING IS THE PROPERTY OF <i>ian PICONE DESIGN</i> AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION</div>	<div><div><div><div></div><div>ian <b>PICONE</b> DESIGNS</div><div>building designer</div><div>Phone/Fax 62251333</div><div>Mobile 0409 611133</div><div>ipicone@bigpond.net.au</div></div><div>Accreditation number CC1120S</div></div><div><div><div>bda</div><div>BUILDING DESIGNERS AUSTRALIA</div></div><div><div>BDA</div><div>Eco-Design Smart Building Designer</div><div>Sustainable Housing Design Professional</div></div></div></div>
PROPOSED FAMILY HOME LOT75 REGATTA PLACE TRANMERE	NICHOLS	M016-11-07DA			
	ELEVATION	SHEET 5 OF 7			
		JAN 2017			

- Ⓐ SELECTED COLORBOND RIB SHEETING (COLOUR EBONY)
- Ⓑ CONCRETE TILT-UP PANELS.. NATURAL FINISH



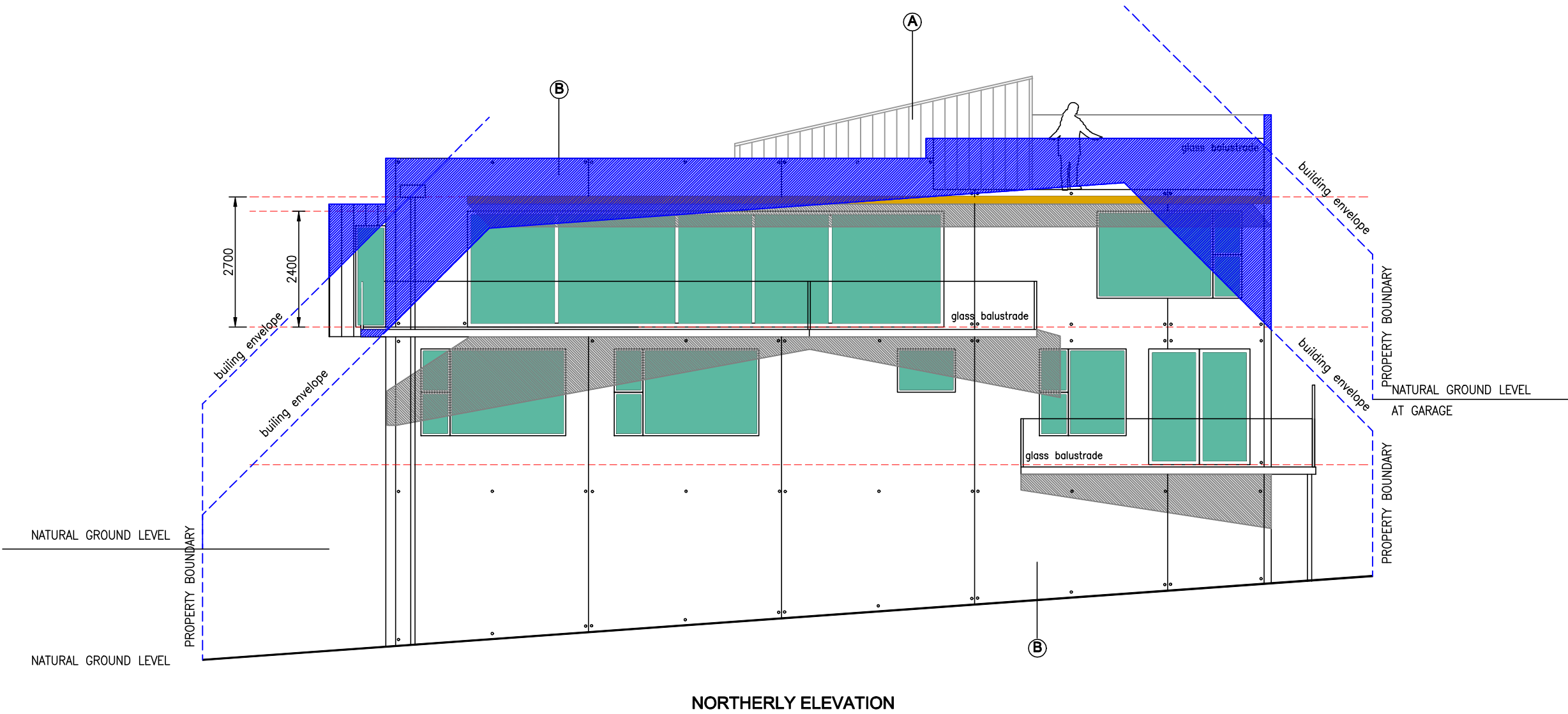
DEVELOPMENT APPLICATION ONLY - NOT FOR CONSTRUCTION

project..	client..	drawing number	SCALE 1:100@A3	<div>VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION</div> <div>© COPYRIGHT</div> <div>THIS DRAWING IS THE PROPERTY OF <i>ian PICONE DESIGN</i> AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION</div>	<div><div><div>ian PICONE DESIGNS</div><div>building designer</div><div>Phone/Fax 62251333</div><div>Mobile 0409 611133</div><div>ipicone@bigpond.net.au</div></div><div>Accreditation number CC1120S</div></div> <div><div><div>bda</div><div>BUILDING DESIGNERS AUSTRALIA</div></div><div><div>BDA</div><div>Eco-Design Smart</div><div>Building Designer</div><div>Sustainable Housing Design Professional</div></div></div>
PROPOSED FAMILY HOME LOT75 REGATTA PLACE TRANMERE	NICHOLS	M016-11-07DA			
	ELEVATION	SHEET 6 OF 7			
		JAN 2017			

- A

SELECTED COLORBOND RIB SHEETING (COLOUR EBONY)
- B

CONCRETE TILT-UP PANELS.. NATURAL FINISH



DEVELOPMENT APPLICATION ONLY - NOT FOR CONSTRUCTION

project..	client..	drawing number	SCALE 1:100@A3	<div>VERIFY ALL DIMENSIONS ON DRAWINGS DIMENSIONS AS SHOWN TAKE PREFERENCE OVER SCALED READINGS VERIFY ALL SITE LEVELS PRIOR TO COMMENCING BUILDING SETOUT SCALE MAY ALTER DUE TO COPY REPRODUCTION</div> <div>© COPYRIGHT</div> <div>THIS DRAWING IS THE PROPERTY OF <i>ian PICONE DESIGN</i> AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION</div>	<div><div><div>ian PICONE DESIGNS</div><div>building designer</div><div>Phone/Fax 62251333</div><div>Mobile 0409 611133</div><div>ipicone@bigpond.net.au</div></div><div>Accreditation number CC1120S</div></div>	<div><div><div>bda</div><div>BUILDING DESIGNERS AUSTRALIA</div></div><div><div>BDA</div><div>Eco-Design Smart</div><div>Building Designer</div><div>Sustainable Housing Design Professional</div></div></div>
PROPOSED FAMILY HOME LOT75 REGATTA PLACE TRANMERE	NICHOLS	M016-11-07DA				
	ELEVATION	SHEET 7 OF 7				
		JAN 2017				

## **14 Regatta Place, TRANMERE**



**Site viewed from the access from Regatta Place.**

**11.3.7 DEVELOPMENT APPLICATION D-2017/61 - 45 HANCE ROAD, HOWRAH -  
EXTENSION TO TRADING HOURS AND ILLUMINATION OF EXISTING  
SIGNAGE**

(File No D-2017/61)

**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an extension to trading hours and external illumination of existing signage at 45 Hance Road, Howrah.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential 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 12 April 2017.

**CONSULTATION**

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- increased traffic noise; and
- loss of privacy.

**RECOMMENDATION:**

A. That the Development Application for Extension to trading hours and external illumination of existing signage at 45 Hance Road, Howrah (CI Ref D-2017/61) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. Operating hours must be within the following hours:  
Monday – Friday: 7.30am – 8.00pm;  
Saturday: a maximum of 4 hours between the hours of 9.00am and 4.00pm; and  
Sunday: 10.00am – 2.00pm.
  3. A maximum of 2 medical practitioners may operate from the site at any one time between 6.00pm and 8.00pm Monday to Friday and on Saturday and Sunday.
  4. LAND 1A – LANDSCAPE PLAN add “to provide for privacy screening along the western boundary adjoining the dwelling at 2/49 Hance Road ” after “A landscape plan”.
  5. LAND 3 – LANDSCAPE BOND (COMMERCIAL).
  6. GEN S8 – SIGN ILLUMINATION HOURS.
  7. GEN S3 – SIGN EXTERNAL ILLUMINATION.
- 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-2014/242 was approved by Council at its Meeting on 15 December 2014 for a medical centre. The development was approved in 2 stages with the first stage incorporating the construction of the building and a 25 space car park and the second stage being the construction of the 10 space car park at the rear of the site.

Under the permit, 5 full time equivalent medical practitioners may operate from the site in Stage 1 and an additional 2 medical practitioners may operate on the completion of Stage 2. Only Stage 1 has been completed. Stage 2 will be completed once legal access to the rear car park has been provided. A slip road from the South Arm Highway is currently under construction which will provide legal access to the rear car park when completed.

**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 is a discretionary use in the zone.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications; and
  - Section 10 – General Residential Zones.
- 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 1683m<sup>2</sup> lot which contains a medical centre. The site contains a 25 space car parking accessed from Hance Road. The current operating hours are Monday – Friday 8.30am – 6.00pm.

The site adjoins residential zoned land to the west and land zoned General Business to the east and south.

**3.2. The Proposal**

The proposal is to extend the operating hours of the medical centre and to externally illuminate the existing signage.

The hours of operation will allow flexibility for working patients by providing a medical service before and after normal work hours. Following discussions with the applicant it was confirmed that a maximum of 2 doctors would be operating from the site after 6.00pm and on the weekend.

The proposed hours of operation are as follows:

Monday – Friday: 7.30am – 8.00pm

Saturday and Sunday: 9.00am – 4.00pm

The applicant is proposing to illuminate 2 existing wall signs by downward facing lights located above the signs. The light fittings already exist on the walls but are not currently operating. The lights are to be located on the south and eastern walls of the existing building which face the South Arm Highway and Pass Road. The applicant is proposing that the signs are illuminated between the hours of 4.00pm and 9.00pm.

#### **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 with the exception of the following.

##### **General Residential Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution (Extract)</b>	<b>Proposed</b>
10.3.1 A1	Non-Residential Use	Hours of operation must be within 8.00am to 6.00pm, except for office and administrative tasks or visitor accommodation.	Monday – Friday: 7.30am – 8.00pm Saturday and Sunday: 9.00am – 4.00pm

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause 10.3.1 for the following reasons.

Performance Criterion	Comment
<p>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>	<p>The medical centre adjoins 2 residential properties and it is also apparent from a site inspection that the representor's deck is visible from the car park and staff lunch room and outdoor areas.</p> <p>The applicant has confirmed that a maximum of 2 doctors would operate from the site from 6.00pm and on weekends. The applicant also confirmed that it is his intention that the medical centre would operate a 3 hour clinic on the weekends but is requesting operating hours of 4 hours to allow for any emergency appointments. Whilst the limited hours and low number of doctors operating from the site assists in protecting the residential amenity of the area, it is considered that opening during the weekend may result in an increase in the loss of privacy to the neighbour's private open space as this is generally when a higher level of amenity is expected.</p> <p>The applicant stated they are intending to provide planting along the western boundary between the site and the adjoining property at 2/49 Hance Road to provide privacy for both the residents and the staff at the medical centre. It is recommended that a condition requiring a landscaping plan be included on the permit which includes screening plants along the western boundary adjoining 2/49 Hance Road.</p> <p>Regarding traffic noise is noted that the site is located within 200m of the South Arm Highway which is a major arterial road carrying high volumes of traffic and associated traffic noise. Noise from traffic will further be increased when the slip road from South Arm Highway is constructed and the commercial site to the east is developed. This makes any noise associated with the site insignificant.</p>

	<p>It is recommended that a condition restricting the opening hours and numbers of doctors be included as follows:</p> <ul style="list-style-type: none"> <li>• the number of doctors on-site after 6.00pm and on the weekends be restricted to a maximum of 2 at any one time;</li> <li>• opening hours on Saturdays is for a maximum of 4 hours between the time of 9.00am and 4.00pm, and</li> <li>• opening hours on Sundays is between 10.00am and 2.00pm.</li> </ul> <p>The above recommendation has been discussed with the applicant who has agreed to conditions being included on the permit as above.</p>
--	--

### General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.3.1 A3	Non-Residential Use	<p>External lighting must comply with all of the following:</p> <p>(a) be turned off between 6.00pm and 8.0 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land</p>	Signs externally illuminated between 4.00pm and 9.00pm.

The proposed variation can be supported pursuant to the Performance Criteria P3 of the Clause 10.3.1 for the following reason.

Performance Criterion	Comment
<p>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p>	<p>The applicant has proposed that the signage be externally illuminated until 9.00pm which exceeds the operating hours of the medical centre by 1 hour. It is not considered necessary to illuminate the signage past the operating hours and is recommended that the hours be consistent with the operating hours of the medical centre.</p> <p>This has been discussed with the applicant who agrees to the hours as recommended.</p>

(b) distance to habitable rooms in an adjacent dwelling.	The existing signs face the South Arm Highway and Pass Road. The sign on the eastern elevation is located around 180m to the nearest dwelling on Ernest Drive which is separated by Pass Road. Due to the separation between the sign and nearest dwelling, it is considered that the proposal will not effect on the amenity of the residential properties in the area.
--	--

## **5. REPRESENTATION ISSUES**

The proposal was advertised in accordance with statutory requirements and 2 representations were received. The following issues were raised by the representors.

### **5.1. Increased Traffic Noise**

The representors are concerned that the extended opening hours will result in an increase in traffic noise which will have a detrimental impact on the residential amenity in the area.

- **Comment**

As discussed previously in the report, it is recommended that conditions be imposed to restrict operating hours during the weekend and to restrict the number of doctors operating from the site to a maximum of 2 between 6.00pm and 8.00pm and on weekends. It is considered that as the numbers of patients visiting the site will be relatively small, the proposal will not have a significant detrimental impact on the residential amenity of the area via traffic noise.

### **5.2. Loss of Privacy**

Concern was raised that the proposal will result in an increased loss of privacy caused by the close proximity of the extended operating medical centre to the representor's deck and living areas.

- **Comment**

As discussed, the representor's property contains a deck which faces the western elevation of the medical centre. The western elevation of the medical centre has windows from the staff kitchen which have a sill height of 1.5m above the finished floor level and have a line of sight to the representor's living room and deck.

A site inspection also indicates that the representor's deck is visible from the car park and the rear of the medical centre. It is considered that extending the operating hours to include the weekend will result in the representor's deck being visible to staff and patients on the weekend, when a greater level of amenity might be expected.

As discussed above, a maximum of 2 doctors will be allowed to operate from the site after 6.00pm and on Saturdays and Sundays which minimises the numbers of staff and clients using the medical centre. However, it is recommended that screen planting should be provided along the western boundary to increase privacy to the adjoining property. The applicant has confirmed that he is agreeable to providing screening planting which will provide for greater privacy for the neighbour.

**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.

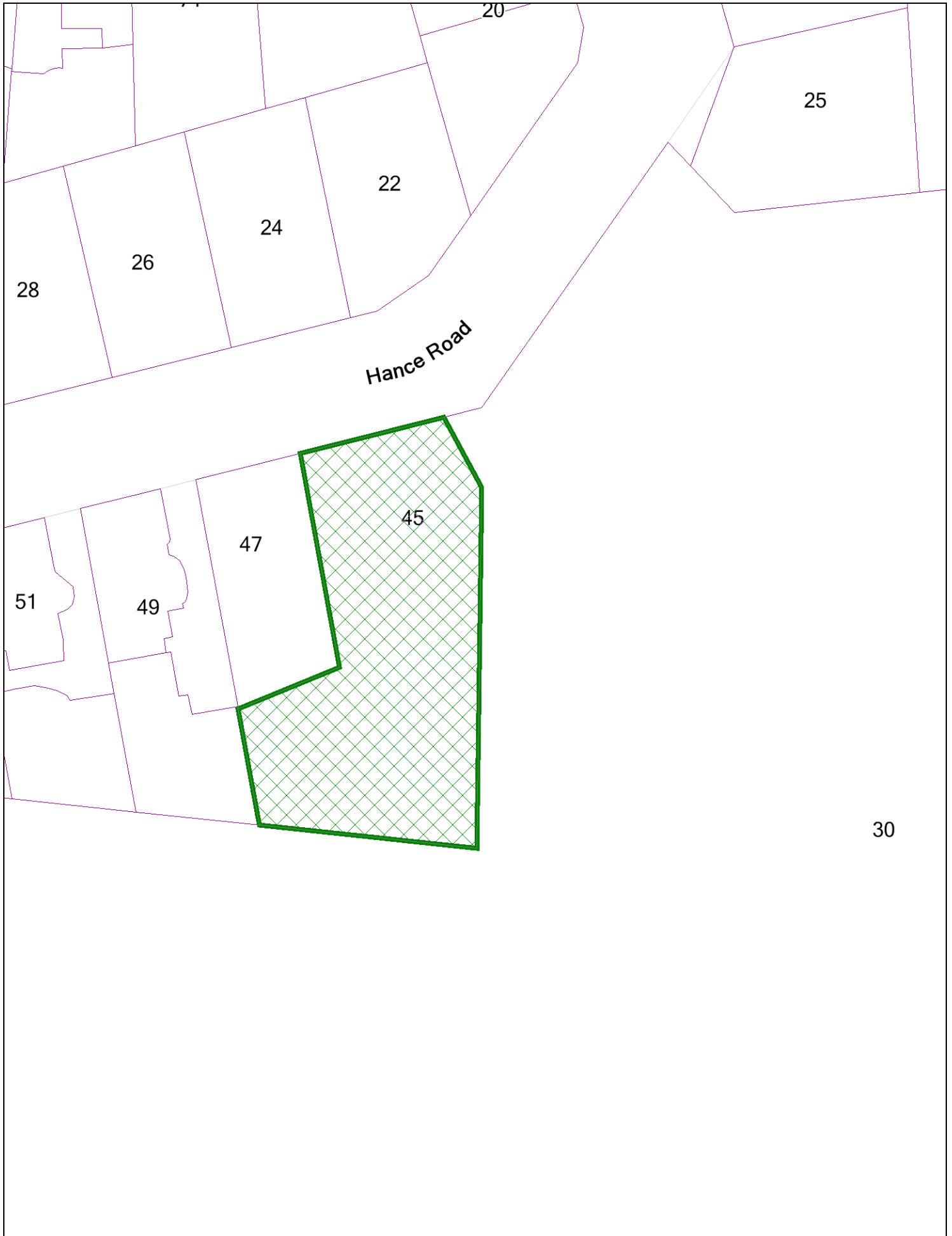
**9. CONCLUSION**

The proposal to extend the operating hours and illuminate existing signage is recommended for approval subject to conditions which restrict the number of doctors and operating hours on the weekends.

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

Ross Lovell  
**MANAGER CITY PLANNING**

# Clarence City Council



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Lights positioned to shine downwards  
towards the wall.



## Description of Proposed Operation

### **Glebe Hill Family Practice, 45 Hance Rd, Howrah TAS 7018**

Glebe Hill Family Practice (GHFP) is a locally owned and operated Medical Practice that opened its doors to patients in January 2017. Having now been open for 4 weeks, we have had the opportunity to discuss with patients how GHFP can provide better services to its patients and the broader Clarence community. One commonly repeated suggestion is to expand hours of operation to enable GHFP to provide services to patients in need of acute care and to accommodate working patients by providing appointment availability before and after normal work hours. Additionally, patients have suggested that it would be good if GHFP was easier to find.

In respect of the above-mentioned patient suggestions, the purpose of this application is to request approval for:

1. Extension of hours of operation;
2. Illumination of building signs.

1. Currently Glebe Hill Family Practice is approved to open Monday – Friday, 8:30am – 6:00pm. We are seeking an extension of approved opening hours to allow us to consult between the hours of:

- 7:30am – 8pm Monday – Friday, and:
- 9:00am – 4:00pm Saturday and Sunday.

Given the quiet nature of a medical practice, we expect extension of hours of operation would have minimal impact on local residential amenity.

2. The two approved building signs currently have no illumination and, leading into shortened days, illumination of these signs would greatly assist new patients in finding GHFP. With delays in the development of surrounding roads, being visible from the South Arm Highway in the evening is important to assist patients to find our practice. The positioning of these signs and the proposed method of illumination will have minimal impact on local residents, with neither sign facing towards a residence, lighting facing downwards and towards the building wall, and sign positioning as far as possible away from neighbouring residences. We plan for these signs to be on an automatic timer and illuminated between the hours of 4pm and 9pm.

We respect the need for minimising impact on residential amenity and believe that the above-mentioned changes will not unreasonably impact on local residents.

## **45 Hance Road, HOWRAH**



**Site viewed from Hance Road.**



**View of the neighbouring dwelling from the medical centre cark.**

**11.3.8 DEVELOPMENT APPLICATION D-2016/521 - 10 ELECTRA PLACE, MORNINGTON - CAFE AND STORAGE YARD**  
(File No D-2016/521)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Cafe and Storage Yard at 10 Electra Place, Mornington.

**RELATION TO PLANNING PROVISIONS**

The land is zoned Light Industrial and subject to the Parking and Access and Signs 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 written consent of the applicant on 12 April 2017.

**CONSULTATION**

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- inconsistency of use with Scheme definition of Food Services;
- traffic flows in area;
- decrease in available on-street parking;
- number of food outlets in surrounding area; and
- disabled access.

**RECOMMENDATION:**

A. That the Development Application for Cafe and Storage Yard at 10 Electra Place, Mornington (Cl Ref D-2016/521) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN AP3 – AMENDED PLAN [screening of the storage yard from public view, using a combination of materials and/or landscaping].
3. The landowner must, prior to the commencement of use, either:
  - (a) Enter into an agreement with Council under Part 5 of the Land Use Planning and Approvals Act, 1993 in such form as Council may require and which provides for the following.
    - To record the allocation of current and proposed parking spaces between Lots 1 and 2, and use and maintenance responsibilities, and to give notice to future purchasers of either Lot 1 or 2 of the need to secure appropriate assurances as to any future parking rights which may be required for the lot being purchased.
    - The agreement will be prepared and registered by Council. The landowner is responsible for all Council and Land Titles Office fees and charges. Upon written request from the landowner and payment of relevant fees, Council will prepare the Part 5 Agreement; or
  - (b) Consolidate all separate titles of the subject land into one title prior to the commencement of use.
4. GEN C1 – ON-SITE CAR PARKING [A total of 38]. Delete last 2 sentences, and insert “for each of the respective uses on site” after “parking purposes”.
5. The maximum number of seats for use as part of the café, including indoor and outdoor dining areas, must not exceed 45 at any one time.
6. GEN AM3 – EXTERNAL COLOURS.
7. Operating hours of the cafe must be within 7.00am and 6.00pm, seven days per week.
8. GEN AM7 – OUTDOOR LIGHTING.
9. ENG A5 – SEALED CAR PARKING.
10. ENG A7 – REDUNDANT CROSSOVER.
11. ENG S1 – INFRASTRUCTURE REPAIR.
12. ENG M1 – DESIGNS DA [Remove first dot point, Access].
13. LAND 3 – LANDSCAPE BOND (COMMERCIAL).
14. GEN S1 – SIGNS CONSENT.

15. The development must meet all required Conditions of Approval specified by TasWater notice dated 27 February 2017 (TWDA 2016/01860-CCC).
  16. ADVICE 5 – FOOD SPECIFICATIONS ADVICE.
  17. ADVICE 6 – FOOD REGISTRATION ADVICE.
  18. ADVICE – Works are to comply with Disability (Access to Premises – Buildings) Standards 2010.
- 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.

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## **ASSOCIATED REPORT**

### **1. BACKGROUND**

There have been a number of previous approvals for the site. These include:

- SD-2016/9 approved in May 2016, for the adjustment of boundaries between the 2 lots that comprise 10 Electra Place (and within the same ownership), to transfer 508m<sup>2</sup> from the vacant lot to the lot supporting the building and contained businesses;
- a partial change of use to a gymnasium (Tenancy 3) on 14 June 2016, under D-2015/101, which included a permit condition that a minimum of 23 spaces for the 3 tenancies were to be provided within the lot boundaries;
- an addition to the main warehouse building on 11 February 2011, under D-2010/424;
- a 1 lot subdivision approved on 26 June 2007 under SD-2007/34; and
- a motor repair garage approved by Council on 28 July 2006 under D-2006/186.

### **2. STATUTORY IMPLICATIONS**

- 2.1.** The land is zoned Light Industrial under the Scheme.

- 2.2.** The proposal is discretionary because the use is discretionary within the Light Industrial Zone and certain Acceptable Solutions under the Scheme are not met.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
  - Section 24.0 – Light Industrial 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 is comprised of 2 lots, 1 being a vacant lot the subject of this application and presently used for car parking, and the second, for 3 existing businesses described above, being a motor mechanic, plumbing business and gym operating from the third tenancy.

The existing building is divided into the 3 tenancies and provides a total of 25 existing spaces within the lot boundaries. These spaces are labelled in part for the respective tenancies and 13 of the existing spaces (historically) overhang part of the road reserve at Electra Place, which has been sealed.

The existing lots have a combined area of 4146m<sup>2</sup>, each with in excess of 50m frontage to Electra Place. The site of the proposed development is clear of significant vegetation and generally level.

### **3.2. The Proposal**

The proposal is for the development of a café and storage yard at 10 Electra Place.

The proposed café would operate from 7.00am to 6.00pm, Monday to Friday, would provide a combination of both indoor and outdoor seating, shown indicatively as catering for up to 40 seats in total. The building would be constructed over 2 levels, using a series of modified shipping containers and would have an overall height of 6.0m above natural ground level. The building would have a footprint of 95m<sup>2</sup> and would incorporate kitchen, serving areas, amenities and the described dining areas.

No signage is proposed as part of this application, meaning that further development approval may be required for advertising signage.

The proposed storage yard would be located to the south-west (rear) of the proposed café, would have an area of 1311m<sup>2</sup> as illustrated by the proposal plan and would be fenced using a chain-link fence of 2.1m in height. The purpose of the yard is to securely store equipment and vehicles associated with the plumbing business on the adjacent title.

The proposed storage yard use includes screening of the yard from public view, meaning that it would be a permitted development within the Light Industrial Zone.

The applicant proposes the provision of parking upon both titles the subject of this application. Specifically, the applicant proposes the parking of 15 vehicles as required by the Scheme on the main title (CT 172056/2) for the proposed café.

The applicant proposes to provide for 10 parking spaces on the subject title (CT 172056/1) shown as parking spaces 7 – 16 inclusive on the proposal plans for the existing plumbing business on the main title.

Landscaping is proposed as part of the proposed development, between the development and the property frontage, to be comprised of a combination of mulch and lawn areas, shrubs and larger trees.

It is noted that this application did not include any proposed signage.

#### **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 Light Industrial Zone and Parking and Access and Stormwater Management Codes with the exception of the following.

##### **Light Industrial Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
24.3.1 A1	Hours of operation	<p>Hours of operation of a use within 100m of a residential zone must be within:</p> <ul style="list-style-type: none"> <li>a) 7.00am to 7.00pm Mondays to Fridays inclusive;</li> <li>b) 9.00am to 5.00pm Saturdays;</li> <li>c) nil Sundays and Public Holidays.</li> </ul> <p>except for office and administrative tasks.</p>	<p>complies</p> <p>does not comply – opening hours of 7.00am to 6.00pm proposed, 7 days per week</p>

The proposed variation can be supported pursuant to the following Performance Criteria P1 to the above clause for the following reasons.

<b>Performance Criterion</b>	<b>Comment</b>
<i>“P1 – Hours of operation of a use within 100m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent”.</i>	<p>The south-western boundary of the subject land is separated by 89m from the General Residential Zone, meaning that impact upon amenity must be considered.</p> <p>The proposed use is unlikely to be a high noise generating activity, through the activity itself or commercial vehicle movements. Any noise impacts would likely be low and less than an industrial use, and would impact more immediately upon the nearby Light Industrial zoned land. This performance criterion is therefore considered to be met by the proposal, and an appropriate condition limiting operating hours to those requested has been included in the recommended conditions, above.</p>

### **Light Industrial Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
24.4.2 A1	Setback	<p>Building setback from frontage must be parallel to the frontage and must be no less than:</p> <p>10m from the frontage</p>	does not comply - the proposed building would be setback 5.0m from the frontage

The proposed variation can be supported pursuant to the following Performance Criteria P1 to the above clause for the following reasons.

<b>Performance Criterion</b>	<b>Comment</b>
<i>“P1 – Building setback from frontage must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area;</i>	not applicable
<i>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</i>	<p>It is considered that the proposed building setback would be compatible with the setback of adjoining buildings, in that the main building at 10 Electra Place is setback 2.3m from the front (north-eastern) boundary. The building at 25 Electra Place is setback 3.5m from its front boundary, and a 1.7m setback to Electra Place exists at 1 Electra Place. The proposal is therefore considered to be consistent with the ranging setbacks, and building line in the streetscape.</p>

(c) <i>enhance the characteristics of the site, adjoining lots and the streetscape;</i>	The proposed building design would provide a setback for the main part of the building at 7.4m from the frontage, with the cantilevered upper level section of the building setback 5.0m from the frontage. The building is of a character unique to Electra Place, and would present for access to the frontage. Landscaping is also proposed as part of this proposal, and a landscaping bond condition included above. A landscaping plan has been endorsed and would be included as part of the planning permit, if granted. On this basis it is considered that the reduced frontage would enhance the streetscape, site and adjoining lots.
(d) <i>provide adequate opportunity for parking”.</i>	The proposed parking areas associated with the proposal are to the rear (south-west) of the site, and on the neighbouring title to the south-east. The reduced front setback would not compromise parking opportunities for the development.

### **Parking and Access Code**

Clause	Standard	Acceptable Solution (Extract)	Proposed
E6.6.1 A1	Number of car parking spaces	The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1.	Does not comply - all parking spaces proposed for the café would be on the adjacent title.  There are no parking spaces required for the storage yard.

In respect of the Parking and Access Code, Clause E6.6.1 of the Scheme requires that the number of spaces must be in accordance with Table E6.1, which requires that a café (defined by the Scheme as a Restaurant) be provided with 15 spaces per 100m<sup>2</sup> of floor area, or 1 space for each 3 seats, whichever is the greater. On the basis of a floor area of 95m<sup>2</sup>, 15 spaces are therefore required for the café.

A condition of the approval of D-2015/101 required the provision of a minimum of 23 spaces for the 3 existing businesses within the existing building on the site. In addressing the parking requirements of the Scheme for both the 3 existing uses and proposed café, a total of 38 parking spaces across both titles are therefore required.

As noted, the applicant proposes the use of a parking easement to ensure the provision for vehicular access and parking of 15 vehicles as required for the café on the main title (CT 172056/2) in relation to the proposed café.

The easement would also provide for 10 parking spaces on the subject title (CT 172056/1), shown as parking spaces 7 – 16 inclusive on the proposal plans for the existing plumbing business on the main title.

Given that both titles are in the same ownership at present, it is not appropriate to create parking easements. The appropriate mechanism is a Part 5 Agreement between the owner and Council, to ensure that should either lot be sold that an appropriate easement be created at that time. A condition has been included above on this basis.

The proposed variation can therefore be supported pursuant to the following Performance Criteria P1 to the above clause for the following reasons.

<b>Performance Criterion</b>	<b>Comment</b>
<i>“P1 - The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following: (a) car parking demand;</i>	The required parking associated with the proposed business would be located on the adjacent title, which will be sealed and marked for parking purposes and under the same ownership. An appropriate condition will require the creation of a Part 5 Agreement to manage the relationship between the titles.
<i>(b) the availability of on-street and public car parking in the locality;</i>	The proposal is not reliant upon on-street parking.
<i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i>	The proposal is not of a nature reliant upon public transport, however Cambridge Road is an identified transport corridor.
<i>(d) the availability and likely use of other modes of transport;</i>	Not relevant
<i>(e) the availability and suitability of alternative arrangements for car parking provision;</i>	The arrangement proposed is acceptable, in that both titles are within the same ownership.

(f) <i>any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i>	There is no overall reduction in parking space numbers proposed.
(g) <i>any car parking deficiency or surplus associated with the existing use of the land;</i>	Not relevant
(h) <i>any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i>	The number of existing parking spaces required for the site is 23, meaning that there will be a total of 38 spaces required under the Scheme for the whole of the site, with the additional 15 spaces required for the café.
(i) <i>the appropriateness of a financial contribution in-lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i>	Not relevant
(j) <i>any verified prior payment of a financial contribution in-lieu of parking for the land;</i>	Not relevant
(k) <i>any relevant parking plan for the area adopted by Council;</i>	There is no relevant parking plan for the subject area.
(l) <i>the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”.</i>	Not relevant

## **5. REPRESENTATION ISSUES**

The proposal was advertised in accordance with statutory requirements and 2 representations were received. The following issues were raised by the representors.

### **5.1. Inconsistency of use with Scheme Definition of Food Services**

One representation made submission that the proposed development does not meet the Food Services definition under the Scheme.

- **Comment**

Section 8.2 of the Scheme categorises use into a series of Use Classes, one of which is identified as Food Services and is defined as “*use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises*”. The Use Table at Clause 24.2 of the Scheme qualifies the Food Services use as being “*only if take away food premises or a café*”, where proposed within the Light Industrial Zone.

The proposed development is entirely consistent with the definition and qualification, and is therefore a discretionary use capable of proceeding (with approval) within the Light Industrial Zone.

## **5.2. Traffic Flows in Area**

The representations express concern that the proposal would unreasonably add to traffic congestion in the vicinity of the site, and would compound the existing congestion at peak times in relation to the Mornington roundabout.

- **Comment**

Council’s Engineers are satisfied that the existing road network has sufficient capacity to cater for the proposed development.

## **5.3. Decrease in available On-street Parking**

A reduction in limited on-street parking was raised as a concern by the representations, in relation to access to parking associated with existing businesses in the area.

- **Comment**

The proposed development would satisfy the parking requirements at Section 6.0 of the Scheme, for the existing and proposed businesses at 10 Electra Place. The parking would be readily accessible for visitors to the site, and a condition has been included above to require that the spaces provided would be clearly labelled in terms of their relationship to each approved use.

**5.4. Number of Food Outlets in Surrounding Area**

Both representations raise the number of food outlets within proximity of the proposed development as justification for refusal of the proposed development. The representations submit that dine-in food businesses are traditionally within Rosny Park and Bellerive Quay, and that it would be unfair for the proposed business to proceed – both in relation to impacts on surrounding take away businesses and other dine-in businesses in Clarence.

- **Comment**

As noted above, the proposed use is a use possible within the zone. Competition from similar businesses is not a relevant planning consideration.

**5.5. Disabled Access**

One representation raises concern in relation to the lack of disabled access to the upper level of the restaurant.

- **Comment**

Though not a relevant planning consideration, it is noted that documentation addressing compliance of the proposal with the Disability (Access to Premises – Buildings) Standards 2010 will be required as part of a future building permit application, for the development. An advice note has been included in the recommended conditions, above.

**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**

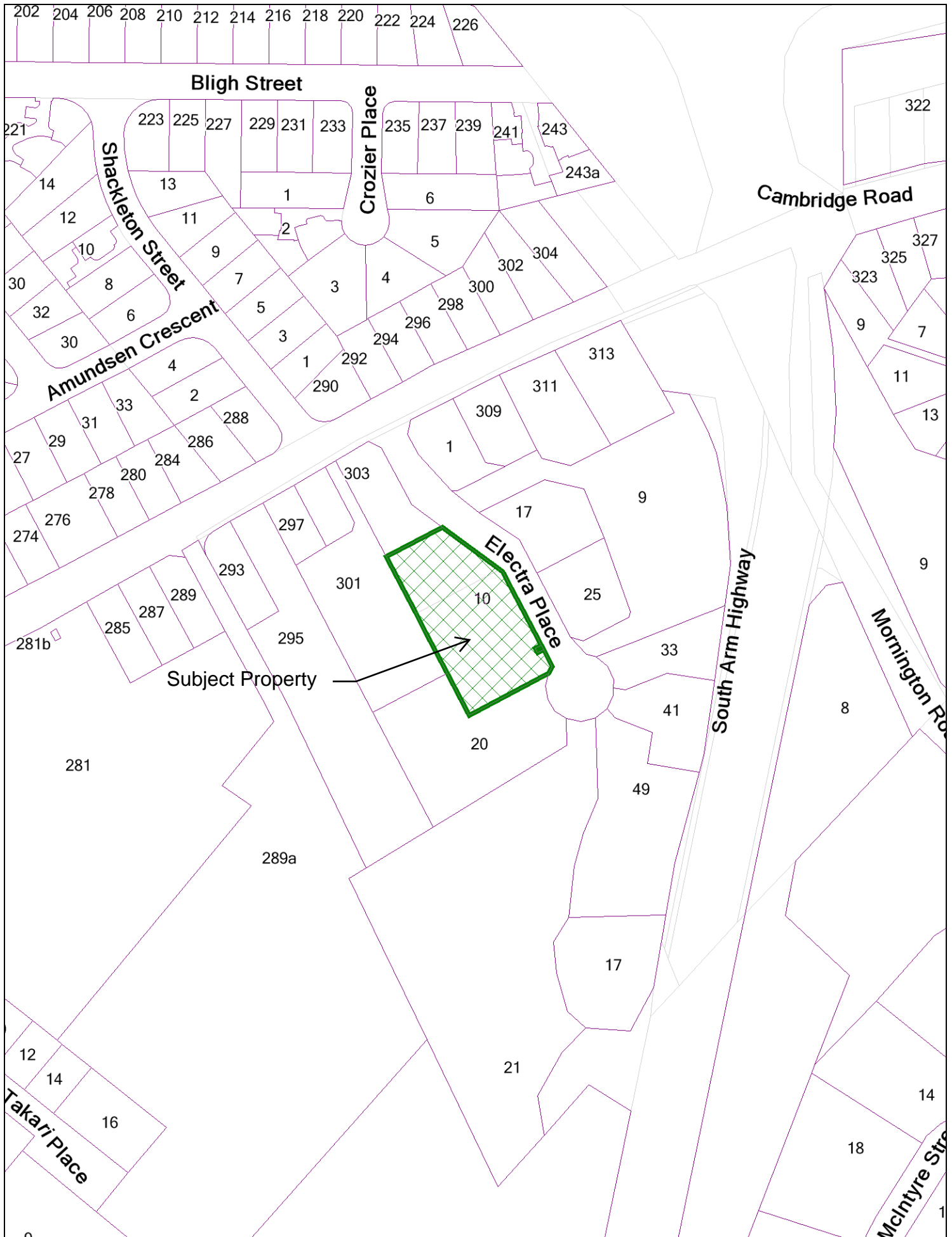
The proposal is for the development of a café and storage yard at 10 Electra Place, Mornington. It is considered that the proposal is consistent with the relevant requirements of the Scheme and with the inclusion of appropriate conditions is recommended for approval.

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.

# Location Plan - 10 Electra Place



**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, 29 March 2017 **Scale:** 1:2,440 @A4



INTEGRATED PARKING PLAN  
SCALE 1:400

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

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**PO BOX 705 NORTH HOBART 7002**  
 Accreditation #: CC5364 H RAIA #: 48053

Project  
**STORE YARD & CAFE**  
**8 Electra Place, Mornington TAS 7018**

Client  
**Howrah Plumbing**  
**10 Electra Place, Mornington TAS 7018**

Drawing  
**INTEGRATED PARKING STRATEGY**

All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication  
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	DRAWN BY <b>J.B.</b>	SCALE <b>1:400 @A3</b>
	DATE <b>02.03.17</b>	
	PROJECT NO. <b>1613</b>	DRWN NO. <b>TP06</b>
	REV. <b>A</b>	



SCALE 1-200

Agenda Attachments -10 Electra Place, MorningtonPage 3 of 7

# PRELIMINARY



LEGEND	
	SELECT BLACK MULCH, OVER WEED MATTING.
	MOWED SELECT LAWN GRASS.
	SELECT ORNAMENTAL GRASSES - LIRIOPE VARIETIES: AMETHYST (LIRIOPE MUSCARI LIRTP- UP TO 400Hx400W), ISABELLA (LIRIOPE MUSCARI LIRF- UP TO 400Hx500W), JUST RIGHT (LIRIOPE MUSCARI LIRJ- UP TO 500Hx500W).
	BOTTLEBRUSH SHRUB - CALLISTEMON SPLENDENS (CALLISTEMON CITRINUS SPLENDENS- GROWS UP TO 2.5 METRES HIGH x 2 METRES WIDE).
	SILVER BIRCH TREE- BETULA PENDULA (GROWS UP TO 10 METRES HIGH x 6 METRES WIDE). PLANT AS SAPLING.

**loci** architecture + planning  
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Accreditation #: CC5364 H RAIA #: 48053

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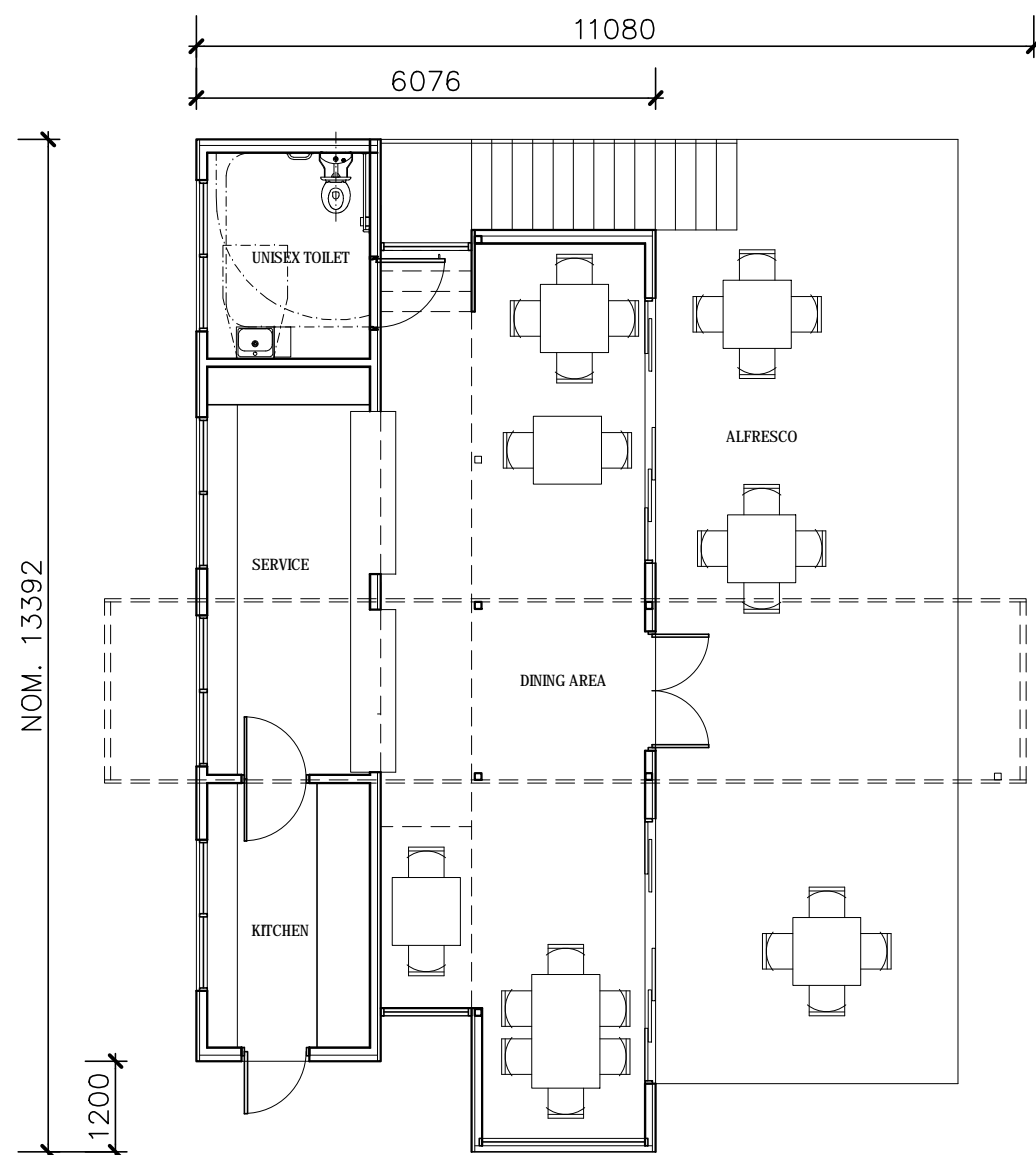
Drawing  
**LANDSCAPE PLAN**

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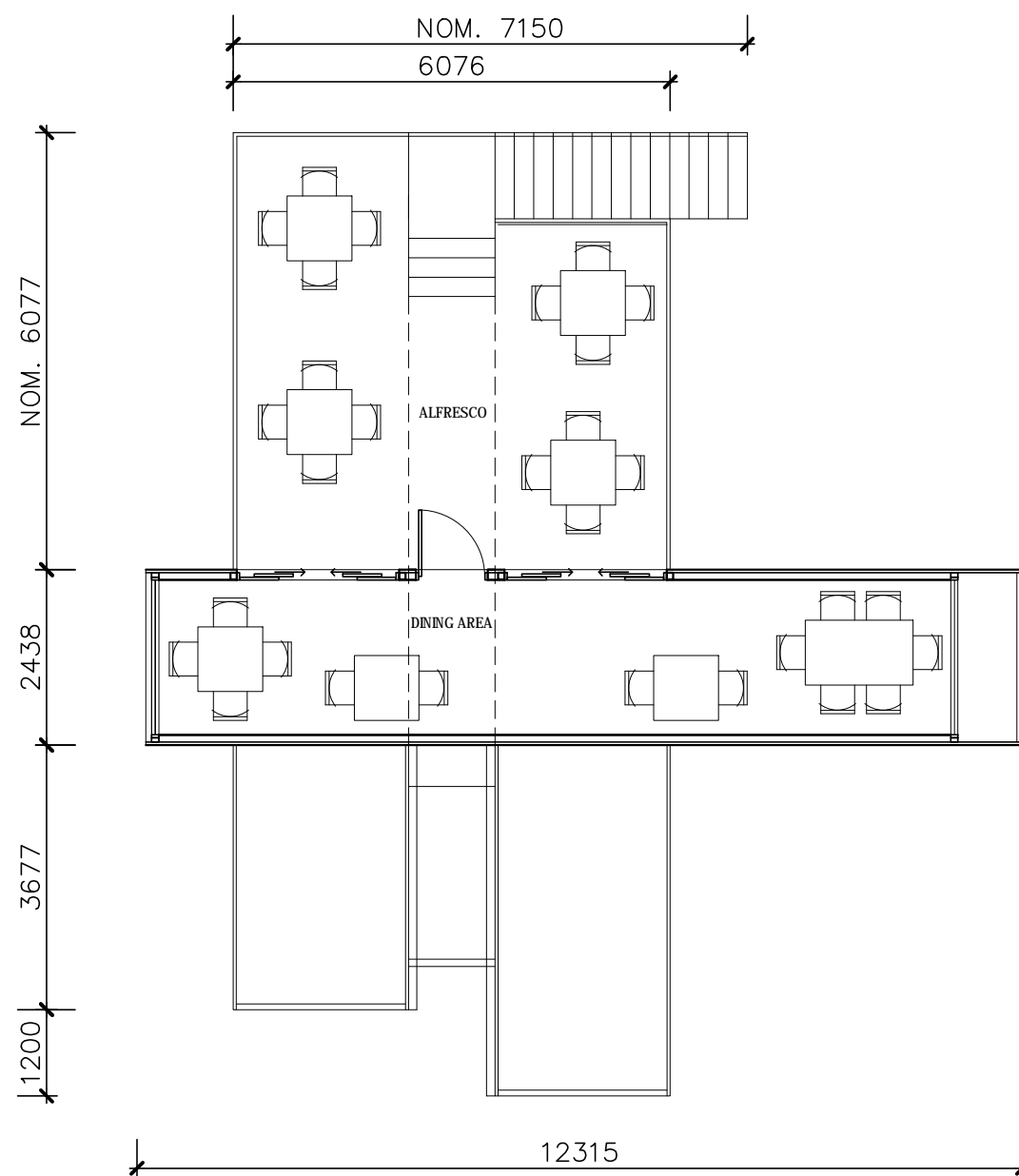
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	PROJECT NO. <b>1613</b>	DRWN NO. <b>TP05</b>
		REV.

PROPOSED LANDSCAPE PLAN  
SCALE 1:100

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

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Project

**STORE YARD & CAFE**

8 Electra Place, Mornington TAS 7018

Client

**Howrah Plumbing**

10 Electra Place, Mornington TAS 7018

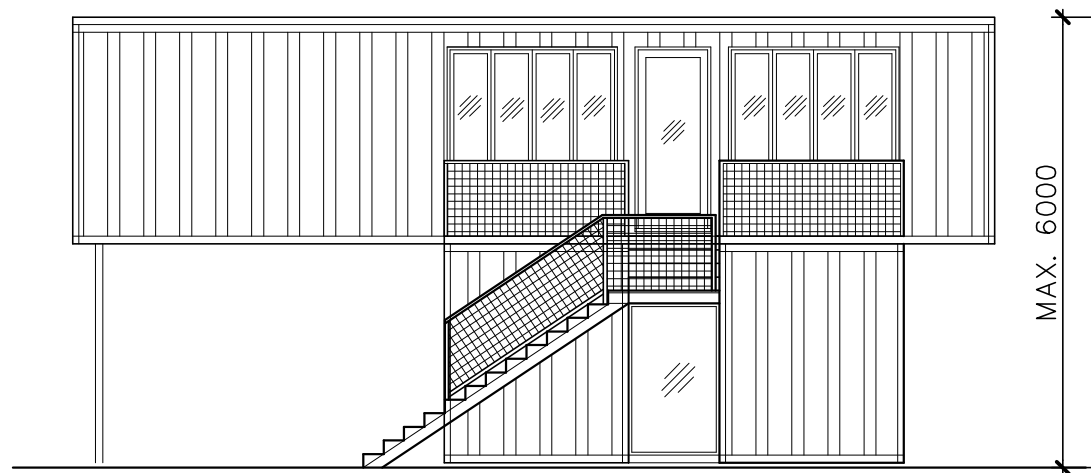
Drawing

**PROPOSED CAFE PLANS**

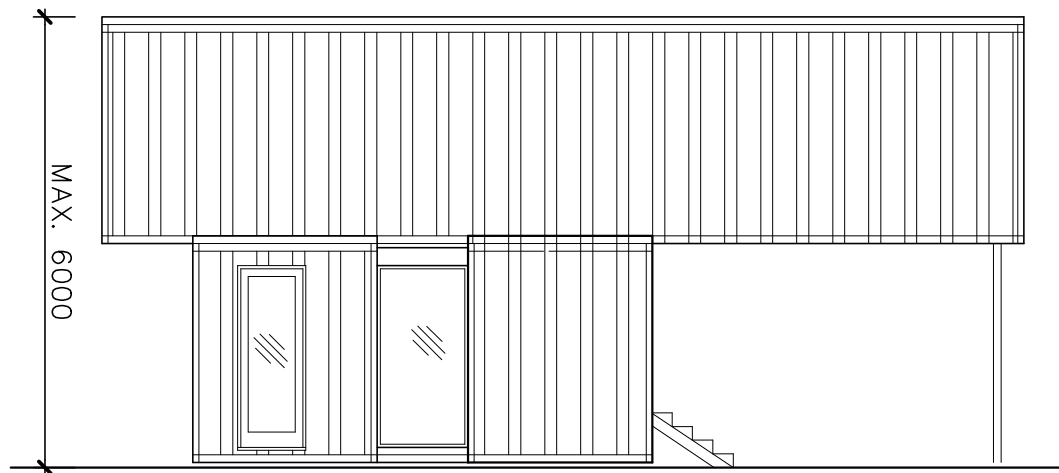
All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication.  
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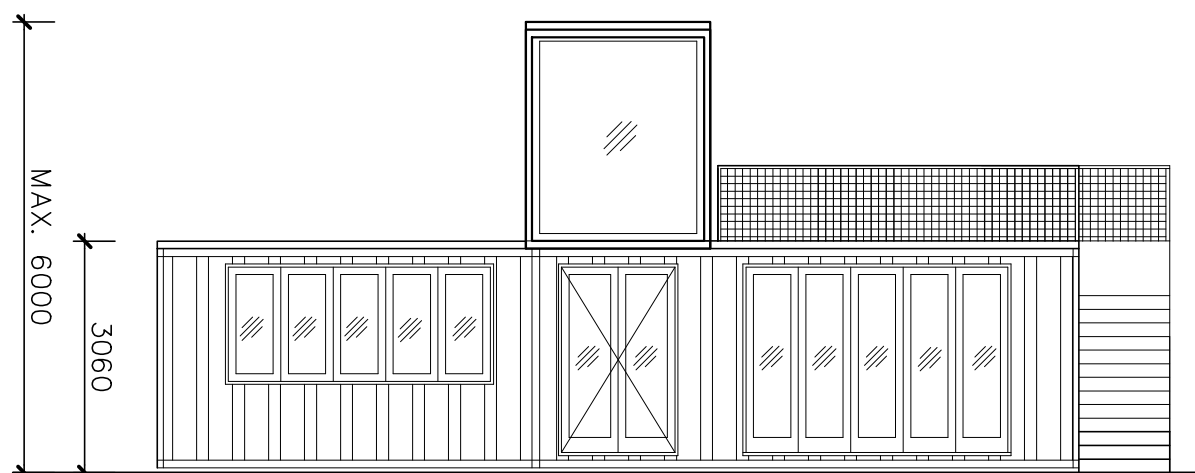
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



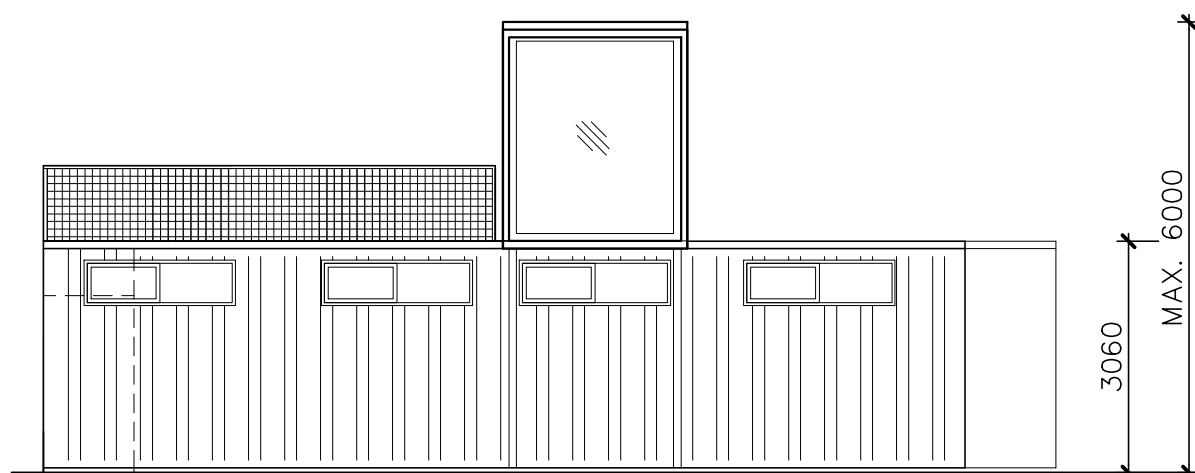
NORTH-WEST ELEVATION  
SCALE 1:100



SOUTH-EAST ELEVATION  
SCALE 1:100



NORTH-EAST ELEVATION (FRONTAGE)  
SCALE 1:100



SOUTH-WEST ELEVATION  
SCALE 1:100

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Project  
**STORE YARD & CAFE**  
8 Electra Place, Mornington TAS 7018

Client  
**Howrah Plumbing**  
10 Electra Place, Mornington TAS 7018

Drawing  
**PROPOSED ELEVATIONS**

All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication.  
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J.B.	1:100 @A3
DATE	
05.12.16	
PROJECT NO.	DRWN NO.
1613	TP04
	REV.

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

## 10 Electra Place, MORNINGTON



Site viewed from Electra Place, looking northwest towards development site



Site viewed from Electra Place, looking west towards development site

<b>11.4 CUSTOMER SERVICE</b>
------------------------------

Nil Items.

**11.5 ASSET MANAGEMENT****11.5.1 WALKING TRACKS ALONG RALPHS BAY COASTAL RESERVE AND BETWEEN OAKDOWNS AND LAUDERDALE**

(File No 04-04-03)

**EXECUTIVE SUMMARY****PURPOSE**

To seek approval to proceed with further planning, design and construction of a coastal walking track along the Ralphs Bay Foreshore within the Ralphs Bay Conservation Area and a pathway within the South Arm Road reservation between Oakdowns and Lauderdale.

**RELATION TO EXISTING POLICY/PLANS**

The Tracks and Trails Action Plan 2015-2020 and the Clarence Bicycle Strategy and Action Plan 2013-2017 both identify a trail connection between Oakdowns/Police Academy in Rokeby and Lauderdale Primary School. The bicycle plan identifies a route along the road corridor and the trails plan identifies a route along the coast.

**LEGISLATIVE REQUIREMENTS**

Not applicable.

**CONSULTATION**

Meetings have been held with representatives from the Department of State Growth and the Tasmanian Parks and Wildlife Service who are the land managers for the proposed track alignments. Both organisations have indicated they have no objections to the proposal, subject to required assessments and approvals.

**FINANCIAL IMPLICATIONS**

There is \$60,000 in the Capital Works Program for a Rokeby to Lauderdale Trail. These funds can be used to plan and construct a Ralphs Bay Coastal Track which is estimated to cost \$46,000 (\$9,000 for assessments and report and \$37,000 for construction), and undertake investigation and design of the Oakdowns to Lauderdale roadside trail.

**RECOMMENDATION:**

- A. That Council authorises planning and design of a footway between Oakdowns and Lauderdale Primary School along the north side of South Arm Road and.
- B. That Council authorises construction of a coastal walking track along the Ralphs Bay Foreshore within the Ralphs Bay Conservation Area, from Lauderdale to short of the private property boundary at 291 South Arm Road.

**WALKING TRACKS ALONG RALPHS BAY COASTAL RESERVE AND BETWEEN OAKDOWNS AND LAUDERDALE /contd...**

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**ASSOCIATED REPORT****1. BACKGROUND**

- 1.1.** The Clarence Tracks and Trails Strategy 2012 established the Clarence Foreshore Trail as 1 of the 6 significant trails for priority track development. The associated Tracks and Trails Action Plan 2008 - 2013 lists the creation of a walking track along the foreshore between Lauderdale and Rokeby as an immediate action to address missing links in the Clarence Foreshore Trail.
- 1.2.** The consultation relating to the Tracks and Trails Action Plan 2008 – 2013 revealed that 13% of respondents recognised the missing connection between Lauderdale and Rokeby as important. The main concern identified was the unsafe nature of walking and cycling along South Arm Road which is currently the only option for those wanting to cycle or walk between Lauderdale and Rokeby.
- 1.3.** The original proposed route is shown on Attachment 1 and connects Lauderdale along the foreshore to the Tasmania Police property progressing to South Arm Road and connecting to Oakdowns and Rokeby. There are 5 properties which the Clarence Foreshore Trail will pass through, all of which have title to the high water mark, these being 231-291 South Arm Road. Whilst 219 and 227 South Arm Road have public open space at the foreshore which is in Crown ownership. To the east of 291 South Arm Road there exists a reserve in the ownership of the Crown which is incorporated in the Ralphs Bay Conservation Area under the management of Parks and Wildlife Service.
- 1.4.** At its Meeting on 21 October 2013, Council resolved the following:

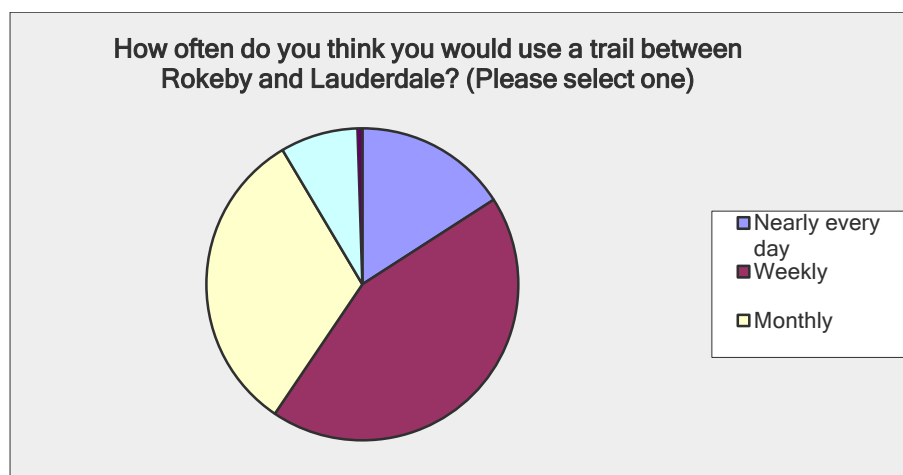
*“A. That Council adopts the attached plan as the preferred walking track from Lauderdale to Rokeby.*

- B. That Council authorise the General Manager to negotiate with each of the owners to secure a licence or easement of right-of-way over their title for the walking track as a temporary position.*
- C. That Council authorise the General Manager to request the Crown acquire the '100ft reservation' from each title to ensure a continuous foreshore reservation that allows for public access.*
- D. That Council authorise the General Manager to obtain written approval from Tasmania Police to allow for a connection from the foreshore to South Arm Highway through the Police Academy.*
- E. That Council authorise the General Manager to obtain written approval from Parks and Wildlife Service for the construction of a walking track along the foreshore.*
- F. The Lauderdale to Rokeby walking track be listed for consideration in the 2014/2015 Capital Works Program”.*

**1.5.** In accordance with “B” above, Council officers received only 2 responses to meet with the residents or their representatives and given that lack of response, it was decided to seek further direction from Council before proceeding with other actions arising from the 21 October 2013 meeting that may be pre-emptive. Following a further Council Workshop on 14 April 2014 and at its Meeting on 26 May 2014, Council resolved:

- “A. That Council adopts the attached plan as the preferred walking track from Lauderdale to Rokeby.*
- B. That Council authorises the General Manager or his nominated representatives to meet with each of the 5 property owners to discuss options in relation to the walking track and report the findings back to Council.*
- C. That Council authorises the General Manager to negotiate an agreement with Tasmania Police to allow for a walking track from the foreshore to South Arm Highway through the Police Academy.*
- D That the Council decision in respect to this matter be made available for release to the public to facilitate open dialogue”.*

- 1.6.** In accordance with “B” above a meeting was held on Thursday, 7 August 2014 with residents of properties affected by the proposed walking track. Three of the affected property owners attended the meeting along with 1 resident who resides on the northern side of South Arm Highway. A further owner was subsequently represented by their legal representative and the remaining 2 property owners were unable to be contacted. The residents who attended the meeting expressed their concerns in relation to the walking track along the foreshore and were generally opposed to the walking track impacting on their properties. The residents requested that Council investigate the option of constructing a track along the northern side of South Arm Road between Oakdowns and Lauderdale.
- 1.7.** A further Workshop was held on Monday, 24 November 2014 at which Council requested staff to conduct a survey to determine likely numbers that would use the track between Lauderdale and Rokeby and giving people 3 options for a walking track between Lauderdale and Rokeby from which to choose; 544 people responded and indicated a high level of support for a trail.



- 1.8.** In the 2015/16 Capital Works Program funding of \$60,000 was allocated for the construction of a coastal trail between Rokeby and Lauderdale.
- 1.9.** In July 2016, correspondence was received from the Hobart Dog Walking Club requesting the Ralphs Bay Foreshore Reserve (Crown Land) be made more accessible to the public by constructing an out-and-back walking track and to provide crossings over the gullies.

- 1.10.** At the Tracks and Trails Advisory Committee Meeting held on Thursday, 15 September 2016 the following motion was resolved in respect of a walking track between Rokeby and Lauderdale.

*“That the Committee supports the concept of staging the development of the Ralphs Bay Coastal Trail in 4 stages; namely:*

- Stage 1 – Lauderdale to Private Property Boundary (291 South Arm Road);*
- Stage 2 – Private Property Boundary to Mill Point;*
- Stage 3 – Mill Point to northern boundary of the Police Academy; and*
- Stage 4 – Northern Boundary of the Police Academy to Rokeby Village”.*

- 1.11.** A report was provided to Council at its 17 October 2016 Meeting with Alderman James moving a resolution that:

*“A. That Council endorse the resolution passed at the Special Meeting of the Tracks and Trails Advisory Committee held on Thursday 15 September 2016.*

*B. That resolution being:*

*The Committee supports the concept of staging the development of the Ralphs Bay Coastal Trail in 4 stages, namely:*

- Stage 1 – Lauderdale to Private Property Boundary at 291 South Arm Road;*
- Stage 2 – Private Property Boundary at 291 South Arm Road to Mill Point;*
- Stage 3 – Mill Point to northern boundary of the Police Academy; and*
- Stage 4 – Northern boundary of the Police Academy to Rokeby Village.*

*C. Council authorise the General Manager or his nominated representative to:*

- 1. commence negotiating with the Crown for authorisation to proceed with Stage 1 seeking approval to design and construct a track along the coastal reserve from Lauderdale to the property boundary at 291 South Arm Road; and*
- 2. subject to the above or satisfactory progress with the same, proceed with the design and costing of Stage 1; and*
- 3. list for consideration the construction of Stage 1 in the 2017/18 capital works program”.*

The motion lapsed for want of a Secunder.

- 1.12.** Developing Stage 1 of the track would address the request made by the Hobart Dog Walking Club to improve access to the Ralphs Bay Coastal Reserve. Due to the private property issues along the remainder of the route (Stages 2 and 3) a continuous footway from Oakdowns to Lauderdale along the South Arm Road reservation could be investigated to provide an active transport link.

## **2. REPORT IN DETAIL**

- 2.1.** At the Tracks and Trails Advisory Committee Meeting held on 15 September 2016, the committee identified the Ralphs Bay Coastal Reserve as Stage 1 for the development of a Clarence Coastal Trail between Rokeby and Lauderdale.
- 2.2.** At the Tracks and Trails Advisory Committee Meeting held on 8 December 2016, the requirements for developing a trail along the Ralphs Bay Coastal Reserve were discussed with a representative from the Tasmanian Parks and Wildlife Service and the process was outlined. Development of a track requires a Reserve Activity Assessment to be undertaken to determine the presence of Aboriginal Heritage to ensure compliance with the Aboriginal Relics Act, 1975 and flora identification prior to any works being approved. The outcomes of this assessment will inform the final route of the walking track and any special treatments relating to possible relic sites or sensitive vegetation.
- 2.3.** The estimate for this option is \$46,000 for Aboriginal Heritage Assessment and construction of a Class 3 walking track along the Crown Land foreshore reserve between the carpark on South Arm Road in Lauderdale and the gully at the end of the reserve. The project would include a seat on the point where the track terminates and provides views across Ralphs Bay. A gully at the end of the track provides a natural barrier to prevent walkers proceeding further along the coast. See Attachments 1 and 2.

- 2.4.** The Ralphs Bay Coastal Trail would provide an off-road walk for people seeking a pleasant and scenic location for exercise and enjoyment but does not meet the needs of people wanting to walk between Rokeby and Lauderdale. Given the unresolved nature of a continuous coastal track it is proposed to investigate a footway alongside the South Arm Road between Oakdowns and Lauderdale.
- 2.5.** Council's Recreation Planner for Trails and Bikeways met with 2 officers from the Department of State Growth in December 2016 and January 2017 to discuss the possibility of a Class 3 walking track along the northern side of the South Arm Road. They indicated that a track could be possible but Council would need to make a permit application to State Growth. The application would be assessed according to their guidelines and if satisfactory, a permit would be issued. A Class 3 walking track is 1.2m wide with gravel surface.
- 2.6.** The Department of State Growth has previously advised that the upgrading of this section of South Arm Road is not included in their forward planning and therefore design work has not commenced for the upgrade.
- 2.7.** To determine the viability for a footway along the northern side of South Arm Road a feasibility report was carried out by a track consultant in February 2017. See Attachment C.
- 2.8.** The feasibility report found that *“for the most part, a walking track from Rokeby (Oakdowns Parade) to Lauderdale (Acton Road) on the northern side of South Arm Road is feasible”*. The report identified a number of constraints due to limited widths in some sections of the road reserve at the corner of Oakdowns Parade and South Arm Road and the road verge adjacent to properties 244 to 288 South Arm Road.
- 2.9.** The estimated cost to construct the walking track/footway is \$166,500. The next phase is to undertake planning, design, liaison with the Department of State Growth and final cost budgeting.

### **3. CONSULTATION**

#### **3.1. Community Consultation**

During early 2015 an online survey was made accessible via Council's website with notices placed at Lauderdale Primary School and local shops directing people to the online survey. An article was published in the Eastern Shore Sun and a box was placed in the Council foyer for people to place their hand-written responses into. The survey concluded on Friday, 27 March 2015 with 544 responses received which were presented at Council's Workshop held Monday 13 April 2015. The results show that there is strong support for a trail along the foreshore, 65.8%, second preference is a path along the high or northern side of South Arm Road, 20.5%, and the least preferred option is a path along the low or southern side of South Arm Road, 13.7%.

#### **3.2. State/Local Government Protocol**

Preliminary meetings have been held with representatives of the Tasmanian Parks and Wildlife Service and the Department of State Growth. Further assessments are required prior to finalising location of tracks.

#### **3.3. Other**

Not applicable.

### **4. STRATEGIC PLAN/POLICY IMPLICATIONS**

Council's Strategic Plan 2016-2026 within the Goal Area of a well-planned liveable city contains the following:

*“Develop and implement a public open space network including quality public spaces, parks, reserves, and tracks and trails.*

*Provide and prioritise a safe, reliable and accessible pedestrian network.*

*Clarence Tracks and Trails Strategy 2012;*

*Clarence Bicycle Strategy & Action Plan 2013-17”.*

Council's Tracks and Trails Action Plan 2015-2020:

- Priority 1 trails project Clarence Foreshore Trail Rokeby to Lauderdale.

**5. EXTERNAL IMPACTS**

Not applicable.

**6. RISK AND LEGAL IMPLICATIONS**

The Ralphs Bay Coastal Track will terminate prior to the property boundary of 291 South Arm Road, Lauderdale and people using the track may be tempted to continue to Mill Point. However, the proposed end location for the track will provide visual cues to trail users not to continue by the termination of the gravel track and the installation of a seat. In addition, there is a tree-filled gully adjacent to the end of the track that provides a physical barrier to people continuing along the coast.

**7. FINANCIAL IMPLICATIONS**

There is \$60,000 allocated in the 2016/17 Capital Works Program that can be used to carry out planning work for both tracks as well as construct the Ralphs Bay Coastal Track, which is estimated to cost \$46,000 including planning and construction.

**8. ANY OTHER UNIQUE ISSUES**

Not applicable.

**9. CONCLUSION**

**9.1** There is a demonstrated community desire for a walking track along the Ralphs Bay Coastal Reserve. It is possible to construct a walking track that provides access to the coastal reserve on public land that meets the recreational needs of locals and visitors.

**9.2** Due to the unresolved nature of a future track along the coast from the Ralphs Bay Conservation Area to the Police Academy, an alternative route for a continuous walking link between Oakdowns and Lauderdale could be investigated.

- 9.3** Funding is available in the 2016/17 Capital Works Program to undertake further planning and design for a footway alongside South Arm Road and to construct a coastal walking track within the Ralphs Bay Conservation Area.

Attachments: 1. Photos (1)  
2. Ralphs Bay Coastal Track Report (9)  
3. Walking Track Feasibility Study (21)

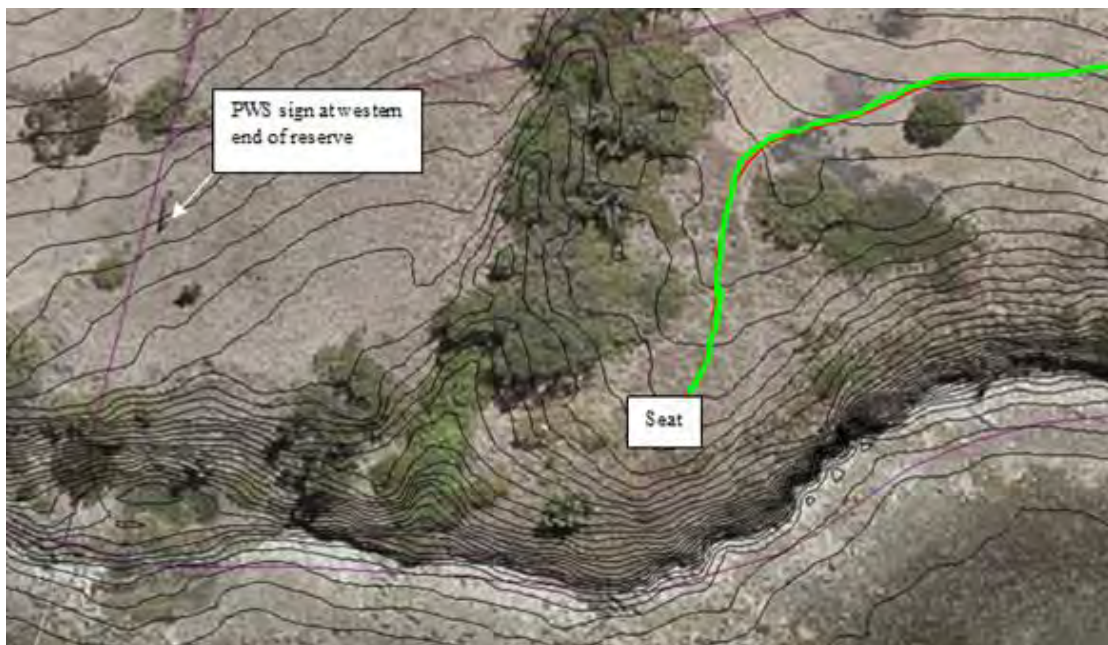
Ross Graham

**ACTING GROUP MANAGER ASSET MANAGEMENT**

## Attachment 1



The green line shows the location of the proposed Ralphs Bay Coastal Track. The orange line shows the location of the proposed footway along South Arm Road.



The track terminates near the end of the Parks and Wildlife Coastal Reserve. A gully provides a natural barrier to walkers from continuing further along the coast.



## Attachment 2



# Ralphs Bay Coastal Track

CLARENCE CITY COUNCIL, TRACK REPORT, JANUARY 2017

## Attachment 2

### Contents

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Map Ralphs Bay Coastal Track, proposed alignment .....	4
Track Construction notes – geotextile .....	5
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Figure 1. The proposed Ralphs Bay Coastal Track commences from South Arm Road.

## Attachment 2

### Introduction

Track Investigation of the proposed Ralphs Bay Coastal Track (cover photo) was conducted by a walking survey on 15 January 2017 by John Hughes. A GPS track log was used to produce a Google Earth Map (Map 1). Photographs document the track alignment. This report will describe a proposed track alignment to construct a gravel track along the Ralphs Bay coastal reserve. Construction is to Class Three Walking Track, AS2156.1-2001 (Appendix 1). Costings for track construction are provided (Table 1).

The track alignment is 1278 metres. The track commences at South Arm Road, close by the Ralphs Bay Conservation Area (Fig. 1). The seaward side of the track has a fence constructed by Parks and Wildlife, for safety (Fig. 2). The track traverses open grassland, which appears to be maintained by local residents mowing the area (Fig. 3). The track will terminate prior to a gully, near the end of the coastal reserve, opposite 305 South Arm Road. A PWS sign marks the boundary with private property at the western end of the reserve (Fig. 4). The proposed track alignment would be 1.2 to 1.5 metres wide



Figure 2. The seaward side of the track has a fence for safety, constructed by PWS, due to cliffs below.

## Attachment 2

### Track Construction Cost

The work assessment and cost provided is for the construction of a gravel walking track to meet Class Three Walking Track standard (Table 1). The track width would be 1.2 to 1.5 m wide.

Table 1. Cost and scope of track construction, proposed Ralphs Bay Coastal Track

Cost Item	Scope of Track Work	Cost
1278 metres	Ralphs Bay Coastal Track	
	Labour – 4 person crew x 15 days	\$25, 560
	Gravel	\$ 4, 500
	Culvert pipe, one only	\$ 500
	Geotextile – 1278 metres	\$ 5, 500
	Rock (imported)	\$ 1, 000
TOTAL	COST	\$37, 060 (+ GST)



Figure 3. The track alignment traverses open grassland which appears to be maintained by residents mowing. The seaward safety fence and a private property fence are seen, with a vegetated gully on the track alignment.

## Attachment 2

### Map Ralphs Bay Coastal Track, proposed alignment



Map 1. Ralphs Bay Coastal Track, showing the proposed 1278 metre alignment (Google Earth 2017).



Figure 4. A PWS sign marks the boundary with private property at the western end of the reserve.

## Attachment 2

### Track Construction notes – geotextile

The Ralphs Bay Coastal Reserve Track construction requires placement of geotextile, with gravel overlaid. The track is not suited to benching or any excavations due to the presence of potential midden sites along the entire proposed track alignment (Fig. 5). Geotextile also slows the growth of grass into the gravel track.



Figure 5. The Ralphs Bay Coastal Reserve Track proposed alignment has potential midden sites, to be assessed by Aboriginal Heritage Tasmania (AHT).

### Track Construction notes – gully traverses

The Ralphs Bay Coastal Reserve Track proposed alignment crosses several gullies (Fig. 6). For smaller gullies geotextile can be placed and covered with gravel or paving stones. Bridge construction would not be appropriate due to potential midden sites. One large gully (Map 2) is steep sided and runs down to the sea, with no obvious midden sites (to be assessed by Aboriginal Heritage Tasmania). It is proposed to construct a contoured route into the gully and then out again. Where there is a steep side slope in the gully, rock edging is required. A covered culvert place is placed in the creek line and strengthened with a rock retaining wall. Vegetation and trees within the gullies require pruning for walker access.



Map 2. Ralphs Bay Coastal Track, showing a large gully requiring a contoured traverse (Google Earth 2017).



Figure 6. Ralphs Bay Coastal Track alignment, showing gully to be traversed.

## Attachment 2

### Track Construction notes – seat with scenic view

A seat at the western end of the track provides a rest spot with scenic views over the bay and (Map 3). The seat requires replacement and a suggested design is a free-standing seat, requiring no digging in a potential midden site (Fig. 7). A more formal seat design could be used, this would have the legs buried in gravel to prevent vandalism and removal, yet require no digging.



Map 3. A seat is located at the West end of the track, before the gully and private property (Google Earth 2017).



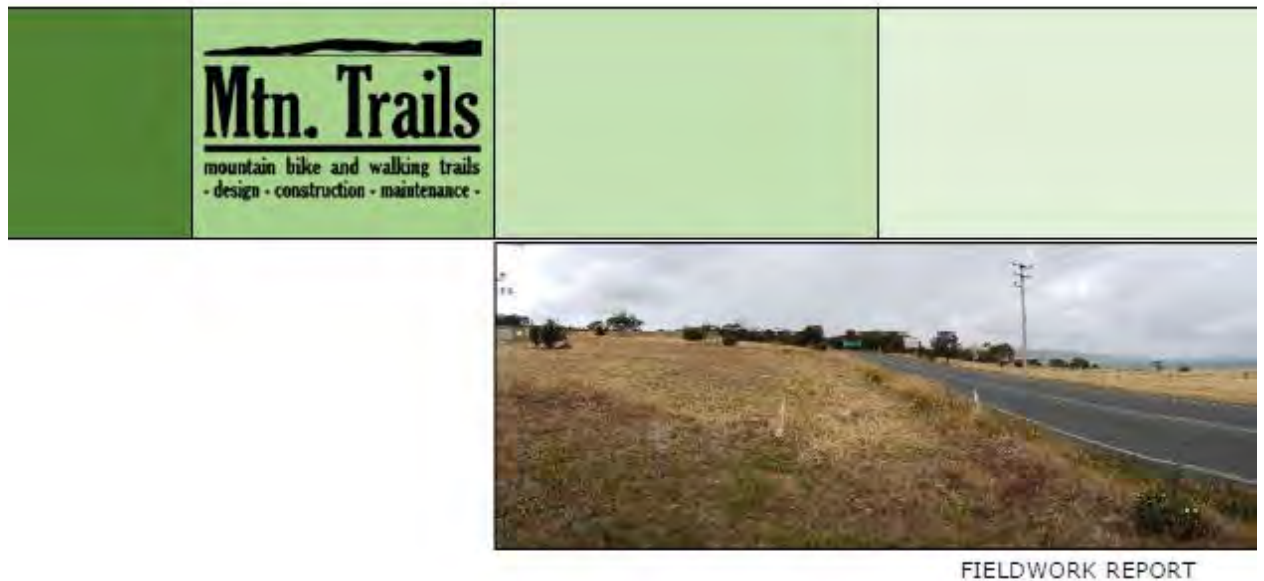
Figure 7. A possible seat design, requiring no digging, and suited to the area with apparent midden sites.

## Attachment 2

### Appendix 1. AS2156.1-2001 Class Three Walking Track

Item	Description
Overview	<p>Opportunity for visitors to walk in slightly modified natural environments requiring a moderate level of fitness and where the provision of interpretation and facilities is not common.</p> <p>Users can expect opportunities to observe and appreciate the Natural environment with limited provision of interpretative signage.</p> <p>Users can expect occasional encounters with others.</p>
<b>Elements for classification*</b>	
Track conditions	Generally, a modified surface, sections may be hardened. Width: variable and generally less than 1200 mm. Kept mostly clear of intrusions and obstacles.
Gradient	May exceed 1:10 for short sections but generally no steeper than 1:10. Steps may be common.
Signage	Signs and track markers may be used for direction. Limited signage for management and interpretation purposes.
Infrastructure	Facilities generally not provided except for specific safety and environmental considerations.
Terrain	Users need no bushwalking experience and a minimum level of specialized skills. Users may encounter natural hazards such as steep slopes, unstable surfaces and minor water crossings. They are responsible for their own safety.
Weather	Storms may affect navigation and safety.
<b>Guidance for managers</b>	
Facilities	Track head facilities may include toilets, picnic facilities, car parking, drinking water, camp sites and information shelters.
Management intervention	Moderate
Risk management	Built elements will be inspected and maintained regularly. Any built facilities will be managed for public risk. Inspection interval: 6 months or less
Track information	Track details will generally be shown on local maps and brochures. Route-guide authors should consult with the managing authority.
Usage and group size	The managing authority may impose limits on group sizes and total numbers. Access and use to be in accordance with permit conditions.
Publicity	Will normally appear on maps and brochures produced by the managing authority
Activity registration	Not required.
Route guides	Route guide authors encouraged to consult with the managing authority before publication.
Campsites	Visibly impacted sites for up to 12 tent sites, preferably dispersed in groups of no more than four tents. Toilets to be provided where required for environmental protection

\* It is only necessary to meet these requirements to classify a track



FIELDWORK REPORT

# WALKING TRACK FEASIBILITY STUDY

**Oakdowns Parade, Rokeby -  
Acton Road, Lauderdale**

	PREPARED FOR CLARENCE CITY COUNCIL FEBRUARY 2017
--	--

## Attachment 3



*Field work and report completed by:*

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### SUMMARY

*Mtn. Trails* was engaged by the Clarence City Council to undertake an on-ground feasibility study on a proposed Class 3 walking track from Rokeby to Lauderdale and provide recommendations in regards to the need to acquire private property to facilitate the sustainable construction of the track.

Fieldwork was undertaken in February and assessments made on various route options to determine a preferred alignment for the proposed track.

Total length of the proposed track is approximately 1.8km and traverses the undulating ground on road reserve adjacent to private freehold property along the northern side of South Arm Road.

The route crosses 15 private driveways, most with associated drainage infrastructure (open drains or culverts). Significant services infrastructure was evident along the entire route (Tas Water, Tas Network and telecommunication networks).

A desktop survey of natural values was carried out with one fauna species (the Eastern Barred Bandicoot, *Perameles gunnii*) flagged as vulnerable within the proposed alignment area. *Mtn. Trails* recommends that a full natural values assessment of the proposed route be undertaken as part of further planning.



**Overview of the potential alignment options**

## Attachment 3



### CONTENTS

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**Attachment A** Explanation of Track Construction Work Types

**Attachment B** International Mountain Bicycling Association, Trail Difficulty Rating System - User Guide and Land Managers Guide

**Attachment B** AS 2156.1-2001 Australian Standard, Walking Tracks Part 1: Classification and signage – Class 3

### 1. PROJECT OVERVIEW

*Mtn. Trails* was engaged by the Clarence City Council to undertake an on-ground feasibility study on a proposed Class 3 walking track from Rokeby to Lauderdale and provide recommendations in regards to the need to acquire private property to facilitate the sustainable construction of the track.

*Mtn. Trails* has also provided some construction recommendations and an estimate for costings for the proposed track.

The alignment is to make use of roadside reserves and existing adjacent Crown Land on the northern side of the South Arm Road corridor.



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## 2. OUR APPROACH

### 2.1 Aims

The following aims were used to guide the fieldwork and recommendations;

- ✓ Identify an alignment that would largely meet the AS2156.1-2001, *Walking Track Class 3* specifications.
- ✓ Identify an alignment that would be cost effective to construct and provide minimal ongoing maintenance costs.
- ✓ Provide an alignment and recommendations that would limit the need for built structures i.e. bridges and boardwalk.
- ✓ Where practical, keep gradients to under 10% (or less than half the cross slope) to provide a long term sustainable track.

### 2.2 Methodology

A map of the proposed route and the brief supplied by *Council* was used as a basis to start our on-ground investigations.

The area was walked several times over a two day period to identify the feasibility of an alignment and also aspects that would compromise the final track or increase construction costs.

A Garmin GPSMAP64s handheld GPS was used to navigate and record waypoints and a potential alignment. The handheld GPS provided horizontal accuracy of generally between +/- 3 to 5 metres which is deemed satisfactory for track planning purposes.

Garmin BaseCamp and Google Earth software was used to provide maps and 3D representations of the proposed alignment. An elevation profile was not produced due to a lack of accurate elevation data.

A Suunto clinometer was used to accurately gauge cross slope and potential track gradient. The route was not marked on-ground.

Consideration was given to existing local behaviour and use of the road side reserve through informal discussions with some residents adjacent to the proposed alignment.

---

### 3. FIELDWORK & ROUTE ASSESSMENT

In early February, *Mtn. Trails* undertook fieldwork to assess the feasibility of a walking track route alignment from Rokeby to Lauderdale.

Notes and advice from Council staff were used to determine a baseline to begin the fieldwork.

Over a two day period, the study area on the northern side of South Arm Road was traversed with issues waypointed and recommendations noted.

The route crosses 15 private driveways, most with associated drainage infrastructure (open drains or culverts). Significant services infrastructure was evident along the entire route (Tas Water, Tas Network and telecommunication networks).

A desktop survey of natural values was carried out with one fauna species (the Eastern Barred Bandicoot, *Perameles gunnii*) flagged as vulnerable within the proposed alignment area. *Mtn. Trails* recommends that a full natural values assessment of the proposed route be undertaken as part of further planning. It may be necessary to make changes to the proposed route once the results of this report is presented.

There is a small amount of existing, informal track in the assessment area. The proposed route utilises some of these existing alignments.

Without detailed boundary survey mapping, it was difficult to ascertain exact boundary locations. Some markers were found along the alignment and it was evident that some property acquisition will be necessary to complete the track.

Below are the waypoint locations with notes and recommendations.

### 3.1 Waypoint Locations



### Attachment 3



### 3.2 Waypoint Photos and Notes

WP198	WP198
	
Potential crossing point of South Arm Road at roundabout, (looking north).	Potential crossing point of Phil Fletcher Drive at roundabout, (looking west).

WP199	WP200	WP201	WP202
			
New Cul-de-sac at end of Estramina Drive. Potential start of alignment. Would require property purchase.	Edge of road at roundabout. Pinch point, nowhere for track to be constructed.	Only 2.5m from boundary fence to top of roadside batter. Significant stormwater infrastructure. No room for track without major infrastructure work.	Driveway (154 South Arm Road). Signage and drainage work.

### Attachment 3

<p>WP203</p>  <p>Corner of boundary only 2m from top of roadside batter. May require safety fence.</p>	<p>WP204</p>  <p>Intermediate boundary marker.</p>	<p>WP205</p>  <p>Corner of boundary.</p>	<p>WP206</p>  <p>Corner of boundary not on fence line, need accurate survey information.</p>
<p>WP207</p>  <p>Corner of boundary. 6+ metres to power pole but has a stay that will interfere with track alignment.</p>	<p>WP208</p>  <p>Driveway (218 South Arm Road). Signage and drainage work.</p>	<p>WP209</p>  <p>Driveways (222 and 230 South Arm Road). Signage and drainage work.</p>	<p>WP210</p>  <p>Pinch point between boundary and layby. Not enough room for track construction. Could reduce width of layby to accommodate track.</p>

### Attachment 3

WP211	WP212	WP213	WP214
			
Driveway (244 South Arm Road). Steep on eastern side. May need land acquisition from 244 to 288 South Arm Road.	Boundary indistinct but limited room for alignment due to roadside batter and top drain.	Driveway (258-268 South Arm Road). Signage and drainage work	Driveway (272 South Arm Road, 1st access). Signage and drainage work.

WP215	WP216	WP217	WP218
			
Driveway (272 South Arm Road, 2nd access). Signage and drainage work.	Driveway (288 South Arm Road). Signage and drainage work.	Fresh excavation	Driveway (302 South Arm Road). Steep cutting on west side of driveway Signage and drainage work.

### Attachment 3

WP219	WP220	WP221	WP222
			
Existing informal pad adjacent to 302 South Arm Road	Steep rock road cutting. Room for alignment close to roadway.	Possible to stay on high side of rock road cutting. Would require safety fence. Approx. 30m.	Informal pad crosses roadside drain. Possible to stay adjacent to boundary.

WP223	WP224	WP224a	WP224b
			
Driveway (320 South Arm Road). Culverts either side. Signage and drainage work	Driveways (334 and 346 South Arm Road). Bus stop. Layby. Track will need careful alignment to avoid bus stop and layby. Signage and drainage work.		

### Attachment 3

WP225	WP226	WP227	WP228
			
Informal pad.	Good alignment over top of road cutting on informal pad.	Driveway (358 South Arm Road). Signage and drainage work	Pinch point between boundary and power pole. Should be sufficient for 1m wide track

WP229	WP230	WP231	WP232
			
Only 2m from boundary fence to top of roadside batter and top drain.	Driveway (370 South Arm Road).	Easy alignment through Crown land	Logical termination of alignment opposite concrete pathway on Acton Road. Signage and drainage work

### 4. POTENTIAL ALIGNMENT FEASIBILITY

For the most part, a walking track from Rokeby (Oakdowns Parade) to Lauderdale (Acton Road) on the northern side of South Arm Road is feasible.

The ground is undulating but with no significant steep sections and could accommodate a track up to 1m wide. There are two major limitations listed below.

#### 4.1 Alignment Limitations

There are two key areas that offer limited scope to construct the proposed track;

1. The corner of South Arm Road and Oakdowns Parade, and
2. The road side verge adjacent to properties 244 to 288 South Arm Road.

1. The corner of South Arm Road and Oakdowns Parade, as shown in the photos below, offers limited space to construct a track. There is no feasible outcome to progress the track from here.



### Attachment 3

Options to avoid this point are shown on the map below and both have limiting factors. Option 1 has multiple road crossings utilising the roundabout traffic islands and is potentially hazardous to both track and road users. It would also require significant work to stormwater infrastructure to allow the track to access the roadway. Option 2 would be to start the track from the cul-de-sac at the end of Estramina Drive, this land is being sub divided and is currently for sale.



The undeveloped cul-de-sac of Estramina Drive and junction with Oakdowns Parade

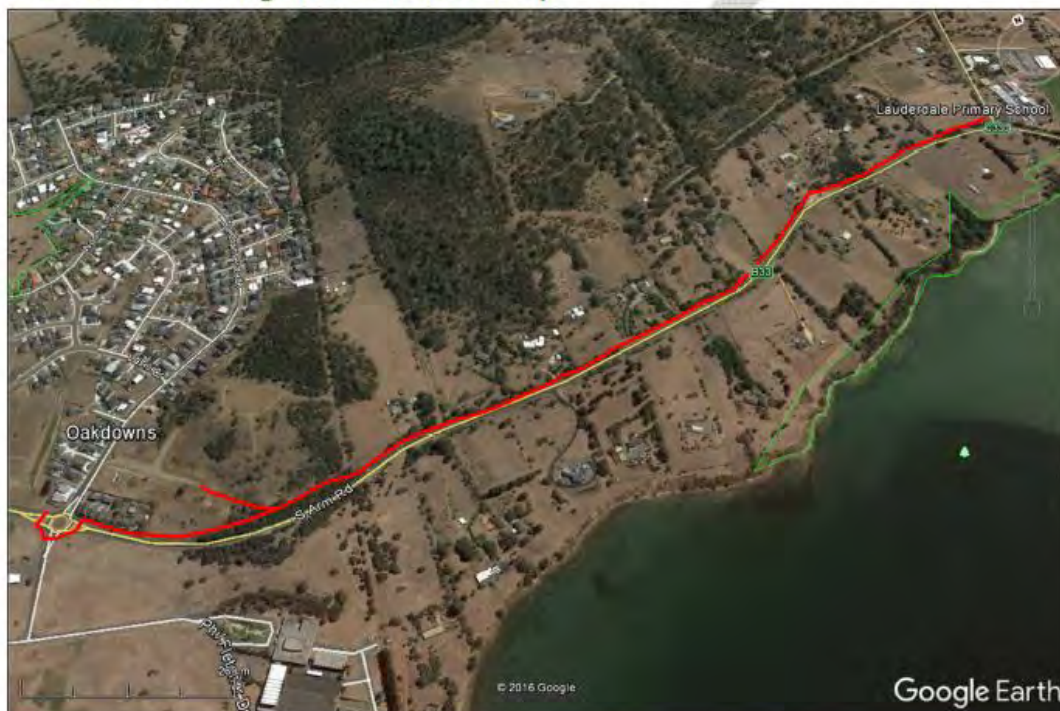
## Attachment 3

2. *Mtn. Trails* recommends CCC undertake a detailed boundary survey along the entire route. However, it was evident after a desktop cadastral survey and during the fieldwork, that it is likely Council will need to acquire land from 244 to 288 South Arm Road. There is insufficient width for the proposed track between the property boundaries and the roadside batter and associated drains.



*Area marked blue has limited space available for proposed track*

## 4.2 Potential Alignment Route Map



MTN. TRAILS – ROKEBY TO LAUDERDALE WALKING TRACK FEASIBILITY STUDY- FEBRUARY 2017

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## 4.3 Potential Alignment Breakdown

Route Segment	Distance	Track Status	General Grade	Construction Guidelines			
				User Groups	Track Direction	Track Surface	Suggested Classification
1. ESTRAMINA DRIVE → ACTON ROAD	1700m	New track	Undulating	Walkers only*	Dual directional	Mostly natural surface with some imported gravel	Class 3
TOTAL DISTANCE (APPROXIMATE)	1.7km						

Route Segment	Distance	Track Status	General Grade	Construction Guidelines			
				User Groups	Track Direction	Track Surface	Suggested Classification
1. OAKDOWNS PARADE → ACTON ROAD via SOUTH ARM ROAD CROSSINGS AT ROUNDABOUT	1980m	New track	Undulating	Walkers only*	Dual directional	Imported compacted gravel	Class 3
TOTAL DISTANCE (APPROXIMATE)	1.98km						

\* Mtn. Trails recommends consideration be given to a dual use, walker and cycle track

MTN. TRAILS – ROKEBY TO LAUDERDALE WALKING TRACK FEASIBILITY STUDY- FEBRUARY 2017

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## 5. NATURAL VALUES AND CULTURAL HERITAGE

A desktop survey of natural values was carried out as part of the feasibility study. One fauna species, the Eastern Barred Bandicoot, *Perameles gunnii* was flagged as known to occur within the proposed alignment area. No known vulnerable or threatened flora species were found.

*Mtn. Trails* recommends that a full natural values assessment and detailed cultural heritage survey of the proposed route be undertaken as part of further planning.

It may be necessary to make changes to the proposed route once the results of these reports are presented.



Screen shot of the desktop Natural Values Assessment of the proposed alignment  
(<http://maps.thelist.tas.gov.au/listmap/app/list/map>)

### 6. CONSTRUCTION STANDARDS

As recommended by *Council* in the original brief, it is anticipated that the Australian Walking Track Standards (AS2156.1-2001 and AS2156.2-2001) Class 3 would guide the final design and construction standards for the new track.

It is recommended that the new track be constructed utilising a full bench style construction method with a rolling contour nature. The majority of the route has minimal cross slope, therefore, Low Benching would be the predominate work type. *Attachment A Explanation of Track Construction Work Types*, details standard construction types and methods recommended.

South Arm Road, from Rokeby to Lauderdale, has little or no hardened shoulder. As such, *Mtn. Trails* suggests that consideration be given to a dual directional, shared use approach to further track planning and design. *Mtn. Trails* believes it is feasible that an IMBA standard, *Easiest - Green Circle* track could be constructed along the alignment identified.

Furthermore, consideration should be given to constructing a hardened track surface by importing gravel to provide a hard wearing and low maintenance surface suitable for a range of user groups.



## 7. COSTINGS

It is expected that contractors would employ the services of mechanised equipment such as mini excavators and power carriers which is standard practice for track construction. The costings are estimates based on typical current market value of professional, high quality, sustainable trail construction of a hardened gravel track.

As estimate of \$35-\$45 per metre is recommended for future planning and funding applications.

This estimate includes minor vegetation removal as part of the track construction process, but does not include the significant tree removal that is required between WP206 and WP213. It also does not include traffic management costs which would be required due to the proximity to a major roadway.



*Pictures showing the need for significant tree removal from WP206 to WP213*

The estimated construction costs also excludes service location fees and trackside infrastructure.

**11.6 FINANCIAL MANAGEMENT**

Nil Items.

**11.7 GOVERNANCE****11.7.1 COMMUNITY SUPPORT GRANTS**

(File No 09-17-05A)

**EXECUTIVE SUMMARY****PURPOSE**

To consider the Community Grants Panel's recommendations for the allocation of financial assistance in respect of the March 2017 round of Community Support Grants.

**RELATION TO EXISTING POLICY/PLANS**

- Community Grants Policy; and
- Social Plans including: Youth Plan; Cultural Arts Plan; Positive Ageing Plan; Access Plan; Health and Wellbeing Plan; Cultural History Plan; Community Participation Policy; Clarence Events Plan and Community Safety Plan.

**LEGISLATIVE REQUIREMENTS**

Nil.

**CONSULTATION**

Nil.

**FINANCIAL IMPLICATIONS**

There is an annual budget for the Community Grants Program including the bi-annual Community Support Grants.

**RECOMMENDATION:**

That Council approves financial grants to community groups and organisations, as detailed in the schedule attached to the Associated Report, amounting to \$11,229.

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**ASSOCIATED REPORT****1. BACKGROUND**

- 1.1.** A funding round for bi-annual Community Support Grants closed on 15 March 2017 and 10 applications were received (refer Attachment 1).
- 1.2.** The Community Grants Assessment Panel reviewed all applications and has recommended 8 projects be funded to varying amounts.

**2. REPORT IN DETAIL**

- 2.1.** The Community Support Grants program was advertised in the Council Rates News, and the Eastern Shore Sun and on Council's website. An email was sent to all non-profit groups listed in the Community Directory.
- 2.2.** Applications for this round of the Community Support Grants closed on 15 March 2017 and a total of 10 applications were received for funding totalling \$14,229.
- 2.3.** Eight of the applications received have been recommended to Council for approval.
- Two applications were not supported:
    - The Lindisfarne Memorial Tennis Club requested \$1,500 for new vinyl flooring in the utilities room. This was considered infrastructure costs and it is not eligible under the Grants Guidelines. The building is owned by Council but under the lease terms the club is responsible for the upkeep and on-going maintenance, which includes floor coverings.
    - The Shepherd Centre for Deaf Children requested \$1,500 for their Reach Out, Connect and Communicate program supporting children with hearing loss from the City of Clarence. The proposed project is to provide Early Intervention Auditory Verbal Therapy to children to develop their listening, speech and language skills through videoconferencing with parents and therapists travelling to the State to visit the children face to face to provide assistance and therapy at home. They are currently working with 2 families from Clarence. The grant assessment panel considered that funding this program would be supplementing their core business, which is not the domain of Local Government. The program is to provide an individual benefit and not a community based project.

**3. CONSULTATION**

**3.1. Community Consultation**

Nil.

**3.2. State/Local Government Protocol**

Nil.

**3.3. Other**

Nil.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS**

**4.1.** The Community Support Grants aim to support groups for amounts of up to \$1,500 for one-off activities or projects that benefit the Clarence Community.

**4.2.** The Grants Program is a strategic investment tool, assisting the community to meet and respond to Council's priorities and vision as outlined in the Strategic Plan 2016-2026. It enables Council to contribute to the community by:

- supporting local communities to build on existing capacity and progress their health and well-being;
- supporting local communities to sustainably manage and enhance the natural and built environments of the City;
- supporting local communities to work together for a vibrant, prosperous and sustainable city; and
- encouraging engagement and participation in the community.

**4.3.** It operates in the context of other related Council Policies, Plans and Activities, for example: Youth Plan; Cultural Arts Plan; Positive Ageing Plan; Cultural History Plan; Access Plan; Health and Wellbeing Plan; Community Participation Policy; Clarence Events Plan and Community Safety Plan.

**5. EXTERNAL IMPACTS**

Nil.

**6. RISK AND LEGAL IMPLICATIONS**

Nil.

**7. FINANCIAL IMPLICATIONS**

A budget of \$35,000 has been approved for the 2016/17 financial year. Funding of \$18,481 is available for distribution in this round. The Community Support Grant is a bi-annual grant and the total amount recommended by the panel for this round is \$11,229.

**8. ANY OTHER UNIQUE ISSUES**

Nil.

**9. CONCLUSION**

The Community Grants Panel has assessed 10 applications and 8 are recommended to Council for approval for the amounts indicated as per the attached schedule.

Attachments: 1. Community Support Grants March 2017 Schedule (5)

Andrew Paul  
**GENERAL MANAGER**

<b>Community Support Grants – March 2017</b>	
<b>Applications Supported For Consideration</b>	
<b>Applicant:</b>	<b>Choral Productions Tasmania</b>
<b>Project:</b>	<b>Southern Tasmania Anzac Day Concert</b>
<b>Funds Requested:</b>	<b>\$1,500.00</b>
<p><b>Project Description:</b> The grant application is for costs to host an Anzac Day Concert at Citywide Mornington. A concert of songs of live, loss, leaving, homecoming, commemorating service men and women from before WW1 up to today. The 2½ hr concert will feature choirs, soloists and the Clarence City Band at Citywide. Choral Productions is a major choral group on the Eastern Shore.</p> <p><b>Comments:</b> Meets the criteria. Aligns with Council's Health and Wellbeing Plan. This application is supported by the Grants Assessment Panel as there is a social benefit for the community.</p> <p><b>Recommendation:</b> The application is supported for the amount of \$1,500.00.</p>	
<b>Applicant:</b>	<b>South Arm Community Choir (auspiced by South Arm Peninsula Residents Association)</b>
<b>Project:</b>	<b>Purchase of Keyboard</b>
<b>Funds Requested:</b>	<b>\$1,400.00</b>
<p><b>Project Description:</b> The grant application request for funding is to purchase a Casio keyboard and stool to be used at rehearsals and performances. The current keyboard is borrowed and prone to breakdown. The new keyboard would be stored at the Community Centre. The choir provides opportunities to be involved in the community, make a contribution and feel valued. The choir welcomes new members and is continuing to grow.</p> <p><b>Comments:</b> Meets the criteria. Aligns with Council's Health and Wellbeing Plan. A quote for the keyboard. This application supported by the Grants Assessment Panel as there is a benefit for the South Arm community.</p> <p><b>Recommendation:</b> This application is supported for the amount of \$1,400.00.</p>	
<b>Applicant:</b>	<b>Lindisfarne AFL Masters Football Club</b>
<b>Project:</b>	<b>Lindisfarne Women's AFL Team</b>
<b>Funds Requested:</b>	<b>\$1,500.00</b>
<p><b>Project Description:</b> The aim of this project is to establish a Lindisfarne Women's team and enter a team representing the Lindisfarne Football Club in the Women's 2017 Southern Regional League. There is a revolution unfolding in Women's AFL football; with numbers increasing quicker than any other codes. This explosion has gathered more momentum with the successful launch of Women's Big Bash League (BBL) in December 2016 and the AFL Women's competition in February 2017. The Southern Women's Regional Football league has been established for the current football season to support the Tasmanian Women's Premier League which has run for a number of years. The number of teams in the premier competition has been reduced from the 2016 season, filtering players into the regional competition. Five licences have been issued to Southern Regional clubs with the possibility of issuing a sixth licence to Lindisfarne.</p>	

The successful implementation of a women's team at Lindisfarne will:

- create a senior pathway for youth players within the club,
- encourage ongoing participation from athletes who are not suitable for the premier competition,
- encourage participation and activity from members of the Clarence municipality, and
- Establish an inaugural board of 5 people who have the expertise, drive and capacity to meet the challenge that increased female participation numbers create.

The funds requested through the grant application are for training of coaching staff and equipment for the new team.

**Comments:** Meets the criteria. Aligns with Council's Health & Wellbeing Plan. This application is supported by the Grants Assessment Panel on the condition that the Club is successful in achieving a licence for Women's Football.

**Recommendation:** This application is supported for the amount of \$1,500.00.

<b>Applicant:</b>	<b>Rokeby High School Association</b>
<b>Project:</b>	<b>Clarence Plains Youth Community Performance</b>
<b>Funds Requested:</b>	<b>\$1,500.00</b>

**Project Description:** The Clarence Plains Youth Community Performances project aims to provide a rich experience for young people in the areas of Rokeby, Clarendon Vale, Lauderdale and surrounds in the areas of Dance and performing arts. Over the years, Rokeby High School's (now Bayview Secondary College) commitment to including the broader community and creating equity and access to performing arts has expanded in scope and popularity.

This proposal aims to build upon these strong foundations by including an assistant choreographer and community artists which will allow even more young people to be involved in this project. This will provide a greater number of participating young people with the opportunity to share performances with meaningful community narratives such as mental health, personal and community safety, and global cultures. These will be shared at multiple events such as school fairs, Youth Week events, charity events (such as Stay ChaTY, Headspace, and Harmony Day), World Games Day, and community celebrations.

**Comments:** Meets the criteria. Aligns with the Council's Youth Plan and Health & Wellbeing Plan. The Grant Assessment Panel agreed that this project will provide a valuable learning opportunity for young people.

**Recommendation:** This application is supported for the amount of \$1,500.00.

<b>Applicant:</b>	<b>Cremorne Playgroup</b>
<b>Project:</b>	<b>Big Night of Quiz Fun (and Beyond)</b>
<b>Funds Requested:</b>	<b>\$1,500.00</b>

**Project Description:** The request is for funds to purchase 10 tables and 2 portable speakers for use at the Cremorne Playgroup Quiz night planned for November. Tables have been borrowed in the past. The equipment will be used for other Cremorne events such as the Christmas Party, Long Table Lunch, Winter Disco, Jazz Festival and BBQs.

**Comments:** Meets the criteria. Aligns with Council's Health and Wellbeing Plan. This application is supported by the Grants Assessment Panel.

**Recommendation:** This application is supported for the amount of \$1,500.00.

<b>Applicant:</b>	<b>Nayri Niara Good Spirit Festival</b>
<b>Project:</b>	<b>Screen Printing Skills Workshop</b>
<b>Funds Requested:</b>	<b>\$931.00</b>
<p><b>Project Description:</b> The proposed project is to provide eight participants basic Screen printing skills workshops to be held in Lindisfarne, to enable them to work with local Aboriginal community members through "Nayri Niara Good Spirit Festival" being held on Bruny Island.</p> <p>The participants will take away the skills from the workshops to be able to print onto T-shirts and material. The goal is that by training a small number of artists with these skills they will be able to engage with their own community and share the ability to express cultural symbols and messages through prints to their own community and the wider Clarence community and Tasmanian community. The opportunity for this engagement will come with the Nayri Niara good spirit Festival where further workshops will be held with the participants using and passing on their new skills to people taking part of the festival.</p> <p>The workshop will be held at the Moving Creature studio, an artist run initiative that has been operating in Lindisfarne since 2013.</p> <p><b>Comments:</b> Meets the criteria. Aligns with Council's Health and Wellbeing Plan, Community Arts Plan and Youth Plan. This application supported by the Grants Assessment Panel as it encourages participation in learning new skills and community engagement.</p> <p><b>Recommendation:</b> This application is supported for the amount of \$931.00.</p>	
<b>Applicant:</b>	<b>The Little HELP Project Tasmania</b>
<b>Project:</b>	<b>LHP Sponsorship Program</b>
<b>Funds Requested:</b>	<b>\$1,500.00</b>
<p><b>Project Description:</b> The Little HELP Project Tasmania would like to sponsor 7 girls aged 14-17 to engage in self-development and self-defence classes. These girls will be identified through school social workers and teachers in Clarence schools. They may be disadvantaged, disempowered, marginalised or isolated. The sponsorship program will provide each participant with access to a girl's only class of Brazilian Jiu Jitsu and regular workshops targeting various themes such as tolerance, relationships, mindfulness, individuality leadership and girl power. Sessions will be facilitated by The Little HELP Project Tasmania and may include guest speakers or skill based activities at the PCYC. The project aim is to promote positive protective factors and improve vocational aspiration within students. The funds requested in the application are to provide transport and class fees for the 7 girls.</p> <p><b>Comments:</b> Aligns with Council's Health and Wellbeing Plan and Youth Plan. This application is supported by the Grants Assessment Panel.</p> <p><b>Recommendation:</b> This application is supported for the amount of \$1,500.00</p>	
<b>Applicant:</b>	<b>Fairway Rise Ukulele Group (auspiced by Southern Cross Care)</b>
<b>Project:</b>	<b>Purchase of Amplifying Equipment</b>
<b>Funds Requested:</b>	<b>\$1.398.00</b>
<p><b>Project Description:</b> The group's aim is to provide musical entertainment for residents of Fairway Rise Village and the residential aged care facility. The equipment will also be available for use by other groups within the village. The funding request is to purchase instruments, microphones and speakers.</p>	

**Comments:** Meets the criteria. Aligns with Council's Health and Wellbeing Plan and Positive Ageing Plan. A quote has been provided for the equipment requested. This application is support by the Grant Assessment Panel as it will increase the health and wellbeing and social outcomes of older members of the Clarence community.

**Recommendation:** This application is supported for the amount of \$1,398.00.

**9 Applications Supported**

**Total \$11,229.00**

## Community Support Grants – March 2017

### Applications Not Supported For Consideration

**Applicant:** Lindisfarne Memorial Tennis Club

**Project:** Utilities Room Flooring

**Funds Requested:** \$1,500.00

**Project Description:** The proposal is to replace the existing vinyl floor in the utilities area including the kitchen, ladies' change room and men's change room of the clubhouse with heavy duty vinyl floor covering. The current covering is fraying and cracking which is causing the vinyl to lift in place and has become a health & safety issue for the club members. The project includes lifting old vinyl, levelling the floor with self-determining cement, lay hardboard base and lay the new vinyl. The project is to complete the renovation of the club house, including new ceilings, new walls, painting, bench-tops, cupboards and new windows and to overcome health and safety issues with the existing floor coverings being substandard.

**Comments:** this application does not meet the criteria. The development, upgrading or renovating of government owned or privately owned facilities (built infrastructure and fixtures) is ineligible for grant funding. The building is owned by Council but under the lease agreement the club is responsible for the upkeep and ongoing maintenance.

**Recommendation:** This application is not supported by the Grants Assessment Panel.

**Applicant:** The Shepherd Centre for Deaf Children

**Project:** Reach Out, Connect and Communicate

**Funds Requested:** \$1,500.00

**Project Description:** Reach Out, Connect & Communicate is a comprehensive early intervention program for children with hearing loss from the City of Clarence. The project will provide support to these children to develop speech and language to go to mainstream school and reach their maximum potential.

The Program will include 2 components

- Tele-intervention – parents from City of Clarence will be able to participate to the sessions remotely via online video-conferencing system
- Home visits – our therapists will visit the children with hearing loss and provide them with practical face to face assistance and therapy at home.

The aim of the program is to give access to children with hearing loss living in the City of Clarence to Early Intervention Auditory Verbal Therapy (AVT) and to enable them to develop their listening, speech and language skills. There is currently no organisation specialised in paediatric hearing loss in Tasmania which provides holistic support for children and families.

The Centre is currently working with 2 families in Clarence.

The Shepherd Centre is based in NSW and does not have an outreach centre in Tasmania.

**Comments:** Does not meet the criteria. While being supportive of the benefits of the program, the Grants Assessment Panel questioned supporting this application as it is only providing support to 2 families in Clarence and it is not a whole of community project. The grant assessment panel considered that funding this program would be supplementing their core business which is not the domain of Local Government. The program is more welfare based - to provide an individual benefit and not a community based project.

**Recommendation:** This application is not supported by the Grants Assessment Panel.

**2 Applications not supported**

**Total \$3,000.00**

## Community Support Grants – March 2017

### Funding Summary

2016-2017 budget allocation for Community Support Grants (September 2016 & March 2017 rounds)	\$35,000.00
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Funding allocated in the September 2016 round	\$16,519.00
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Funding available for the March 2017 round	\$18,481.00
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<b>Total</b>	<b>\$35,000.00</b>
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9 Applications are supported at a total of \$12,729.00	\$11,229.00
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Total funds allocated for 2016/2017 (if recommendations are approved)	<b>\$27,748.00</b>
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Balance Unallocated	<b>\$7,252.00</b>
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**11.7.2 INVESTMENT STRATEGY**

(File No 15-10-10)

**EXECUTIVE SUMMARY****PURPOSE**

To consider a draft Investment Strategy as an extension to the adopted Investment Policy.

**RELATION TO EXISTING POLICY/PLANS**

Consistent with adopted Investment Policy and Strategic Plan.

**LEGISLATIVE REQUIREMENTS**

No issues to be addressed.

**CONSULTATION**

No issues to be addressed.

**FINANCIAL IMPLICATIONS**

No direct financial implications.

**RECOMMENDATION:**

That Council adopts the draft Investment Strategy and Policy.

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**ASSOCIATED REPORT****1. BACKGROUND**

As part of its past work, the Audit Panel commissioned an internal audit project relating to Council's investment portfolio. This resulted in a recommendation that an investment strategy be developed. The proposed approach was to include a strategy statement on the front end of Council's existing Investment Policy, creating an integrated document.

**2. REPORT IN DETAIL**

**2.1.** The draft Strategy and Policy is attached for Council's consideration (refer Attachment 1). The strategy section identifies the primary purposes for which cash is held, considers liquidity and risk issues, and seeks to articulate Council's objectives. It has been recommended to Council for adoption by the Audit Panel (Meeting of 28 March 2017) and reflects consideration of the draft at a Council Workshop on 3 April 2017.

**2.2.** In considering this matter, the views of the Audit Panel were also sought in relation to supervision of the management of Council's investment portfolio. At 31 December 2016 the portfolio was \$62m representing a significant Council asset. All investments are currently held in term deposits (other than a small proportion in cash). Given:

- the significant size of funds being invested;
- the identified purposes and durations of the funds held;
- very low interest rate environment; and
- Council's risk appetite;

it is likely that improved investment outcomes could be achieved with little additional risk.

**2.3.** The area of financial asset advice incorporating portfolio construction is highly specialised and would best be provided to Council by an experienced firm of asset consultants. It is proposed that an amount be included in the 2017/2018 budget for consideration by Council for this purpose, and that subsequently expressions of interest are called to undertake this role. The level of professional fees involved would clearly be determined by the range and level of services provided.

**2.4.** Should an asset consultant be appointed it is likely that the fee would be substantially off-set by higher investment earnings, subject to the level of investment in products other than term deposits acceptable to Council.

**2.5.** The Audit Panel recommended this approach to Council. This will form part of Council's consideration of the 2017/2018 budget, and accordingly does not require a decision of Council at this stage.

### **3. CONSULTATION**

#### **3.1. Community Consultation**

No issues to be addressed.

**3.2. State/Local Government Protocol**

No issues to be addressed.

**3.3. Other**

No issues to be addressed.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS**

Consistent with adopted Investment Policy and Strategic Plan which includes “...maintaining consistent cash flows, ample liquidity, and ready access to capital”.

**5. EXTERNAL IMPACTS**

No issues to be addressed.

**6. RISK AND LEGAL IMPLICATIONS**

No issues to be addressed.

**7. FINANCIAL IMPLICATIONS**

No direct financial implications.

**8. ANY OTHER UNIQUE ISSUES**

No issues to be addressed.

**9. CONCLUSION**

A draft Investment Strategy is provided to Council for consideration and adoption.

Attachments: 1. Draft Investment Strategy and Policy (8)

Andrew Paul  
**GENERAL MANAGER**


**Clarence City Council**

 38 Bligh Street Rosny Park  
 Tasmania Australia  
 P O Box 96 Rosny Park 7018

<b>TITLE</b>	<b>CLARENCE CITY COUNCIL INVESTMENT STRATEGY AND POLICY</b>
<b>APPROVAL DATE</b>	Council Meeting TBC
<b>REVISION DATES</b>	First adopted 29 August 2005; revised 21 July 2008.
<b>ASSOCIATED LEGISLATION</b>	<i>Local Government Act 1993 and Trustees Act 1898.</i>
<b>ASSOCIATED POLICIES</b>	Nil
<b>POLICY RESPONSIBILITY</b>	Financial Services
<b>REVIEW</b>	Periodical review or on an as needs basis.

## **Investment Strategy**

### **1. Purpose**

- a. Council holds cash for a variety of reasons, with each purpose having varying duration characteristics. Typically, the categories of cash assets include:
  - i. Working capital for management of day-to-day Council operations – short term;
  - ii. Bonds/deposits held for a variety of security purposes – short/medium term;
  - iii. Proceeds from Grants yet to be fully acquitted – short/medium term;
  - iv. Funds raised and appropriated for capital works in progress or yet to be commenced – short/medium term;
  - v. Developer contributions yet to be utilised – medium/long term;
  - vi. Cash backed reserves and provisions, in particular cash retained for future infrastructure renewal – medium/long term;
  - vii. Unappropriated cash – medium/long term.

### **2. Liquidity**

- a. Council seeks to manage its liquidity requirements through the placement of investments which are consistent with the duration characteristics of various funds held (short, medium and long), and through diversifying maturity dates across time.

### **3. Risk**

- a. Council is aware of a range of risks affecting its financial investments and seeks to address these risks in its investment policy. Key risks include:
  - i. Counterparty risk: the risk that a counterparty does not or cannot meet its obligations under an investment contract;
  - ii. Market risk: financial exposure resulting from general market movements in a particular investment sector;
  - iii. Interest rate risk: a subset of market risk, this relates to potential changes in the market value of an investment due to fluctuations in market interest rates;
  - iv. Duration risk: represents both the extent of Council's exposure to interest rate risk (longer duration amplifies the effect of any interest rate movement) and Council's ability to manage its liquidity;
  - v. Opportunity cost: the risk of relative financial under-performance when one investment is chosen over another.

### **4. Risk Appetite**

- a. Council is the custodian of public monies. It has a responsibility to its community to preserve capital. It also has a responsibility to its community to maintain and, where prudent, enhance the real purchasing power of monies held. Accordingly, Council's risk appetite at portfolio level is low.

### **5. Investment Objective**

- a. Council will invest funds held so as to optimise investment returns while preserving capital in real terms and mitigating identified risks, consistent with having identified its risk appetite as being low.
  - In achieving this objective, Council recognises that market returns take account of financial risks (described above) present in financial markets. As such, controlled risk – within defined parameters – will be accepted where it assists in achieving Council's overall investment objective.

## **Investment Policy**

### **1. Introduction**

#### **1.1 Purpose**

To provide Council with a formal investment policy aimed at meeting Council's adopted Investment Strategy and within the legislative framework of the *Local Government Act 1993*.

#### **1.2 Objectives**

The objectives of this policy are to ensure that Council:

- Preserves its invested capital;
- Articulates the risk parameters within which it is prepared to invest;
- Optimises the return on funds invested within defined risk parameters; and
- Invests in accordance with its legislative and common law responsibilities.

#### **1.3 Legislative Power**

All investments are to be made in accordance with the provisions of Section 75 of the *Local Government Act 1993*. Under these provisions, investments may be made:

- a. *in any manner in which a trustee is authorised by law to invest trust funds;*  
*and*
- b. *in any investment the Treasurer approves.*

#### **1.4 Common Law Power**

All investments are to be made exercising care, diligence and skill that a prudent person of business would exercise in managing the affairs of another person in accordance with the *Trustee Act 1898*.

#### **1.5 Scope**

This policy applies to the investment of all funds placed by Council except:

- Funds held in, or transferred between, Council's current account and cash management account(s) held with its primary banker;
- Loans made and authorised by Council to external bodies;
- Investments associated with financing facilities (offset arrangements).

### **2. Investments**

Statutory powers enable Council to invest in a broad range of assets. Given the nature of funds available for investment and Council's investment objectives, the following are endorsed under this policy:

- 2.1 Direct investment in term deposits, bank bills, fixed and floating rate notes, and similar investments offered by Tascorp, banks, credit unions, building societies, and similar financial institutions appropriately licensed in Australia.
- 2.2 Direct investment in cash management funds operated by financial institutions appropriately licensed in Australia.
- 2.3 Direct investment in managed cash funds operated by licensed Trustee companies.
- 2.4 Direct investment in securities issued by Commonwealth or State Governments or their government business enterprises where capital is guaranteed by the relevant Government.
- 2.5 Placement of funds for management with appropriately licensed and experienced investment intermediaries, provided that the asset classes utilised by the intermediaries are consistent with this policy, that Council retains effective ownership of the investment and that a service level agreement is in place establishing investment and authorisation parameters.

### **3. Investment Guidelines**

#### **3.1 Documentation**

Appropriate documentation must be prepared prior to the placement of each investment, such documentation including details of quotations obtained, recommended investment to be placed, and authorisations conforming to this policy.

#### **3.2 Quotations on Investments**

- Not fewer than three (3) quotations shall be obtained from authorised deposit-taking institutions whenever a direct investment is proposed. The best quote of the day will be successful after allowing for administrative and banking costs, providing an investment with the institution falls within the limits set in this policy.
- Where a specific investment opportunity arises, this may be taken up without seeking further quotations providing the amount does not exceed \$1 million and authorisation is obtained from either the General Manager or Corporate Treasurer.
- Where it is desirable to reinvest a maturing investment with the same institution, this may be undertaken once, for a period of up to 90 days, without seeking further quotations.

### **3.3 Term to Maturity**

The term to maturity of any of the Council's direct investments may range from 'at call' to a maximum of 12 months. A term of greater than 12 months may be agreed where the investment carries option(s) for return of capital prior to maturity (provided that the time between such option(s) is no greater than 12 months), or there is an established market for the sale of the investment to a third party.

### **3.4 Diversification**

Individual investments must have regard to the overall diversification of the portfolio, particularly in respect of credit risk and institutional risk. Unless prevented by market factors, investments may only be placed within the parameters set out in Schedule 1 of this policy.

## **4. Authorisations**

Each investment must be authorised by 2 of the following officers:

#### **Group A**

- General Manager
- Corporate Treasurer
- Corporate Secretary

#### **Group B**

- Accountant
- Asset Accountant

unless otherwise stated in this policy. At least one of the authorising officers must be a "Group A" officer (as above) for placement of funds in investment categories 3 and 4 as identified in Schedule 1.

## **5. Reporting**

### **5.1 Valuation and Measurement**

The Annual Financial Report is to account for investments in accordance with the provisions of the Local Government Act 1993, relevant Australian Accounting Standards and other mandatory financial reporting requirements.

### **5.2 Reporting**

A report is to be provided to the General Manager each month including the following information:

- Portfolio details at the beginning of the month;
- Investments maturing during the month;
- Investments placed during the month;

- Portfolio return against benchmark;
- Portfolio structure against benchmark;
- Portfolio risk profile against benchmark.

A report is to be provided in each Quarterly Report to Council including at least the following information:

- Overview of portfolio structure;
- Portfolio return against benchmark;
- Portfolio structure by institution against policy maximum;
- Portfolio structure by investment category against policy maximum.

### **5.3 Benchmark**

The portfolio benchmark is to be the average 30 day Bank Bill rate published by the Reserve Bank of Australia for the period. Should the structure of the portfolio hold a concentration of enhanced cash products, the BBSW (Bank Bill Swap Rate index) will also be provided as a benchmark for reporting purposes.

### **5.4 Performance Against Benchmark**

The portfolio return against benchmark will need to be considered in the context of the relative risk and duration structured into the portfolio. In the absence of significant investments outside bank bills, term deposits and managed cash products, performance would be expected to closely track benchmark. Short term variations may arise from market timing. Significant long term variations will highlight the need for further investigation. For example, a long term trend below benchmark may indicate issues exist with market testing prior to making investment decisions, while a long term trend above benchmark may indicate an increase in the level of risk contained within the portfolio.

### **5.5 Audit**

For audit purposes, certificates must be obtained from all financial institutions confirming the amounts held on Councils behalf at 30 June annually.

### **6.0 Variations to the Policy**

The General Manager and the Corporate Treasurer are authorised to approve investments outside this policy in exceptional circumstances, for example, if the investment is to the Council's advantage, or if there is legislative change. Any such variation is to be reported to Council in the next Quarterly Report.

**Schedule 1**  
**Investment Diversification**

	Category	Typical Long Term Rating	Typical Short Term Rating	Maximum Percentage of Category to Total Investments	Maximum Percentage of Individual Investments within Portfolio
		(Standard & Poor's)	(Standard & Poor's)		
1	Government Guaranteed (including Tascorp and any investment guaranteed by the Australian Government's 2008 Deposit and Wholesale Funding Guarantees) and major Australian Banks (CBA, WBC, ANZ, NAB)	AAA to AA-	A.1+	100%	50%
2	Other banks holding an Australian Banking Licence	A+ to A-	A.1	50%	30%
3	Other Available Direct Investments	BBB+ to BBB-	A.2	30%	15%
4	Managed and Trustee Investments	AAA to BBB+	A.1+ to A.1	100%	30%
5	Excluded Investments	Below BBB-	Below A.2	Nil	Nil

## **Schedule 2**

### **Rating Definitions**

Debt security definitions are the criteria given by Standard & Poor's and are as follows:

Issue credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment capacity and willingness of the obligor to meet its financial commitment on an obligation in accordance with the terms of the obligation;
- Nature of and provisions of the obligation;
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganization, or other arrangement under the laws of bankruptcy and other laws affecting creditors' rights.

#### **AAA**

An obligation rated 'AAA' has the highest rating assigned by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.

#### **AA**

An obligation rated 'AA' differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.

#### **A**

An obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitment on the obligation is still strong.

#### **BBB**

An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

### **Short-Term Issue Credit Ratings**

#### **A-1**

A short-term obligation rated 'A-1' is rated in the highest category by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.

#### **A-2**

A short-term obligation rated 'A-2' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

**11.7.3 NOMINATION FOR PRESIDENT – LOCAL GOVERNMENT ASSOCIATION OF TASMANIA**

(File No 10-04-01)

**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the submission of a nomination for the position of President of the Local Government Association of Tasmania (LGAT).

**RELATION TO EXISTING POLICY/PLANS**

There are no Council Strategic Plan/Policy implications in respect to this matter. However, Council has had a long-term strategic commitment to seek representation and pursue active participation on Regional, Local and State representative bodies.

**LEGISLATIVE REQUIREMENTS**

The Local Government Association of Tasmanian has appointed the Tasmanian Electoral Commissioner to conduct the election process for the filling of this position.

**CONSULTATION**

All communication on the election is carried out by the Electoral Office. A circular has been sent to all Councils to seek nominations.

**FINANCIAL IMPLICATIONS**

Not applicable to this report.

**RECOMMENDATION:**

That Council nominates the Mayor, Ald Doug Chipman for the position of President of the Local Government Association of Tasmania.

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**ASSOCIATED REPORT****1. BACKGROUND**

The Mayor is the current President of the Local Government Association of Tasmania (LGAT) and has expressed a wish to continue in the role.

**2. REPORT IN DETAIL**

**2.1.** Council has in the past, placed particular emphasis on the need for Clarence to actively participate, including the pursuit of representative appointment in Local Government.

**2.2.** The following timetable for the election of President of the Association is provided for information.

- nominations opened on Thursday, 23 March and close on Tuesday, 23 May 2017;
- in the event that a ballot is required, ballot material will be posted on Friday, 26 May with the close of the postal ballot set down for Wednesday, 12 July 2017; and
- results will be declared on 12 July.

The appointment term is for 2 years concluding in July 2019.

**2.3.** The Position of President of the Association is regarded as close to a full time role which involves: the Chairing of the LGAT General Management Committee and meetings of the Association; involvement in the Premier's Local Government Council; dialogue with State and Federal Government; working party involvement; as well as public engagements and being the representative voice of the Local Government industry in Tasmania.

### **3. CONSULTATION**

#### **3.1. Community Consultation**

Not applicable.

#### **3.2. State/Local Government Protocol**

Not applicable.

#### **3.3. Other**

The State Electoral Commissioner has distributed the circular request to all Councils inviting nominations.

### **4. STRATEGIC PLAN/POLICY IMPLICATIONS**

There are no Council Strategic Plan/Policy implications in respect to this matter. However, Council has had a long-term strategic commitment to seek representation and pursue active participation on Regional, Local and State representative bodies.

**5. EXTERNAL IMPACTS**

None identified.

**6. RISK AND LEGAL IMPLICATIONS**

Nominations will need to be submitted by Tuesday, 23 May 2017.

**7. FINANCIAL IMPLICATIONS**

None identified.

**8. ANY OTHER UNIQUE ISSUES**

Not applicable to this report.

**9. CONCLUSION**

**9.1.** It is a matter for Council to determine whether it wishes to put forward a nomination for consideration as Local Government Association of Tasmania President.

**9.2.** Having Clarence's Mayor in the role of President of LGAT provides Council with a level of good standing within the local government industry in Tasmania. Accordingly it is recommended that the Mayor be re-nominated to the role.

Attachments: 1. Circular from Electoral Commission (1)

Andrew Paul  
**GENERAL MANAGER**

Reference: F85.09

Mayor Doug Chipman  
Clarence, City of  
PO Box 96,  
ROSNY PARK TAS 7018

Level 3  
169 Main Road  
Moonah Tasmania 7009  
PO Box 307  
Moonah Tas 7009  
Phone (03) 6208 8700  
Fax (03) 6208 8791  
ballot.box@tec.tas.gov.au  
www.tec.tas.gov.au

Dear Mayor Doug Chipman

**Local Government Association of Tasmania – 2017 General Management Committee election**

The Tasmanian Electoral Commission has been asked to conduct the 2017 election of President and 4 members of the General Management Committee for a two-year term in accordance with the rules of the Local Government Association of Tasmania (LGAT). The LGAT have advised that elections for Southern Electoral District (population > 20 000) and Southern Electoral District (population < 20 000) will not be required due to these positions being filled at recent by-elections, and the Membership extending the terms of office for a further two years.

Nominations are now invited from LGAT members and must be received at my office by 5:00pm Tuesday 23 May 2017. Candidates will be notified of receipt of their nomination by this office.

**Election timetable**

Nominations open..... Thursday 23 March 2017

Nominations close..... 5:00 pm 23 May 2017

Ballot material posted (if a ballot is required) ..... Friday 26 May 2017

Close of postal ballot..... 10:00 am Wednesday 12 July 2017

Declaration of the result..... Wednesday 12 July 2017

A nomination form and reply paid envelope are enclosed.

If you would like further information or assistance, please call Kristi Read of this office on 6208 8722.

Yours sincerely



Andrew Hawkey  
ELECTORAL COMMISSIONER

21 March 2017

**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 TENDER T1141-16 – STORMWATER SYSTEM UPGRADE – CARELLA STREET, HOWRAH

13.3 TENDER T1161-17 – BACK TEA TREE ROAD – CURVE IMPROVEMENTS

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;
- 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”.