

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

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

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

COUNCIL MEETING
TUESDAY 15 MARCH 2016

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	APOLOGIES	5
2.	CONFIRMATION OF MINUTES	5
3.	MAYOR’S COMMUNICATION	5
4.	COUNCIL WORKSHOPS	5
5.	DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE.....	6
6.	TABLING OF PETITIONS.....	7
7.	PUBLIC QUESTION TIME.....	8
7.1	PUBLIC QUESTIONS ON NOTICE	8
7.2	ANSWERS TO QUESTIONS ON NOTICE	8
7.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE	8
7.4	QUESTIONS WITHOUT NOTICE.....	8
8.	DEPUTATIONS BY MEMBERS OF THE PUBLIC	9
9.	MOTIONS ON NOTICE.....	10
9.1	NOTICE OF MOTION – ALD CHIPMAN PARKING RESTRICTIONS – BELLERIVE BEACH CAR PARK	10
9.2	NOTICE OF MOTION – ALD JAMES GENERAL RATE TO INDEPENDENT LIVING UNITS	13
10.	REPORTS FROM OUTSIDE BODIES	15
10.1	REPORTS FROM SINGLE AND JOINT AUTHORITIES	15
	• SOUTHERN TASMANIAN COUNCILS AUTHORITY	
	• COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY	
	• SOUTHERN WASTE STRATEGY AUTHORITY	
	• TASMANIAN WATER CORPORATION	
10.2	REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES.....	21

11.	REPORTS OF OFFICERS.....	22
11.1	WEEKLY BRIEFING REPORTS	22
11.2	DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS.....	23

11.3 PLANNING AUTHORITY MATTERS

11.3.1	DEVELOPMENT APPLICATION D-2016/3 - 57 CREMORNE AVENUE, CREMORNE - OUTBUILDING	25
11.3.2	DEVELOPMENT APPLICATION D-2016/33 - 3 INTRIGUE COURT, TRANMERE - DWELLING	41
11.3.3	DEVELOPMENT APPLICATION D-2016/37 - 359 TRANMERE ROAD, TRANMERE – ADDITION TO DWELLING	59
11.3.4	DEVELOPMENT APPLICATION D-2016/43 - 318 EAST DERWENT HIGHWAY, GEILSTON BAY - CHANGE OF USE TO TAKEAWAY FOOD SHOP AND SIGNAGE	77
11.3.5	DEVELOPMENT APPLICATION D-2015/533 - 6 HOWRAH ROAD, HOWRAH - 3 MULTIPLE DWELLINGS.....	94
11.3.6	DEVELOPMENT APPLICATION D-2015/546 - 36 LINCOLN STREET, LINDISFARNE - AMENDMENT TO PREVIOUSLY APPROVED PLANS (D-2014/134).....	116
11.3.7	SUBDIVISION APPLICATION SD-2015/64 - 18 SWINTON PLACE, ROSE BAY - 1 LOT SUBDIVISION	129

11.4 CUSTOMER SERVICE - NIL ITEMS

11.5 ASSET MANAGEMENT

11.5.1	CLARENCE WEED STRATEGY 2015-2030.....	146
11.5.2	ELECTRIC VEHICLES	158

11.6 FINANCIAL MANAGEMENT - NIL ITEMS

11.7 GOVERNANCE

11.7.1	AUSTRALIAN LOCAL GOVERNMENT WOMEN’S ASSOCIATION CONFERENCE SPONSORSHIP .	166
11.7.2	DRAFT ECONOMIC DEVELOPMENT PLAN 2016-2021	169
12.	ALDERMEN’S QUESTION TIME	216
12.1	QUESTIONS ON NOTICE	216
12.2	ANSWERS TO QUESTIONS ON NOTICE	216
12.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE	216
12.4	QUESTIONS WITHOUT NOTICE.....	216

13.	CLOSED MEETING	217
13.1	APPLICATIONS FOR LEAVE OF ABSENCE	
13.2	REPORTS FROM SINGLE AND JOINT AUTHORITIES	
13.3	TENDER T1062-15 – KANGAROO BAY CHANGE AND CLUB ROOMS AT KANGAROO BAY, ROSNY PARK	
13.4	PROPERTY MATTER - SEVEN MILE BEACH	
13.5	TENDER T1089/16 – BELLERIVE BEACH PARK – PICNIC PLAZA CONSTRUCTION	

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**2. CONFIRMATION OF MINUTES**

(File No 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 22 February 2016 and the Special Council (Planning Authority) Meeting held on 29 February 2016, 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**

Draft Economic Development Plan

Weed Management Strategy

Community Halls

Parking – Bellerive Beach Park

29 February

Capital Works Draft Programme for 2016/2017

7 March

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**9.1 NOTICE OF MOTION – ALD CHIPMAN
PARKING RESTRICTIONS – BELLERIVE BEACH CAR PARK**
(File No 10-03-05)

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

“That the current parking restrictions in the Bellerive Beach car park, situated in Derwent Street, be amended to 2P 9.00am-9.00pm, 7 days per week, and the review of the parking action plan be rescheduled to include a parking audit during popular events over the coming summer”.

EXPLANATORY NOTES

Council agreed to relocate the Bellerive Beach Car Park to its current location when it endorsed the Bellerive Beach Park Master Plan on 16 March 2015. The new car park opened on 7 October 2015 with its current restrictions; **2P** 9.00am-5.00pm, Monday to Friday except public holidays.

In relocating the car park, Council encountered stiff resistance from sections of the community, partly because the move was perceived to be one designed to benefit people attending Bellerive Oval rather than to cater for people attending the Park and/or Beach. Indeed, on 20 April 2015 Council received a petition signed by 647 people opposed to the relocation.

Council pressed ahead with the relocation of the car park on the basis that it would be significantly safer for users of the park, and offer a more attractive connection between the beach and the park. Considerable effort was undertaken to reassure local residents that the move was not simply for the benefit of people attending events at Bellerive Oval.

Roughly at the same time, the Ricky Ponting Stand at Bellerive Oval opened and the new businesses at the Oval generated considerable base-load parking pressure in the nearby streets.

/ contd on Page 11...

**NOTICE OF MOTION – ALD CHIPMAN
PARKING RESTRICTIONS – BELLERIVE BEACH CAR PARK /contd...**

On 26 October 2015, Council responded to Community concerns about car parking around the Oval by deciding:

- “A. That Council adopts the following actions arising from community consultation and parking surveys in the area around Bellerive Oval.*

***Stage 1** - A balanced mixture of unrestricted and timed parking restrictions in Derwent and Park Streets with:*

- unrestricted parking on the Bellerive Oval side of Derwent Street;*
- mixture of unrestricted and 2P restricted parking, 9.00am to 5.00pm Monday to Friday, on the western side of Derwent Street from Queen to Church Street and both sides at the eastern (oval) end of Park Street;*
- 1P restricted parking for 2 spaces at the western end of the angled parking in Derwent Street; and*
- 2P restricted parking, 9.00am to 5.00pm Monday to Friday, in the Bellerive Beach Park western car park of Derwent Street.*

***Stage 2** - In accordance with Stage 1 and extended to include a mixture of unrestricted, 2P and 3P restricted parking, 9.00am to 5.00pm Monday to Friday, in Derwent Street, Park Street, Church Street and Queen Street when these areas reach the regular 85% trigger for day time occupancy.*

- B. Council authorises the General Manager to review the management and implementation of a residential parking permit system and report to a future Council Workshop.*
- C. The parking restrictions as detailed in ‘A’ above will not apply during any major events held at Bellerive Oval that necessitate the operation of the Bellerive Oval Transport plan, as this plan is implemented in accordance with the Development Permit conditions imposed on Bellerive Oval.*
- D. The parking action plan be reviewed after 6 months and the results of this be presented at a future Workshop and the results and any recommended amendments be presented to Council at a future meeting”.*

/ contd on Page 12...

**NOTICE OF MOTION – ALD CHIPMAN
PARKING RESTRICTIONS – BELLERIVE BEACH CAR PARK /contd...**

Informal feedback on these arrangements has been very positive **except** when significant events attracting up to 3000 patrons, such as Sheffield Shield Games and some functions in the Ricky Ponting Centre, occur on weekends and public holidays. On these occasions, patrons of Bellerive Oval can quite legitimately and quite reasonably park in the carpark near the main Western Entrance to the Oval.

Under these circumstances, people wanting to use Bellerive Park and/or Beach often find the new car park choked. This situation is also likely to occur at home games of the Clarence District Football Club commencing on 16 Apr 2016.

Events expecting more than 3000 people already trigger the Bellerive Oval Transport Plan that deters people from using the car park for more than 2 hours, irrespective of which day of the week the event is being held on.

It should be noted that anyone wanting to park for longer than 2 hours already has unlimited parking opportunities in Derwent Street, immediately in front of the car park.

The demands on the car park will increase as the all-abilities playground and beach-side picnic plaza projects are completed over the next 12 months.

Conducting an audit of parking now for the review of the parking action plan currently scheduled for April will not capture the congestion experienced at times over summer. Given the competing and increasing demands on car parking in the vicinity of Bellerive Oval, Beach and Park, the review of the parking action plan should be rescheduled to enable an audit to be conducted during popular events over the coming summer.

D Chipman
ALDERMAN

GENERAL MANAGER'S COMMENTS

A matter for Council determination.

**9.2 NOTICE OF MOTION – ALD JAMES
GENERAL RATE TO INDEPENDENT LIVING UNITS**
(File No 10-03-05)

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

- “A. That with respect to the proposed application of the general rate to Independent Living Units situated on land owned by charitable organisations, pensioners occupying a rateable unit on such property and who have successfully applied for a State Government rates remission shall be entitled to an ex gratia payment from Council, based on that portion of rates applied to their respective units. The payment shall be 66% of the general rates applied by the property owner (net of any remission or off-set) in the year in which the general rate is first applied and 33% of the rates applied by the property owner (net of any remission or off-set) in the following year, with no payments applying thereafter.
- B. That procedural detail providing for the implementation of this decision be included in the draft rating resolutions for the affected years”.

EXPLANATORY NOTES

The intent of the notice of motion is to provide eligible pensioners partial relief from full Council rates by means of an ex-gratia payment. This would be calculated along the lines whereby a pensioner holding a pension card being successful for a State Government remission of Council rates based on that portion of rates applied to their respective units.

Rates are not charges to individual Living Units (ILUs) and individual occupiers will not receive a rates notice from Council. Instead a single rates notice will be issued to the property owner and then the individual occupier can request details of the rates applicable to his/her individual unit. The ratepayer can present the rates statement endorsed by the property owner together with pensioner card to Council. Council in turn will verify the bona fides of the pensioner and provide an ex-gratia payment to any such pensioner based on that portion of rates applied to their respective units.

It is proposed to phase the ex-gratia payment over 2 years with the reasoning for the 66% remittance in year 1 and 33% in year 2 so that they will pay the equivalent of 33% in the first year 66% in the second year and full rate in year 3. If Council offers a rebate on the rate then the property owner, not the occupier, obtains the benefit.

/ contd on Page 14...

**NOTICE OF MOTION – ALD JAMES
GENERAL RATE TO INDEPENDENT LIVING UNITS /contd...**

Although Council did decide to apply full rates to ILUs from 1 July 2016, phasing in of the scheme over 2 years is considered a fair and reasonable method for pensioners living in ILUs to enable them to changes to Council's rating policy.

R James
ALDERMAN

GENERAL MANAGER'S COMMENTS

A matter for Council determination.

10. REPORTS FROM OUTSIDE BODIES

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

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

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

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

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**
Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

December Quarterly Report pending.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**
Representatives: Ald Jock Campbell
(Ald Peter Cusick, Deputy Representative)

Quarterly Reports

The Copping Refuse Disposal Site Joint Authority has distributed the Quarterly summary of its Meetings for the periods ending 30 September and 31 December 2015 (Attachments 1 and 2).

The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Reports for the periods 1 July to 30 September 2015 and 1 October to 31 December 2015.

In accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 the Reports will be tabled in Closed Meeting.

Representative Reporting



Copping Refuse Disposal Site Joint Authority

15 December 2015

Mr A Paul
General Manager
Clarence City Council
P O Box 96
ROSNY PARK TAS 7018

Mr Robert Higgins
General Manager
Tasman and Sorell Councils
P O Box 126
SORELL TAS 7172

Mr Gary Arnold
General Manager
Kingborough Council
Locked Bag 1
KINGSTON TAS 7050

Dear General Manager,

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORTS

Participating Councils and the Director of Local Government have reached agreement on the establishment of consistent reporting arrangements for the Authority. The following advice regarding matters discussed at recent Authority and Board meetings is now provided for inclusion in your General Manager's routine report to your Council.

Authority Meeting held on 26 November 2015

- The Minutes of the Authority's Special General Meeting (Electronic) held on 20 August 2015 were accepted.
- The Minutes of the Authority's meeting on 27 August 2015 were accepted.
- The Minutes of the Southern Waste Solutions Board for meetings held on 22 July 2015, 27 July 2015 (electronic), 21 August 2015, 23 September 2015, 1 October 2015 (electronic) were noted.
- The September 2015 Quarterly Report was presented and accepted.
- A Media Policy was presented and accepted.
- An update on further amendments to the Authority Rules was provided.
- A verbal update was provided by the Southern Waste Solutions Board Chair to Authority members.
- The SWS Board responded to a number of questions on notice from Kingborough Council.
- Two items were dealt with in Closed Meeting.

.....
Copping Refuse Disposal Site Joint Authority trading as SOUTHERN WASTE SOLUTIONS

Level 4, 29 Elizabeth Street, Hobart
Mobile: +61 0418 990 868 E-Mail: inelson@nelsonhr.com.au
ABN: 87 928 486 460



Copping Refuse Disposal Site Joint Authority

(**Note:** Minutes of meeting of the Authority may be tabled in open Council meeting unless they contain confidential material. Given its commercial in confidence content The Quarterly Report, Business Plan, Budget and Contractual, Statutory and other obligations reports are requested to be tabled in Closed Meeting). Any Closed Meeting items considered by the Authority should also be tabled only in Closed Meeting of Council.

Board Meeting held on 22 July 2015

Matters dealt with:

- The Minutes of the Board meeting held 24 June 2015 were accepted.
- The Monthly Operational Overview and Financial Report for June 2015 was received and noted.
- The Contractual Obligations statement was received and noted.
- A waste facility contract was discussed.

Board Meeting held on 27 July 2015 (electronic)

Matters dealt with:

- A waste facility contract was approved.

Board Meeting held on 21 August 2015

Matters dealt with:

- The Minutes of the Board meeting held 22 July 2015 were accepted.
- The Minutes of the Board meeting held on 27 July (Electronic) were accepted.
- The Monthly Operational Overview and Financial Report for July 2015 was received and noted.

Board Meeting held on 23 September 2015

Matters dealt with:

- The Minutes of the Board meeting held 21 August 2015 were accepted.
- The Monthly Operational Overview and Financial Report for August 2015 was received and noted.

.....
Copping Refuse Disposal Site Joint Authority trading as SOUTHERN WASTE SOLUTIONS

Level 4, 29 Elizabeth Street, Hobart
Mobile: +61 0418 990 868 E-Mail: inelson@nelsonhr.com.au
ABN: 87 928 486 460



Copping Refuse Disposal Site Joint Authority

- A transport contract was approved.
- Approval was given to modify and extend a concrete slab at the Lutana site.

Board Meeting held on 1 October 2015 (electronic)

Matters dealt with:

- Approval of a new Media Policy

(Note: As minutes of meetings of the Board are commercial in confidence it is requested that these be held on file and may be perused by Aldermen / Councillors but not tabled at Council meetings)

Yours sincerely,

Ian Nelson
Secretary

.....
Copping Refuse Disposal Site Joint Authority trading as **SOUTHERN WASTE SOLUTIONS**

Level 4, 29 Elizabeth Street, Hobart
Mobile: +61 0418 990 868 E-Mail: inelson@nelsonhr.com.au
ABN: 87 928 486 460



Copping Refuse Disposal Site Joint Authority

29 February 2016

Mr A Paul
General Manager
Clarence City Council
P O Box 96
ROSNY PARK TAS 7018

Mr Robert Higgins
General Manager
Tasman and Sorell Councils
P O Box 126
SORELL TAS 7172

Mr Gary Arnold
General Manager
Kingborough Council
Locked Bag 1
KINGSTON TAS 7050

Dear General Manager,

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORTS

Participating Councils and the Director of Local Government have reached agreement on the establishment of consistent reporting arrangements for the Authority. The following advice regarding matters discussed at recent Authority and Board meetings is now provided for inclusion in your General Manager's routine report to your Council.

Authority Meeting held on 25 February 2015

- The Minutes of the Authority's General Meeting held on 26 November 2015 were accepted.
- The Minutes of the Southern Waste Solutions Board for meetings held on 18 November 2015 and 16 December 2015 were noted.
- The December 2015 Quarterly Report was presented and accepted.
- An Investment Policy was presented and approved.
- The appointment of the SWS Board Directors as the inaugural JV Trustee Co Directors was noted.
- A verbal update was provided by the Southern Waste Solutions Board Chair to Authority members.
- A Motion of Condolence was passed in respect to Councillor Roger Lamer.
- Two additional items of general business were raised and noted.
- Three items were dealt with in Closed Meeting.

(**Note:** Minutes of meeting of the Authority may be tabled in open Council meeting unless they contain confidential material. Given its commercial in confidence content The Quarterly Report, Business Plan, Budget and Contractual, Statutory and other obligations reports are

.....
Copping Refuse Disposal Site Joint Authority trading as SOUTHERN WASTE SOLUTIONS

Level 4, 29 Elizabeth Street, Hobart
Mobile: +61 0418 990 868 E-Mail: inelson@nelsonhr.com.au
ABN: 87 928 486 460



Copping Refuse Disposal Site Joint Authority

requested to be tabled in Closed Meeting). Any Closed Meeting items considered by the Authority should also be tabled only in Closed Meeting of Council.

Board Meeting held on 18 November 2015

Matters dealt with:

- The Minutes of the Board meeting held 21 October 2015 were accepted.
- The Monthly Operational Overview and Financial Report for October 2015 was received and noted.

Board Meeting held on 16 December 2015

Matters dealt with:

- The Minutes of the Board meeting held 18 November 2015 were accepted.

Board Meeting held on 21 August 2015

Matters dealt with:

- The Minutes of the Board meeting held 22 July 2015 were accepted.
- The Monthly Operational Overview and Financial Report for November 2015 was received and noted.
- Future leachate management options were discussed.
- A revised Waste Agreement was reviewed.

(Note: As minutes of meetings of the Board are commercial in confidence it is requested that these be held on file and may be perused by Aldermen / Councillors but not tabled at Council meetings)

Yours sincerely,

Ian Nelson
Secretary

.....
Copping Refuse Disposal Site Joint Authority trading as SOUTHERN WASTE SOLUTIONS

Level 4, 29 Elizabeth Street, Hobart
Mobile: +61 0418 990 868 E-Mail: inelson@nelsonhr.com.au
ABN: 87 928 486 460

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES /contd...

- **SOUTHERN WASTE STRATEGY AUTHORITY**

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

Quarterly Reports

September and December Quarterly Reports pending.

Representative Reporting

- **TASWATER CORPORATION**

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 22 and 29 February and 7 March 2016 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 22 and 29 February and 7 March 2016 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

11.3 PLANNING AUTHORITY MATTERS

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

11.3.1 DEVELOPMENT APPLICATION D-2016/3 - 57 CREMORNE AVENUE, CREMORNE - OUTBUILDING
(File No D-2016/3)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an Outbuilding at 57 Cremorne Avenue, Cremorne.

RELATION TO PLANNING PROVISIONS

The land is zoned Village and subject to the Coastal Erosion Hazard Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development as the proposal does not meet the acceptable solutions for frontage setback and coastal erosion hazard.

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 17 March 2016 with the written agreement of the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and no representations were received.

RECOMMENDATION:

- A. That the Development Application for an Outbuilding at 57 Cremorne Avenue, Cremorne be refused for the following reasons.
 - 1. The proposal does not meet the Performance Criteria of Clause 16.4.2 P1 (b) in that the proposed building would not be compatible with the setback of adjoining buildings and would not maintain the continuous building line, which is evident in the streetscape.
 - 2. The proposal does not meet the Performance Criteria of Clause 16.4.2 P1 (c) in that the location of the building forward of the prevailing building line in Cremorne Avenue would not enhance the characteristics of the site, adjoining lots and the streetscape.
- 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-2016/3 - 57 CREMORNE AVENUE, CREMORNE – OUTBUILDING /contd...

ASSOCIATED REPORT**1. BACKGROUND**

A planning permit (D-2012/199) was granted on 3 August 2012, for a garage to be constructed between the existing dwelling and frontage boundary. The garage was constructed with a front setback of 5.449m, which satisfied the frontage setback requirement of 4.5m.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Village under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions prescribed in the Village Zone and Coastal Erosion Hazard Code.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Part D – Village Zone; and
- Part E – Coastal Erosion Hazard Code.

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

3. PROPOSAL IN DETAIL**3.1. The Site**

The site has an area of 1060m² and no significant slope. The lot has frontage and vehicle access to Cremorne Avenue and contains an existing dwelling and outbuildings. Two car parking spaces and a small water tank are located at the front of the dwelling.

The area surrounding the subject site is similarly zoned Village containing Single Dwellings. The existing streetscape features buildings with front setbacks predominantly within a range of 4.5m – 10m. The street is also characterised with landscaped front gardens and nature strips including plants (approximately 2-4m in height) directly outside the property.

3.2. The Proposal

The proposal is for an outbuilding, which would be located between the dwelling and frontage boundary with a frontage setback of 0.5m. The outbuilding would be a converted shipping container which would be used for storage. The south, east and west elevations of the building would be clad in timber to improve its appearance. The area surrounding the building would also be landscaped to help screen the building from being viewed from the street; however, the proponent has not stated what type of vegetation would be used. The building would be setback 6.845m from the northern side boundary and would have a height of 2.950m at its highest point above natural ground level.

The applicant has advised that they have chosen the proposed location as it would allow for the retention of 2 existing car parking spaces at the front of the dwelling and would fit between the parking area and boundary allowing for the front yard to be compartmentalised. The building would be partially obscured from the street by being located behind an existing solid fence (approximately 1.6m high) and existing nature strip vegetation (shown in the attached photographs).

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 Village Zone and the Coastal Erosion Hazard Code with the exception of the following.

Village Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
16.4.2 A1	Frontage Setback	Building setback from frontage must be parallel to the frontage and must be no less than 4.5m.	0.5m frontage setback (variation of 4m)

The proposed variation cannot be supported pursuant to the following Performance Criteria.

“P1 - Building setback from frontage must satisfy all of the following:

- (a) be consistent with any Desired Future Character Statements provided for the area;*
- (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;*
- (c) enhance the characteristics of the site, adjoining lots and the streetscape”.*

- There are no Desired Future Character Statements for the Village Zone.

- The proposed building would not be compatible with the setback of adjoining buildings and would not maintain the continuous building line, which is evident in the streetscape. An on-site inspection of Cremorne Avenue, as well as an analysis of aerial photographs of the area, has revealed that the prevailing building line in the street is between 4.5m – 6m from the frontage boundaries, as shown in the attachments. The proposed building would be located entirely forward of the prevailing building line at 0.5m therefore causing an obstruction in views of the streetscape as shown in photos of the street (refer attachments).
- As discussed, the streetscape is characterised by landscaped front gardens and nature strips rather than buildings within 4.5m – 6m of the front boundaries. The location of the building would not enhance these characteristics of the site, adjoining lots and the streetscape. Although further landscaping is proposed in an attempt to soften the visual impact of the building on the streetscape, due to the changing nature of vegetation, it is not considered a satisfactory method of enhancing the characteristics of the site and streetscape.

Coastal Erosion Hazard Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E16.7.1 A1	Buildings and Works	No Acceptable Solution	Outbuilding in Medium Risk Hazard Area

The proposed variation can be supported pursuant to the following Performance Criteria, which are relevant to the application.

“P1 - Buildings and works must satisfy all of the following:

- 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;*
- 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;*

- (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;*
 - (d) *need for future remediation works is minimised;*
 - (e) *health and safety of people is not placed at risk;*
 - (f) *access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;*
 - (g) *provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;*
 - (h) *not be located on an actively mobile landform”.*
- Council’s Development Engineer has advised that the proposal is consistent with the performance criteria of the Coastal Erosion Hazard Code. The property is not located on an actively mobile landform. The proposed building would not increase the level of risk to the life of the users of the site or cause a hazard for adjoining or nearby properties or public infrastructure. The building would be at a very low risk of being impacted by coastal erosion by virtue of being located over 100m from the lagoon with roads and dwellings between the property and the shoreline.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and no representations were received.

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 2010-2015 or any other relevant Council Policy.

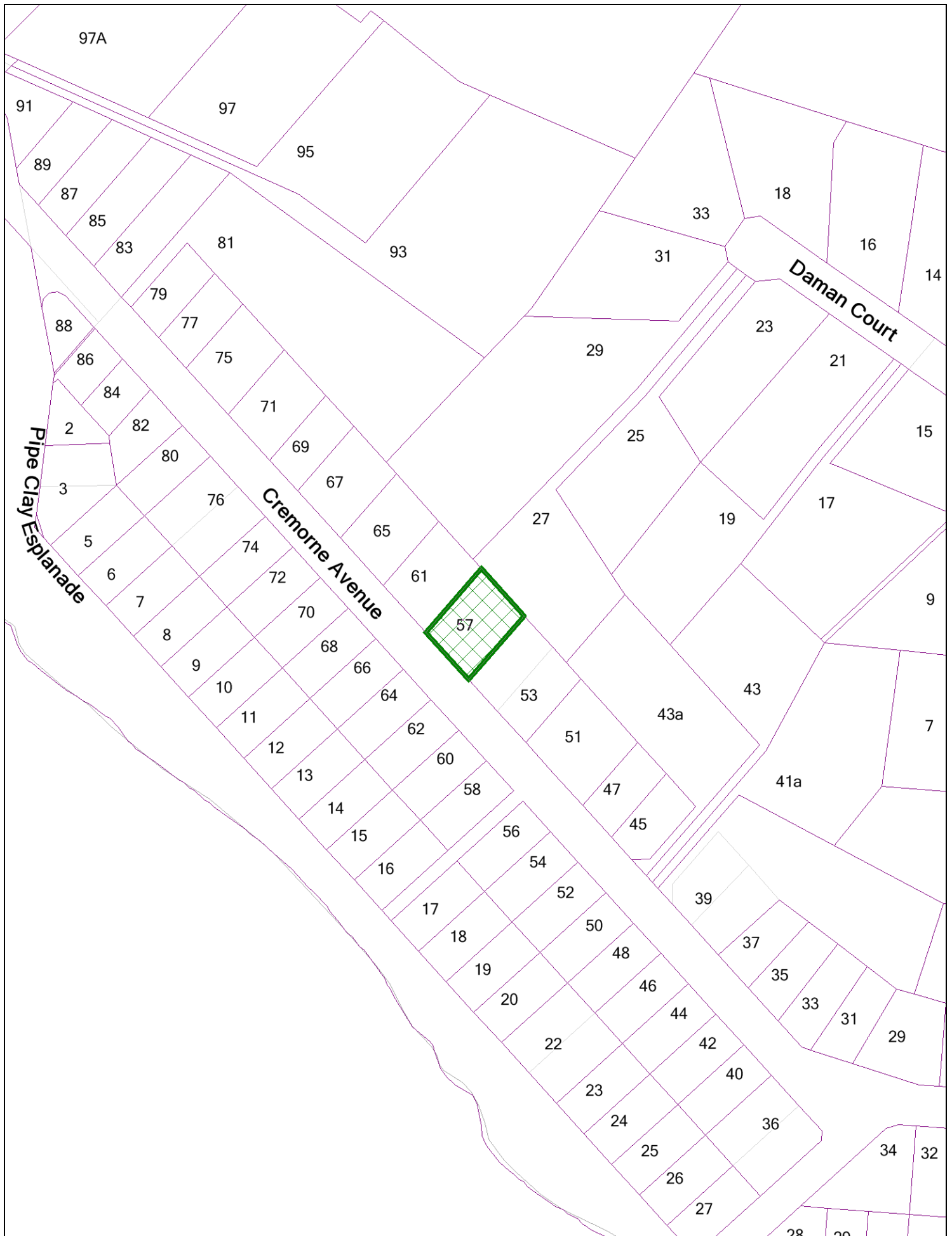
9. CONCLUSION

The proposal seeks approval for an outbuilding at 57 Cremorne Avenue, Cremorne. It is considered that the proposal fails to meet the Performance Criteria of Clause 16.4.2 relating to the location of the proposed building in relation to the frontage boundary and should be refused on that basis. Although no representations have been received, Council's decision on this application is important as it would allow a new setback standard to be established, which could set a new standard for future applications involving variations to similar frontage contrary to Performance Criteria setbacks.

Attachments: 1. Location Plan (1)
2. Proposal Plan (6)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

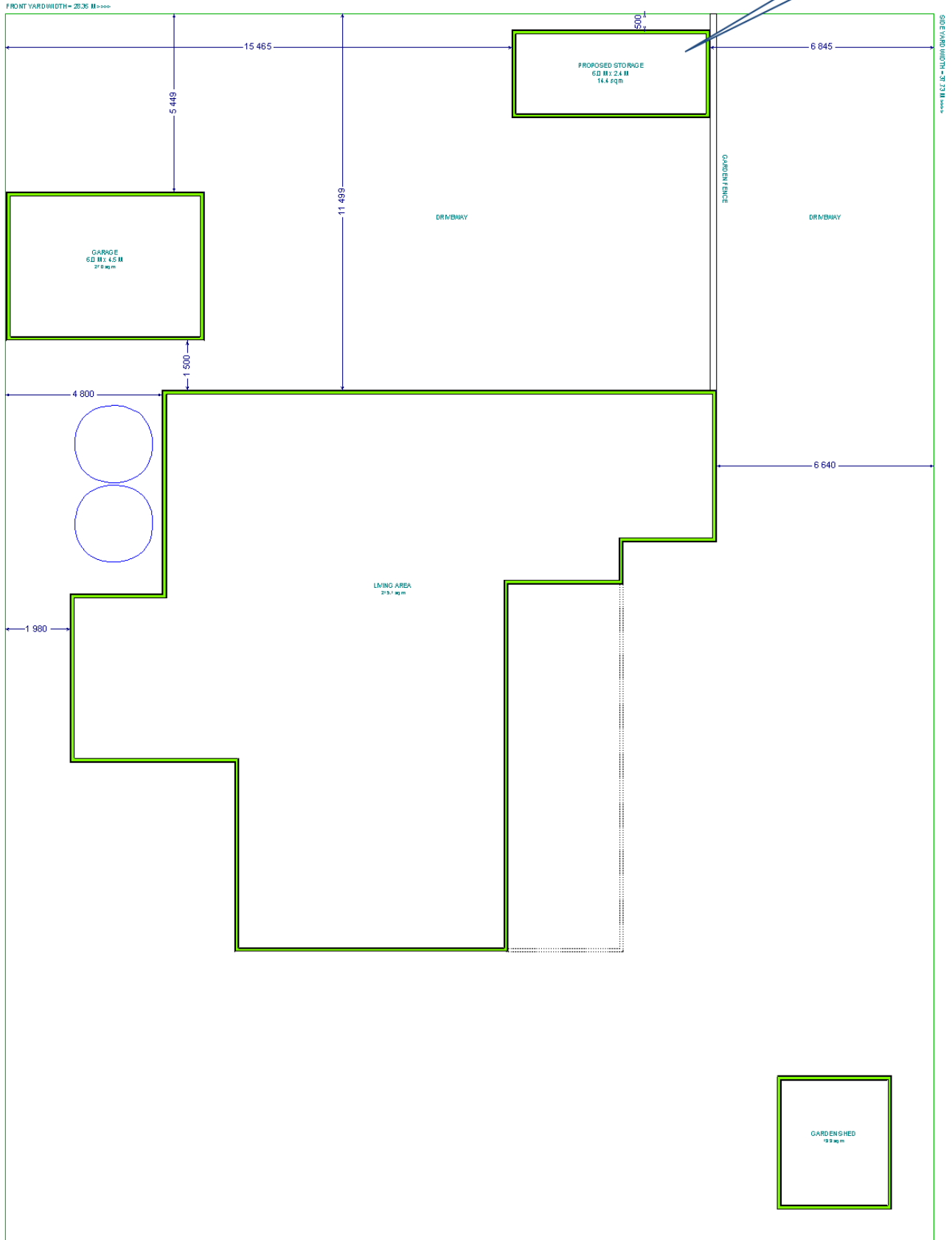
Clarence City Council



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, 29 February 2016 **Scale:** 1:2,139 @A4

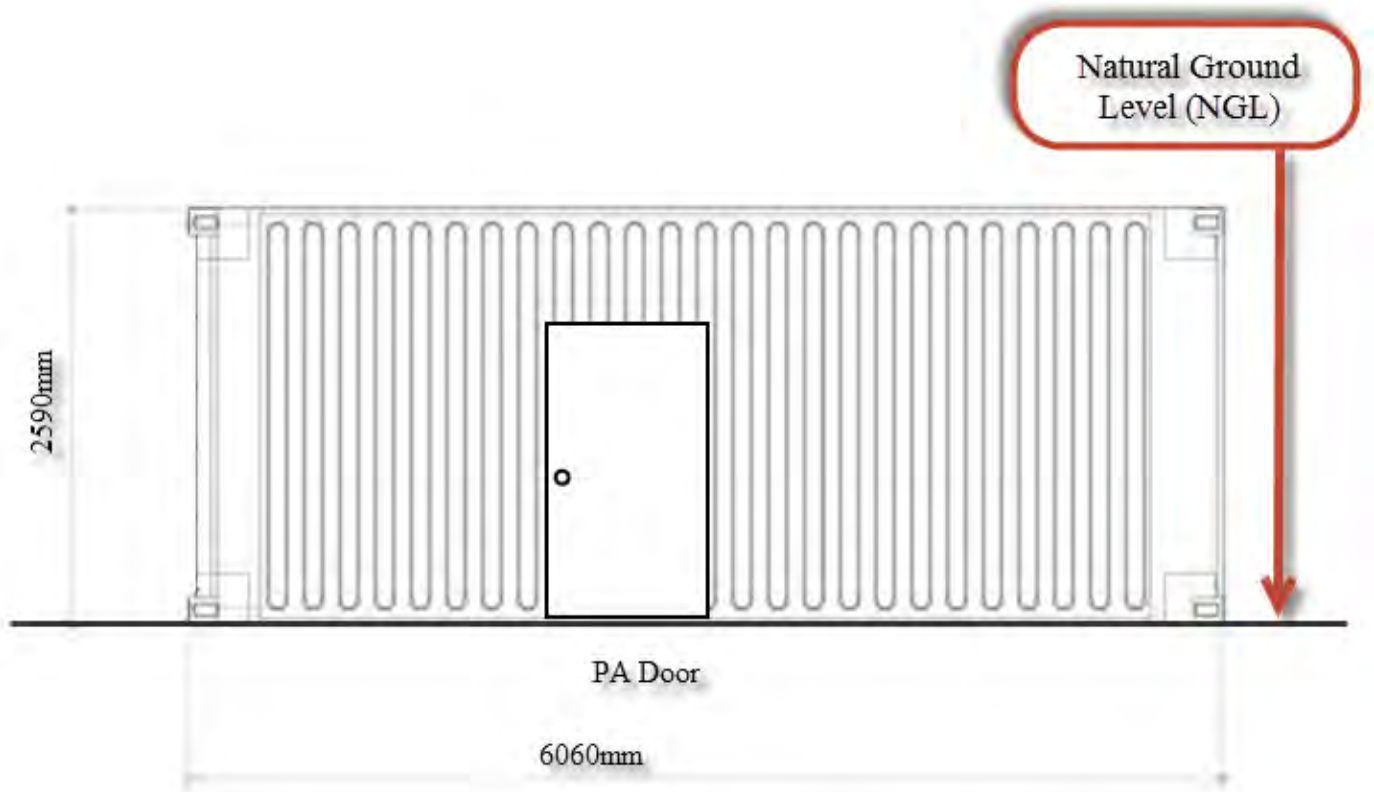
CREMORNE AVE

Location of proposed storage at 57
Cremorne Ave, Cremorne 7024

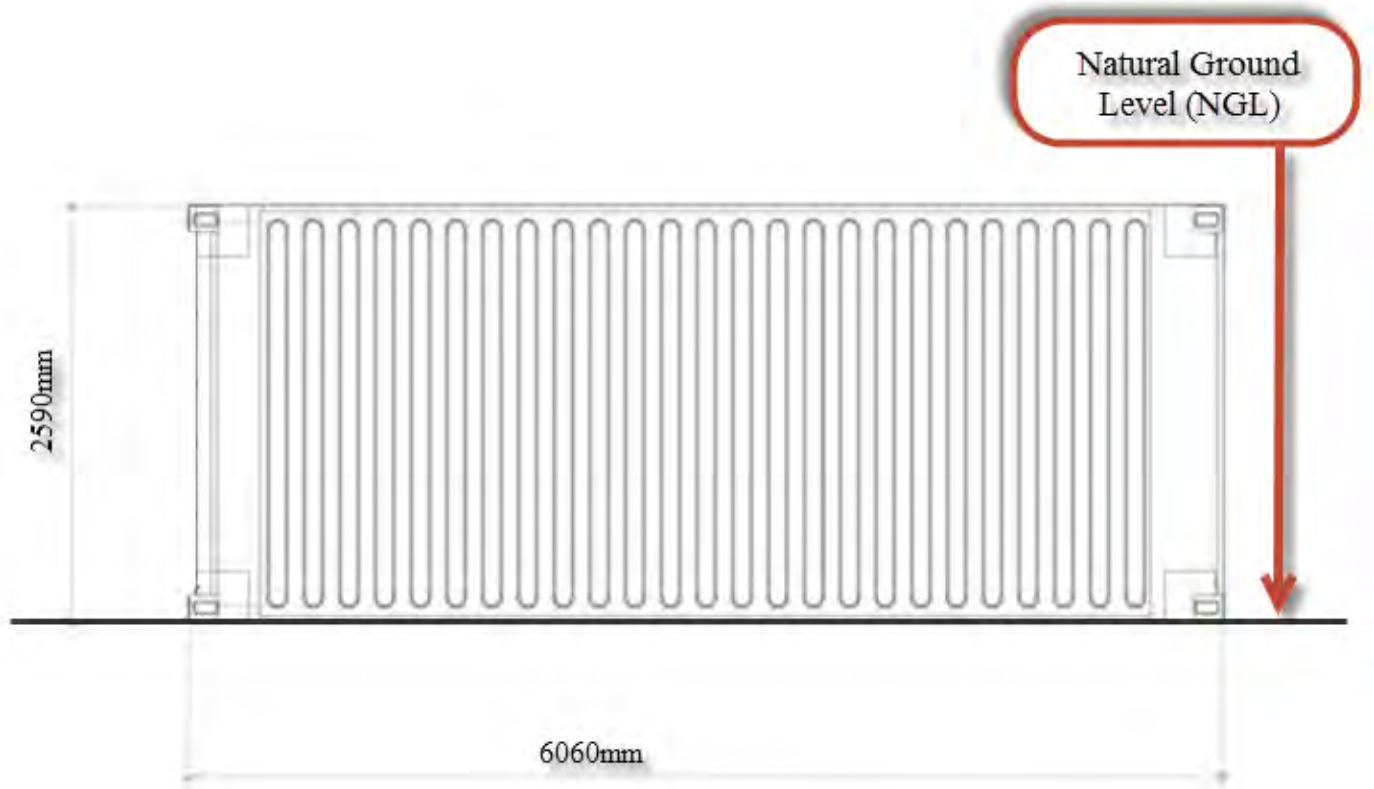


Planning Application – 57 Cremorne Ave – Elevation Plan

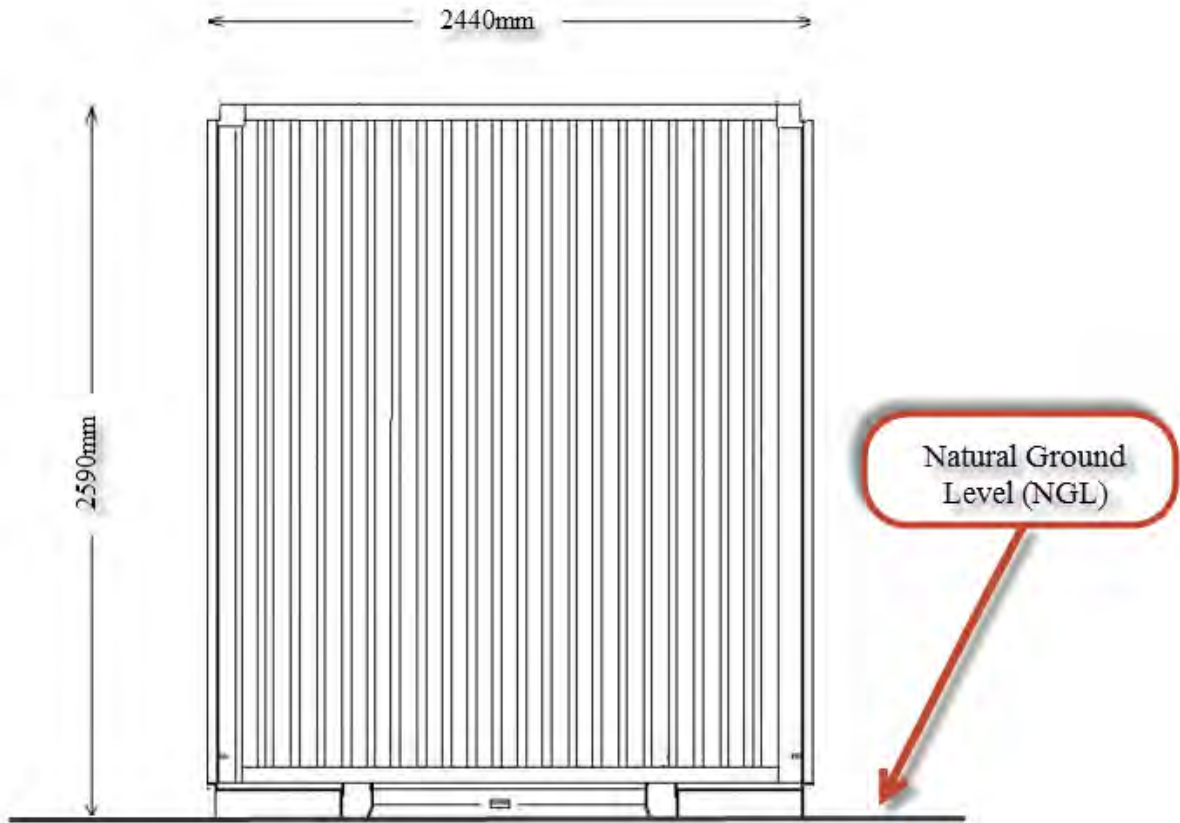
North Elevation:



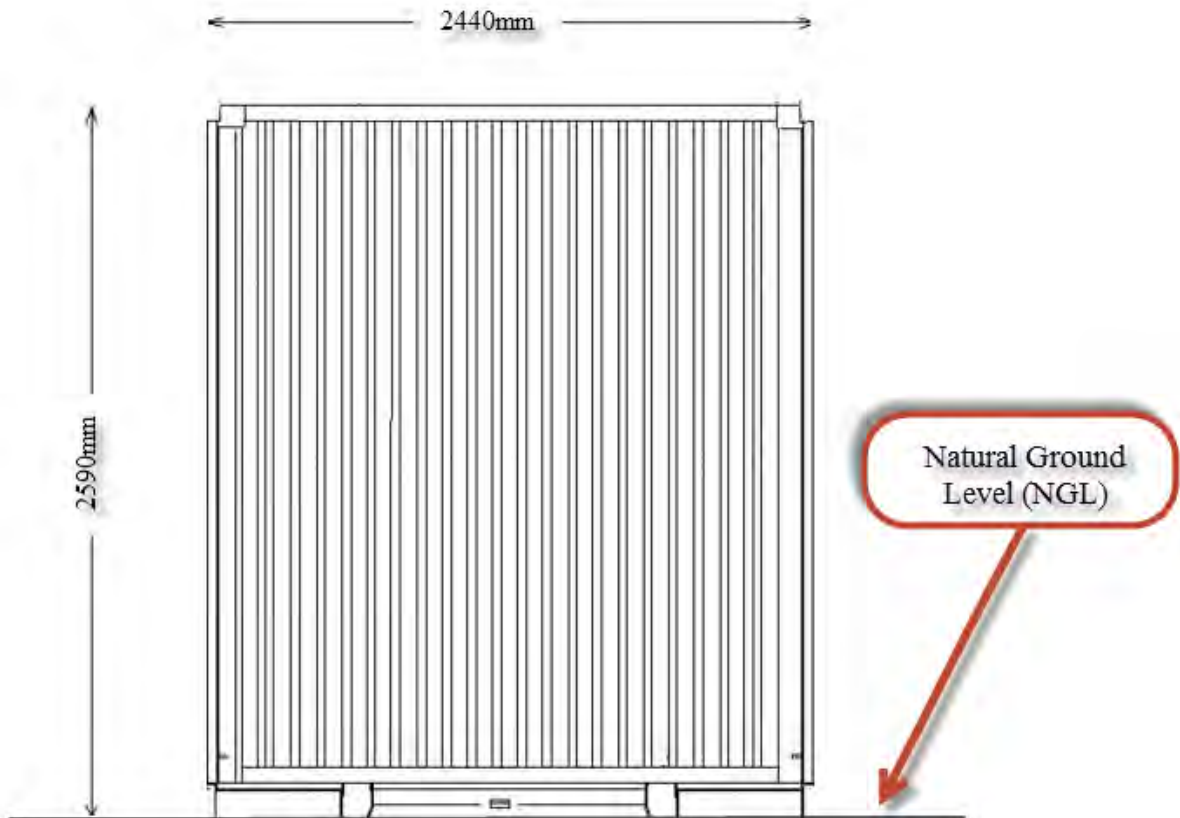
South Elevation:



East Elevation:



West Elevation:



Proposed location of Storage Container at 57 Cremorne Ave, Cremorne 7024

We intend for the storage container to blend into its surrounds, whether viewed from our property, neighbours properties or from the street

The container will be a new build, painted black (to blend). We plan to landscape around the container with complimenting plants and timber.

Below is a graphical view to provide some context of what we are 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:** Thursday, 25 February 2016 **Scale:** 1:482.1 @A4

Clarence City Council



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 25 February 2016 **Scale:** 1:1,439 @A4

57 Cremorne Avenue, CREMORNE



Site viewed from Cremorne Avenue showing property frontage



Site viewed from Cremorne Avenue looking south showing property frontages



Cremorne Avenue viewed Looking South from outside the subject site



Site viewed from Cremorne Avenue looking north showing property frontages

11.3.2 DEVELOPMENT APPLICATION D-2016/33 - 3 INTRIGUE COURT, TRANMERE - DWELLING
(File No D-2016/33)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 3 Intrigue Court, Tranmere.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 25 March 2016.

CONSULTATION

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

- overshadowing;
- privacy;
- construction damage to adjacent dwelling;
- land-slide potential;
- wind corridor created between dwellings;
- stormwater run-off to southern property; and
- dwelling not in keeping with surrounds.

RECOMMENDATION:

- A. That the Development Application for a Dwelling at 3 Intrigue Court, Tranmere (CI Ref D-2016/33) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
- 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-2016/33 - 3 INTRIGUE COURT, TRANMERE – DWELLING /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential and subject to the Parking and Access Code under the Scheme.

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Part D – General Residential Zone; and
- Part E – 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 site is a regularly shaped 903m² vacant lot on the eastern side of Intrigue Court, Tranmere. The property slopes moderately down toward the west. There is no significant vegetation on the site.

3.2. The Proposal

The proposal is for the construction of a 2 storey Single Dwelling at 3 Intrigue Court, Tranmere. The lower level will include a 2 car garage, a rumpus room, bathroom and media room. The upper level will include 3 bedrooms, bathroom, laundry and an open living, dining and kitchen area. There will also be a deck to the north and western sides.

A 2 car garage is also proposed in the north-eastern corner of the site and will be cut into the block to have a maximum height of 1.4m at the rear of the site.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*
but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the relevant Acceptable Solutions of the General Residential Zone and Parking and Access Code with the exception of the following.

General Residential Zone

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>(ii) projecting a line at an angle of 45° 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.</p>	<p>It is proposed to have an outbuilding at the base of a site cut with a setback of 1.5m to the rear boundary. Building height will be 1.4m at this point, increasing to 2.93m at the other end of the building.</p> <p>The rest of the development complies with the building envelope for the site.</p>

The proposed variation can be supported pursuant to the following Performance Criteria.

“P3 - The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:*
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.*

- The proposed outbuilding is located both in relation to the boundaries and in relation to the natural ground level (ie cut into the ground over 1m at the boundary) to ensure that it will not overshadow or cause a reduction in sunlight to any nearby properties.

This design also ensures that it will not have a negative visual impact on the property adjacent to the setback variation, as the maximum building height (1.4m) adjacent to that boundary is less than the standard fence height (1.8m) for residential areas and as such the building will not be visible when the property behind is developed once a boundary fence is constructed.

- As the outbuilding is adjacent to a boundary which is to be treated as a front boundary of an internal lot (7 Intrigue Court) under the Scheme, there is ample opportunity for visual separation between the buildings. The slope of the land will also assist in the visual separation due to the appearance of buildings being stepped down the slope. As already stated, the height of this building will assist in the appearance of separation between it and any future development of the adjacent property to the rear (east) of the site.

General Residential Zone

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>(b) the window or glazed door:</p> <p>(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</p> <p>(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</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	It is proposed to have 1 of the bedroom windows (bedroom 2) with a finished floor level greater than 1m above natural ground level, with a sill height less than 1.7m, and a setback to the window of approximately 2m to the southern side boundary.

The proposed variation can be supported pursuant to the following Performance Criteria.

“P2 - 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:

(a) window or glazed door, to a habitable room of another dwelling”.

- There is only 0.55m of overlap between the window of bedroom 2 and the dining room of the adjacent dwelling at 5 Intrigue Court, with between 4m and 4.7m separation between the buildings. The proposed dwelling has a finished floor level 1.3m higher than that of the existing dwelling at 5 Intrigue court. As such, there is minimal opportunity for overlooking between the 2 dwellings.
- Further, the nature of use of the bedroom in the proposed dwelling is such that there will not be continuous occupancy and overlooking of the adjacent dwelling.
- As such, it is considered that the opportunities for overlooking of the adjacent dwelling are minimal and as such the discretion is supported.

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. Overshadowing

One representor is concerned that the proposed dwelling will cause an unreasonable amount of loss of sunlight to the adjacent dwelling to the south of the site.

- **Comment**

The dwelling itself is contained within the building envelope for the site, with the outbuilding at the rear being outside the envelope due to rear setback but so low and removed from the dwelling to the south as to not cause any overshadowing. As such, there is no capacity under the Scheme to consider overshadowing by the dwelling.

5.2. Privacy

One representor is concerned that the separation between the dwellings does not provide for sufficient privacy for the existing dwelling at 5 Intrigue Court.

- **Comment**

Two bathrooms, with high window sill heights and 2 bedrooms on the southern side of the dwelling will be facing the stairwell, sitting room and a bedroom of the dwelling to the south at approximately the same floor level. Whilst there is a small amount of overlap, the windows are sufficiently off-set that there will be minimal opportunity for direct views between the windows. As there is 4m between the 2 dwellings at the closest point, expanding to 4.7m, there is sufficient distance between the dwellings to adequately ensure privacy.

5.3. Stormwater Run-off to Southern Property

Representors are concerned that the development of the site will result in unreasonable amounts of stormwater run-off onto the adjacent dwelling to the south.

- **Comment**

The proposed development is exempt from the Stormwater Management Code. As such, there is no planning assessment necessary of the stormwater management for the site.

In any event, stormwater management is managed under separate legislation and all stormwater flows will be required to be appropriately channelled through the building and plumbing permit.

5.4. Building Envelope

One representor has highlighted the Acceptable Solutions of the Scheme, indicating a desire for the development to adhere to these standards. They have indicated a belief that the garage is outside the building envelope for both the rear and the northern side setbacks.

- **Comment**

The only building envelope discretion sought in this application is for the outbuilding's rear setback. All other setbacks and building heights are within the building envelope and as such cannot be considered or modified through the assessment of this proposal.

With regard to the rear setback, as detailed above, there are no unreasonable impacts on the adjacent property from the proposed development. As such, it is considered that the proposed variation is consistent with the Performance Criteria and should therefore be supported.

5.5. Construction Damage

One representor was concerned that rock blasting for excavation has the potential to cause damage to the adjacent dwellings due to the proximity of the proposed dwelling to the property boundaries.

- **Comment**

The Scheme does not control the impacts of construction activities. Construction activities would need to be carried out in accordance with the requirements of the Building Act, 2000 and the Environmental Management and Pollution Control Act, 1994 which control matters such as noise, dust pollution and hours of operation for building activities. Any damage caused to surrounding properties by construction activities would be a civil matter for the landowners involved. Notwithstanding this, there is no evidence to suggest that the proposed works would have an unreasonable impact on residential amenity or cause damage to surrounding property.

5.6. Land-slide Potential

Representors are concerned that the differences in levels between the proposed development and the existing development on adjacent properties will result in undermining the stability of the adjacent development. They are concerned that any cut and or fill of the site will result in land sliding down the hill.

- **Comment**

The site is not in an identified landslide hazard area. As such, there is no planning control over the potential impacts of the development on the adjacent properties.

In any event, construction methods will be assessed during the building permit process.

5.7. Wind Corridor Created between Dwellings

Representors believe that the proximity of dwellings and outbuildings in the area as a result of the proposed development will result in the creation of a “wind corridor”. They further believe that this “wind corridor” will increase the known wind load by 40-50%.

- **Comment**

Wind loading on dwellings is not a matter that can be considered under the Scheme. Accordingly, this is not a matter that can influence the determination of the application.

5.8. Dwelling Not in Keeping with Surrounds

One representor is concerned that the design of the dwelling and outbuilding is not in keeping with the surrounding development.

- **Comment**

As there is no “desired future character statement” for the General Residential Zone and there is no Planning Scheme requirement for there to be any specific form of development for the area. As such, consistency with the built form of the existing surrounding dwellings is not something that can influence the determination of this application.

5.9. Detail on Plans

One representor is dissatisfied that there is no detail of the proposed external colours or finish for the proposed dwelling and that there is no detail provided for the proposed landscaping of the site. They are concerned that reflective materials and large trees may be utilised which will reduce the amenity of their property.

- **Comment**

These are not matters for consideration under the General Residential Zone. As such, detail was not required for assessment of the proposal. Landscaping is a matter for property owners.

5.10. Use of Shed

One representor has indicated that there is no intended use of the shed specified on the plans and as such they are unsure what the amenity impacts regarding noise will be for the future development of the adjacent lot.

- **Comment**

The shed is proposed as part of the residential use of the site and as such the way in which it is used for residential purposes is not a matter for planning consideration.

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.

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

8.1. There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

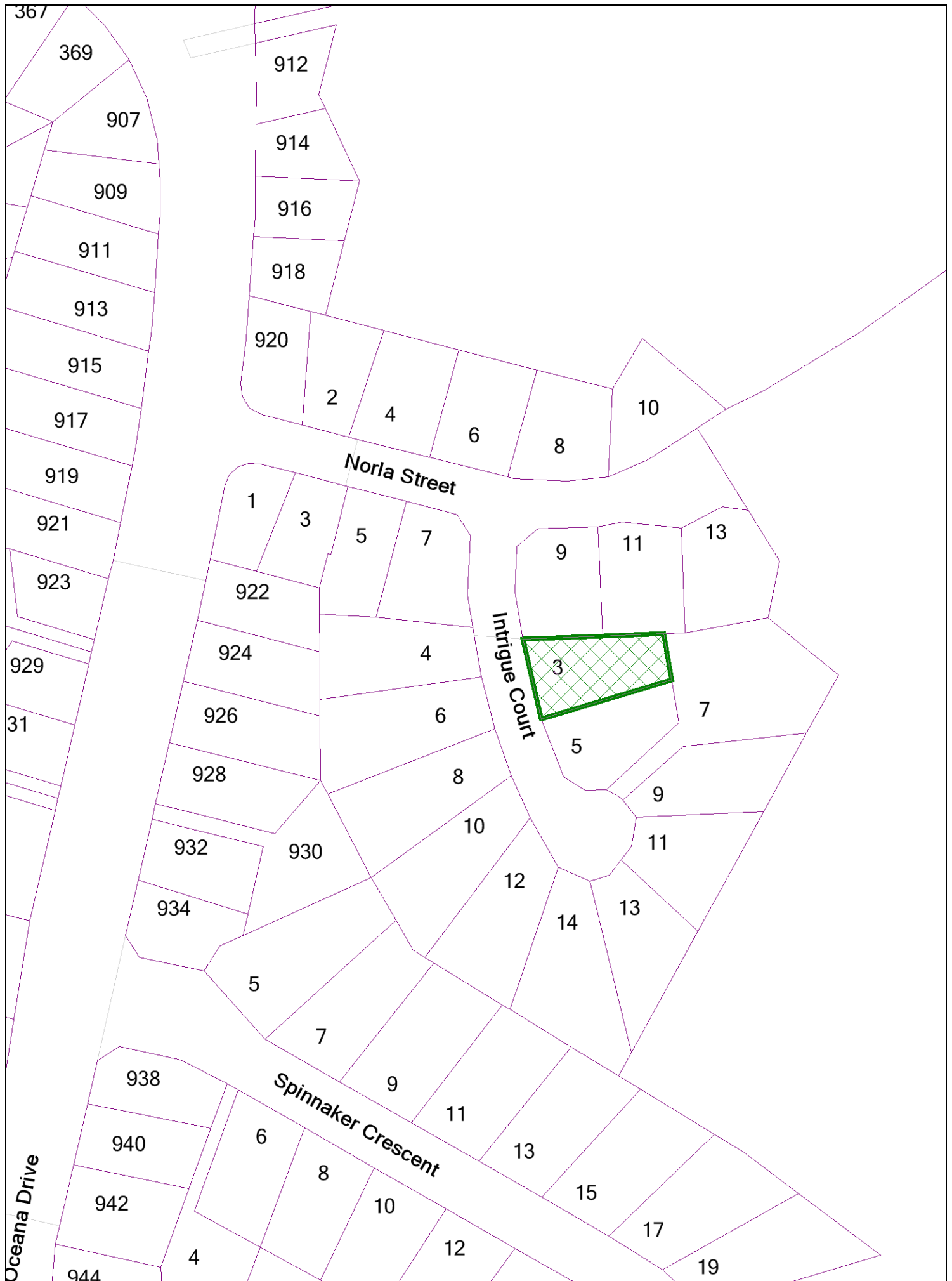
8.2. Developer contributions are not required to comply with any Council policies.

9. CONCLUSION

The proposal is for the construction of a Single Dwelling at 3 Intrigue Court, Tranmere. The dwelling meets the Acceptable Solutions and Performance Criteria of the Scheme and is therefore recommended for approval.

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

Ross Lovell
MANAGER CITY PLANNING



Printed: Tuesday, 1 March 2016 **Scale:** 1:1,530 @A4

Site Area: 903m²
 Total Roof Area (excluding eaves): 160.17m²
 17.74% of Site covered by roofed areas

BM nail in path
 RL 46.20

Intrigue
 Court



NOTE - Contractor to verify the location of all underground services. Including but not limited to electricity, telephone, gas, sewer, stormwater e.t.c. Prior to excavation. Owner to provide contractor drainage plans where available.



14 Mertonvale Circuit
 KINGSTON TAS 7050
 ph: 6229 1430
 fax: 6229 1132

PROPOSED RESIDENCE FOR:
 Brendan & Renee Cooper
 3 Intrigue Court
 TRANMERE

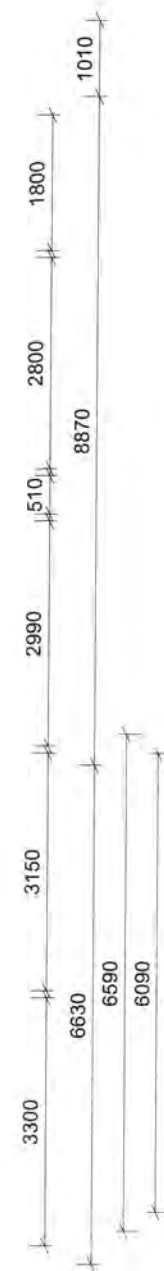
SITE PLAN

scale - 1:200

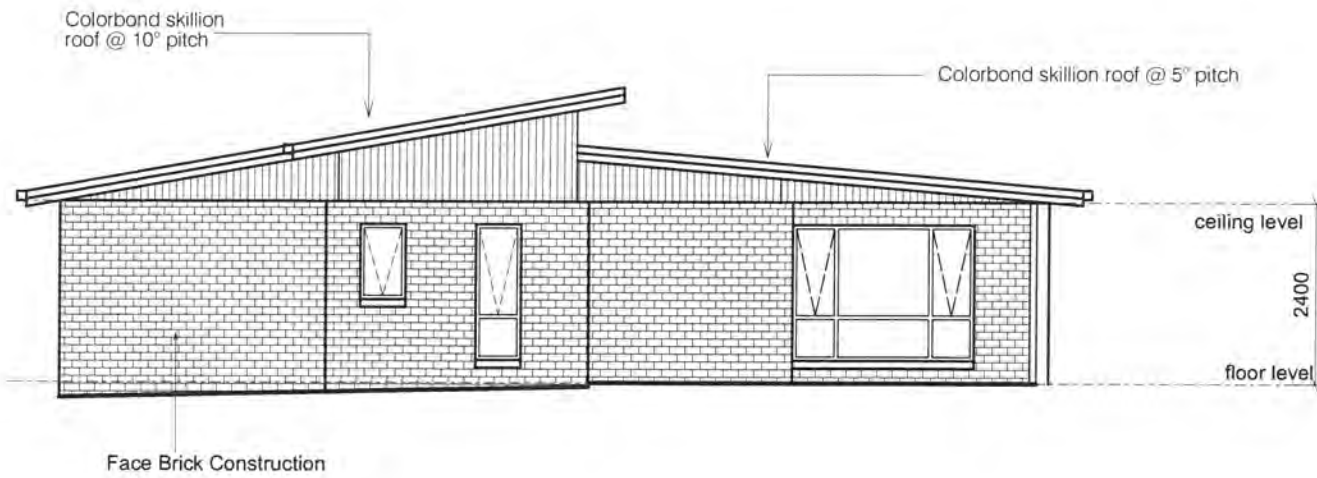
CD sheet 01

date: January 2016

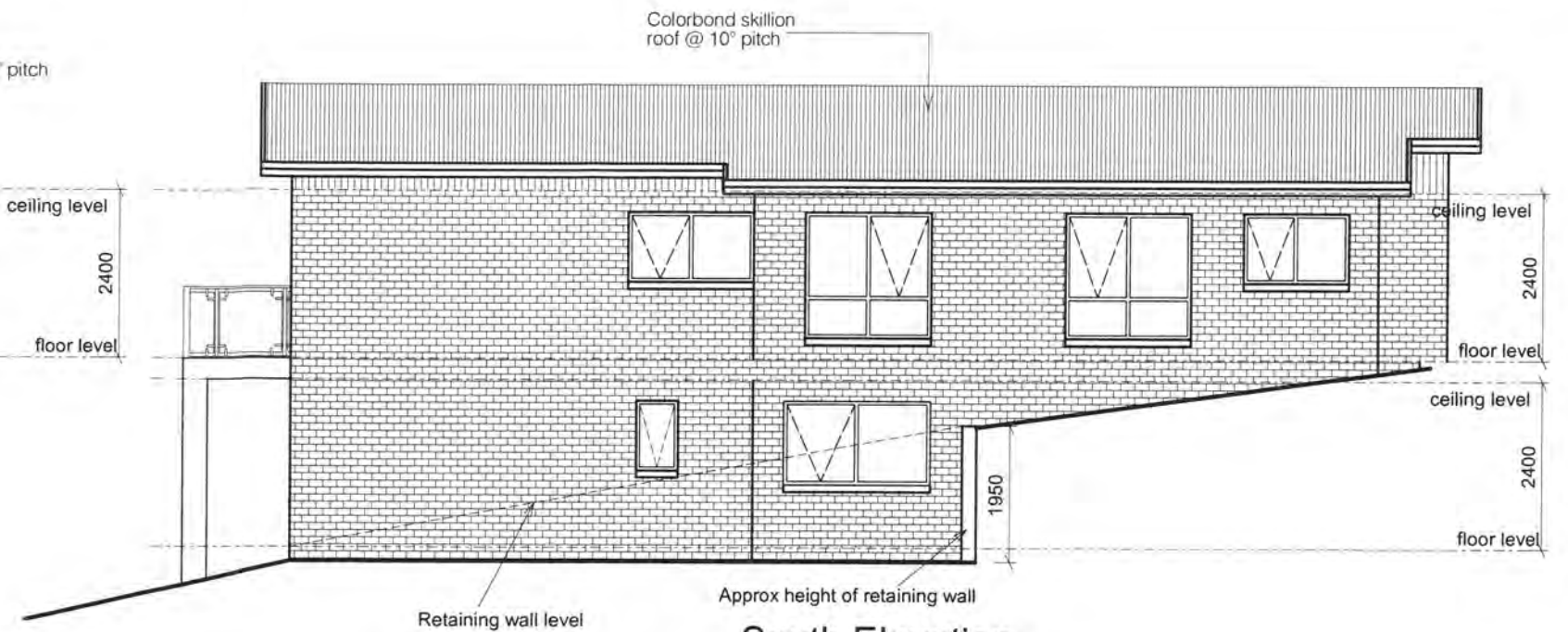
project no: J1695

[illegible]

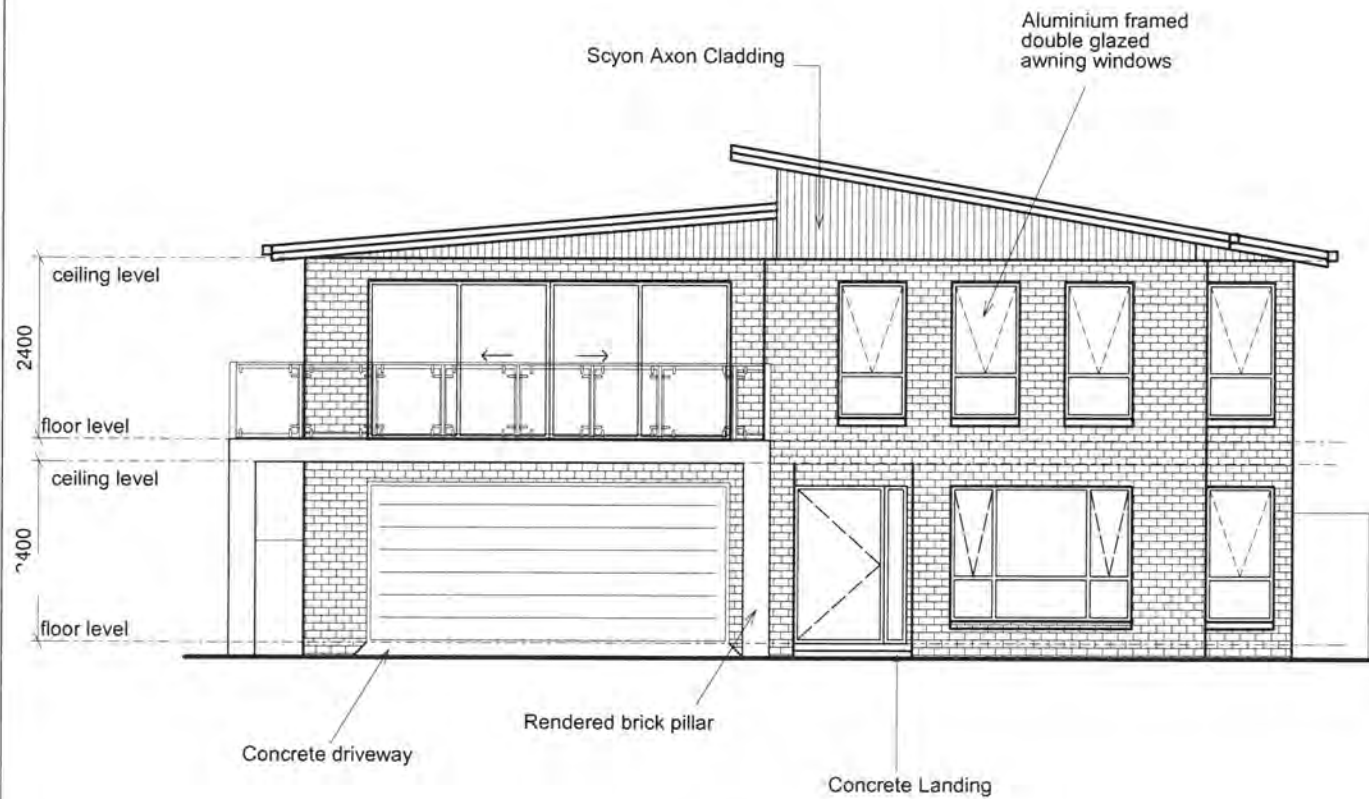
Agenda Attachments - 3 Intrigue Court, Tranmere - D-2016/33 - Page 3 of 6



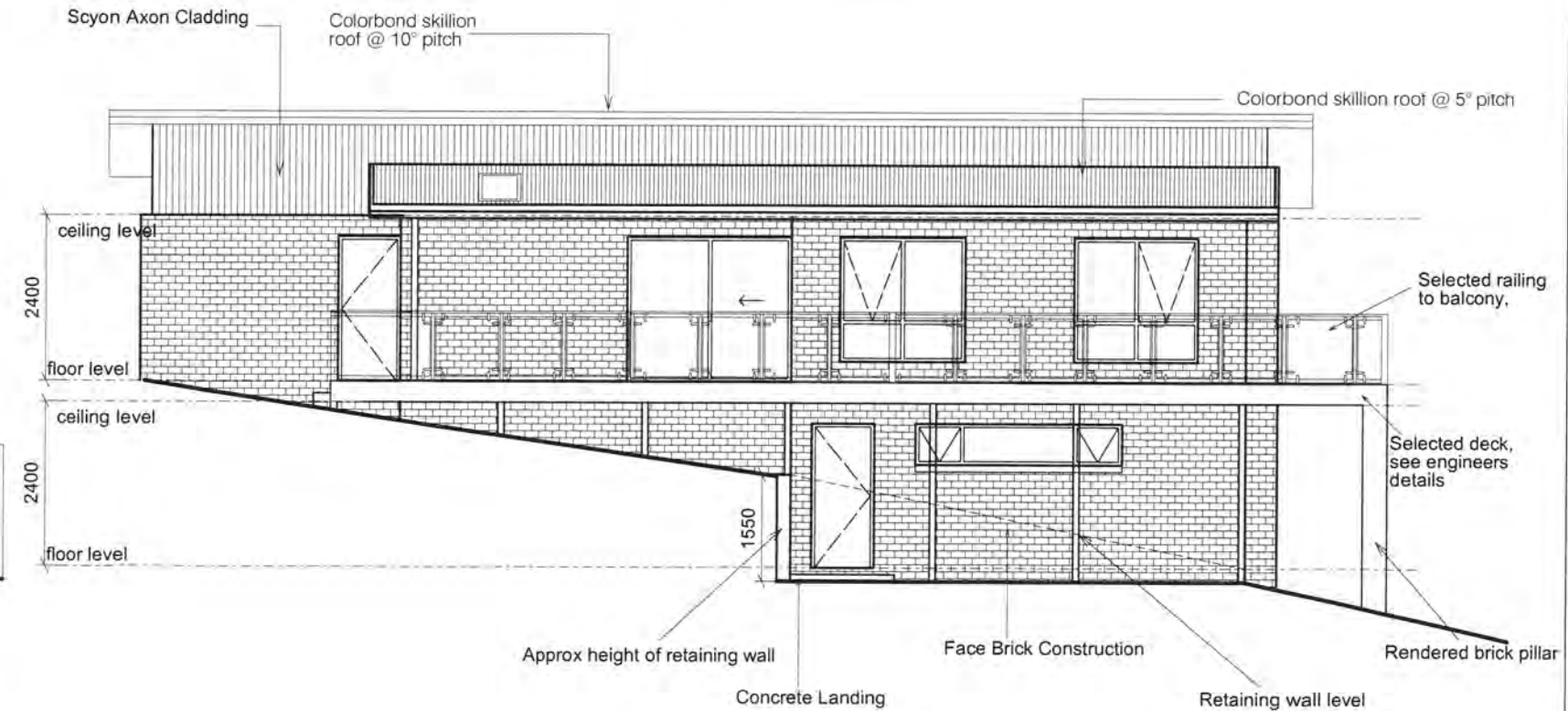
East Elevation



South Elevation



West Elevation



North Elevation

NOTE: Vertical Articulation joints only provided in unreinforced masonry walls except walls built where the site soil classification is S or A. (Refer to Engineers report for details).



14 Mertonvale Circuit
KINGSTON TAS 7050
ph: 6229 1430
fax: 6229 1132

PROPOSED RESIDENCE FOR:
Brendan & Renee Cooper
3 Intrigue Court
TRANMERE

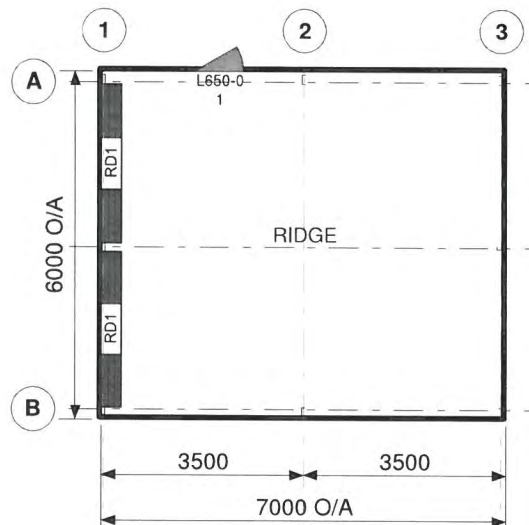
ELEVATIONS

scale - 1:100

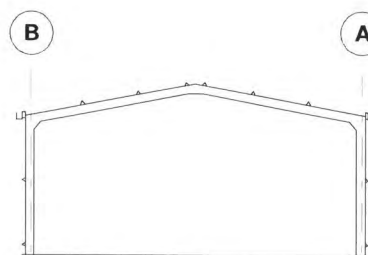
CD sheet 06

date: January 2016

project no: J1695



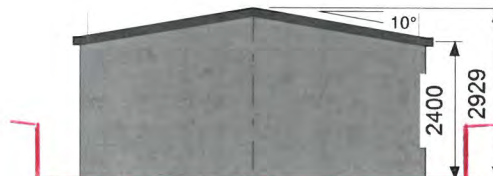
FRAME ROOF PLAN



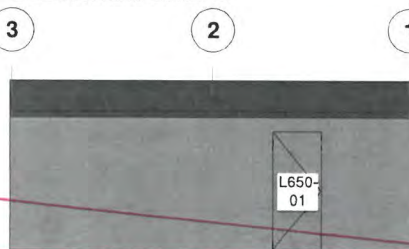
SECTION GRID 2



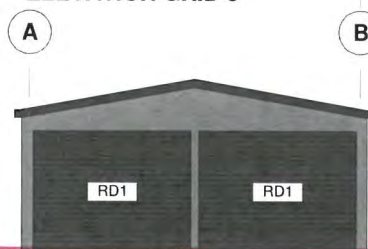
ELEVATION GRID B



ELEVATION GRID 3



ELEVATION GRID A



ELEVATION GRID 1

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	NS
WALLS	MULTICLAD 0.35 BMT	CB	BY
CORNERS	-	CB	BY
BARGE	-	CB	NS
GUTTER	HI-QUAD	CB	NS
DOWNPIPE	100x50	CB	BY

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	B&D, Firmadoor, R.D, Residential "R1F", 2010 high x 2715 wide Clear Opening C/B
1	L650-01	Larnec Door & Frame Kit, 650/61, Std. 2040 x 820 C/Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT

Brendan Cooper

SITE

**3 Intrigue Court
TRANMERE TAS 7018**

BUILDING

**PREMIUM GARAGE
6000 SPAN x 2400 EAVE x 7000 LONG**

TITLE

FLOOR PLAN & ELEVATION

LICENSE NO: CC6388

SCALE
A4 SHEET 1:125

DRAWING NUMBER
HOB01-12495

PAGE
1/1

3 Intrigue Court, TRANMERE



Site viewed from Intrigue Court

11.3.3 DEVELOPMENT APPLICATION D-2016/37 - 359 TRANMERE ROAD, TRANMERE - ADDITION TO DWELLING
(File No D-2016/37)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for additions to a dwelling at 359 Tranmere Road, Tranmere.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant to expire on 17 March 2016.

CONSULTATION

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

- building height;
- privacy; and
- inconsistency with character of area.

RECOMMENDATION:

- A. That the Development Application for an Addition to Dwelling at 359 Tranmere Road, Tranmere (CI Ref D-2016/37) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN AP3 – AMENDED PLAN [screening of the landing area at the top of the stairwell (between the stairway and rumpus addition) to a height of 1.5m to match the western deck].
- 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-2016/37 - 359 TRANMERE ROAD, TRANMERE
- ADDITION TO DWELLING /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

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 site is a 741m² lot with 15.26m frontage and vehicular access to Tranmere Road and is located within an established residential area of Tranmere. The lot supports an existing 2 storey dwelling and slopes down to the west.

The site of the proposed addition is clear of significant vegetation, aside from some landscaping associated with the existing dwelling.

3.2. The Proposal

The proposal is for the development of upper level additions to an existing dwelling. The additions would incorporate a 40m² upper level rumpus room addition and the addition of 2 upper levels, screened deck areas to the southern and western sides of the dwelling with areas of 10m² and 15m² respectively.

The additions would be 9.0m at the highest point above natural ground level, noting that the existing dwelling has a height above natural ground level of 9.0m also.

The proposed additions would be clad using a combination of timber weatherboards and Colorbond roofing, would be supported using steel columns and steel cross bracing and the proposed deck areas would be screened with an opaque treatment using a 1.5m high obscure glazed privacy screen. A steel-framed staircase is also proposed for access to the proposed addition on the western side of the existing dwelling.

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 Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A3	Setbacks and building envelope	A dwelling must be contained within a building envelope 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.	9.0m height, 3.2m and 3.8m setback from both side boundaries

The proposed variation can be supported pursuant to the following Performance Criteria.

“P3 - The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:*
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.*

- The proposed development would not cause an unreasonable loss of amenity in that:
 - the applicant has demonstrated as part of the application documentation that there would not be a reduction of sunlight to the habitable rooms or private open space of a dwelling of an adjoining lot, caused by the proposed additions in comparison to the existing dwelling;
 - there are no vacant lots adjacent the site that require specific consideration; and

- the proposed additions would be of a similar height to the existing dwelling, when viewed from adjoining lots and being supported by steel columns it is considered that the appearance of bulk as considered by this criterion would be limited, in that there would be space between the addition and natural ground level.
- Separation distances between the proposed additions and adjacent dwellings would be consistent with that existing in the vicinity of the site, in that a distance of approximately 4m separates each of the neighbouring dwellings. The proposed additions would provide for similar separation distance in terms of side setbacks, which is consistent with this performance criterion.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.6 A1	Privacy for all dwellings	A deck that has a finished floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25% along the sides facing a side boundary, unless a setback of 3m is proposed.	2.6m setback to the western (side) boundary and 1.5m privacy screen

The proposed variation can be supported pursuant to the following Performance Criteria.

- “P1 - A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:*
- (a) a dwelling on an adjoining lot or its private open space; or*
 - (b) another dwelling on the same site or its private open space;*
 - or*
 - (c) an adjoining vacant residential lot”.*

- the proposed deck would have a finished floor level of 5.6m above natural ground level and would be screened using a 1.5m obscure glazed privacy screen (with associated balustrade), which would be of an opaque finish to minimise casual overlooking to the west of the site;
- the deck would be located to the west of the existing dwelling and given the height of the existing dwelling relative to neighbouring residential development overlooking is unlikely to occur, given the orientation of the dwelling and significant views above neighbouring development to the west; and
- there are no vacant lots adjacent the site that require specific consideration.

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. Building Height

Concern was raised by the representor that the development would exceed the prescribed building envelope on both the western and eastern sides of the proposed addition. The representor considers that the Council has height restrictions in place to prevent such development.

- **Comment**

Both the existing dwelling and the proposed addition do exceed the prescribed building envelope, which allows for a maximum height without discretion of 8.5m. The proposed additions exceed this by 500mm.

As discussed above, it is considered that the proposed development satisfies the relevant performance criteria in respect of building height. It is further noted that the main windows and living areas of the adjacent dwelling to the south are oriented to the south, towards the city and mountain– away from the direction of the proposed additions.

This concern does not justify the refusal of the proposal.

5.2. Privacy

The representor is concerned by the impact of the use of the proposed stairway on the western elevation upon privacy.

- **Comment**

The proposed stairway access would be used infrequently, meaning that privacy screening would not be of value, in that it performs a different function to a deck, where people congregate for extended periods.

That said, a portion of the stairway exists at the entrance to the proposed addition that would be within the 3.0m prescribed by the Scheme and it is considered that screening of this area may be of benefit to the adjacent property (and associated outdoor space) to the west. A condition has therefore been included requiring the provision of amended plans to show the screening of the landing area at the top of the stairway, to match the screening proposed for the western deck. This condition has been discussed with the applicant who is satisfied with this approach.

5.3. Inconsistency with Character of Area

The representor raised the appearance of the proposed addition as being of concern, in that the use of steel columns for support of the addition would be inconsistent with the character of the area.

- **Comment**

This issue does not form part of the Scheme assessment criteria.

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 2010-2015 or any other relevant Council Policy.

9. CONCLUSION

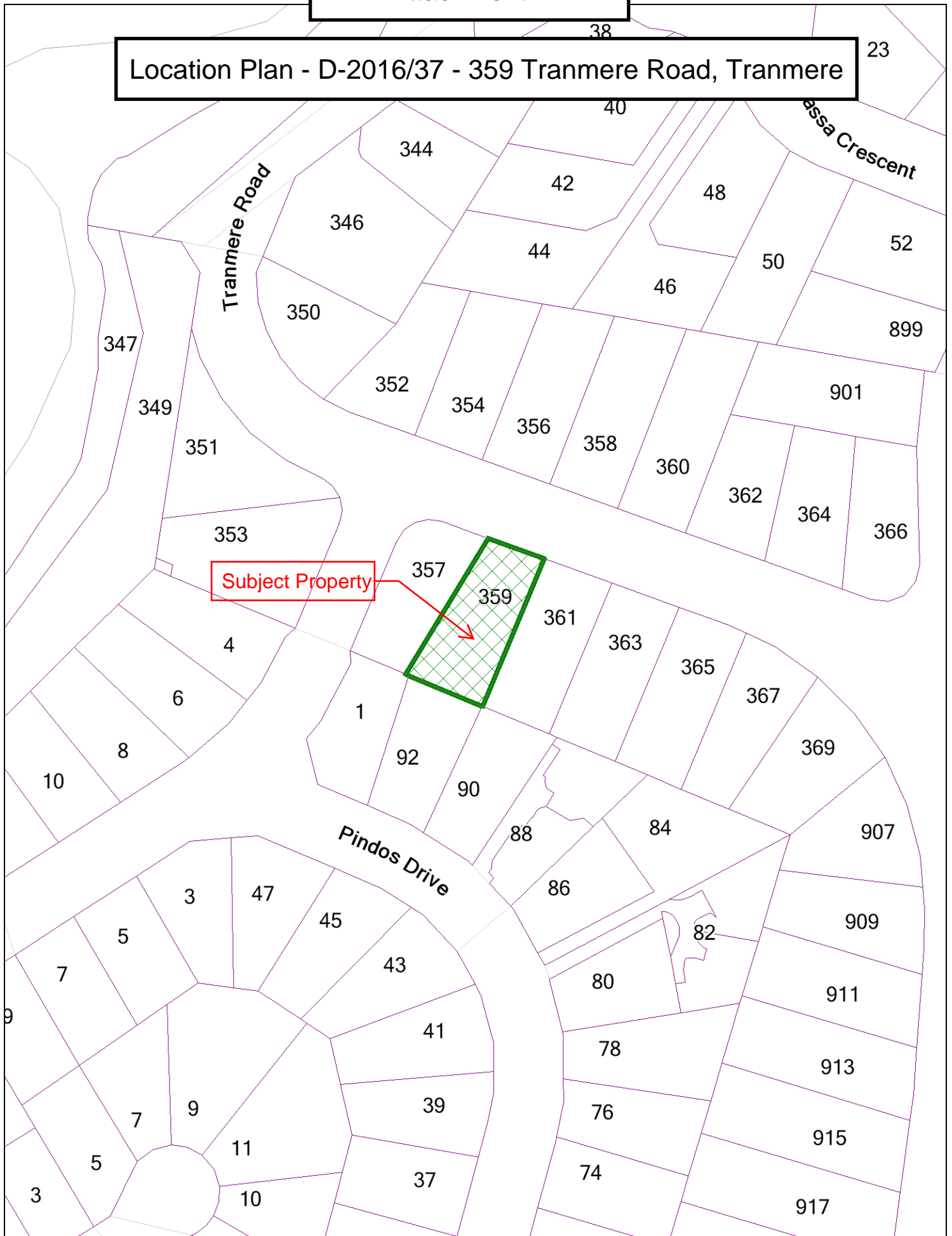
The proposal is for additions to a Single Dwelling at 359 Tranmere Road, Tranmere. The development satisfies the relevant requirements of the Scheme and is therefore recommended for approval subject to conditions.

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

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Location Plan - D-2016/37 - 359 Tranmere Road, Tranmere



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, 7 March 2016 **Scale:** 1:1,229 @A4

PLANNING SUMMARY

No. 359 TRANMERE ROAD
LOT 14 C.T. 61746 741m²

EXISTING BUILDING FOOTPRINT/
SITE COVER = 140m² = 18.9%

PROPOSED RUMPUS ADDITION = 40m²

TOTAL PROPOSED SITE
COVER = 180m² = 24.3%

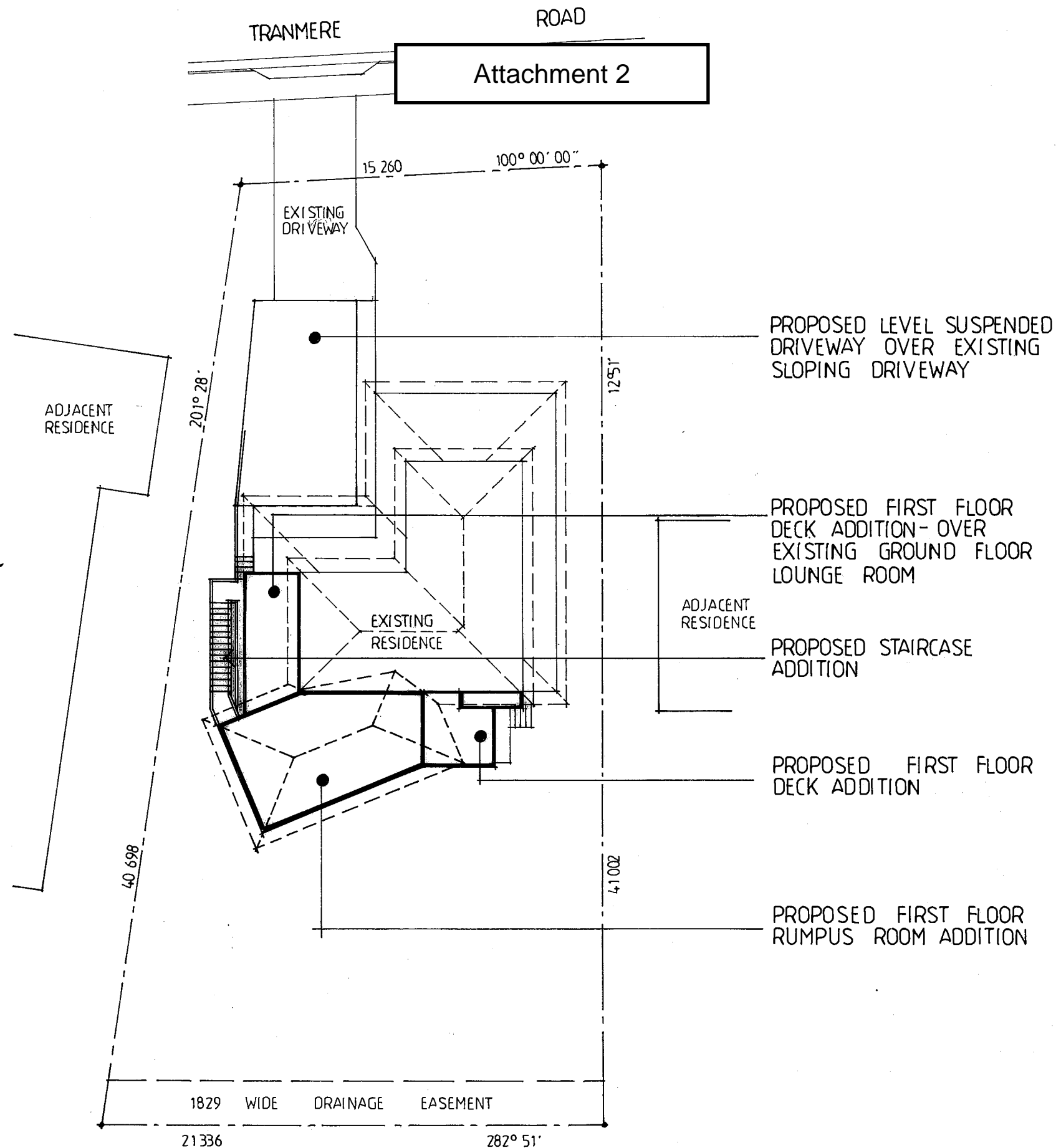
JUSTIFICATION FOR DISCRETIONARY APPROVAL

OVERSHADOWING:

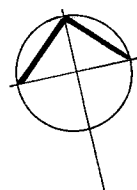
PROPOSED ADDITION DOES
NOT UNDULY INCREASE
THE AFFECTS OF OVER-
SHADOWING ON NEIGHBOURING
ADJACENT PROPERTIES -
REFER TO DRAWING NO. DA06
FOR SUN SHADOW DIAGRAMS.

PRIVACY / OVERLOOKING ADJACENT PROPERTIES:

THE PROPOSED FIRST
FLOOR DECK ADDITION TO
WESTERN SIDE OF EXISTING
RESIDENCE - OVERLOOKING OF
ADJACENT NEIGHBOURING
PROPERTY WILL BE ADDRESSED
WITH THE ADDITION OF A
1500 MM HIGH OPAQUE
GLAZED SCREEN / BALUSTRADE
TO WESTERN SIDE OF
PROPOSED DECK.



SITE PLAN - PROPOSED 1:200

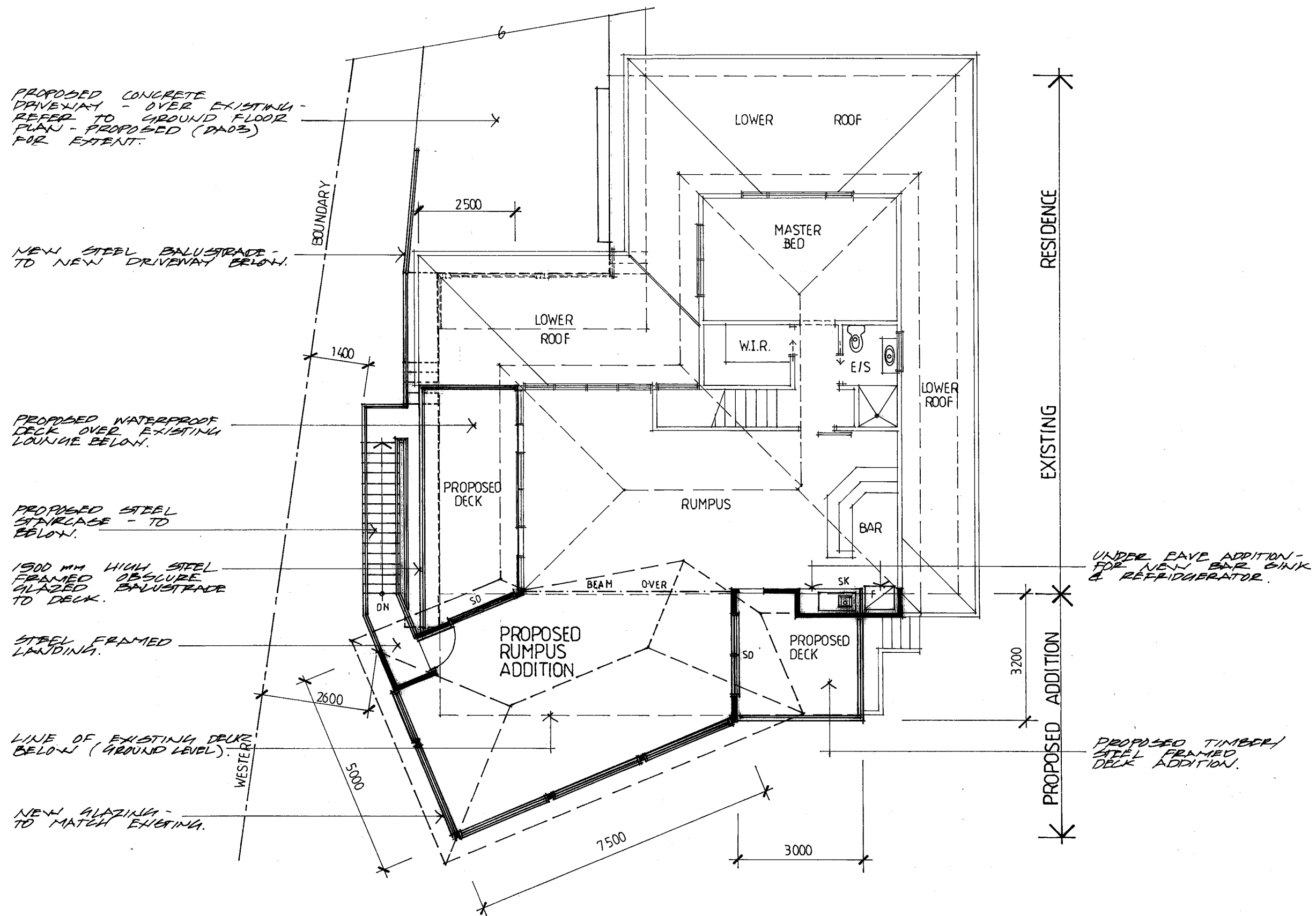


DRAWING SCHEDULE

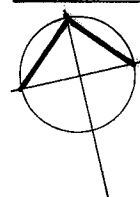
- DA01 SITE PLAN - PROPOSED
- DA02 FIRST FLOOR PLAN - PROPOSED
- DA03 GROUND FLOOR PLAN - PROPOSED
- DA04 ELEVATIONS - PROPOSED
- DA05 ELEVATIONS - PROPOSED
- DA06 SUN SHADOW DIAGRAMS
- MD01 FLOOR/SITE PLAN - EXISTING
- MD02 ELEVATIONS - EXISTING

PROPOSED ADDITION TO
EXISTING RESIDENCE
359 TRANMERE ROAD,
TRANMERE

R&P BOWERMAN

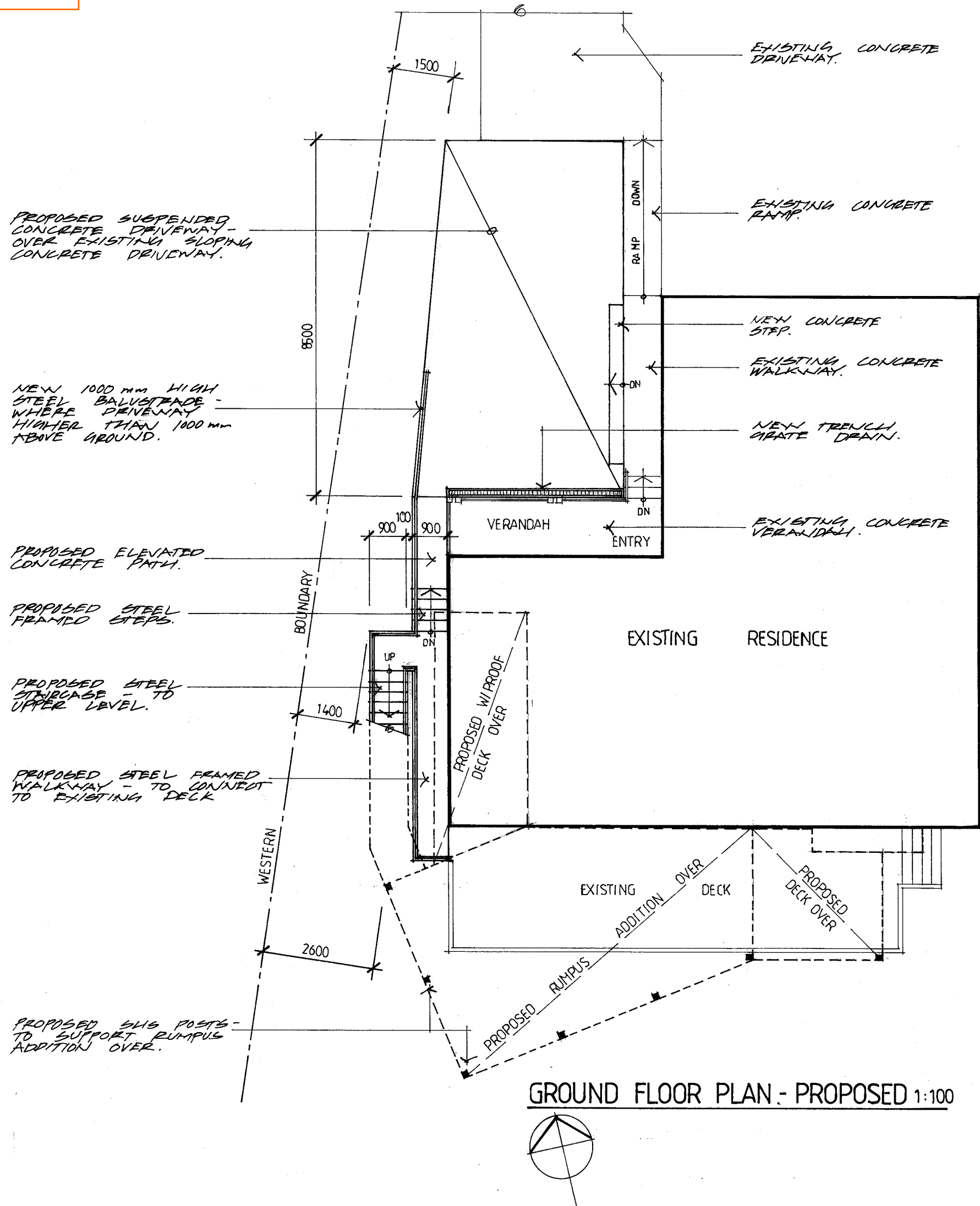


FIRST FLOOR PLAN - PROPOSED 1:100



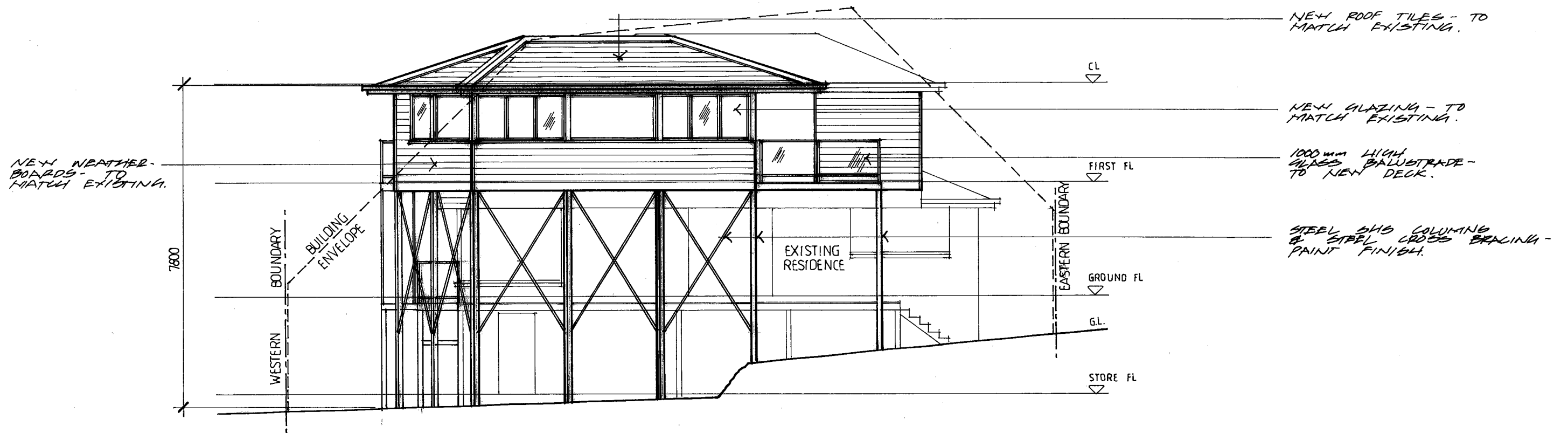
PROPOSED ADDITION TO
EXISTING RESIDENCE
359 TRANMERE ROAD,
TRANMERE

R&P BOWERMAN

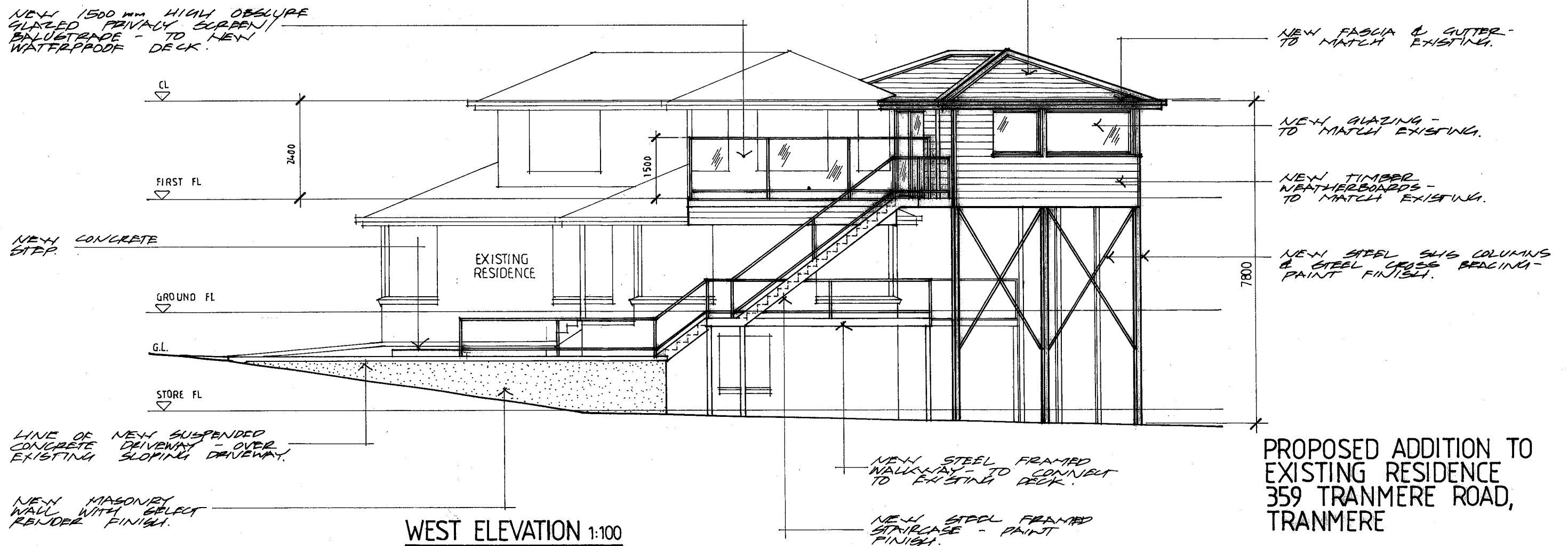


PROPOSED ADDITION TO
EXISTING RESIDENCE
359 TRANMERE ROAD,
TRANMERE

R & P BOWERMAN



SOUTH ELEVATION 1:100

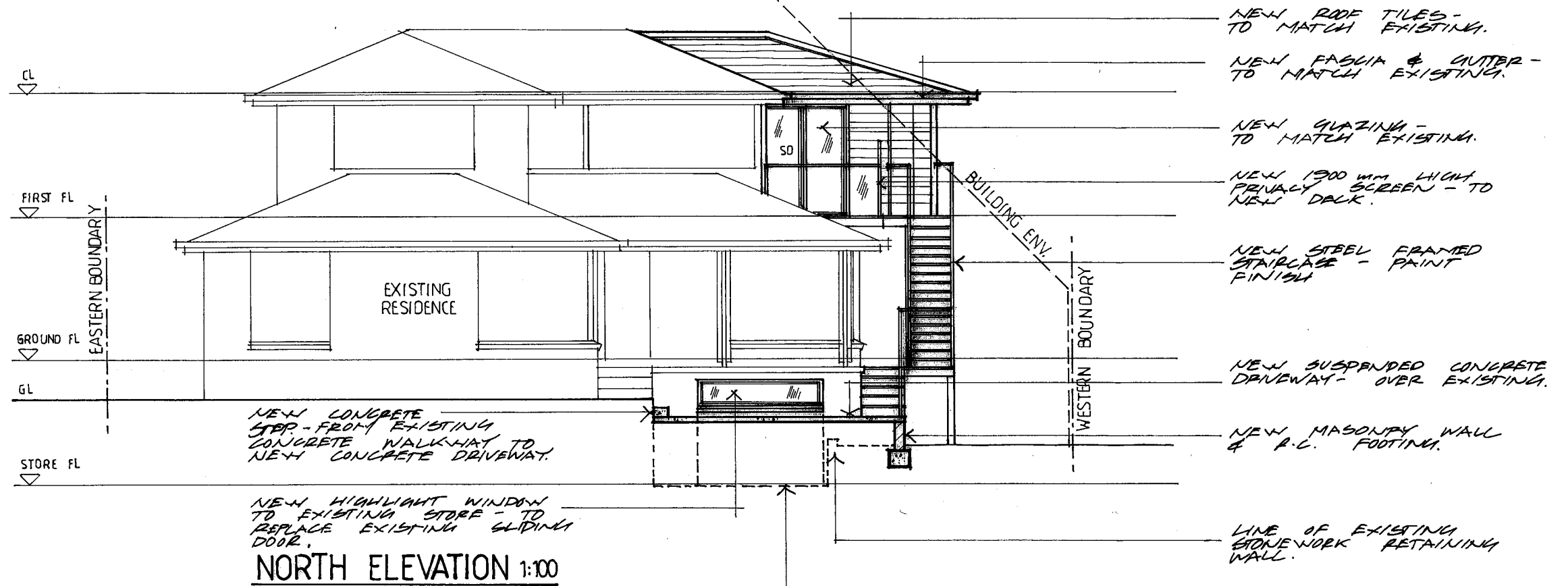


WEST ELEVATION 1:100

PROPOSED ELEVATIONS

**PROPOSED ADDITION TO
EXISTING RESIDENCE
359 TRANMERE ROAD,
TRANMERE**

R&P BOWERMAN

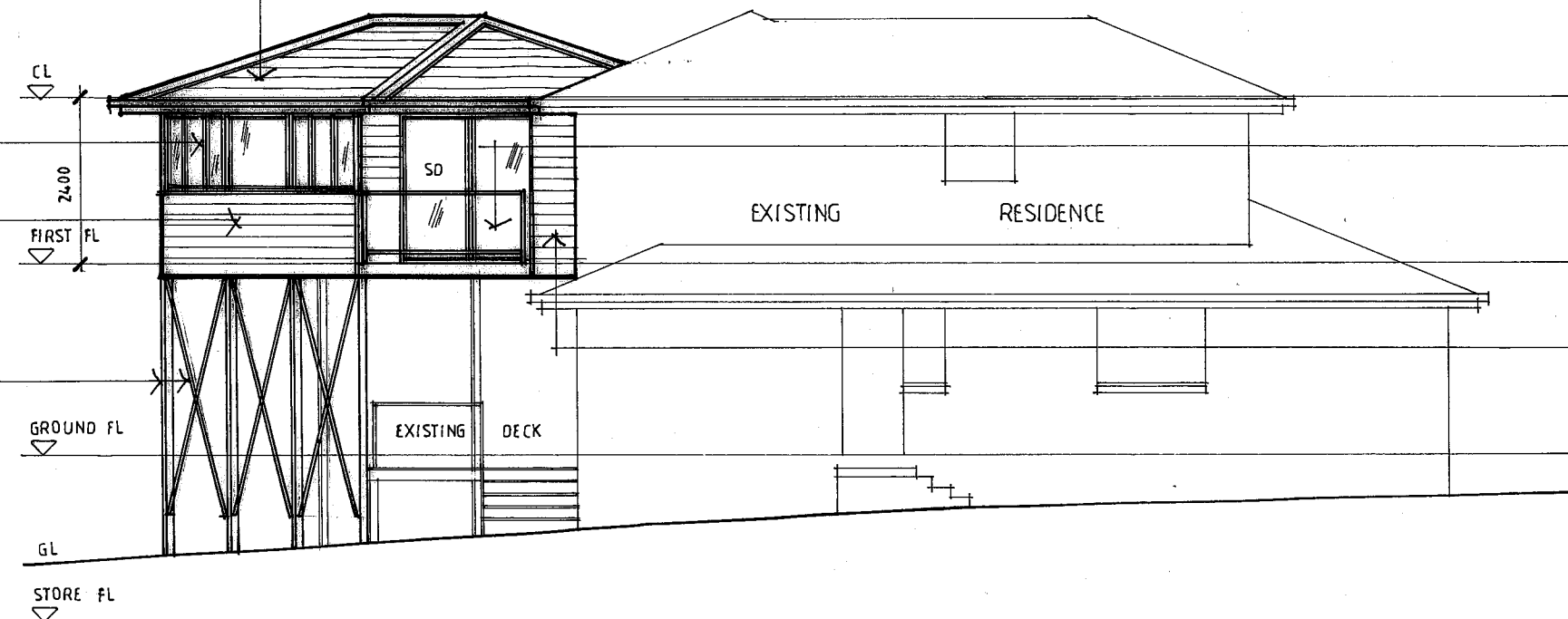


NEW ROOF TILES - TO MATCH EXISTING.

NEW GLAZING - TO MATCH EXISTING.

NEW TIMBER WEATHERBOARDS - TO MATCH EXISTING.

NEW STEEL SIG COLUMNS & STEEL CROSS BRACING - PAINT FINISH.

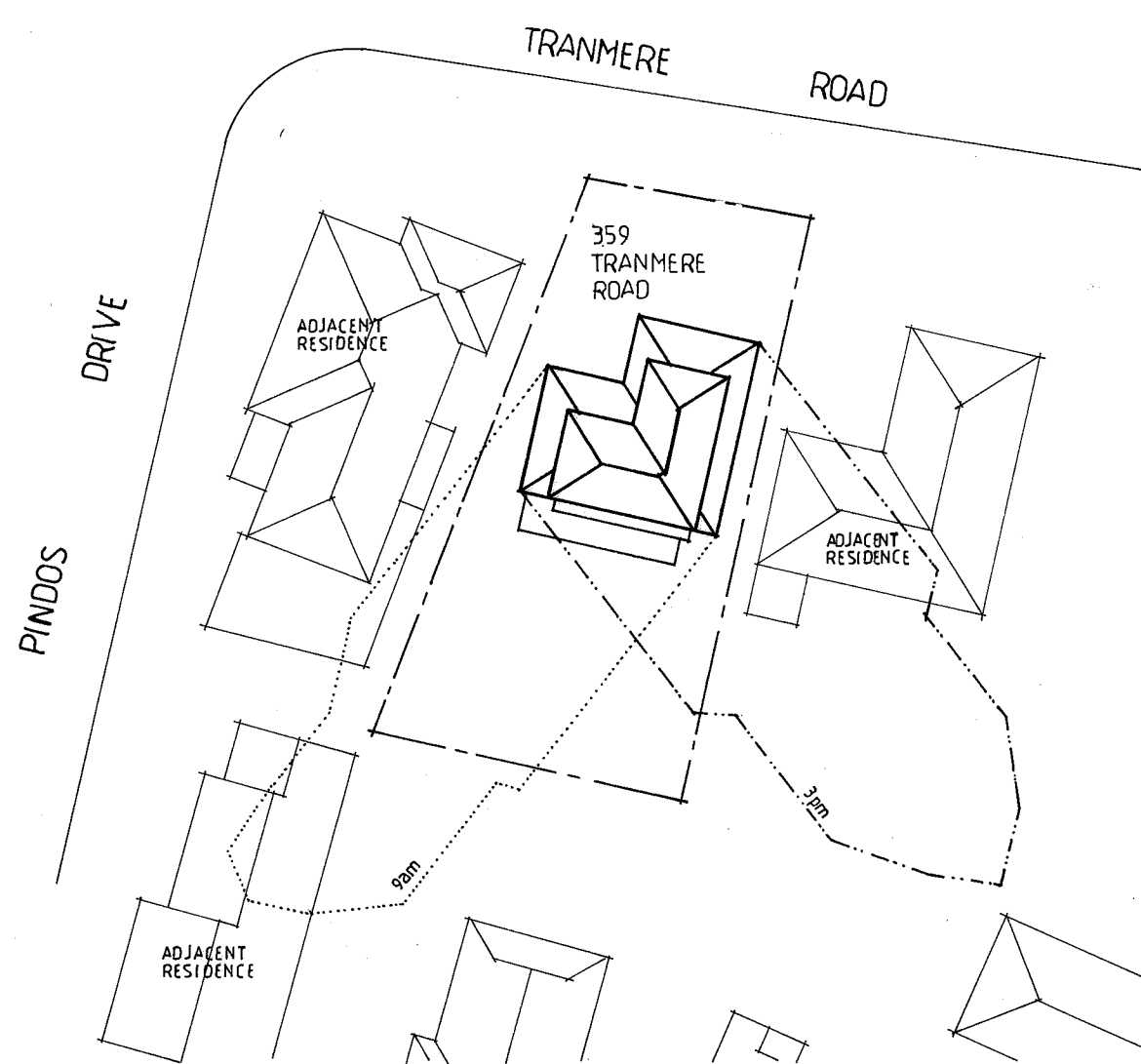


EAST ELEVATION 1:100

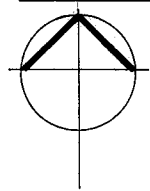
PROPOSED ELEVATIONS

PROPOSED ADDITION TO EXISTING RESIDENCE
359 TRANMERE ROAD,
TRANMERE

R&P BOWERMAN

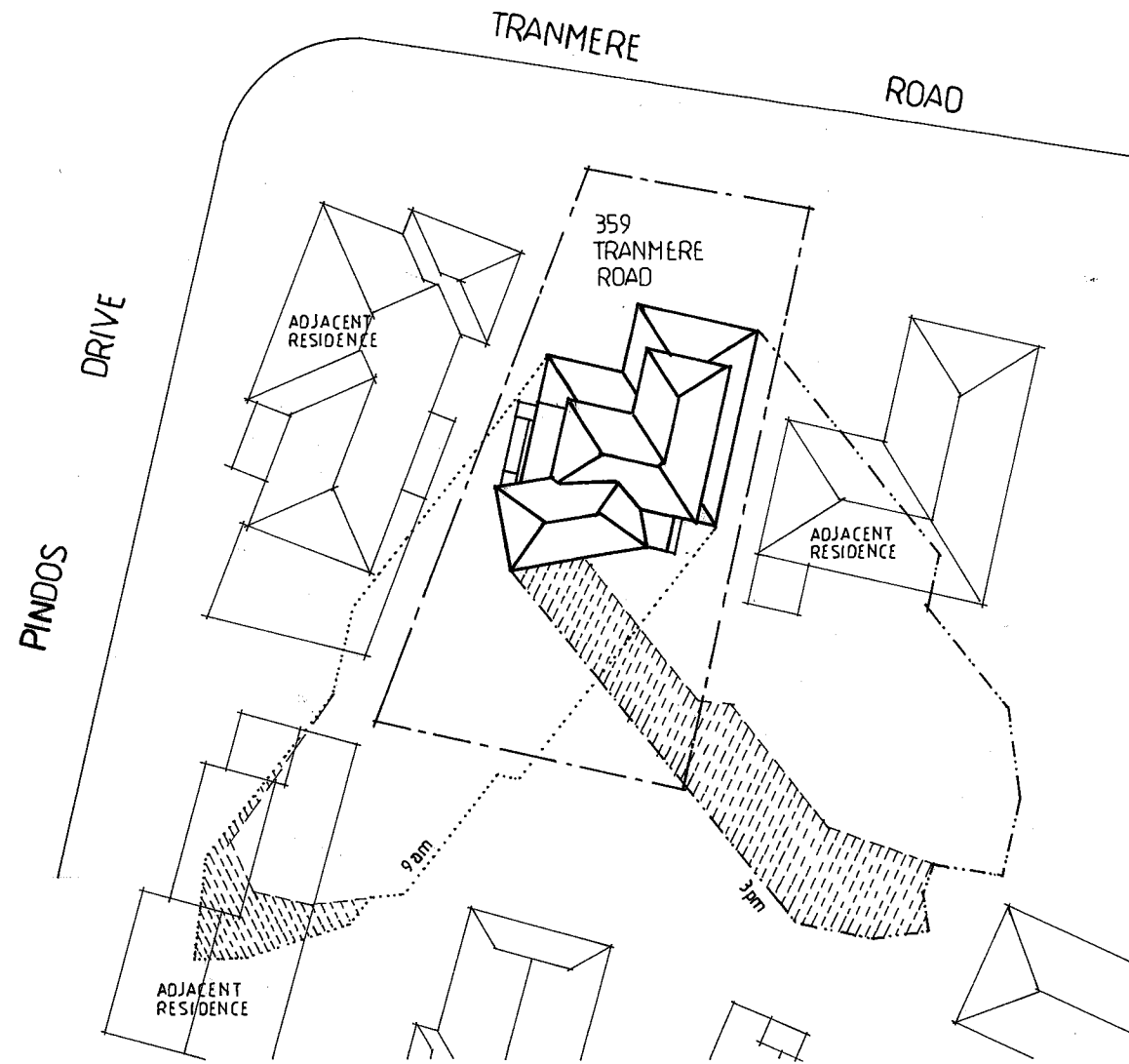


SUN SHADOW DIAGRAM - EXISTING 1:500
WINTER SOLSTICE - 21st JUNE

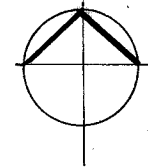


LEGEND

- 9am 9am SHADOW LINE -
21st JUNE.
- 3pm 3pm SHADOW LINE -
21st JUNE.
- SUBJECT PROPERTY
TITLE BOUNDARY.



SUN SHADOW DIAGRAM - PROPOSED 1:500
WINTER SOLSTICE - 21st JUNE



LEGEND

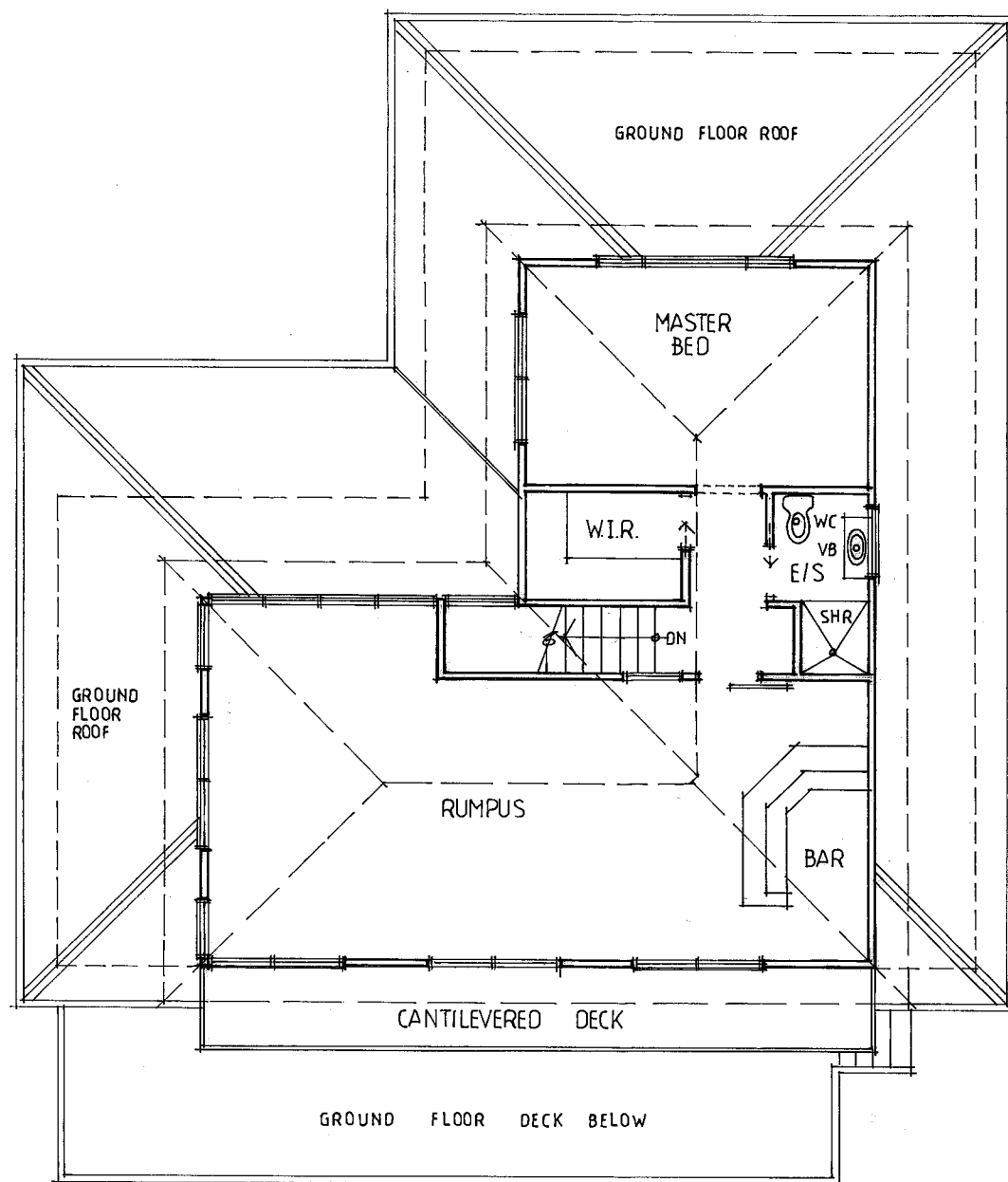
- 9am 9am SHADOW LINE -
21st JUNE.
- 3pm 3pm SHADOW LINE -
21st JUNE.
- SUBJECT PROPERTY
TITLE BOUNDARY.



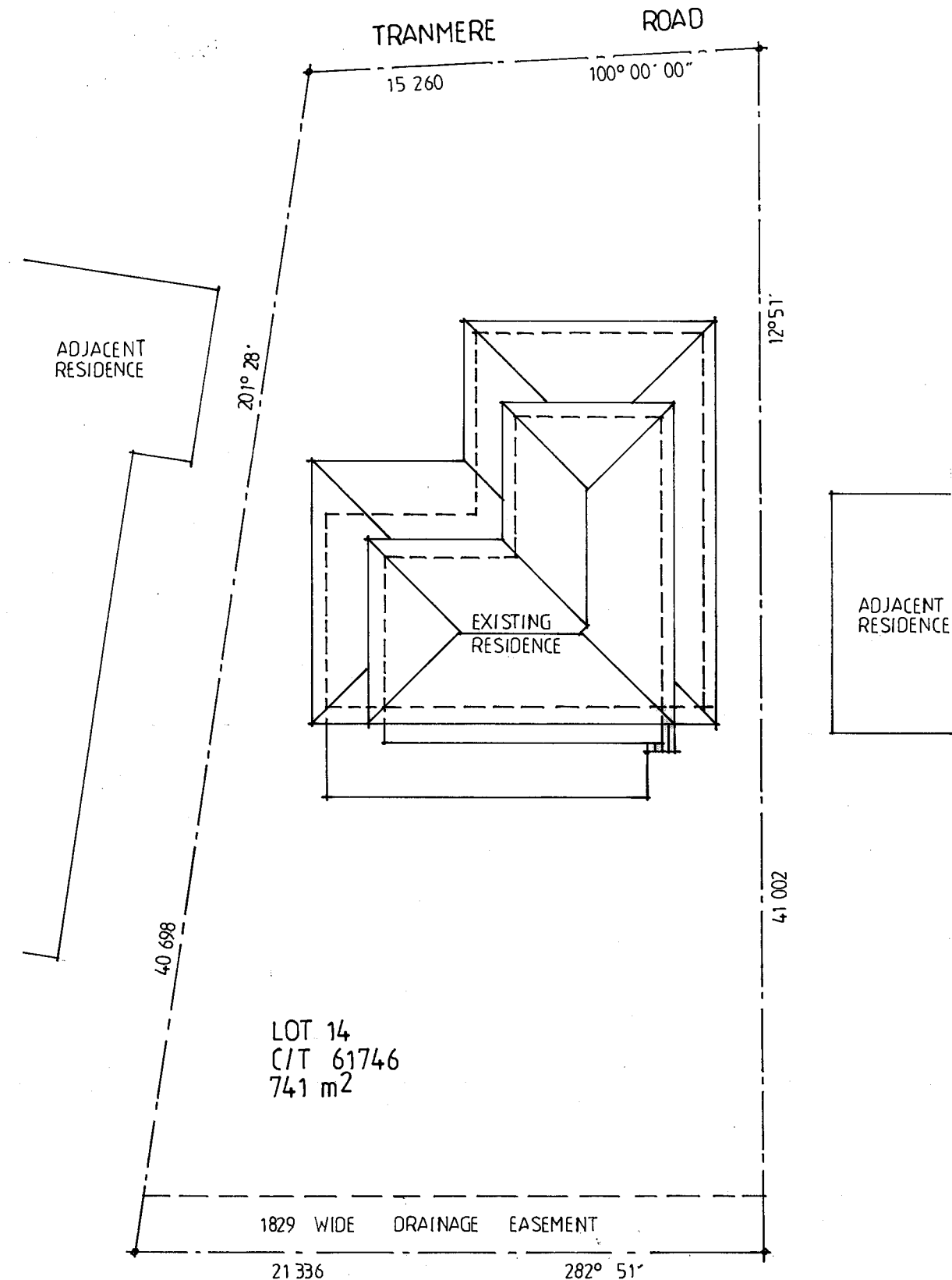
HATCHING INDICATES EXTENT
OF ADDITIONAL OVERHANGING
GENERATED BY PROPOSED ADDITION.

PROPOSED ADDITION TO
EXISTING RESIDENCE
359 TRANMERE ROAD,
TRANMERE

R&P BOWERMAN



FIRST FLOOR PLAN - EXISTING 1:100

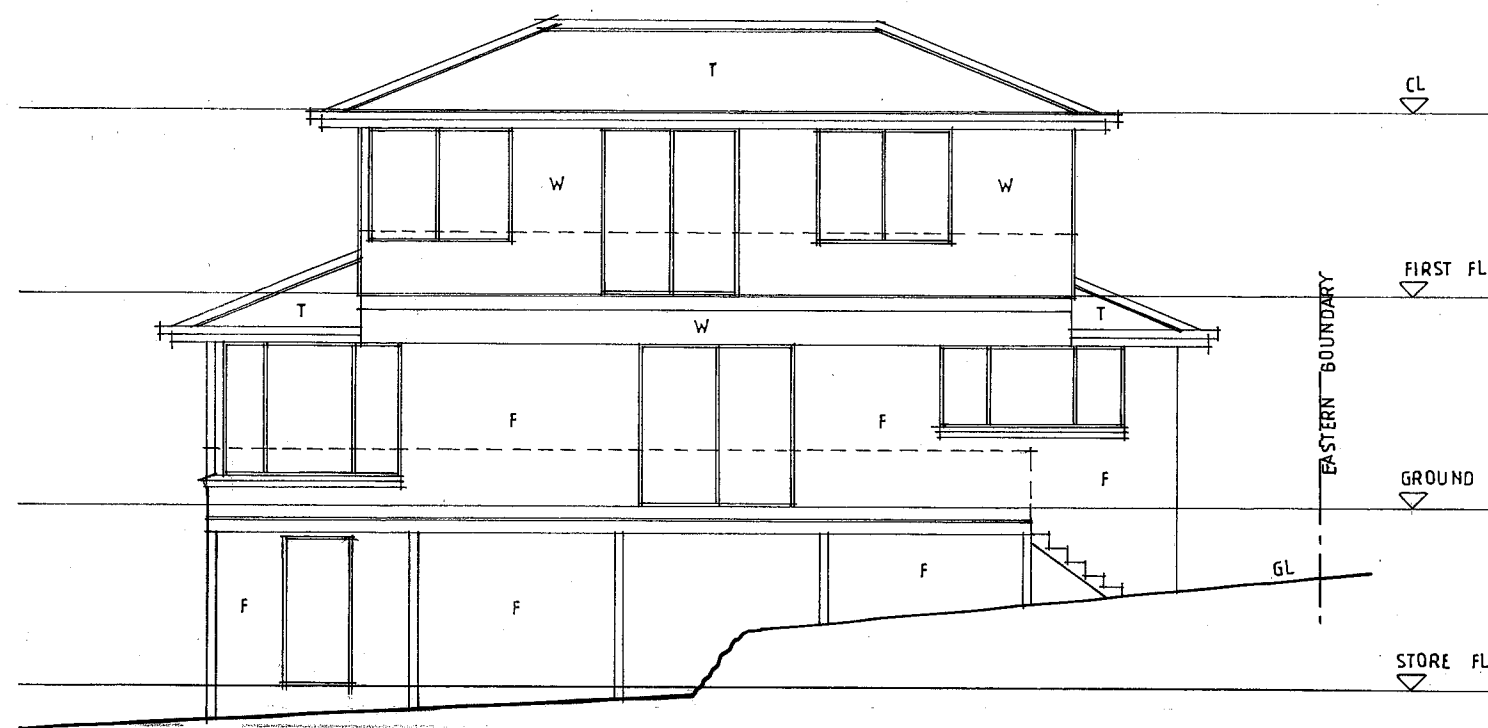


SITE PLAN - EXISTING 1:200

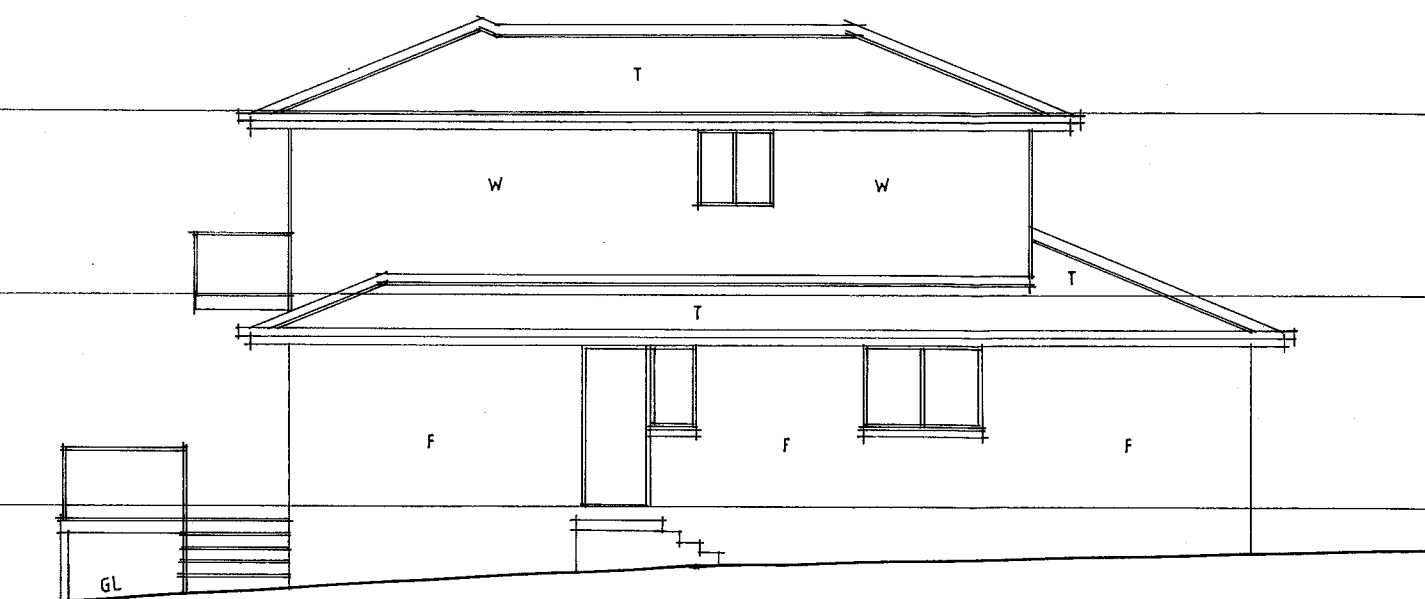


MEASURED PLANS OF
EXISTING RESIDENCE
359 TRANMERE ROAD,
TRANMERE

R&P BOWERMAN



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

EXISTING ELEVATIONS

LEGEND
 T ROOF TILES
 F FACE BRICKWORK
 W CEDAR WEATHERBOARDS



WEST ELEVATION 1:100

MEASURED ELEVATIONS OF
 EXISTING RESIDENCE
 359 TRANMERE ROAD,
 TRANMERE

R&P BOWERMAN

Attachment 3

359 Tranmere Road, TRANMERE



Site viewed from Tranmere Road, looking south



Site viewed from Tranmere Road, looking southwest

11.3.4 DEVELOPMENT APPLICATION D-2016/43 - 318 EAST DERWENT HIGHWAY, GEILSTON BAY - CHANGE OF USE TO TAKEAWAY FOOD SHOP AND SIGNAGE

(File No D-2016/43)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for a Change of Use to a Takeaway Food Shop and Signage at 318 East Derwent Highway, Geilston Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned Local Business under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development as the proposal does not meet the Acceptable Solutions for hours of operation, signage and car parking.

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 17 March 2016 with the written agreement of the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 4 representations were received raising the following issues:

- parking and access;
- waste management;
- quality of proposal plans; and
- business name.

RECOMMENDATION:

A. That the Development Application for a Change of Use to Takeaway Food Shop and Signage at 318 East Derwent Highway, Geilston Bay (Cl Ref D-2016/43) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. Trading hours, including deliveries, must be within the following hours:

Monday - Friday	6.30am to 8.00pm
Saturday	7.00am to 8.00pm
Sunday	7.00am to 8.00pm
Public Holidays	7.00am to 8.00pm

3. GEN S3 – SIGN EXTERNAL ILLUMINATION.
 4. GEN S4 – FLASHING LIGHTS.
 5. GEN S7 – MAINTENANCE.
 6. GEN S8 – SIGN ILLUMINATION HOURS.
 7. The development must meet all required Conditions of Approval specified by TasWater notice dated 3 February 2016 (TWDA 2016/00119-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

Historically the site has contained small, local retail businesses. The subject tenancy previously contained a toy shop (Shop) which was recently vacated after being established around 2011. Prior to 2011, the tenancy contained a video rental shop (Shop).

A planning permit (D-2010/124) was granted on 5 July 2010 for Venezia Italian Restaurant at 314 East Derwent Highway. The permit was granted on condition that 9 car parking spaces be provided on-site. A variation of 12 car parking spaces was also granted under the same permit.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Local Business under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions prescribed in the Local Business Zone and the Signs and Parking and Access Codes.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Part D – Local Business Zone; and
- Part E – Parking and Access Code and Signs Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site at 318 East Derwent Highway has an area of 557m² and contains an existing commercial building divided into 3 tenancies – a hairdresser, workshop and the recently vacated toy shop. No car parking is located on the subject site (318). The adjacent property at 314 East Derwent Highway contains the Venezia Italian Restaurant, which also contains an existing dwelling and car park (9 spaces) at the rear.

The surrounding area is to the north, east and south of the site, including land within 50m of the site, is zoned General Residential. Land on the opposing side of East Derwent Highway is zoned Open Space and contains sportsgrounds.

3.2. The Proposal

The proposal is for a Change of Use from a Shop to a Take-away Food Shop. The floor area to be used would be 98.1m². No seating would be provided for consumption of food. Hours of operation would be as follows:

- | | |
|-------------------|-------------------|
| • Monday - Friday | 6.30am to 8.00pm |
| • Saturday | 7.00am to 8.00pm |
| • Sunday | 7.00am to 8.00pm |
| • Public Holidays | 7.00am to 8.00pm. |

Some minor internal alterations would be required to the existing building and existing signage replaced with the name and logo of the proposed business. The proposal also includes the erection of a new sign on top of the existing shop awning, which would be illuminated during hours of operation. The sign would be double sided (1.8m x 1.2m) and would have an area of 4.32m² (2.16m² on each side).

No additional car parking can be provided on-site. The tenancy has a car parking credit of 3.27 spaces.

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 Local Business Zone and the Parking and Access and Signs Codes with the exception of the following.

Local Business Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
20.3.1 A1	Hours of Operation	Hours of operation must be within 7.00am to 9.00pm Mondays to Saturdays; and 9.00am to 5.00pm on Sundays and Public Holidays	6.30am – 8.00pm Monday to Friday and 7.00am to 8.00pm weekends and public holidays. Therefore, the hours of 6.30am to 7.00am on weekdays and 5.00pm to 8.00pm on Sundays and public holidays would be outside hours prescribed in Acceptable Solution

The proposed variation can be supported pursuant to the following Performance Criteria.

“P1 - Hours of operation of a use within 50 m 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”.

- The proposed use would potentially cause noise through commercial vehicle movements, the use of exhaust fans for the cooking process and through customers accessing the store and their vehicles. Council’s Environmental Health Officer are satisfied that the proposed use would not cause an unreasonable level of noise and have advised that take-away food shops generally have a low impact in terms of noise and emissions. The Environmental Health Officer has advised that noise level from the activity would be below the ambient noise from vehicles using the Highway.

Parking and Access Code

Clause E6.6.1A1 of the Scheme states that the number of on-site car parking spaces required for a use must be in accordance with Table E6.1 except if the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan.

As the site is zoned Local Business, the Clarence Interim Car Parking Plan applies, which states that the number of car parking spaces provided shall be no more than would have been required under the Clarence Planning Scheme 2007. The Table below therefore provides a calculation of the required car parking spaces based on the requirements of the 2007 Scheme:

Clause	Standard	Acceptable Solution (Extract)	Proposed
E6.6.1 A1	Number of Car Parking Spaces	1 space per 15m ² floor area (6.54 spaces for floor area of 98.1m ²). The current Shop has a car parking credit of 3.27 spaces. Therefore 3.27 additional spaces (rounded down to 3) would be required (6.54 - 3.27).	No car parking proposed – variation of 3 spaces requested

Council's Development Engineer has advised that the proposed variation can be supported pursuant to the following Performance Criteria.

“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:

Performant Criteria	Comment
<i>(a) car parking demand;</i>	The development would not cause a significant increase for on-street car parking demand as the nature of the take-away food shop would mean short-term parking for customers with a high turnover of parking spaces. Although there is a high demand for car parking spaces in the immediate vicinity during the periods in which the take-away would operate, there is no opportunity for the use to provide additional car parking spaces. However, there is still reasonable opportunity for parking within proximity to the subject site, including the opposite side of the East Derwent Highway. Although this is a busy road, it is noted that there is a pedestrian refuge opposite the site, which improves pedestrian safety for those crossing between car parking and the premises. These alternative parking areas would require a short walk for patrons to the site, sufficient to meet the reasonable needs of users in this case.
<i>(b) the availability of on-street and public car parking in the locality;</i>	There is some availability of on-street and public car parking in the locality, both on the East Derwent Highway and the surrounding road network
<i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i>	A bus stop is located approximately 100m from the site
<i>(d) the availability and likely use of other modes of transport;</i>	Given the location of the site near a residential area, it is considered likely that many customers would visit the site on foot or by bicycle.
<i>(e) the availability and suitability of alternative arrangements for car parking provision;</i>	No other options are practical
<i>(f) 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>	Not applicable

<i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i>	Not applicable
<i>(h) 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>	Addressed above
<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>	There are no suitable sites for new public car parking areas nearby. Therefore a financial contribution in-lieu of parking is not considered appropriate
<i>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</i>	Not applicable
<i>(k) any relevant parking plan for the area adopted by Council;</i>	The proposal has been assessed in accordance with Council's parking plan
<i>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code.</i>	Not applicable

Signs Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E17.6.1 A1	Signage	Sign must be permitted	Above Awning Sign is discretionary in the Local Business Zone

The proposed variation can be supported pursuant to the following Performance Criteria.

“P1 - A sign must be a discretionary sign in Table E.17.3”.

- The sign is discretionary in the Local Business Zone.

Signs Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E17.6.1 A4	Signage Illumination	Signage must not be illuminated within 30m of a residential use	Sign would be located within 15m of dwellings at 314 and 326 East Derwent Highway

The proposed variation can be supported pursuant to the following Performance Criteria.

“P4 - An illuminated sign within 30m of a residential use must not have an unreasonable impact upon the residential amenity of that use caused by light shining into windows of habitable rooms”.

- The sign would be located over 25m from the nearest dwelling at 314 East Derwent Highway and 30m from the dwelling at 326 East Derwent Highway. The sign would not be within a direct line of sight to the windows of habitable rooms of either dwelling. Given these factors, it is considered that there would not be an unreasonable impact on residential amenity.

Signs Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E17.7.1 A1 – Signs Code	Development Standards for Signage	Sign must be not exceed a height of 500mm and a length of 2.7m	Height of sign would be 1.2m

The proposed variation can be supported pursuant to the following Performance Criteria:

“P1 - A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:

- be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;*
- be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;*

- (c) *be constructed of materials which are able to be maintained in a satisfactory manner at all times;*
 - (d) *not result in loss of amenity to neighbouring properties;*
 - (e) *not involve the repetition of messages or information on the same street frontage;*
 - (f) *not contribute to or exacerbate visual clutter;*
 - (g) *not cause a safety hazard”.*
- The proposal plans demonstrate that the sign would be of a scale and quality that is commensurate with signage on the surrounding area and sympathetic to the broader residential environment and streetscape;
- The sign would not result in a significant repetition of messages and due to its scale and other signage on the site, would not result in visual clutter; and
- Council’s Development Engineer is satisfied that the sign would not cause a traffic safety hazard.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 4 representations were received. The following issues were raised by the representors.

5.1. Parking and Access

Representors have raised concern that the proposal would exacerbate current traffic congestion issues and on-street car parking issues, including a lack of on-street car parking spaces in the area caused by an increase in business at the pizza restaurant at 314 East Derwent Highway. Representors are concerned that customers to the pizza restaurant do not use the car park at the rear of 314 East Derwent Highway and prefer to park on the side of the East Derwent Highway and in Araluen Street. Representors have also raised concern that the intersection between Araluen Street and the East Derwent Highway can be unsafe as parked vehicles reduce sight distance. Furthermore, one representor is concerned that traffic often banks up when vehicles are attempting to turn right from the East Derwent Highway into Araluen Street.

- **Comment**

Council's Development Engineer has advised that while there is relatively high demand for car parking spaces in the immediate vicinity, the proposed car parking variation meets the Performance Criteria of the Parking and Access Code. Council's Development Engineer has also advised that the intersection between East Derwent Highway and Araluen Street is compliant with relevant road standards.

5.2. Waste Management

A representor has raised concern that public garbage bins would not be provided outside the front of the building for patrons.

- **Comment**

The Scheme does not require the developer/operator to provide garbage bins outside the front of the building. Council's Senior Environmental Health Officer has advised that there is no health requirement for the operator to provide bins.

5.3. Quality of Proposal Plans

One representor has raised concern that the proposal plan was of poor quality and difficult to read.

- **Comment**

The proposal plan is legible and accurately represents the proposal.

5.4. Business Name

Representors have raised concern about the choice of business name and have stated that the name of the proposed business may conflict with some trademarks held in New South Wales.

- **Comment**

The Scheme does not provide for Council to consider the name of a proposed business.

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 2010-2015 or any other relevant Council Policy.

9. CONCLUSION

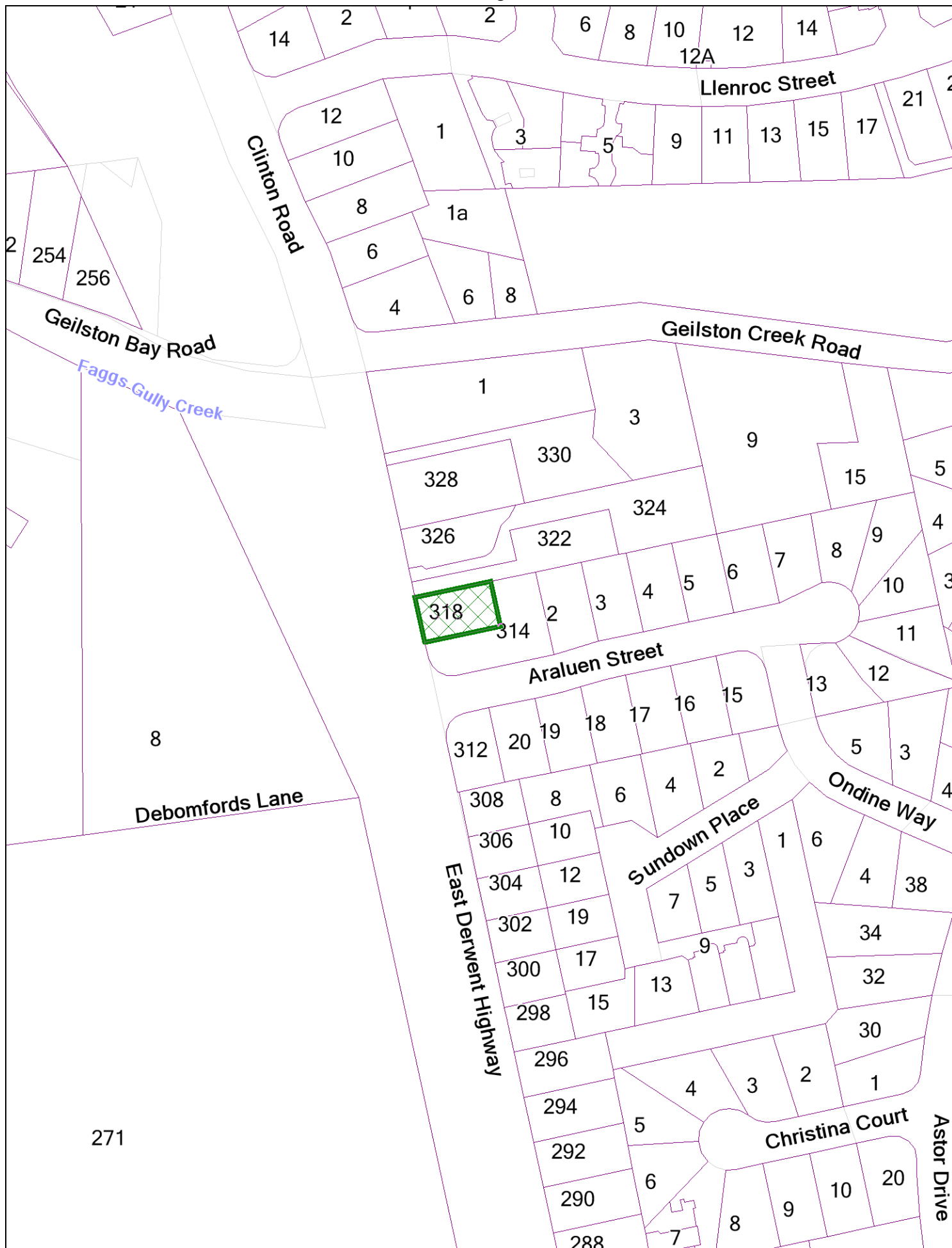
The proposal seeks approval for a Change of Use to Take-away Food Shop and Signage at 318 East Derwent Highway, Geilston Bay. The application meets the relevant acceptable solutions and performance criteria of the Scheme including those relating to consideration of the car parking variation.

The proposal is recommended for approval subject to conditions.

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

Ross Lovell
MANAGER CITY PLANNING

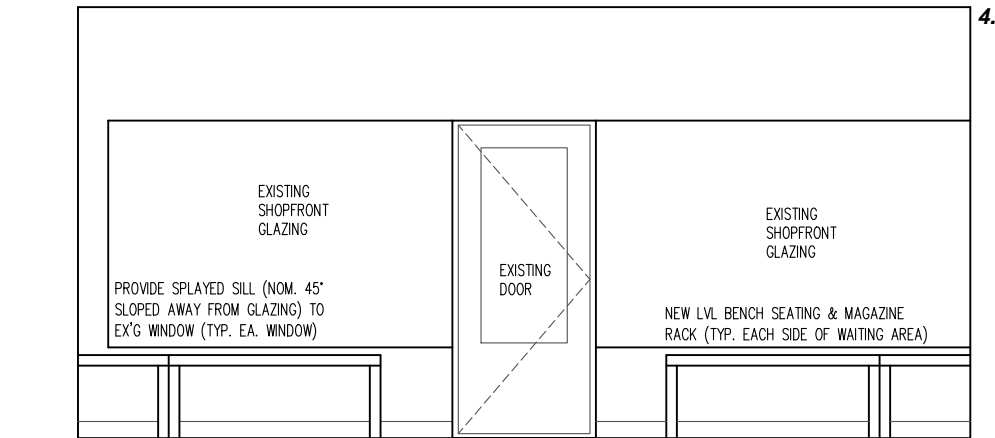
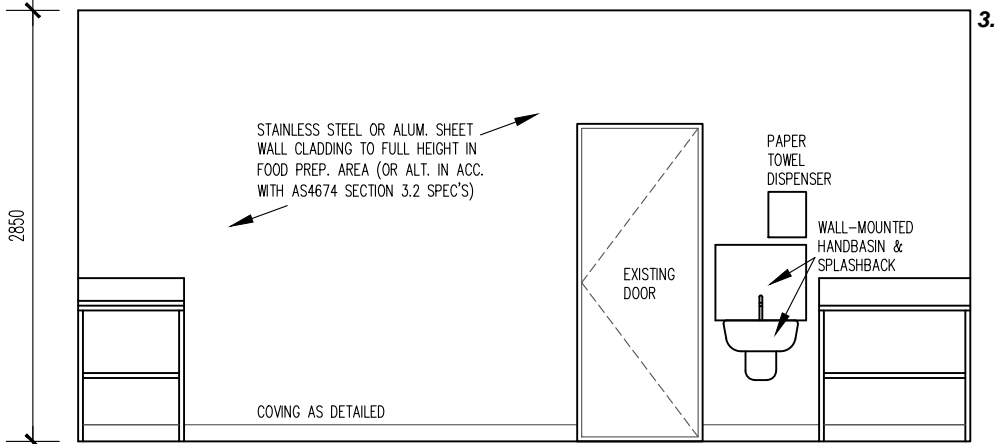
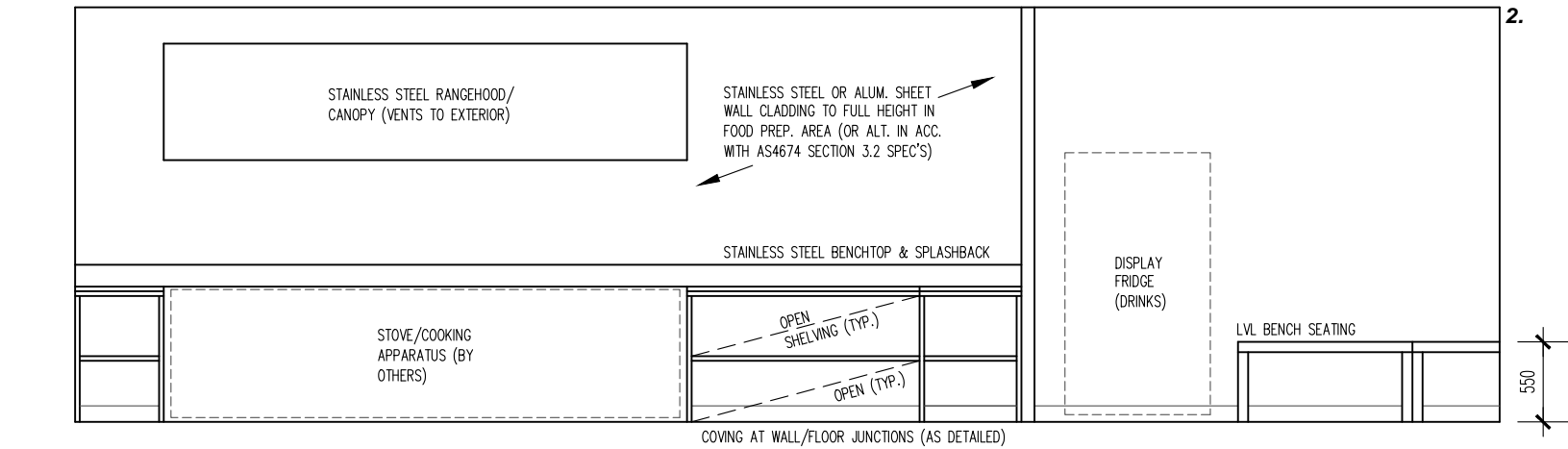
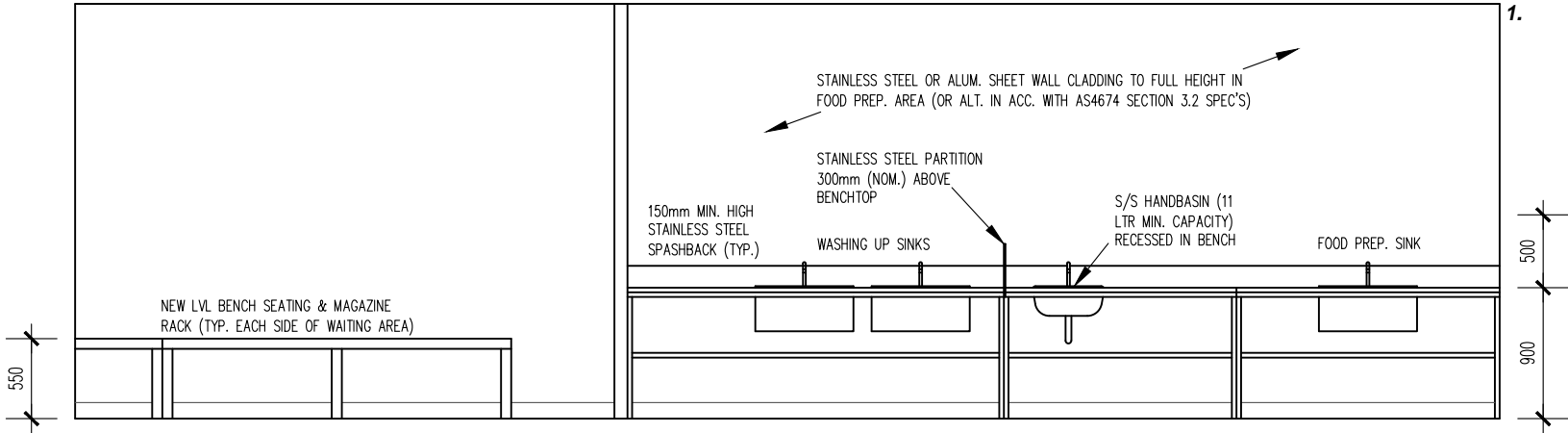
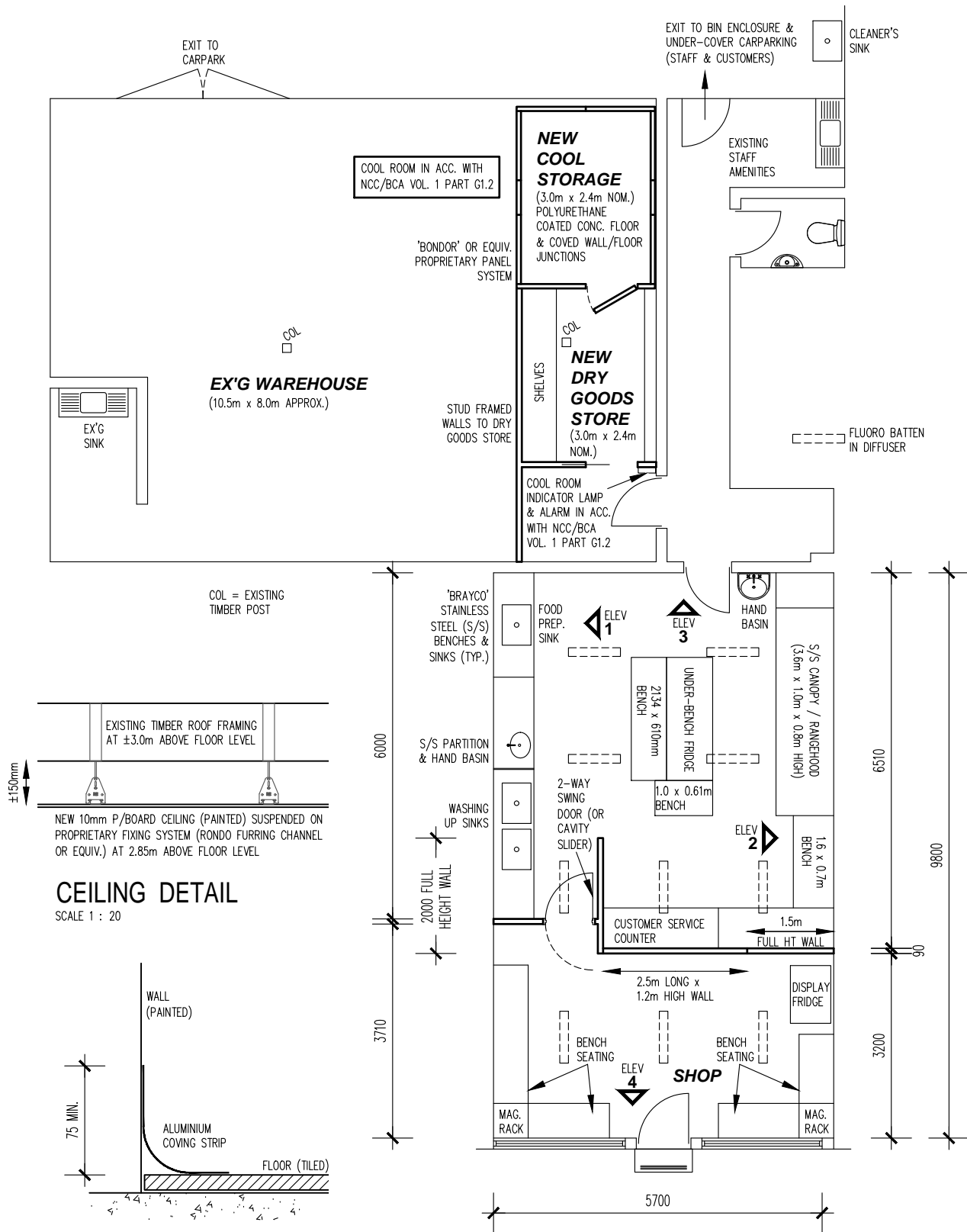
Clarence City Council



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, 24 February 2016 **Scale:** 1:1,917 @A4

NOTES

- (1) FITOUT TO BE IN COMPLIANCE WITH NCC/BCA VOL. 1 & AS 4674-2004 REQ'S
(2) ALL SERVICE PIPES, ELECTRICAL CONDUITS & SIMILAR FIXTURES TO BE CONCEALED BENEATH THE SURFACE OR FIXED CLEAR OF WALLS IN ACCORDANCE WITH TAS H102.4(B)
(3) EXTERNAL DOOR TO BE SELF-CLOSING & PEST DETERRENTS TO BE IMPLEMENTED TO FACILITATE PEST CONTROL IN ACCORDANCE WITH TAS H102.2(B)
(4) ALL LIGHTING TO COMPLY WITH AS 1680.1 & AS/NZS 1680.2.4
(5) HANDBASIN TO HAVE 11LTR MIN. CAPACITY 250mm MIN. DISTANCE BETWEEN THE SPOUT & BOTTOM OF THE BASIN IN ACCORDANCE WITH TAS H102.10(B)
(6) SHOP FLOOR TO BE TILED WITH 'JOHNSON' R11 SLIP RATED TILES (COLOUR: 'ENDURO BLACK') & EPOXY GROUT LAID IN ACC. WITH AS3958.1, COVERED FLOOR/WALL JUNCTIONS AS DETAILED (OR EQUIVALENT COMPLYING WITH AS4674-2004 REQ'S)
(7) SUSPENDED PLASTERBOARD CEILING (PAINTED) AT 2850mm ABOVE FLOOR LEVEL



ELEVATIONS

SCALE 1 : 50



LOCALITY PLAN
NOT TO SCALE

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

PROPOSED 'CHANGE OF USE' ('SHOP' TO 'TAKEAWAY SHOP') at 1 / 318 EAST DERWENT HWY GEILSTON BAY for S. & E. RYAN

Date :	22/12/2015	Job No. :	RYANSE1501
Scale :	Shown at A3	Sheet :	1 of 1
Drawn :	DA	Issue :	CLC/BA

SIGNAGE OVER EXISTING FASCIA (PREVIOUS TENANT)



318 East Derwent Highway, GEILSTON BAY



Site viewed from East Derwent Highway showing vacant shop



Site viewed from East Derwent Highway looking south along frontage



Araluen Street viewed from intersection with East Derwent Highway showing on-street car parking



Site viewed from East Derwent Highway looking north along frontage

**11.3.5 DEVELOPMENT APPLICATION D-2015/533 - 6 HOWRAH ROAD,
HOWRAH - 3 MULTIPLE DWELLINGS**
(File No D-2015/533)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 3 Multiple Dwellings at 6 Howrah Road, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General 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 with the consent of the applicant and now expires on 17 March 2016.

CONSULTATION

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

- land value;
- loss of views;
- privacy; and
- design changes.

RECOMMENDATION:

A. That the Development Application for 3 Multiple Dwellings at 6 Howrah Road, Howrah (CI Ref D-2015/533) be approved subject to the following conditions and advice:

1. GEN AP1 – ENDORSED PLANS.
2. ENG A2 – CROSSOVER CHANGE [6.0m wide TSD-R09].
3. ENG A5 – SEALED CAR PARKING.
4. ENG S1 – INFRASTRUCTURE REPAIR.
5. ENG S5 – STORMWATER PRINCIPLES.

6. ENG M1 – DESIGNS DA.
 7. ENG M5 – EROSION CONTROL.
 8. All stormwater run-off from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council's Group Manager Asset Management and approved prior to the granting of building and plumbing permits. This report is to include the maintenance management regime/replacement requirements for the treatment facility.
 9. GEN F5 – PART 5 AGREEMENT [The maintenance management schedule/regime obligations for the stormwater treatment facility and a requirement to report to Council on an annual basis stating that all maintenance requirements for the facility have been met].
 10. The development must meet all required Conditions of Approval specified by TasWater notice dated 8 December 2015 (TWDA 2015/01933-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Scheme are:

- Section 8.10 – Determining Applications;

- Section 10.0 – General Residential Zone;
- Section E6.0 – Parking and Access Code; and
- Section E7.0 – Stormwater Management Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a single parcel with an area of 1114m² and 6.096m frontage to Howrah Road, at the fringe of an established residential area at Howrah and adjacent commercial development to the north.

The lot is generally level and supports an existing dwelling and 2 associated outbuildings to be demolished as part of this proposal. Some landscaping exists on-site which would be removed.

3.2. The Proposal

The proposal is for the development of 3 Multiple Dwellings on the subject lot. Unit 1 would be a single storey, 2 bedroom dwelling unit and proposed Units 2 and 3 would each be double storey, 3 bedroom dwellings.

Unit 1 would have a total floor area in the order of 126.87m² and a maximum height above natural ground level of 4.14m. Units 2 and 3 would each have floor areas of 174.88m² and would not exceed 6.1m in height.

The dwelling units would have the typical amenities and shared living/kitchen/dining areas and would each incorporate a single car garage. A single visitor parking space is proposed between Units 1 and 2, with vehicular access and turning areas from Howrah Road.

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, the Parking and Access and Stormwater Management Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.3 A2	Private open space	A dwelling must have an area of private open space that is directly accessible from and adjacent to, a habitable room (other than a bedroom).	Private open space associated with Units 2 and 3 cannot be accessed directly from a habitable room. Unit 1 is compliant with A2.

The proposed variation can be supported pursuant to the following Performance Criteria.

“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”.

- the proposed outdoor space areas to Units 2 and 3 would be located to the north-east of each unit and oriented to achieve reasonable and appropriate solar access; and
- would be accessed by residents with ease from living areas via both the proposed garage and by the bedrooms associated with each unit.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.4 A1	Sunlight and overshadowing	A dwelling must have at least 1 habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	The habitable areas of the dwelling units would face at 43 degrees west of north.

The proposed variation can be supported pursuant to the following Performance Criteria.

“P1 – A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom)”.

- The proposed dwelling units would be sited on the lot to enable reasonable and appropriate solar access to the upper level living areas of each of the proposed units, by their north-west orientation.

Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1 A2	Stormwater drainage and disposal	A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if new car parking is provided for more than 6 cars.	New car parking is to be provided for 7 cars, therefore proposal to demonstrate stormwater quality and quantity targets in accordance with State Stormwater Strategy can be achieved.

The proposed variation can be supported pursuant to the following Performance Criteria.

“P2 – A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so”.

- the application documentation demonstrated to the satisfaction of Council engineers that the site and development is able to achieve the quality targets identified by the State Stormwater Strategy, as required by this performance criterion; and
- that appropriate conditions should be included on any permit granted to ensure that the system be developed and maintained in an appropriate manner.

5. REPRESENTATION ISSUES

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

5.1. Land Value

Concern was raised by the representor that the proposed development would cause a loss of land value, specifically in respect of the appearance of the development and its impact upon views.

- **Comment**
Loss of land value is not a relevant planning consideration under the Scheme.

5.2. Loss of Views

The representor raised loss of views of the River Derwent specifically as a result of the proposed development, noting that the views of the mountain and Battery Point appear to be preserved by the development.

- **Comment**

This development relies upon 3 Performance Criteria only, which relate to private open space, orientation of habitable areas of the proposed dwellings and stormwater management. The considerations relevant to each of these criteria do not include consideration of significant views from neighbouring properties and the proposal complies with those Acceptable Solutions relevant to building siting and views.

Though not required to under the Scheme, the applicant has given consideration to the likely impact upon views and concludes that there would not be significant impact from neighbouring residential development. This consideration is referenced by the Site Analysis Plan included in the attachments.

5.3. Privacy

The impact of overlooking upon residential privacy is raised by the representor.

- **Comment**

The proposed development complies with the relevant Acceptable Solutions in respect of separation distances from neighbouring residential development and from the boundaries of the subject lot. It is therefore not a valid reason to refuse the development as it is not a consideration relevant to the exercise of discretion.

5.4. Design Changes

The representors suggest that the site be visited as part of this assessment and that design changes be undertaken by the proponent to change the angle of the proposed roof of both Units 2 and 3. It is submitted that the requested changes would minimise impact upon views.

- **Comment**

As noted, this development relies upon 3 performance criteria only, which do not include consideration of significant views from neighbouring properties nor enable Council to require design changes to a proposal.

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 2010-2015 or any other relevant Council Policy.

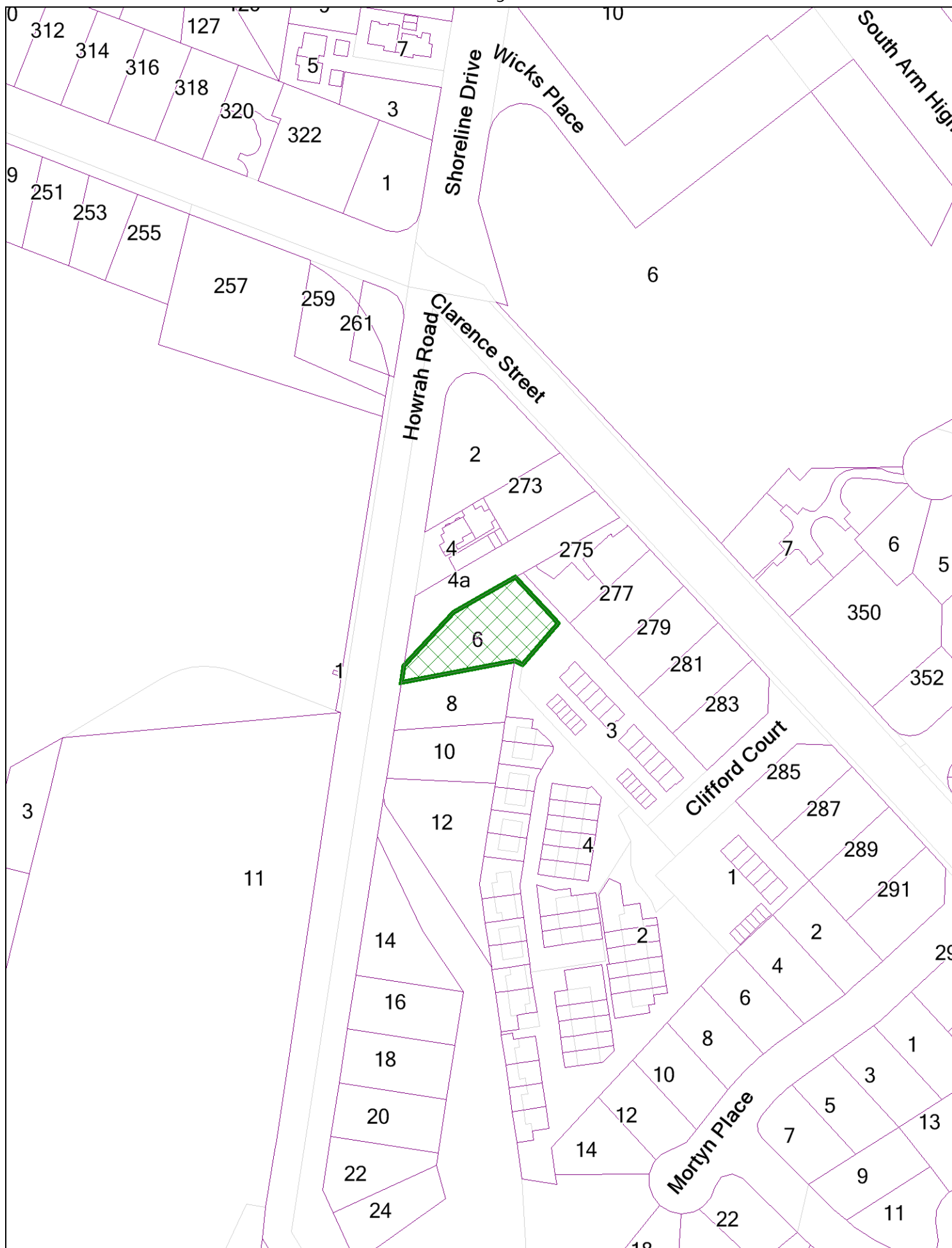
9. CONCLUSION

The proposal is for the development of 3 Multiple Dwelling units at 6 Howrah Road, Howrah. The proposal satisfies 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 (12)
3. Site Photo (1)

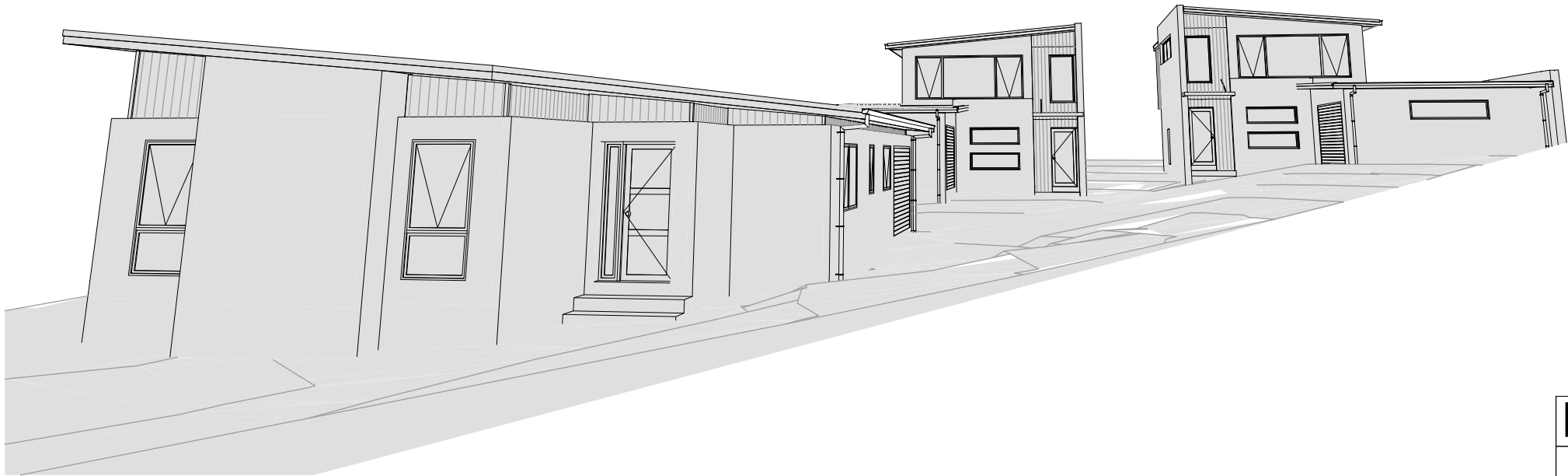
Ross Lovell
MANAGER CITY PLANNING

Clarence City Council



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, 2 March 2016 **Scale:** 1:1,761 @A4

6 Howrah Road Howrah 7018



ARTISTIC IMPRESSION

General Information	
Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	Neil Moorcroft
Building Classification	1a
Title Reference	7/65271
Design Wind Speed	
Soil Classification	
Climate Zone	7
BAL	BAL LOW
Corrosion Environment	Moderate
Zoning	General Residential

Master Drawings

Drawing No:	Description
1	Existing Site Plan
2	Site Plan
3	Landscaping Plan
4	Site Analysis Plan
5	Shadow Diagrams

Unit 1 Drawings

Drawing No:	Description
1	Floor Plan
2	Elevations

Unit 2 Drawings

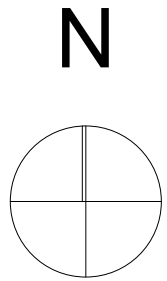
Drawing No:	Description
1	Floor Plan
2	Elevations

Unit 3 Drawings

Drawing No:	Description
1	Floor Plan
2	Elevations

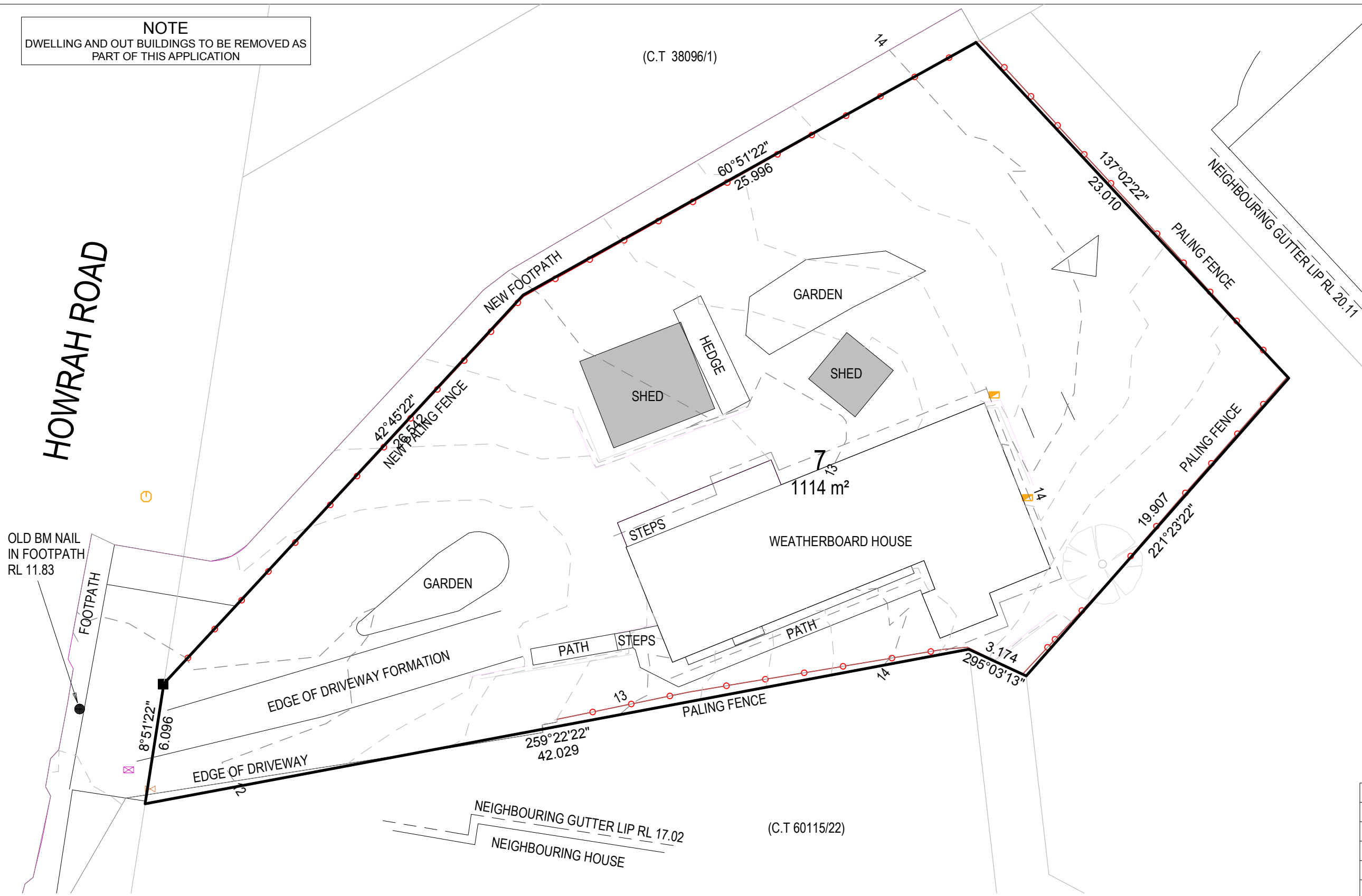
NOTE
DWELLING AND OUT BUILDINGS TO BE REMOVED AS
PART OF THIS APPLICATION

(C.T 38096/1)



HOWRAH ROAD

OLD BM NAIL
IN FOOTPATH
RL 11.83



PRELIMINARY ONLY
NOT TO BE USED FOR COUNCIL LODGEMENT

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2015

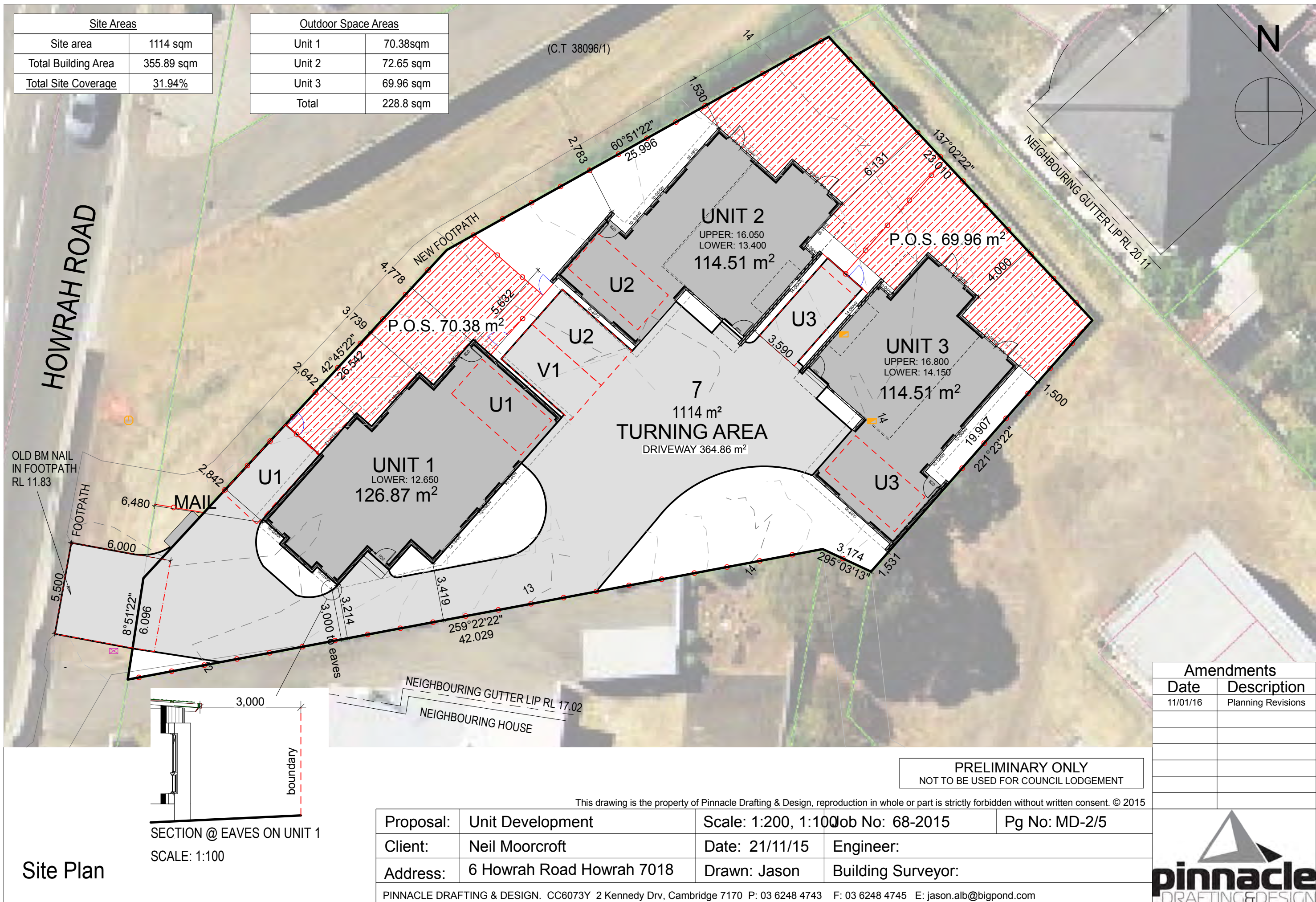
Amendments	
Date	Description

Existing Site Plan


Proposal:	Unit Development	Scale: 1:200	Job No: 68-2015	Pg No: MD-1/5
Client:	Neil Moorcroft	Date: 21/11/15	Engineer:	
Address:	6 Howrah Road Howrah 7018	Drawn: Jason	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com





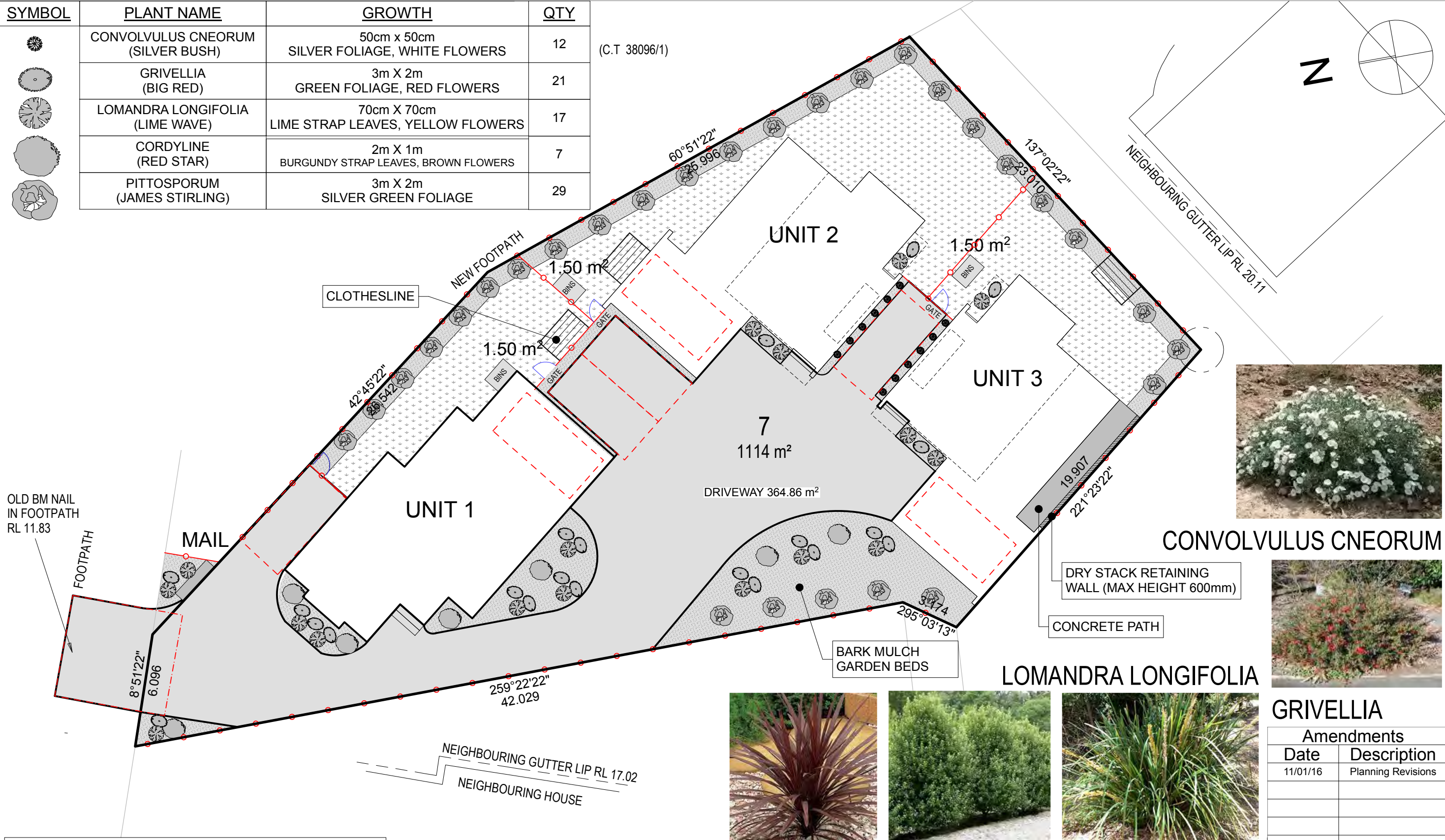
Amendments	
Date	Description
11/01/16	Planning Revisions



pinnacle
DRAFTING & DESIGN

SYMBOL	PLANT NAME	GROWTH	QTY
	CONVOLVULUS CNEORUM (SILVER BUSH)	50cm x 50cm SILVER FOLIAGE, WHITE FLOWERS	12
	GRIVELLIA (BIG RED)	3m X 2m GREEN FOLIAGE, RED FLOWERS	21
	LOMANDRA LONGIFOLIA (LIME WAVE)	70cm X 70cm LIME STRAP LEAVES, YELLOW FLOWERS	17
	CORDYLINE (RED STAR)	2m X 1m BURGUNDY STRAP LEAVES, BROWN FLOWERS	7
	PITTOSPORUM (JAMES STIRLING)	3m X 2m SILVER GREEN FOLIAGE	29

(C.T 38096/1)



CONVOLVULUS CNEORUM



LOMANDRA LONGIFOLIA



CORDYLINE



PITTOSPORUM



GRIVELLIA

Amendments	
Date	Description
11/01/16	Planning Revisions

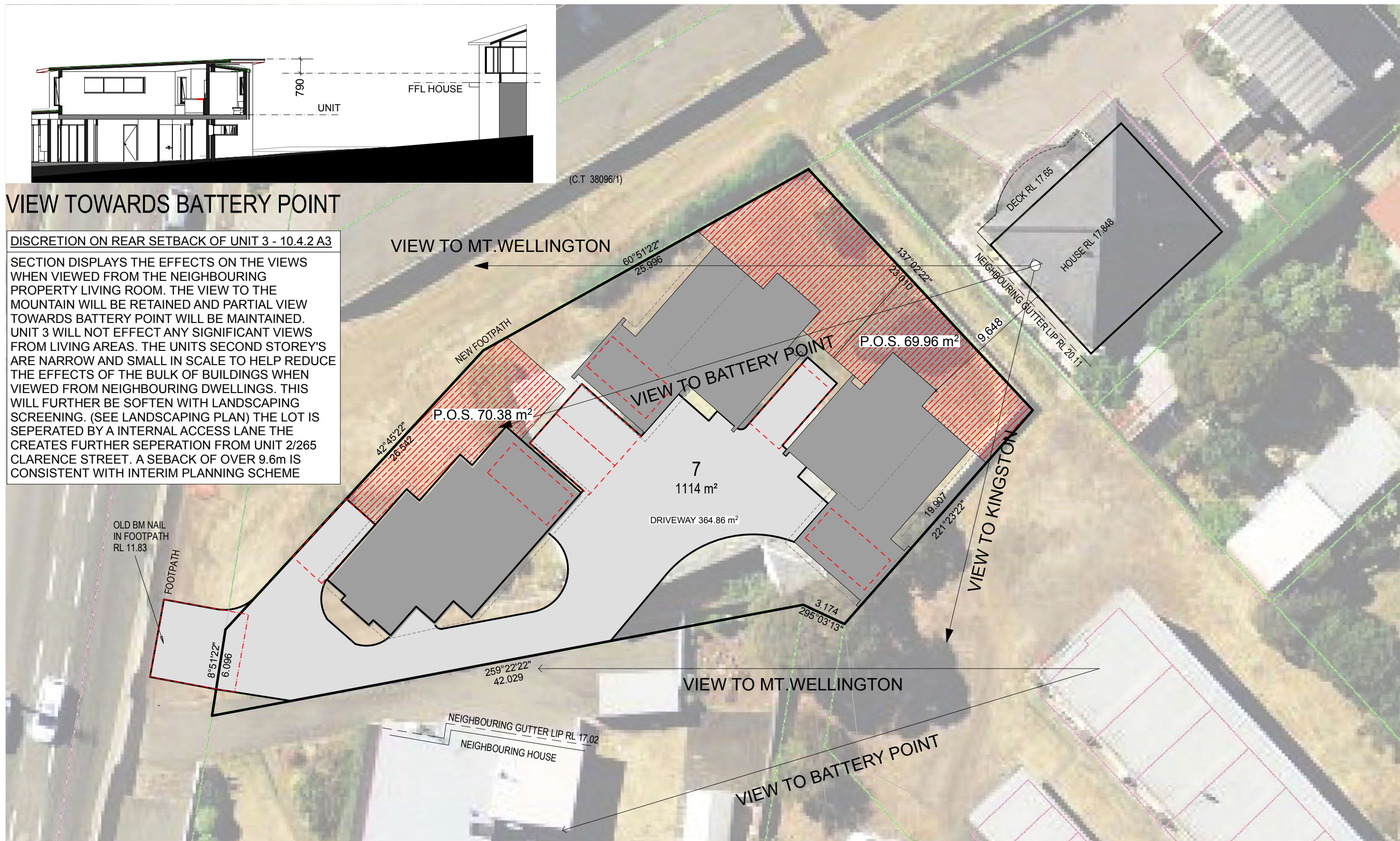
Note:
Specified plants are subject to seasonal availability and may be substituted by similar available plant types.

Landscaping Plan

Proposal:	Unit Development	Scale: 1:200	Job No: 68-2015	Pg No: MD-3/5
Client:	Neil Moorcroft	Date: 21/11/15	Engineer:	
Address:	6 Howrah Road Howrah 7018	Drawn: Jason	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com





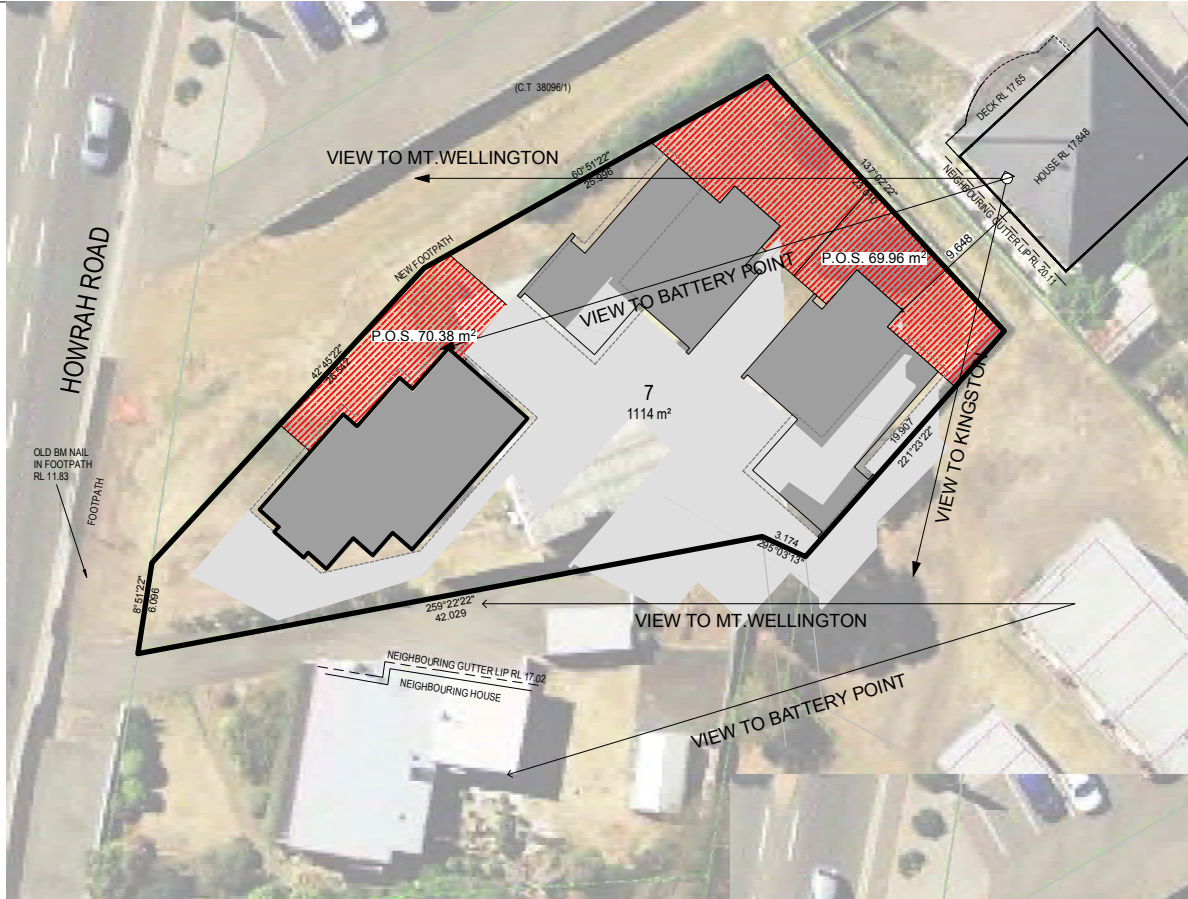
Site Analysis Plan

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2015

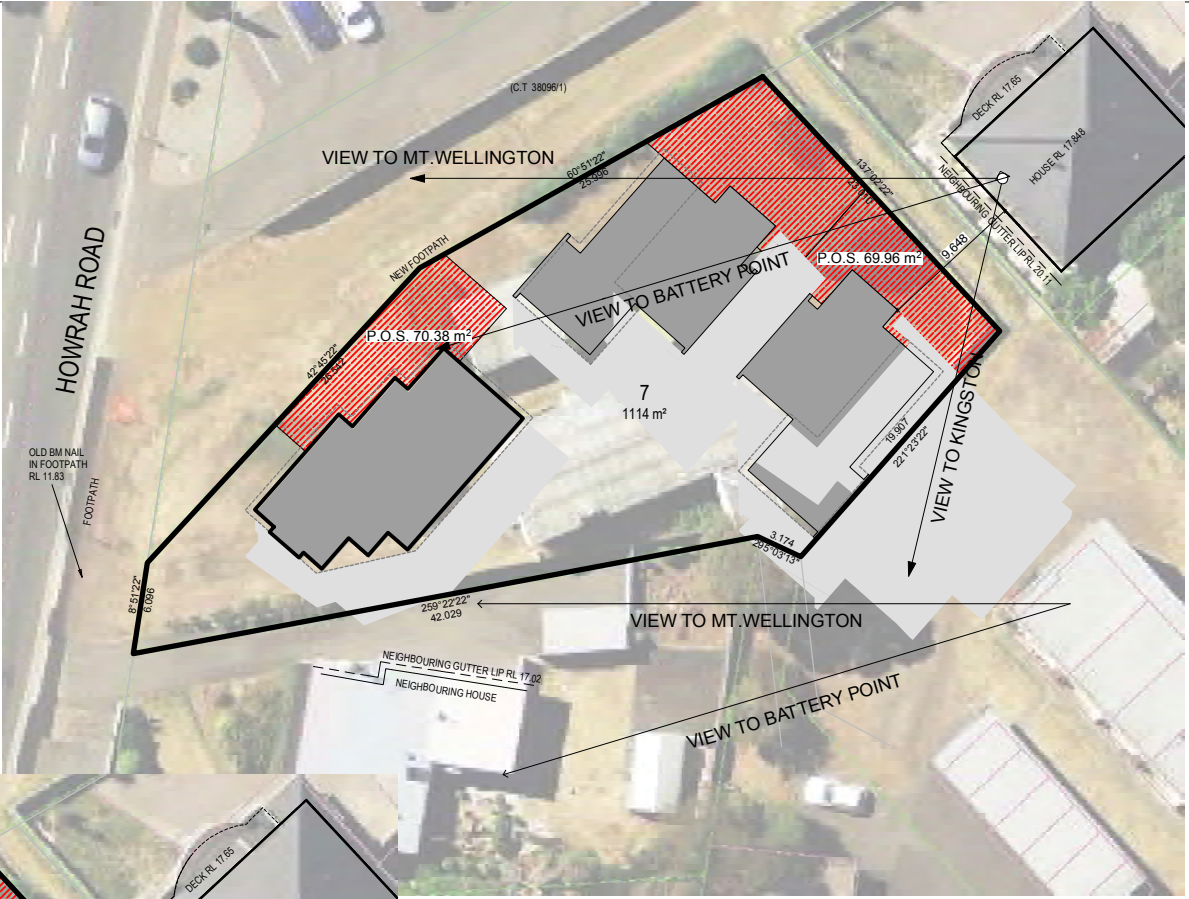
Proposal:	Unit Development	Scale: 1:250, 1:200	Job No: 68-2015	Pg No: MD-4/5
Client:	Neil Moorcroft	Date: 21/11/15	Engineer:	
Address:	6 Howrah Road Howrah 7018	Drawn: Jason	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com

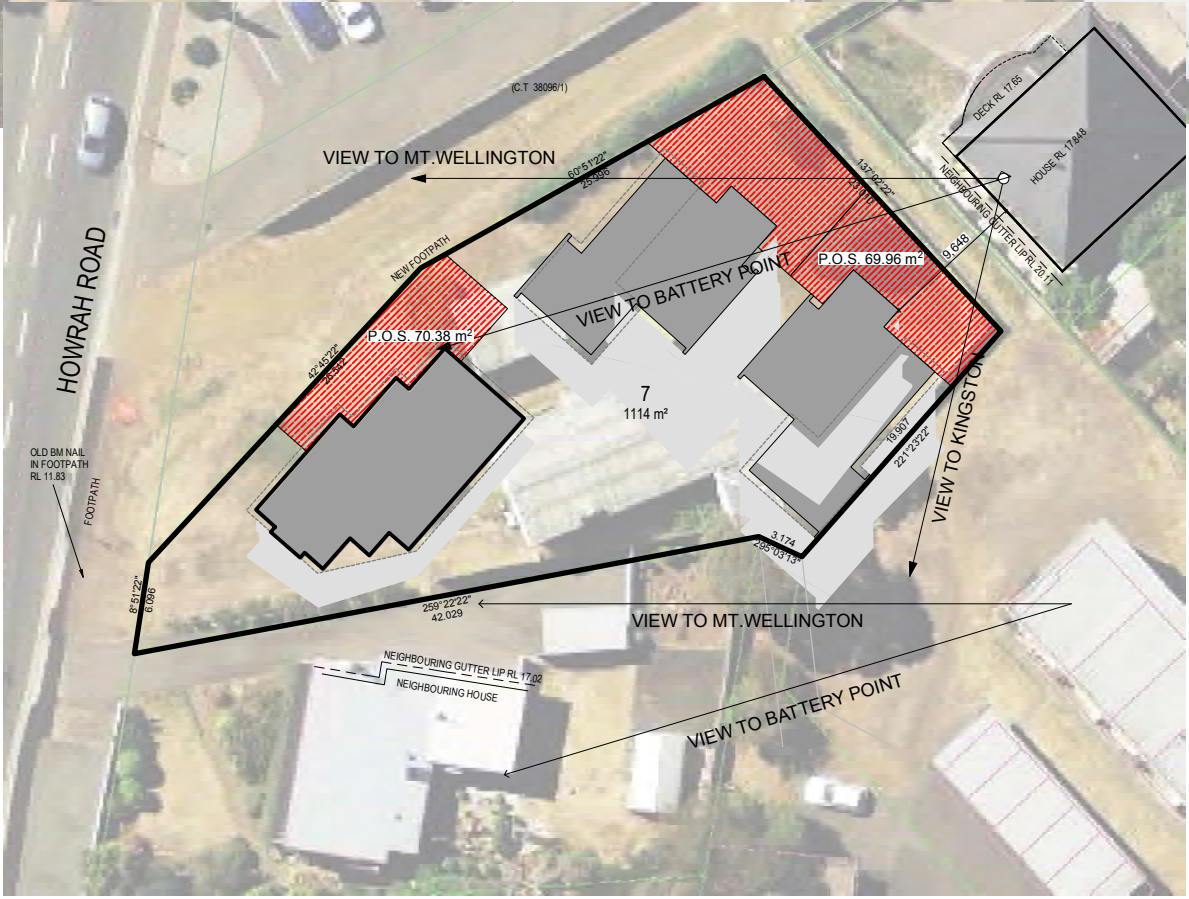




9am Shadows



3pm Shadows



12pm Shadows

ALL UNITS PRIVATE OUTDOOR SPACE IS UNEFFECTED BY SHADOWING AND ADJOINING LOTS WILL RECIEVE SUFFICIENT SUNLIGHT TO OUTDOOR SPACE AND HABITABLE ROOMS OF SURRODNING DWELLINGS ARE UNEFFECTED BY THE DEVELOPMENT.

Shadow Diagrams

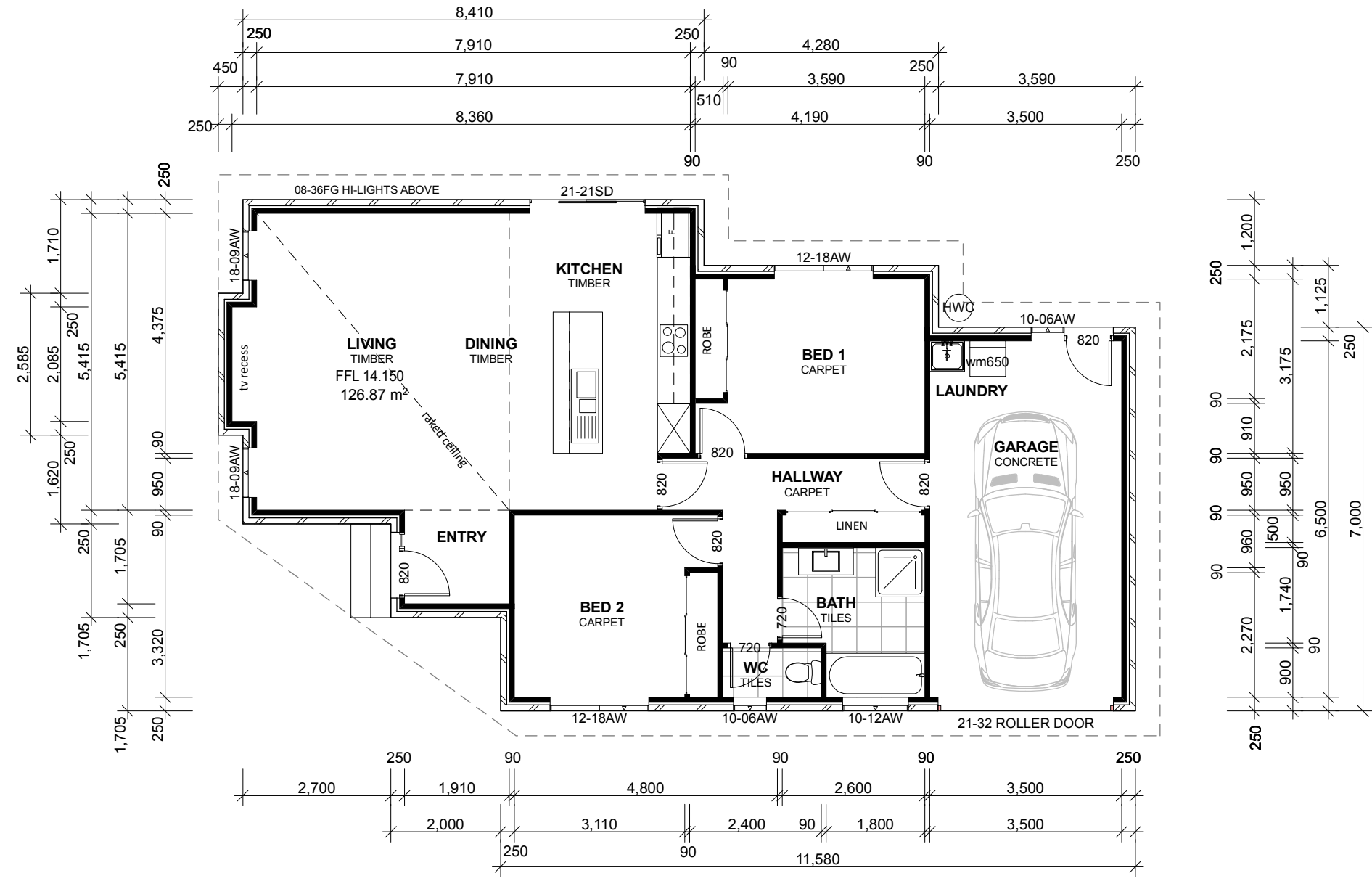
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2015

Proposal:	Unit Development	Scale: 1:500	Job No: 68-2015	Pg No: MD-5/5
Client:	Neil Moorcroft	Date: 21/11/15	Engineer:	
Address:	6 Howrah Road Howrah 7018	Drawn: Jason	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com

Amendments	
Date	Description
11/01/16	Planning Revisions





FLOOR PLAN

FLOOR AREA	
TOTAL:	126.87m ²

Unit 1 Floor Plan

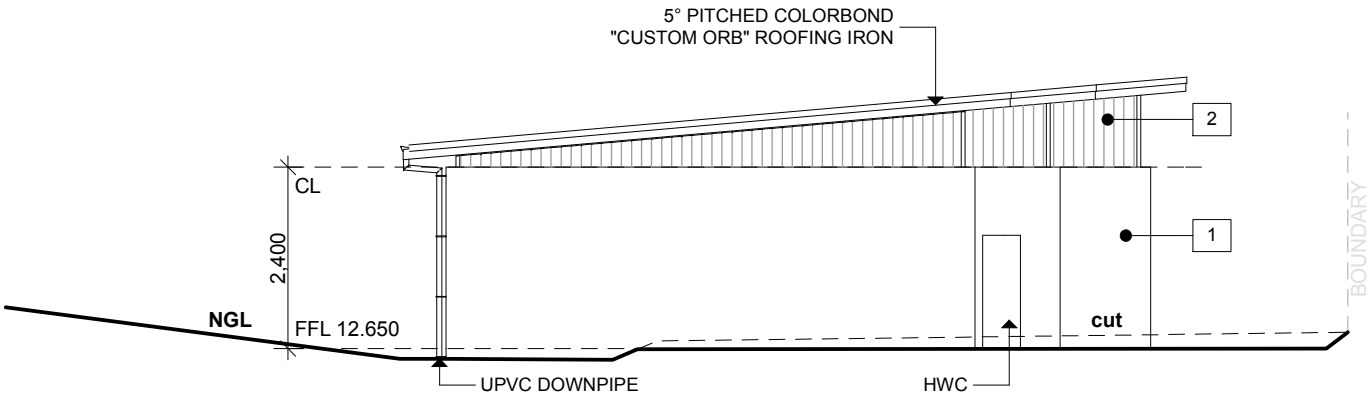
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2015			
Proposal:	Unit Development	Scale: 1:100	Job No: 65-2015
Client:	Neil Moorcroft	Date: 21/11/15	Engineer:
Address:	6 Howrah Road Howrah 7018	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com			

Amendments	
Date	Description

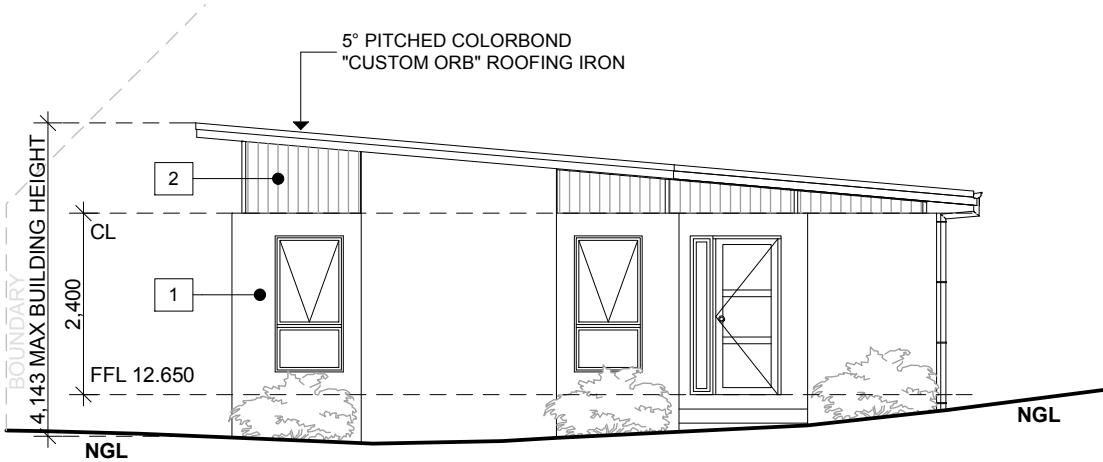


COLOUR SCHEDULE	
ROOFING	MID TO DARK TONES
FASCIA	MID TO DARK TONES
GUTTERING	MID TO DARK TONES

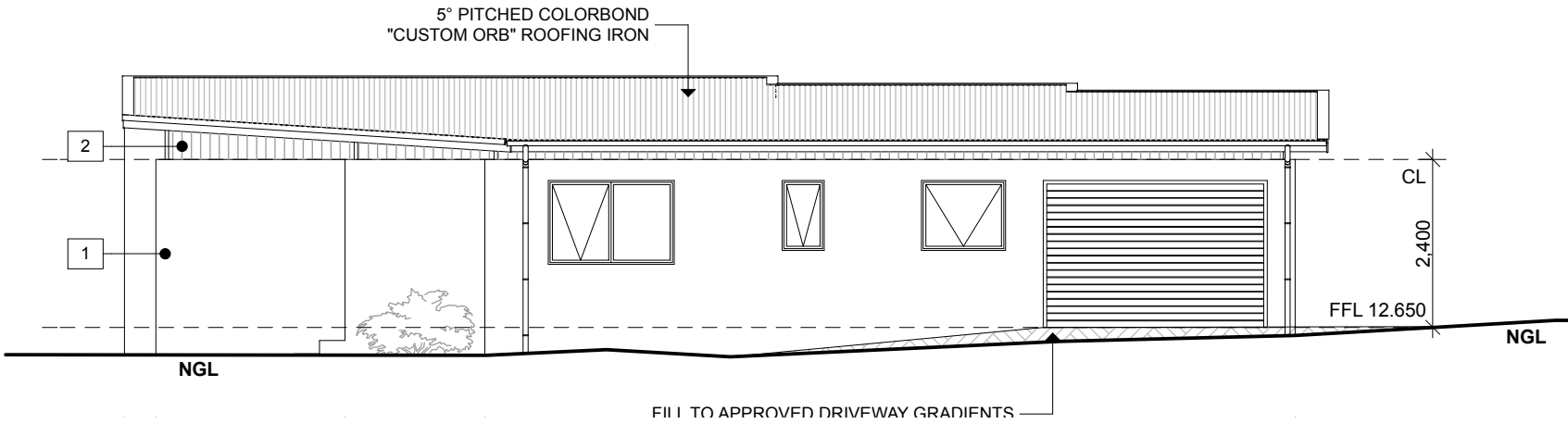
CLADDING SCHEDULE		
NUMBER	DEFINITION	COLOUR
1	RENDERED BRICK VENEER WALLS	LIGHT TO MID TONES
2	SCYON "AXON" VERTICAL BOARD CLADDING	MID TO DARK TONES



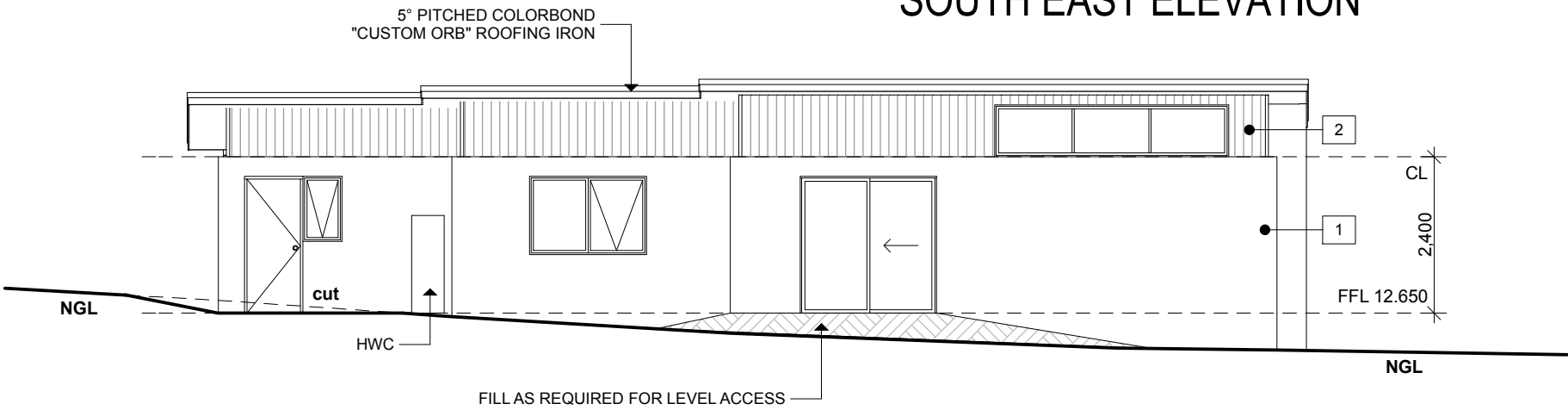
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

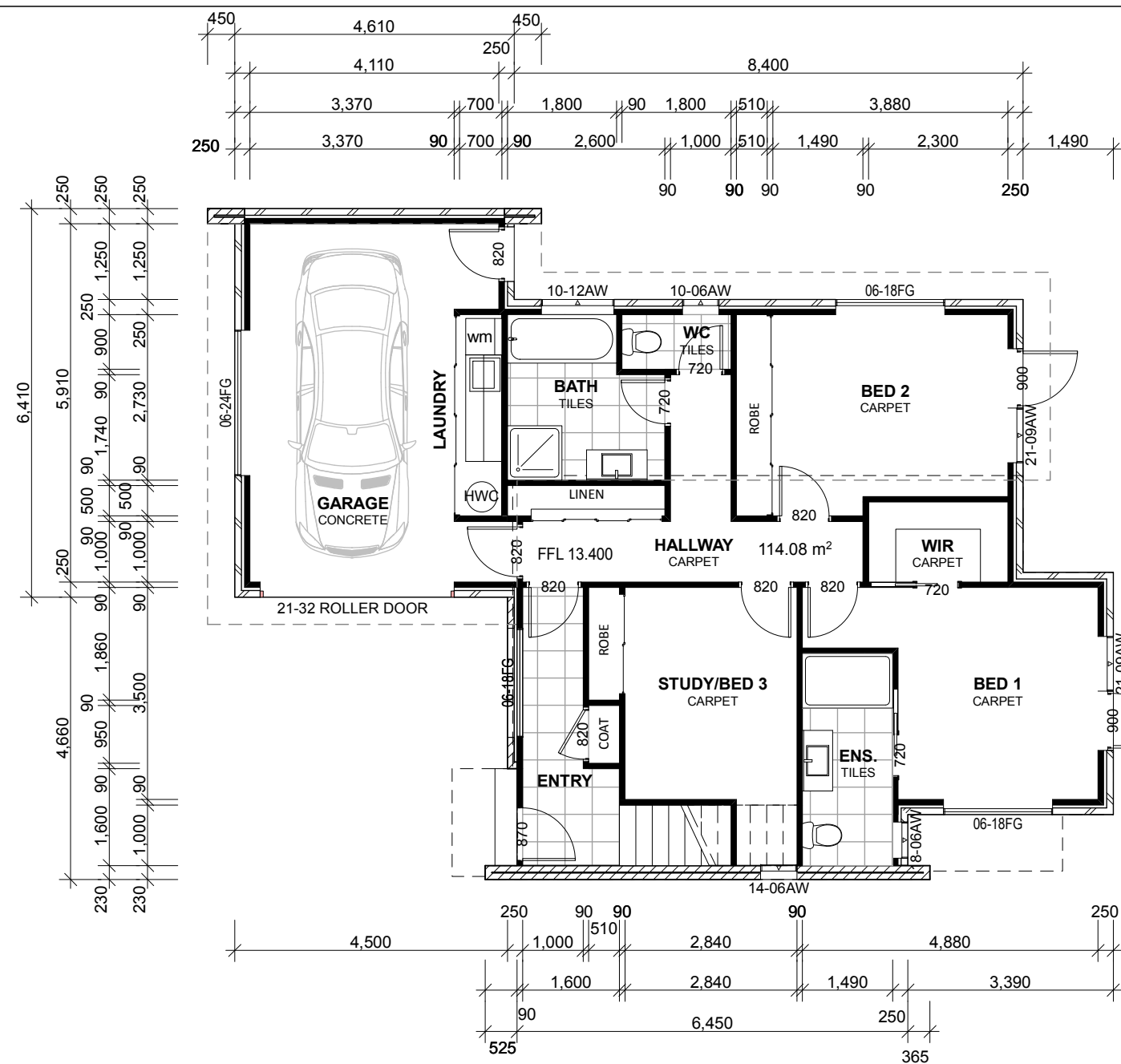
Unit 1 Elevations

Amendments	
Date	Description

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2015

Proposal:	Unit Development	Scale: 1:100	Job No: 65-2015	Pg No: U1-2/2
Client:	Neil Moorcroft	Date: 21/11/15	Engineer:	
Address:	6 Howrah Road Howrah 7018	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com				

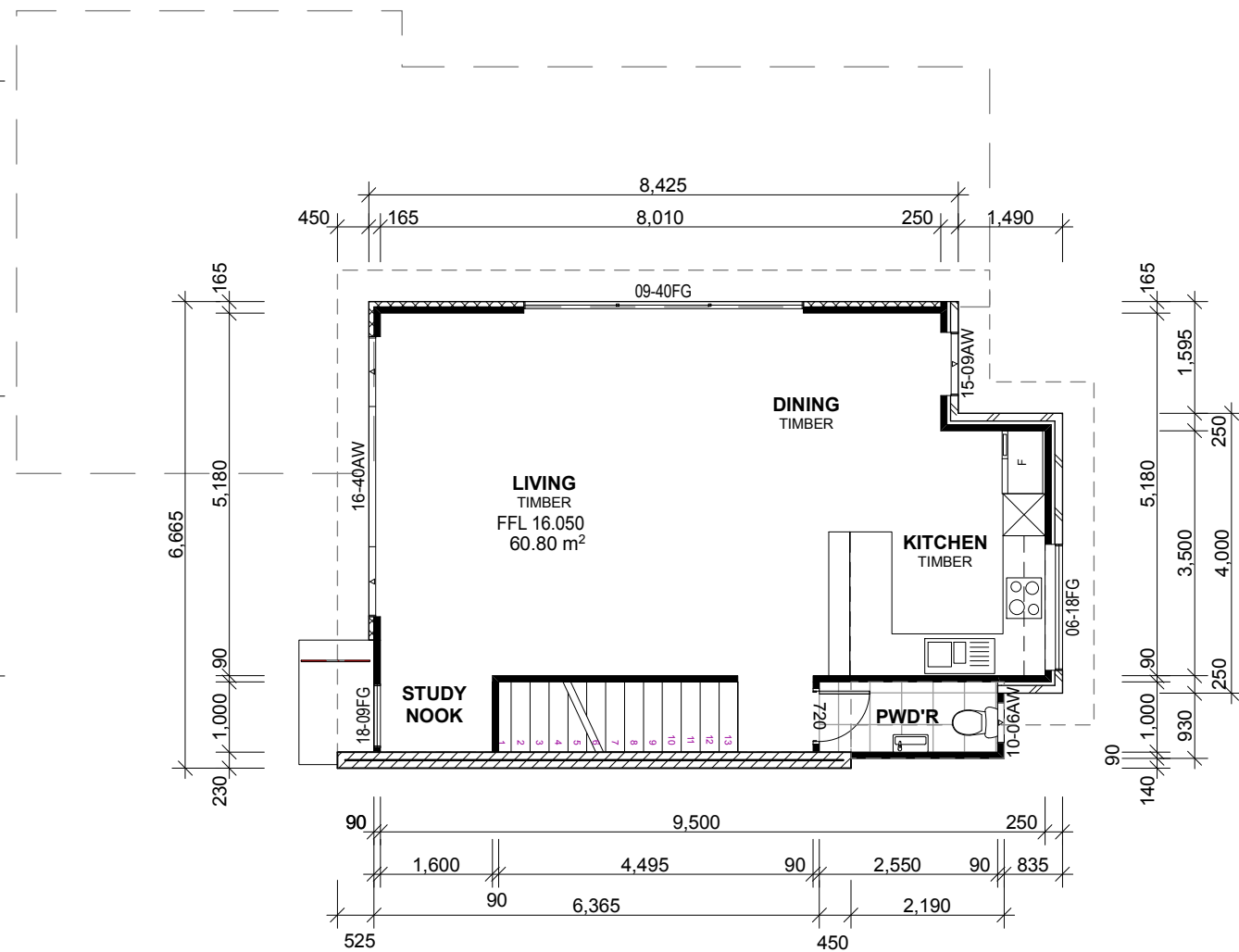




FLOOR PLAN LOWER

FLOOR AREA	
UPPER FLOOR:	60.80m ²
LOWER FLOOR:	114.08m ²
TOTAL:	174.88m ²

Unit 2 Floor Plan



FLOOR PLAN UPPER

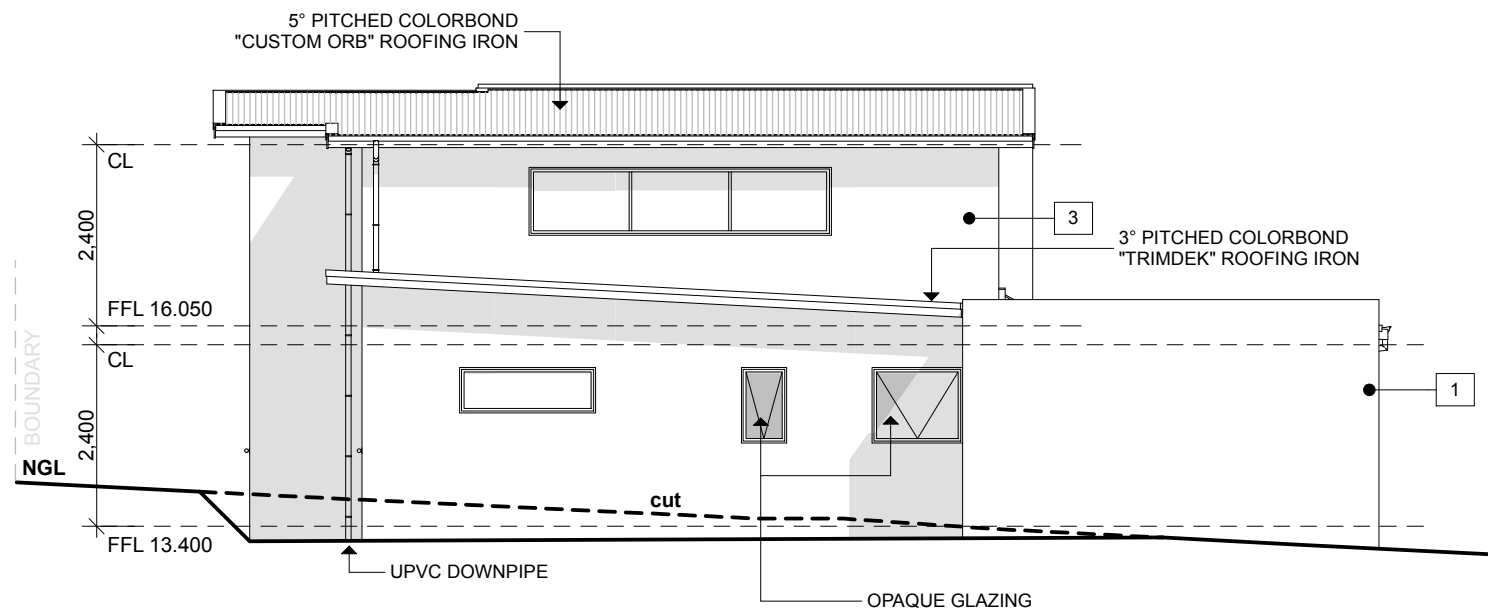
This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2015

Proposal:	Unit Development	Scale: 1:100	Job No: 65-2015	Pg No: U2-1/2
Client:	Neil Moorcroft	Date: 21/11/15	Engineer:	
Address:	6 Howrah Road Howrah 7018	Drawn: Jason	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com

Amendments	
Date	Description

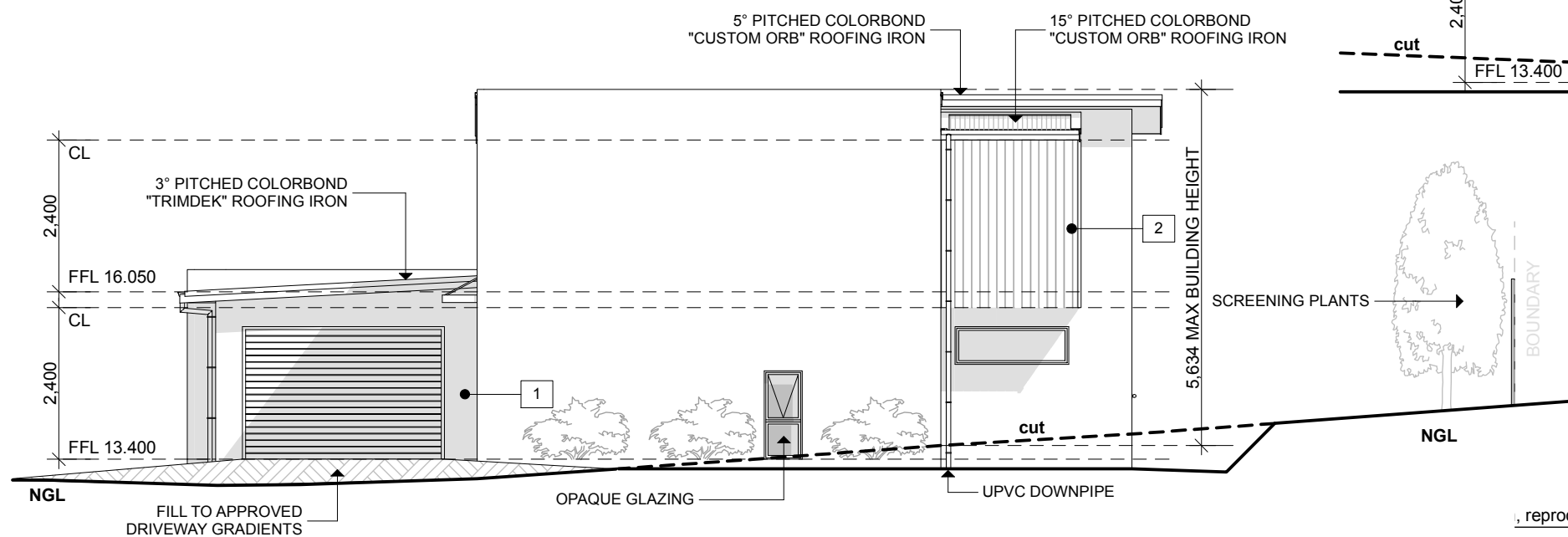




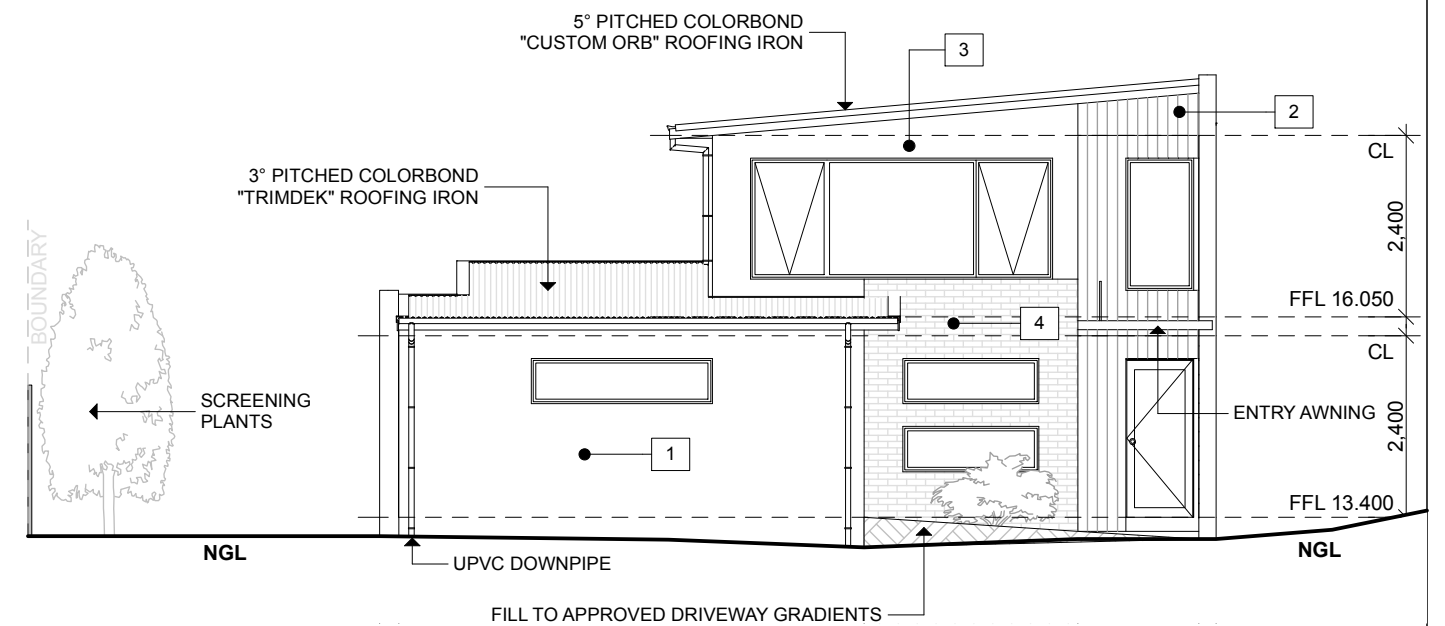
NORTH WEST ELEVATION

COLOUR SCHEDULE	
ROOFING	MID TO DARK TONES
FASCIA	MID TO DARK TONES
GUTTERING	MID TO DARK TONES

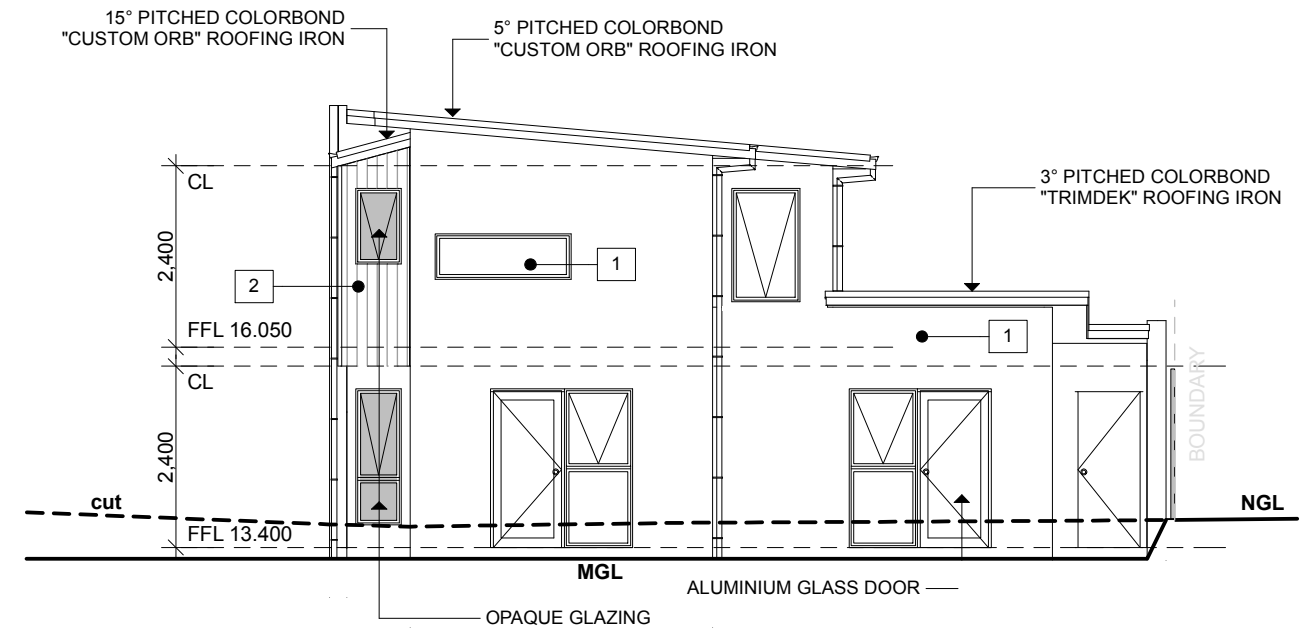
CLADDING SCHEDULE		
NUMBER	DEFINITION	COLOUR
1	RENDERED BRICK VENEER WALLS	LIGHT TO MID TONES
2	SCYON "AXON" VERTICAL BOARD CLADDING	MID TO DARK TONES
3	RENDERED 75mm POLYSTYRENE CLADDING	MID TO DARK TONES
4	BRICK VENEER FEATURE WALL	LIGHT GREY BRICK OR SIMILAR



SOUTH EAST ELEVATION
Unit 2 Elevations



SOUTH WEST ELEVATION

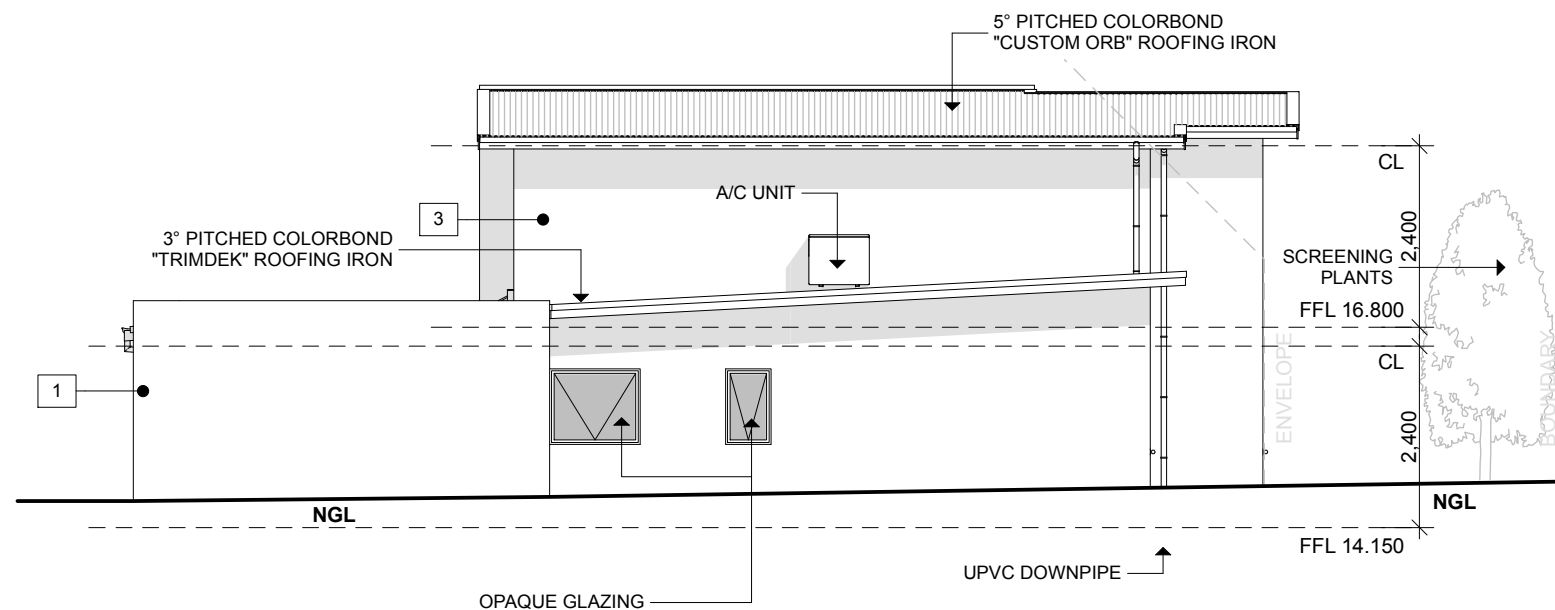


NORTH EAST ELEVATION

Amendments	
Date	Description

Client:	Neil Moorcroft	Date:	21/11/15	Job No:	65-2015	Pg No:	U2-2/2
Address:	6 Howrah Road Howrah 7018	Drawn:	Jason	Engineer:		Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com							

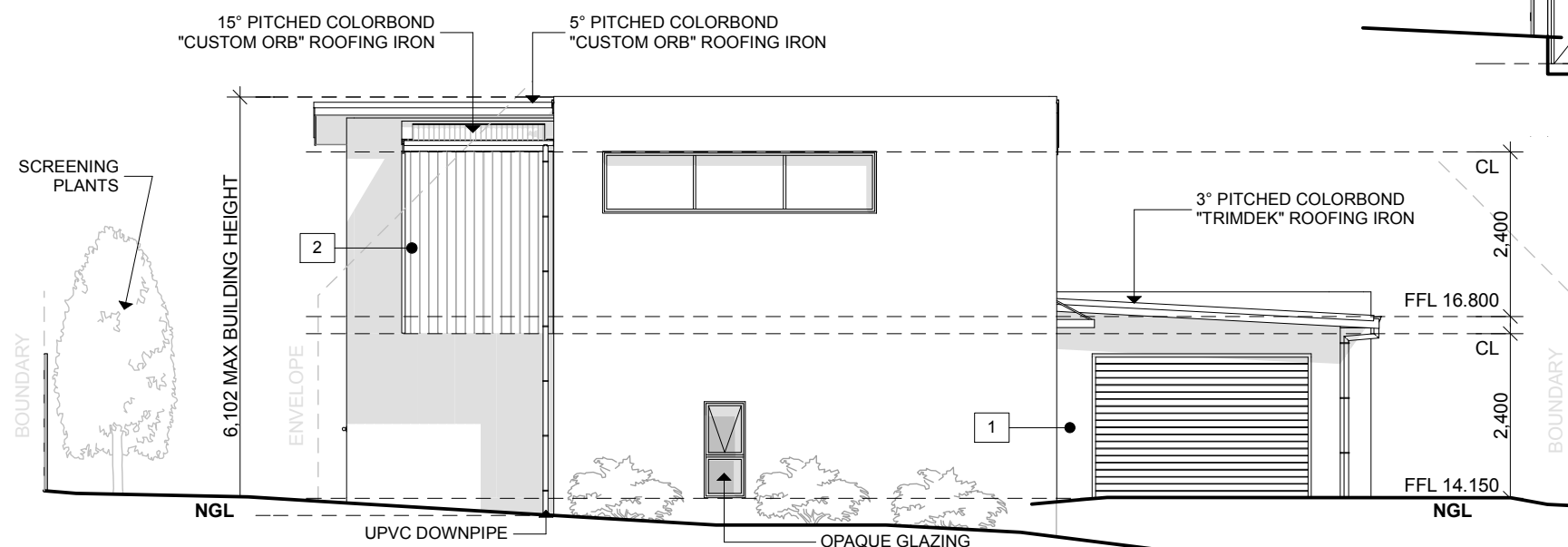




SOUTH EAST ELEVATION

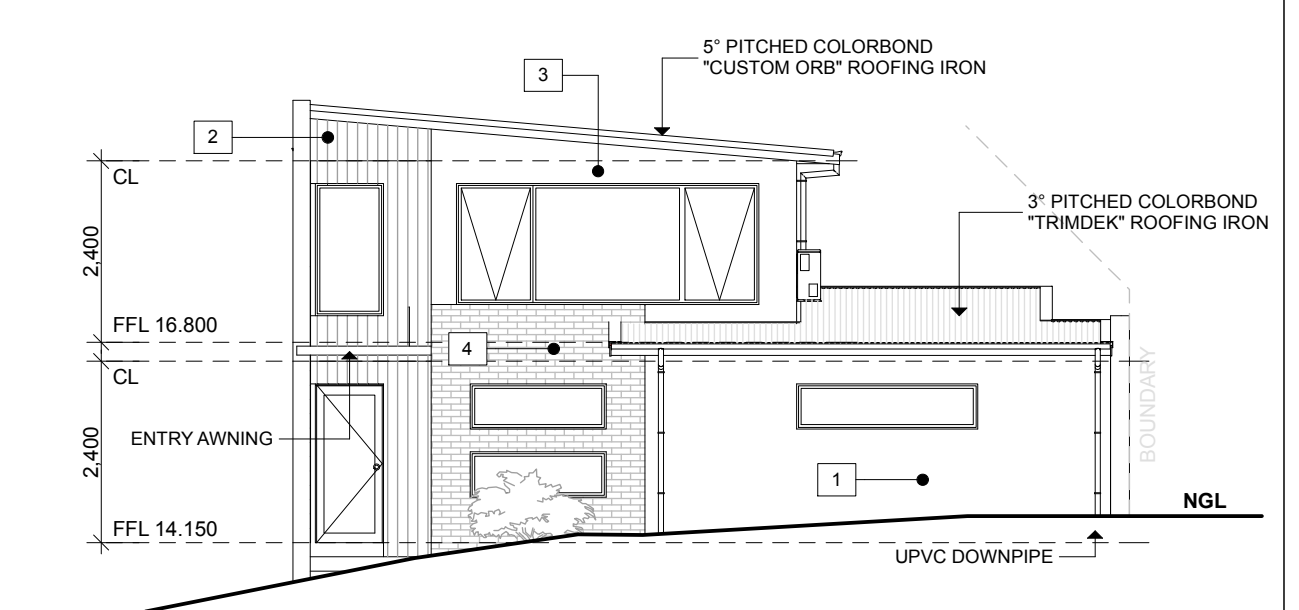
COLOUR SCHEDULE	
ROOFING	MID TO DARK TONES
FASCIA	MID TO DARK TONES
GUTTERING	MID TO DARK TONES

CLADDING SCHEDULE		
NUMBER	DEFINITION	COLOUR
1	RENDERED BRICK VENEER WALLS	LIGHT TO MID TONES
2	SCYON "AXON" VERTICAL BOARD CLADDING	MID TO DARK TONES
3	RENDERED 75mm POLYSTYRENE CLADDING	MID TO DARK TONES
4	BRICK VENEER FEATURE WALL	LIGHT GREY BRICK OR SIMILAR

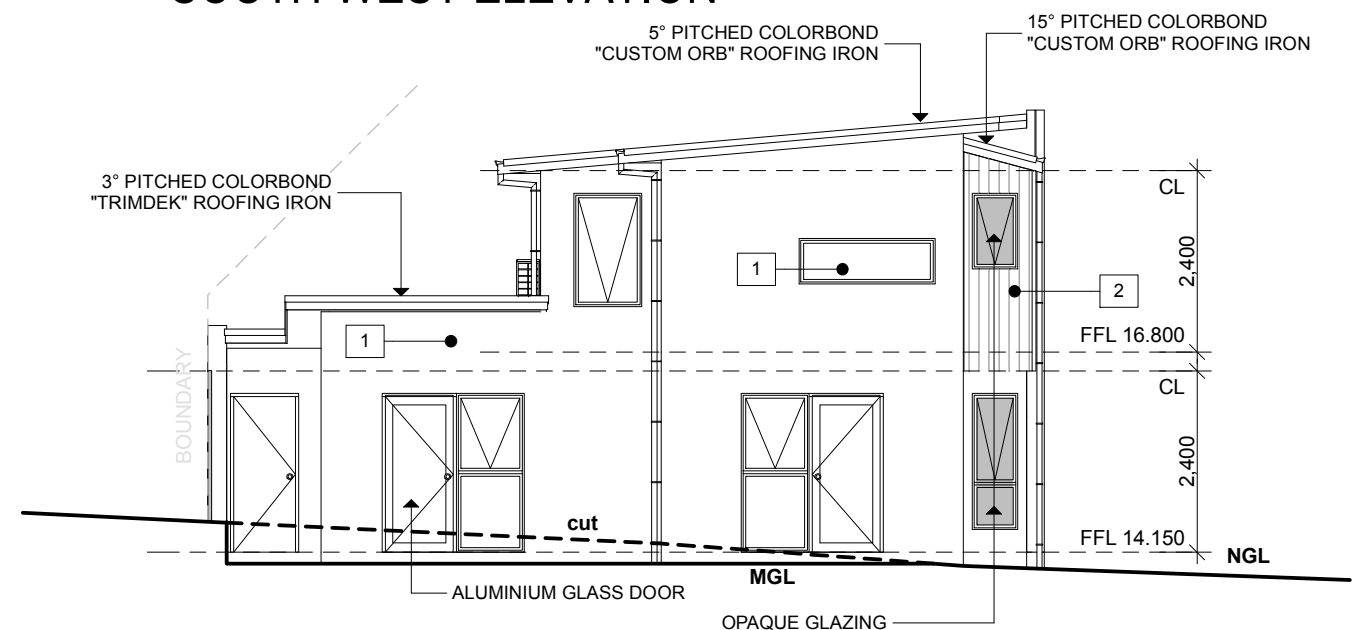


NORTH WEST ELEVATION

Unit 3 Elevations



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2015

Proposal:	Unit Development	Scale: 1:100	Job No: 65-2015	Pg No: U3-2/2
Client:	Neil Moorcroft	Date: 21/11/15	Engineer:	
Address:	6 Howrah Road Howrah 7018	Drawn: Jason	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com

Amendments	
Date	Description



6 Howrah Road, HOWRAH



Site viewed from Howrah Road, looking northeast

11.3.6 DEVELOPMENT APPLICATION D-2015/546 - 36 LINCOLN STREET, LINDISFARNE - AMENDMENT TO PREVIOUSLY APPROVED PLANS (D-2014/134)
(File No D-2015/546)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an amendment to previously approved plans (D-2014/134) at 36 Lincoln Street, Lindisfarne.

RELATION TO PLANNING PROVISIONS

The land is zoned General Business 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 was extended with the consent of the applicant until 3 February 2016

CONSULTATION

The proposal was advertised in accordance with statutory requirements and there were no representations.

RECOMMENDATION:

- A. That the Development Application for Amendment to previously approved plans (D-2014/134) at 36 Lincoln Street, Lindisfarne (CI Ref D-2015/546) be refused for the following reasons.
1. The proposal does not comply with Performance Criteria of 21.4.3 P1 (b), 21.4.3 P1 (c) and 21.4.3 (h) of the Scheme as it does not make a positive contribution to the streetscape or provide for an active frontage to Wellington Road.
 2. The proposal does not comply with Performance Criteria 21.4.4 (b) and (c) of the Scheme as it does not allow for passive surveillance of Wellington Road.
 3. The proposal is inconsistent with the Desired Future Character Statements of the zone as it does not provide an active façade to Wellington Road.
- 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-2015/546 - 36 LINCOLN STREET,
LINDISFARNE - AMENDMENT TO PREVIOUSLY APPROVED PLANS
(D-2014/134) /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

The site is currently used as a pharmacy which was granted a planning permit as a Local Shop (D-2013/33) at Council's Meeting on 15 April 2013. A subsequent application for signage was approved at Council's Meeting on 2 December 2013 (D-2013/302).

At Council's Meeting of 12 January 2015, a permit for alterations and additions to the pharmacy (D-2014/134) was granted. The application provided for a door and window facing Wellington Road, however, following negotiation with the applicant prior to the grant of the permit, it was agreed that a larger window to Wellington Road should be provided to ensure a better response to streetscape values. The permit was conditioned accordingly and an amended plan was subsequently approved on 27 August 2015.

A minor amendment to permit D-2014/134 to relocate the existing door on Franklin Street further north along the elevation and to retain the existing doors and windows was also approved on 27 August 2015.

A recent report on signage on the addition (D-2015/548) was approved on 1 February 2016.

An application for a canopy (D-2015/547) is also being considered at this Council Meeting.

Building works are currently underway on the site and while an Occupancy Permit has been issued, the Building Survey has not yet undertaken his final inspection and Council has not issued a Completion Certificate. On inspection it is apparent that the work is nearly complete, although the Wellington Street door and window referred to above have yet to be installed.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Business under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme regarding building design passive surveillance.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications; and
 - Section 10 – General Business Zone.
- 2.4.** Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL**3.1. The Site**

The site contains a pharmacy which has frontage to 3 streets, Lincoln Street, Wellington Road and Franklin Street. The building currently has its main pedestrian entrance onto Franklin Street. The site is located within the shopping precinct of Lindisfarne and is surrounded by commercial development.

3.2. The Proposal

The proposal is to amend the plans approved by D-2014/134 by removing the door and window fronting Wellington Road. The result will be a blank wall painted in the colours of the existing business.

The proposal included a planning submission responding to the requirements of the Scheme. Letters from AM Solutions dated 29 and 30 September 2015 were also submitted with the application indicating that there were issues with the location of the door into the Wellington Road frontage due to security and privacy reasons.

A further letter from the Tasmanian Pharmacy Authority dated 23 October 2015 provided advice to the pharmacy operators that the door (on Wellington Road) was to remain locked at all times so that security of the dispensary is not compromised. Evidently the internal shop layout chosen by the retailer places the prescription medicines too close to the approved Wellington Street doorway to ensure adequate security. While changing the internal layout of the premises could resolve this matter, as a compromise officers have suggested replacing the door with an unobscured window of similar size or moving the door further along the wall. If glazing were provided of similar dimensions to the previous permit, the building would retain surveillance over the street and appear open to it, rather than as a back wall.

At a meeting between Council officers and the applicant, these alternatives were suggested and the application was deferred to allow the applicant to submit an alternative solution for consideration. The applicant agreed to provide this information prior to 1 March 2016 to allow sufficient time for consideration of any alternative proposals. At the date of writing, Council has not received an alternative proposal and the statutory timeframe limitations require a determination. It should also be noted that the premises is currently in use, contrary to the applicable planning permits which requires door and windows to be installed on the Wellington Road elevation.

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 Business Zone with the exception of the following.

General Business Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
21.4.3 A3	Design	<p>(b) for alterations to an existing building provide windows and door openings at ground level in the front façade no less than 40% of the surface area of the ground level façade;</p> <p>(c) for new building or alterations to an existing façade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the façade;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>	<p>No windows on door on the elevation fronting Wellington Road.</p> <p>100% of wall fronting Wellington Street façade is blank.</p>

P1 of 21.4.3 provides that building design must enhance the streetscape. An assessment against the relevant criteria is discussed below.

“(b) provides windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces”.

The site is unique as it has frontages to 3 streets with the existing pedestrian entrance to the site being from Franklin Street.

The previously approved plans (D-2014/134) to include a window and door on the frontage to Wellington Road were supported on the basis that the inclusion of a window and door into a previously blank wall enhanced the streetscape and provided an active frontage to Wellington Road.

Currently, the Wellington Road frontage presents as the rear of the building with no pedestrian access to the street. Further north, the supermarket also effectively has the rear of the building facing Wellington Road. If approved, the poor presentation to the street will be exacerbated as the partly constructed additions extend the wall further along the Wellington Road boundary and will provide a back wall covered in advertising to an unfriendly pedestrian street.

It is considered that the proposal will have a detrimental impact on the streetscape by resulting in a closed wall to Wellington Road, which does not provide for an active frontage to the street or passive surveillance. Instead the rear wall will simply be an advertising surface. Therefore it is not consistent with the above criteria.

“(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space”.

The applicant has proposed that advertising colours and signage will provide colour and detailing to the blank wall and that street art or a community notice board could be required if Council considers it necessary. It is considered that the colours and advertising signage on the wall does not make a positive contribution to the streetscape and therefore, does not meet the above criteria; and a community notice or the like would be a pointless contribution, as the footpath would be distinctly unfriendly to pedestrians who might otherwise view such information.

“(h) be consistent with any Desired Future Character Statements provided for the area”.

The relevant Desired Future Character Statement is that “*Lindisfarne will retain its traditional strip shopping centre function, all infill or redeveloped buildings will achieve integrated façade treatments and maximise opportunities for active frontages with passing pedestrians*”. Whilst the original development of the site resulted in the Wellington Street frontage appearing as the rear of the building, the most recent expansion permit (D-2014/134) sought to improve the amenity of the commercial area and particularly the Wellington Road precinct, which clearly presents the greatest opportunity for future growth in the centre, by requiring an active frontage to Wellington Road by introducing windows and doors on this frontage.

The current proposal, however, clearly removes any opportunity for the site to have an active frontage for passing pedestrians to Wellington Road and will have a detrimental impact on the amenity of the area. Therefore, the proposal is not consistent with the above performance criteria.

General Business Zone:

Clause	Standard	Acceptable Solution (Extract)	Proposed
21.4.4 A1	Passive Surveillance	<p>(b) for new buildings or alterations to an existing façade provide windows and door openings at ground level in the front façade which amount to no less than 40% of the surface area of the ground level façade;</p> <p>(c) for new buildings or alterations to an existing façade provide windows and door openings at ground level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground level façade.</p>	No windows or door on the elevation fronting Wellington Road.

The objective of 21.4.1 is to “*ensure that building design provides for the safety of the public*”.

P1 of 21.4.4 proves that building design must provide for passive surveillance of public spaces. An assessment against the relevant criteria is as follows.

“(b) *locate windows to adequately overlook the street and adjoining public spaces*”.

The proposal removes the windows from the Wellington Road frontage and therefore does not provide any opportunity for overlooking the street.

“(c) *incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the buildings and vice versa*”.

As above, the proposal will remove the approved windows and door which would allow for pedestrians to see into the building and vice versa.

5. EXTERNAL REFERRALS

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

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 2010-2015 or any other relevant Council Policy.

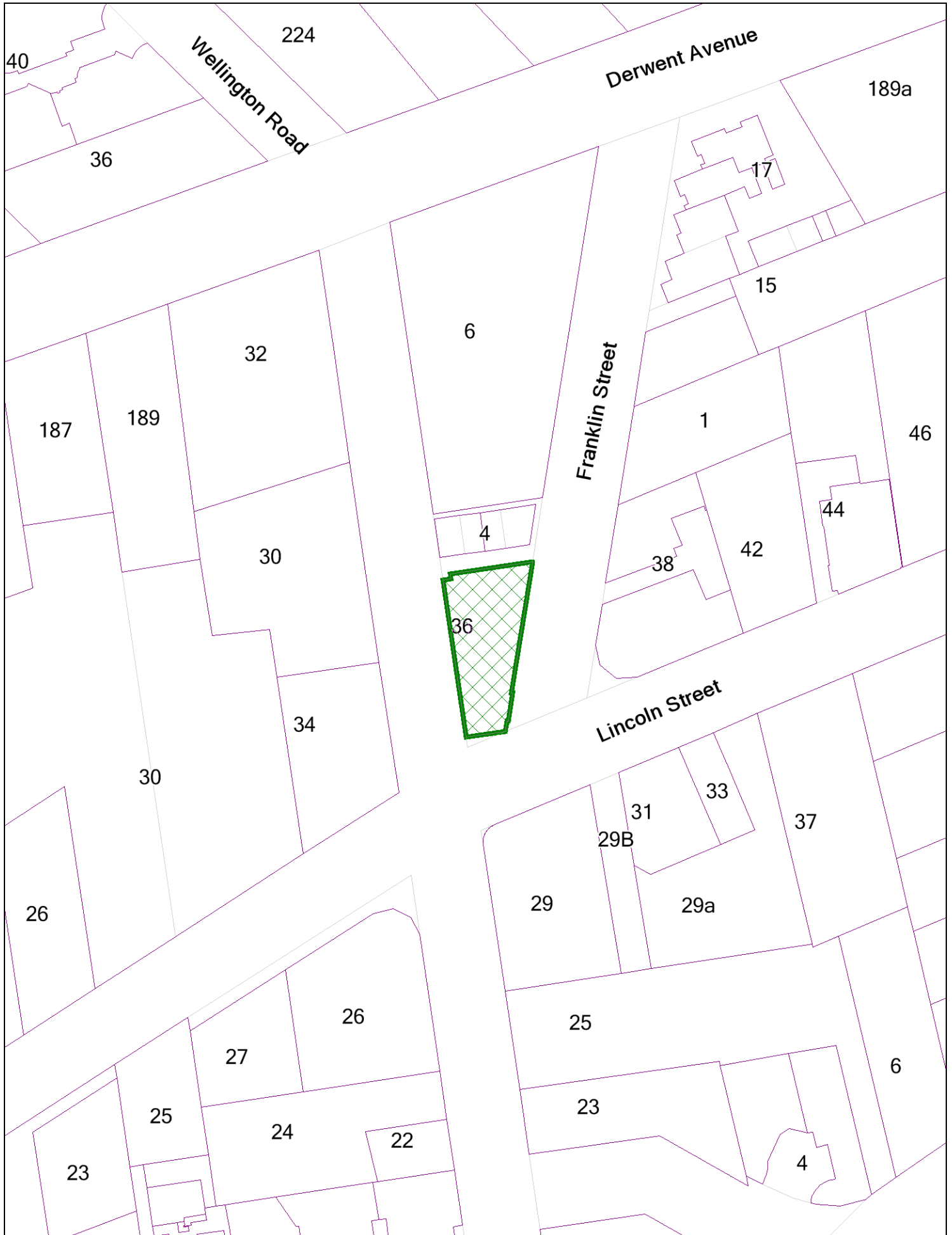
8. CONCLUSION

The proposal to amend the previously approved plans for D-2014/134 by removing the approved door and window on the Wellington Street frontage be refused as it is inconsistent with the Performance Criteria for the General Business Zone.

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

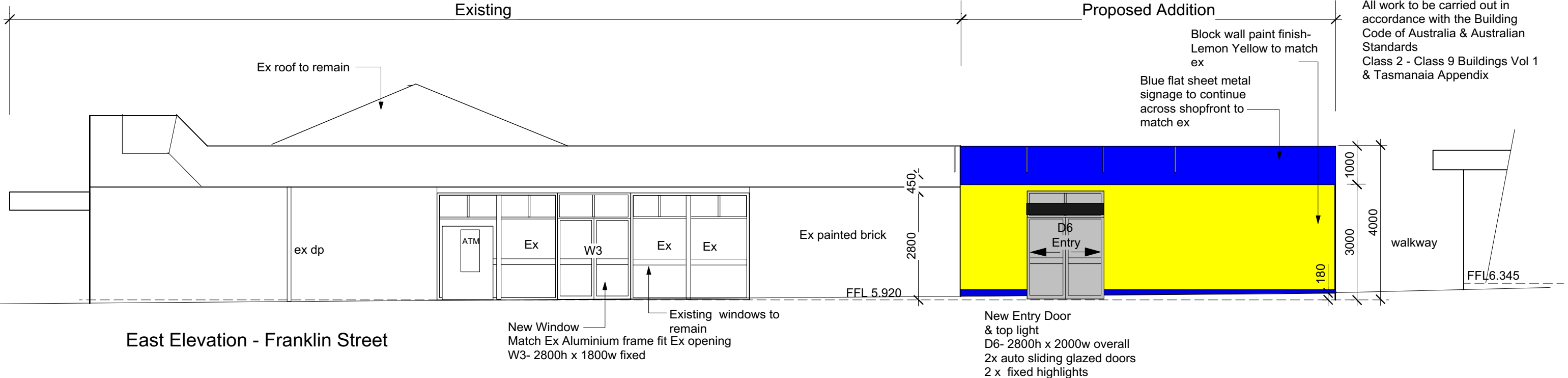
Ross Lovell
MANAGER CITY PLANNING

Clarence City Council

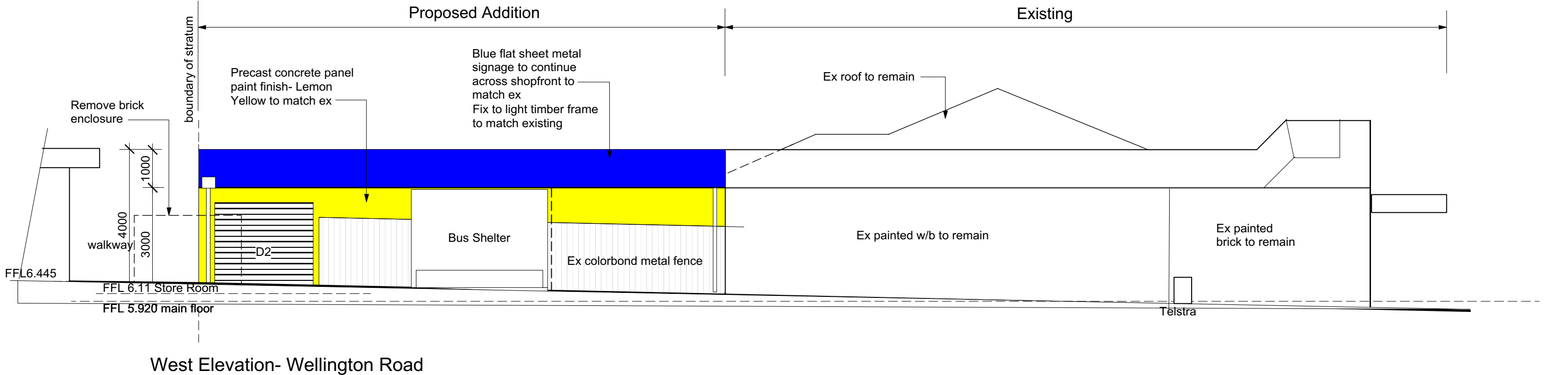


Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 21 January 2016 **Scale:** 1:968.7 @A4

Do not scale from drawings
Confirm all dimensions
and setouts prior to
commencement of work
All work to be carried out in
accordance with the Building
Code of Australia & Australian
Standards
Class 2 - Class 9 Buildings Vol 1
& Tasmanaia Appendix



East Elevation - Franklin Street



West Elevation- Wellington Road

B	23/12/15	Proposed deletion of W1,W2 & D1 windows & Doors facing Wellington Rd	<div>012345 M</div>	<div></div>	<div></div>	P H I L L I P M U S K E T T A R C H I T E C T	Project Title <div>Proposed Addition Chemist Warehouse 36 Lincoln St Lindisfarne</div>	Project Manager	Project ID 152454
								Drawn By	Scale 1:100 @ A3
No.	Date	Issue Notes				176a Campbell Street Hobart Ph:03 62369469 Email:phillipmuskett @bigpond.com Accreditation No CC1034X	Drawing Title <div>East & West Elevations</div>	Reviewed By PM	Drawing No. <div>CD05</div> <div>_____ of _____</div> <div>14</div>
								Date 21/7/2015	

Agenda Attachments - 36 Lincoln Street (D-2014/134) - Page 3 of 4



Site viewed from corner of Lincoln Street and Wellington Road

11.3.7 SUBDIVISION APPLICATION SD-2015/64 - 18 SWINTON PLACE, ROSE BAY - 1 LOT SUBDIVISION
(File No SD-2015/64)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 1 lot subdivision at 18 Swinton Place, Rose Bay.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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 17 March 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 4 representations were received raising the following issues:

- boundary fencing;
- traffic;
- privacy;
- noise associated with future residential development; and
- stormwater drainage and sewer connection.

RECOMMENDATION:

A. That the Application for a 1 lot subdivision at 18 Swinton Place, Rose Bay (CI Ref SD-2015/64) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A1 – NEW CROSSOVER [minimum 3.6m wide for the length of the right-of-way] and [TSD-R09].
3. ENG S1 – INFRASTRUCTURE REPAIR.
4. ENG S2 – SERVICES.
5. ENG S4 – STORMWATER CONNECTION.

6. ENG M2 – DESIGNS SD, delete first 2 dot points.
 7. ENG M8 – EASEMENTS.
 8. The Final Plan and Schedule of Easements for Lot 2 must identify which part of Lot 2 is not able to be serviced by stormwater connection. This area is to be described as a development exclusion area, within which no development may occur.
 9. GEN POS1 – POS CONTRIBUTION [5%] and [Lot 2].
 10. The development must meet all required Conditions of Approval specified by TasWater notice dated 11 February 2016 (TWDA 2015/01916-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

Two building permits have been granted by Council for the subject property, the first of which was BPA-2015/576 approved on 12 October 2015 and was for a series of alterations to the existing dwelling. The second permit was granted on 11 December 2015 for the development of a garage to the south of the existing dwelling, approved under BPA-2015/576/1.

The works associated with the building permits will facilitate the proposed subdivision, by demolishing part of the existing dwelling to enable the proposed lot layout and right-of-way to Lot 2.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10.0 – General Residential Zone; 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 site is an irregularly shaped lot with a total area of 1261m² and 8.74m frontage to Swinton Place. There is an existing dwelling on the southern part of the lot, surrounded by some landscaping and the land to the rear of the dwelling supports further landscaped gardens. The site slopes down to the north-west and is located within an established residential area at Rose Bay.

3.2. The Proposal

The proposal is for the subdivision of the subject property into 2 resultant lots, with areas of 709m² and 552m². Lot 1 would be the larger of the lots and would contain the existing dwelling. Lot 2 would be an internal lot accessed by right-of-way over Lot 1.

The driveway would be shared between Lots 1 and 2 for a length of approximately 27m and the existing dwelling on Lot 1 would be located directly adjacent the proposed right-of-way.

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 clauses of the General Residential Zone.

General Residential Zone

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.	Lot 1 would have a frontage of 8.74m, which is less than the frontage of 15m prescribed by Table 10.2.

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

- “P3 - The frontage of each lot must satisfy all of the following:*
- (a) *provides opportunity for practical and safe vehicular and pedestrian access;*
- (b) *provides opportunity for passive surveillance between residential development on the lot and the public road;*
- (c) *is no less than 6m”.*

- Council’s engineers are satisfied that with the imposition of conditions relating to the construction of the access, the proposed access arrangement would be practical and safe for both pedestrians and vehicles;

- there would be a reasonable opportunity for passive surveillance, given that there is an existing dwelling on Lot 1 and 8.74m frontage exists to Swinton Place and would be retained as part of this proposal; and
- Lot 1 would have a frontage of 8.74m, which is in excess of the minimum requirement of 6.0m frontage.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.6.1 A4	Lot design	No lot is an internal lot.	Lot 2 is an internal lot.

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

“P4 - An internal lot must satisfy all of the following:

Performance Criterion	Comment
<i>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</i>	The proposed subdivision would be accessed from Swinton Place, which existed prior to 1 July 2015.
<i>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</i>	It would not be reasonably possible to construct a new road from Swinton Place for a single residential lot and the proposal is a reasonable response to the separation of the rear of the existing lot.
<i>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</i>	The proposal is the only reasonable way to separate the land to the rear of the existing dwelling, in that the site is entirely constrained by residential development.
<i>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</i>	The proposal would facilitate future residential development of Lot 2 in a manner that would efficiently use the land.

<i>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</i>	The proposed development is for a subdivision only and the only physical works proposed at this time would be construction of the sealed right-of-way and service connection – both which would be in accordance with required engineering designs. The proposed lot is adequately large to allow future development of the land in accordance with the PD4.1 provisions now incorporated in the Scheme.
<i>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</i>	Lot 2 would have in excess of the required 3.6m wide access via a right-of-way and a condition has been included above requiring the sealing of this section of land.
<i>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</i>	Passing bays are not required given that the right-of-way would be less than 30m in length.
<i>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</i>	No access strip is proposed.
<i>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</i>	A condition must be included on any permit granted that the right-of-way is to be sealed prior to the sealing of the Final Plan of Survey.
<i>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</i>	The proposed lot would not front any public open space or rights-of-way.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.6.3 A1	Public open space	No acceptable solution.	Payment of cash-in-lieu of the provision of physical open space is proposed.

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

“P1 - The arrangement of ways and public open space within a subdivision must satisfy all of the following:

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

Comments

- the provision of physical open space is not proposed, meaning that (a) to (g) inclusive and (i) are not relevant; and
- a condition has been included above, requiring the payment of cash-in-lieu for 5 percent of the value of the proposed lot, Lot 2.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 4 representations were received. The following issues were raised by the representors.

5.1. Boundary Fencing

Concerns were raised by the representations that the location of the existing boundary fencing is not an accurate reflection of the actual property boundary. A representor also submits that a 2.1m high paling fence should be erected at the cost of the developer to minimise noise impacts associated with traffic.

- **Comment**

The location of the boundary fence is not a relevant consideration in relation to this application. Boundary fencing (and accuracy) is a matter between landowners.

Driveways associated with residential development generate limited activity in terms of residents accessing dwellings. Whilst not relevant to the assessment of this proposal under the applicable Performance Criteria in Scheme, such (limited) noise is reasonable and to be expected within an urban environment.

5.2. Traffic

The representors raised concern that there is insufficient on-street parking and that the proposed development would further exacerbate this problem.

Concerns were also raised by the representors that there would be a resultant impact upon the intersection of Kaoota Road and Swinton Place, in terms of additional traffic created by this proposal. The risk of conflict with pedestrian and vehicular visitors to the playground in Swinton Place is also highlighted as being of concern.

- **Comment**

The existing dwelling requires the provision of 2 parking spaces within the boundaries of Lot 2, to satisfy the requirements of the Parking and Access Code under the Scheme.

This is achieved by the proposal and any future development of Lot 2 would be required under the Scheme to provide parking associated with the proposed use.

Council's Engineers are satisfied that the proposed additional lot would not have an unreasonable impact upon traffic flows in Swinton Place and in the vicinity of the site and that the limited increase in traffic likely as a result of a future dwelling on the site would be unlikely to create conflict with adjacent residential land use, or safety in the area.

This proposal is for the creation of a new lot only which would in the future enable the construction of a Single Dwelling subject to further Council approval if the relevant Acceptable Solutions are not met. It is noted that the application complies with the minimum lot sizes and therefore the density provisions of the Scheme and further that application could be made to Council for a Multiple Dwelling development for the land to the rear of the existing dwelling without this subdivision proceeding, which would have a similar impact.

More relevantly, a Multiple Dwelling development could, if designed to meet the relevant Acceptable Solutions of the Scheme, be a permitted development under the Scheme. Notification of adjoining owners would not occur in that circumstance and Council would be obliged to approve the development – subject to the inclusion of appropriate conditions.

5.3. Privacy

The representations raised concerns that privacy would be compromised by future development of the proposed lot, in terms of overlooking and privacy.

- **Comment**

This application is for subdivision only. Any future dwelling on Lot 2 would either need to comply with the relevant Acceptable Solutions of the Scheme, which relate to this issue. This issue is therefore not a relevant consideration in respect of this particular application.

5.4. Noise Associated with Future Residential Development

The representor raised concerns in respect of the proximity of the future development on Lot 2 to the property boundaries and specifically in relation to the likely privacy and noise impacts of such development upon the existing residential amenity of the surrounding properties.

- **Comment**

As noted, this application is for subdivision only. Any future dwelling on Lot 2 would either need to comply with the relevant requirements of the Scheme.

That said, noise associated with outdoor living in a residential area is not a relevant consideration under the Scheme and any specific issues/activities are regulated by noise limits established and controlled under the Environmental Management and Pollution Control Act, 1994 (EMPCA).

5.5. Stormwater Drainage and Sewer Connection

Concerns have been raised by the representations in relation to the proposed means of stormwater drainage for future development on Lot 2 and the location of sewerage connections. Specific concerns include the location of connection points involving adjacent land and detailed design.

- **Comment**

Council's Engineers and TasWater have considered the capacity of the existing infrastructure network in respect of the proposed lot and with the inclusion of relevant conditions from both it is considered that the proposed lot can be serviced in accordance with the relevant standards.

It is noted that whilst the advertised plans indicate proposed connection points and layout, a detailed design would be required as part of the conditions of TasWater which must be included in any permit granted.

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 2010-2015 or any other relevant Council Policy.

In respect of Council's Public Open Space Policy 2013, the subject site is zoned General Residential, within an established urban area and is afforded the highest level of access to both local and regional recreational opportunities. It is considered that the development resulting from an approval of this application will, or is likely to, increase residential density creating further demand on Council's POS network and associated facilities.

No POS land is proposed to be provided to Council as part of this application and nor is it considered desirable to require it on this occasion. Notwithstanding this, it is appropriate that the proposal contributes to the enhancement of Council's POS network and associated facilities. In this instance there are no discounting factors that ought to be taken into account that would warrant a reduction of the maximum POS contribution.

While Section 117 of the Local Government Building and Miscellaneous Provision Act 1993 (LGBMP) provides for a maximum of up to 5% of the value the entire site to be taken as cash-in-lieu of POS, it is considered appropriate to limit the contribution only to each additional lot created, representing the increased demand for POS generated by the proposal and not the entire site the subject of the application.

An appropriate condition has been included above to reflect this.

9. CONCLUSION

The proposal is for the subdivision of 18 Swinton Place, Rose Bay into 2 resultant lots. The proposal satisfies 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 (2)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.

Attachment 1

Location Plan - SD-2015/64 - 18 Swinton Place, Rose Bay



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 3 March 2016 **Scale:** 1:1,993 @A4

Attachment 2

- BOUNDARY PRELIMINARY
- BANK TOP
- BANK BOTTOM
- TREE
- GRAVED PIT
- KERB BACK
- FOOTPATH
- DRIVEWAY
- HOUSE
- MINOR BUILDING
- VERANDAH
- BRIDGE PIER
- WALL
- RET WALL CRIB
- WATER TANK ABOVEGROUND
- STEPS
- RIDGE LINES
- UNDERSIDE OF EAVES
- GUTTER LIP
- MANHOLE HYDRO
- FENCE
- SEWER
- SEWER UNDERGROUND
- CONTROL TRAVERSE
- NAIL
- NATURAL SURFACE
- TREE
- STORMWATER MANHOLE
- FINISHED FLOOR LEVEL
- TELSTRA PIT
- SEWER MANHOLE
- METER WATER

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only, and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

DATUM - Vertical : AHD per SPM7593with reputed AHD level of 14.583 from SURCOM on 03/02/16

At the time of this survey, C.T.100602/1 was owned by IAIN CRAIG ANDERSON & CHRISTINA JOY ANDERSON

Date of Survey : 11-06-2015

DENOTES SERVICEABLE PART OF LOT FROM STORMWATER CONNECTION AT IL26.80

EAST DERWENT HIGHWAY

EASEMENTS TO BE ADDED AS REQUIRED BY CLARENCE COUNCIL AND TASWATER

MGA
N

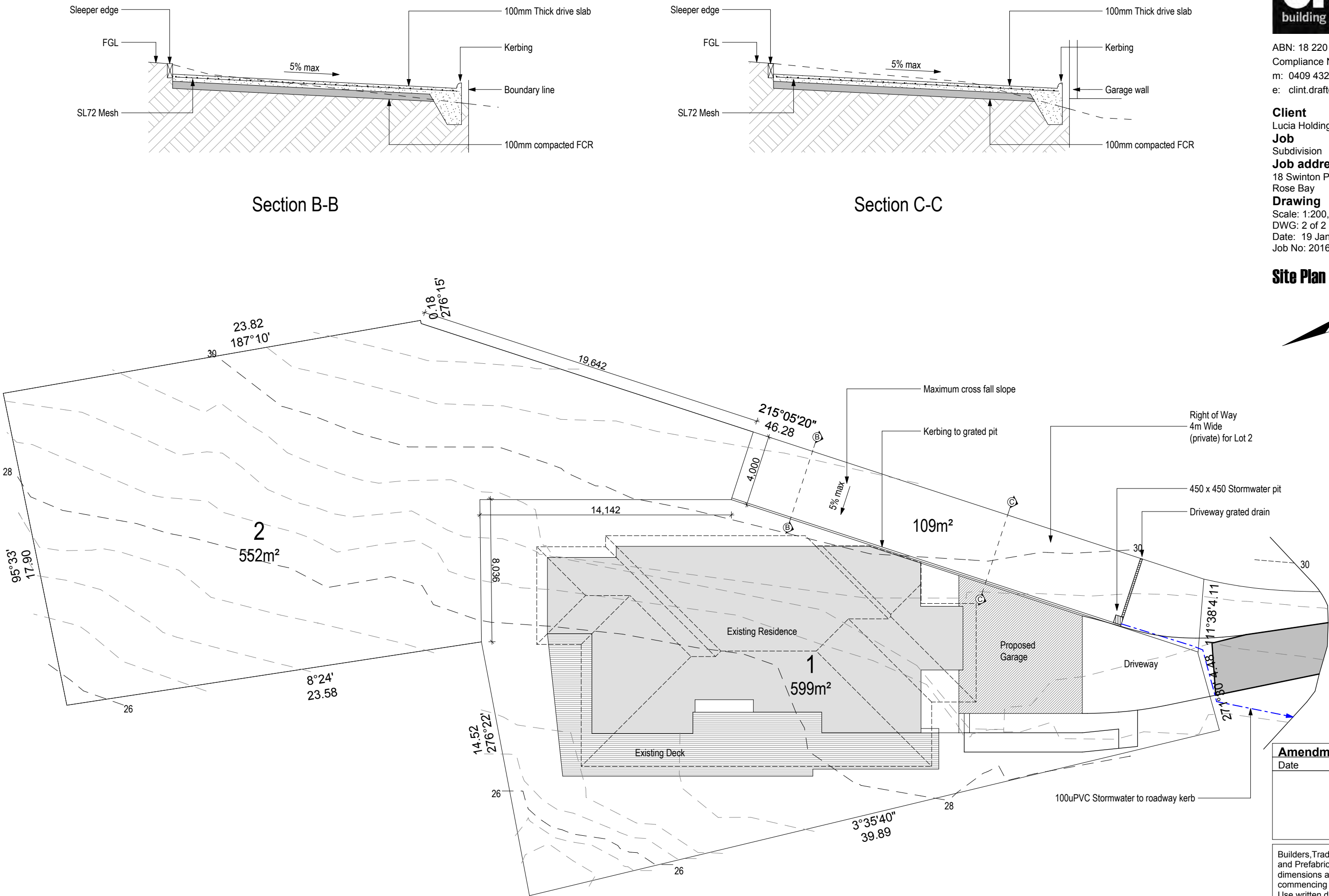
AMENDMENTS			132 Davey Street, HOBART TAS 7000 P 03 6220 0299 F 03 6220 0290 E admin@learyandcox.com	Project Name and Address 18 SWINTON PLACE ROSE BAY TAS	Drawing Title PLAN OF SUBDIVISION	Client LUCIA FITZGERALD C.T. 100602/4	SCALE 0 5 10 15 1:400 at A3	Contour Interval 0.500 m		FILE REF: 8971	
No.	Revision/Issue	Date						Date 03 / 02 / 2016		Geocomp Ref 897101	AutoCAD Ref 897101
								SHEET	1 of 1		
								DRAWN	DM	DATUM	Horz: MGA
								CHKD	ML	Vert: AHD	



ABN: 18 220 805 704
 Compliance No: CC 1159 Q
 m: 0409 432 670
 e: clint.draftone@bigpond.com

Client
 Lucia Holdings Pty Ltd
Job
 Subdivision
Job address
 18 Swinton Place,
 Rose Bay
Drawing
 Scale: 1:200, 1:50
 DWG: 2 of 2
 Date: 19 January 2016
 Job No: 2016-02

Site Plan



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Attachment 3

18 Swinton Place, ROSE BAY



Site viewed from Swinton Place, looking north and from adjacent existing dwelling



Site of proposed Lot 2, viewed from rear of existing dwelling, looking north

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 CLARENCE WEED STRATEGY 2015-2030**

(File No 12-07-01)

EXECUTIVE SUMMARY**PURPOSE**

To consider the adoption of the Clarence Weed Strategy 2015-2030 following community consultation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2010-2015 and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

Weed Management Act, 1999.

CONSULTATION

Consultation with the community was undertaken in accordance with Council's Community Participation Policy.

FINANCIAL IMPLICATIONS

The adoption of Clarence Weed Strategy 2015-2030 has a potential direct financial impact on future Annual Plans. The impact relates to the recommendation for the appointment of a 0.4 FTE as a resource to implement the majority of actions within the Weed Strategy. The implementation of the Clarence Weed Strategy 2015-2030 is planned to be staged over many financial years, subject to Council approval of future Annual Plans.

RECOMMENDATION:

- A. That Council authorise the General Manager to write to the Department of Primary Industries, Water and Environment to seek further clarification on the use of glyphosate as a weed control chemical.
- B. That Council modifies the Clarence Weed Strategy 2015-2030 to include a watching brief on toxicity of all chemicals used as part of its Weed Work Plans including glyphosate.
- C. That Council adopts the Clarence Weed Strategy 2015-2030, including the modification in "B" above.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. Council provided funding in the 2013/2014 Annual Plan for the development of the Clarence Weed Strategy 2015-2030 (Strategy).

- 1.2.** Consultants Northbarker Ecosystems Services were appointed to prepare a Strategy which involved initial consultation with local community members and some key stakeholder groups to provide input into the development of the draft Strategy.
- 1.3.** Aldermen were provided with a copy of the draft Strategy as part of the Weekly Briefing Report dated 23 July 2014. The Briefing Report outlined the following consultation process:
- advertisement in the Eastern Shore Sun newspaper, inviting comment on the draft Strategy;
 - email to all Clarence Landcare and Coastcare groups and Parks and Wildlife Service Representatives alerting them to the availability of the draft Strategy on Council's Website and inviting them to complete the feedback form;
 - display in the Council Office foyer inviting people to complete the feedback form and drop it in the box; and
 - copy of the draft Strategy placed on Council's website, www.ccc.tas.gov.au, inviting people to complete the feedback form.
- 1.4.** Consultation closed on Monday, 8 September 2014 and 6 responses were received and a workshop session was presented to a Council Workshop on the Strategy on Monday, 29 February 2016.

2. REPORT IN DETAIL

- 2.1.** The problems associated with the control and management of weeds have been identified in the Reserve Activity Plans for individual plots but there has been no strategic approach on a City-wide basis.
- 2.2.** Land tenure within the City is broken up as:
- 94.1% Private;
 - 3.2% Council;
 - 2.4% Crown; and
 - 0.3% Commonwealth.

2.3. Vegetation types according to Tasveg are broken up as:

Vegetation Type	Area (ha)	%
Agricultural, urban and exotic vegetation	21,300	53
Dry eucalypt forest and woodland	12,500	31
Native Grassland	1,900	5
Non eucalypt forest and woodland	570	<1
Other natural environments	2,700	7
Saltmarsh and wetland	680	2
Scrub, heathland and coastal complexes	260	<1
Wet eucalypt forest and woodland	240	<1
Total	40,180	

2.4. The Strategy has prioritised 35 declared weeds into 4 priority areas in a hierarchal order:

- immediate eradication of infestation;
- eradicate or quarantine within term of the action plan (15 years);
- eradicate isolated infestations to ensure no further spread during the term of this Strategy; and
- control and contain where threatening important values.

The Strategy also calls for the monitoring of those species not declared but significant and aims to minimise further spread and eradicate weeds where practical.

2.5. The main objectives of the Strategy are to:

- prevent establishment of new high risk weeds;
- reduce impacts of widespread weeds;
- enhance community participation and stakeholder engagement;
- strengthen assessment of weeds under the Planning Scheme;
- best practice weed management;
- implementation of weed work plans (WWP) in Council operations; and
- monitoring and evaluation.

2.6. The major issues raised within the 6 responses are listed below.

Issue	Comment
Agree with Strategy.	No action.
Where do the Reserve Activity Plans (RAPs) fit into the hierarchical process?	No Action. RAPs will call up the Strategy.
How will public action be managed in a weed management program?	No Action. Strategy recommends that this is the subject of a separate investigation and recommendation back to Council.
When listing other stakeholders and authorities who manage land within Council there is no mention of cross council boundaries there are over 50kms of shared boundaries with Sorell, Brighton or Southern Midlands and any management plans in place with these Councils.	No Action. Strategy recommends stakeholder engagement as a key element.
Regarding to strategy of prioritising all known weeds, it is questioned as to whether this priority is practical given difficulties managing existing WONS and declared weeds.	No Action. Strategy is aspirational and always subject to Annual Plan funding allocations.
The withholding an occupancy certificates is not possible under the Building Control Act. Occupancy certificates are issued by the building surveyor not Council.	Amend Strategy accordingly.
Do not ban the use of Glyphosate.	Amend Strategy to take account of education of landholders, volunteers on all chemical use. Maintain usage of variety of chemicals via a well-documented and planned weed plan. Implement a WWP template that will be prepared prior to any weed project and maintained for the life of the project so better outcomes can be assessed in the long term.

The Strategy could better document the processes that are in place for Council's authorised weed inspectors to operate, priorities for compliance based activities, and support for on-going authorised officer training for existing and new officers. Also address historic and cultural use of the area.	Amend Strategy as it was a conscious effort to not have the Strategy document with all the processes involved, rather action those processes should they not be in place or review them. This area will be reviewed and actions added.
Some of Clarence's most significant weed problems are located in areas that are being sub-divided or likely to be sub-divided in the future. To date approval processes regarding declared weeds in Clarence have not been sufficient to ensure that declared weeds serrated tussock, Texas needle grass or Chilean needle grass are not being spread as part of developments.	Agreed. The Strategy will be amended to remove the natural areas focus.
Overall this draft strategy seems an excellent document. The authors and guiding officers are to be commended for the clear focus in its structure on weed strategy for the Clarence Municipality.	No action.
Numerous comments on typographical errors and, grammar and layout.	Amend Strategy.
Overall the strategy is a welcome development.	No action.

<p>I was, and still am, concerned about over-enthusiastic use of herbicide sprays by Council workers/contractors.</p>	<p>Ultimately the aim of the Strategy will be to tighten the use of herbicide use within Council operations and to ensure usage is restricted to where the benefit to environmental weed removal far outweighs the cost of the herbicides usage. Implement a WWP template that will be prepared prior to any weed project and maintained for the life of the project so better outcomes can be assessed in the long term.</p> <p>Amend the Strategy to include a watching brief on the toxicity of herbicide sprays. Separate from the Strategy, write to the Department of Primary Industries Water and Environment (DPIPWE) to make them aware of the situation expressed by the community and other organisations and ask DPIPWE to review guidelines for chemical control of weeds by spray.</p>
---	--

- 2.7.** At Council’s Workshop session a question was raised about the priority of Blackberries, given it’s a weed of national significance (WONS). While Blackberries may be a WONS there is the Weed Management Act which applies specifically to the Tasmanian situation.
- 2.8.** Blackberry is a weed listed as Priority 4 in the Strategy based on the justification presented on P13 in the Strategy under the heading “Prioritising Weeds in the Clarence City Council”.
- 2.9.** The Priority Rating is based on 2 principles set out in the Weed Management Act, 1999 which declared weeds in Clarence as either:
- higher priority Declared Zone A; or
 - lower priority Declared Zone B weeds which are to be contained.

Blackberries are declared by the Weed Management Act as a Zone B weed. The logic behind this declaration is that such weeds are wide-spread and it is not viable to eradicate them but the emphasis is on containment.

Additionally, if the infestation is localised it has a higher priority than if the infestation is wider. Hence the Strategy uses this logic as a basis to define the 4 Priorities as:

- Priority 1 are Declared Zone A weeds (eradicate) and localised (17 species in Clarence) – eradicate in 5 years.
- Priority 2 are Declared Zone A weeds (eradicate) and wider (4 species in Clarence – eradicate in 15 years.
- Priority 3 are Declared Zone B weeds (containment) and Localised (5 species in Clarence).
- Priority 4 are Declared Zone B weeds (containment) and wider (9 species in Clarence).

2.10. Also at Council's Workshop session a question was raised about the use of glyphosate given the recent press release by the World Health Organisation (WHO) which suggested it was a possible carcinogen. Currently the use of weed sprays are governed by a set of Guidelines issued by the Department of Primary Industries, Water and Environment (DPIPWE), which Council, its contractors and the general public are referred to if questions are raised on how weed chemicals should be applied. Given the WHO press release came after the Strategy, which abides by Best Practice, it is recommended that further advice be sought from DPIPWE. To that end a letter will be written to DPIPWE to seek further clarification on the use of glyphosate as a weed control chemical. In addition, Council officers will maintain a watching brief on toxicity effects of all chemicals it uses as part of the WWPs it intends to use as part of the Strategy.

3. CONSULTATION

3.1. Community Consultation

Consultation with the community was in accordance with Council's Community Participation Policy.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2010-2015 under the Goal Area Environment has the following Natural Area Environment Strategy to: *"Protect natural assets through development of a weed management strategy for the City"*.

4.2. Council's Strategic Plan 2010-2015 under the Goal Area Social Inclusion has the following Public Spaces and Amenity Strategy to: *"Develop plans to improve the amenity of public spaces"*.

5. EXTERNAL IMPACTS

5.1. The Strategy calls for the development of a communications strategy that includes fostering collaboration with other agencies and stakeholders (especially private landholders) to enhance human resources available for on-ground works. The focus of this would be to include better communication and aid individuals and Council in the exchange of information. Of necessity it will involve consultation and collaboration with the landholders who make up the 96% or so of land within the City.

5.2. The Strategy recommends that Council assess, evaluate and report on options to build shared responsibility for weed management on private land such as:

- Land Management Incentives Program for private landowners (building on existing rate rebate scheme); and
- Application of a weed levy where significant weed issues exist.

Such investigations will obviously impact on landholders within the City.

- 5.3.** The Strategy also proposes that the Landcare Volunteer co-ordinator delivers enhanced training and support for weed management activities across all Volunteer Groups which will impact on the community.

6. RISK AND LEGAL IMPLICATIONS

The Weed Management Act is the applicable state statute governing Council's obligations in this area.

7. FINANCIAL IMPLICATIONS

- 7.1.** The adoption of Clarence Weed Strategy 2015-2030 has a potential direct financial impact on future Annual Plans. The impact relates to the recommendation for the appointment of a 0.4 FTE as a resource to implement the majority of actions within the Strategy.

- 7.2.** The implementation of the Clarence Weed Strategy 2015-2030 is planned to be staged over many financial years, subject to Council approval of future Annual Plans.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** At Council's Workshop session an issue was raised concerning Volunteers working on steep slopes; this is a workplace health and safety issue and is not directly relevant to the Strategy. However, the following comments are relevant as to how Council manages such risks.

- 8.2.** Council has developed several Reserve Activity Plans which provide guidance for the activities of Council's volunteer Land Care and Coast Care Groups. Weed management work that is identified as part of the Reserve Activity Plan and is on a steep slope or embankment can only be undertaken by qualified and trained people.

8.3. Volunteers are classified as workers under the Work Health and Safety Act, 2012 and therefore are required to conform to all relevant Safety Legislation, Codes of Practice and safe work methods. A Volunteer Workers Manual has been developed by Council for issue to all volunteer groups as a guide to their volunteer work activities. The Code of Practice – Managing the Risk of Falls at Workplaces provides guidance to those intending to work on steep slopes. A requirement for any worker undertaking works on steep slopes is to be trained in the safe methods of working at heights. Work can only be undertaken on a steep slope where there exists an approved anchor point(s) and if there are no approved anchor points, then Council officers will assess the need for the installation of anchor points.

8.4. Council has several officers trained in the area of Working at Heights and can schedule this work once they have been notified. The volunteer group must notify Council's Volunteer Co-ordinator of the need to undertake works on a steep slope and the request will be assessed and if approved, referred to the Council Depot for scheduling.

9. CONCLUSION

9.1. The key priority actions arising from the Strategy are as follows.

- Assess, evaluate and report on options to build shared responsibility for weed management on private land such as:
 - Land Management Incentives Program for private landowners (building on existing rate rebate scheme); and
 - Application of a Weed levy where significant weed issues exist.
- Foster partnerships with relevant Government Agencies, NRM South and other NGOs to strategically develop and implement priority weed projects independent of land tenure, both within the municipality and across neighbouring municipal boundaries.

- Refine weed prioritisation ratings including the addition of a Clarence Local List (CLL) for species not covered by legislation. Include this list in the interim Clarence Planning Scheme for assessment under the appropriate code.
- Assess and evaluate options to improve weed management planning associated with the subdivision development assessment process, particularly in compliance. Options include weed management bonds and bringing the weed management process under full Council control at the developer's expense, akin to Kingborough Council.
- For major Council managed weed projects assess and evaluate the advantages of implementing Weed Work Plans (WWP). Key aspects of the WWP plan would consider funding, revegetation, weed management tools (chemical selection and application methods), long term maintenance, photo monitoring and evaluation.
- Council to consider appointment of a 0.4 FTE temporary Weed Planning Officer for a trial period of 12 months to deliver:
 - strategic co-ordinated approach for all Council weeds management operations to overcome the current lack of co-ordination; and
 - report to Council in relation to assessment and evaluation of initiatives associated with priority actions listed in this Weed Strategy.
- Prepare a Weeds Communications Strategy that will:
 - include a weeds website with use of modern media tools to spread knowledge and interest;
 - aim to make the spread of information across the various stakeholders easier and simpler; and
 - encourage more efficient use of glyphosate within the broader community.

- 9.2.** The recommendations contained in the Strategy will provide guidance to Council, developers, Clarence community and volunteer groups when implementing on-ground activities.

Attachments: Nil.

John Stevens

GROUP MANAGER ASSET MANAGEMENT

11.5.2 ELECTRIC VEHICLES

(File No 28-04-01)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the potential for installing public charging points for electric vehicles around the City.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2010-2015 and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

There are no specific legislative requirements.

CONSULTATION

There has been consultation with the Electric Highway Working Group (EHWG) representative.

FINANCIAL IMPLICATIONS

There are no immediate financial implications.

RECOMMENDATION:

- A. That Council authorises the General Manager or his representative to consult with the Tasmanian Government and Electric Highway Working Group in relation to policy implementation and technology development of electric vehicles.
- B. That a future Council Workshop is held at such time as there is relevant information in relation to "A" above.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. At its Meeting of 1 February 2016, Council resolved as follows:

"That Council officers consider and report on the potential for installing public charging points for electric vehicles around the city. The report should consider locations, cost recovery potential and possible locations".

- 1.2.** Subsequently, Council officers met with a representative of the Electric Highway Working Group (EHWG) to discuss the current status of electric vehicle use in Tasmania and what future developments may occur with electric vehicles in relation to charging infrastructure, possible charging locations, vehicle range and vehicle development.

2. REPORT IN DETAIL

- 2.1.** Electric vehicles are a growing trend in many countries, for example Norway has 60,000 electric vehicles registered which make up 18% of all registered vehicles. The uptake to date of electric vehicles in Australia has been modest. Present numbers of electric vehicles in Tasmania are uncertain. The Honourable Rob Valentine asked the Tasmanian Government a question without notice on 26 May 2015 in regard of numbers and growth of electric vehicle numbers in this state. The response (refer Attachment 1) indicated that as of 22 May 2015 there were 118 cars and 3 motor bikes that are registered as plug-in electric vehicles. Motor Registry categorises vehicles according to their principal source of power and so does not capture numbers of electric hybrid registered cars.
- 2.2.** Overseas many local governments have been installing charge stations for electric vehicles. This action encourages prospective new car purchasers to consider an alternate mode of vehicle that is environmentally friendly.
- 2.3.** Currently charging stations that have been installed are AC 15amp type units, which have a slow rate of charging. Development of electric vehicles in the future will have larger batteries, longer range and faster DC charging for public charging. Generally electric vehicle owners charge their vehicles overnight at home with an estimated 2-5% of electric vehicle charging in the public domain. Public charging stations are only viable for those electric vehicle owners that are beyond the vehicle range from their home. For example, at present, there are 2 charging points installed at Hobart Central car park which management has verbally reported are typically used by 3 or 4 vehicles per week.

- 2.4.** Public charging is typically installed where there is high density of traffic, such as public car parks, private shopping centres with large car parks and private car parks. The advantage for private car parks is that generally there are payment controls in place and electric vehicle owners can purchase one ticket for parking and charging. There may be an opportunity for a partnership arrangement with private developers and local government to install charging stations for public use, eg Eastlands.
- 2.5.** It is suggested that fewer, well located sites with several charging units is more viable as opposed to a large number of single charging sites. The suggested quantum for Tasmania is not more than 30 charging sites.
- 2.6.** With the anticipated development for electric vehicles:
- to increase the charging rates from a “standard” 50kW to a 150kw charge rate in the next 4 years; and
 - the expected change by manufacturers to remove the on-board AC/DC converters

Then future charging stations will require new DC units. Future generation chargers may go to 250kW which will recharge a battery in around 20 minutes. Therefore consideration for future charging sites will need to be close to amenities and services where people can charge their vehicle while taking advantage of these amenities and services.

- 2.7.** The issue of electric vehicles and the opportunities they provide, together with improved battery technology and advanced metering solutions, is being addressed as part of the Tasmanian Government Energy Strategy, which was released on 7 May 2015, after several rounds of consultation and consideration of just over 100 submissions. The Tasmanian Government is implementing a small-scale electric vehicle trial project.

- 2.8.** The Tasmanian Government notes (refer Attachment 1) that there is some uncertainty regarding what the vehicle market of the future will look like. Thus there is a significant risk the market may evolve in unforeseen directions. Rather than providing a Tasmanian Government backed rollout of charging facilities with present technologies, a more appropriate role for the Tasmanian Government would be to encourage and facilitate market investment. The Tasmanian Government could also participate in and/or facilitate alternative vehicle demonstrations.
- 2.9.** The Tasmanian Government will also be reviewing the policy and legislative settings to enable an effective market-led roll out of electric vehicles in Tasmania. This is addressed by Action 42 of the Energy Strategy. The timeframe for Action 42 is 2016/2017, with the Department of State Growth being the lead agency.
- 2.10.** It is recommended that Council not invest funds on installing charging stations at this stage but maintain communication with the EHWG and Tasmanian Government to monitor trends and need for possible charging stations. As technology advances with future electric vehicle development that a future report be written seeking Council's consideration to provide charging facilities in the City.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

There has been discussion with a representative of the Electric Highway Working Group.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan is applicable, part of the Public Spaces and Amenity Strategy is to: *Promote appropriate alternative, energy efficient transport options*".

5. EXTERNAL IMPACTS

The issue of future electric vehicle development is dependent on technology advances, which may impact on the community and local government. This is recognised in the future implementation of the Tasmanian Government's Energy Strategy.

6. RISK AND LEGAL IMPLICATIONS

Not applicable at this stage of the process.

7. FINANCIAL IMPLICATIONS

There are no immediate financial implications.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. It is recommended that Council continue to communicate with EHWG and the Tasmanian Government to monitor future trends and policy development.

9.2. A timely future report be presented to Council reporting on Tasmanian Government policy development and advancement in vehicle evolution and charging requirements, particularly the change to DC batteries and charging facilities

Attachments: 1. Tasmanian Government Question without Notice (2)

John Stevens

GROUP MANAGER ASSET MANAGEMENT

Question asked by The Hon. Rob Valentine MLC

I (**Mr VALENTINE**) shall on Tuesday 26th May 2015 ask the Honourable Leader of the Government the following Question Without Notice:

1. How many plug-in electric vehicles (including plug-in hybrids) are registered in the state?
2. What has been the rate of growth in registration of these types of vehicles?
3. In light of the growing provision of necessary infrastructure across the globe, does the government have any plans to support both local and visiting electric vehicle owners and local businesses to ensure necessary charging and battery exchange station are available to meet transport needs into the future.

Answer:

1. As at 22 May 2015, there were 426 vehicles recorded in the Motor Registry System (MRS) as registered in Tasmania with the primary power source recorded as plug-in electric. This includes 118 registered cars and 3 registered motorcycles, with the remaining 305 vehicles conditionally registered. The conditionally registered vehicles are 45 all-terrain vehicles (ATV) 148 fork lifts, 99 golf carts and 13 other service vehicles. Currently only the primary power source of a vehicle is recorded within the MRS. As such, plug-in hybrids would be recorded under their primary power source. The Registrar of Motor Vehicles is currently reviewing how hybrid vehicles are recorded in the MRS.
2. In the last 2 years, since May 2013, there have been 122 new registrations of electric vehicles. This has included 50 registered cars and 1 registered motorcycle with the remaining 71 vehicles conditionally registered. These include 2 ATVs, 24 fork lifts, 41 golf carts and 4 service vehicles. To put this in context, the total number of all types of vehicle registrations in Tasmania as at 22 May 2015 is 571,978.
3. The issue of electric vehicles and the opportunities they provide, together with improved battery technology and advanced metering solutions is being addressed as part of the Government Energy Strategy, which was released on 7 May this year, after several rounds of consultation and consideration of just over 100 submissions. As noted in Action 41 of the Energy Strategy, the Tasmanian Government is implementing a small-scale electric vehicle project.

The Department of Premier and Cabinet (DPAC) has been leading work to calculate tailored whole-of-life costs for two types of electric vehicles (the Mitsubishi Outlander PHEV and the Nissan Leaf) for 13 fleets across Government, education and the private sector.

In addition, demonstrator vehicles have been provided for fleet operators to trial for extended periods. Fleets involved to date include the Department of Primary Industries, Parks, Water and the Environment; the Royal Automobile Club of Tasmania; Tasmania Police; and the University of Tasmania, among others.

As a result of this project, several fleet operators are considering adopting electric vehicles in the near future. Hydro Tasmania and TasNetworks are leading the way and have now

committed to rolling out several electric vehicles this financial year. The Department of Health and Human Services and several other Government fleet owners have also indicated an interest in trialling electric vehicles, with up to twelve electric or plug-in electric hybrid vehicles across these fleets expected by the end of 2015. The final project report is expected to be released by the Minister for Energy by the end of the financial year.

Given the strong success achieved so far, the Minister for Energy has asked DPAC's Tasmanian Climate Change Office to explore options for a second phase of the project, to expand the trial across further Government and other fleets.

It should be noted, however, that the electric vehicle industry is competing in a rapidly evolving market, with manufacturers in a very competitive 'technology innovation' phase. It is possible that other technologies may end up with greater market share, recognising the relative prospects of emerging technologies. By way of example, hydrogen fuel cell vehicle development has made a recent resurgence among some manufacturers.

Consequently, there is some uncertainty regarding what the vehicle market of the future will look like. This places limitations on Government efforts to stimulate the market without incurring significant risk. For example, a Government backed roll-out of charging infrastructure could stimulate the electric vehicle industry in Tasmania. However, there is a significant risk the market may evolve in a different direction and be based on different technology, resulting in stranded assets and wasted investment. A more appropriate role for Government is to encourage and facilitate market investment; for instance, accommodation and hospitality providers could add to their value proposition by providing recharge stations on site. Government could also participate in and/or facilitate alternative vehicle demonstrations,

The Government will also be reviewing the policy and legislative settings to enable an effective market-led roll out of electric vehicles in Tasmania. This is addressed by Action 42 of the Energy Strategy. This work will be undertaken within the broader program of state and national reforms in relation to regulatory arrangements, to allow consumers can benefit from the opportunities afforded by technological innovations, while at the same time ensuring that the appropriate consumer protections are maintained. The time frame for Action 42 is 2016/17, with the Department of State Growth being the lead agency. As noted, this work will be co-ordinated within the ongoing workstreams encompassed in Actions 4, 5 and 6, which cover the ongoing role of advocating for Tasmania and Tasmanian interests in ensuring appropriate regulatory frameworks that provide cost effective choices for customers.

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION
CONFERENCE SPONSORSHIP**

(File No 24-04-16)

EXECUTIVE SUMMARY**PURPOSE**

To consider a request from the Tasmanian Branch of the Australian Local Government Women's Association for sponsorship support towards the holding of the ALGWA National Conference in Launceston in April 2017.

RELATION TO EXISTING POLICY/PLANS

Consideration of sponsorship requests and opportunities is consistent Council's Strategic Plan Objectives to develop stronger sub regional, regional and country wide alliances and to market and promote the City.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

Sponsorship of the level sought can be accommodated within proposed marketing and sponsorship budget allocations within the 2016/2017 Annual Plan.

RECOMMENDATION:

That a sponsorship contribution of \$1000 be made to the Australian Local Government Women's Association Tasmanian Branch Inc towards the conduct of the Australian Local Government Women's Association National Conference on 11-13 April 2017.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. The Australian Local Government Women's Association (ALGWA) was created as a National Association in 1951 as a non-party political organisation to support women's participation in Local Government. The Association has branches in every state and territory in Australia. The national board is a collaborative body comprised of membership from each of the state branches and seeks to strengthen networking, mentoring and innovative opportunities that encourage and support women in local government.

- 1.2. The ALGWA conducts a biennial conference in different areas of Australia.

2. REPORT IN DETAIL

- 2.1. Correspondence has been received from the Tasmanian Branch of the ALGWA seeking sponsorship support for conduct of the ALGWA National Conference to be held in Launceston on 11-13 April 2017.
- 2.2. The sponsorship support request has also been sent to other Tasmanian Councils.
- 2.3. ALGWA Tasmania has sought an early response to facilitate the commencement of the process of organising the conference, venues, guest speakers etc.
- 2.4. Contributions made will be recognised in the conference program and the conference sponsor list. Sponsor Councils will also be able to provide information on their local government area to be included in the promotional package to be given to delegates.

3. CONSULTATION

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Consideration of sponsorship requests and opportunities is consistent with Council's Strategic Plan Objectives to develop stronger sub regional, regional and country wide alliances to best represent Clarence, and to market and promote the City.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

Council makes an annual allocation within the Annual Plan budget for sponsorship and marketing.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. The ALGWA is a recognised local government industry body. The Tasmanian branch has won the bid to hold the organisation's biennial national conference, an event which is held in Tasmania only on an infrequent basis.

9.2. Provision of support for the conduct of the conference through the local organising committee is recommended.

Attachments: Nil.

Andrew Paul
GENERAL MANAGER

11.7.2 DRAFT ECONOMIC DEVELOPMENT PLAN 2016-2021

(File No 20-21-01)

EXECUTIVE SUMMARY**PURPOSE**

To consider the endorsement of a draft Economic Development Plan 2016-2021 for release for a process of public and stakeholder consultation.

RELATION TO EXISTING POLICY/PLANS

The establishment of an economic development plan is consistent with the goal within the Council's Strategic Plan 2010-2015 to plan, lead and provide for the sustainable economic growth of the City.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

A public consultation program involving the community, business and industry sector groups and government agencies is proposed.

FINANCIAL IMPLICATIONS

If, subsequent to the public consultation process, the 5 year Economic Development Plan is adopted, it will be implemented through Council's Annual Plan and Capital Works Programme, with priorities identified annually.

RECOMMENDATION:

That the draft Clarence City Council Economic Development Plan 2016-2021 be endorsed for release for a process of public and stakeholder consultation.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The overall objective of Council's economic development planning is to facilitate sustainable development consistent with the community's goals.
- 1.2.** Funding to assist with the development of an economic development plan for the forthcoming 5 year period was included in Council's 2015-2016 Annual Plan and budget.

- 1.3. The plan is to focus on the role of local government in economic development and the areas that Council can influence to achieve a strong economic future for the city and community.
- 1.4. Consultants “creating Preferred Futures” were engaged in September 2015 to facilitate the process of establishing the plan.

2. REPORT IN DETAIL

- 2.1. A draft Economic Development Plan 2016 - 2021 document (refer attached) has been prepared through a process involving:
 - initial consultations with representatives from key sectors;
 - reference to Council’s major strategies and community plans;
 - economic data from the Australian Bureau of Statistics;
 - Alderman input through an initial project scoping session;
 - Alderman input through 2 workshop sessions with the project consultant; and
 - review and input from Council’s management team.
- 2.2. The draft document provides an economic development framework for Clarence and a plan to guide management and activities for the next 5 years. It focuses on how Council can apply the tools it has at its disposal to facilitate improved economic performance and productivity within its key sectors to achieve its strategic objectives of “prosperity, vibrancy and sustainability”. This ensures that, while the plan’s primary focus is economic, it also focuses on how economic development flows onto achieve social benefit in the context of an attractive, liveable and sustainable community.
- 2.3. Issues and strategies incorporated in the draft plan from recent workshop sessions include:
 - stronger references to opportunities arising from sport activities, Bellerive Oval and other new sporting facilities;
 - small business growth opportunities associated with the Coal River Valley – eg a Coal River Valley gourmet trail;

- acknowledgment that the document has been prepared in the context that municipal amalgamations or altered service delivery may occur during the course of the plan resulting in changed governance and management arrangements;
- reference to the need for Council, as a major service provider, to be competitive in service delivery standards and cost;
- greater reference to the role of Richmond Historic Village in the tourism sector;
- the development of strategic sites (such as Kangaroo Bluff Fort, Rosny Hill, Seven Mile Beach Peninsula);
- the identification of infrastructure required to support visitation to areas with increased visitation potential such as the South Arm Peninsula, Tangara Trail, Meehan Range etc;
- strategies associated with the Cambridge “gateway” to Tasmania.

2.4. Release of Draft Plan for Public Consultation

It is proposed that the draft economic development plan be now released for a process of public and stakeholder consultation; involving:

- the community;
- local and regional business and industry sector organisations; and
- relevant government agencies.

Interested persons and organisations will be invited to make a submission concerning any matter included in the draft plan, or to propose further initiatives and opportunities for consideration. A consultation period of 5 weeks is proposed.

3. CONSULTATION

3.1. Community Consultation

Refer above.

3.2. State/Local Government Protocol

The draft Plan will be sent to relevant government agencies (such as those listed below) for comment:

- Department of State Growth;

- Coordinator-General's Office;
- Department of Primary Industries, Parks, Water and Environment;
- Health and Human Services;
- Tourism Tasmania; and
- AusIndustry (Tasmanian Office).

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The establishment of an economic development plan is consistent with the goal within Council's Strategic Plan 2010-2015 to plan, lead and provide for the sustainable economic growth of the City.

5. EXTERNAL IMPACTS

A key element of the plan is working collaboratively with other Councils, agencies and organisations inside and outside of Clarence. Maintaining an awareness of current local and regional issues and opportunities, and participation in the planning and management of relevant regional programs and services is also critical.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

If, subsequent to the public consultation process, the 5 year economic development plan is adopted, it will be implemented through Council's Annual Plan and Capital Works Programme, with priorities identified annually.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. The draft Economic Development Plan has now reached an appropriate stage for release for a process of public and stakeholder consultation.

9.2. Input received from the consultation process will be reviewed prior to consideration of formal adoption of the final plan.

Attachments: 1. Draft Clarence City Council Economic Development Plan 2016-2021 (42)

Andrew Paul
GENERAL MANAGER



Clarence... a brighter place

CLARENCE CITY COUNCIL DRAFT ECONOMIC DEVELOPMENT PLAN

2016 TO 2021



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PART ONE – THE FRAMEWORK	3
INTRODUCTION	3
Approach.....	3
OUR COUNCIL STRATEGIC OBJECTIVES	4
Prosperity.....	4
Vibrancy	4
Sustainability	4
Why a mix of Strategies? – “It’s about building community capital”	5
Our Economic Plan – A Dynamic Governance Framework.....	6
Our Strategic Intent as a Council – Vibrancy, Prosperity & Sustainability	6
Economic Profile and Characteristics	6
Council’s Strategy Tool Box – options & pathways	6
Use of the framework	6
<i>Table: Clarence dynamic economic development framework.....</i>	<i>7</i>
OUR ECONOMIC FUTURE.....	8
Clarence’s Strategic Positioning and Competitive Advantages.....	9
Councils Key Strategic Opportunities.....	9
Priorities & Approach	10
OUR ECONOMIC DEVELOPMENT STRATEGIES	11
Plan and provide for beneficial land use	11
Build Productive Networks & Relationships	12
Encourage, Facilitate & Directly Invest	12
Facilitate Learning, Creativity, Productivity & Innovation.....	13
Market & Communicate our Positioning and Benefits	14
Govern, plan and manage with quality information, contemporary process, respect and inclusion ...	14
Economic Development Pathways.....	15
Summary Economic Development Pathways	16
PART TWO – SECTOR PLANS.....	17
NATURAL ASSETS AND PRIMARY PRODUCTION	17
Conclusion	18
Outcomes Sought	18
Key Strategic Activities	18
<i>Table: Natural assets and primary production.....</i>	<i>19</i>
PUBLIC UTILITIES, INFRASTRUCTURE AND LOGISTICS.....	20
Conclusion	21
Outcomes Sought	21
Key Strategic Activities	21
<i>Table: Public utilities, infrastructure and logistics</i>	<i>22</i>

PRODUCTION, TECHNICAL SERVICES AND MANUFACTURING	23
Conclusion	23
Outcome sought	23
Key Strategic Activities	23
<i>Table: Production, technical services and manufacturing.....</i>	<i>24</i>
SETTLEMENT & THE BUILT ENVIRONMENT.....	25
Conclusion	26
Outcomes sought.....	26
Key Strategic Activities	26
<i>Table: Settlement & the built environment.....</i>	<i>27</i>
RETAIL, BUSINESS AND PROFESSIONAL SERVICES	28
Conclusion	29
Outcome sought	29
Key Strategic Activities	29
<i>Table: Retail, business and professional services</i>	<i>30</i>
EDUCATION & TRAINING	31
Lifelong Learning across multiple sectors.....	31
Conclusion	32
Outcomes Sought	32
Key Strategic Activities	32
<i>Table: Education & training</i>	<i>33</i>
PUBLIC ADMINISTRATION, HEALTH & SAFETY	34
Conclusions	34
Outcome sought	34
Key Strategic Activities	34
<i>Table: Public administration, health & safety</i>	<i>35</i>
ARTS, CULTURE, RECREATION & TOURISM	36
Conclusions	37
Outcomes Sought	37
Key Strategic Activities	37
<i>Table: Arts, culture, recreation & tourism</i>	<i>38</i>
FOUNDATIONS OF THE PLAN	39

Prepared in conjunction with Clarence Council staff by 'creating Preferred Futures.'





EXECUTIVE SUMMARY

This document provides an economic development framework for Clarence and plan to guide management and activities for the next 5 years.

It focuses on how Clarence City Council can apply the tools it has at its disposal facilitate improved economic performance and productivity within its key sectors to achieve its strategic objectives of “prosperity, vibrancy and sustainability”. This ensures that while the plan’s primary focus is economic, it also focuses on how economic development flows on to achieve social benefit in the context of an attractive, liveable and sustainable community.

The plan is action and futures oriented, it defines a range of key activities identified as important for the development of the sectors of the Clarence economy. The actions define how Clarence applies its strategies to each sector in a manner that reflects the current and preferred economic states within those sectors. The activities are prioritised in terms of importance and sequence. These priorities create development pathways for each sector to form the basis of a detailed annual economic development plan.

The plan is designed around specific principles:

- It treats the economy as a dynamic, interdependent system; each sector has a lead/lag interdependency with the others.

Council is part of this system, its policies and strategies directly and indirectly affect the performance of the sectors; our strategies are designed as a means to support desired change in the sectors, the flow on between them and to contribute to our strategic objectives. A diagrammatic representation of this system is provided on page 7.

- The investment in the strategies and the subsequent projects are based on broad benefit/cost principles – what economic, social and environmental benefit will accrue to the community for this investment. This is a way of thinking, using specific decision criteria as much as it is a quantitative exercise.
- In line with Council’s strategic objectives, the plan focuses on developing “community capital”. This recognises the importance of the mix of natural, human, social, political, built capitals as the basis for a strong, resilient community that provides opportunities, wellbeing and liveability.
- Council is the level of government that is community focused, it has a limited set of tools available to it, they can however highly effective if used to combine resources.

Clarence is positioned to achieve significant economic growth; its competitive advantages are derived from:



- a significant “land bank” and land use zoning that provides a diversity of residential, commercial; and
 - light industrial offers to the market that provide the potential for expansion;
 - liveability derived from the ability to provide a mix of active and passive lifestyle choices;
 - employment in close proximity;
 - established infrastructure in the form of the airport and light industrial zoning in close proximity;
 - capacity to increase food production and value add in close proximity to population and transport; and
 - emerging cultural and recreation programs.
- potential for population and associated retail and services growth;
 - leveraging value from the Hobart Airport location within Clarence;
 - hospitality, visitation and recreation events;
 - South East irrigation and recycled water schemes for horticulture production and value adding;
 - value adding in food production, light and specialised manufacturing;
 - building on NBN capability;
 - lifecycle learning and education;
 - improving utilisation and productivity of existing assets and infrastructure; and
 - services to the aged.

This plan is designed to build on these advantages and to create further advantage by developing a sense of purpose and facilitating networks, relationships, promotion and investment to realise opportunities.

This economic development plan is not to be used in isolation of other Council documents and plans. As identified above, it is based on Council’s Strategic Plan, it also identifies specific economic opportunities from a range of external and internal sources, including Council’s existing plans in areas such as the 10 year financial and asset management plans, Health & Wellbeing Plan, Positive Ageing Plan, and Cultural Arts Plan.

While Clarence has a broad scope and strength of opportunity, a number of key strategic opportunities are identified as:

While these opportunities are interrelated and interdependent, they are addressed as sector plans in the following section to facilitate community and sector engagement with the outcomes and activities.

The opportunities will be progressed by resourcing the mix of strategies within the governance, planning and management framework included in the plan.

The plan has been prepared in recognition that municipal amalgamations may occur within delivery period of the plan resulting in changed governance and management arrangements. Existing regional mechanisms have been included within the scope of strategies proposed where a broader perspective is considered appropriate to the strategy.



PART ONE – THE FRAMEWORK

INTRODUCTION

This plan outlines Clarence Council's economic development strategies and associated actions for the period 2016 to 2021.

It is designed to contribute to Council's strategic vision – “vibrancy, prosperity and sustainability”. These dimensions describe the essence of Council's strategic goals for Clarence and are applied to the City's economy to reflect the relationship between economic and social outcomes, while also protecting the environment that makes Clarence such a great place to live, work and invest.

The plan is designed and managed within a “dynamic governance framework”, a systemic approach that supports outcome focused decisions that are in line with community values and aspirations. This framework focuses Council on where it can most productively intervene to make a difference, in some instances this is best achieved by working with others to ensure that the best resources are brought together, in other instances by directly investing or lobbying, for example. Frequently these interventions will be most effective by using a mix of strategies.

Council recognises that over the 5 year long period, new opportunities or challenges will arise. To assist in managing these dynamics, the governance framework provides a means of identifying them, understanding their influence and making decisions in the context that arise from such changes.

This plan brings together our available strategies (or tools) and matches them as the most appropriate means to achieve the outcomes we are aiming for in each of the key sectors of the local economy and our broader economic objectives.

The plan will enable specific annual plans to be developed. These will result in projects and recurrent activities that have been validated using a broad benefit/cost approach that reflects the objectives of Council's Strategic Plan.

Approach

The plan and approach to economic development in Clarence is based on an understanding of our “fit” to regional, national and international markets, conditions in those markets for Clarence businesses and to clarify the role Council can play to make a meaningful and productive contribution to contribute to business success and flow-on benefit to the community. It is based on sector based consultation, previous reports and documents that provide both economic and social profiles to provide a baseline to measurement of progress.

The plan is also based on benefit/cost principles, that is, for each investment of resources Council makes, what is the broad benefit to the community; this is an extension of the “return on investment” principle. This approach ensures we also consider how to improve the return on existing, public, community and private assets and investment as well as identify gaps where



new investment and community capital can be developed and applied.

The third theme of the plan is the recognition that the different sectors of the economy are interdependent and cannot be considered in isolation. The condition, or a rapid change, in one flows through to others, this is very apparent in the flow on effect of construction activity for example, however the construction sector is also dependent upon accessing trained people from the education sector.

The starting point is the clarification of our economic objects in the context of our strategic plan and to define the criteria by which we will evaluate options, measure benefit and judge performance.

OUR COUNCIL STRATEGIC OBJECTIVES

Council's Strategic Objectives guide our economic development. The economic development plan translates these *strategic objectives* into economic meaning and measures as outlined below:

Prosperity

This goal relates directly to our economic objectives and is measured by the levels and changes in:

- economic output and activity within Clarence and the community's access to products and services;
- opportunity for people to participate in the economy to generate income and wealth;
- income levels and their source;
- employment;
- productivity;
- property values; and
- broad measures of prosperity.

Vibrancy

While the pure economic measures above are "technical" in nature, the related "vibrancy" goal is a social and cultural dimension that is also related to economic wellbeing. This dimension can be observed by changes in factors such as:

- visible and real activity;
- excitement and dynamism;
- diversity in population and activity;
- innovation and creativity;
- opportunity and choice;
- sense of purpose and engagement; and
- perceptions of Clarence.

Again these are highly dynamic notions, to achieve them, our strategy and governance framework needs to also be dynamic.

Sustainability

Sustainability is the core challenge, doing things in a manner that provides both a broad ongoing benefit and also in a manner that minimises direct and opportunity cost; this is a key principle; it has economic, social and environmental dimensions and is underpinned by the principle of inter-generational equity.

From an economic perspective, sustainability requires a strong foundation:

- the right product/market mix and positioning;
- the ability for people to participate and be productive;
- diversity of population, market and offer;
- the capacity to protect the resource base and environment;
- social license in both the market and the community; and
- capable governance, planning and management.



Sustainability is a highly dynamic and often contested dimension. Vibrancy and sustainability are highly “value dependent” perspectives. Community values change over time, an activity, its product/service and its basis of production, while acceptable in a prior period, may not be so today or in the future. This variation in values and other dynamics that occur within the societal and economic environment means that our strategy may also need to vary based on signals and indicators we receive from the markets, the environment and community. The governance framework is a tool designed to provide guidance in this dynamic scenario. In balance these three key perspectives, provide for peoples inclusion and participation in the market, in the community and to the “liveability” of Clarence as a means of sustainably attracting and retaining people and investment.

Clarence is well placed to further develop its economy in a manner that ensures these three perspectives, “prosperity, vibrancy and sustainability” are achieved and balanced.

Why a mix of Strategies? – “It’s about building community capital”

Facilitating economic opportunity and balanced outcomes from development is not just a “technical” exercise, it requires important social and cultural dimensions to also be addressed. Council observes that successful and sustainable communities are characterised by their “community capital”. The way Council has addressed these capitals is by framing our strategies with reference to the following community capital characteristics, their status within Clarence and actions to support their contribution to economic development.

- **Natural capital:** the natural resources, the manner they combine as an environmental system and amenities in a particular location “including weather geographic isolation, natural resources, amenities and natural beauty”, shaping the cultural capital connected to place.

- **Cultural capital:** the way people ‘know the world’ and how they act within it, including language and traditions. “Cultural capital influences what voices are heard and listened to, which voices have influence in what areas, and how creativity, innovation and influence emerge and are nurtured”.
- **Human capital:** “the skills and abilities of people to enhance their resources, access outside resources and bodies of knowledge to increase understanding, identify promising practices, and to access data for community building”, as well as leaders’ ability to lead across community differences, to focus on assets and be inclusive and participative to proactively shape community development.
- **Social capital:** the connections among people and organizations or the social “glue” to make things, positive or negative, happen, this includes entrepreneurial social capital that drives development through both internal and external networks.
- **Political capital:** access to power, resources and power brokers and “the ability of people to find their own voice and to engage in actions that contribute to the well being of their community”.
- **Financial capital:** access to the financial resources necessary for development and “to accumulate wealth for future community development”.
- **Built capital:** assets and infrastructure that supports activity at the micro level.

These characteristics are not always well developed, however a shortfall in one or some, can be offset by strength in another(others). Council is committed to building and facilitating an increase in Clarence’s stock of these capitals to provide the basis for our vibrant, prosperous and sustainable community.

Our plan focuses on supporting the achievement of this mix of community capital within our community to deliver strong and sustainable economic outcomes and their socioeconomic benefits.



Our Economic Plan – A Dynamic Governance Framework

The following diagram represents a “dynamic governance framework”, it is built on an economic systems logic approach– how the economic system works in Clarence. It frames the economic development plan in accord with Council’s Strategic Plan and is designed to also assist Council to introduce new ideas and opportunities and manage change and unexpected events that will undoubtedly occur over the plan period. The framework has a number of distinct interdependent dimensions to enable its use as a governance tool, including

Our Strategic Intent as a Council – Vibrancy, Prosperity & Sustainability

This is captured in the top two lines of the framework and drawn from Council’s Vision, they reflect the medium and longer term goals of Council. The strategic objectives help break the vision down into key economic outcomes and indicators that become the plan’s specific results focus. This places the purpose and objectives of the economic development plan and its triple bottom line impacts in context.

Economic Profile and Characteristics

The “bottom line” summarises the Clarence economic sectors. There is an interdependency between the performance of these sectors and the achievement of the economic outcomes sought and importantly a high level of interdependency between the sectors.

As Clarence is part of a wider, regional economy, this interdependency also relates to the profile of activity and economic conditions across the region. As a result, achievement of the economic outcomes sought can be related to activity in other areas that have a relatively stronger advantage or performance in those activities.

This profile and its characteristics, provide the on-ground focus of the management and governance framework and of specific strategies and operational plans. The key to developing

such plans is a strong understanding of the contribution each characteristic can/does make to the objectives sought.

Council’s Strategy Tool Box – options & pathways

To operationalise the framework, the action plan is built around specific development pathways that define the way our strategies are applied to the economic sectors in order to achieve the outcomes sought.

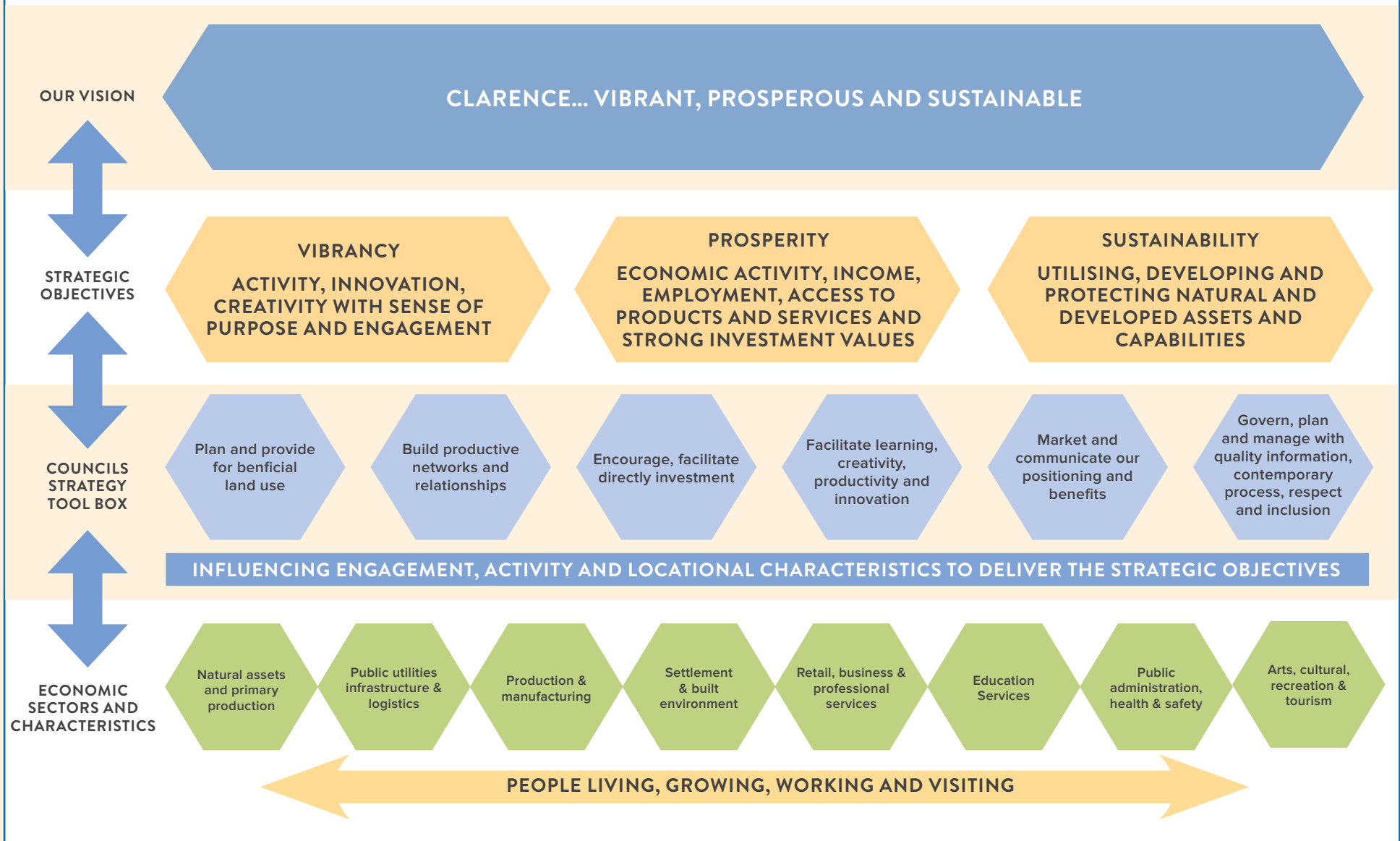
Use of the framework

The Dynamic Economic Development and Governance Framework below is the starting point. It is designed to:

- create a picture of the relationship between the economy and what we seek as a Council, helping to develop the understanding of what drives the local economy, the contribution it makes to the community and its characteristics as a place to live, work and invest;
- frame a narrative around Council’s reasons for involvement, how it intervenes, if at all, and results sought;
- assist to identify key stakeholder groups and provide a context for a deliberative, constructive conversation and potential collaboration with them; and
- help identify and develop scenarios and pathways – e.g. if we identify what we want to develop a specific sector or identify what is the current state and what intervention (e.g. a foundation project & partnerships) mix do we use to achieve the desired state.

The framework assists to apply a wide range of management tools in a “fit for purpose” manner to inform the final result.

CLARENCE DYNAMIC ECONOMIC DEVELOPMENT FRAMEWORK





OUR ECONOMIC FUTURE

Clarence has two interrelated streams to its economy, its local, internal market & transactions and those with the regional, national and international markets.

The population base of Clarence, its growth and the adjacent growth within Sorell provides Clarence with a strong local economy and further local potential through population growth and the associated expansion of localised economic opportunity. This delivers two benefits:

- increased productivity from existing public, community and private capital investment; and
- further investment opportunity.

Input to the plan indicates the potential and value of significant population increase. To achieve this, Clarence needs to ensure that its position in the residential market provides the necessary investment and “liveability” attributes and choices to attract people throughout their life stages. Clarence is unique in the southern region having a significant and varied “land bank” of zoned land and also land available and suitable for conversion to higher benefit uses.

Increased population can, if appropriately responded to, lead the improved viability and introduction of additional retail services, other business and community based services, new business to ensure local access, spend and

the flow on effects of this expenditure into employment. It is also important to consider the demographic profile that will result in Council’s strategic objectives and the subsidiary question of what Clarence needs to offer these potential residents and businesses to attract and retain these people in what is a competitive market for settlement and development.

Until recently Clarence has been characterised as a localised economy and while some firms have operated in the national and international markets, the potential to escalate this external focus is strongly emerging. From a demand perspective this is driven by a number of key market changes:

- intense interest in high quality, safe food & beverage;
- emergence of a structured, diverse aged care services industry and other residential and recreational services;
- increased tourism and visitation to Tasmania;
- Tasmania’s capacity for small scale, high quality value adding manufacturing, ICT and technical/scientific services to service specific markets such as the Antarctic & marine sectors; and
- recognition and use of Tasmania’s high quality higher education and research capacity by overseas students.



To enable these opportunities to be realised Clarence has significant strengths, including:

- The Hobart Airport and its increasing capacity;
- The SE Irrigation Scheme, complemented by others in close proximity, including the State's largest recycled water irrigation scheme;
- coastal living and villages, surrounded by varied recreational opportunities;
- Cambridge Park and additional land zoned to support a range of light industrial activity;
- the National Broadband Network (NBN);
- recent introduction of visitor experiences that "bundle local food with a contemporary experience" to complement the established heritage base of Richmond and provide the lead to others;
- Bellerive Oval as the home of national and international sporting events;
- increasingly recognised cultural programs;
- major investment in aged care facilities;
- organised and open access recreation resources – accessible, high quality clubs, coasts, bushland reserves and trails; and
- The Kangaroo Bay/Rosny Hill development.

In addition to these assets other significant initiatives are in early development stages.

This diverse range of opportunity is not the limit of what will be available, others will emerge as Council demonstrates its economic development stance. The key investments are in place, the challenge is to now gain a return on that investment through appropriate support for the development of recognised and "new" opportunities that will deliver community benefit through direct and flow on income and employment.

Clarence's Strategic Positioning and Competitive Advantages

Clarence is positioned to achieve significant economic growth.

Its competitive advantages are derived from:

- a significant "land bank" and land use zoning that provides a diversity of residential, commercial;
- light industrial offers to the market that provide the potential for expansion;
- liveability derived from the ability to provide a mix of active and passive lifestyle choices;
- employment in close proximity;
- established infrastructure in the form of the airport and light industrial zoning in close proximity;
- capacity to increase food production and value add in close proximity to population and transport; and
- emerging cultural and recreation programs.

This plan is designed to build on these advantages and to create further advantage by developing a sense of purpose and facilitating networks, relationships, promotion and investment to realise opportunities.

Councils Key Strategic Opportunities

This economic development plan is not to be used in isolation of other Council documents and plans. As identified above, it is based on Council's Strategic Plan, it also identifies specific economic opportunities from a range of external and internal sources, including Councils existing plans in areas such as health and wellbeing, positive ageing, arts and culture, and recreation planning.

While Clarence has a broad scope and strength of opportunity, a number of key strategic opportunities are identified as:

- potential for population and associated retail and services growth;



- leveraging value from the Hobart Airport location within Clarence;
- hospitality, visitation and recreation events;
- South East Irrigation and recycled water schemes for horticulture production and value adding;
- value adding in food production, light and specialised manufacturing;
- building on NBN capability;
- lifecycle learning and education;
- improving utilisation and productivity of existing assets and infrastructure; and
- services to the aged.
- products and services “exported” in regional, national and international markets;
- income to residents from employment outside the area;
- visitors and workers to the area; and
- transfers such as pensions from other levels of government.

It is then important that this income does not “leak” from the local economy in terms of purchases from outside. The local economy needs to be able to provide “spend local opportunities” to ensure the potential employment and income multipliers can be achieved.

This requires a local scope of economic activity that can deliver the product/service mix and value that ensures that local spend is optimised. This requires the appropriate economic demand/supply profile, capacity and associated infrastructure to support productivity. This is why agglomeration of complementary businesses is important, areas serviced by productive infrastructure and logistics etc.. In terms of the liveability characteristics that make a place attractive in which to live and invest, these demand/supply factors are also important. Local communities have millions invested in economic and social infrastructure, it is critical that the community achieves a broad return on this existing investment.

Sustainability of the local economy, is a function of having the demand and supply profile and conditions in place. From a supply side perspective this equates to having the necessary community capitals in place and applying them productively to achieve the outcomes sought by the community.

Consideration of these factors leads to a robust and pragmatic framework and approach that will provide a deliverable, productive plan of action for the period 2016 to 2021.

This plan focuses on defining and establishing Clarence’s position in the market, ensuring it is an attractive place to live, work and invest and that people are actively seeking to do so.

While these opportunities are interrelated and interdependent, they are addressed as sector plans in the following section.

The opportunities will be achieved by applying a mix of strategies to the economy’s sectors to achieve the potential outcomes sought.

Priorities & Approach

In this context, priorities relate to those where gaps can be filled and where new growth & productivity options emerge. Both are important in improving performance and productivity.

There are 4 major drivers to a regional/local economy:

1. Its source and level of income;
2. Its productivity;
3. Its sustainability; and
4. Its agility – the ability to quickly and effectively respond to change and opportunity.

These broad headings provide the “core questions, assessment of current condition and what do we do to improve”.

The source and level of income is important. Income from outside the community is critical, this can come from:



OUR ECONOMIC DEVELOPMENT STRATEGIES

Council influences economic development at the local and to a lesser degree the sub-regional level. Other levels of government influence the macro economic settings and create the policy frame around sector development. Local government is the level of government that utilises and integrates these in a place based or community setting, balancing interests and community benefit in considering broader strategy and specific programs and projects.

The mix of economic development strategies and stances includes the following.

Plan and provide for beneficial land use

Land use management is a key economic strategy, facilitating development while protecting other interests, managing risks and aiming for sustainability. Beneficial use is an important but contested term; reflective of community values, it is important that environmental, social and economic values are applied to achieve this overall beneficial result. In a developed community such as Clarence, these parameters are well established with natural attributes well protected and significant stocks of industrial, commercial and residential land available.

Local Government plays a significant role in this arena through recurrent and project activities such as:

- planning scheme, zoning and structure plans;
- specific precinct & urban design plans;
- ensuring utilities and infrastructure are available to appropriately zoned land and the associated population/use profile;
- complementary community uses and programs;
- natural resource management; and critically
- advocacy at a regional, State and Federal level.

This aspect of governance is critical to economic progress, in balance with social and sustainability outcomes.

Guiding Principles

Meet demand for space based on determination of most beneficial use and future potential through the use of contemporary land use zoning principles, condition, urban design and support of innovative design and development within a process and approach that focuses on beneficial social, economic and environmental outcomes.



Build Productive Networks & Relationships

This strategy focuses on relationships, collaboration and partnerships focused on common interests and to achieve common objectives, it has both internal and external dimensions.

Council is uniquely positioned to build and facilitate productive networks and relationships based on common interest within the community, with business, other Councils and spheres of government. It is in a unique position to effectively lobby on behalf of the community and its interests. The key to this is the establishment of joint objectives and productive process/relationships as the basis for mature, effective engagement and results.

This strategy recognises that Council cannot and should not be the principal player in all development and that inclusion of broader, multiple perspectives are important for sound decision making and action. This is important, partnership agreements provide a strong basis for mature discussion, conclusions and action by all partners.

For some arenas the basis of the relationship will be to provide broader and considered input while others will have a strong action partnership designed to deliver results, the relationship model will reflect the agreed purpose.

These relationships include:

- State and Federal Government;
- regional & local Government – STCA, SERDA;
- key sector players, Coal River Products, TCA, MONA; and
- industries/Agencies/Services – Aged Care, SkillsTas, Destination Southern Tas, DSG.

Council has a number of key partnerships in place, however it does not have a structured mechanism to engage key economic development players in place.

Guiding Principles

The development of networks is an important contributor to the development of social capital within Clarence, our focus is on the use of collaboration and engagement mechanisms that create synergies and spin off other relationships that can make further contribution. The governance strategy outlines this approach.

This includes:

- membership of local government groups – LGAT, STCA, SERDA;
- partnership with Destination South;
- partnership with Business East; and
- development of a broader participation in the Clarence Events Group.

Encourage, Facilitate & Directly Invest

Investment is a key element of our economic plan. Council's investment in infrastructure and other support services is designed to support improved economic performance and productivity and to facilitate further investment by making Clarence a more attractive investment destination.



Kangaroo Bay is a prime example of Council's role in identifying the relationship between a place, market based opportunity, providing a development plan that integrate social, economic and environmental benefit and then facilitating access to federal funding to support that development. This provides the basis for attraction of additional private investment.

Not all investment is as Council dependent as Kangaroo Bay, the creation of the environment through appropriate strategic planning, regional strategy and zoning of areas such as "Cambridge Park" and surrounds, attracts private investment and with a consolidation of complementary business generates a service hub that enables people to identify other opportunities to invest.

Public investment in hard infrastructure, services and development programs is equally important to private investment, the goal is to have them working together as is investment in built, human and social capital.

Guiding Principles

Council recognises that provision of clear strategic direction, a focus on outcomes and the ability to demonstrate the benefit/cost relationship of the investment is critical. Collaboration with industry and the community in progressing such investment is an important principle if the option is to generate returns to the community.

While there is a focus on new investment and growth, Council is also committed to improving the return on investment to existing public, community and private investment, for example providing residential zones around existing local service hubs, improved parking facilities in high access locations. This is important to property owners who seek a comparative return on investment as they would if they were located in other areas of the region, Council recognises its role in ensuring Clarence is an attractive location in which to invest.

The investment in community owned assets such as clubs and their associated facilities and infrastructure is recognised as an important socioeconomic contributor. These facilities are inter-generational and make a major contribution to Clarence's social capital future prosperity and vibrancy, multiple use of assets and asset sharing is considered an opportunity to improve functionality and return to the community/owners.

A key principle is investment to create access or realise opportunity, this recognises the value of investing social infrastructure in combination with the physical or as a specific initiative using these same benefit/cost principles.

Facilitate Learning, Creativity, Productivity & Innovation

An Innovation and learning culture is a key element of an economic development plan. These characteristics are critical in both production and service sectors, new approaches, new/adapted and bundles of offerings, produced and delivered in more innovative productive ways is critical to both development and sustainability.

This innovation culture is important in the business, community and government sectors for our economy to create a fit to the emerging and changing expectations of clients and stakeholders and to be productive and sustainable.

While Council will demonstrate this in our governance, approach and dealings with our community and other stakeholders, the networks and relationships identified above, will generate a specific focus and this strategic outcome.



Guiding Principles

As a key, community leader, Council will, where a strategic gap exists, bring specialists, groups and key players together within a reflective, constructive, framework that spans sector and interest boundaries to bring multiple perspectives to bear on opportunities and challenges, with the aim of identifying and applying different approaches to achieve a different, beneficial result to the community.

We will be highly responsive and agile in addressing the opportunities inherent in emerging, innovative industries and ventures.

Market & Communicate our Positioning and Benefits

Council areas, city and municipal boundaries, are governing constructs; they do not always provide the basis on which to build a traditional brand. A council's market positioning is at the first level defined by its strong logo representing its key characteristics, alluding to its lifestyle and accompanying aspirational descriptor.

From an economic development perspective, Council recognises that a city's name does not always provide signals that easily demonstrate our offer and benefits to markets.

Guiding Principles

The approach to marketing and our overall communication is to establish a hierarchy of "offer, benefit and place". This creates a key word connection, for example, Wine; best cool climate, awarded; Coal River Valley and Clarence as required to make a transition from interest to place. This structure can be used for all sectors where awareness, attraction and conversion are required.

This structure will also be used for general positioning of "public goods" such as trails or in a collaborative marketing sense with specific sectors.

Council's dominant strategy will be built around collaborative marketing with specific sectors and interests as well as in relation to specific Council offers and events, in a manner that combines them within a key positioning and benefits message.

Govern, plan and manage with quality information, contemporary process, respect and inclusion

The economic governance framework is the policy and strategy mechanism to action Council's strategies across the Clarence economy through specific research, analysis and action plans. The challenge is to place knowledge and evidence into context and create coherent, compelling action plan(s) that engages people in working towards outcomes, this is a key use of the framework. Importantly this framework not only includes Council but key players within the economy working in a productive way to achieve transparent, agreed, complementary objectives.

The inclusion of sector and interest group knowledge into the professional Council knowledge base is considered by Council as important to ensure decisions are able to be confidently made. The associated implementation processes will support evaluation, adaptation and innovation.

This planning is all encompassing and integrated, flowing from the social, economic and environmental objectives within Council's Strategic Plan to develop the community capitals described earlier as the basis for our prosperous, vibrant and sustainable community.

This strategy and associated implementation occurs through plans such as this and Councils 10 year asset and financial management plans.



Guiding Principles

Council will commence and build on existing engagement with key industry sectors to establish the benefits of further collaboration in clarifying and progressing economic opportunities to inform strategy and policy and guide annual plans. This stage will examine the benefit and feasibility of Council forming an economic and strategic projects development group within Clarence to develop a productive, place based approach to economic development that combines the strengths of Council with those of the private and community sector to achieve agreed community benefit.

Council will actively contribute to identifying and supporting development initiatives that will demonstrably lead to strong economic and social outcomes and ensure the protection of Clarence's natural and cultural environment and community values.

This will ensure our policies, strategies, plans and programs are well informed, demonstrably lead to community benefit and provide a strong return to that investment.

Economic Development Pathways

The basis of the 5 year economic development plan activity is summarised in the following chart. The chart summarises the development pathways, the mix of strategies applied to the economic sectors. Each sector has a different set of strategies, or "pathway", to achieving the outcome sought, there is rarely a "silver bullet" that will achieve the results required. The pathway concept reinforces the need to apply a mix of strategies or tools to achieve an economic outcome, these strategies are often used in tandem or in sequence. The following table "Summary Economic Development Pathways" indicates the mix of strategies proposed for each economic sector, the details of how and why they will be applied is provided in the Sector Plans.

It is important to note that while different parts of Council have primary responsibility for particular strategies, applying these strategies, singularly or in conjunction with others through specific purpose multi-disciplinary teams to the key economic sectors is the basis of the 5 year long economic plan. It is important to also ensure that as a strategy is applied to one sector, it occurs with a view to identifying how it can also contribute to the success of another and importantly not lead to "adverse consequences".

As indicated, the following chart summarises where key strategies and effort will be applied to achieve Council's strategic objectives, the principal development pathways. This does not preclude other activity, what it does is represent the major strategic and governance focus is applied to achieve optimum results.

The chart reinforces the need for collaboration in effort in developing each sector and the opportunity to deliver value to a number of sectors while pursuing a specific strategy. For example, in developing some networks, the ability to deliver value across a number of sectors may be available, this is important in reinforcing the interdependency between sectors through their input/output relationships.

How the strategies will be applied is included in the "Sector Plans" section following. The sector plans include recommended sequencing. Sequence 1 projects are recommended for the 2016-17 year, the results of these may influence the implementation of Sequence 2/3 projects, scheduled to commence from 2017/18 onwards. Specific timing will be contingent on the results of the Sequence 1 projects.

SUMMARY ECONOMIC DEVELOPMENT PATHWAYS

		STRATEGIC & OPTIONS					
		Manage Land Use	Build Networks & Relationships	Encourage, Facilitate & Direct Investment	Facilitate Learning, Creativity & Innovation	Market & Communicate to encourage engagement	Govern plan and manage with quality information, contemporary process, respect and inclusion
CHARACTERISTICS	Natural Environment & Assets						
	Public utilities Infrastructure & Logistics						
	Production & Manufacturing						
	Settlement & Built Environment						
	Business & Professional Services						
	Education & Training						
	Public Administration, Health & Safety						
	Arts, Cultural, Recreation & Tourism						



PART TWO – SECTOR PLANS

NATURAL ASSETS AND PRIMARY PRODUCTION

As a coastal location Clarence is characterised by a mix of marine and terrestrial assets, clean water to support aquaculture and, through the Coal River Valley and Middle Tea Tree area, land and climate that with the introduction of irrigation can sustainably produce a range of higher value horticultural and animal production for niche markets.

Agricultural examples include grapes and wine, stone & soft fruits, walnuts, lambs and leaf vegetables such as lettuce. Oysters and mussels are produced in tidal zones within Clarence.

Agricultural expansion capacity exists, primarily based on irrigation and the supply of this at a viable cost. Initial salinity concerns over recycled irrigation water have been successfully addressed and although some soils are less productive than others, there is capacity to use the mix of soils, water and micro climate to generate increases in production that provide both higher value outputs and the potential for further value adding (Macquarie Franklin 2012).

The exciting production and emerging opportunities fit to Tasmania's strength as a producer of high quality safe niche products, a segment for which there is increasing demand. This provides the opportunity to generate local, national and international revenue. Close location to Hobart International Airport, and to local

markets, assists in rapid access to consumers and in maintaining quality. Bundling agricultural production and high quality food as a visitor experience is providing the opportunity to both increase revenue and further position the product and provenance.

Growth through expansion and introduction of new products to achieve these benefits also have associated costs and challenges.

The cost of water for irrigation ensures that commodity crops are only a marginally viable operation. More intensively produced, higher value crops do offer opportunity but also require significant up-front investment. Further expansion of recycled water for irrigation, with a view to minimising waste water going to the Derwent and other receiving waters is identified as a key priority within the agricultural sector as a means of increasing volumes and certainty.

Intensive productive agriculture is inherently more capital intensive than the traditional pastoral uses to which much of the area has been applied. Access to capital through more innovative mechanism is also identified as required, this includes, for example, separating the ownership of land from the capital required for its more intensive use, creating a business model that reflects for example, land ownership, production and marketing dimensions; one that allows the partners to participate in their speciality. This mix provides the potential to ensure production is demand driven.



The agricultural land and the areas utilised for aquaculture have an advantage in their proximity to populated areas and local labour markets. Notwithstanding producers do face challenges in recruiting and retaining employees, particularly in terms of seasonal requirements.

From an aquaculture perspective, the introduction of more intensive agriculture potentially increases the risk of water quality reduction and its immediate impact of fish safety and market loss.

Conclusion

Clarence has the opportunity to enhance its primary production of relatively small quantities of primary products and through its proximity to people and logistics achieve prices that enable that small scale to be viable.

There are challenges in developing a comprehensive market/product position that enables further opportunities to be developed to

investment attraction status that suits the needs of existing players and potential new investors.

The transition to the opportunity requires a “place based, integrated” response.

Outcomes Sought

Growth and diversification of Coal River Valley agricultural production through use of irrigation water supply options available

More intensive, viable and sustainable production of vertically integrated high value food and beverage products that take advantage of the proximity to the population centre, air transport and increasing visitor numbers.

Key Strategic Activities

The following details the mix of strategies and activities designed to help achieve this outcome within the sector.



NATURAL ASSETS AND PRIMARY PRODUCTION

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Plan & Provide for Beneficial Land Use	Review the Planning Scheme's capacity to ensure that primary production and value adding opportunities are able to be progressed on-farm and in close proximity to farm, industrial and logistics centres, with integrated hospitality and retail offers.	3	Increased levels of production and value adding ranging from on-farm preparation and packaging, visitor experiences/retail through to on-processing of production within Councils industrial zones.
	Reduce conflicting land uses and practices to limit the impact of weeds, feral and domestic animals on agricultural and aquaculture production.	2	Investment is not prejudiced by uncontrolled weeds or animal impact.
Build Productive Networks & Relationships	Engage with existing groups including Coal River Products Group, wineries, oyster and mussel producers and agri-tourism to reduce tensions and risks and to develop a vibrant primary production and value adding sector by ensuring key industry development opportunities, issues and risks are identified and considered from a "place based" perspective.	1	Producers and operators have the opportunity to interact, common issues are addressed. Concept of a Cambridge based "centre" to be introduced as a gateway offer.
	Facilitate links with and between Agencies and potential commercial players.		Productive linkages between industry, government and markets are in place to address challenges and opportunities.
Encourage, Facilitate and Directly Invest	Work with industry and TasWater to develop a broad benefit/cost framework to optimise the volumes and use of recycled water for agriculture purposes (including consideration of the opportunity cost if recycled water is discharges to estuary/coastal waterways.	1	Larger volume of sustainable irrigation supply, reduced effluent to waterways.
	Continue work on stormwater harvesting for re-use and mitigation of negative run-off impacts.	2	Water available for irrigation, reduced pollution impact on waterways.
Facilitate Learning, Creativity, Productivity & Innovation	Build on the networks to further develop linkages to e.g. UTAS through Tasmanian Institute of Agriculture and IMAS and private agronomy companies to identify new production opportunities and their feasibility.	4	Productive supply side.
	Bring sector players together to consider new approaches to positioning individual and joint products and services.	2	Market attractive, innovative and profitable offers.
Market & Communicate our Positioning and Benefit	Develop food and beverage marketing material in conjunction with, e.g. proponents of the Coal River Food Trail (product, people, stories and place) for inclusion in a wide range of hard copy and digital based promotion (e.g. direct advertising and prospectus) for use by industry and for visitation/investment promotion.	2	Able to present a coherent story and be both strategic and opportunistic in placing the information for best result.



PUBLIC UTILITIES, INFRASTRUCTURE AND LOGISTICS

Clarence is well served with public utilities and infrastructure that support economic activity and development.

The arterial road network, particularly the link to Hobart International Airport, provides rapid transit to ensure it provides the necessary links and access Clarence City Council has defined its ‘Transport Network Priorities’ providing a suite of projects designed to improve access efficiency and safety. While there are a number of usable connections to the intermodal hub at Brighton, they do not reflect the standards necessary to support significant volumes of heavy vehicle movements to the Midland Highway. Given the Clarence economic activity profile, this limitation is identified as a constraint to development. Council has adopted a series of major improvement projects ‘Road Transport Priority Issues’ as the basis for infrastructure funding.

The Tasman Highway/Bridge provides the link between Clarence and Hobart at peak hours, as with all of the arterial road links entering Hobart it is susceptible to queueing during peak periods. The dispersed population within Clarence has proven challenging for those introducing public transport options between the cities and outlying areas as means of reducing traffic volumes. In part this peak hour constraint is based on disruption as a result of vehicle crashes or breaks down. For most other periods the bridge provides a more

efficient connection than the Brooker Highway with its sequence of controlled junctions. Attempts at increasing public transport use between Clarence and Hobart show only incremental growth and the use ferries as a river crossing option has not as yet met with commercial success other than when event based.

The relationship between Clarence’s geographically distributed population and high levels of car utilisation reflects in demand for car parking associated with light industrial, commercial and recreational/cultural precincts. Lack of car parking increases economic stress and leads to tensions between land –owners at the boundaries of residential and more intensive land uses. This challenge is particularly evident around Rosny Park, Lindisfarne and Bellerive Villages. In contrast, the design of the Cambridge Homemaker Centre that optimises car parking and retail space and access demonstrates the value consumers place on this convenience. Clarence’s ‘free parking’ model to support commercial interaction is an important policy underpinning economic activity. The threshold at which consumers are willing to pay for parking in specific locations, and the development of public/private strategies to both provide parking infrastructure and to introduce, for example, purchase based parking cost offsets is a matter for close examination.

Hobart International Airport is a major Tasmanian Asset. It is the access point for the majority of Tasmania’s visitors, enables export of high value goods and services and provides national and internal flight access to the Antarctic. The



challenge to Clarence is to optimise the economic flow-on benefit from this asset, an additional commercial precinct, this goal is consistent with the HIAPL Master Plan (2015). While there is a flow-on benefit from employment, the clustering of more complementary businesses engaged in Antarctic and Southern Ocean activity and the associated logistics within Clarence would deliver and enable further community benefit. Similarly, the airport provides the potential for Clarence business to engage visitors at either end of their visit. These potentials reinforce the link between well placed, appropriate infrastructure and flow-on economic and social benefit.

The National Broadband Network (NBN) has resulted in Clarence having access to relatively high quality broadband access; the challenge is to translate this to an opportunity and benefit. The creation of free WiFi zones is a means of providing access and clustering people with an interest and capacity in productively utilising this capacity, it further allows the distribution of focused information to visitors and users of specific precincts. In addition to encouraging activity, this provides “intelligence” around how people use spaces and movement patterns between spaces – important urban design information.

Water resources are managed by TasWater, however they are critical resources to Clarence’s liveability, economic performance and sustainability. There are significant population centres that are not serviced with water or reticulated sewer. TasWater has a \$20m–\$22m program of works scheduled to 2019/2020 primarily focused on upgrades or major maintenance to existing assets. It is considered important that TasWater place additional emphasis on the strategic infrastructure component of their mandate.

The productive use of water and wastewater, through recycling is viewed as crucially important by Council. The Coal River Valley has the capacity to increase its usage of recycled water for irrigation; enhancing this diversity in supply volume, given the limitation of supply

from Craigborne Dam and TasWater Derwent River direct supply is considered important from economic and environmental perspectives – increasing the investment in infrastructure to generate more effluent to the Derwent or coastal waters carries and opportunity cost in agricultural production.

Clarence does not have a reticulated natural gas supply. This supply is an important energy option when considering larger scale investment in commercial and industrial activity and in services such as aged care facilities. Reports indicate significant annual energy cost savings to residences using natural gas. Determination of the feasibility of this to specific development zones to enhance flow-on investment attraction is considered important.

Conclusion

The match between infrastructure, logistics and achievement of economic opportunity and productivity is strong, as is its relationship to the “liveability” criteria necessary to attract and retain population.

Infrastructure and logistics are complementary public goods, each important to the productivity of the other. While Clarence has strong infrastructure there are opportunities to enhance existing public and private infrastructure and associated logistics and to establish a strategic position in regard to matching infrastructure such as water and wastewater and NBN capacity to our socioeconomic growth trajectory.

Outcomes Sought

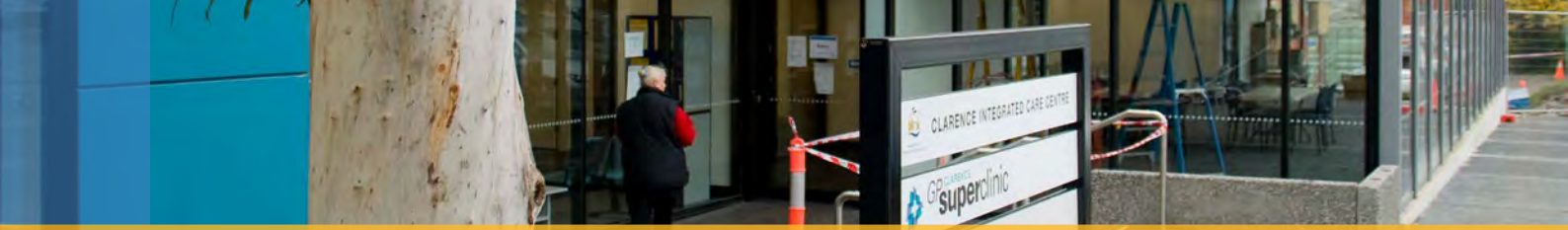
An infrastructure profile and capacity that enables our existing businesses and community to access services and opportunities, supports business, growth and ensures a strong community return on infrastructure investment.

Key Strategic Activities

The following details the mix of strategies and activities designed to achieve specific outcomes within the sector.

PUBLIC UTILITIES INFRASTRUCTURE AND LOGISTICS

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	RESULT SOUGHT
Build Productive Networks & Relationships	Work with supply side groups such as Coal River Products, commerce and industry groups to identify and specifically define “gaps” in the value chain that prevent development of otherwise feasible opportunities.	1	Comprehensive and productive infrastructure and logistics integrated into and supporting the value chain.
	Extend participation with HIAPL to include wider logistics sector (including warehousing) to cluster air transport dependent business in Cambridge.	1	Productive logistics hub linking to air transport.
Encourage, Facilitate and Directly Invest	Work with ICT Tasmania and NBN to develop a service and investment strategy to support Clarence business, and to develop new business, to exploit the NBN infrastructure capability within Clarence.	1	Increased utilisation of NBN capacity, enhanced business performance in existing business and new business opportunity developed.
	Work with TasGas to identify the feasibility of introducing natural gas to the Clarence urban area as the basis for a potential public/private partnership in delivery.	2	Clarence residents and businesses benefiting from access to natural gas.
	Develop infrastructure grant applications based on collaboration with industry sector partners. These bids to include support to companies in seeking infrastructure funding, community organisations and funding to public infrastructure to drive development.	2	Access to funds to make best use of existing and enhancing infrastructure scope and productivity.
	Provide a evidence based support for the prioritisation of Council’s adopted “Road Transport Priority Issues” for state and local road projects to progress them to “shovel ready” status for federal funding.	2	Funding for key road projects with identified economic benefit.
Market & Communicate our Positioning and Benefits	Market Cambridge as the “gateway” for business activity linked into the air transport value chain to food, production, technical services, specialist manufacturing and logistics companies via a prospectus and promotion.	2	Industry awareness and conversion to investment and activity.
Govern, plan and manage with quality information, contemporary process, respect and inclusion	Identify the opportunities and risks associated with potential introduction of parking user fees in intensive use commercial centres and for longer stay parking in conjunction with developer price based options that provide the balance of investment, parking management, convenience and commercial outcomes.	2	A Parking Infrastructure Development Plan and associated policy setting that balances Council/Private investment and return to consumers and business operators.
	Promote the continued and enhanced diversion of waste water from estuarine and coastal outfall to irrigation by promoting the approach as the key policy positioning in relation to wastewater treatment and resource utilisation.	2	Optimal use of and return from wastewater using broad benefit/cost principles.



PRODUCTION, TECHNICAL SERVICES AND MANUFACTURING

Value add production relating to biological products, light engineering, the application of scientific technology and techniques for national and international markets, plus businesses providing technical services to support the Clarence and Tasmanian population, are considered a strong “fit” to Clarence.

There are examples of successful businesses across all of these arenas within Clarence’s light industry zones in Mornington, Rokeby and Cambridge. The development of Cambridge, its proximity to Hobart Airport and the Tasman Highway in conjunction with the available land and design parameters provides the opportunity for it to become the “go-to” locations for such businesses. The facilitation of key enterprises that demonstrate the advantages of this proximity is considered important to establish specific “hubs” associated with proximity to the airport and to locate complementary businesses in close proximity. The two key sectors are identified as food value adding and Antarctic operations and services. The location of the CSIRO Marine Laboratories and the Australian Antarctic Division in the region, along with the Australian Polar Network provide a strong base to promote Clarence’s benefits as a hub.

Entura, Vision Stream, Tas Networks and Marinova provide examples of the mix of business that finds these precincts attractive. Timber product processing, food and beverage processing as well as provision of a wide range of trade services are resulting in Cambridge developing both a critical mass of operations and also a complementary base of interdependent activity; this is a key advantage of a precinct, enabling further opportunities to be identified and developed as well as increasing the productivity of the associated businesses.

Mornington reflects some of these characteristics and although it has a proximity advantage to the major population centre, it has capacity constraints relative to Cambridge. While the market does differentiate, it is also important that Council identifies the 2 precincts complementary roles. Rokeby has a relatively large available area, however, it is relatively isolated. Both Mornington and Rokeby exhibit significant variation in the quality of development and do not reflect contemporary “light industrial visual amenity” across the zone. These are examples, where local area planning can apply urban design principles. For both precincts transport access is problematic, for Mornington there are significant conflict points in egress onto South Arm Highway and Rokeby has poor local access.

Conclusion

As there is increasing pressure on light industrial business zones in Hobart and Glenorchy, relocation options such as Mornington and Cambridge are likely to be considered.

The Industrial Land Strategy for the Southern Region identified Clarence as the only metropolitan council without a forecast shortage of land into the medium term future. The key will be to market the opportunity and benefits.

Outcome sought

An increase in the level of light industrial, manufacturing and technical services activity to serve domestic and international markets occurring in zones that are attractive in terms of amenity, infrastructure, access to complementary businesses in the value chain, air and sea transport links and to logistics.

Key Strategic Activities

The following details the mix of strategies and activities designed to achieve specific outcomes within the sector.

PRODUCTION, TECHNICAL SERVICES AND MANUFACTURING

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Build Productive Networks & Relationship	Deepen the existing membership relationship with the Tasmanian Polar Network to actively identify business opportunities to locate in Clarence adjacent to air logistics and other complementary operations.	1	A hub of Antarctic, Southern Ocean and Marine Science/manufacturing and servicing businesses.
	Bring together food & beverage production and value adding businesses through an initial industry workshop to identify opportunities and constraints to identification of product/market mixes that can be exploited.	1	Increased scope and level of food and beverage value adding within Clarence.
Market & Communicate our Positioning and Benefits	Joint promotion with sectors of the product and service mix on offer within Clarence and benefits of co-location by using regional and state promotion initiatives.	2	Increased awareness of product and service offers, benefits and provenance.
Govern, plan and manage with quality information, contemporary process, respect and inclusion	Survey the profile and needs of current businesses within the industrial precincts to identify opportunities, constraints to viability and potential growth.	3	Establish the basis on which to promote the attributes of industrial precincts and on which to actively engage in specific industrial/technical services development programs.
	Review the market attractiveness, community amenity and visual standards of older industrial zones such as Rokeby to determine need for local area planning adjustments.	3	Industrial zones remain reflective of market needs and community values as basis for ongoing business retention and establishment. Rezoning to reflect best value utilisation.



SETTLEMENT & THE BUILT ENVIRONMENT

The settlement and land use patterns of Clarence have been established by a mix of incremental growth from early settlement locations, intervention from the Tasmanian Government through its 1960s housing policy and the need to establish a local retail and community services capacity following the Tasman Bridge disaster in 1975. Around these influences, land use management policy has resulted in Clarence being able to offer a diversity of residential, commercial and light industrial opportunity to potential investors. Aldermen identify the potential and value of a significant increase in population over the next decade in line with state growth targets; it is also important to recognise that population diversity in terms of age, education and employment is identified as a major contributor to community prosperity and resilience. It is also considered important to develop a contemporary economic and employment profile to ensure a range of local income and employment opportunity exist.

The characteristics of the settlement and built environment are central to attracting and retaining residents and an overnight visitor population. A key question is what population profile is sought and what attributes are necessary to attract and retain it.

Despite its liveability attributes, Clarence demonstrates lower residential property values

than physically comparable properties in locations such as the inner Hobart locations with their proximity to a “city” lifestyle. While these trends are arguably “cyclical”, it is arguably the businesses that thrive from this population growth that facilitate promotion and the benefit of proximity. In Clarence’s case, while there is limited potential to generate a local version, as observed in the increasing popularity of Bellerive and Lindisfarne villages; specific Clarence versions of attractive village atmospheres are arguably achievable at Seven Mile Beach and Lauderdale, the natural and recreational lifestyle attributes of Clarence as a means of attracting residents and visitors requires promotion. Some approved subdivisions have experienced relatively slow uptake.

These residential, commercial and light industrial offers are the basis for change in Clarence’s population and economic profile. Clarence is in a competitive market for population and economic activity, investment in these is based on both supply and the relative position of the Clarence offers compared to other investment options.

Clarence has been active in creating a supply of strategic precincts and sites such as Cambridge Park, Kangaroo Bay Development and Rosny Hill through its land use management policies, incentives for commercial development, direct investment and identifying/developing strategic sites. Land use zoning is in place to support local area retail and service activity centres as population in specific areas grows to a level



that creates a viable demand; the potential for a development underpinned by a supermarket at Lauderdale is an example of this.

The identification of other sites is related to potential use and the benefit/cost of investing resource into their preparation as an enabler to development. Different sites represent importance based on different values, while these tend to be reflected in existing land use zoning representations, tensions arise when proposal to alter this land use in part or total. Arm End and Seven Mile Beach Peninsula are two recent examples of such tension. Seven Mile Beach Peninsula in particular, is considered an important strategic site, evident when flying into and in close proximity to Hobart Airport, it provides a location and scale that offers further development potential for sensitive mixed uses while retaining its social values.

Adaptive re use or enhancement of existing is also considered important. The potential for a cultural/creative precinct spanning from Rosny Park, through Kangaroo Bay and Bellerive Village to Bellerive Beach is an example of the potential to harness new opportunity from an existing area.

Conclusion

Clarence is well situated to grow its resident and overnight visitor population. While Clarence has a significant land bank suitable for development, achievement of optimum economic opportunity will be derived from understanding of the market,

it's needs by segment and working towards the development of a planning model that delivers to those segments that will make a strong contribution to Clarence's performance and future development.

Understanding the role of key areas in terms of their attraction, for example dormitory/convenience, amenity, service centre, economic enabler or economic engine is important in understanding the place's contribution to Clarence and their attraction to people as a place to live or work and invest as a basis for reviewing the core characteristics of key areas/zones to ensure market fit.

Outcomes sought

Increased resident population scale and diversity

Residential and business attraction and expansion through utilisation of serviced greenfield sites

Utilisation of "inner residential" principles to provide a wider offer to the market

Establishment of Kangaroo Bay and other key sites as major opportunities for attraction and investment.

Key Strategic Activities

The following details the mix of strategies and activities designed to achieve specific outcomes within the sector.

SETTLEMENT AND BUILT ENVIRONMENT

STRATEGY	PROJECT/ACTIVITY		OUTCOME SOUGHT
Plan & Provide for Beneficial Land Use	As a means of defining various potential population growth options and trajectories, Identify the key market positioning and attractiveness of various suburbs/precincts/villages within Clarence. Analyse the impact of alternate scenarios to the current development framework, population, business and visitation profile of Clarence and their potential impact on the economic profile, demand for development, by scale and attribute, and sustainability of the City.	2	Range of offers to suit market segments to support both population and economic growth & diversity.
	Adopt and formalise development of the “Clarence Cultural and Creative Precinct” proposal for the area from Rosny Park, through Kangaroo Bay, Bellerive Village to Bellerive Beach and Bluff.	1	An overlay of social and economic activity that creates a vibrant and dynamic precinct that facilitates engagement, creativity and becomes the heart of Clarence.
	Given the ongoing tensions that arise with development proposals, identify opportunities that can be explored and design a development framework to guide future broad, valued use of land on Seven Mile Beach Peninsula.	3	A basis for long term beneficial development that provides increased certainty for the community and potential developers.
	Specific precinct urban design, theming and “liveability” projects for areas such as has occurred in Lindisfarne to Seven Mile Beach, Cambridge, Lauderdale and Richmond “villages” reflective of the roles these local centres play in attracting and retaining residents, local businesses and visitors.	3	Centres that attract, encourage engagement and contribute to the “liveability” of the location within the context of its core attributes.
Encourage, Facilitate and Directly Invest	Kangaroo Bay – continue to promote direct private investment within the Kangaroo Bay mixed use development precinct.	1	Investment, development and achievement of strategic objectives.
	Rosny Hill Nature Reserve – pursue investment into appropriate commercial development opportunities on the site, in conjunction with enhanced public facilities.	1	Empathetic development that attracts investment, visitation and provides community benefit.
	Bellerive Bluff/Fort – in conjunction with the cultural/creative precinct commence engagement with the Tasmanian Government re the enhancement of cultural values of the site, its potential contribution to Clarence Community and associated development/investment.	2	Transformation from a relatively unknown and underutilised heritage site to an exemplar of “fit” between heritage and contemporary community needs and values.
	Determine the role of Clarence’s beach communities in it’s market positioning, potential attraction of residents and visitors and consider the feasibility of innovative approaches to provision of infrastructure and services ranging from factors such as events, wastewater treatment to “pop]up” shops during peak periods.	2	A framework for the environmental, economic and social development and contribution of beachside communities.
Market & Communicate our Positioning and Benefits	Market the specific development direction, advantages and specific opportunities that exist within Clarence through electronic, social and local media, regional and state marketing initiatives.	1	Development of awareness that Clarence is actively offering a diversity of ‘lifestyles’ and opportunities that transform into population increase, visitation and investment.



RETAIL, BUSINESS AND PROFESSIONAL SERVICES

Clarence boasts Tasmania's only regional shopping centre (categorised by area) in Eastlands, this attracts over 5 million visits per annum and a significant spend per visit compared with other Tasmanian locations. Providing a centre based around daily living spend, it is complemented with the "home making and recreational" focus of Cambridge Park. The two centres are complementary both providing a local service and attracting patronage from outside Clarence. Local communities are serviced by smaller scale centres focused on local, daily consumption and services.

Rosny Park has also attracted a level of business and professional services that reflect Clarence's business profile. Government services are located within the Rosny Park Precinct and operationally at Cambridge. Cambridge Park is also demonstrating attractiveness to service based entities from a headquarters and operational perspective.

The ability for Rosny Park to grow as a centre for larger scale service operations is constrained by car park limitations, however a relocation/growth strategy can also be the catalyst to make it viable to address the parking challenge or in establishing more viable public transport links from both Hobart and Sorell.

Further growth in retail investment is limited by:

- uncertainty in the general economic trajectory;

- other, often interstate, investment options for centre owners and core tenants;
- relatively low population growth; and
- to a lesser degree creating an offer that attracts regional visitation.

Local retail and in particular community health service centres are dispersed throughout Clarence. These centres are also highly dependent upon catchment population and demographics, investment by developers intertwined with the options available to core tenants in other locations.

Hospitality businesses continue to experience growth reflecting changing demographics and lifestyle changes. The integration of hospitality offers with other retail offers as complementary businesses in a location or within existing businesses provides an increase in patron attraction and length of engagement. Customer service and quality is the success of these businesses.

Council recognises the high level of home based business, ranging from tradespeople operating their business from home, ICT, crafts and a wide range of "creative sector" professionals in areas such as marketing, design and other businesses reflective of the new wave.

The challenge is to meet the needs of such businesses to transform them to employing businesses. This sector is highly dependent upon the technical competence and social skills of its operators and staff.



Conclusion

Retail, (including hospitality), business and professional services are important growth sectors within advanced economies and also to support population and other sectors to grow. They can provide a mix of scale and specialisation, evidenced by, for example Eastlands through to small specialist retailers. Clarence is strongly positioned to service both the local community and South East Tasmania.

The City is underrepresented in quality visitor accommodation and contemporary hospitality/ food, and a sector that is important in terms of city liveability and in attracting residents and employing businesses as well as lengthening visitor stay and expenditure. Growth in this sector is important in terms of attracting and supporting new business and in ensuring that residents who are employed outside Clarence spend the majority of their income within Clarence.

Outcome sought

Reinforcement of the role of Eastlands and Cambridge Park as regional centres with

complementary roles, further enhanced by growth in business and professional services in Rosny Park, local retail activity centres that reflect local day to day purchase and hospitality needs.

The development of the cultural/creative precinct spanning Rosny Park, through Kangaroo Bay/ Bellerive Village to Bellerive Beach to create an environment to support creative industry, hospitality, tourism and recreation activity, in conjunction with “inner residential zone” principles provides the foundation to enhance the position of Clarence in the market and generate new business potential.

These attributes combining to ensure people recognise Clarence as a place to live, visit and invest.

Key Strategic Activities

The following details the mix of strategies and activities designed to achieve specific outcomes within the sector.



RETAIL, BUSINESS AND PROFESSIONAL SERVICES

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Encourage, Facilitate and Directly Invest	As identified under infrastructure, Settlement & Built environment sections: Ensuring accessibility and attractiveness of retail and service precincts is a critical contribution to use and investment attraction.	2	An investment attraction environment.
	Determine which incentive/process characteristics make a difference to development, potentially complement “rate break” with an active, constructive stance on development; complement compliance with a successful outcomes focus and sense of priority in approval processes.	3	
Govern, plan and manage with quality information, contemporary process, respect and inclusion	Review the “Table of uses” in the Southern Regional Land Use Strategy and the findings of Clarence Activity Centre Strategy to develop approaches to increase flexibility in response to service needs/demands in peak use periods, for example, summer and/or week[ends in local centres.	2	Strong retail development, flow[on employment. Attraction of consumers from adjacent LGAs.
	Consider and further develop the “Kangaroo Bay, Rosny Park Cultural, Creative Precinct Plan” proposal.	1	Enhance Clarence position in investment and creative industries and inner residential markets.
Market & Communicate our Positioning and Benefits	Promoting Clarence through cooperative marketing with retail precincts within regional media; for example advertising the benefits of the specific offer in conjunction with Clarence as a whole.	1	Awareness of attributes, conversion to demand and expansion of service scope and scale.



EDUCATION & TRAINING

Education and ongoing learning underpins the human capital of a place. Achievement of a technically advanced and service economy, one complemented by high levels of productive employment participation and effort requires both a strong formal education system and the ability to engage in learning on a lifelong basis.

This is central to the ability to adapt to changing market needs and innovation.

In addition to the natural and built attributes of a place the existence of a learning and innovative culture based on a real system of capacity building is a key attractor to locating and investing in a place and from this building a more prosperous and resilient local economy.

Formal Education and Qualifications

Clarence has a comprehensive network of schools providing formal education from kindergarten to year 12. A large number of children attend private schools, primarily located on the western side of the Derwent. University studies, apart from those associated with agricultural science and physics at the TasUni Cambridge occur outside the municipality. Tas TAFE operates the Warrane Campus providing trade training. Cambridge and Rokeby provide the centres for essential services training for Tasmania.

The planning framework provides for inclusion of education within the urban development environment, including as a key driver for development.

The ability to link existing programs to economic activity within Clarence is viewed as an initial approach to increase skills and capacity through formal education. Integration of education, industry and other training into the development streams within this plan is considered important to ensure production, productivity and sustainability.

In addition to formalised training, the development of a lifelong learning culture is a major contributor to adaptability and innovation. These characteristics not only relate to success in commerce, but are also underpinned by a learning, adapting and innovating culture across the community.

Lifelong Learning across multiple sectors

Business

Traditionally business skill development has been offered within industry sectors. The opportunities available to Clarence come from what have traditionally been viewed as different sectors and while this is at one level true, it fails to recognise their interconnected nature and interdependency. Most opportunities come from people talking, suppliers with other suppliers, to customers or to others in the value chain, sometimes this leads to minor improvement at other times to major new initiatives or innovation.

There are many providers within the market. The simplest method is for Council to commence as a “post office” distributing opportunities. Following this networking with business can be used to identify needs that can be linked to providers.



Volunteering

The benefits of volunteering are high, they accrue to both the community and the individuals engaging in such activities.

Engagement through groups, familial or neighbourhoods both addresses need and develops human and social capital within the community.

Recreation

Centres of excellence provide an opportunity to locate activity in conjunction with physical operations. An example of this is the location of cricket coaching at Bellerive Oval. Clubs throughout Clarence, ranging from sailing, through surf life saving and Rural Youth all provide localised learning that carries over into other fields.

With the vast majority of the southern regions golf courses located in Clarence, the opportunity to develop a golf centre for excellence has been identified by the Royal Hobart Golf Club. This centre would see both a new facility, incorporating conference facilities developed and other clubs throughout Clarence engaged in the centre. Golf is an interesting barometer of changing values within society. Although golf club membership has declined, participation has increased. Commercial offers (offered as experiences) can arguably replace some of those previously offered within the closed club environment.

Sea and estuary based recreation, surfing, swimming and boating ranging from pure relaxation through to competition is a key part of the Clarence culture. Clubs provide a basis on which to stimulate further activity and events leading to a wide range of learning and development outcomes.

These specific examples are included to demonstrate the direct and indirect benefit that can flow to a place by linking its existing asset base to new markets by changing its business model.

Conclusion

Success within dynamic and highly contested markets, requires an economy with high performing, productive and innovative businesses, outcomes which are dependent on knowledgeable, productive and innovative people.

There are major government and industry entities with responsibility to fund or provide education and training and the potential to link further training with enterprises operating across all sectors of the economy. It is not Council's role to duplicate what is being provided, the opportunity is for Council to play a role, in conjunction with these entities, to support development of an innovative, vibrant place within which learning, innovation and success are identified and demonstrated in a manner that becomes "this is the Clarence approach".

Outcomes Sought

An increased focus on learning, innovation and success across the Clarence commercial, not for profit and services community, creating a place where it is identified, demonstrated and celebrated.

Key Strategic Activities

The following details the mix of strategies and activities designed to achieve specific outcomes within the sector.

EDUCATION AND TRAINING

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Build Productive Networks & Relationships	<p>Work with community organisations, in particular in the community services, recreation, and cultural arenas to explore the use of their facilities and expertise in provision of learning, coaching and training for the local community and as a visitor attractor.</p> <p>These can focus on traditional business, community services or emerging sport, recreation and other cultural pursuits and the management of associated service offers.</p>	2	<p>Strong stocks of human and social capital in providing both commercial and volunteer services.</p> <p>The potential to use existing resources as the basis to provide training or “Centre for Excellence” positioning in developing technical, service and management competencies can provide the basis for both economic activity and improvement in local service provision.</p>
Facilitate Learning, Creativity, Productivity & Innovation	Develop and promote a “Clarence Link” that facilitates community access to education and training offers.	2	Awareness and utilisation of learning opportunities.
	Negotiate with business and service associations to develop a stronger focus on delivery excellence, innovation and creativity within Clarence business awards associated with the sectors included in this plan.	1	<p>Increased levels and recognition of performance, productivity, innovation and creativity.</p> <p>Catalyst of an ideas, innovation/creativity culture across Clarence.</p>
	Council adopt an innovation stance with respect to its governance, operations and relationships and participate in selected local government and local awards.	1	Demonstration of strategic plan objectives through improved performance and productivity across internal process and relationships with key stakeholders.



PUBLIC ADMINISTRATION, HEALTH & SAFETY

This sector provides significant employment for Clarence residents, and although not all within Clarence, these jobs still bring income to Clarence. The ability to create further flow-on from this is dependent upon Clarence's ability to provide the right investment and consumption offer to them.

Clarence Council is part of this government administration and service mix, and is well placed and capable of further applying strategies to improve both internal performance and productivity, and in its relationships with key stakeholders associated with this economic development plan.

Rosny Park, the city's civic precinct, is the location of the Council Chambers and Offices and state and federal services such as Service Tasmania, Tasmania Police, Rosny LINC, Mineral Resources, Worksafe Tasmania, and TMAG Archives. Other emergency response services, police and fire are distributed around the City. Access to these services is important to underpin the safety of employees and investment in the event of emergency.

Across the city, the Tasmanian Police Academy, Tasmanian Fire Service and Risdon Prison create a significant number of jobs and expenditure, again the potential flow-on to the local community is related to ensuring the Clarence offer captures this expenditure.

Health services focus at the primary community care level, general practice medicine, podiatrists, optometrists, dentists and other allied health professionals are distributed throughout Clarence and complemented by basic diagnostic services. The potential to provide additional local services that are required on a regular basis, such as dialysis, could have the benefit of increasing local access and reduce pressure on the RHH.

Aged care has emerged as the major area of development. New investment by Southern Cross Homes and Freemasons Homes has seen significant construction and care based employment growth. The centres reflect a continuum of care and reinforce Clarence's potential further aged care investment. This centre based investment is augmented by an extensive home based care capacity and growth in aged care services to its older demographic.

Growth in other personal health and wellbeing services is evidenced by the use of public facilities for organised fitness and other activities.

Conclusions

Clarence has achieved a significant representation of operational support and training facilities within the City. This has been achieved by having appropriately zoned, accessible land available and the quality of services and infrastructure.

Other health and community based services reflect the population characteristics of the city and the proximity to south east Tasmania communities.

The proximity and quality of land and services available, together with the local workforce base, provides the potential to increase the focus on aged care investment (as the core growth area), and the further establishment of government administrative and operational services.

Outcome sought

Further investment and employment based on community based health services, residential care in aged and disability sectors, and personal services; and from the relocation of government agencies and operational arms to the City.

Key Strategic Activities

The following details the mix of strategies and activities designed to achieve specific outcomes within the sector.

PUBLIC ADMINISTRATION, HEALTH AND SAFETY

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Plan & Provide for Beneficial Land Use	<p>Identify potential futures sites and ensure land use conditions are in place to enable the development of:</p> <ul style="list-style-type: none"> community health and aged care facilities to cater for and promote increased and aging population. Public sector agencies and operational entities 	2	<p>A comprehensive aged and community primary care infrastructure that serves existing community and attracts residents and investment.</p> <p>Increased government investment and employment in Clarence.</p>
Build Productive Networks & Relationships	Work with the Council “Positive Ageing” network to focus on socioeconomic potential of facilities and in[home services, in particular the potential for local employment through National Disability Insurance Scheme (NDIS) policy.	1	Employment and volunteering balance and capacity across the community.
	Work with providers to identify needs for services and potential for establishment health care residential and service facilities.	1	Increased investment and employment.
	Engage with other levels of government to pursue the relocation of government agencies and services in Clarence.	1	Increased investment, local spend and improved access, transport efficiency by decentralising from Hobart CBD.
Govern, plan and manage with quality information, contemporary process, respect and inclusion	Benchmark Council performance and levels of service to ensure that Clarence is an attractive place to do business compared to other places using local government benchmark data and information from other Australian jurisdictions.	1	Competitive service standards and costs.



ARTS, CULTURE, RECREATION & TOURISM

Arts, culture, recreation and tourism are growth sectors, in particular in Southern Tasmania. They reflect changes in the Tasmanian offer to visitors, increased demand and also the increasing focus on wellbeing within the Australian population.

Clarence Council has a significant and ongoing calendar of arts and cultural events, complemented by local community activity; again some work successfully and others less so. Centred around Rosny Farm and Bellerive Boardwalk exhibitions, workshops, activities and events provide a broader perspective to Clarence.

The sectors comprises corporates, clubs and interest groups, some that are highly organised through to small, home based enterprise providing facilities and experiences to people and participation ranging from organising, spectating through to active engagement.

Clarence hosts a number of sporting headquarters centred on Bellerive Oval, a large proportion of Southern Tasmania's golf clubs and courses, boating and other recreation base clubs and facilities, in conjunction with its open spaces and multi-use trails, these reflect Clarence's comparative advantage as an ideal location for recreational activity.

Local recreational and club facilities are used for national and state calendar events and major facilities such as Bellerive Oval for international and national code events. These facilities and the organising bodies tend to work in isolation, each "re inventing" its position in the market, operating with varying levels of organisational expertise and thus achieving widely varying levels of success.

These sport and recreation facilities and capabilities provide further opportunity for events and associated training and development activities within Clarence.

Reflecting its natural attributes and community interests and values, the Clarence community, through Council and its community organisations and clubs has a major existing investment in recreation facilities. This ranges from passive to

active, unorganised to highly organised, natural to highly developed to reflect its "fit to purpose and users values". These assets, golf clubs, boat clubs, local courts and rinks, parks and trails, generate significant activity and service the whole Hobart Metropolitan Area, while they reflect the attributes and values of Clarence, they are however underutilised from an economic perspective, many while having high capital values do not provide an adequate return to either the owner or the community. It is important to consider them as "more than property value", rather than as assets that need to be managed in a manner that reflects contemporary and emerging values and priorities, with markets drawn from outside the current demographic or geographic catchments.

With 5 boating and sailing clubs, and investment in public jetties and launching ramps, Clarence provides unrivalled diversity of access to water based recreation and events.

Clarence's beaches provide a key attractor as both a place to live and for recreation. Commercial development adjacent to these beaches and settlements tends to focus on local population needs, visitors are not well catered for in terms of access to hospitality and food services, it is recognised that this is also a function of the short season for traditional beach-going and the high fixed costs for food premises. Alternate strategies such as the capacity for "pop-up" venues or mobile facilities to match the seasonality or potential for local events provides an opportunity to promote Clarence's attributes.

The recreational focus of Clarence provides the opportunity to "host" training camps and centres of excellence for a wide range of recreational, sporting and cultural activities. Not all need high quality venues to host parts of the program, the concept of developing a "hub" (potentially using or enhancing and existing facility) around which practical activity can be organised is considered a potential first stage approach.

Richmond is one of Tasmania's most visited historic villages; it still struggles to convert this visitation into a longer stay and into visitor expenditure. Visitor accommodation has tended to concentrate within the Hobart CBD, in



particular around Sullivans Cove and the adjacent area. Suburban hotels offer accommodation in conjunction with their wider hospitality offer. Small scale cottage accommodation is widely dispersed from Richmond, through South Arm and to a lesser extent through the longer established villages such as Bellerive Village.

Areas such as Seven Mile Beach and the South Arm Peninsula provide the basis for enhanced recreational tourism building on “Hobart’s” increased levels of interstate and overseas tourism.

Kangaroo Bay and Rosny Hill Nature Reserve offer the opportunity for Clarence to establish a strong, if niche, position in the “Hobart accommodation market”.

The hospitality sector also makes a strong contribution to local “liveability”, inclusion of contemporary visitor offers within this enhances the quality of what is locally available. Clarence is now well placed to increase its focus on local, high quality food and beverage, through expanding the Coal River Wine route to include local food and to ensure the products are available in local hospitality venues.

These sectors provide a contribution to the various interest groups but again tend to operate independently from each other.

Conclusions

The arts, culture, sport and recreation, and hospitality sectors are the primary arena where the interests of the community and visitors overlap. For the community it provides the “vibrancy” and engagement element necessary to enhance liveability and for visitors it provides the experiences, interest and services necessary for an enjoyable and memorable visit. Strong characteristics in this arena is important in attracting residents reflective of the “creative classes”, segments identified as important in establishing a vibrant, contemporary economy.

From a business viability perspective, the local community often tends to provide the foundations of the business and the visitors the “profit”. In market terms they combine domestic and export consumption.

Clarence is currently positioned as a domestic consumption location in most sectors other than with the Bellerive Oval events. While Clarence contains the airport and Richmond Village and is in close proximity to Tasmania’s key visitation and accommodation locations, potential sources of “export” income, such income is not widely dispersed across the city, it demonstrates that proximity and attributes are not enough to translate the opportunity into economic benefit.

A mix of strategies from facilitating events and experiences, leveraging off existing and attracting capital investment, along with developing and marketing a strong fit to Southern Tasmania core offer is central to converting the opportunity to community benefit.

Outcomes Sought

Expansion of the cultural, recreation and hospitality sectors by facilitating experiences and investment in services, events, sites and infrastructure that attracts increased visitation, length of stay and expenditure; whilst retaining and building local community participation. This supports a necessary mix of passive and active visitation and recreation opportunities.

Key Strategic Activities

The following details the mix of strategies and activities designed to achieve specific outcomes within the sector.

ARTS, CULTURE, RECREATION AND TOURISM

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Build Productive Networks & Relationships	Develop an events forum as the basis for consolidating and enhancing a broad interest events calendar centred on Clarence, including attraction of major and national events. Identify new scenarios to mix and match interests to widen participation and sponsor carefully selected events.	2	Clarence positioned as a centre of vibrant recreational and cultural activity, increased visitation and expenditure.
	Engage tourism developers and suppliers/producers on a wider basis, integrating investment in accommodation and hospitality and involvement in events and experiences that reflect Clarence's strengths – water, recreation, food/beverage.	2	Investment levels increased across complementary offers, activity, food and beverage, to match the market.
	Work with "Destination South" to integrate Clarence's offers as part of the destination offer and to facilitate new opportunities.	1	Cohesive offer that fits regional growth patterns.
Encourage, Facilitate and Directly Invest	Invest in and facilitate investment in the development of strategic sites (such as Kangaroo Bluff Fort, Rosny Hill, Seven Mile Beach Peninsula); and the infrastructure required to support visitation to areas with increased visitation potential such as the South Arm Peninsula, Tangara Trail, Meehan Range etc.	2	Enhancing the return on investment from key assets by ensuring they match market needs and opportunities.
	Examine options for the performance and exhibition centre within the Kangaroo Bay Precinct, including the potential for public/private investment and experience delivery partnerships.	1	A key asset to provide community and visitor access to exhibitions and wide ranging events.
Facilitate Learning, Creativity, Productivity & Innovation	Use the proposed Kangaroo Bay Cultural, creative hub as a mechanism to promote learning, creativity, productivity and innovation across all dimensions of community, individual and collective enterprise.	3	A wider culture of creativity and innovation in expressing and realising ideas and aspirations.
Market & Communicate our Positioning and Benefits	Develop and promote the Clarence events calendar to the local community and target visitor segments, including appropriateness for major and national events.	2	Increased local involvement and visitation.
	In conjunction with Destination South and tourism operators and key food/ experience suppliers design a cooperative marketing program focused on developing themes that have a strong connection with the contemporary market.	2	Increased awareness of the offer and conversion to visitation and revenue.
	Marketing to develop identity, positioning and brand awareness of "Kangaroo Bay" to optimise the investment being made in the precinct through the community and economic development project.		A recognised brand that converts to visitation.



FOUNDATIONS OF THE PLAN

This plan has been prepared with:

- consultation with representatives from key sectors;
- reference to Councils major strategies and plan;
- economic data and analysis drawn from Councils and regional strategies and plans and Australian Bureau of Statistics;
- Alderman input through a briefing session;
- workshop sessions with the “Project Management Team”; and
- review and input from Council’s “Executive Management Team”.

It is based on a “dynamic systems logic” approach to the design and implementation of governance, strategy and management framework.

The framework provides the basis for ongoing management of the plan and adaptation to opportunities and shocks. The approach is designed to facilitate multi-disciplinary input and complementary action to achieve agreed outcomes. The diagrammatic representation is used to place economic development into context and to help combine lay and professional input into the analysis of the current position, likely causes and the development of strategies and actions.

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).

Ald Cusick has given notice of the following Question:

ROSE BAY AND CLARENCE HIGH SCHOOL

Given the information in "The Mercury" newspaper on Saturday, 3 March 2016, stating that it is intended that both Rose Bay and Clarence High Schools will continue onto years 11 and 12 from 2017, does the Mayor or the General Manager know what the future government intentions are for Rosny College, is it envisaged that it will continue as a viable years 11 and 12 College or will it become a Community/VET facility.

If neither the Mayor or General Manager has this information could one of them please make enquiries of the relevant Minister or Premier?

I raise this as Rosny College is an integral part of the Kangaroo Bay precinct and a vital educational facility within the City of Clarence.

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 REPORTS FROM SINGLE AND JOINT AUTHORITIES
- 13.3 TENDER T1062-15 – KANGAROO BAY CHANGE AND CLUB ROOMS AT KANGAROO BAY, ROSNY PARK
- 13.4 PROPERTY MATTER – SEVEN MILE BEACH
- 13.5 TENDER T1089-16 – BELLERIVE BEACH PARK – PICNIC PLAZA CONSTRUCTION

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;
- proposals to acquire land or an interest in land or for the disposal of land;
- 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”.