

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

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

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

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RECONSTRUCTION
- 13.6 JOINT AUTHORITY MATTER

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

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

1. APOLOGIES

Ald Doust (Leave of Absence)

2. CONFIRMATION OF MINUTES

(File No 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 26 February 2018, as circulated, be taken as read and confirmed.

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

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

PURPOSE	DATE
Presentation – One Community Together Rosny Park Traffic Study	5 March
Positive Ageing Plan ANZAC Park Kangaroo Bluff Historic Site Land and Coastcare Resource Management Committee Constitution Review Local Government Board Review – Sorell and Tasman Councils	13 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.

Nil.

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

7.4 QUESTIONS WITHOUT NOTICE

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

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

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

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

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No 10/03/04)

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

9. MOTIONS ON NOTICE

Nil

10. REPORTS FROM OUTSIDE BODIES

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

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

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

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

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**

Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

December Quarterly Report pending.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

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

Quarterly Reports

The Copping Refuse Disposal Site Joint Authority has distributed the Quarterly Summary of its Meetings for the period ending 1 March 2018 (refer Attachment 1).

The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Report for the period 1 October to 31 December 2017.

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

Representative Reporting

- **TASWATER CORPORATION**

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES



Copping Refuse Disposal Site Joint Authority

9 March 2018

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

Mr Robert Higgins
General Manager
Tasman and Sorell Councils
PO 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 1 March 2018

Matters dealt with:

- The Minutes of the Authority's General Meeting held on 23 November 2017 were accepted.
- The Minutes of the Southern Waste Solutions Board for meetings held on 24 October 2017, 14 November 2017, 24 November 2017 (electronic) and 18 December 2017 were noted.
- The Minutes of the C Cell Pty Ltd Board for meeting held on 14 November 2017 were noted.
- The December 2017 Quarterly Report was presented and accepted.
- The Waste Agreements for each Participating Council were approved for signature under seal.
- An update on Southern Waste Solutions activities was provided including continued positive financial performance, an overview of operations and discussion regarding finalisation of the 2016/17 Financial Statements with the Auditor-General.
- An update on C Cell Pty Ltd activities was provided including completion of C Cell construction, progress toward finalisation of EPA approvals and update on potential clients.
- The re-appointment of one SWS Director and the appointment of a new SWS Director were confirmed in Closed Meeting.

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Copping Refuse Disposal Site Joint Authority trading as SOUTHERN WASTE SOLUTIONS

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ABN: 87 928 486 460



Copping Refuse Disposal Site Joint Authority

The following reports are **attached** in accordance with the decisions of the Authority at its 1 March 2018 meeting:

- December 2017 Quarterly Report (**Attachment 1**).

(**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 only 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 24 October 2017

Matters dealt with:

- The Minutes of the Board meeting held 20 September 2017 were accepted.
- The Monthly Operational Overview and Financial Report for September 2017 was received and noted.
- The Authority Quarterly Report for the period ending 30 September 2017 was noted and endorsed for inclusion on the agenda for the Authority's November 2017 meeting.
- The C Cell Management report was received and noted.
- The TasCorp Statement by Directors was authorised.
- The audit of the Authority's Financial Statements by the Tasmanian Audit Office was discussed, with particular reference to the 'not for profit' status of SWS and the treatment of the C Cell grant funds.
- The Strategic Plan 2016/17 – 2020/21 and Business Plan 2017/18 were noted for formal adoption by the Authority at the AGM.
- The Board authorised the CEO to take out Environmental Impairment Liability Insurance and Corporate Practices Protection Insurance on behalf of the Authority.
- Director Brennan provided feedback following his attendance at Waste Expo Australia.

Board Meeting held on 14 November 2017

Matters dealt with:

- The Minutes of the Board meeting held 24 October 2017 were accepted.

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Copping Refuse Disposal Site Joint Authority

- The Monthly Operational Overview and Financial Report for October 2017 was received and noted.
- An update was provided in respect to the Tasmanian Audit Office's audit of the 2016/17 Financial Statements, noting that an audit certificate had not been provided due to the outstanding matter related to the treatment of C Cell grant funds.
- The C Cell Management report was received and noted.
- The Board Chair provided feedback on the CEO's annual performance review.

Board Meeting (electronic) held on 24 November 2017

Matters dealt with:

- Approval of the Environment Policy.

Board Meeting held on 18 December 2017

Matters dealt with:

- The Minutes of the Board meeting held 14 November 2017 and the electronic meeting held on 24 November 2017 were accepted.
- The Monthly Operational Overview and Financial Report for November 2017 was received and noted.
- An update was provided in respect to the Tasmanian Audit Office's audit of the 2016/17 Financial Statements, noting that an audit certificate had not been provided due to the outstanding matter related to the treatment of C Cell grant funds and that independent advice had been received indicating that SWS was a 'not for profit' organisation.
- The C Cell Management report was received and noted.
- The Board noted advice from the Australian Government rejecting the Wetland Project funding application.
- Arrangements for the next Strategic Plan review were discussed, including that the review would be undertaken in February 2018.
- The Board approved revised logos for SWS.

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Copping Refuse Disposal Site Joint Authority

C Cell Pty Ltd Board Meeting on 14 November 2017

Matters dealt with:

- The Minutes of the Board meeting held 20 September 2017 were accepted.
- The Board approved a 'Major Activities timeline' for inclusion as a standing item in future Board agendas.
- Management reports for October and November 2017 were received and noted.
- The financial report provided by the CEO was accepted.
- Insurance coverage was discussed with the Board authorising the CEO to take out Environmental Impairment Liability Insurance for C Cell Pty Ltd.

(Note: As minutes of meetings of the Southern Waste Solutions Board and C Cell Pty Ltd 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

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11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 26 February and 5 and 13 March 2018 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 26 February and 5 and 13 March 2018 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

11.3 PLANNING AUTHORITY MATTERS

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

11.3.1 DEVELOPMENT APPLICATION D-2018/6 - 738 OCEANA DRIVE, TRANMERE (WITH ACCESS OVER 736 AND 740 TRANMERE ROAD) - 4 MULTIPLE DWELLINGS

(File No D-2018/6)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for 4 Multiple Dwellings at 738 Oceana Drive, Tranmere (with access over 736 and 740 Tranmere Road).

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on the 21 March 2018 as agreed with the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of traffic impacts.

RECOMMENDATION:

A. That the development application for 4 Multiple Dwellings at 738 Oceana Drive, Tranmere (with access over 736 and 740 Tranmere Road) (CI Ref D-2018/6) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. A landscape plan must be submitted to and approved by Council's Manager City Planning prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works. The plan must be to scale and show:

- a north point;
- proposed driveways, paths, buildings, car parking, retaining walls and fencing;
- any proposed rearrangement of ground levels;
- the landscaping of the car parking and circulation areas to an amount of no less than 5% of the area of the car parks;
- details of proposed plantings including botanical names, and the height and spread of canopy at maturity; and
- estimated cost of the landscaping works.

The landscaping works must be completed prior to the commencement of the use.

All landscaping works must be completed and verified as being completed by Council prior to the commencement of the use.

All landscape works must be maintained:

- in perpetuity by the existing and future owners/occupiers of the property;
- in a healthy state; and
- in accordance with the approved landscape plan

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or which was removed.

3. ENG A5 – SEALED CAR PARKING.
4. ENG S6 – GROSS POLLUTANT TRAP.
5. ENG M1 – DESIGNS DA.
6. ENG M3 – GARBAGE FACILITIES.
7. ENG M5 – EROSION CONTROL.
8. Suitable provision must be made for a pedestrian footpath along the right-of-way from the development to Oceana Drive to the satisfaction of Council's Group Manager Engineering Services. Design detail for the footpath must be included within the engineering design drawings required by Condition 4. The footpath must be constructed prior to the commencement of the use.

9. The development must meet all required Conditions of Approval specified by TasWater notice dated 19 January 2018 (TWDA 2018/00038-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

The lot was created as part of a 2 lot subdivision approved under subdivision permit SD-2015/54.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme relating to building envelope, private open space, intensification of vehicular access and stormwater management.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 10.4 – General Residential Zone;
 - Section E1.0 – Bushfire Prone Areas Code;
 - Section E5.0 – Road and Rail Assets Code;
 - Section 6.0 – Parking and Access Code; and
 - Section 7.0 – Stormwater Management Code.
- 2.4.** The proposal is not for a vulnerable or hazardous use, therefore the Bushfire Prone Areas Code does not apply to the assessment of this application in accordance with Clause E1.2.1(b) of the Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a vacant internal lot located within an establishing residential area of Tranmere. The lot has a land area of 1,550m² and a 3.61m frontage to Oceana Drive. The lot is clear of significant vegetation and slopes down to the west at a gradient of 1 in 5.

The lot is accessed via a fee simple access strip located between 2 other access strips servicing 738 and 740 Oceana Drive. A reciprocal rights-of-way is provided over the access strips. A footpath has not been included within the driveway construction however provision is made for such a facility along the northern verge.

The surrounding area is similarly zoned General Residential and is characterised by high quality single detached dwellings.

Various restrictive covenants are in place binding the original subdivider and the respective property owners. The development is not likely to contravene these covenants.

3.2. The Proposal

The proposal is for the construction of 4 Multiple Dwellings on the subject site. The units would be arranged uniformly across the site, with proposed Units 2 and 3 sited upslope and to the rear of Units 1 and 4.

Each unit would contain 3 bedrooms, open plan kitchen living space, amenities and a double garage accommodated within the lower level. Units 1 and 2 would be identical in design and would have a total floor area of 195.33m². Units 3 and 4 would occupy a total floor area of 196.08m² and 206.81m², respectively.

Units 1 and 4 would be located 4.5m from the western (side) property boundary. The closest unit to the southern (side) property boundary is Unit 4, maintaining a 1.253m setback. Both Units 2 and 3 would be located within the rear setback, with a 4m and 2.78m setback proposed, respectively. Units 1 and 2 would maintain a 3.61m and 3.68m setback from the northern (side) property boundary, respectively.

The units would be clad using a variety of materials including “Colorbond” roofing, brick veneer, cement sheet wall cladding and glass balustrading. The units would have a modern aesthetic and low pitched skillion roof design. Upper level decks are proposed on the western elevation of each unit, being directly accessible from the living room. Prior to advertising, various alterations to window location and design occurred on the applicant’s behalf to reduce privacy impact and to meet all acceptable solutions relating to privacy.

Private open space for Units 1 and 4 is generally contained to the west of the unit and upslope to the rear (east) for Units 2 and 3. The private open space allocated to each unit is in excess of 60m².

Access to the units would be provided via over the right-of-way. The access would return between the units with 1 visitor park allocated to the northern side of Unit 2. Landscaping amounting to greater than 5% of the parking and circulation areas is proposed as required by Clause E6.7.8 A1 of the Parking and Access Code.

A copy of the proposal is included in Attachment 2.

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, Road and Rail Assets Code, Parking and Access Code and Stormwater Management 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>Does not comply – The rear wall of Unit 2 would maintain a 4m setback from the eastern (rear) property boundary resulting in a 2.8m building envelope encroachment. The proposed ground level deck associated with this unit would also be located within the 4m rear setback. Proposed Unit 2 therefore does not comply with Clause A3(a)(ii).</p>

		<p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>In addition, the rear wall of Unit 3 would maintain a 2.78m setback from the eastern (rear) property boundary resulting in a 1.5m building envelope encroachment. Proposed Unit 3 therefore does not comply with Clause A3(a)(ii).</p> <p>Both dwellings are entirely within the building envelope with respect to maximum height.</p> <p>The building envelope encroachments relating to these Units can be viewed in Attachment 2.</p>
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The proposed variation must be considered pursuant to the Performance Criteria (P3) of the Clause 10.4.2 as follows.

Performance Criteria	Proposal
<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p>	<p>see assessment below</p>
<p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>The elements of Units 2 and 3 that protrude beyond the permitted building envelope are located at the rear of each unit and form single storey elements therefore, do not contribute to the greatest degree of shadow cast by the units. The rear elevation of these units forms the shortest section of the units, with the western taller ends causing the greatest extent of shadow. Shadow diagrams have been provided by the designer demonstrating the full extent of shadowing caused by the units, the additional shadow cast by the rear envelope encroachment and the shadow cast by the full extent of the permitted building envelope.</p> <p>In terms of the 2 residential properties located upslope to the east (12 and 14 Pintoresca Place), the shadow diagrams demonstrate that very minor shadowing would occur beyond the rear boundary of 14 Pintoresca Place at 1pm on 21 June. The shadow would be absorbed by the shadow cast by the rear boundary fence.</p> <p>The shadow diagrams indicate that no overshadowing would occur to the residential properties to the west and north.</p> <p>The shadow diagrams indicate that the most shadowing impact would occur to the adjoining residential property to the south at 740 Oceana Drive, Tranmere.</p>

	<p>The adjoining dwelling to the south contains 2 north facing living room windows to the south-west of proposed Unit 3. The one dimensional shadow diagrams indicated that these windows would be overshadowed from 9am to 2pm on 21 June. It is observed that the shadowing would be cast by the portion of Units 3 and 4 which is located within the permitted building envelope. The shadow diagrams clearly demonstrate that the additional shadowing caused by the rear elevation encroachment would not extend across the habitable room windows in question. It is shown by the diagrams that the shadow cast by the rear envelope encroachment is minor.</p> <p>Due to the elevated position of these windows on the upper level of the adjacent dwelling, the applicant was requested to provide three dimensional shadow diagrams to confirm the full shadowing impact upon the north facing living room windows. The model shows that the 2 north facing living room windows will receive full sun from 9.30am onwards on 21 June therefore ensuring the retention of good solar access. It is therefore evident that the proposed building envelope encroachment associated with Unit 3 would not cause any unreasonable overshadowing impact.</p>
<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The shadow diagrams demonstrate that the only area of private open space likely to be affected by sunlight loss is that associated with the adjoining property to the south at 740 Oceana Drive.</p> <p>The shadow diagrams demonstrate that at least 50% of the courtyard area located to the rear of the dwelling will be overshadowed between 9.00am and midday on 21 June. At midday, the shadow retracts to the fence line and is likely to be absorbed by existing shadowing caused by the boundary fence.</p>

	<p>This main area of private open space will be capable of receiving full sun between midday and 3.00pm on 21 June and at least 50% sunlight between 10.00am and midday on 21 June.</p> <p>The impact is therefore considered reasonable in that at least 3 hours of sunlight would be retained. It is further noted that the additional shadowing cast by the rear envelope encroachment associated with Unit 3 would not extend into the private open space area associated with the adjoining property to the south.</p>
(iii) <i>overshadowing of an adjoining vacant lot; or</i>	not applicable
(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	<p>With respect to visual impact, it is considered that the single storey rear envelope encroachment associated with Units 2 and 3 would not add any significant visual bulk when viewed from the adjoining residential properties to the rear (12 and 14 Pintoresca Place) as the dwellings and private open space associated with these adjoining properties are elevated above the roofline of the proposed units, ensuring retention of the open westerly outlook from the deck and rear of these dwellings.</p> <p>In addition, the overall height, separation to boundaries and wall length is comparable to the adjoining side properties. Proposed Units 2 and 3 would be located further upslope than the adjoining dwellings at 738 and 740 Oceana Drive allowing for full retention of the westerly outlook from these dwellings.</p> <p>Due to the minor nature of the rear envelope encroachment, largely the same degree of impact would result with the units being sited within the acceptable envelope.</p>

	<p>It is considered that the greatest visual bulk would in fact be associated with the 2 storey component of these units which complies with the Acceptable Solution for building envelope. The inclusion of variation in external cladding and wall and roof articulation will further reduce any perceived bulk.</p> <p>To conclude, it is considered that the various building elements extending outside of the building envelope are minimal and are considered to meet the tests of the performance criterion for building envelope.</p>
<i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i>	As discussed above, the proposed setbacks would be comparable to that of the surrounding single dwelling developments.

[illegible]

		<p>ii. 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>Does not comply - The private open space allocated to Units 1, 3 and 4 would be accessible from the living room via an internal staircase.</p> <p>complies</p> <p>complies</p> <p>complies</p> <p>complies</p>
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The proposed variation must be considered pursuant to the Performance Criteria (P2) of the Clause 10.4.3 as follows.

Performance Criteria	Proposal
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p>	<p>see below assessment</p>
<p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	<p>Each unit would be provided with in excess of 60m² of ground level private open space and would be provided in a manner that complies with the location, dimension, solar access, gradient and siting requirements of the Acceptable Solution.</p>
<p><i>(ii) orientated to take advantage of sunlight”.</i></p>	<p>Ground level outdoor space would be supplemented with upper level west facing decks, directly accessible from the living space. The decks are appropriately located and proportioned to serve as a convenient external extension to the indoor living space to facilitate outdoor dining, entertainment and relaxation.</p> <p>The ground level private open space allocated to proposed Unit 3 would be smaller and narrower than the private open space allocated to the remaining units, however, it wraps around the northern and eastern elevation of the unit to aid solar access and usability.</p> <p>The reliance on an internal staircase to access the ground level outdoor space is considered reasonable given the provision of decks on the upper level.</p> <p>Between the various ground level and upper level outdoor spaces, it is considered that there is sufficient practical, usable outdoor space provided for the occupants of the unit that would adequately function as an extension of the dwelling for outdoor activities.</p>

Road and Rail Assets Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E5.5.1 A3	Existing road accesses and junctions	The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	Does not comply – The existing right-of-way access caters for 20 vehicle movements per day. The proposal is for 4 new units which will generate an anticipated 40 vehicle movements per day totalling 60 vehicle movements per day.

The proposed variation can be supported pursuant to the Performance Criteria (P3) of the Clause E5.5.1 for the following reasons.

Performance Criteria	Proposal
<p><i>“P3 - Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the increase in traffic caused by the use;</i> <i>(b) the nature of the traffic generated by the use;</i> <i>(c) the nature and efficiency of the access or the junction;</i> <i>(d) the nature and category of the road;</i> <i>(e) the speed limit and traffic flow of the road;</i> <i>(f) any alternative access to a road;</i> <i>(g) the need for the use;</i> <i>(h) any traffic impact assessment; and</i> <i>(i) any written advice received from the road authority”.</i> 	<p>Oceana Drive forms a major collector road designed to cater for significant volumes of residential traffic. At the time of subdivision, the access strip servicing the lot was designed with suitable rights-of-way in place to service the expected maximum development potential of this lot.</p> <p>Council’s Engineers have assessed the access arrangements for the site and are satisfied that the development will meet all relevant Australian Standards for the location and design of the access therefore, ensuring the development has no unreasonable impact on the safety or efficiency of Oceana Drive.</p>

Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1 A2	Stormwater drainage and disposal	<p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>Does not comply – impervious area of 863.63m².</p> <p>Does not comply – parking is provided for a total of 9 cars.</p> <p>not applicable</p>

The proposed variation can be supported pursuant to the Performance Criteria (P2) of the Clause E7.7.1 for the following reasons.

Performance Criteria	Proposal
<p><i>“A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</i></p> <p><i>(a) the size of new impervious area is more than 600m²;</i></p> <p><i>(b) new car parking is provided for more than 6 cars;</i></p> <p><i>(c) a subdivision is for more than 5 lots”.</i></p>	<p>Council’s Engineers are satisfied that the proposed development and driveway configuration is a reasonable response to the site constraints, and that stormwater can be appropriately drained to Council’s existing network whilst achieving the targets established by the State Stormwater Strategy 2010, as required by this performance criterion. An appropriate condition requiring on-site treatment of stormwater is recommended for inclusion in the permit to reflect this requirement.</p>

5. REPRESENTATION ISSUES

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

5.1. Traffic Impacts

The representor has raised concern that the increased usage of the shared driveway servicing the proposed development will disadvantage other users of the shared driveway. Specifically, concern is raised regarding the absence of any pedestrian facility along the access to minimise conflict between pedestrians and vehicles.

- **Comment**

The existing shared driveway has a sealed pavement width of 5.5m therefore catering for 2 way traffic flows. A footpath was not included within the driveway construction as a wide grassed verge remained to the northern side of the driveway. It is considered that the proposed development will intensify traffic volumes along the shared access and pedestrians are likely to be the main user disadvantaged, in terms of pedestrian safety, by the increased traffic in the absence of any formal pedestrian facility.

This issue has been discussed with the applicant and it has been agreed that suitable provision be made for a footpath along the northern side of the existing driveway. The provision of a dedicated footpath will avoid conflict between the various users of the shared access including pedestrians, vehicles and cyclists. A permit condition has been included to this effect.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal seeks approval for 4 Multiple Dwellings at 738 Oceana Drive, Tranmere (with access over 736 and 740 Tranmere Road). The application meets all relevant acceptable solutions and performance criteria of the Scheme and is accordingly recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (16)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

ATTACHMENT 1

LOCATION MAP

738 OCEANA DRIVE, TRANMERE

ATTACHMENT 1

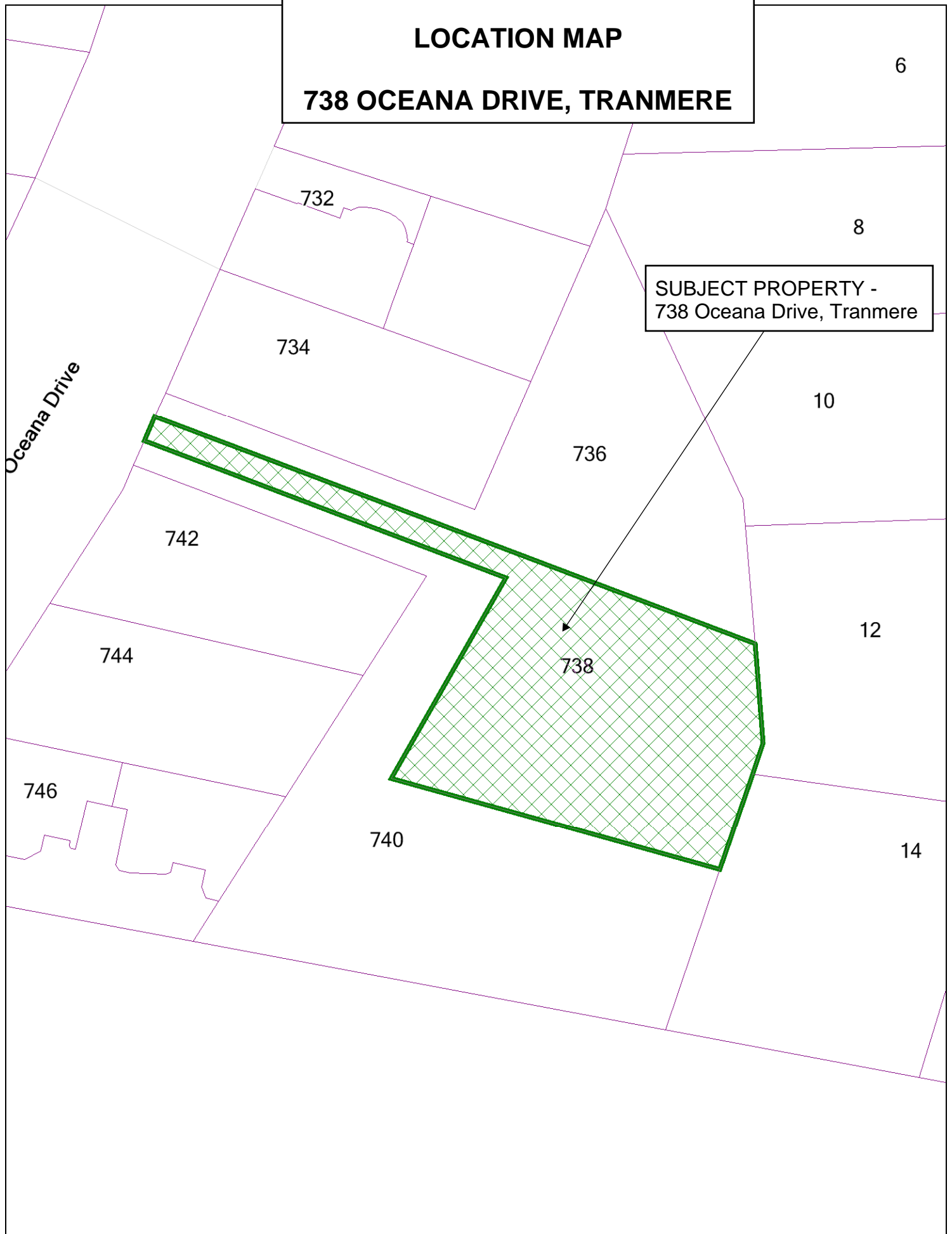
LOCATION MAP

738 OCEANA DRIVE, TRANMERE

ATTACHMENT 1

LOCATION MAP

738 OCEANA DRIVE, TRANMERE



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Amendments	
Date	Description

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Existing Site Plan

Proposal:	Multiple Dwellings	Scale: 1:300	Job No: 120-2017	Pg No: M.1
Client:	Lyden/Clifford/Geojim	Date: 18/07/17	Engineer:	
Address:	738 Oceana Drive, Tranmere 7018	Drawn: Jason	Building Surveyor:	

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Site Plan

Proposal:	Multiple Dwellings	Scale: 1:200	Job No: 120-2017	Pg No: M.2
Client:	Lyden/Clifford/Geojim	Date: 18/07/17	Engineer:	
Address:	738 Oceana Drive, Tranmere 7018	Drawn: Jason	Building Surveyor:	
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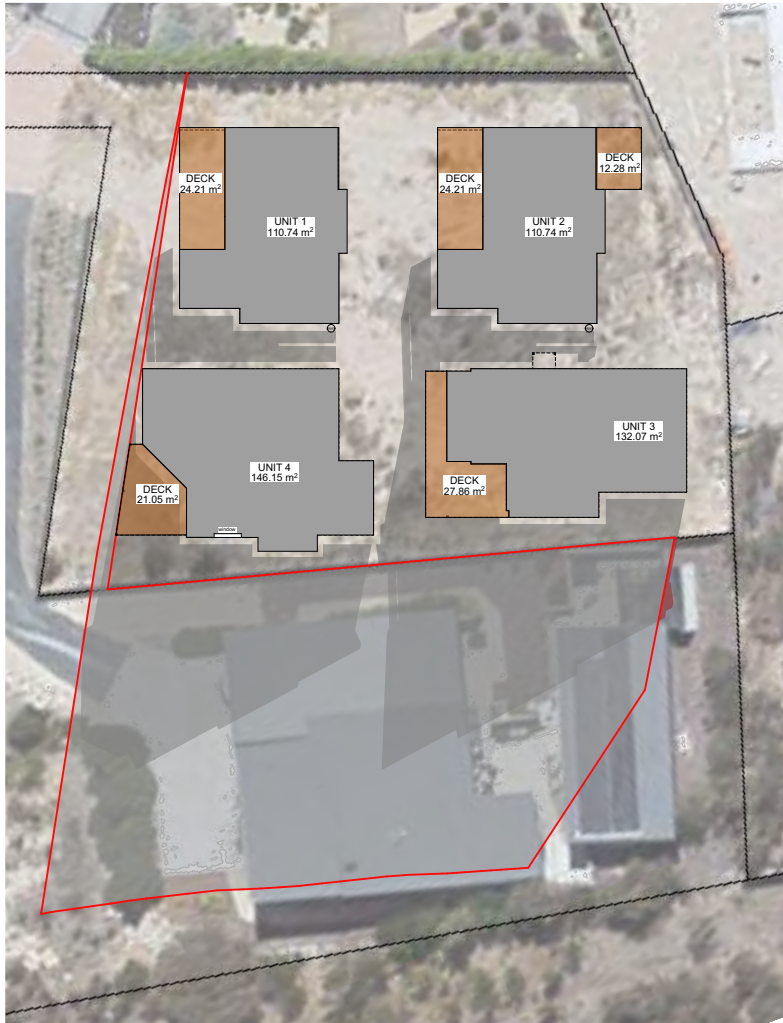


Landscaping Plan

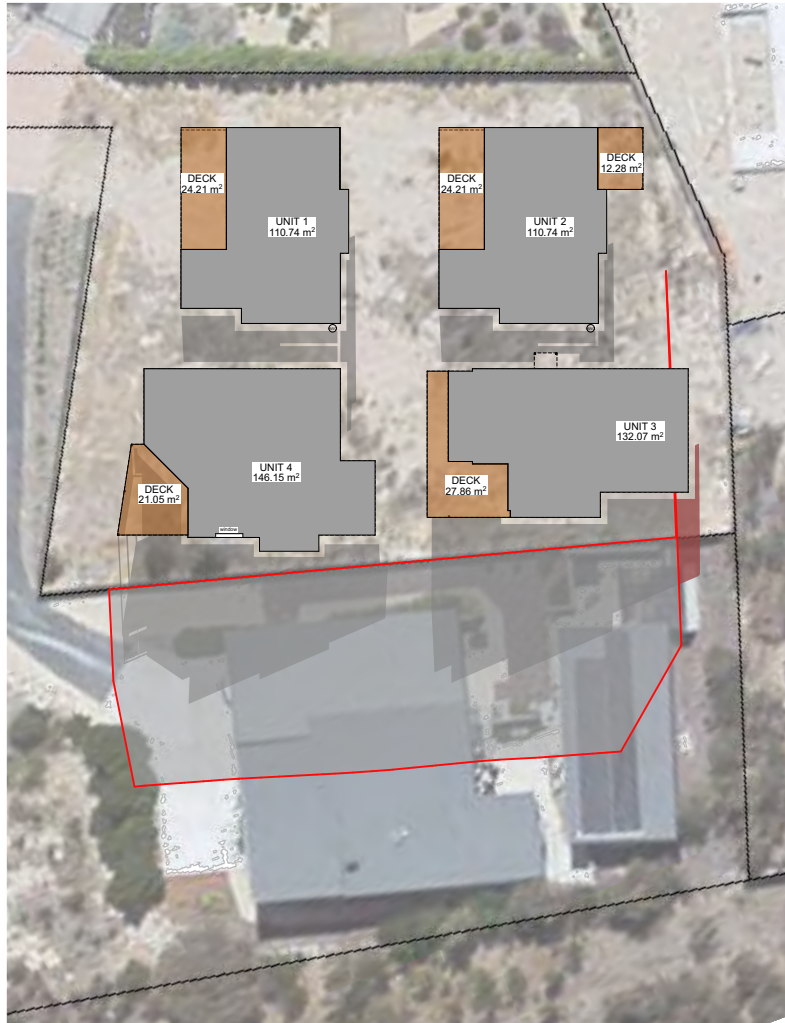


Shadows 21 Jun 0900




Shadows 1



Shadows 21 Jun 1000



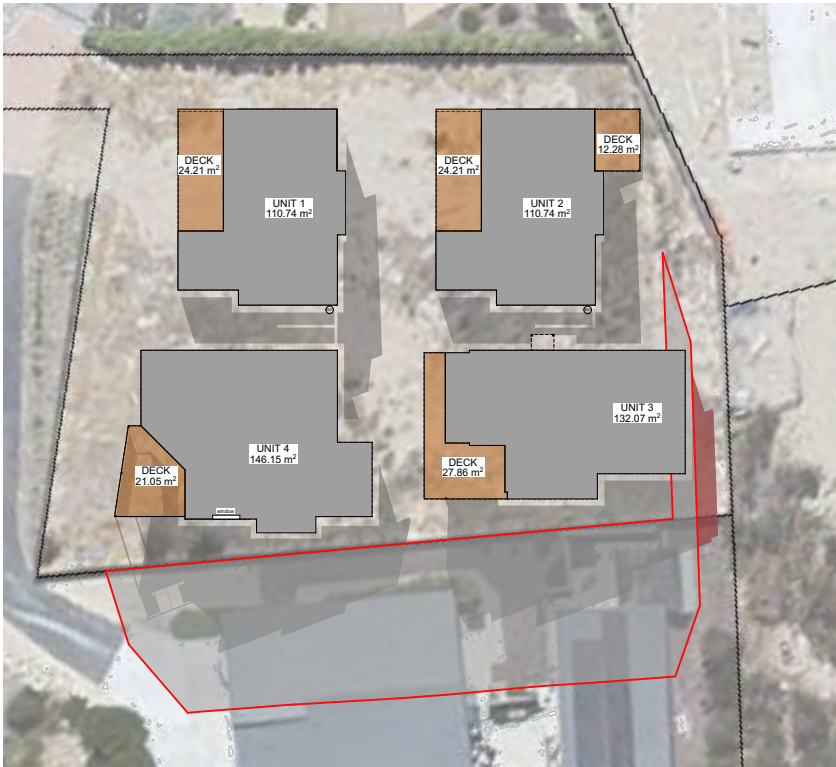
Shadows 21 Jun 1100

-  Additional shadow cast due to building area outside PD4 envelope
-  Shadows cast by proposed units
-  Shadows cast by PD4 envelope

Amendments	
Date	Description

Proposal:	Multiple Dwellings	Scale: NTS	Job No: 120-2017	Pg No: M.5
Client:	Lyden/Clifford/Geojim	Date: 18/07/17	Engineer:	
Address:	738 Oceana Drive, Tranmere 7018	Drawn: Jason	Building Surveyor:	
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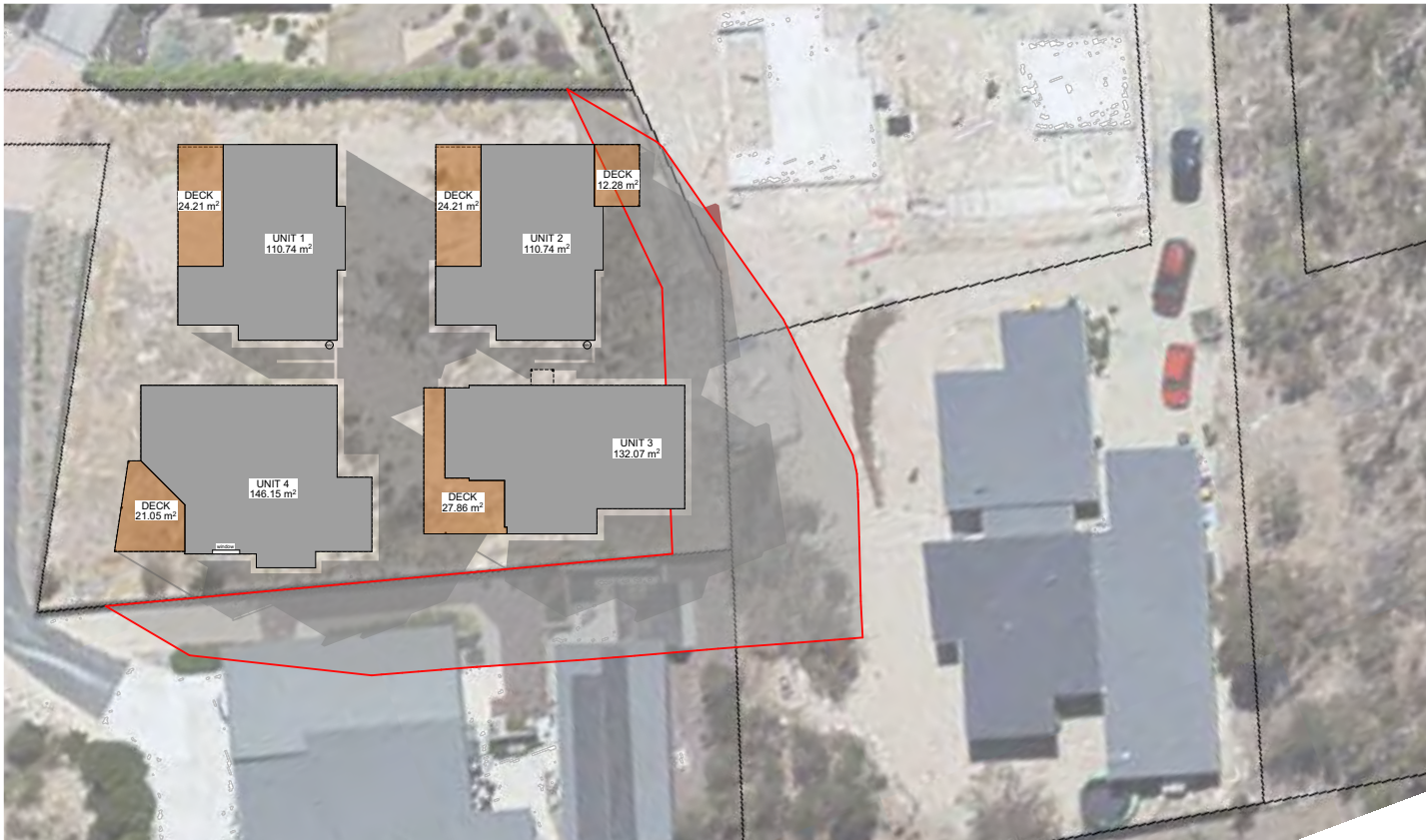
Shadows 21 Jun 1200






Shadows 21 Jun 1300



Shadows 21 Jun 1400



Shadows 21 Jun 1500

-  Additional shadow cast due to building area outside PD4 envelope
-  Shadows cast by proposed units
-  Shadows cast by PD4 envelope

Shadows 2

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Proposal:	Multiple Dwellings	Scale: NTS	Job No: 120-2017	Pg No: M.6
Client:	Lyden/Clifford/Geojim	Date: 18/07/17	Engineer:	
Address:	738 Oceana Drive, Tranmere 7018	Drawn: Jason	Building Surveyor:	
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Amendments	
Date	Description





SHADOWS @ 0900 ON JUNE 21st
SCALE: 1:250



SHADOWS @ 1500 ON JUNE 21st
SCALE: 1:250



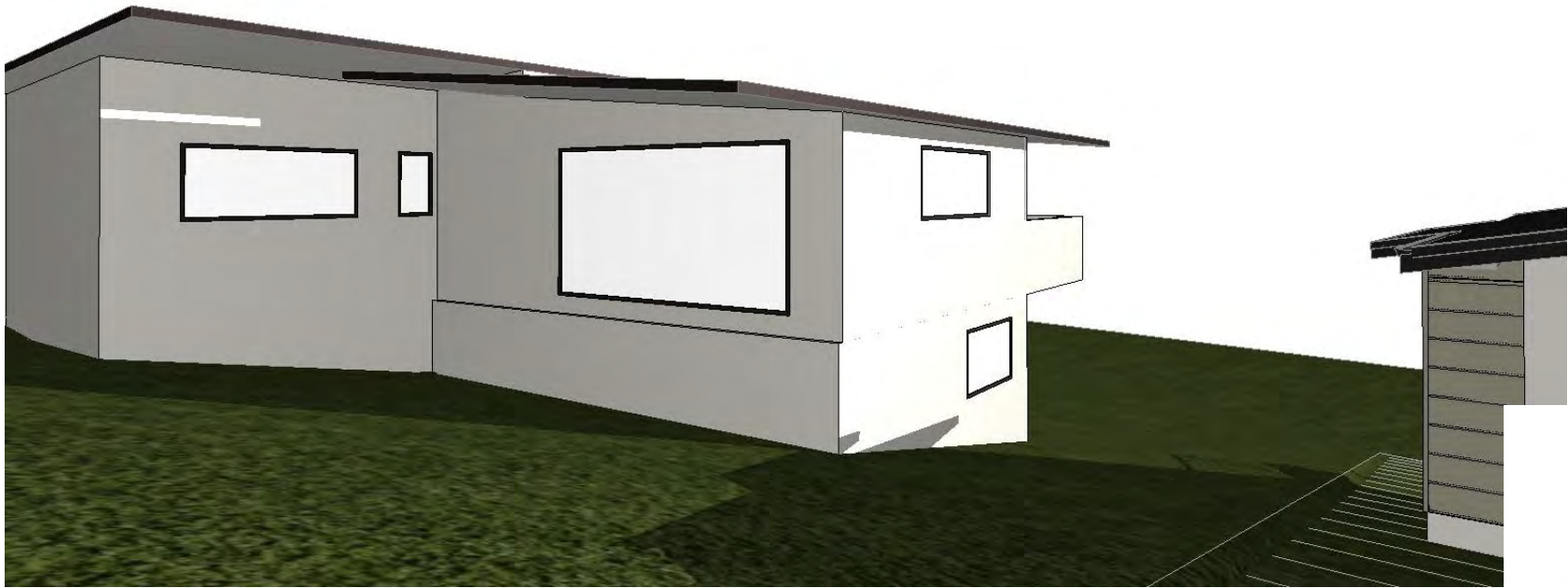
SHADOWS @ 1200 ON JUNE 21st
SCALE: 1:250

Shadows 3

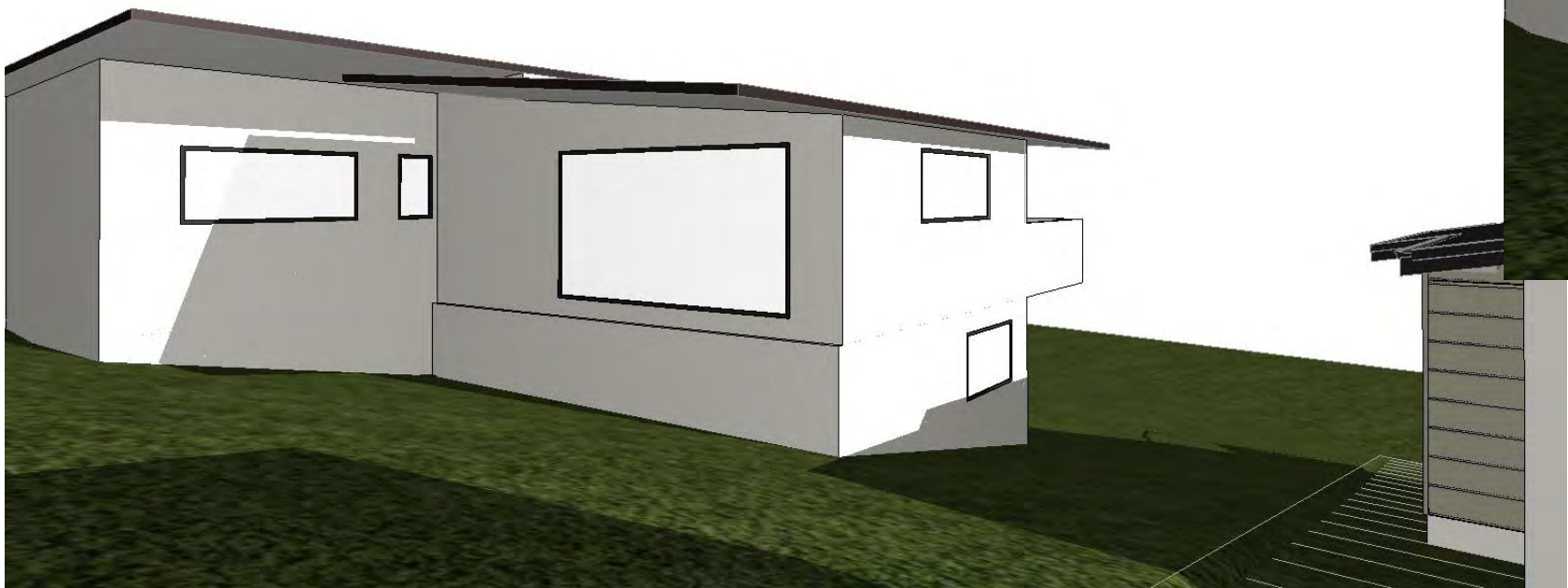
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Client:	Lyden/Clifford/Geojim	Date: 18/07/17	Engineer:	
Address:	738 Oceana Drive, Tranmere 7018	Drawn: Jason	Building Surveyor:	
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Amendments	
Date	Description

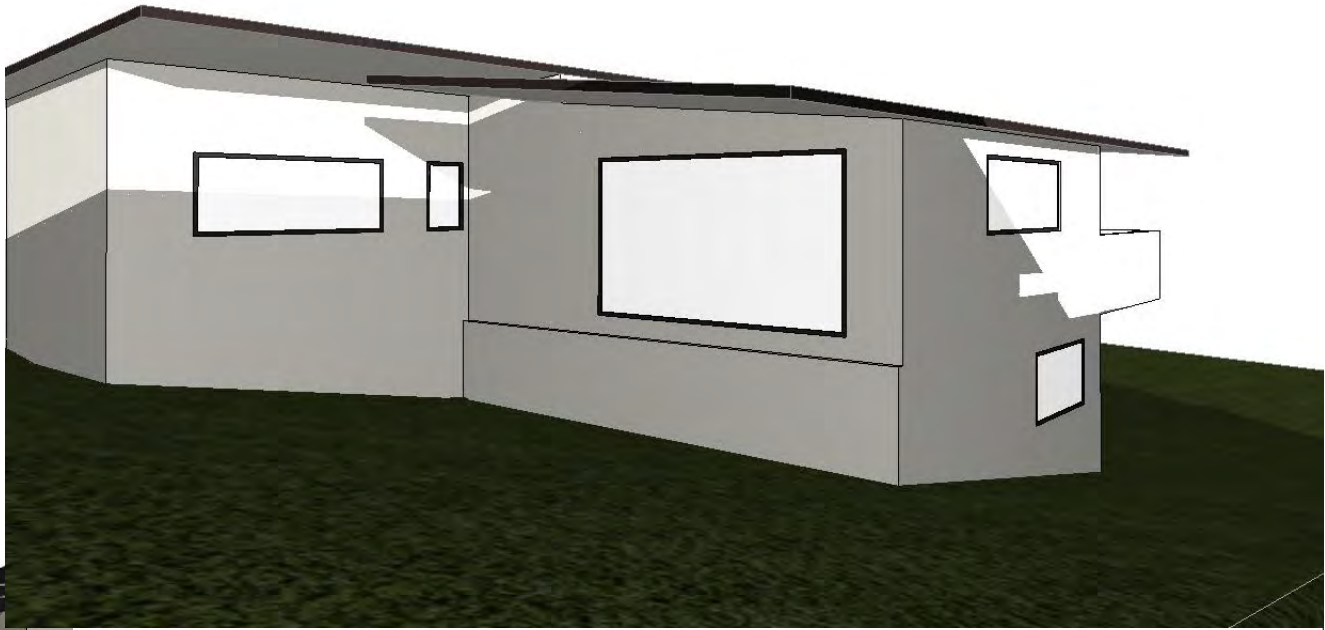




SHADOWS @ 1500 ON JUNE 21st
SCALE: 1:250



SHADOWS @ 1200 ON JUNE 21st
SCALE: 1:250



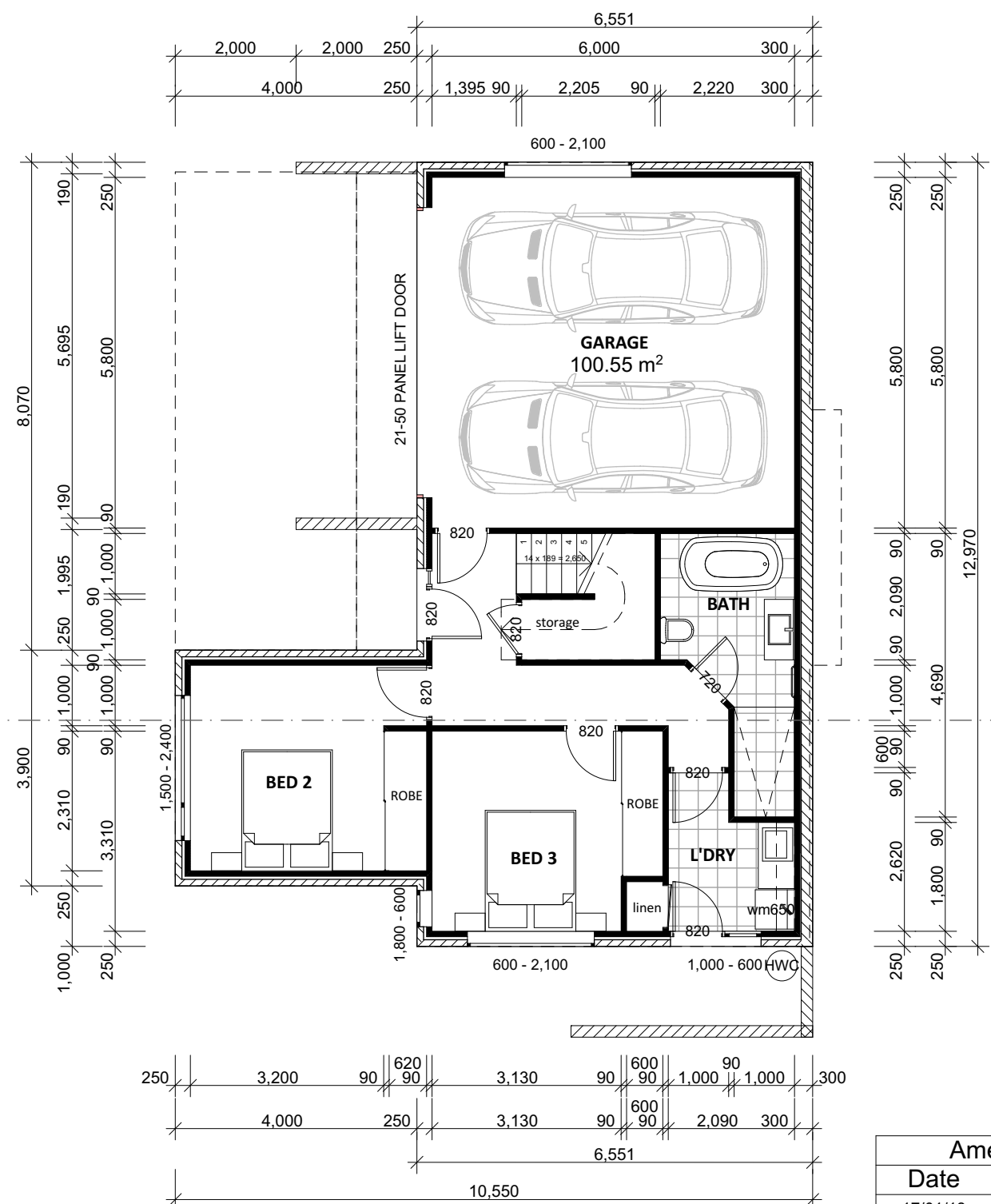
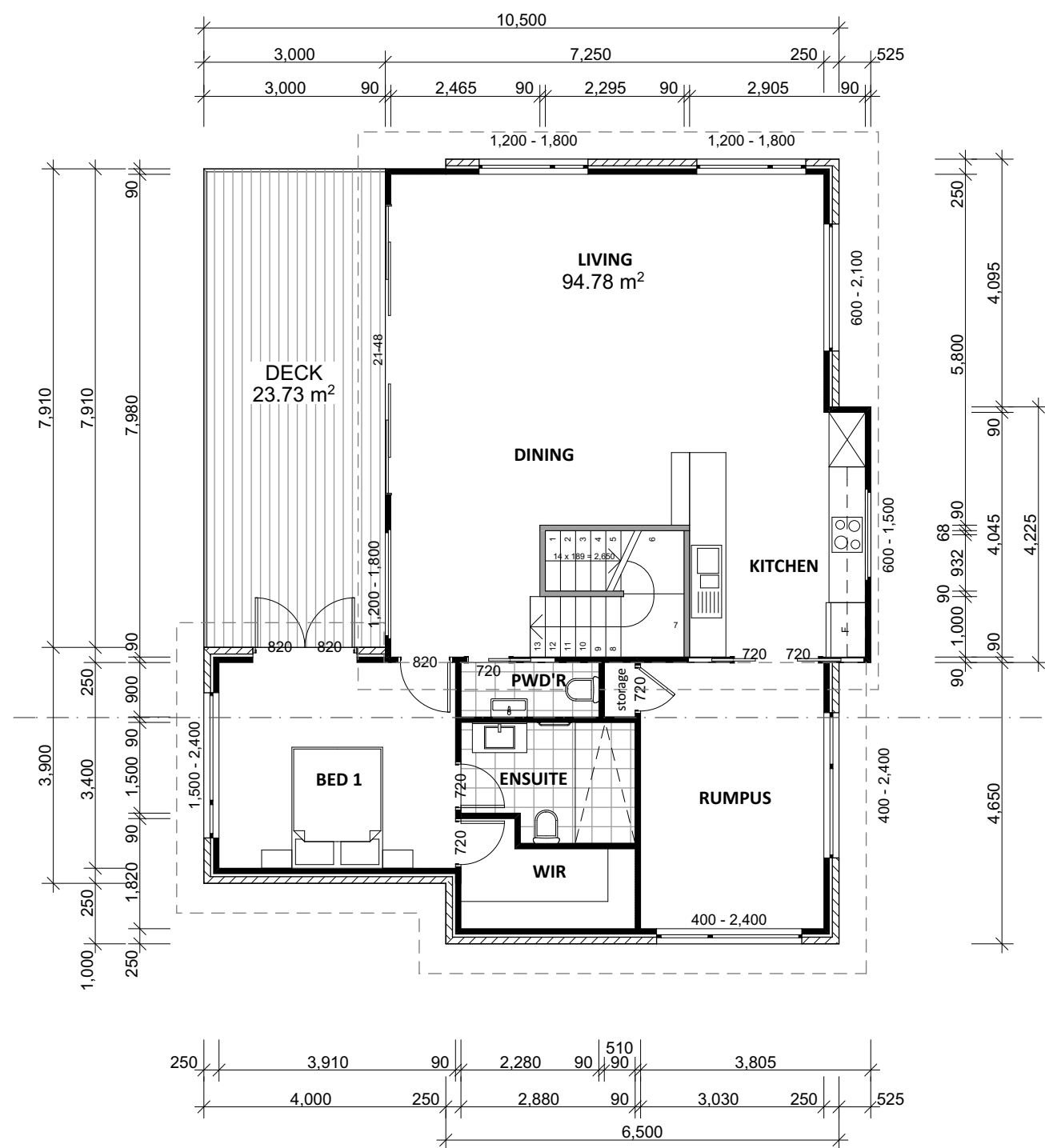
SHADOWS @ 0900 ON JUNE 21st
SCALE: 1:250

Shadows 4

Proposal:	Multiple Dwellings	Scale: NTS	Job No: 120-2017	Pg No: M.8
Client:	Lyden/Clifford/Geojim	Date: 18/07/17	Engineer:	
Address:	738 Oceana Drive, Tranmere 7018	Drawn: Jason	Building Surveyor:	
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Amendments	
Date	Description





<u>Floor Areas</u>	
Lower Floor	100.55 sqm
Upper Floor	94.78 sqm
Total	195.33 sqm
Deck	23.73 sqm

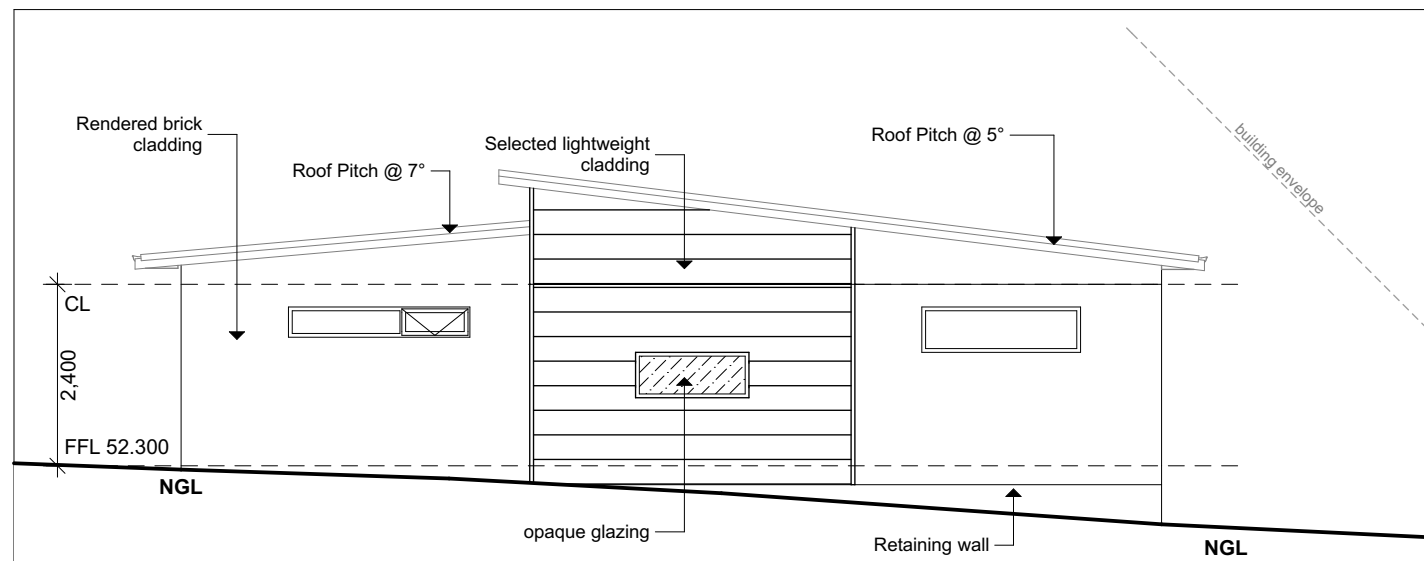
Unit 1 - Floor Plan

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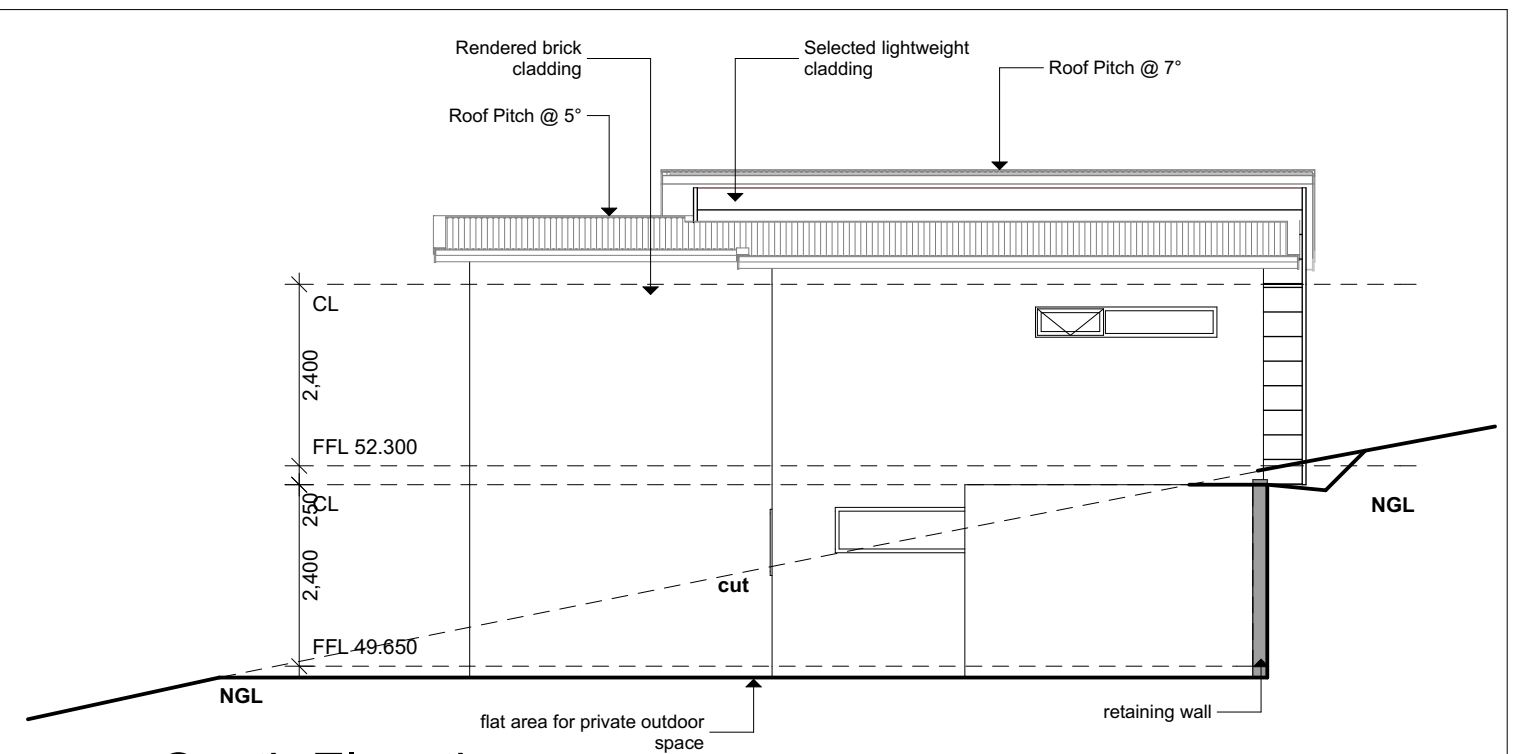
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Client:	Lyden/Clifford/Geojim	Date: 18/10/2017	Engineer:	
Address:	738 Oceana Drive, Tranmere	Drawn: Jason	Building Surveyor:	

Amendments	
Date	Description
17/01/18	COUNCIL REVISIONS
7	

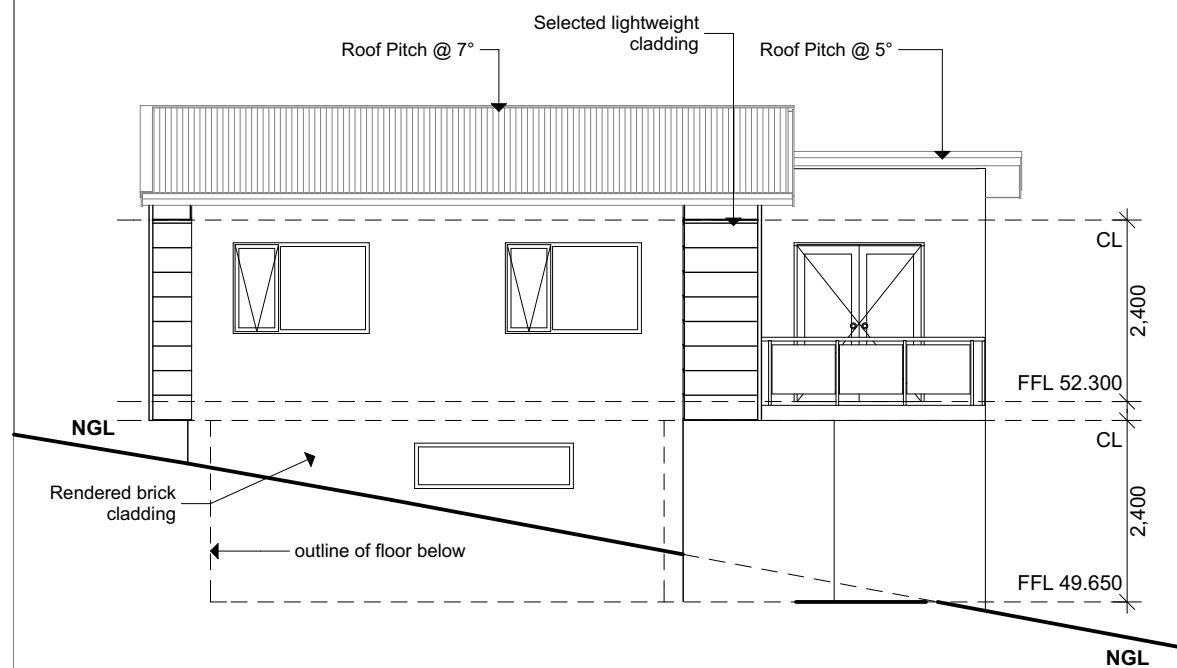




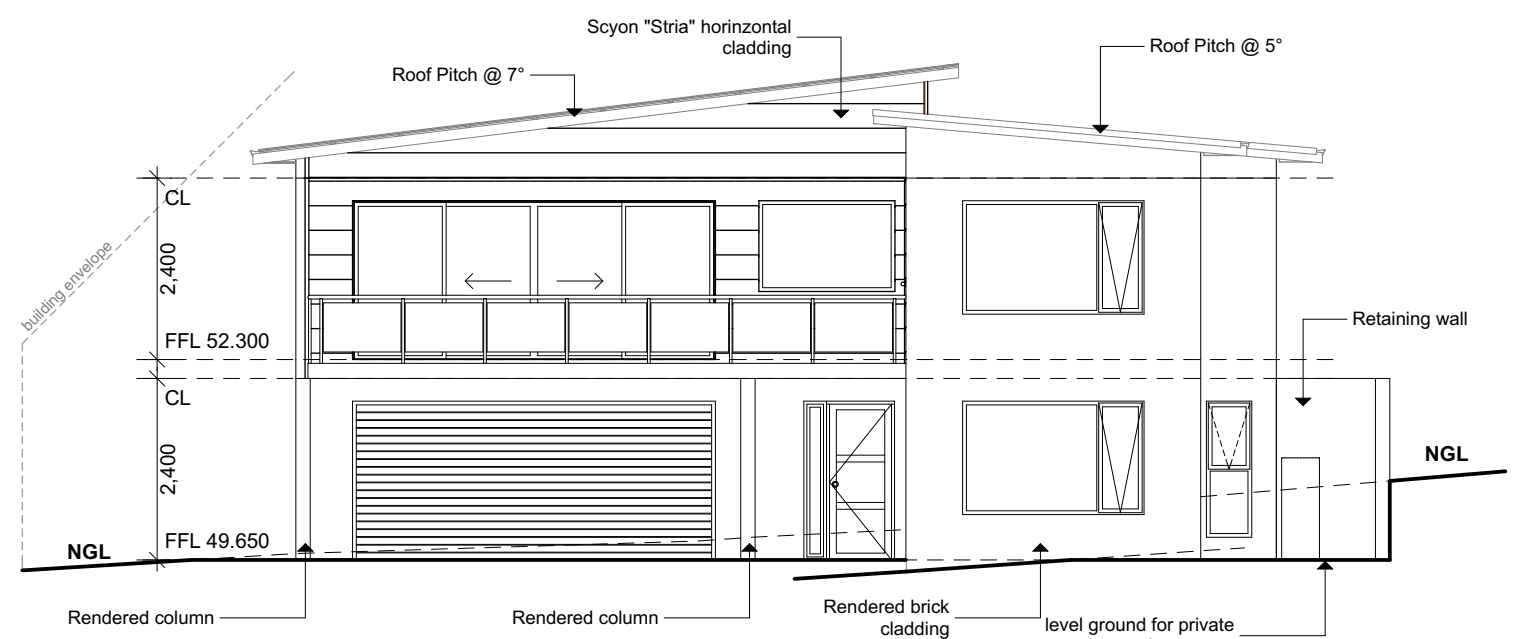
East Elevation



South Elevation



North Elevation



West Elevation

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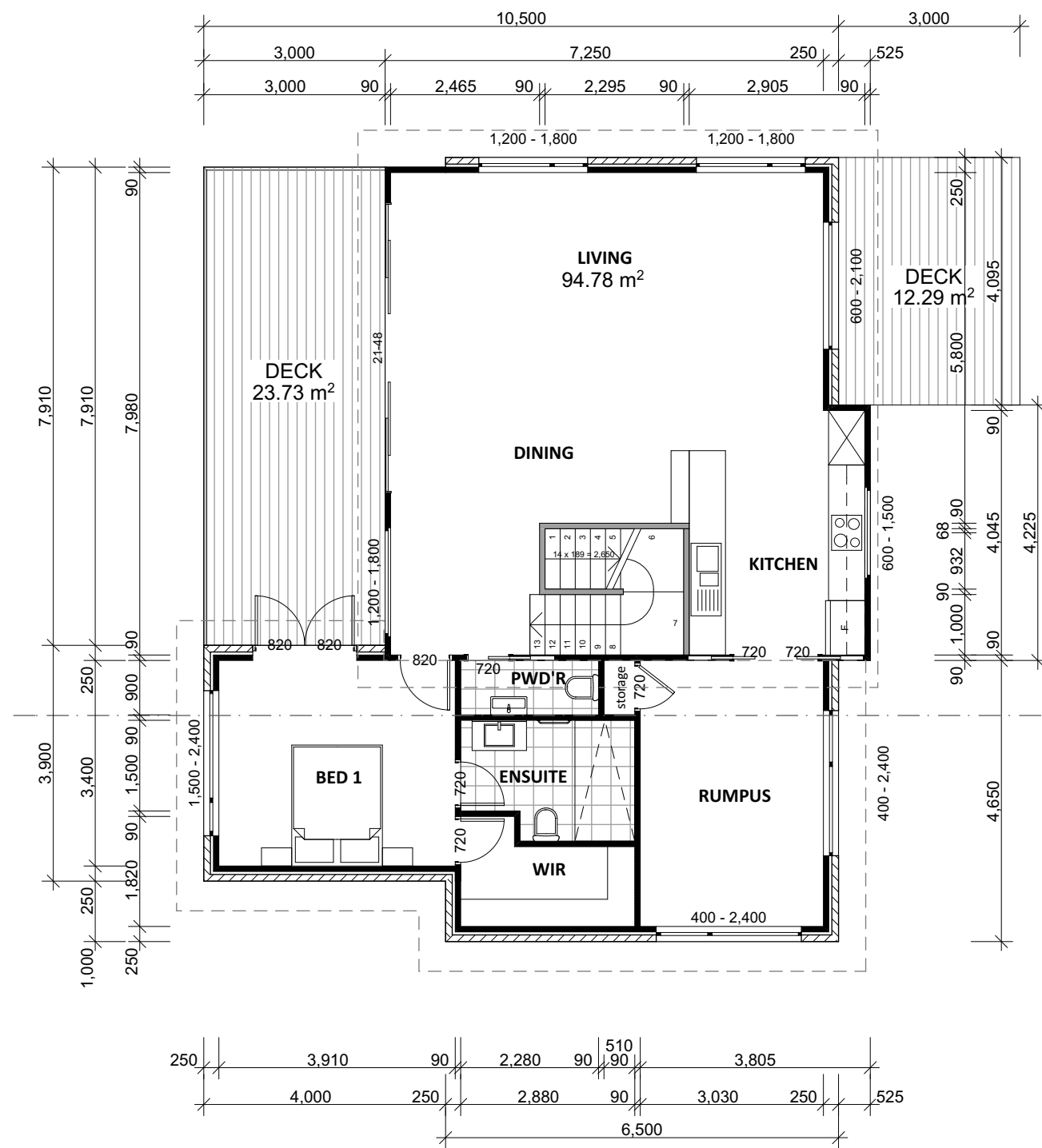
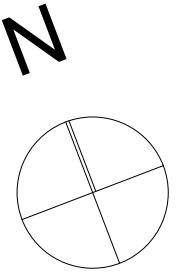
Proposal:	Unit Development	Scale: 1:100	Job No: 120-2017	Pg No: U1.2
Client:	Lyden/Clifford/Geojim	Date: 18/10/2017	Engineer:	
Address:	738 Oceana Drive, Tranmere	Drawn: Jason	Building Surveyor:	

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Amendments	
Date	Description
17/01/18	COUNCIL REVISIONS



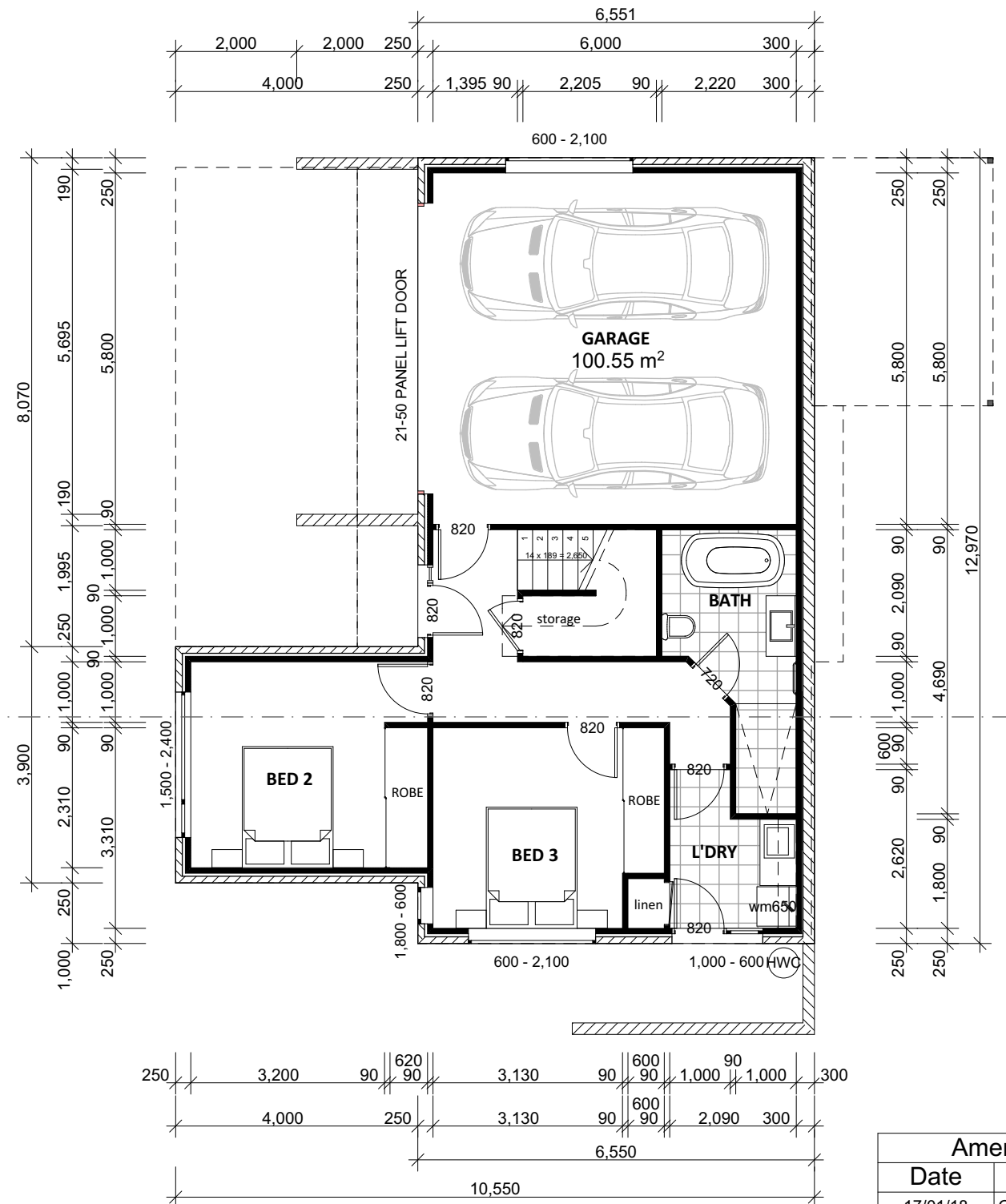
Unit 1 - Elevations



UPPER FLOOR PLAN

Floor Areas	
Lower Floor	100.55 sqm
Upper Floor	94.78 sqm
Total	195.33 sqm
Deck	23.73 sqm
Deck	12.29 sqm

Unit 2 - Floor Plan



LOWER FLOOR PLAN

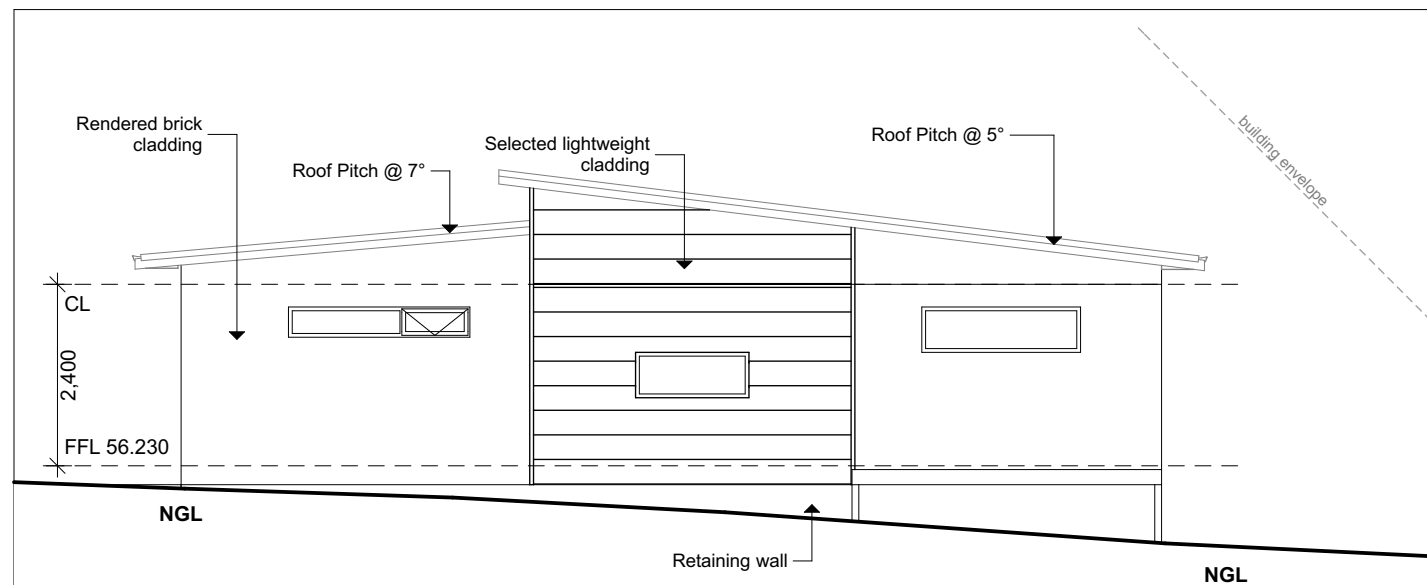
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Proposal:	Unit Development	Scale: 1:100	Job No: 120-2017	Pg No: U2.1
Client:	Lyden/Clifford/Geojim	Date: 18/10/2017	Engineer:	
Address:	738 Oceana Drive, Tranmere	Drawn: Jason	Building Surveyor:	

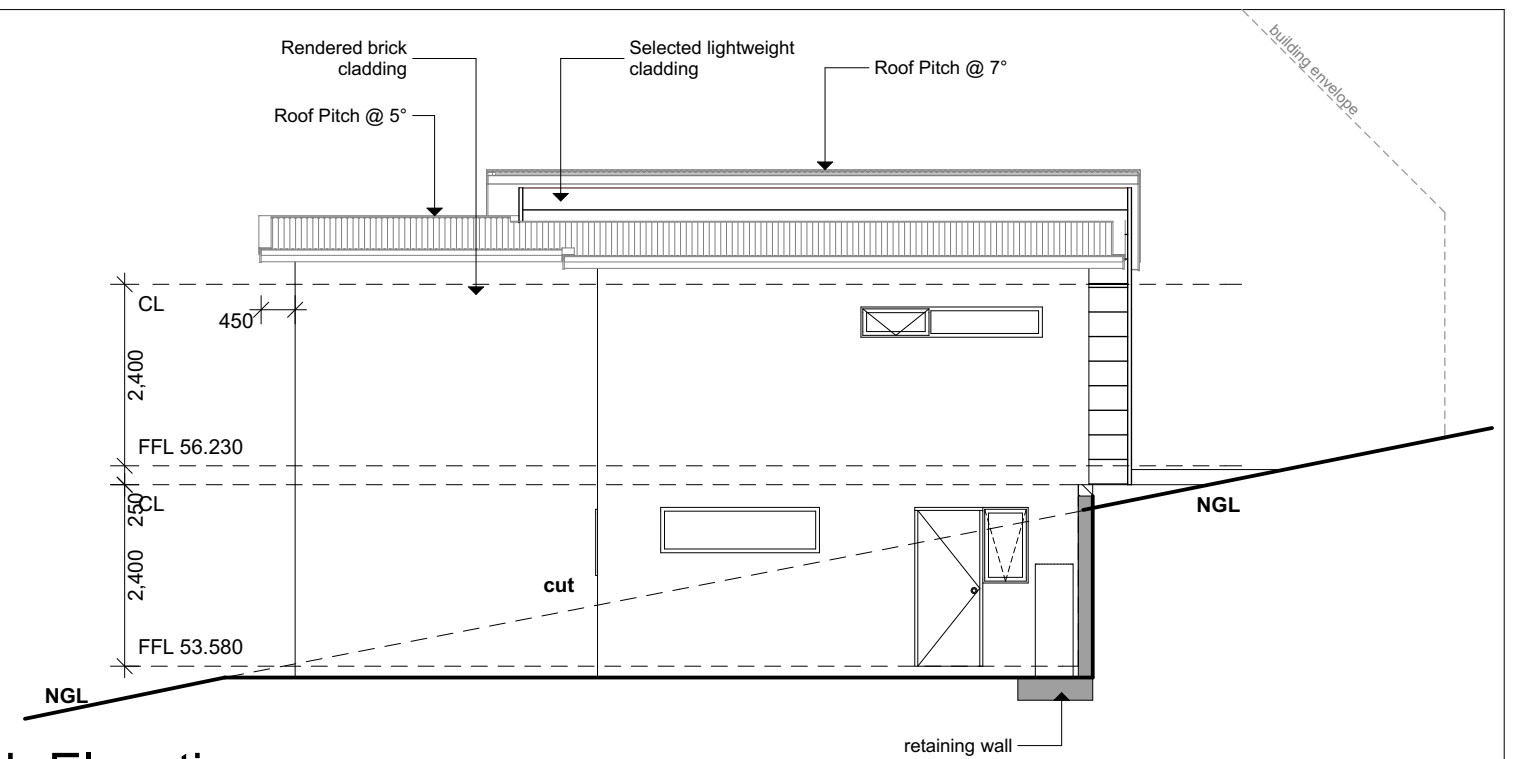
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Amendments	
Date	Description
17/01/18	COUNCIL REVISIONS

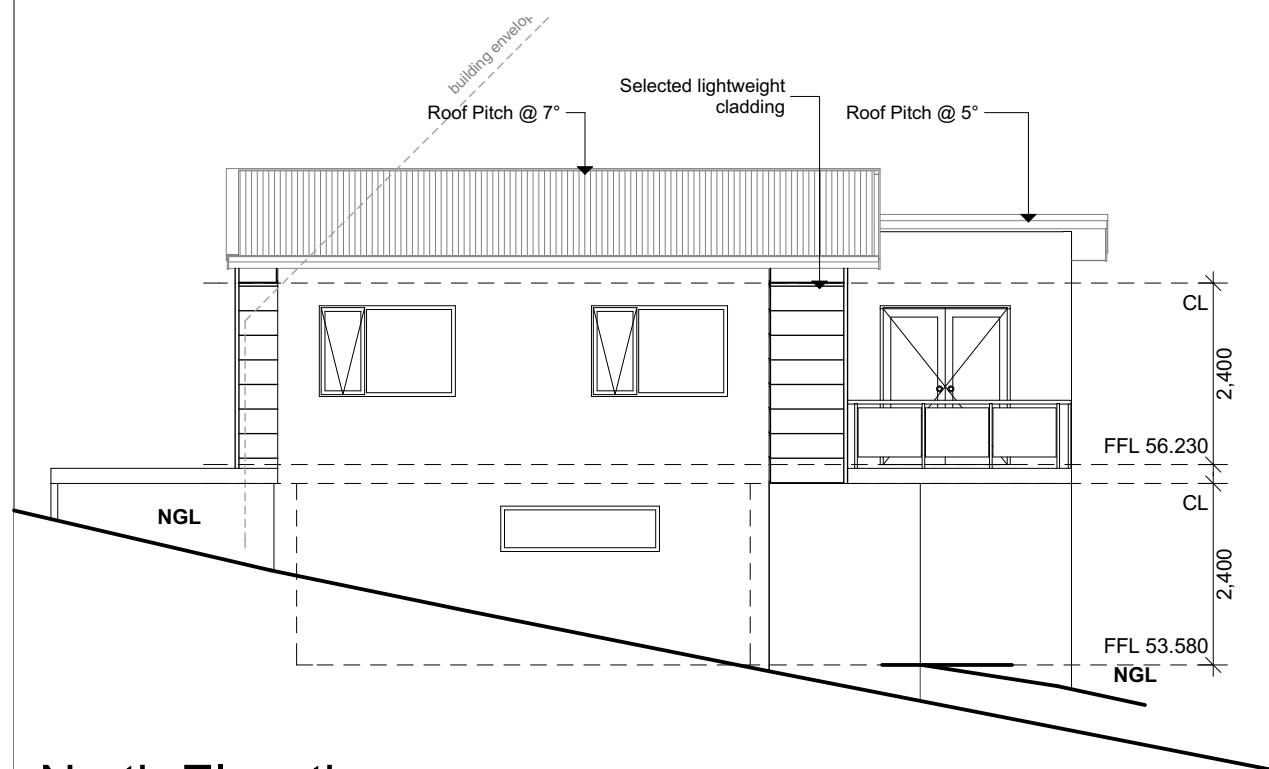




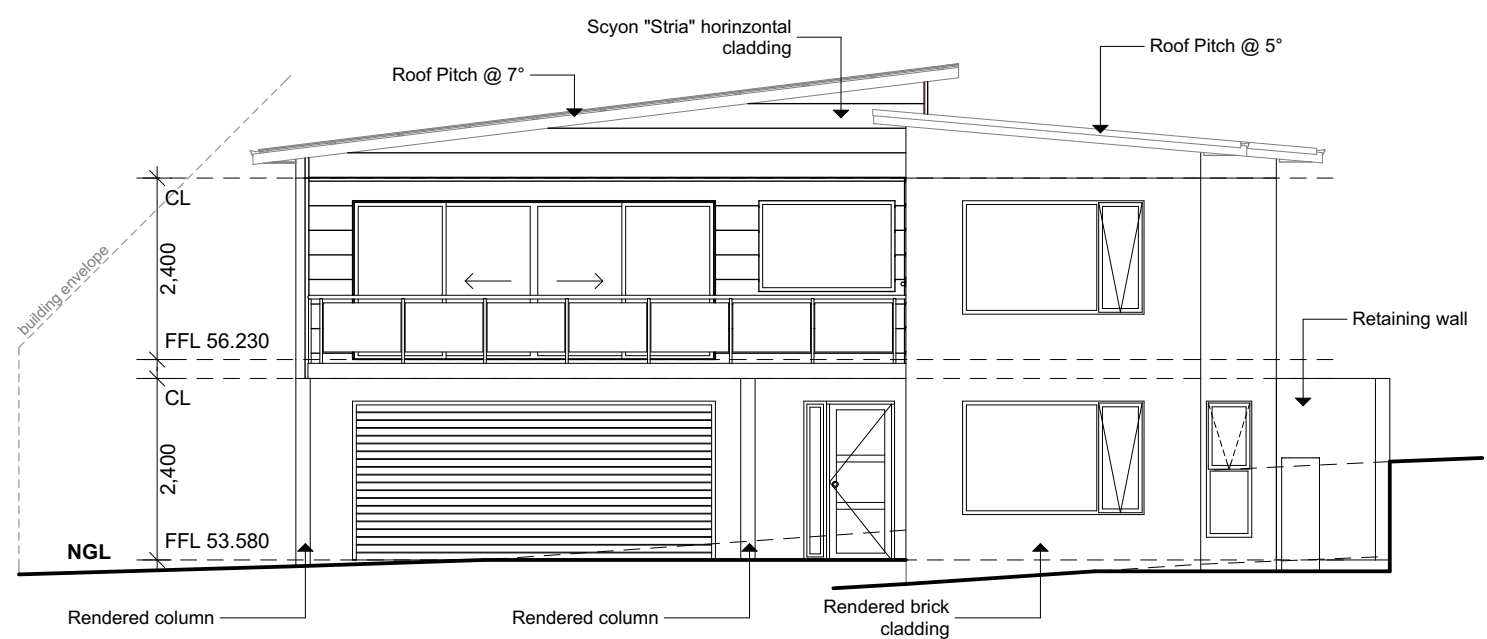
East Elevation



South Elevation



North Elevation



West Elevation

Amendments	
Date	Description
17/01/18	COUNCIL REVISIONS

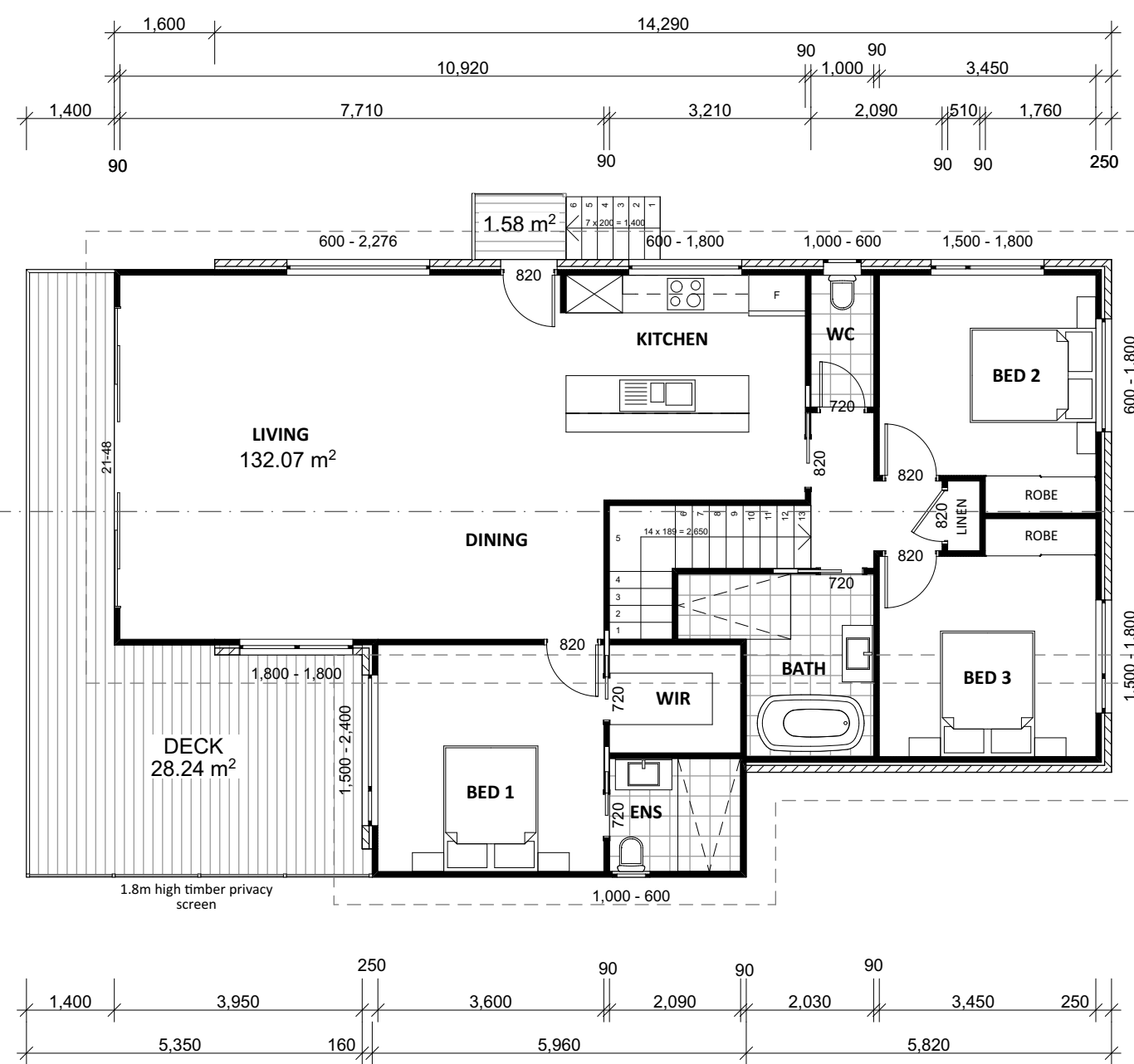
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Proposal:	Unit Development	Scale: 1:100	Job No: 120-2017	Pg No: U2.2
Client:	Lyden/Clifford/Geojim	Date: 18/10/2017	Engineer:	
Address:	738 Oceana Drive, Tranmere	Drawn: Jason	Building Surveyor:	

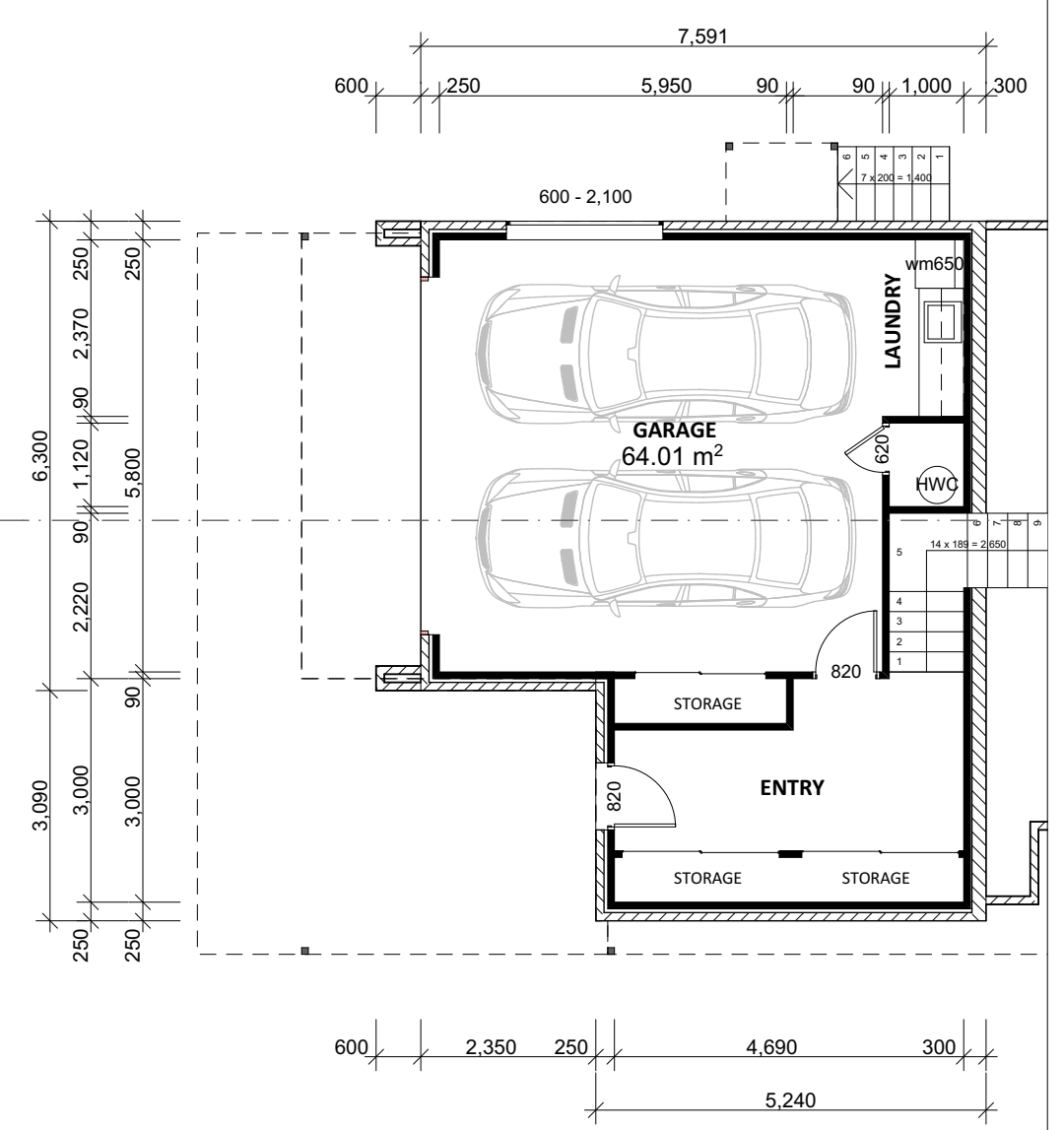
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Unit 2 - Elevations



UPPER FLOOR PLAN



LOWER FLOOR PLAN

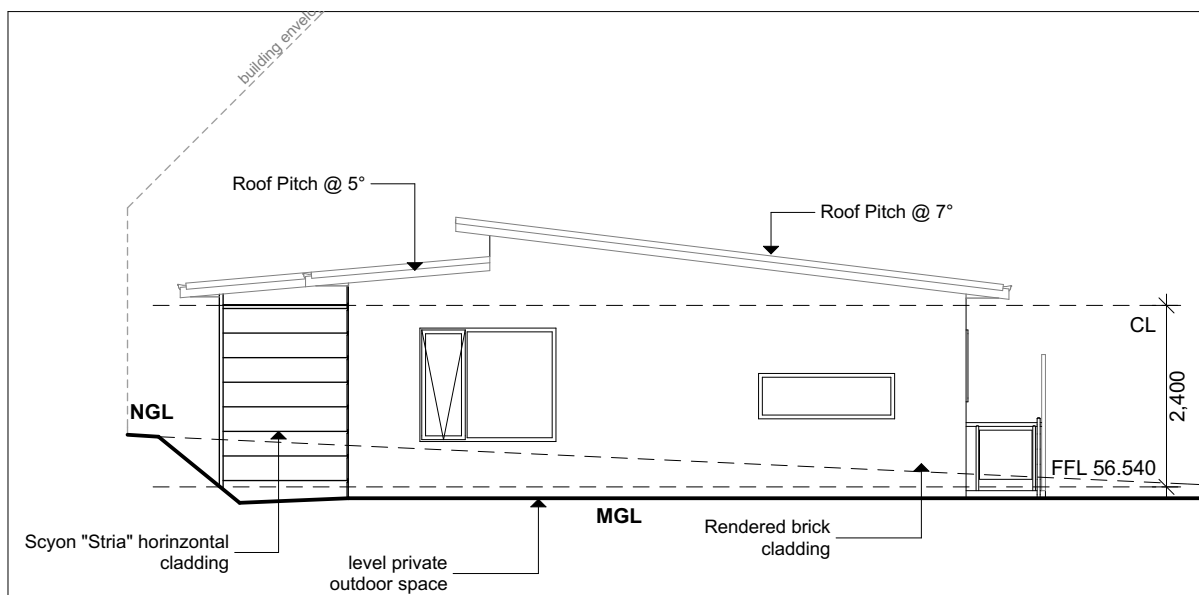
Floor Areas	
Lower Floor	64.01 sqm
Upper Floor	132.07 sqm
Total	196.08 sqm
Deck	28.24 sqm

Unit 3 - Floor Plan

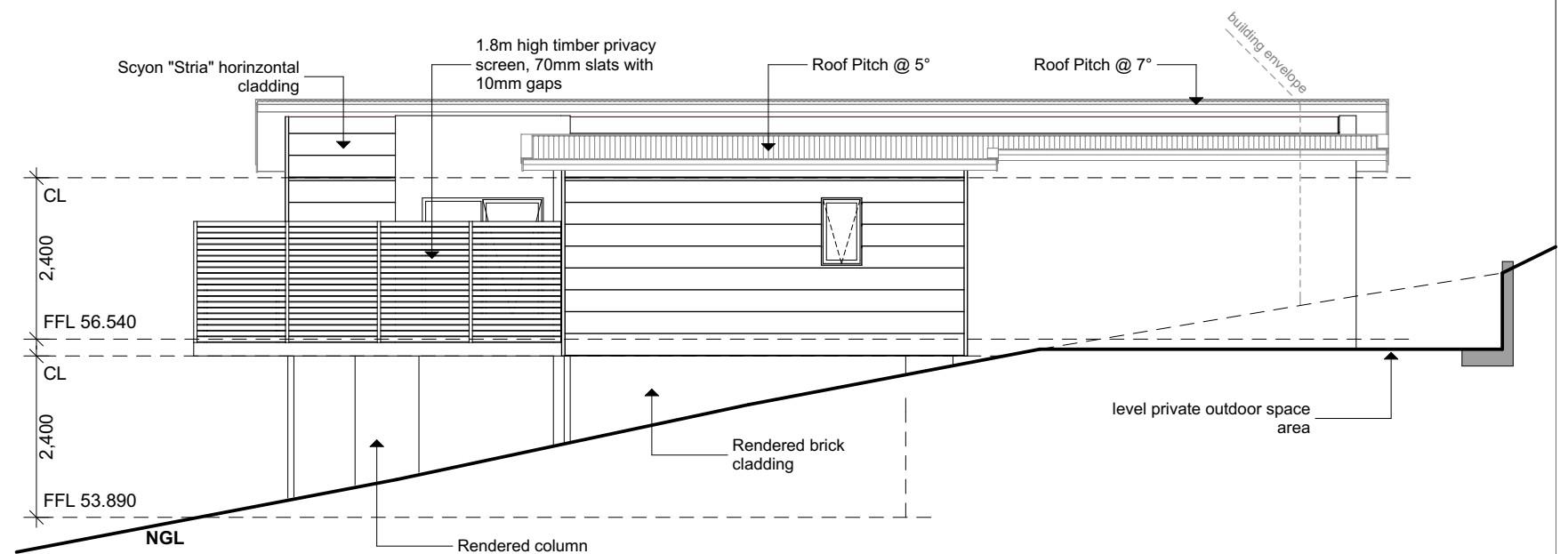
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Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 120-2017	Pg No: U3.1
Client:	Lyden/Clifford/Geojim	Date: 18/10/17	Engineer:	
Address:	738 Oceana Drive, Tranmere	Drawn: Jason	Building Surveyor:	
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Amendments	
Date	Description
17/01/18	COUNCIL REVISIONS

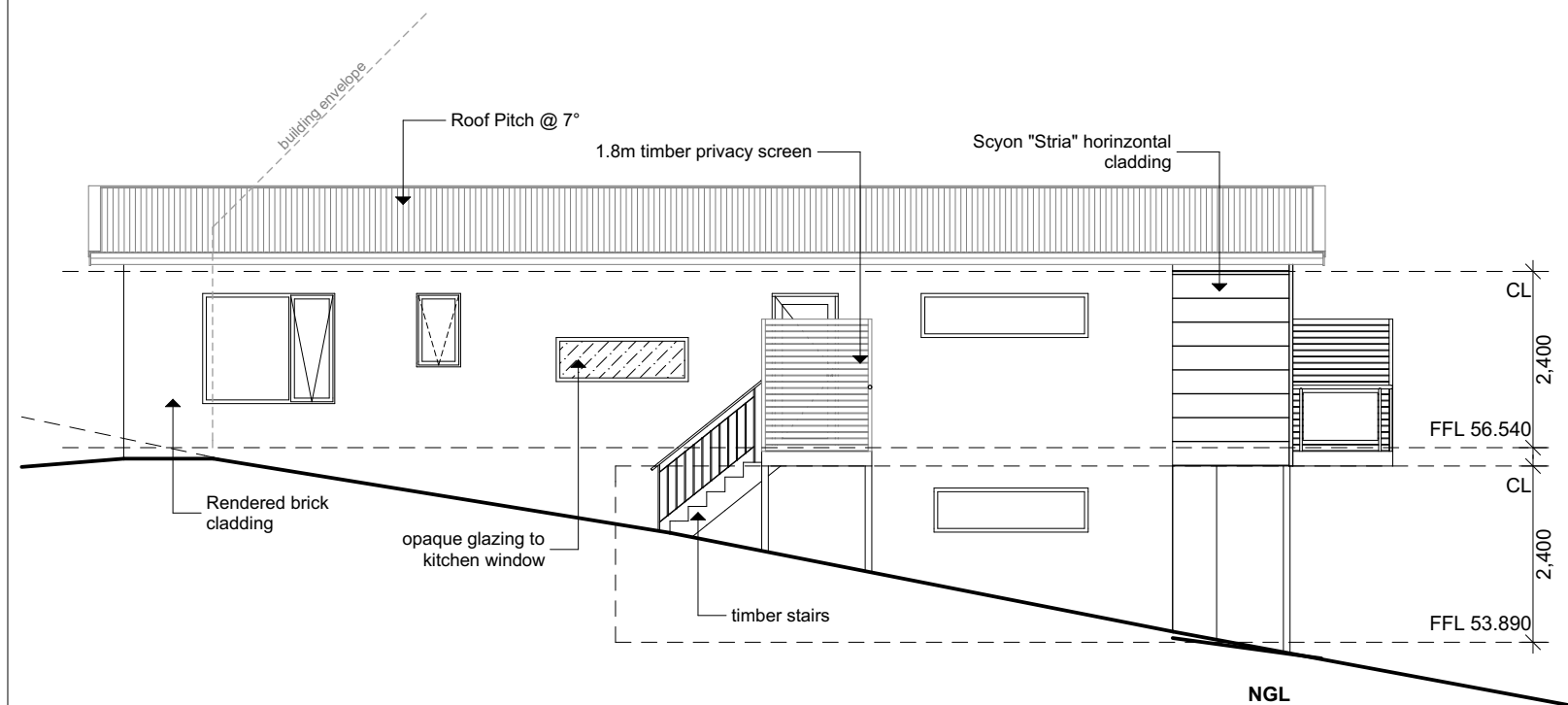




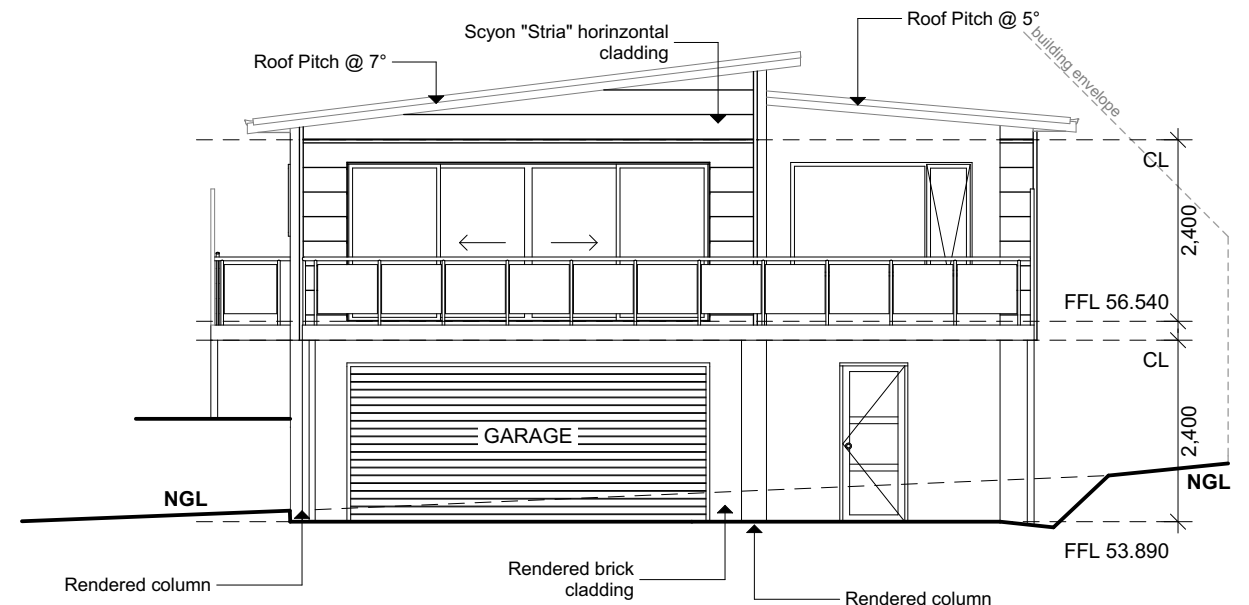
East Elevation



South Elevation



North Elevation



West Elevation

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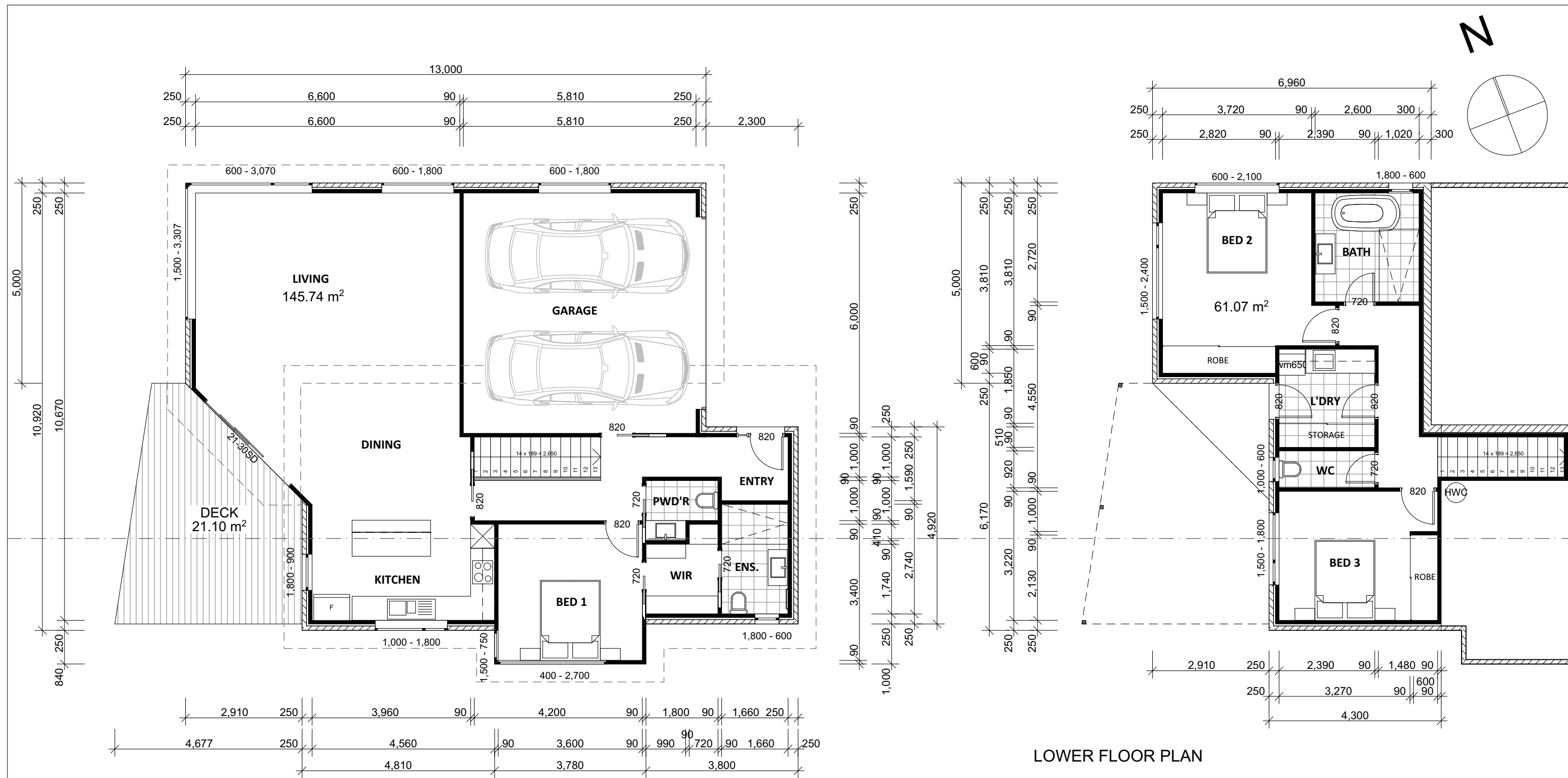
Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 120-2017	Pg No: U3.2
Client:	Lyden/Clifford/Geojim	Date: 18/10/17	Engineer:	
Address:	738 Oceana Drive, Tranmere	Drawn: Jason	Building Surveyor:	

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Amendments	
Date	Description
17/01/18	COUNCIL REVISIONS



Unit 3 - Elevations



UPPER FLOOR PLAN

LOWER FLOOR PLAN

Floor Areas	
Lower Floor	61.07 sqm
Upper Floor	145.74 sqm
Total	206.81 sqm
Deck	21.10 sqm

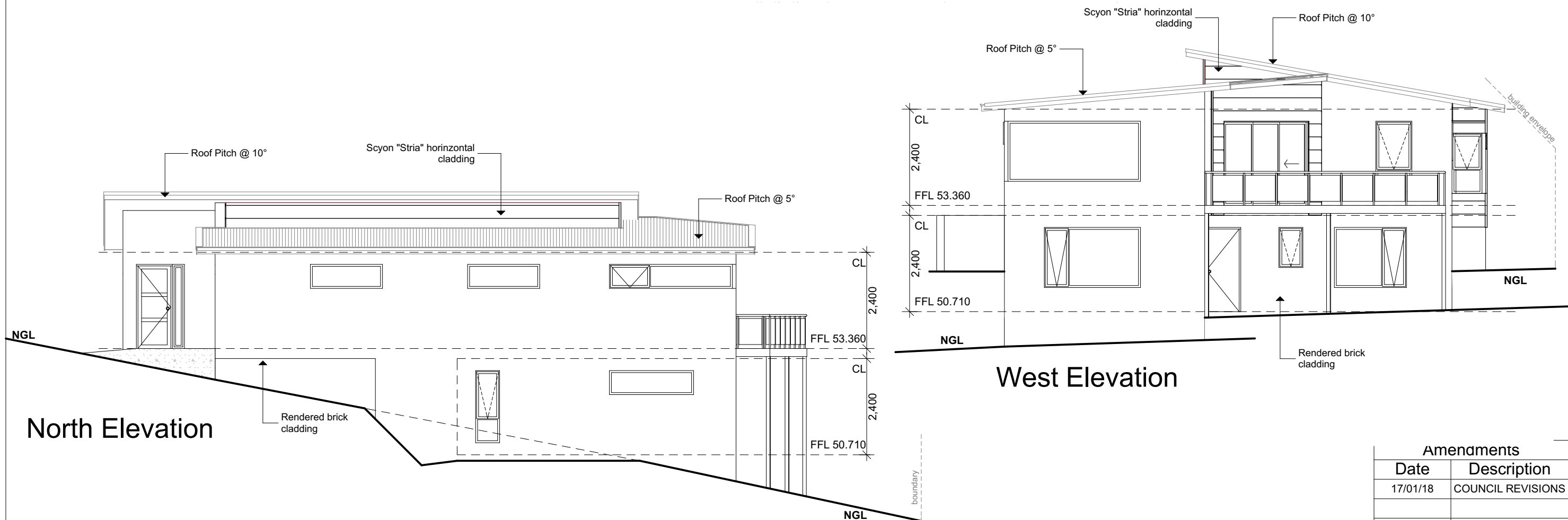
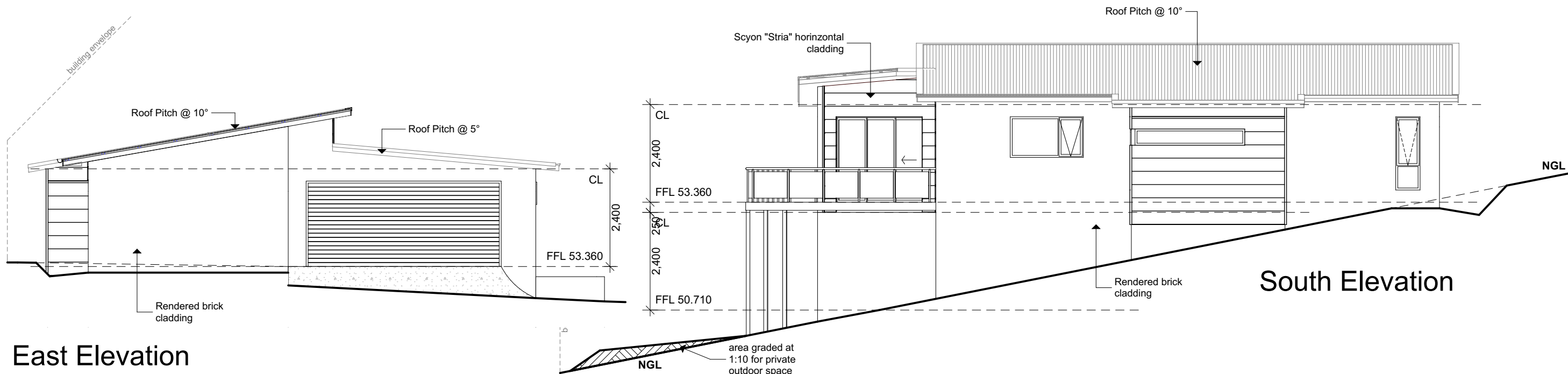
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Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 120-2017	Pg No: U4.1
Client:	Lyden/Clifford/Geojim	Date: 18/10/17	Engineer:	
Address:	738 Oceana Drive, Tranmere	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description
17/01/18	COUNCIL REVISIONS



Unit 4 - Floor Plan



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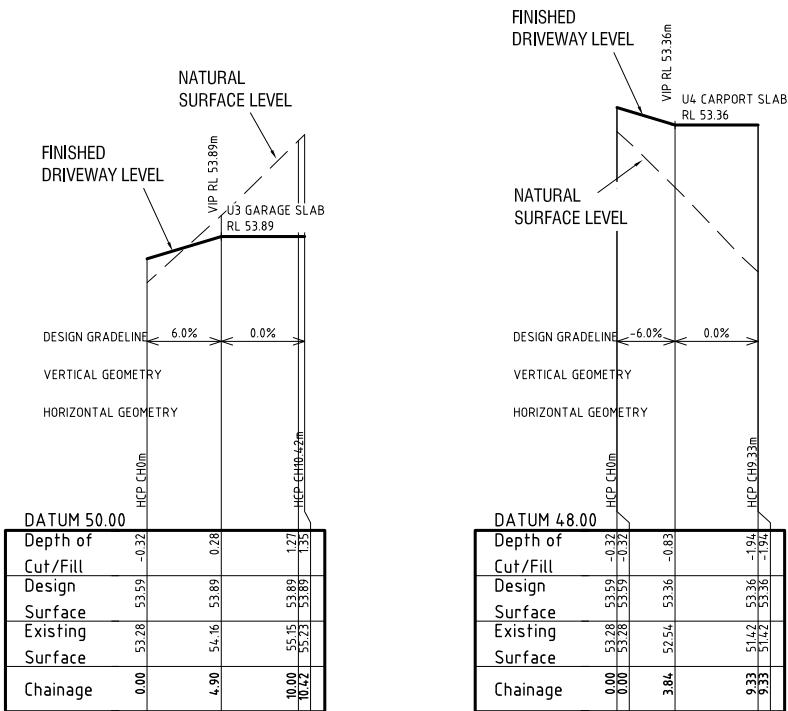
Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 120-2017	Pg No: U4.2
Client:	Lyden/Clifford/Geojim	Date: 18/10/17	Engineer:	
Address:	738 Oceana Drive, Tranmere	Drawn: Jason	Building Surveyor:	

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

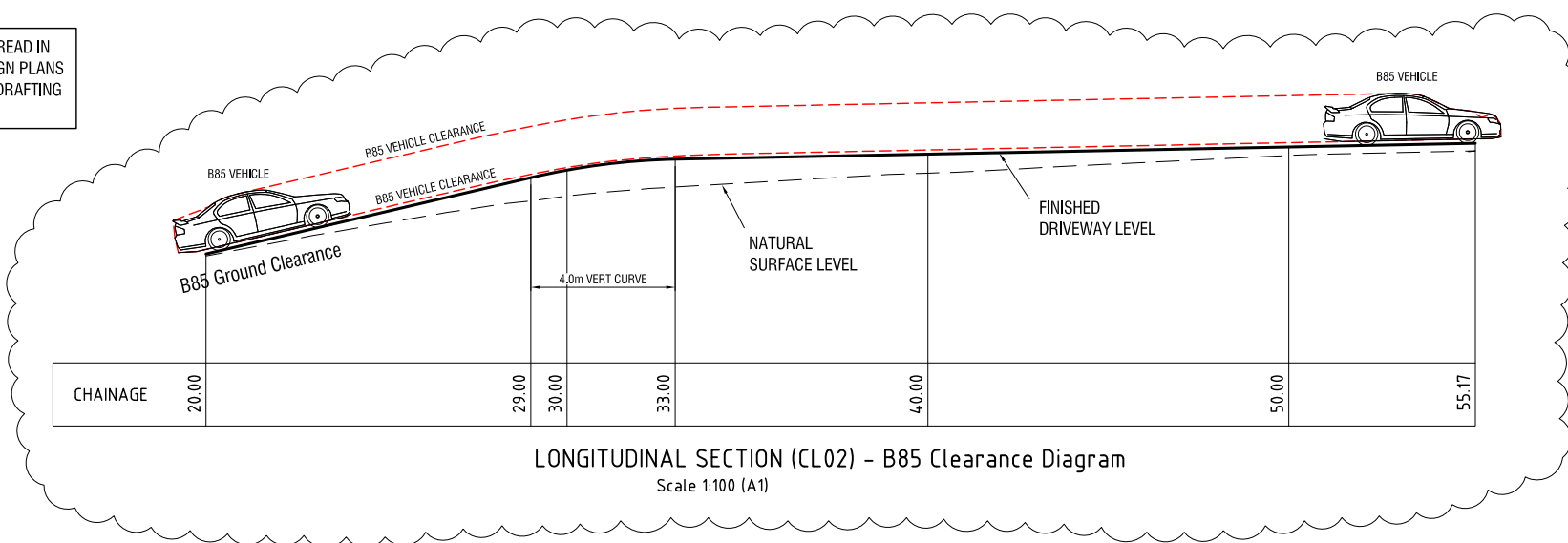
Amendments	
Date	Description
17/01/18	COUNCIL REVISIONS



Unit 4 - Elevations



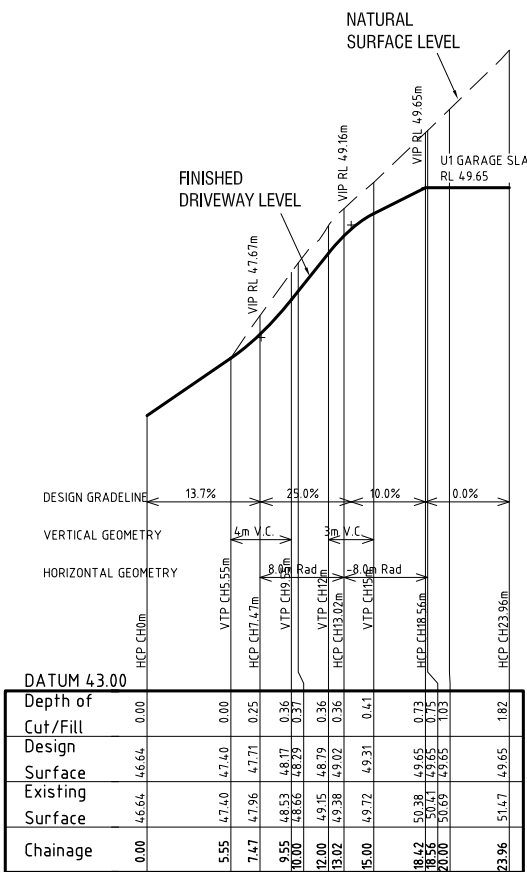
THESE DRAWINGS TO BE READ IN CONJUNCTION WITH DESIGN PLANS PREPARED BY PINNACLE DRAFTING & DESIGN



LONGITUDINAL SECTION - CL05

Horizontal scale 1:250

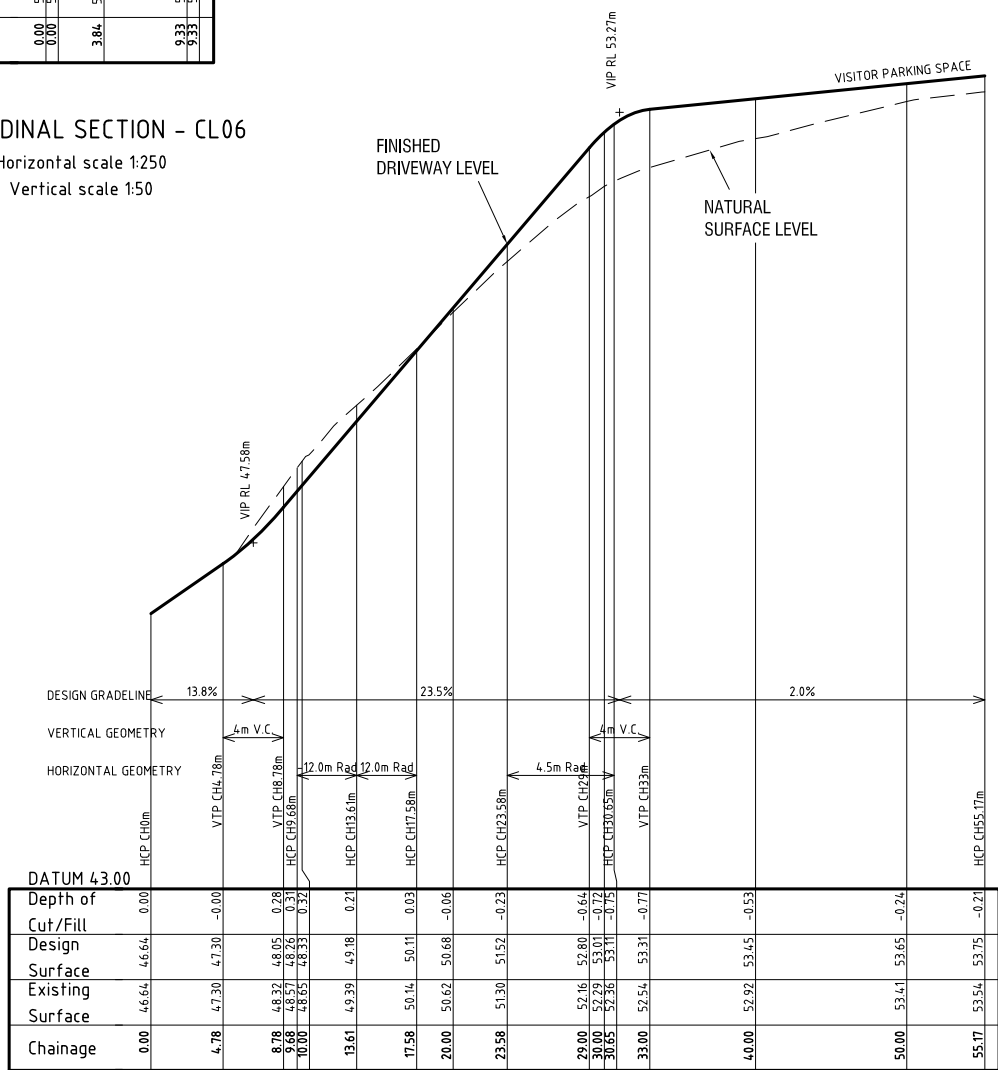
Vertical scale 1:50



LONGITUDINAL SECTION - CL06

Horizontal scale 1:250

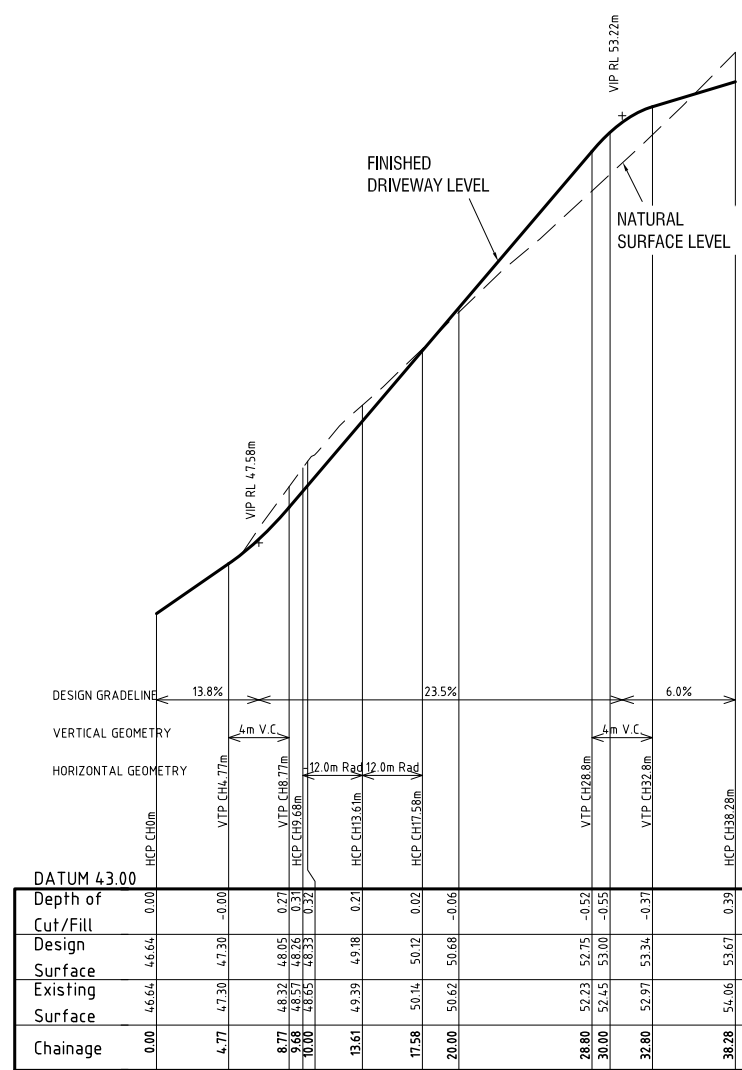
Vertical scale 1:50



LONGITUDINAL SECTION - CL02

Horizontal scale 1:250

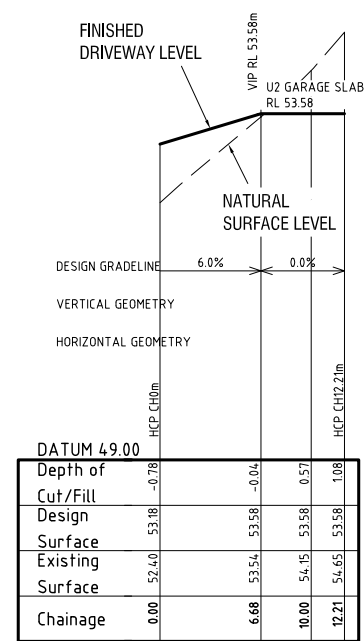
Vertical scale 1:50



LONGITUDINAL SECTION - CL03

Horizontal scale 1:250

Vertical scale 1:50



LONGITUDINAL SECTION - CL04

Horizontal scale 1:250

Vertical scale 1:50

No.	Revision	Date	<div>COPYRIGHT:</div> <div>"This document is and shall remain the property of Henry Design & Consulting.</div> <div>The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document is prohibited."</div>	<div><div>Henry</div><div>design and consulting</div></div> <div><div>ABN 91 115 998 724</div><div>ACN 115 998 724</div><div>Unit 1/2 Kennedy Drive</div><div>Cambridge 7170 TAS</div><div>Ph (03) 6248 5195</div></div>		DESIGNED	DRAWN	CLIENT		DRAWING TITLE	DRG NO.	REV	
A	VEHICLE CLEARANCE DIAGRAM ADDED	JAN 2018				PAH	PAH	LYDEN, CLIFFORD & GEOJIM					PROPOSED UNIT DEVELOPMENT 738 OCEANA DRIVE, TRANMERE
						CHECKED	APPROVED	PROJECT 738 OCEANA DRIVE, TRANMERE					
			SCALE: AS SHOWN (FOR A1)		DATE: JAN 2018	CAD FILE No: 738 OCEANA DRIVE		DRIVEWAY LONGITUDINAL SECTIONS	SHEET	OF	A1		

738 Oceana Drive, Tranmere (with access over 736 and 740 Tranmere Road)



Photo 1: *The subject site and shared access when viewed from Oceana Drive.*

11.3.2 DEVELOPMENT APPLICATION D-2018/46 - 89 CAHILL PLACE, ACTON PARK - DWELLING
(File No D-2018/46)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a dwelling at 89 Cahill Place, Acton Park.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and subject to the Bushfire Prone Areas, Landslide, Natural Assets, Parking and Access and Specific Area Plan under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 23 March 2018.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of risk to adjoining dwellings from trees.

RECOMMENDATION:

- A. That the Development Application for dwelling at 89 Cahill Place, Acton Park (CI Ref D-2018/46) 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-2018/46 - 89 CAHILL PLACE, ACTON PARK – DWELLING /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – Rural Living Zones; and
- Section E6.0 – Bushfire Prone Areas, Landslide, Natural Assets, Parking and Access and Specific Area Plan (Single Hill) Codes.

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

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

The site is a vacant rural residential lot and slopes down at approximately 1 in 6 in a northerly direction. The site is generally clear in the southern half of the site and contains native bush on the lower slopes of the lot to the north. The Title for the site contains a building envelope. The Access to the site is from Cahill Place.

The surrounding area consists of rural residential lots similar in size to the subject site, some of which are currently being development for residential purposes whilst others are vacant.

3.2. The Proposal

The proposal is for a new 2 storey dwelling. Three bedrooms and living rooms are located on the first floor and a double garage, rumpus room and storage room is located on the ground floor.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Rural Living Zone and Bushfire Prone Areas, Landslide, Natural Assets, Parking and Access and Specific Area Plan (Single Hill) Codes with the exception of the following.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.2 A2	Setback	Building setback from side and rear boundaries must be no less than 20m.	Does not comply as follows: <ul style="list-style-type: none"> • 10m to south-west (side) boundary; and • 18.3m to north-east (side) boundary.

The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 13.4.2 P2 as follows.

Performance Criteria	Proposal
<p><i>“Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i></p> <p><i>(a) the topography of the site;</i></p>	<p>The site slopes at around 1 in 6 and has a width of 45m at the narrowest point of the lot fronting Cahill Place. The dwelling is located within the building envelope located close to the access to Cahill Place. The location of the building envelopes in relation to the protection of the amenity of the surrounding was considered when the subdivision was approved and therefore the proposed setback variation is considered reasonable.</p>
<p><i>(b) the size and shape of the site;</i></p>	<p>The shape of the lot, which is relatively narrow at the frontage with Cahill Place, makes developments difficult to comply with the setback requirements and on this basis, the proposal is satisfactory.</p>
<p><i>(c) the location of existing buildings on the site;</i></p>	<p>Not relevant and the site is vacant.</p>

<i>(d) the proposed colours and external materials of the building;</i>	The dwelling is proposed to use a combination of timber, blockwork and rendered walls with a sandstone feature wall and will use natural colours including grey sand/cream and dark grey for the roof. The proposed colours are considered to be sympathetic to the natural environment and will not be detrimental to the amenity of the adjoining lots.
<i>(e) visual impact on skylines and prominent ridgelines;</i>	The proposal is located within the prescribed building envelope on the title and located well below the ridgeline of Single Hill and therefore is considered reasonable.
<i>(f) impact on native vegetation;</i>	The proposal is located in an already cleared part of the site and therefore there is no impact on native vegetation.
<p><i>(g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i></p> <p><i>(i) overlooking and loss of privacy;</i></p> <p><i>(ii) visual impact, when viewed from adjoining lots, through building bulk and massing;</i></p>	<p>The south-west elevation contains a highlight window to a bedroom and windows to a bathroom, laundry and office with the main living areas orientated northwards and not visible from the adjoining property to the south-west. On this basis, the proposal will not result in overlooking or a loss of privacy to the property at 81 Cahill Place.</p> <p>The adjoining property to the north has had recent planning approval for a dwelling to be located within the building envelope shown on the Title and will be located 100m from the proposed dwelling at 89 Cahill Place. It is considered that the variation to the setbacks will not have a detrimental impact on the amenity of the area.</p> <p>The proposed dwelling will be viewed as single storey from Cahill Place and double storey when viewed from properties north of the dwelling. The size and bulk of the dwelling is consistent with other dwellings in the area and will not have a detrimental visual impact on the amenity of the area.</p>

<p>(h) <i>be no less than:</i></p> <p>(i) <i>10m; or</i></p> <p>(ii) <i>5m for lots below the minimum lot size specified in the acceptable solution; or</i></p> <p>(iii) <i>the setback of an existing roofed building (other than an exempt building) from that boundary.</i></p> <p><i>unless the lot is narrower than 40m at the location of the proposed building site.</i></p>	complies
---	----------

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.3 A3	Design	The combined gross floor area of buildings must be no more than 375m ² .	Gross floor area: 485m ² .

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 13.4.3 as follows.

Performance Criteria	Proposal
<p><i>“The combined gross floor area of buildings must satisfy all of the following:</i></p> <p>(a) <i>there is no unreasonable adverse impact on the landscape;</i></p>	<p>The development includes excavation that results in a portion of the site being located below natural ground level which reduces the visual bulk of the dwelling. In addition, landscaping is proposed along the south-eastern boundary, which will partially screen the view of the dwelling from the road.</p>
<p>(b) <i>buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;</i></p>	<p>The proposed dwelling is consistent with the scale of other dwellings in the area.</p>
<p>(c) <i>be consistent with any Desired Future Character Statements provided for the area”.</i></p>	<p>There are no Desired Future Character Statements for this zone.</p>

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.3 A4	Design	<p>Fill and excavation must comply with all of the following:</p> <p>(a) height of fill and depth of excavation is no more than 1m from natural ground level, except where required for building foundations;</p> <p>(b) extent is limited to the area required for the construction of buildings and vehicular access.</p>	<p>Does not comply as maximum cut of 2m is proposed on the northern side of the dwelling for access purposes.</p> <p>complies</p>

The proposed variation must be considered pursuant to the Performance Criteria P4 of the Clause 13.4.3 as follows.

Performance Criteria	Proposal
<i>“Fill and excavation must satisfy all of the following:</i>	
<i>(a) does not detract from the landscape character of the area;</i>	The excavation is for the purposes of providing a level area for access. The cut will be battered and landscaped and therefore will not detract from the landscape character of the area.
<i>(b) does not unreasonably impact upon the privacy for adjoining properties;</i>	The location of the excavation will not result in a loss of privacy for adjoining property owners.
<i>(c) does not affect land stability on the lot or adjoining land”.</i>	The area will be suitably retained as required under the Building Code of Australia to ensure that land stability is not affected.

Single Hill Specific Area Plan:

Clause	Standard	Acceptable Solution (Extract)	Proposed
F3.7.2 A1	Built form	Building height must not be more than 6.0m.	Does not comply as the dwelling has a maximum height of 7.2m above natural ground level.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause F3.7.2 as follows.

Performance Criteria	Proposal
<p><i>“Building heights of up to 9.0m may be considered where it can be demonstrated that:</i></p> <p><i>(a) any part of a building in excess of 6.0m in height represents less than 20% of that building’s site cover; and</i></p>	complies
<p><i>(b) site conditions, such as slope, soils or the presence of vegetation to be retained make it unreasonable to comply with the acceptable solution; and</i></p>	The portion of the dwelling that exceeds the standard relates to the northern part of the dwelling. The sloping nature of the site makes compliance with the standard difficult and therefore is reasonable.
<p><i>(c) the combination of building siting, design, external materials and colours and landscaping will effectively minimise visual impact”.</i></p>	The colours and materials used, the siting the dwelling and the proposed landscaping will assist in minimising the visual impact of the dwelling.

5. REPRESENTATION ISSUES

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

5.1. Risk to Adjoining Dwellings from Trees

Concern was raised that the proposed Eucalyptus Barberi (Barbers Gum) located close to Cahill Place will pose a fire risk to a number of dwellings in proximity of the site.

- The proposal is exempt from assessment against the Bushfire Prone Areas Code and therefore bushfire management is not a relevant planning consideration. A Bushfire Assessment undertaken by person accredited by the Tasmania Fire Service will be required to be submitted with a Building Permit application and will address the suitability of the proposed landscaping.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

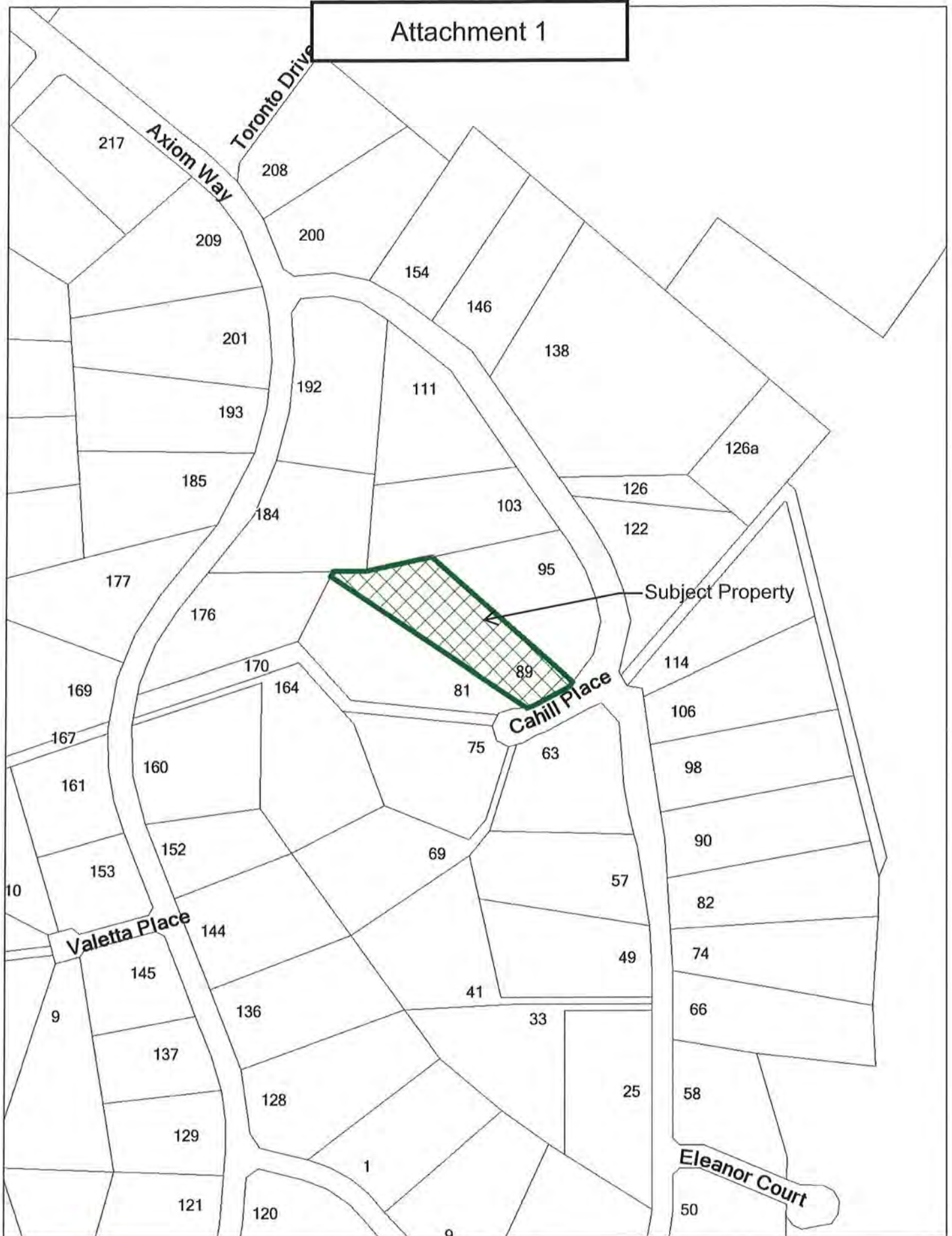
9. CONCLUSION

The proposal for a dwelling is recommended for approval.

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

Ross Lovell
MANAGER CITY PLANNING

Attachment 1



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 8 March 2018 **Scale:** 1:4,191 @A4

DATE Jan '18

PLANNING APPLICATION

Mr P Pregnell and
Ms Schramm

**89 Cahill Place
Acton Park**

NEW HOUSE

SITE PLAN

PG 01

SCALE 1:1000

A01

SCOPE OF WORKS

New residential dwelling	1.017Ha
Land area	

Land area
Floor area
Upper ground

Lower ground

Volume 164580 / 1
Soil classification 'M'
Wind class N3
BAL rating max BAL19
Onsite wastewater treatment

Volume 164580 / 1
Soil classification 'M'
Wind class N3
BAL rating max BAL19
Onsite wastewater tre

BAL rating max BAL19
Onsite wastewater treatment

Volume 164580 /1
Soil classification 'M'

BAL rating max BAL19

Onsite wastewater treatment

Existing vegetation
Dry eucalyptus scrub

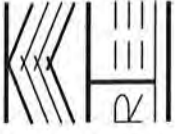


SITE PLAN
SCALE 1:1000

WASTEWATER

A preliminary wastewater report was prepared in March 2016. Recommendations for an AWTs system and 400sq.m of subsurface irrigation as indicated on the site plan. Geo Solutions is currently revising the calculations as requirements have been amended since the time of initial calculations. Revised report, design solution, location and accurate sizes will be submitted for building permit. Wastewater report is attached.





INTERIORS BUILDING DESIGN

Katharine Wilson
0438 412 377
021 450
kathindesigns@gmail.com

DATE Jan '18

PLANNING
APPLICATION

Mr P Pregnell and
Ms Schramm

89 Cahill Place
Acton Park

NEW HOUSE

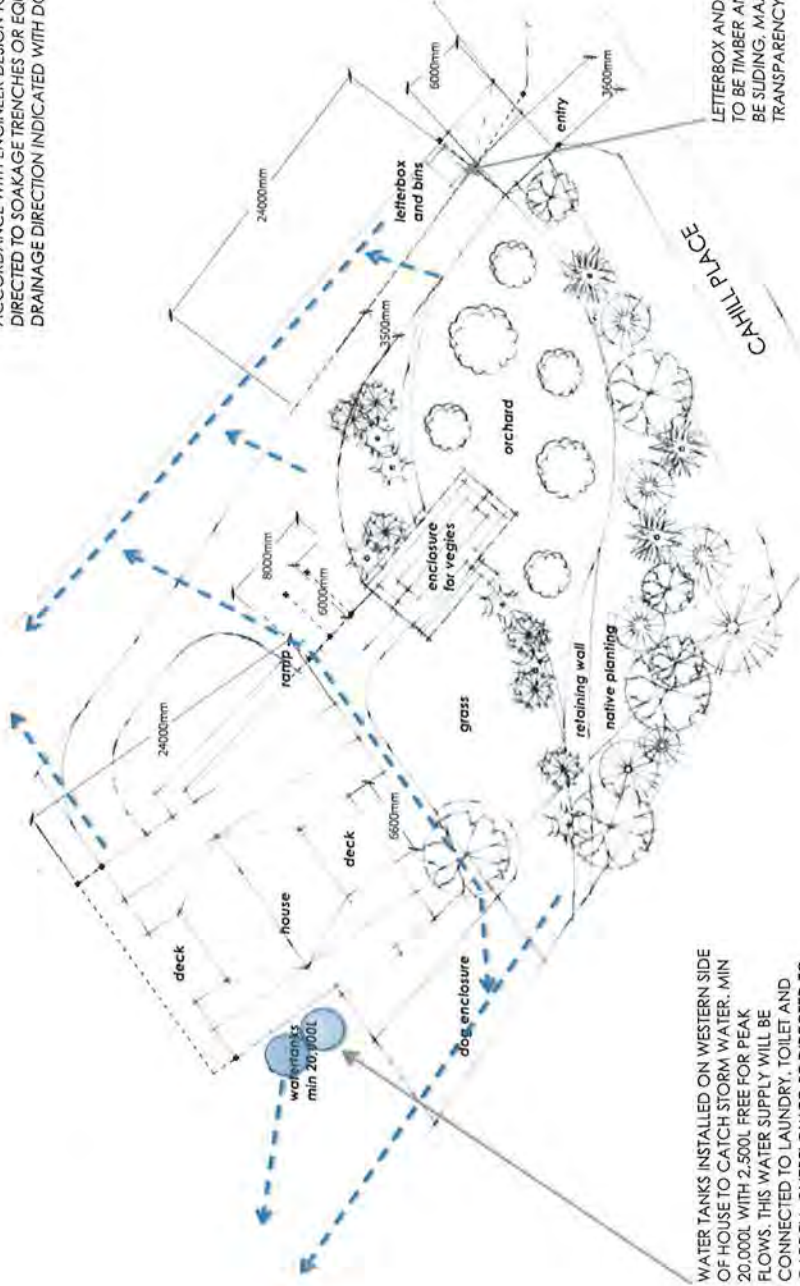
SITE PLAN

PG 02

SCALE 1:500

A02

DRIVEWAY TO BE MAX 3.5M WIDE WITH PARKING 6M X 8M ADEQUATE FOR 3 CARS AND SAFE TURNING AREA. UNDER HOUSE ACCESS ON NORTH EAST. DRIVEWAY SURFACE TO BE EXPOSED AGGREGATE CONCRETE TO COMPLY WITH SINGLE HILL DEVELOPMENT GUIDELINES. DRIVEWAY DRAINAGE IN ACCORDANCE WITH ENGINEER DESIGN TO HAVE FORMED ROLL OVER GUTTERS DIRECTED TO SOAKAGE TRENCHES OR EQUIVALENT. NATURAL SLOPE AND DRAINAGE DIRECTION INDICATED WITH DOTTED ARROWS.

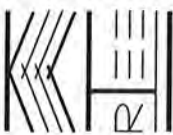


LETTERBOX AND RUBBISH BIN ENCLOSURE TO BE TIMBER AND STONE ENTRY GATE TO BE SIDING. MAX 1.5M HIGH AND 75% TRANSPARENCY.

NO ADDITIONAL FENCING IS REQUIRED AT THE TIME OF THIS APPLICATION.

WATER TANKS INSTALLED ON WESTERN SIDE OF HOUSE TO CATCH STORM WATER. MIN 20,000L WITH 2,500L FREE FOR PEAK FLOWS. THIS WATER SUPPLY WILL BE CONNECTED TO LAUNDRY, TOILET AND GARDEN. OVERFLOW TO BE DIRECTED TO SPOON DRAIN OR EQUIVALENT AS PER ENGINEER DESIGN.

SITE PLAN WITH DRAINAGE
SCALE 1:500



INTERIORS BUILDING DESIGN

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DATE Jan '18

PLANNING
APPLICATION

Mr P Pregnell and
Ms Schramm

89 Cahill Place
Acton Park

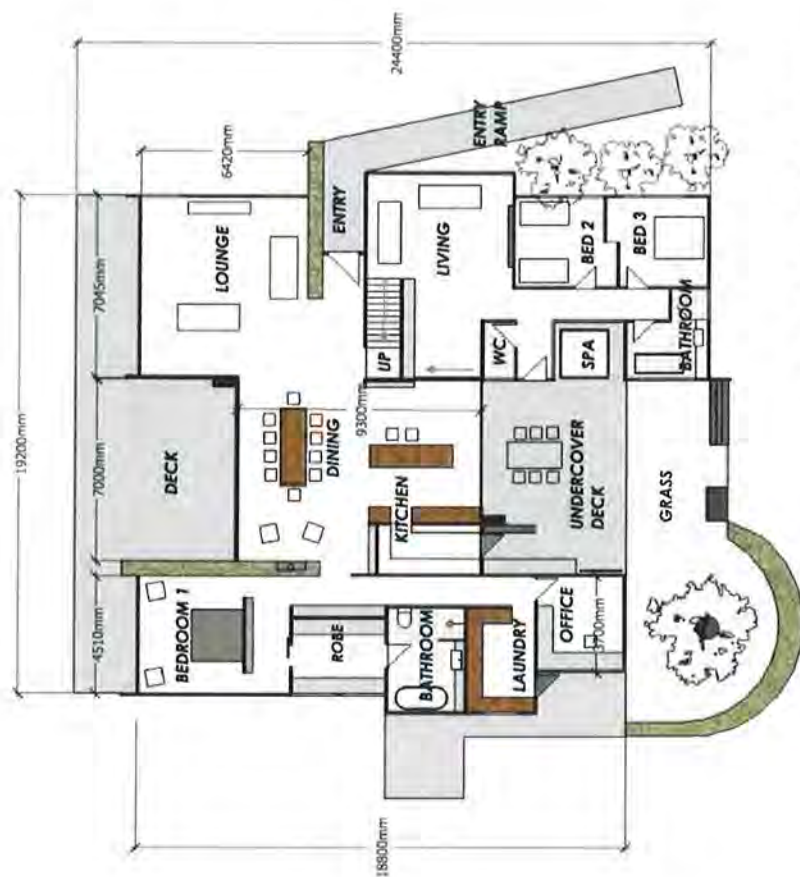
NEW HOUSE

FLOOR PLAN

PG 03

SCALE 1:200

A03

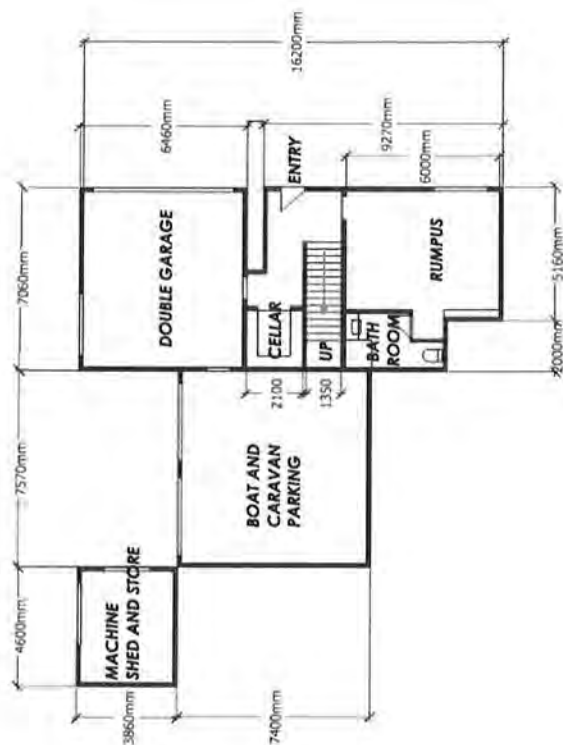


UPPER GROUND FLOOR PLAN

DESIGN CONSIDERATIONS

The house sits on a sloping block and utilizes the under floor space created for a double garage, store, parking and rumpus for when the whole family are gathering.

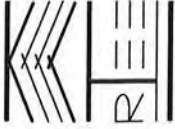
The back deck meets at natural ground and steps onto a paved area. From there grass terraces above include a vegetable enclosure, compost bins and small garden tool cupboard, an archard, herb and flower gardens and a native planted area to help screen the road and create a natural privacy from the neighbours. To create the stepping terrace, sandstone blocks will be used in conjunction with natural steps.



LOWER GROUND FLOOR PLAN

To break up the facades a number of strategies have been employed. The north wall on both levels is cut back to include an entertaining deck on the upper floor which maximize the panoramic views. The east wall is punctuated by a ramp and the wall in the living area is expressed in timber. Feature stone walls are also employed to delineate the entrance from the parking area and provide an attractive thermal wall between the dining and bedroom with incorporated fir place. The western wall is equally separated up with a timber wall that defines the change of function internally.

The materials and textures have been chosen specifically to match the colours of the existing landscape. Timber both warm, rich and grey will be used externally next to sandstone and textured walls colour to tie in with the surrounds. The subfloor will be dark concrete block to create the least reflectance and anchor the building to the ground. Transparent in the centre, the house can be opened through the family rooms to encompass both the north and south facing decks.



INTERIORS
BUILDING
DESIGN

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katredesigndesign@gmail.com

DATE Jan '18

PLANNING
APPLICATION

Mr P Pegg and
Ms Schramm

89 Cahill Place
Acton Park

NEW HOUSE

ELEVATIONS

NORTH

SOUTH

PG 4

SCALE

1:100

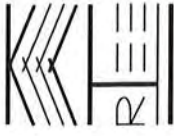
A04



ELEVATION NORTH



ELEVATION SOUTH



INTERIORS
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DESIGN

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DATE Jan '18

PLANNING
APPLICATION

Mr P Pregnell and
Ms Schramm

89 Cahill Place
Acton Park

NEW HOUSE

ELEVATIONS

EAST

WEST

PG 05

SCALE

1:100

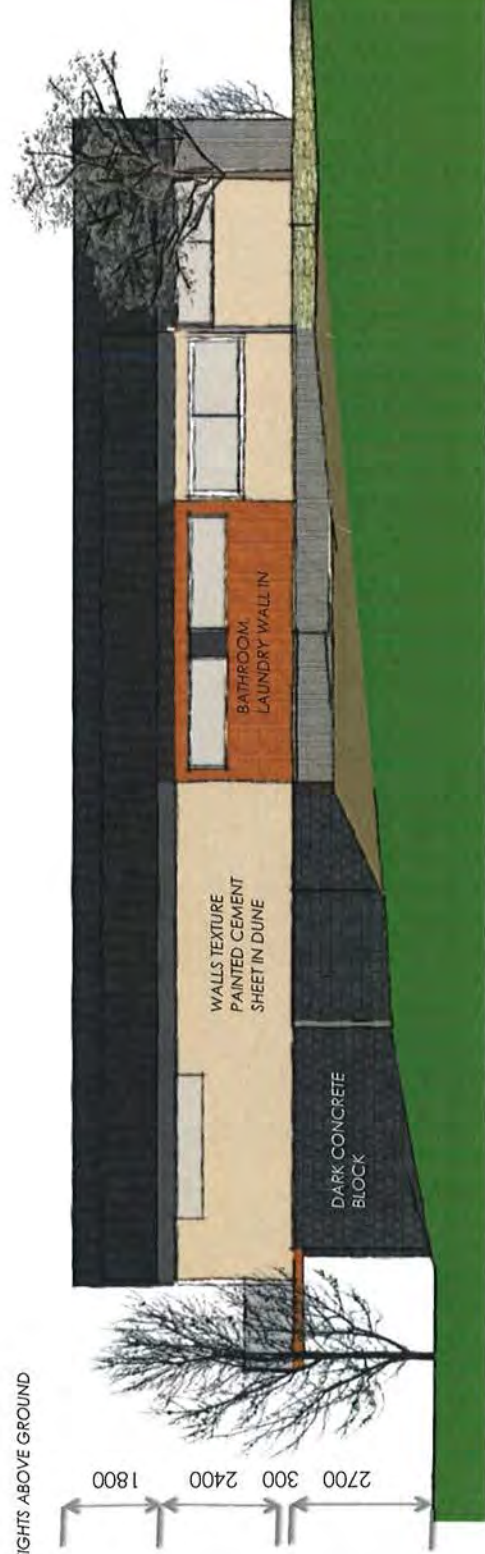
A05



ELEVATION EAST

HEIGHTS ABOVE GROUND

1800
2400
300
2700



ELEVATION WEST

DATE Jan '18

PLANNING
APPLICATION

Mr P Pregnell and
Ms Schramm

89 Cahill Place
Acton Park

NEW HOUSE

SITE

SECTION

AND BAL

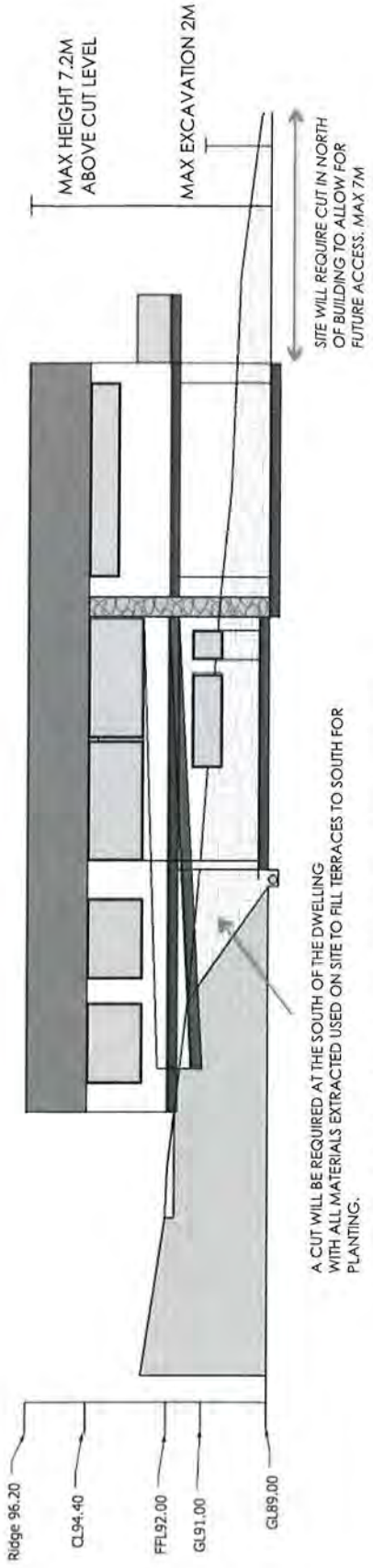
PG 06

SCALE

NOT TO

SCALE

A06

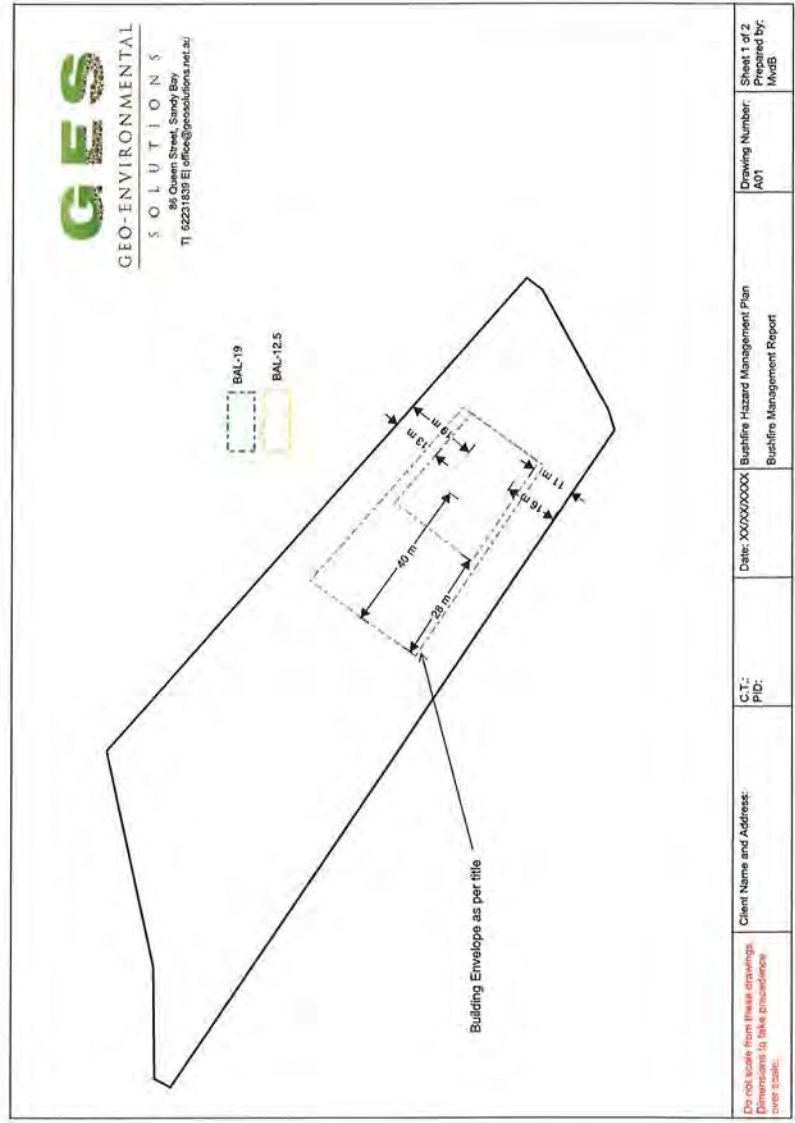


SECTION THROUGH SITE
NOT TO SCALE

A CUT WILL BE REQUIRED AT THE SOUTH OF THE DWELLING WITH ALL MATERIALS EXTRACTED USED ON SITE TO FILL TERRACES TO SOUTH FOR PLANTING.

SITE DRAINAGE AND BATTER TO BE DESIGNED BY ENGINEER AND DETAILS PROVIDED FOR BUILDING PERMIT. NO CUT GREATER THAN 2M IS REQUIRED.

NATURAL SLOPE TO BE RETAINED ON WESTERN WALL.



BUSH FIRE REQUIREMENTS

Bal rating has initially been done and indicates that the house will be inside the boundary of BAL 19 to the West and South while maintaining rating of 12.5 to the East and North. The Bush Fire Management Strategy Report will be prepared for Building Permit.

All material selection and construction will be in accordance with AS3959.



INTERIORS
BUILDING
DESIGN

Kathrine Wilson
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07456
kathreedesigns@gmail.com

DATE Jan '18

PLANNING
APPLICATION

Mr P Peggrell and
Ms Schramm

89 Cahill Place
Acton Park

NEW HOUSE

COMPLIANCE

WITH

PLANNING

SCHEME

PG 07

A07

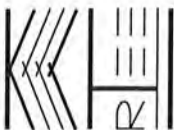
COMPLIANCE WITH CLARENCE COUNCIL INTERIM PLANNING SCHEME AND SINGLE HILL SPECIFIC AREA PLAN

13.0 RURAL LIVING ZONE

DEVELOPMENT APPLICATION IS FOR A RESIDENTIAL DWELLING

- SETBACK – 40M FROM FRONT
- SETBACK FROM SIDES ARE 10M FROM THE WEST AND 18.3 FROM THE EAST. THIS DOES NOT IMPACT ON THE ADJOINING NEIGHBOURS AND WILL ALLOW THE DWELLING TO GET ADEQUATE NORTH FACING LIVING AREAS WHILE ADAPTING TO THE NARROW NORTH-SOUTH SLOPING BLOCK.
- THE DESIGNED DWELLING SITES WITH IN THE BUILDING ENVELOPE PROVIDED ON THE TITLE.
- THE COMBINED FOOTPRINT FOR THE UPPER FLOOR IS APPROX. 445SQ.M THE FRONT NORTH FACING DECK (72SQ.M) BEING OVER 2M FROM THE GROUND IS PROVIDED FOR PRIVATE OPEN SPACE AND AS THE OVERALL BUILDING IS CONTAINED ALL WITHIN ONE FOOTPRINT THERE WILL BE NO FURTHER STRUCTURES BUILT TO ACCOMMODATE STORAGE, GARAGES OR OTHER. NO NATIVE VEGETATION WILL BE CLEARED ON THE SITE FOR CONSTRUCTION.
- THERE ARE NO OUTBUILDINGS. A SIMPLE TRANSPARENT ENCLOSURE FOR THE VEGETABLE GARDEN WILL REFLECT THE GABLE SHAPED HOUSE DESIGN AND UTILISE WIRE MESH TO CREATE A BARRIER FROM NATIVE ANIMALS.
- OUTDOOR STORAGE WILL ONLY ENCOMPASS A RUBBISH BIN AND LETTERBOX STRUCTURE AT THE ENTRY GATE. STONE AND WOOD WILL BE USED FOR THAT. PURPOSE.
- NO VEGETATION IS REQUIRED FOR HOUSE OR BUSHFIRE MANAGEMENT
- ENGINEER TO DESIGN DRIVEWAY TO MEET REQUIREMENTS OF PLANNING SCHEME MAX 3.5M WIDE EXCEPT WHERE PARKING AND TURNING IS REQUIRED.
- HOUSE IS NOT MORE THAN 7.2M FOR NOT MORE THAN 20% OF ELEVATION. THIS WILL PROVIDE A GARAGE AND STORAGE UNDERNEATH AS OPPOSED TO A SEPARATE SHED OR GARAGE.
- RETAINING WALLS TO BE SANDSTONE BLOCKS, NOT MORE THAN 1M HEIGHT.
- COLOURS REFER TO MATERIAL PALETTE – NEUTRAL MIDTONES USED WITH NATURAL MATERIALS
- ENTRY GATE TO BE MAX 1.5M HIGH WITH 75% TRANSPARENCY. ANY OTHER FENCING TO COMPLY WITH SINGLE HILL DEVELOPMENT REQUIREMENTS
- EXPOSED AGGREGATE AND PAVING EDGES WILL BE USED TO DEFINE THE DRIVEWAY AND WALKING PATHS AROUND THE BUILDING

- SEE ATTACHED REPORT REGARDING BIRDSTRIKE
- 2 X 10,000L TANKS TO BE INSTALLED FOR STORM WATER AND 2,500L CAPACITY DISCHARGE FOR PEAK FLOWS FROM ROOF DRAINAGE. OVERFLOW INTO DRAINAGE PROVISIONS AS DESIGNED BY ENGINEER, CONNECTED TO GARDEN, LAUNDRY AND TOILETS. WITHIN THE BUILDING ENVELOPE
- ASSESSMENT OF THE SITE BY GEO ENVIRONMENTAL SOLUTIONS HAS BEEN CARRIED OUT AND HAS NOT IDENTIFIED ANY DISPERSIVE SOILS – REFER TO SOIL TEST AND REPORT.
- A SOIL AND WATER MANAGEMENT REPORT WILL BE SUBMITTED ALONG WITH BUILDING APPLICATION.
- BUSHFIRE REQUIREMENTS E1.0 IS EXEMPT DUE TO LOCATION OF FIRE HYDRANT ON CAHILL PLACE WITHIN 120M HOSE LAY OF HOUSE EXTENTS, THEREFORE DRIVEWAY, TANKS AND HARDSTAND NOT REQUIRED AS PER AS3959.
- 3 PARKING SPACES PROVIDED AND TWO GARAGE SPACES UNDER HOUSE
- SLOPING BLOCK PROVIDES ADEQUATE UNDERFLOOR ACCESS IN NORTH WHILE SITTING AT GROUND LEVEL TO THE SOUTH.
- MINIMAL CUT AND RETAINING WALLS ARE REQUIRED FOR SUBFLOOR AREAS. MAXIMUM HEIGHT 2M AS SLOPE AND ENGINEERING REQUIRES.
- GLAZING NORTH FAÇADE APPROX 28.5 % TOTAL GLAZING. EAST 17%, SOUTH 28%, WEST 7.5%



INTERIORS
BUILDING
DESIGN

Karen Wilson
0438 412 377
027450

karendesigns@gmail.com

DATE Jan '18

PLANNING
APPLICATION

Mr P Peggell and
Ms Schramm

89 Cahill Place
Acton Park

NEW HOUSE

LANDSCAPING

PG 08

SCALE

NOT TO SCALE

A08

GARDEN DESIGN ORCHARD AREA TREES, VINES AND HERBS

SPECIES RECOMMENDED FOR PLANTING IN AN
ORCHARD AREA ARE:

PEAR
APPLE
PEACH
NECTARINE
PLUM
MULBERRY

VINES PROPOSED AS SCREENS BETWEEN HERB / FLOWER
TERRACE AND ORCHARD INCLUDE

GRAPE
PASSIONFRUIT
BERRIES

HERBS WILL GROW EASILY AT THE EDGES OF THE
STANDSTONE RETAINING WALL INCLUDE:

THYME
CASCADING ROSEMARY
OREGANO
MARJAM
CHIVES
TARRAGON
CAMOMILLE

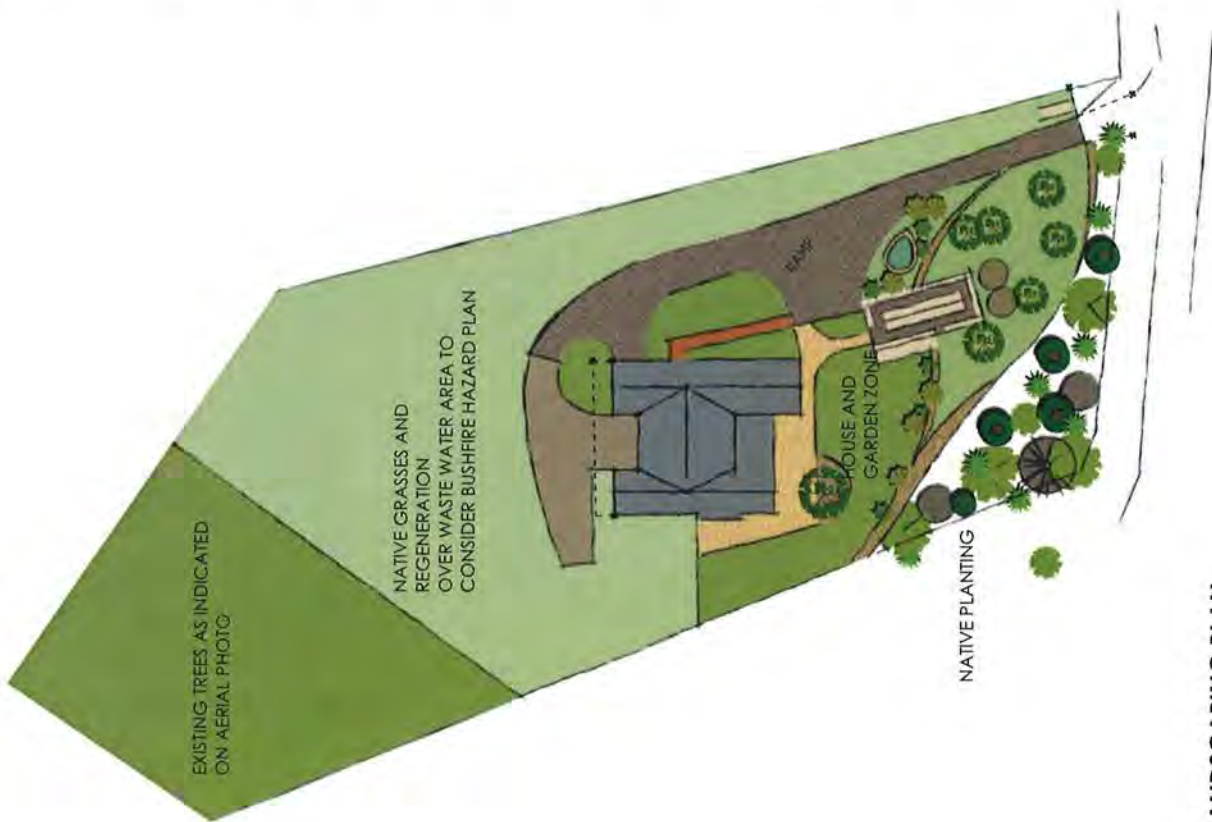
VEGETABLES TO BE PLANTED AS PER SEASONAL VARIETY
AND SUITABILITY TO CLIENTS.

NATIVE PLANTING AREA TREES, SHRUBS AND GROUND COVERS

SPECIES RECOMMENDED FOR PLANTING IN THIS
ENVIRONMENT WITH CONSIDERATION OF FLAMMABILITY
WILL INCLUDE:

COMMON BOOIALA – Myoporum Insula 2-5m
BARBERS GUM – Eucalyptus Barberi 5-10m
SILVER BANKSIA – Banksia Marghata 3-5m
COMMON SPEEDWELL BUSH – < 3m
VERONICA FORMOSA SHRUB 1.5m
SLENDER HONEYMYRTLE – Melaleuca Gibbosa 2m
CUSHION BUSH – Leucophyta Brownii 1m
GROUND CLEMATIS 0.5m
CORREA COMMON 1.5m

Other introduced species will be in the orchard and
herb garden zone. A list of highly flammable species will
be consulted before further planting.



LANDSCAPING PLAN
NOT TO SCALE

PICTURE INDICATIVE OF STYLE AND COLOUR PALETTE ONLY



ROOF - BASALT



GABLE END



FEATURE WALL - STONE

WALL - DUNE

TEXTURED PAINT OVER CEMENT
SHEET EASY LAP PANELS



BLOCKS - EBONY

RICH DARK BLOCKS FOR THE LOWER GROUND
FLOOR WILL HELP TO GROUND THE BUILDING
INTO THE SITE.



WALL - TIMBER



DECK - TILES



DRIVE - PAVING



**SANDSTONE
RETAINING
WALLS IN
GARDEN.**



GARDEN STRUCTURE - TIMBER

EXTERIOR MATERIAL PALETTE

MATERIALS

ROOF AND FASCIA - BASALT
COLOURBOND LONGLINES
WALLS UPPER - DUNE COLOUR
TEXTURED PAINT OVER
EASYLAP PANELS
WALLS LOWER - ADBRI
CONCRETE BLOCKS EBONY
STONE FEATURE WALLS -
NATURAL SANDSTONE
TIMBER FEATURE WALLS -
YELLOW BOX EUCALYPTUS TO
MEET BAL REQ.
BALUSTRADES - GLASS WITH
S.S. STEEL CHANNELS
DECKING - YELLOW BOX TO
MEET BAL 19 REQUIREMENTS
TILES - LAVA STONE
BEAUMONT OR EQUIVALENT
DRIVEWAY - EXPOSED
CONCRETE AGGREGATE
CHARCOAL TAN AND BEACH
WITH PAVING BOARDER
WINDOWS - UPVC SLATE
GREY/ WOODLAND GREY

VEGETABLE
GARDEN
ENCLOSURE,
TIMBER
FRAMED WITH
WIRE MESH
INFL



INTERIORS BUILDING DESIGN

Kate Wilson
0438 412 377
0274 681
kate@reidesign.com

DATE Jan '18

PLANNING APPLICATION

Mr P Pregnell and
Ms Schramm

89 Cahill Place
Acton Park

NEW HOUSE

MATERIALS
PALETTE
PG 09

A09

Attachment 3

89 Cahill Place, Acton Park



Site viewed from Cahill Place, looking northwest towards development site

11.3.3 DEVELOPMENT APPLICATION D-2018/14 - 11 ORMOND STREET, BELLERIVE - ADDITION TO DWELLING
(File No D-2018/14)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an addition to a dwelling at 11 Ormond Street, Bellerive.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the applicant's consent until 21 March 2018.

CONSULTATION

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

- shading;
- privacy; and
- decreasing value of property.

RECOMMENDATION:

- A. That the Development Application for addition to dwelling at 11 Ormond Street, Bellerive (CI Ref D-2018/14) 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-2018/14 - 11 ORMOND STREET, BELLERIVE -
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 the Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zone; and
- Section E6.0 – 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 842m² irregularly shaped lot on the southern side of Ormond Street, Bellerive. The lot supports an existing dwelling with attached garage, deck and swimming pool.

3.2. The Proposal

The proposal is for an addition to the existing Single Dwelling at the subject property as shown by the attachments. The addition would be a 28m² extension to the upper level to provide for a second living area in the place of an existing un-roofed deck above the garage, at a distance of 1.5m from the side (western) boundary. The proposed extension would be a maximum of 6.2m in height above natural ground level at its highest point.

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

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

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A3	Setbacks and Building Envelopes for all dwellings	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>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>complies</p> <p>Does not comply – the following building envelope encroachment would result:</p> <ul style="list-style-type: none"> the addition extends out of the building envelope on the western elevation by 1.6m, with a total height of 6.2m above natural ground level. <p>complies</p>
--	--	--	---

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

Performance Criteria	Proposal
<p><i>“P3 - The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p>	
<p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>The proposal shows the location of the building envelope in relation to the addition, and identifies the extent of the parts of the proposed addition outside the prescribed building envelope relative to the side setback.</p> <p>The adjoining property to the west at 9 Ormond Street contains 2 habitable rooms (other than a bedroom) along the eastern elevation, being a kitchen and living room. The windows of these rooms will not receive a reduction in sunlight than what currently occurs, as evidenced by the shadow diagrams. The proposed development therefore would not be impacted by loss of sunlight.</p>
<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The area of private open space on the adjoining property is located on the south-western side of the dwelling (the opposite side than the proposed development) and therefore would not be impacted by the building envelope encroachment.</p>
<p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p>	<p>not applicable</p>
<p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>The proposal is compatible with the double storey built form within the surrounding area.</p>
<p><i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>The location of the dwelling is consistent with other dwellings on adjoining lots, including 10a Ormond Street which has been built to the side boundary and 9 Ormond Street is located 0.3m from the side (southern) boundary.</p>

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.6 A2	Privacy for all dwellings	<p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of at least 3m from a side boundary; and (ii) is to have a setback of at least 4m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be off-set, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or 	<p>Does not comply – proposed side setback of 1.5m.</p> <p>not applicable</p> <p>not applicable</p> <p>not applicable</p> <p>Does not comply – a bedroom window on the neighbouring property is directly opposite the proposed addition.</p> <p>Does not comply – sill height of the proposed windows are 0.8m above the floor level.</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%.	Does not comply – no permanently fixed external screen attached.
--	--	--	--

The proposed variation must be considered pursuant to the Performance Criteria (P2) of the Clause 10.4.6 for the following reasons.

Performance Criteria	Comment
<i>“A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</i>	see below
<i>(a) window or glazed door, to a habitable room of another dwelling; and</i>	The proposed development is directly across from a bedroom window on the adjoining property; however, the bedroom window is fixed with obscure glazing extending the whole length of the window. This glazing therefore avoids any overlooking into the window.
<i>(b) the private open space of another dwelling; and</i>	The area of private open space on the adjoining property is located on the south-western side of the dwelling (the opposite side than the proposed development).
<i>(c) an adjoining vacant residential lot”.</i>	not applicable

5. REPRESENTATION ISSUES

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

5.1. Overshadowing

The representor from the adjoining property to the west raised concern that the proposed addition would overshadow the neighbouring property, specifically reducing the hours of sunlight in the morning, especially during the winter months.

- **Comment**

As discussed above, the proposal has been assessed in relation to Clause 10.4.2 and it is considered that the performance criteria P3 is met by the proposal as the development does not cause any significant loss of sunlight to the representor's property.

5.2. Overlooking

Concern was raised that the windows of the proposal will look directly into the adjacent residential property's living areas.

- **Comment**

The development satisfies the acceptable solutions to Clause 10.4.6, P2 in relation to privacy for the living room windows on the adjoining property, as the proposed development windows are off-set, in the horizontal plane, more than 1.5m from the edge of the living room windows on the adjoining property.

However, there is a bedroom window on the adjoining property that is directly opposite the proposed development, nevertheless the bedroom window is fixed with obscure glazing extending the whole length of the window thus avoids any overlooking into the window.

5.3. Decreasing Property Value

The representor raised concern that the above issues will decrease the value of the adjacent property, to the point it will deter potential buyers.

- **Comment**

Property valuations are not a relevant matter under the Scheme or LUPAA.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal is for a dwelling addition at 11 Ormond Street, Bellerive. The proposal satisfies all relevant acceptable solutions and performance criteria of the Scheme and is accordingly recommended for approval.

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

Ross Lovell
MANAGER CITY PLANNING



Agenda Attachments - 11 Ormond Street, Bellerive Page 1 of 10

Attachment 2

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKES DRAFTING PTY LTD STANDARD BUILDING NOTES, SHEETS STANDARD-001 TO 008.
2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
5. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 "TIMBER FRAMED CONSTRUCTION". T.P. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLICATION FROM THE TIMBER PROMOTION COUNCIL " TIMBER DECKS - DESIGN AND CONSTRUCTION MANUAL".
6. FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".
7. PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500.2 AND AS 3500.3 "THE NATIONAL PLUMBING AND DRAINAGE CODE". FIT ADJUSTABLE TEMPERING VALVES TO ALL BATHROOMS IN ACCORDANCE WITH AS 1529 "CODE OF PRACTICE OF HOUSEHOLD TYPE HOT WATER SUPPLY SYSTEMS".
8. WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS".
9. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000 "WIRING RULES". SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH TASMANIAN FIRE SERVICE AND AS 3786 "SMOKE ALARMS".
10. GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS - SELECTION AND INSTALLATION", WINDOWS TO COMPLY WITH AS 2047 "WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION".
11. MIN. R6.0 INSULATION TO CEILING. MIN. R2.5 INSULATION TO ALL EXTERNAL WALLS.
12. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

SITE DATA:

LAND TITLE REF. No. : LOT 6 ON SEALED PLAN 218097

CLIMATE ZONE : ZONE 7

DESIGN WIND SPEED : ASSUMED 'N3'

SOIL CLASSIFICATION : ASSUMED 'H2'

BAL RATING : TBC

THE RISK IS CONSIDERED TO BE VERY LOW (THERE IS INSUFFICIENT RISK TO WARRANT ANY SPECIFIC CONSTRUCTION REQUIREMENTS BUT THERE IS STILL SOME RISK.)

BUILDING AREAS:

EXISTING CONCRETE DECK : 65.9 m²

EXISTING DWELLING : 118.0 m²

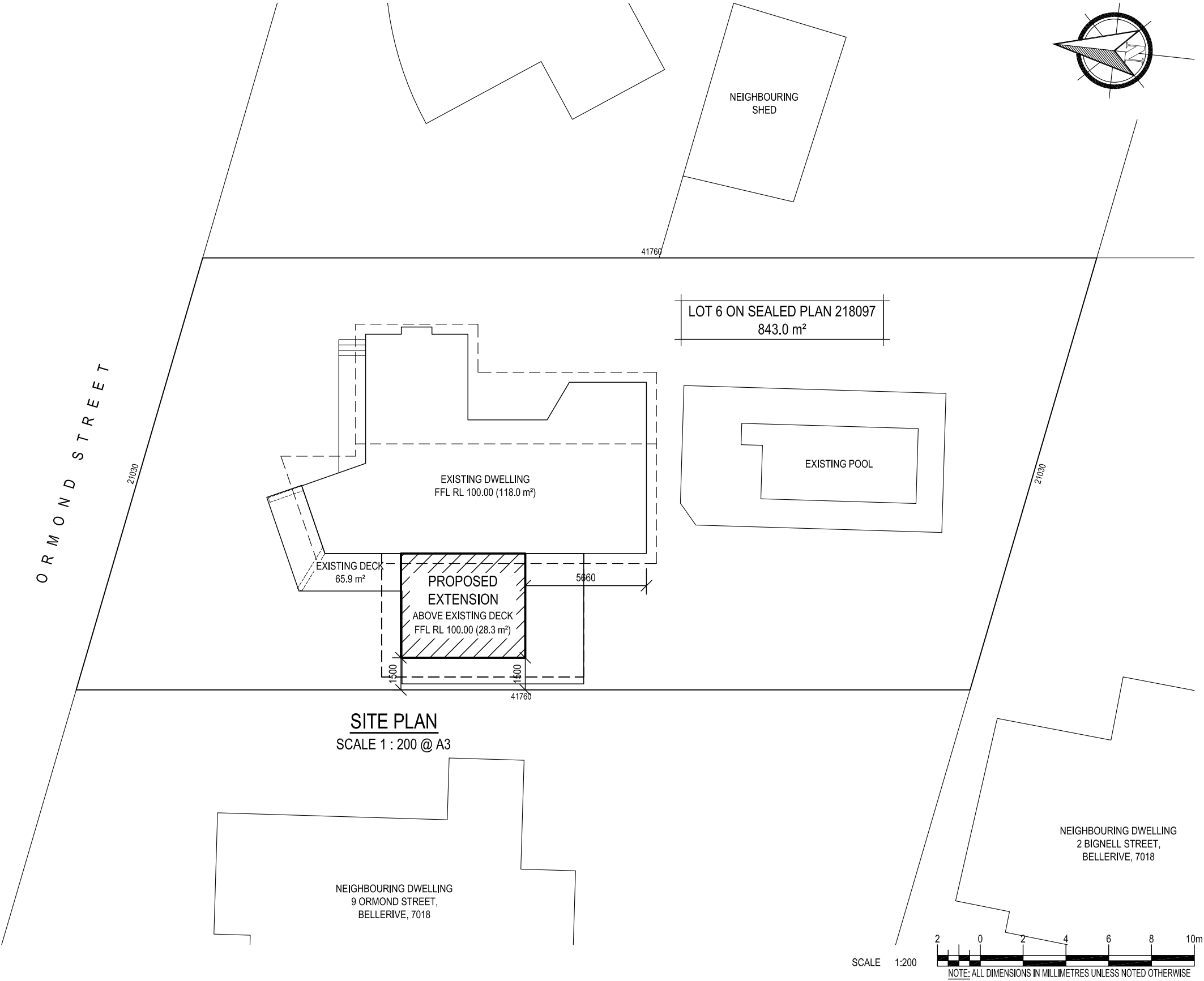
PROPOSED EXTENSION : 28.3 m²

SITE COVERAGE:

LOT SIZE : 843.0 m²

TOTAL FOOTPRINT : 184.5 m²

SITE COVERAGE : 21.9 %



SITE PLAN
SCALE 1 : 200 @ A3



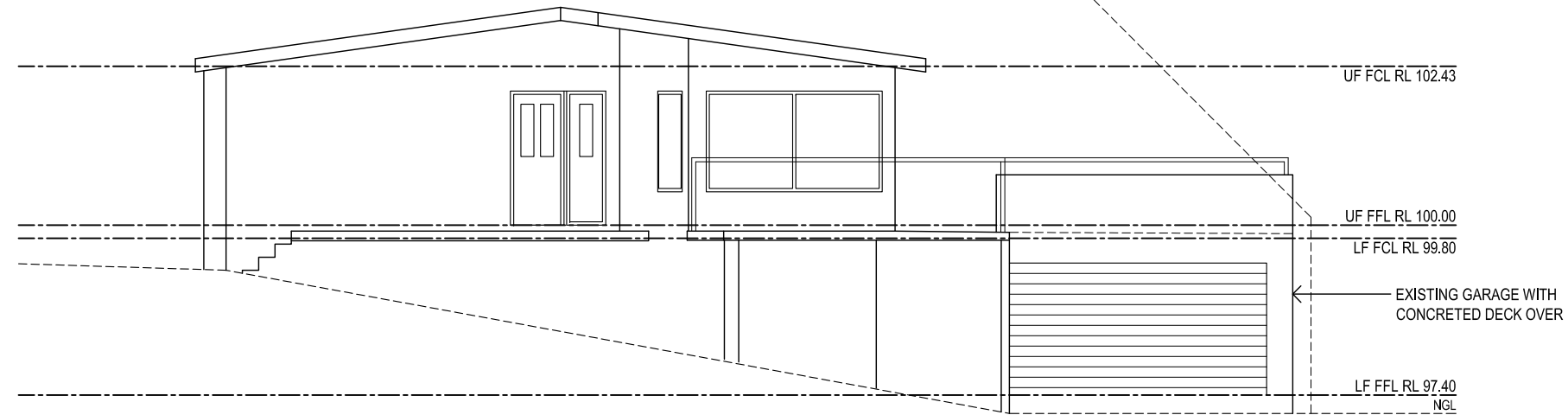
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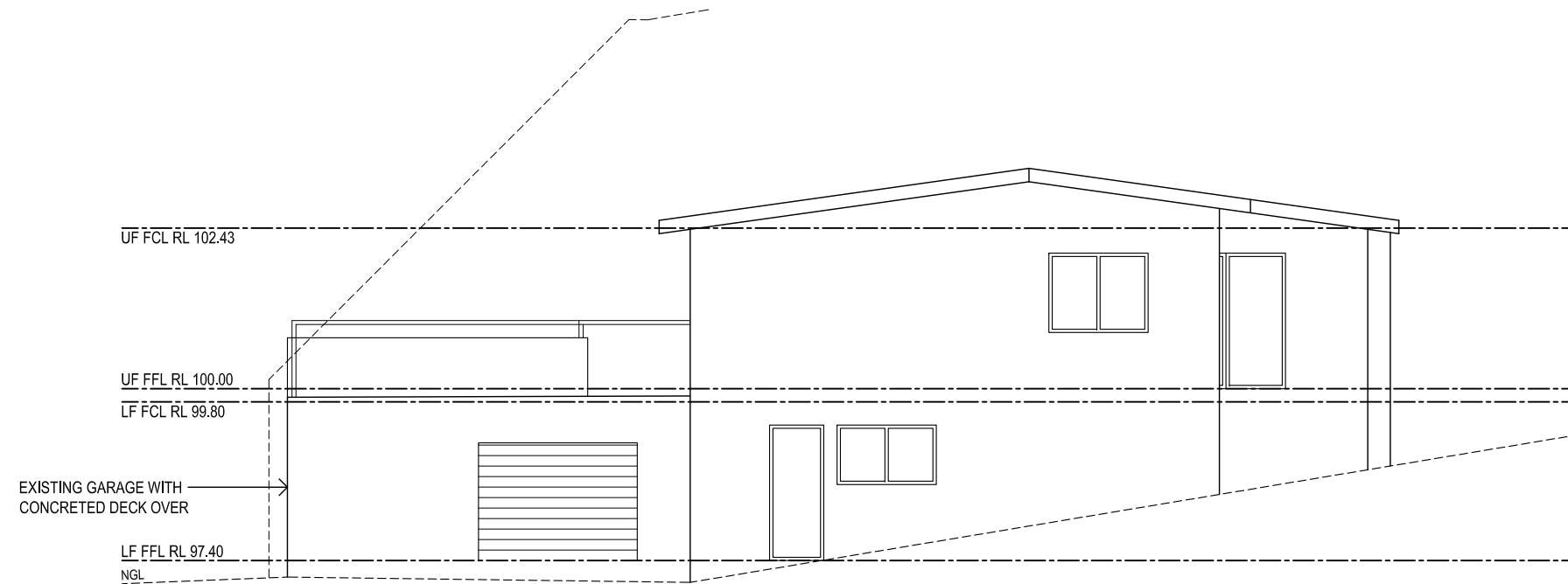
 - EXISTING WALLS

SCALE 1:100

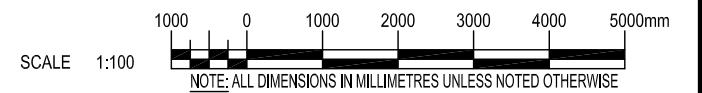
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EXISTING NORTH ELEVATION
SCALE 1 : 100 @ A3



EXISTING SOUTH ELEVATION
SCALE 1 : 100 @ A3

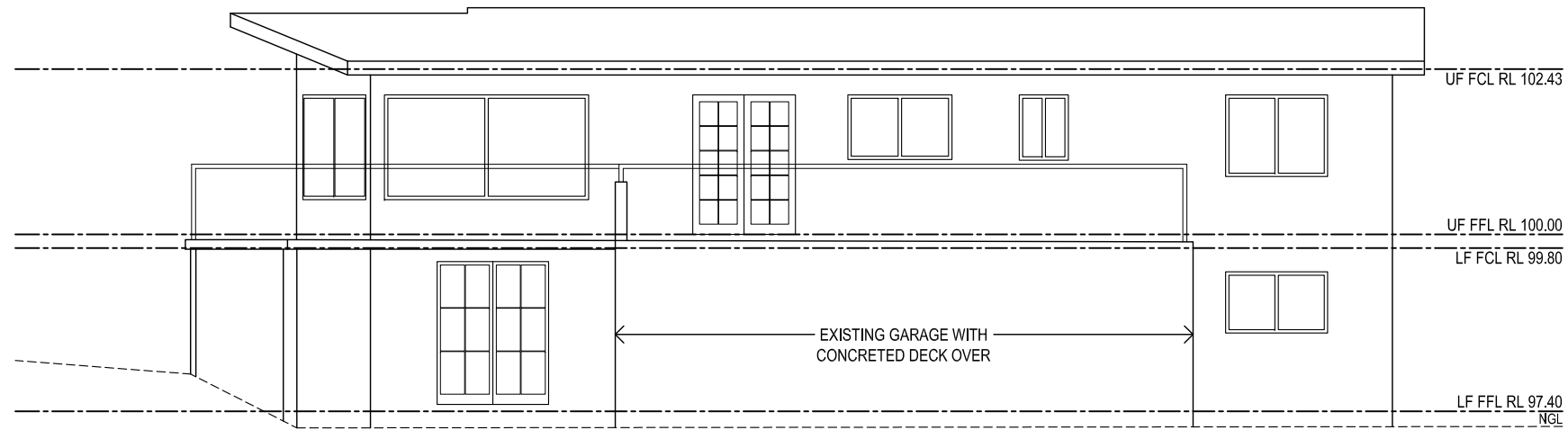


REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	SMEEKES DRAFTING PTY LTD		CLIENT						
0	ISSUED FOR CLIENT REVIEW. 12-12-2017	SITE PLAN FOSTER-001				ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com	TITLE <div>PROPOSED EXTENSION 11 ORMOND STREET, BELLERIVE, TAS 7018 EXISTING ELEVATIONS SHEET 1 OF 2</div>						
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		EXISTING ELEVATIONS 1 OF 2 FOSTER-003											
		EXISTING ELEVATIONS 2 OF 2 FOSTER-004											
		PROPOSED FLOOR PLAN FOSTER-005											
		PROPOSED ELEVATIONS 1 OF 2 FOSTER-006											
		PROPOSED ELEVATIONS 2 OF 2 FOSTER-007											
						Building Designer Licence Nos. CC4900A & CC6621	DRG No.		SHT. 003	SCALE 1 : 100	A3		

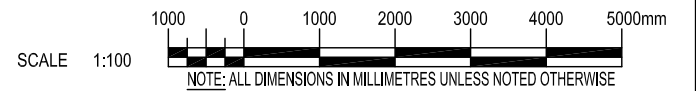
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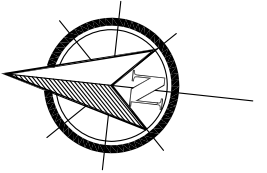
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EXISTING WEST ELEVATION
SCALE 1 : 100 @ A3



REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	SMEEKES DRAFTING PTY LTD	CLIENT	TITLE	DRG	No.	SHT.	SCALE	A3
0	ISSUED FOR CLIENT REVIEW. 12-12-2017	SITE PLAN FOSTER-001			ABN 89 056 706 640	11 ORMOND STREET, BELLERIVE, TAS 7018	PROPOSED EXTENSION					
1	ISSUED FOR PLANNING APPLICATION. 13-12-2017	EXISTING FLOOR PLAN FOSTER-002			12 Warwick Street, Hobart, TAS 7000	EXISTING ELEVATIONS	SHEET 2 OF 2			004	1 : 100	
		EXISTING ELEVATIONS 1 OF 2 FOSTER-003			Office Phone: (03) 6234 6185							
		EXISTING ELEVATIONS 2 OF 2 FOSTER-004			Email: admin@smeeke drafting.com							
		PROPOSED FLOOR PLAN FOSTER-005			Website: www.smeeke drafting.com							
		PROPOSED ELEVATIONS 1 OF 2 FOSTER-006										
		PROPOSED ELEVATIONS 2 OF 2 FOSTER-007										



C

B

A

WALL LEGEND:

- EXISTING WALLS
- NEW 90mm TIMBER STUD WALLS

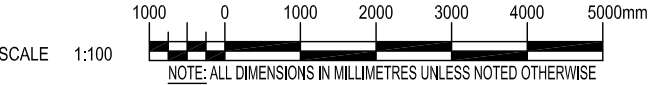
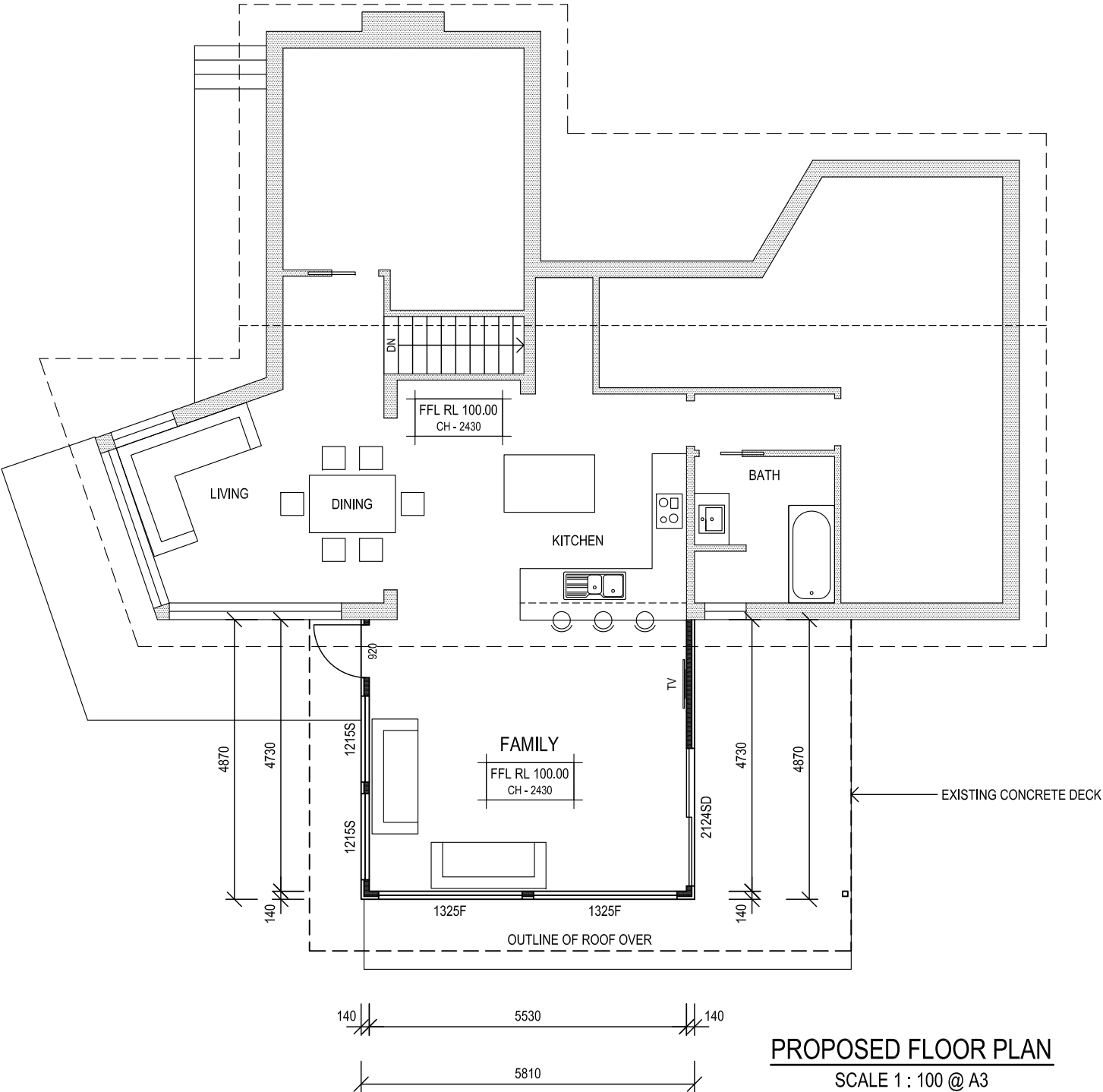
FLOOR FINISHES LEGEND:

- C - CARPET
- CT - CERAMIC TILES
- NC - NATURAL CONCRETE
- TFB - TIMBER FLOOR BOARDS

WINDOW LEGEND:

15 09 A
TYPE
WIDTH (900)
HEIGHT (1500)

- A - AWNING
- BF - BIFOLD DOOR
- C - CUSTOM (BUTTED CORNER GLAZING)
- F - FIXED
- FR - FROSTED GLAZING
- GB - GLASS BRICK
- H - HINGED DOOR
- S - SLIDING
- SD - SLIDING DOOR
- STKSD - STACKING TYPE SLIDING DOOR



REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	CLIENT	TITLE	DRG	No.	SHT.	SCALE	A3
0	ISSUED FOR CLIENT REVIEW. 12-12-2017	SITE PLAN	FOSTER-001			PROPOSED EXTENSION					
1	ISSUED FOR PLANNING APPLICATION. 13-12-2017	EXISTING FLOOR PLAN	FOSTER-002			11 ORMOND STREET, BELLERIVE, TAS 7018					
		EXISTING ELEVATIONS 1 OF 2	FOSTER-003								
		EXISTING ELEVATIONS 2 OF 2	FOSTER-004								
		PROPOSED FLOOR PLAN	FOSTER-005			PROPOSED FLOOR PLAN					
		PROPOSED ELEVATIONS 1 OF 2	FOSTER-006								
		PROPOSED ELEVATIONS 2 OF 2	FOSTER-007								

SMEEKES DRAFTING PTY LTD

ABN 89 056 706 640
12 Warwick Street, Hobart, TAS 7000
Office Phone: (03) 6234 6185
Email: admin@smEEKESdrafting.com
Website: www.smEEKESdrafting.com

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

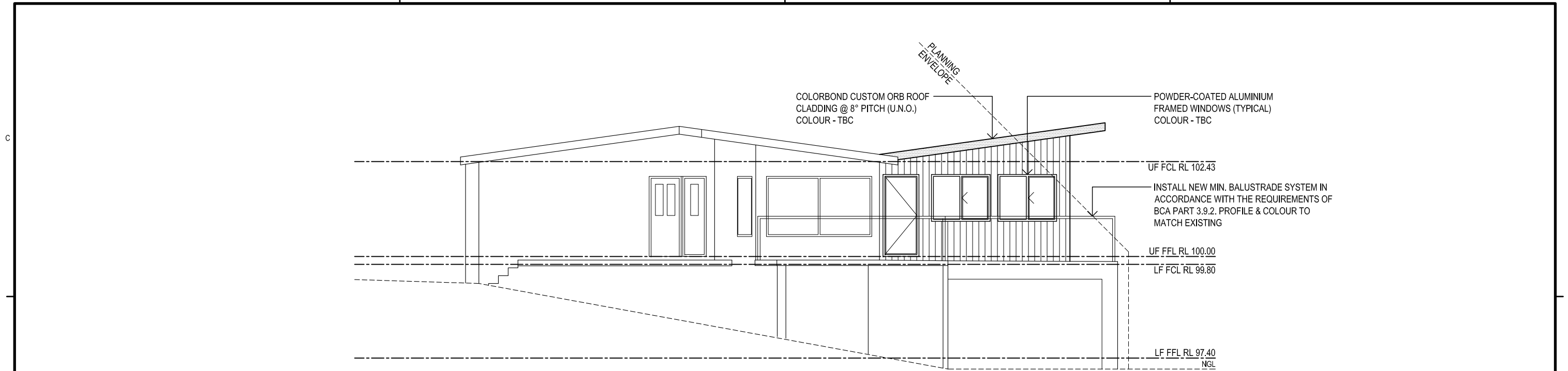
Building Designer Licence Nos. CC4900A & CC6621

DRG No.

SHT. 005

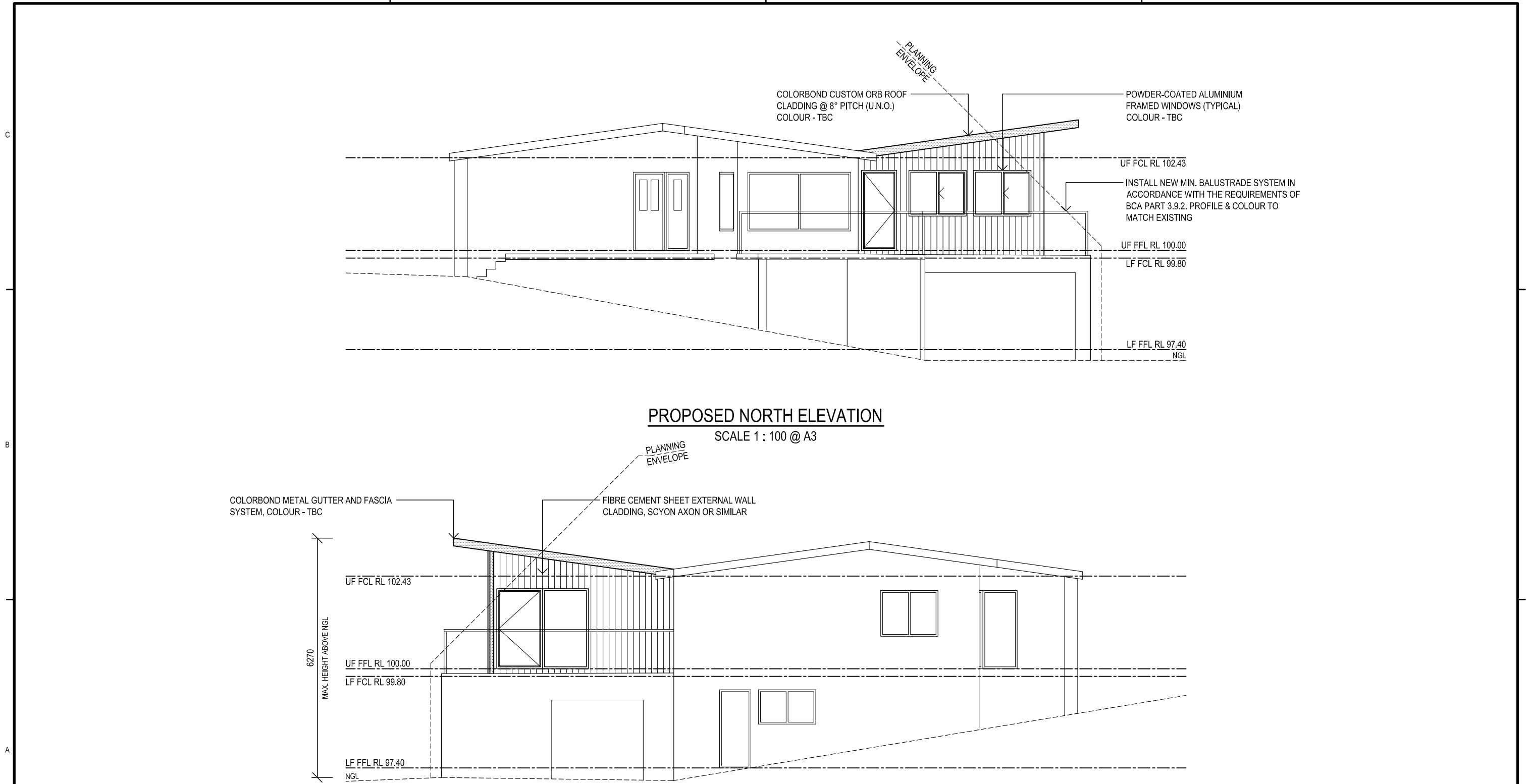
SCALE 1:100

A3



PROPOSED NORTH ELEVATION

SCALE 1 : 100 @ A3



PROPOSED SOUTH ELEVATION

SCALE 1 : 100 @ A3

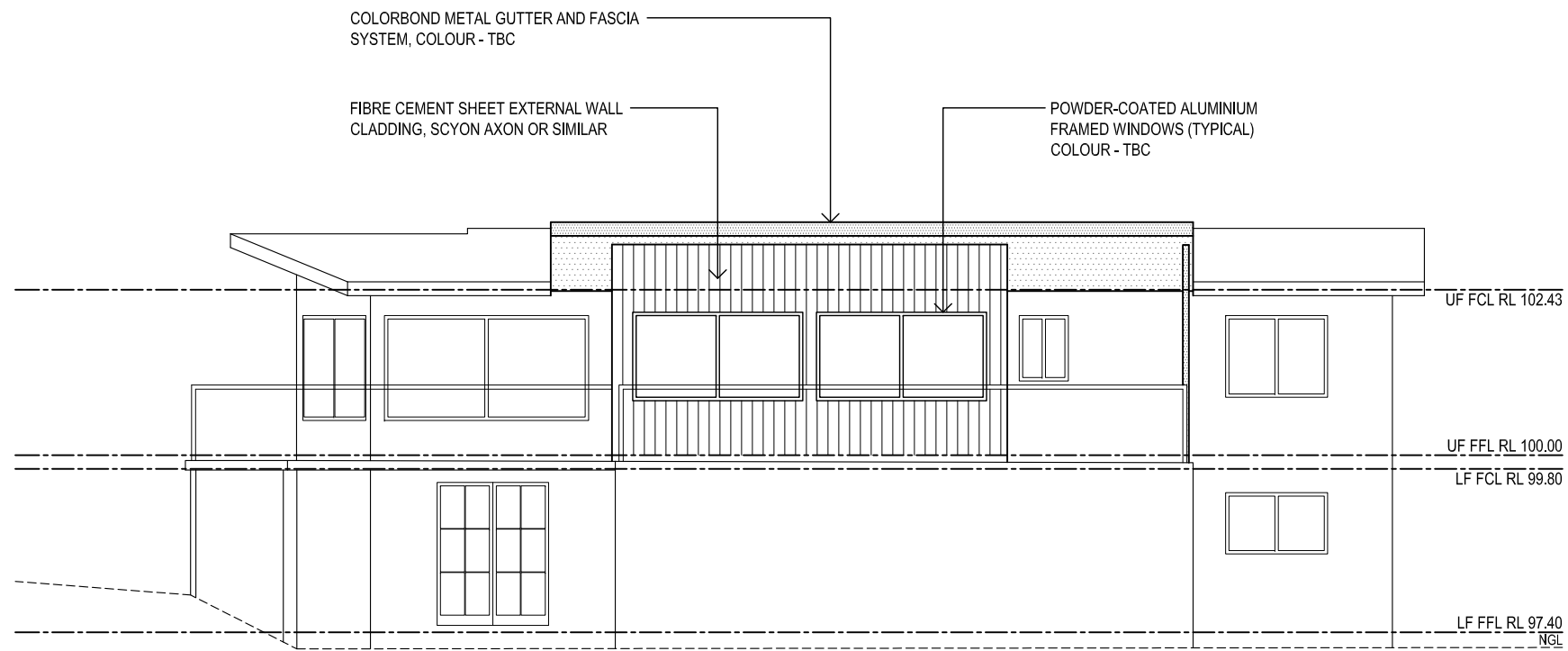


REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	SMEEKES DRAFTING PTY LTD	CLIENT	TITLE	DRG	No.	SHT.	006	SCALE	1 : 100	A3
0	ISSUED FOR CLIENT REVIEW. 12-12-2017	SITE PLAN FOSTER-001			ABN 89 056 706 640	11 ORMOND STREET, BELLERIVE, TAS 7018	PROPOSED ELEVATIONS							
1	ISSUED FOR PLANNING APPLICATION. 13-12-2017	EXISTING FLOOR PLAN FOSTER-002			12 Warwick Street, Hobart, TAS 7000									
		EXISTING ELEVATIONS 1 OF 2 FOSTER-003			Office Phone: (03) 6234 6185									
		EXISTING ELEVATIONS 2 OF 2 FOSTER-004			Email: admin@smeekestdrafting.com									
		PROPOSED FLOOR PLAN FOSTER-005			Website: www.smeekestdrafting.com									
		PROPOSED ELEVATIONS 1 OF 2 FOSTER-006												
		PROPOSED ELEVATIONS 2 OF 2 FOSTER-007												

C

B

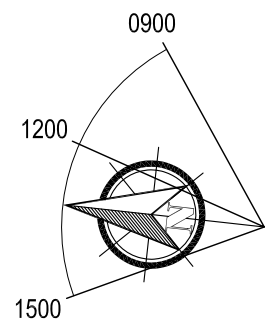
A



PROPOSED WEST ELEVATION
SCALE 1 : 100 @ A3



REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	SMEEKES DRAFTING PTY LTD	CLIENT	DRG	SHT.	SCALE	A3
0	ISSUED FOR CLIENT REVIEW. 12-12-2017	SITE PLAN FOSTER-001			ABN 89 056 706 640	PROPOSED EXTENSION				
1	ISSUED FOR PLANNING APPLICATION. 13-12-2017	EXISTING FLOOR PLAN FOSTER-002			12 Warwick Street, Hobart, TAS 7000	11 ORMOND STREET, BELLERIVE, TAS 7018				
		EXISTING ELEVATIONS 1 OF 2 FOSTER-003			Office Phone: (03) 6234 6185	PROPOSED ELEVATIONS				
		EXISTING ELEVATIONS 2 OF 2 FOSTER-004			Email: admin@smeeke drafting.com	SHEET 2 OF 2				
		PROPOSED FLOOR PLAN FOSTER-005			Website: www.smeeke drafting.com					
		PROPOSED ELEVATIONS 1 OF 2 FOSTER-006								
		PROPOSED ELEVATIONS 2 OF 2 FOSTER-007								

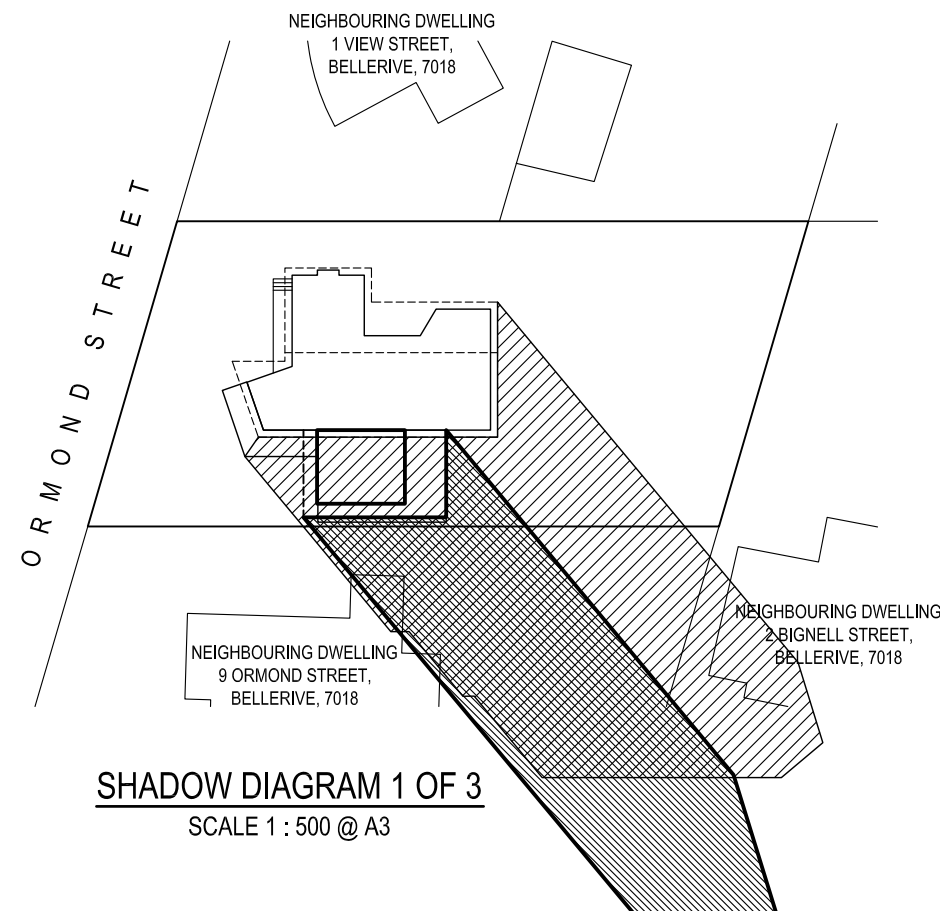


EACH SHADOW DIAGRAM REPRESENTS THE SHADOW CAST FROM THE EXISTING DWELLING AND PROPOSED EXTENSION ON THE 21ST OF JUNE 2018 (WINTER SOLSTICE) AT THE NOMINATED TIME.

FIGURES FOR SUN ALTITUDE AND AZIMUTH WERE CALCULATED ON THE BUREAU OF METEOROLOGY WEBSITE (www.bom.gov.au)

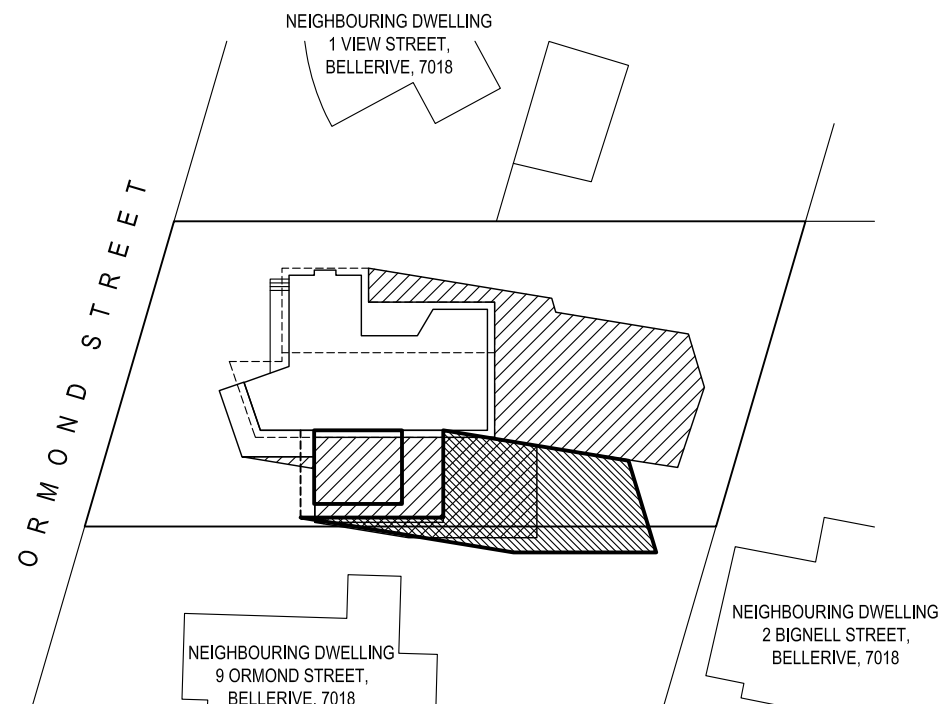
- DENOTES EXISTING DWELLING'S SHADOW
 DENOTES PROPOSED EXTENSION'S SHADOW

DATE : 21-06-2018
TIME : 0900 hrs
ALTITUDE : 10° 23' 25"
AZIMUTH : 43° 55' 13"



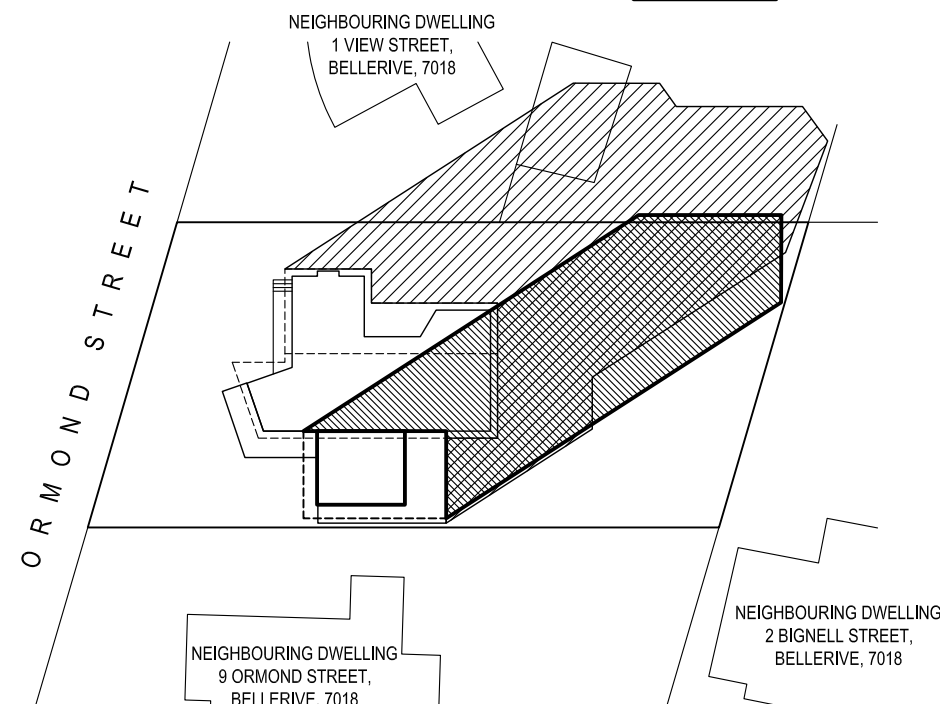
SHADOW DIAGRAM 1 OF 3
SCALE 1 : 500 @ A3

DATE : 21-06-2018
TIME : 1200 hrs
ALTITUDE : 23° 40' 23"
AZIMUTH : 3° 04' 09"



SHADOW DIAGRAM 2 OF 3
SCALE 1 : 500 @ A3

DATE : 21-06-2018
TIME : 1500 hrs
ALTITUDE : 13° 20' 49"
AZIMUTH : 320° 57' 16"



SHADOW DIAGRAM 3 OF 3
SCALE 1 : 500 @ A3



REV.	DESCRIPTION	REFERENCE	DRN / DES	R. SMEEKES	SMEEKES DRAFTING PTY LTD	CLIENT	TITLE	DRG	No.	SHT.	SCALE	A3
0	ISSUED FOR PLANNING APPLICATION. 25-1-2017	SITE PLAN EXISTING FLOOR PLAN EXISTING ELEVATIONS 1 OF 2 EXISTING ELEVATIONS 2 OF 2 PROPOSED FLOOR PLAN PROPOSED ELEVATIONS 1 OF 2 PROPOSED ELEVATIONS 2 OF 2 SHADOW DIAGRAMS	FOSTER-001 FOSTER-002 FOSTER-003 FOSTER-004 FOSTER-005 FOSTER-006 FOSTER-007 FOSTER-008		ABN 89 056 706 640 12 Warwick Street, Hobart, TAS 7000 Office Phone: (03) 6234 6185 Email: admin@smEEKESdrafting.com Website: www.smEEKESdrafting.com	11 ORMOND STREET, BELLERIVE, TAS 7018	SHADOW DIAGRAMS			008	1 : 200	

Attachment 3

11 Ormond Street, Bellerive



Site viewed from Ormond Street, looking south

11.3.4 DEVELOPMENT APPLICATION D-2018/39 - 59 KARoola ROAD, LINDISFARNE - DWELLING
(File No D-2018/39)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 59 Karoola Road, Lindisfarne.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 23 March 2018.

CONSULTATION

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

- impact on heritage values;
- building envelope and setback.

RECOMMENDATION:

A. That the Development Application for dwelling at 59 Karoola Road, Lindisfarne (Cl Ref D-2018/39) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

ADVICE

All works to be entirely contained within the property boundary. Particular note to be taken of the wall on the western boundary where all footings and other works must be contained within the boundary of 59 Karoola 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.

ASSOCIATED REPORT**1. BACKGROUND**

The property was created as part of planning approval SD-2013/3 involving a 1 lot subdivision and boundary adjustment of 61 Karoola Road, resulting in the creation of 3 new lots, 73 and 75 Malunna Road and the subject site, 59 Karoola Road.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 10 – General Residential Zone; and
 - Section E6.0 – Parking and Access Code and E7.0 Stormwater Management.
- 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 453m² vacant ordinary lot situated on the southern side of Karoola Road.

The site has direct access off Karoola Road and adjoins a heritage dwelling to the left (71 Malunna Road).

A currently vacant lot for which Council has granted and extended planning approval until 8 March 2020 is located to the south (73 Malunna Road). To the east is the original property and dwelling, 61 Malunna Road which was subdivided.

A 2.5m wide drainage easement is located along the eastern side boundary of the site.

3.2. The Proposal

The proposal is for a split level 2 storey 252m² dwelling with an integral 2 car garage.

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 Codes 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>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p>	Complies – dwelling is setback 4.5m from frontage.
		<p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p>	<p>Does not comply – (refer to the Perspective Views plan in Attachment 2). The dwelling protrudes the building envelope on the southern and western elevations.</p> <p>On the western elevation, the garage has a maximum height of 4.7m above natural ground level on the side boundary, therefore protruding the envelope by up to 1.7m.</p>

			<p>On the western elevation, part of the upper level deck privacy screen also protrudes the envelope along with a section of the living room roof. As the dwelling involves a cutting and due to the downhill slope of the land, the dwelling would have a maximum height 4.5m as a result of the privacy screen. The privacy screen protrudes the envelope by up to 1.6m.</p> <p>The living room roof is setback 1.2m (excluding eaves) from the western side boundary and has an approximate maximum height of 5.7m above natural ground level. Below the deck, the dwelling is setback 1.5m from the western side boundary.</p> <p>On the southern elevation, the window seat part of the living room which is 2.5m long would be located outside the envelope along with approximately 8m in length of the living room roof. This protrusion faces the currently vacant lot, 73 Malunna Road and is clearly shown on the Perspective Views plan in Attachment 2.</p>
		<p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p>	not applicable

		(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).	<p>Does not comply.</p> <p>The dwelling would be located up to the property boundary adjoining 71 Malunna Road.</p> <p>The dwelling would extend 12.6m in length along the western side boundary (6.5m of length would be the garage and 6m results from the upper level deck screen).</p>
--	--	---	--

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

Performance Criteria	Proposal
<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p> <p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p> <p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p>	<p>Shadow diagrams have been provided and demonstrate that on 21 June:</p> <ul style="list-style-type: none"> • 71 Malunna Road – overshadowing occurs until shortly after 10am. Only minimal shadowing is caused by parts of the proposed dwelling protruding the envelope on the western boundary. The shadow diagrams show that the impact of overshadowing resulting from the protrusion outside the envelope will not have an impact upon sunlight to habitable rooms or private open space areas. • 61 Karoola Road – the proposed dwelling does not protrude the building envelope on the eastern boundary, therefore any overshadowing complies with the Acceptable Solution. • 73 Malunna Road – overshadowing caused by parts of the proposed dwelling outside the envelope are minimal. Based on the approved plans some overshadowing may impact the allocated private open space courtyard at 10am on 21 June, therefore more than 3 hours of sunlight is achieved.
<p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>The protrusions outside the building envelope will impact the adjoining dwelling at 71 Malunna Road and potentially a future dwelling on the vacant lot at 73 Malunna Road.</p>

	<p>The visual impact resulting from the protrusion outside the envelope to 71 Malunna Road will be 0.9m of the wall at the northern end of the garage and 1.7m at the southern end as the maximum height of the garage above natural ground level is 4.7m.</p> <p>As the length of the garage is 6.5m and 71m Malunna Road has an approximate 60m side boundary as it adjoins 59 Karoola Road and 73 Karoola Road, this protrusion is not considered significant in scale.</p> <p>It is noted that 71 Malunna Road is a heritage listed property and the proposed garage wall, the western decks privacy screen will be located up to the shared boundary. However, due to established trees and the siting of the dwelling, the visual impact of the proposal will only primarily be evident from the properties vegetable garden and chicken shed. Heritage controls do not apply to the application site.</p>
<p><i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>The proposed dwelling would be located approximately 10m from the dwelling at 71 Malunna Road and approximately 7m from the dwelling at 61 Malunna Road, which is a greater separation distance than what is typically found between buildings in the surrounding area.</p> <p>For example 65 and 67 Karoola Road, which are separated by approximately 5m, 84 and 86 Karoola Road and 96 and 98 Karoola Road which are all around 5m apart.</p>

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.3 A2	Site coverage and private open space for all dwellings	A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24m ² ; or (ii) 12m ² , if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and	complies
		(b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and	complies
		(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and	Does not comply – the private open space in the front yard is only accessible from bedroom 1 and the 6m long entry foyer.
		(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and	complies
		(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and	complies

	(f) has a gradient not steeper than 1 in 10; and	complies
	(g) is not used for vehicle access or parking.	complies

The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 10.4.3 as follows.

Performance Criteria	Proposal
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p> <p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p> <p><i>(ii) orientated to take advantage of sunlight.</i></p>	<p>Whilst the dwelling private open space does not comply with the Acceptable Solution due to it not being easily accessible from a habitable room, the proposal offers the additional areas of private open space.</p> <p>These include 22m² of south and west facing deck and the south and east facing backyard, both of which are directly accessible from habitable rooms.</p> <p>It is noted that these areas are orientated to take advantage of the mountain and river views. The small size of the lot, drainage easement and its location on a southerly facing slope limit the ability for the proposal to comply with the Acceptable Solutions</p>

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. Impact on Heritage Values

The representors raised concern that the proposed dwelling will be located adjacent the heritage listed property at 71 Malunna Road and have a negative impact on the amenity associated with the property.

A Heritage Architect's Report for 71 Malunna Road was submitted as part of one of the representations. The report focuses on the heritage value of the property including the significance of the garden setting and is concerned with visual impacts resulting from a construction backdrop described as being approximately 15m long by 5m high.

The report recommends that the proposed dwelling be redesigned to be within the building envelope to prevent an adverse impact upon 71 Malunna Road.

- **Comment**

Whilst the proposed dwelling will be located with a zero setback to 71 Malunna Road, which is subject to the Historic Heritage code and listed on the Tasmanian Heritage Register, the code is not applicable to the property at 59 Karoola Road and therefore there is no ability under the Scheme to consider heritage values and the representation can therefore have no determining weight.

The proposed advertised plans show a smaller proposal than what is mentioned in the Heritage Report, in that the garage will be 6.5m long, the deck 6m long and therefore the backdrop would have a length of 12.5m. The plans also show the maximum height of the garage to be 4.7m above natural ground level whilst the maximum height of the deck privacy screen would be 4.5m above natural ground level and not 5m as stated in the Heritage Report.

3D projection plans (Attachment 2) show the area of the dwelling outside the building envelope. The above assessment has demonstrated compliance with the relevant Performance Criteria of the General Residential Zone.

5.2. Building Envelope and Setback

Concern was also raised about the visual impact of the proposal due to the protrusion outside the building envelope on the western elevation. The representor is concerned that the siting and scale of the proposed building envelope protrusion will compromise their primary private open space (a restored food producing garden).

The representor is also concerned that there will not be a traditional boundary fence due to the proposed dwelling being located up to the shared side boundary and there is no distinct and tangible separation between the adjoining properties.

- **Comment**

Although the building envelope protrusion will have a visual impact on the existing vegetable garden and chicken shed, the impact on the property as a whole will not be significant due to the separation of the dwelling and carport and well established gardens from the proposal.

In addition, the protrusion of the proposal outside the building envelope will not result in any loss of sunlight to the vegetable garden on 21 June.

Whilst the representor would like to see the proposed dwelling redesigned and setback from the western boundary, the proposal meets the applicable General Residential Zone Performance Criteria, as assessed above.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (8)
3. Site Photo (5)

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

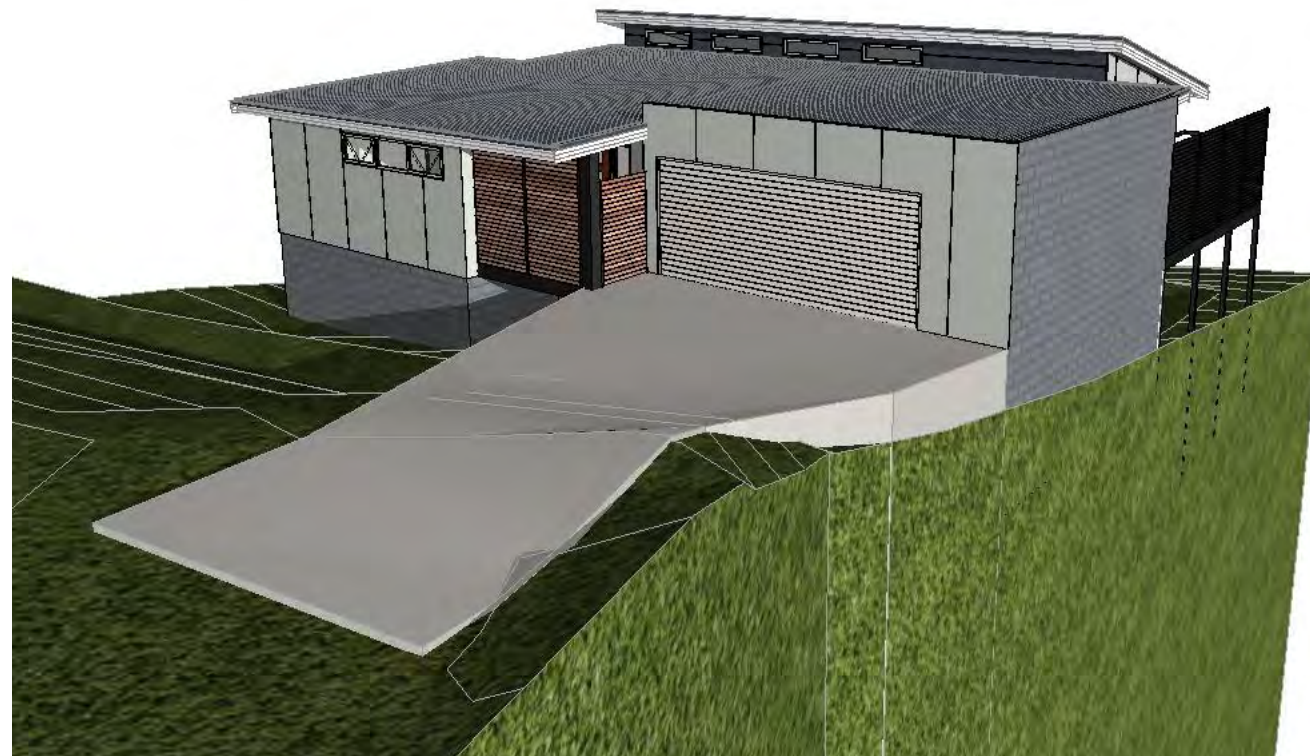
59 KARoola ROAD, LINDISFARNE



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Friday, 9 March 2018 **Scale:** 1:780.2 @A4

59 Karoola Road Lindisfarne 7015

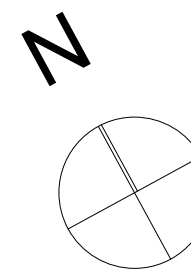
Drawing No:	Description
1	Site Plan
2	Upper Floor Plan
3	Lower Floor Plan
4	Elevations 1
5	Elevations 2
6	Shadow Diagrams 21 Jun
7	Perspective Views



General Information

Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	Rodney & Jacky Purves
Building Classification	1a
Title Reference	168001/3
Design Wind Speed	N2
Soil Classification	M
Climate Zone	7
BAL	BAL-LOW
Corrosion Environment	Moderate
Zoning	General Residential





Site Areas	
Site area	453m ²
Total Building Area	195.33m ²
Total Site Coverage	43.1%

Total Impervious Area	230.17m ²
Impervious Free Area	222.83m ²
Impervious Free Area	49.2%

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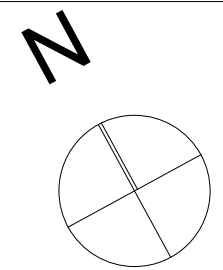
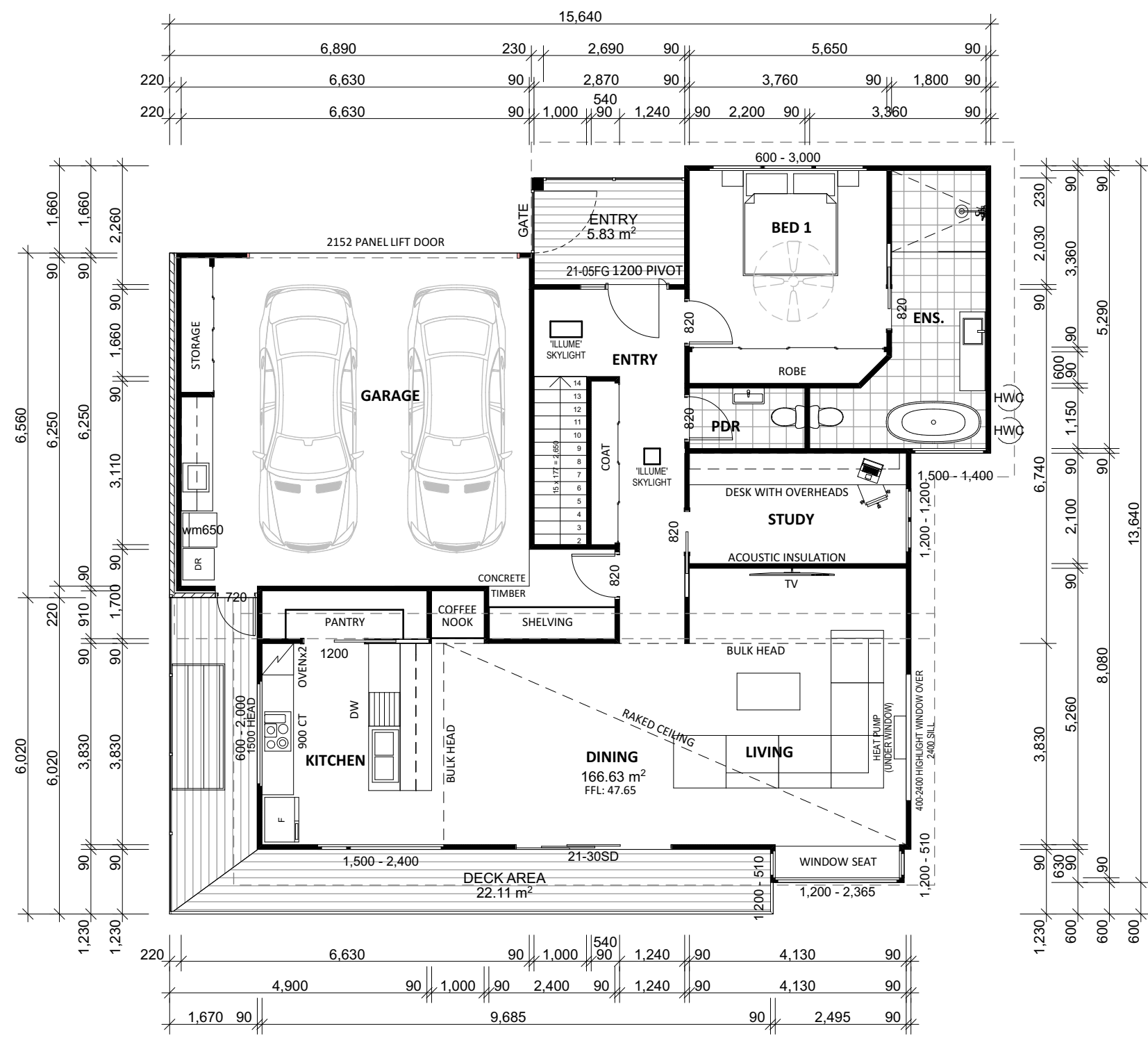
Proposal:	New Dwelling	Scale: 1:200	Job No: 143-2017	Pg No: 1
Client:	Rodney & Jacky Purves	Date: 06/11/17	Engineer:	
Address:	59 Karoola Road Lindisfarne 7015	Drawn: Peter	Building Surveyor:	

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

Amendments	
Date	Description
30/11/17	CLIENT CHANGES
29/1/18	CLIENT CHANGES
31/1/18	PLANNING ADDITIONS



Site Plan



Floor Areas	
Lower Floor	84.93m ²
Upper Floor	166.63m ²
Total	251.56m ²
	27.07 squares
Deck	22.11m ²

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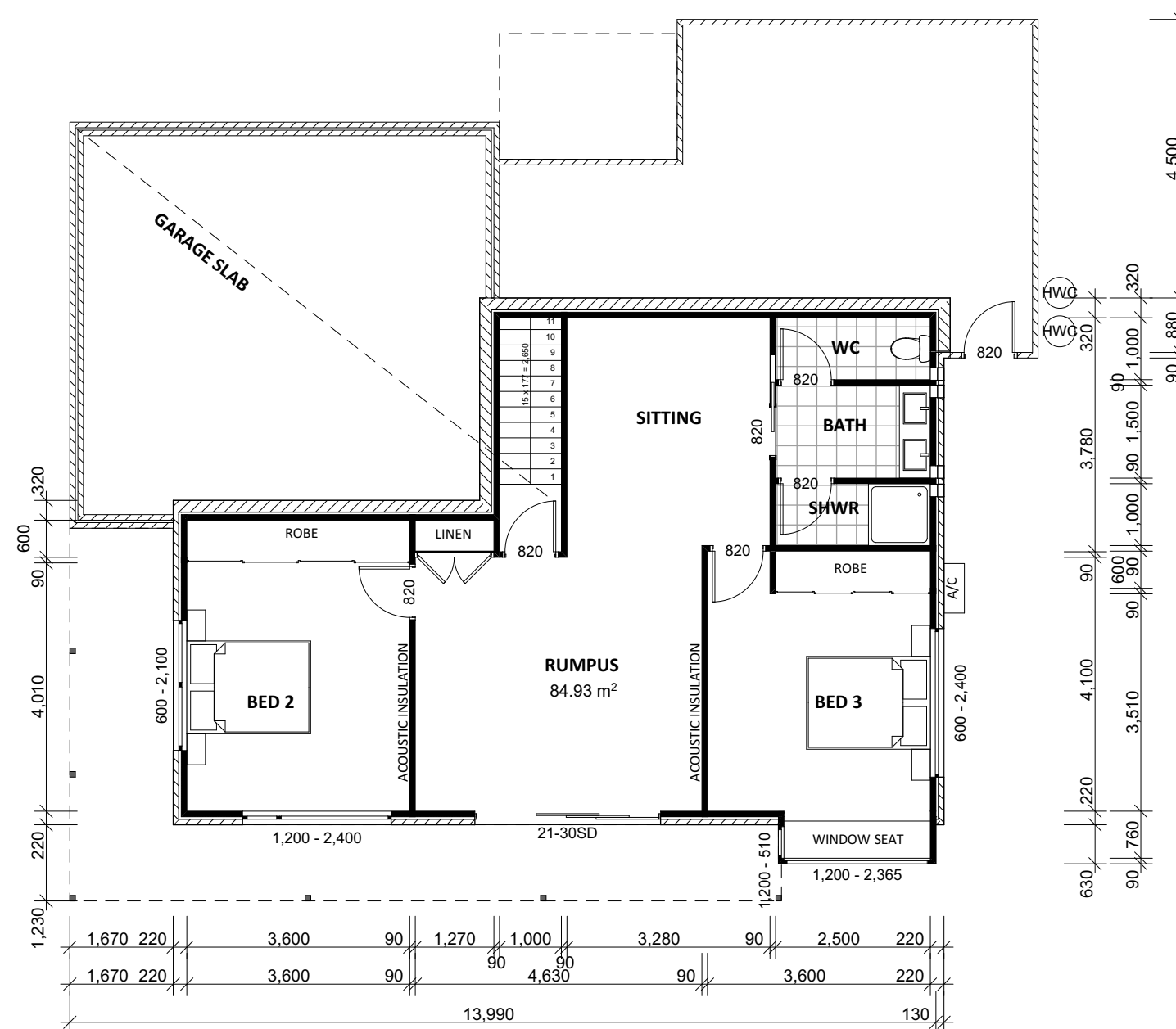
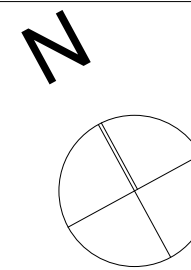
Proposal:	New Dwelling	Scale: 1:100	Job No: 143-2017	Pg No: 2
Client:	Rodney & Jacky Purves	Date: 06/11/17	Engineer:	
Address:	59 Karoola Road Lindisfarne 7015	Drawn: Peter	Building Surveyor:	

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

Amendments	
Date	Description
30/11/17	CLIENT CHANGES
29/1/18	CLIENT CHANGES
31/1/18	PLANNING ADDITIONS



Upper Floor Plan



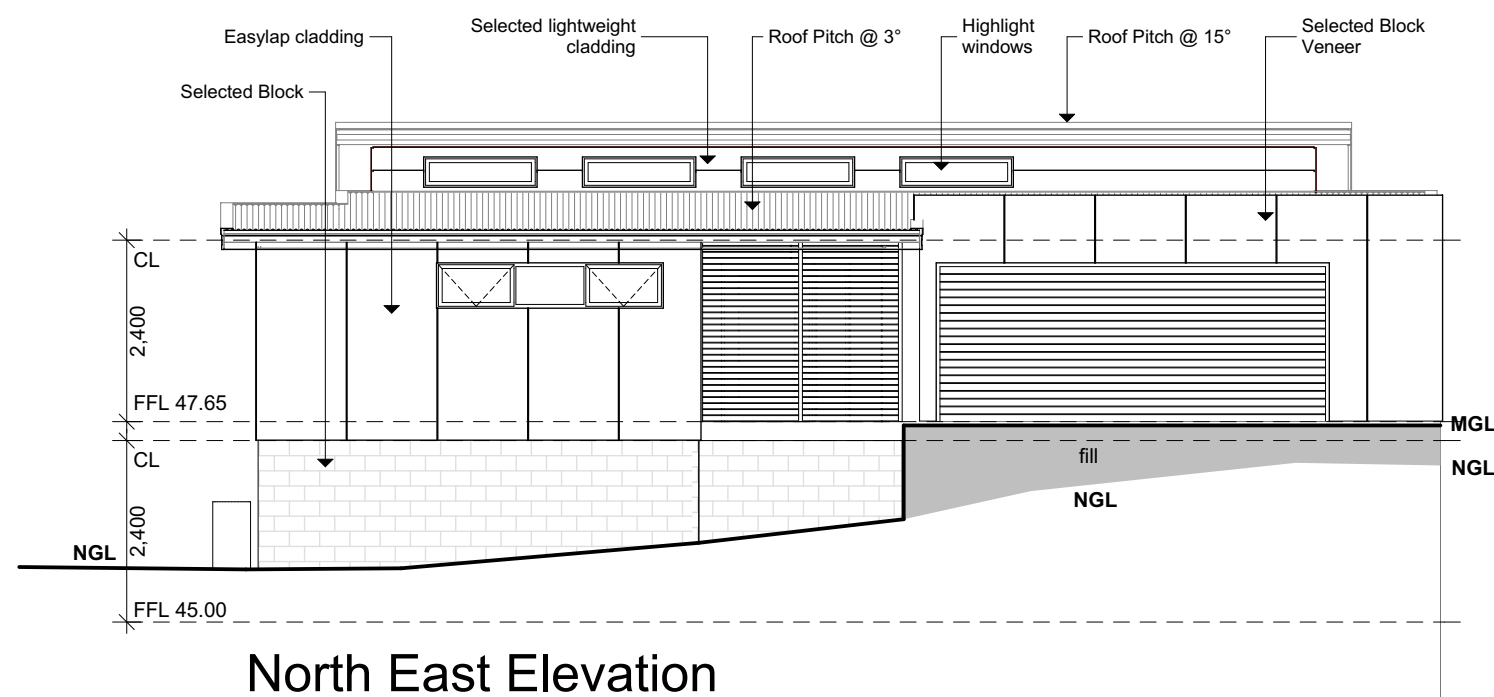
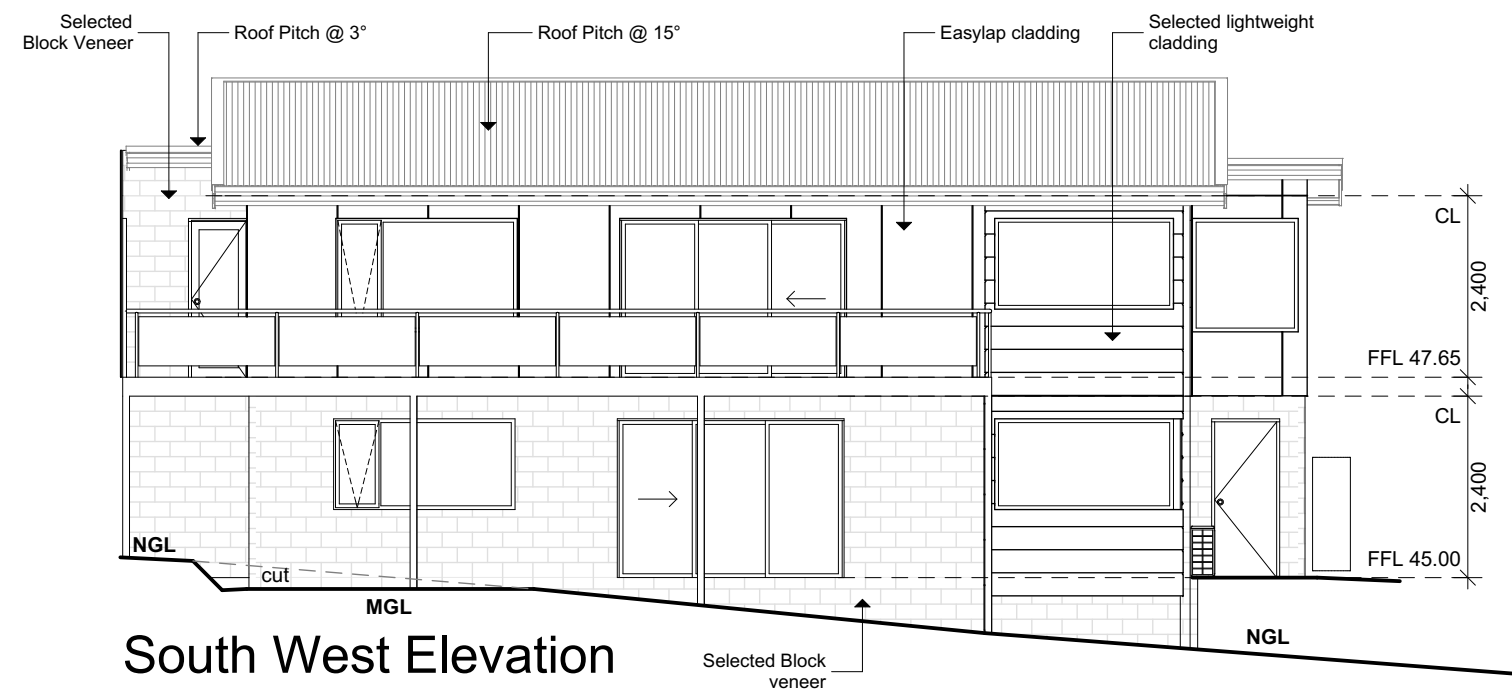
Lower Floor Plan

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Proposal:	New Dwelling	Scale: 1:100	Job No: 143-2017	Pg No: 3
Client:	Rodney & Jacky Purves	Date: 06/11/17	Engineer:	
Address:	59 Karoola Road Lindisfarne 7015	Drawn: Peter	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description
30/11/17	CLIENT CHANGES
29/1/18	CLIENT CHANGES
31/1/18	PLANNING ADDITIONS





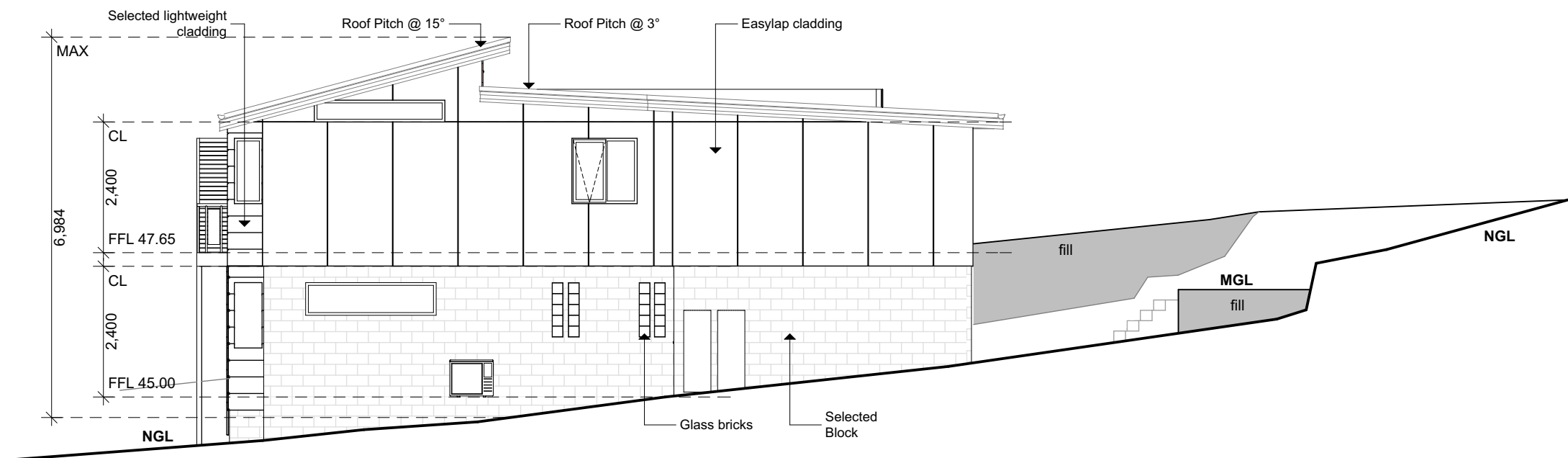
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Proposal:	New Dwelling	Scale: 1:100	Job No: 143-2017	Pg No: 4
Client:	Rodney & Jacky Purves	Date: 06/11/17	Engineer:	
Address:	59 Karoola Road Lindisfarne 7015	Drawn: Peter	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

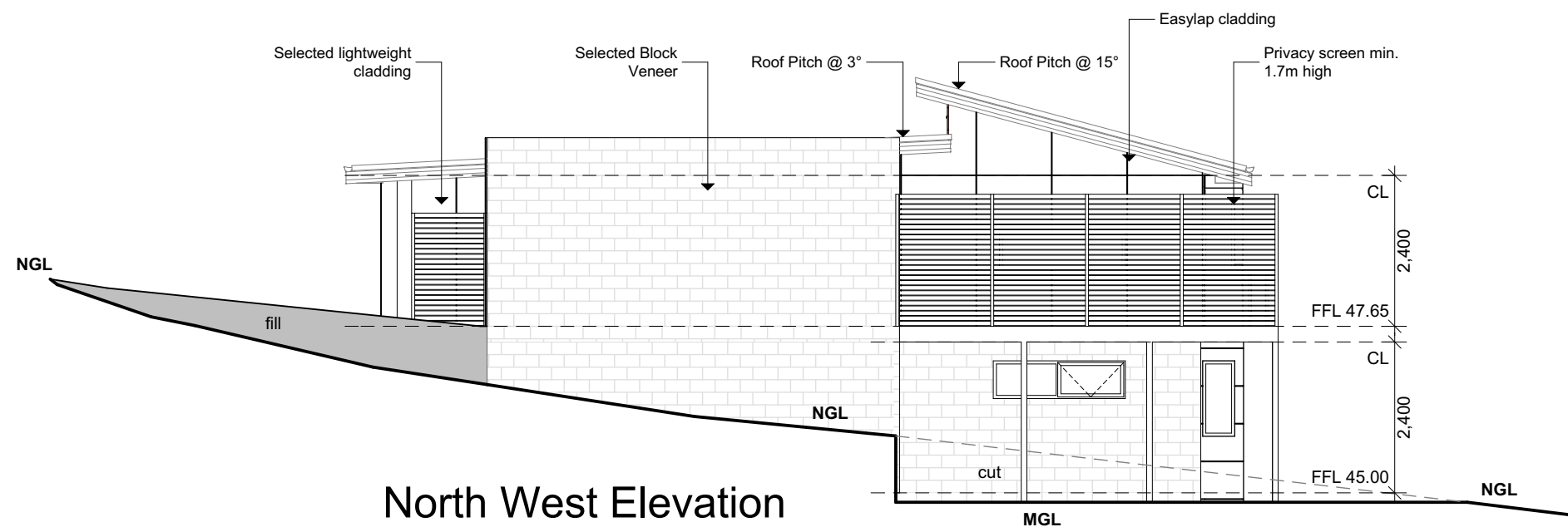
Amendments	
Date	Description
30/11/17	CLIENT CHANGES
29/1/18	CLIENT CHANGES
31/1/18	PLANNING ADDITIONS



Elevations 1



South East Elevation



North West Elevation

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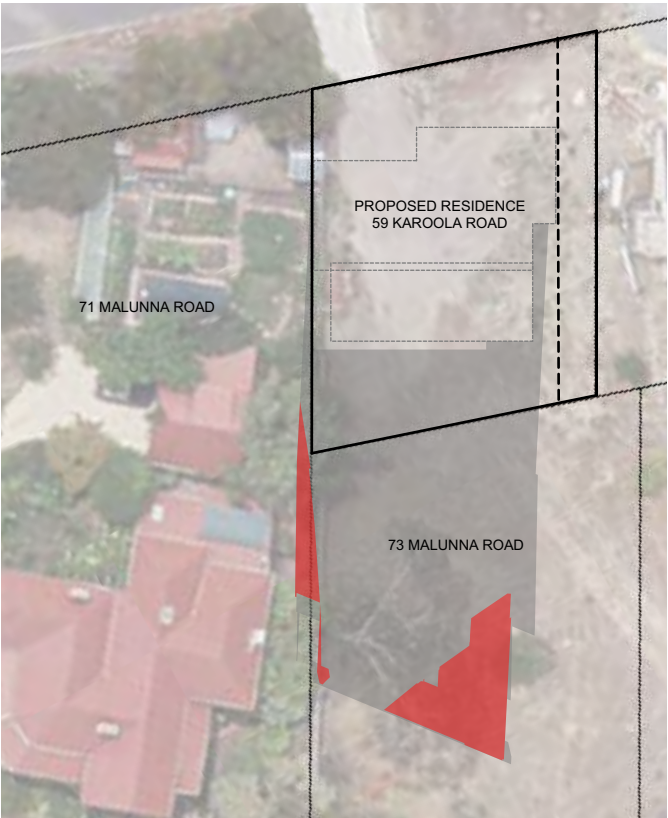
Proposal:	New Dwelling	Scale: 1:100	Job No: 143-2017	Pg No: 5
Client:	Rodney & Jacky Purves	Date: 06/11/17	Engineer:	
Address:	59 Karoola Road Lindisfarne 7015	Drawn: Peter	Building Surveyor:	
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Amendments	
Date	Description
30/11/17	CLIENT CHANGES
29/1/18	CLIENT CHANGES
31/1/18	PLANNING ADDITIONS

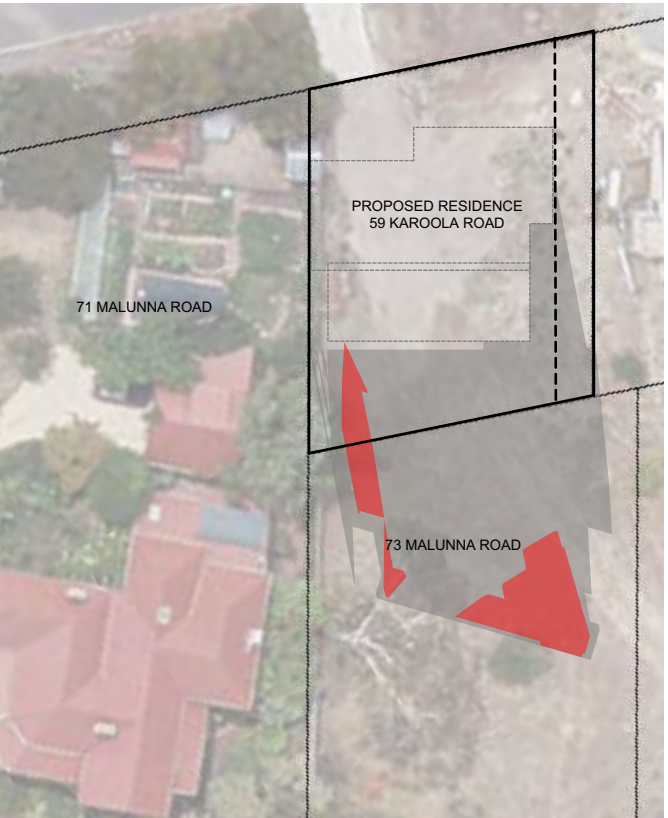




SHADOWS 0900



SHADOWS 1000



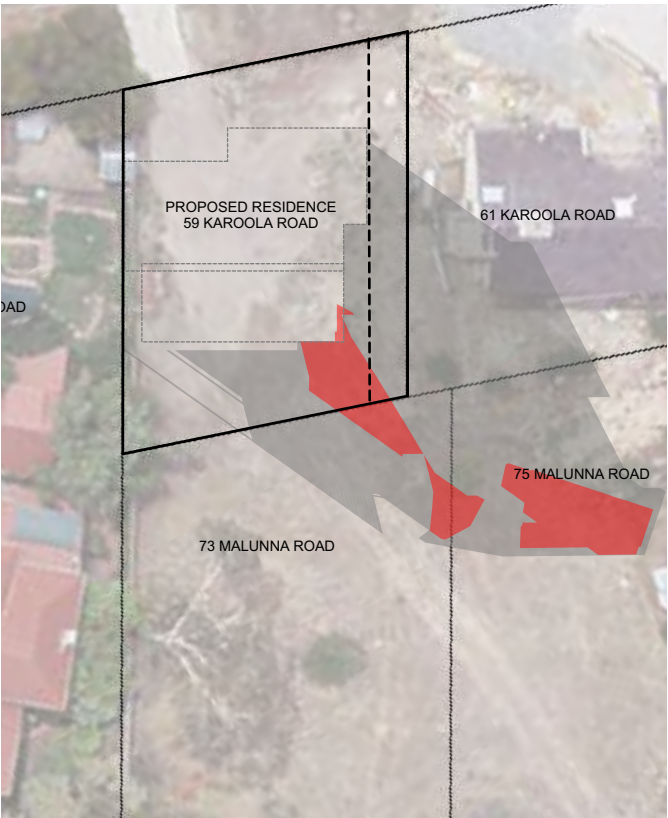
SHADOWS 1100



SHADOWS 1200



SHADOWS 1300

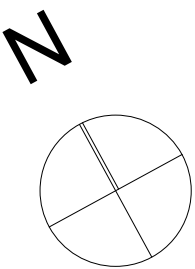


SHADOWS 1400



SHADOWS 1500

- SHADOWS CAST BY PROPOSED BUILDING (WITH EAVES)
- SHADOWS CAST BY PART OF PROPOSED BUILDING OUTSIDE BUILDING ENVELOPE (MINUS EAVES)

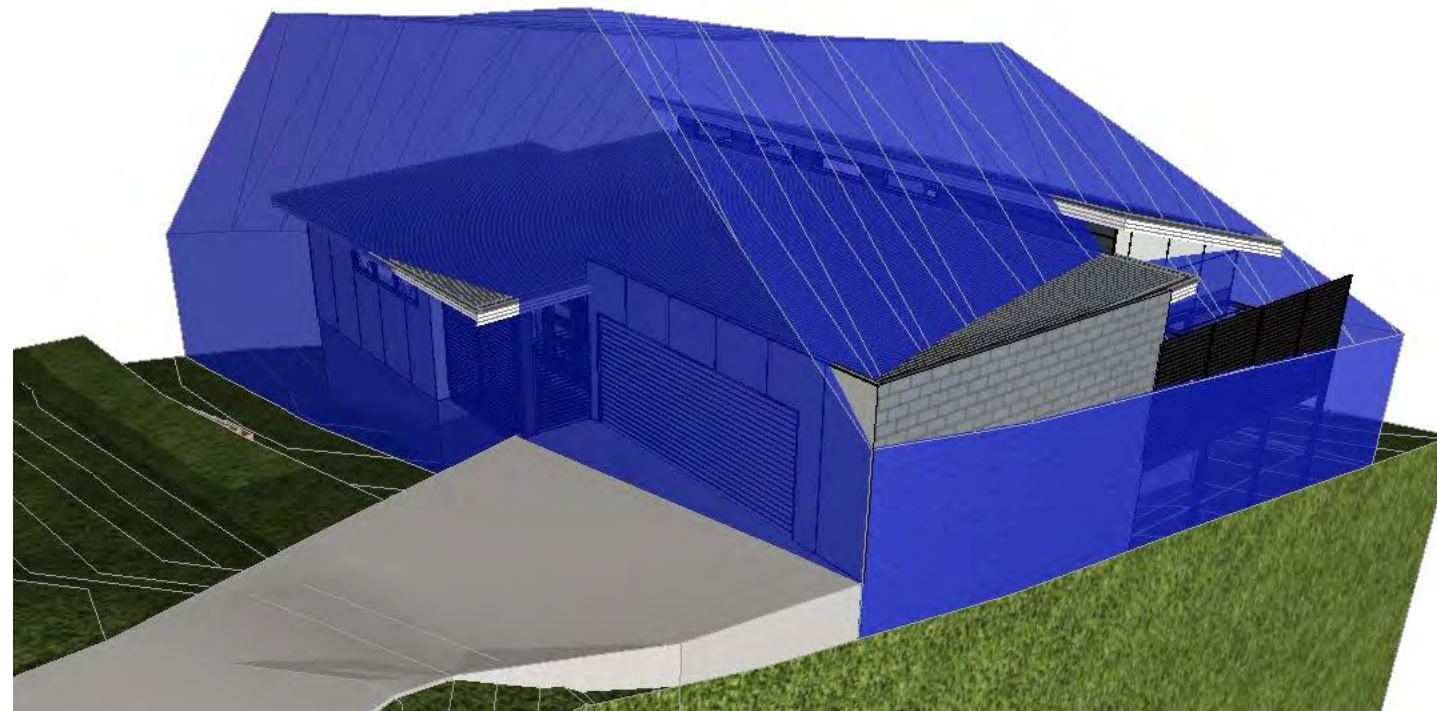
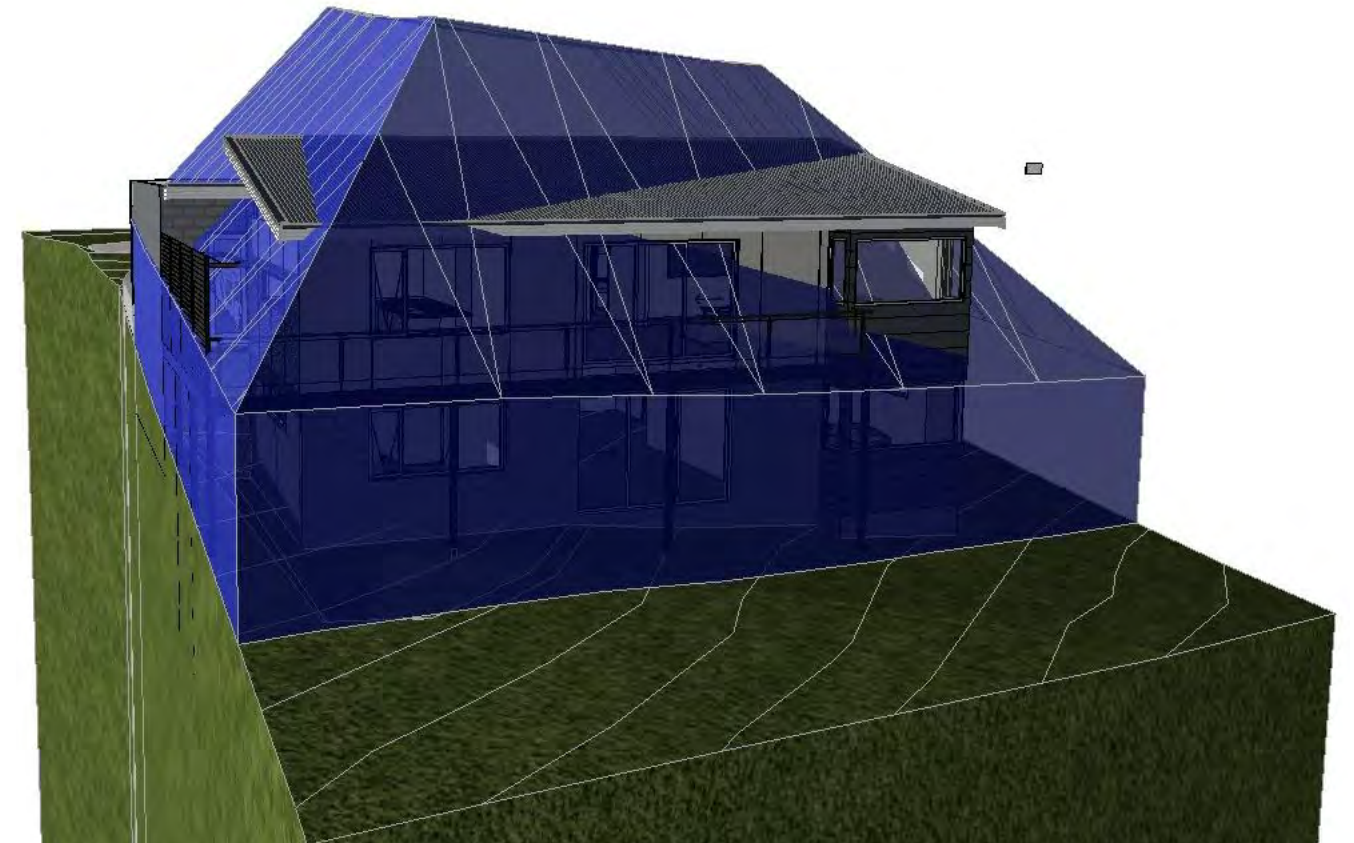
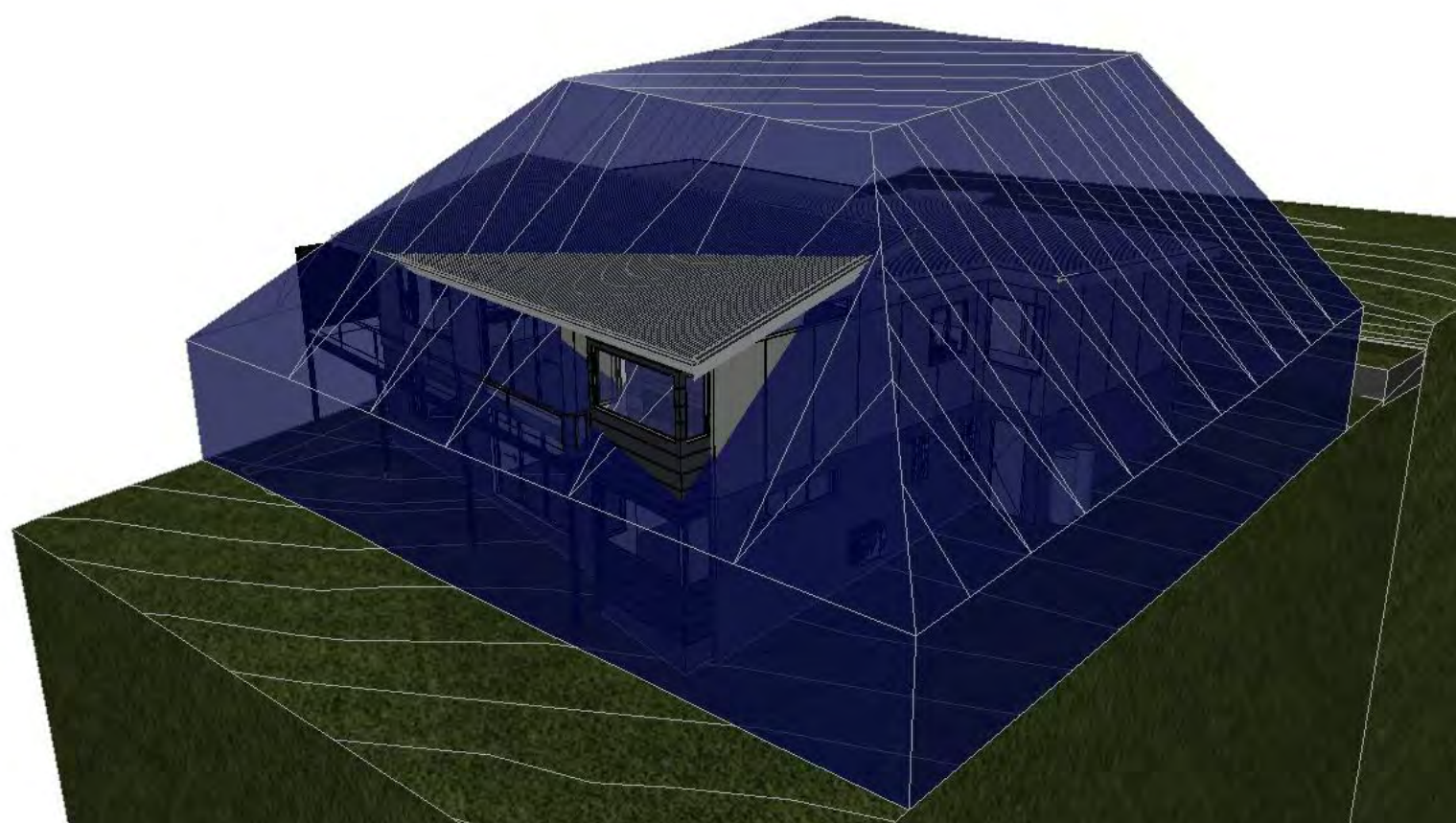


Shadow Diagrams 21 Jun

Proposal:	New Dwelling	Scale: 1:500	Job No: 143-2017	Pg No: 6
Client:	Rodney & Jacky Purves	Date: 06/11/17	Engineer:	
Address:	59 Karoola Road Lindisfarne 7015	Drawn: Peter	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description
30/11/17	CLIENT CHANGES
29/1/18	CLIENT CHANGES
31/1/18	PLANNING ADDITIONS





PERSPECTIVE VIEWS DEMONSTRATING BUILDING LOCATION WITH D10.4.2 (A3) BUILDING ENVELOPE

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Proposal:	New Dwelling	Scale: 1:200	Job No: 143-2017	Pg No: 7
Client:	Rodney & Jacky Purves	Date: 06/11/17	Engineer:	
Address:	59 Karoola Road Lindisfarne 7015	Drawn: Peter	Building Surveyor:	

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Amendments	
Date	Description
30/11/17	CLIENT CHANGES
29/1/18	CLIENT CHANGES
31/1/18	PLANNING ADDITIONS



Perspective Views

ATTACHMENT 3



Photo of subject site 59 Karoola Rd, viewed from Karoola Rd



Site view from Malunna Rd shows 73 Malunna Rd with 59 Karoola Rd in the background.



View from Karoola Rd showing northern end of 59 Karoola Rd and 71 Malunna Rd (heritage property).



71 Malunna Rd when viewed from Malunna Rd.



71 Malunna Rd when viewed from the corner of Karoola Road and Julie Street.



Close up of boundary fence between 59 Karoola Rd and 71 Malunna Rd at the location of the proposal's garage.



View from 71 Malunna Rd vegetable garden looking towards 59 Karoola Rd at the location of the proposal's garage.



View from Karoola Rd looking down towards the vegetable garden and chicken shed at 71 Malunna Rd.



View from Julie Street of garden at 71 Malunna Rd.



Vegetable garden at 71 Malunna Rd looking towards location of proposal's deck privacy screen.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 TRANMERE COASTAL RESERVE ACTIVITY PLAN – 2018-2022**

(File No)

EXECUTIVE SUMMARY**PURPOSE**

To consider the adoption of the Tranmere Coastal Reserve Activity Plan 2018-2022 following community consultation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026 and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

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

FINANCIAL IMPLICATIONS

The adoption of the Tranmere Coastal Reserve Activity Plan 2018-2022 has no direct financial impact. The implementation of the Tranmere Coastal Reserve Activity Plan 2018-2022 is planned to be staged over a number of financial years, subject to Council approval of future Annual Plans.

RECOMMENDATIONS:

- A. Amend the following recommendations in the Tranmere Coastal Reserve Activity Plan 2018-2022, namely S1, S2, TL4, RF1, RF2 and AM2 by amending either the text or priority.
1. (S1) provide small signs with named access points (E10 to E14) including distances, once southern trail is complete.
 2. (S2) provide high quality signage near main entrances incorporating information about local aboriginal history or natural history and a map showing points of interest eg beach access.
 3. (TL4) investigate the feasibility of formalising a circuit walking track between the Droughty Point sky line track and the south end of the Tranmere Coastal Reserve at Starboard Road. Amend TL4 Priority from LOW to MEDIUM.
 4. (RF1) CCC History officer to compile list of names for access tracks (S1). Names may derive from existing nearby linking local streets as well as appropriate Aboriginal – palawa kani names in consultation with Tasmanian Aboriginal Corporation (TAC).
 5. (RF2) consider allocating funds for public art within major Council infrastructure projects – parks, streetscapes, facilities and maintenance in future Annual Plans. Amend RF2 priority from MEDIUM to LOW.

6. (AM2) install appealing seating with interesting views and some shelters/picnic tables on the river side of the track. Invite sponsorship of seating.
- B. Add the following new recommendations to the Tranmere Coastal Reserve Activity Plan 2018-2022.
1. (RF7) when planning Reserve at 1047 Ocean Drive and 36A Vaughan Court, priority is to be given to protecting natural values but consider children's park or an off lead fenced dog area at one of these locations.
 2. (RF8) undertake review of track and seating for safety issues. Consider fencing if track or seating is close to cliff.
 3. (AM4) when planning the development of 1047 Oceana Drive as a Reserve consider inclusion of a toilet block facility.
 4. (AM5) install bike racks at some entrances to the trail in case people want to ride to the trail and then walk or run.
 5. (C3) explore a range of social media opportunities associated with local schools and community organisations which can promote Landcare in relation to local coastal and bushland reserves.
 6. (C4) invite groups to adopt allotments for vegetation management.
- C. That Council adopts the Tranmere Coastal Reserve Activity Plan 2018-2022 including the modifications contained in Recommendations "A" and "B".

ASSOCIATED REPORT

1. BACKGROUND

- 1.1. Council provided funding in the 2017-2018 Annual Plan for the development of the Tranmere Coastal Reserve Activity Plan 2018-2022 (Plan).
- 1.2. Enviro-Dynamics was engaged to develop the Plan which involved initial consultation with local community members and some key stakeholder groups with an on-site "walk and talk" event held 3 September 2017, providing an opportunity for input into the development of the draft Plan.
- 1.3. Key issues identified from the initial stakeholder, "walk and talk" sessions that formed the draft Plan were:
 - enhance recreational opportunities including walking, cycling, as well as access to foreshore for swimming and boating;

- formalise walking/biking tracks into Cleve Court and from Pindos Park south to Starboard Road as a gravel track;
- identify significant cultural heritage values such as the farming heritage;
- manage the natural values of the grasslands and she oak communities in recognition that these are the enduring vegetation communities of the area;
- provide additional infrastructure eg seating, water spigot and dog bag dispensers and bins;
- provide directional signage to indicate links between reserves;
- remember Tranmere's local personalities by adopting their names for access tracks;
- promote walking, cycling and bus transport to and from the Reserve via the web;
- actively support the Tranmere and Clarence Plains Land & Coastcare Inc (TACPLACI) Landcare group;
- investigate feasibility of track corridor link from the Reserve to Droughty Point sky line track;
- consider identifying locations for art/history installations using the landscape as a canvas. The installations would aim to engage visitors with the natural and cultural values;
- ensure any future development eg concrete paths, does not compromise natural values;
- for pedestrian safety purposes, limit bike usage in the Reserve to recreational rather than commuter cycling;
- manage the invasive threat to native vegetation from serrated tussock and boxthorn; and
- control illegal rubbish dumping onto the reserve from neighbouring properties.

2. REPORT IN DETAIL

2.1. The Reserve Activity Plan relates to Tranmere Coastal Reserve. The Reserve extends from Cleve Court to Starboard Road including small parks such as Anulka and Pindos Park.

2.2. Aldermen were provided with a copy of the draft Plan as part of the Weekly Briefing Report distributed on 25 November 2017. The Briefing Report outlined the following consultation process:

- advertisement in the Eastern Shore Sun newspaper, December 2017, inviting comment on the draft Tranmere Coastal Reserve Activity Plan 2018-2022;
- distribution to local residents and stakeholders of the Tranmere Coastal Reserve Report Card, which reviews the key attributes of the Reserve and presents a summary of the major recommendations in the plan;
- placement on Council's website inviting people to complete the feedback form; and
- displayed in the Council Office foyer inviting people to complete the feedback form and drop it in the box.

Consultation closed Monday, 22 January 2018.

2.3. A total of 1,137 letters and feedback forms were mailed to Tranmere residents, property owners and key stakeholders and 120 responses were received.

2.4. The feedback form sought comment on the following key components of the plan and respondents were asked to circle yes or no and to provide comment.

- construct a track from Pindos Park to Starboard Road;
- investigate a track corridor linking Starboard Road up to the Skyline;
- upgrade narrow sections of existing Tranmere coastal track;
- consider naming Reserve entrances after Tranmere personalities;

- install directional signage to show links to and between coastal reserves;
- install accessible water points, dog litter bins and attractive seating;
- continue weed control and revegetation whilst recognising view lines;
- identify locations for “art in the landscape” installations; and
- actively support the Tranmere and Clarence Plains Land and Coast care Group Inc.

2.5. Of the 123 feedback forms received by Council for the Draft Tranmere Coastal Reserve Activity Plan, 18 were returned with no comment and just a yes, or no response next to each of the 9 elements. The remaining 105 feedback forms were received with a yes or no comment response next to each element and with written comments.

2.6. The Consultation feedback response to each key component with a summary on the comments received was as follows.

Construct a Track from Pindos Park to Starboard Road

YES	NO	UNDECIDED
112	4	7

Comment

There is strong support for this track being constructed along the existing walking footpad. A few neighbouring residents requested that the track be kept as far away from their property boundary as feasible.

Investigate a Track Corridor Linking Starboard Road up to the Skyline

YES	NO	UNDECIDED
101	12	10

Comments

There is strong support for investigating this track corridor as part of future subdivision development proposal.

Upgrade Narrow Sections of Existing Tranmere Coastal Track

YES	NO	UNDECIDED
104	11	8

Comments

Many commented that the track has become very popular for bike riding, walking and dog walking. The respondents request a minimum track width of 2m to keep bikes separated from walkers. Those who did not want the track widened were keen to keep the track and coastal reserve as natural and low profile as possible.

Consider Naming Reserve Entrances after Tranmere Personalities

YES	NO	UNDECIDED
45	54	24

Comments

Of the respondents that did not support using local well-known personalities for naming entrances, many were keen to apply names derived from existing nearby local streets that link to the entrance or use Aboriginal names.

The recommendation RF1, in this report, has been amended to reflect these comments.

Install Directional Signage to Show Links to and between Coastal Reserves

YES	NO	UNDECIDED
101	10	12

Comments

The respondents were strongly supportive of directional signage. A few respondents indicated that the signage was already sufficient.

Install Accessible Water Points, Dog Litter Bins and Attractive Seating

YES	NO	UNDECIDED
88	2	33

Comments

There is overwhelming support for all additional seating, dog bins and water points. Many respondents, who walked their dogs along the reserve tracks, requested a dog watering facility.

Continue Weed Control and Revegetation whilst Recognising View Lines

YES	NO	UNDECIDED
113	3	7

Comments

Many respondents not only provided strong support for the continuation of weed control and revegetation, but also recognised the excellent work that Council had been doing in the Reserve. Some further comments were received on the importance of maintaining views by not planting she oaks along the foreshore in front of houses.

Identify Locations for “Art in the Landscape” Installations

YES	NO	UNDECIDED
74	37	12

Comments

Although there was a majority in support of providing locations for “art in the landscape”, those that were not supportive indicated that they either considered “public art” a waste of Council funds or that Tranmere Coastal Reserve was not a suitable location.

Actively Support the Tranmere and Clarence Plains Land and Coast Care Group Inc

YES	NO	UNDECIDED
100	14	9

Comments

The strong support for the Coast Care Group was a reflection of the 20 years of dedicated work provided by the Group towards caring for the Reserve. A few respondents emphasised the importance of Council taking on the key responsibility for managing the Reserve and not transfer too much maintenance responsibility to the Coast Care Group.

2.7. Additional to the feedback received on the 9 above issues, there were 53 comments received on other issues which were captured separately on an accompanying blank Feedback Sheet. These comments were grouped and then considered. As a result, 13 amendments to the draft Tranmere Coastal Reserve Activity Plan have been recommended.

2.8. The below table summarizes these comments, provides responses and any recommended amendments for consideration. Changes are shown in bold.

Table 1 – Summary of Comments and Responses

FEEDBACK COMMENT	RESPONSE/ACTION
Vegetation and Water Management	
Devote resources to clearing existing tracks that are often overgrown.	Comment supports Draft Action.
Establish more native vegetation along the foreshore.	Comment supports Draft Action.
Water sensitive design to improve drainage to Derwent River. For example, the stormwater drain at Cleve Court needs WSD upgrade.	Comment supports Draft Action. Consider when prioritising and timing works.
Reserve Access and Signage	
Signage about history, fauna and flora at relevant locations.	Amend S2 to incorporate additional subjects for interpretation.
Directional signs to include distances.	Amend S1 to include distances on directional signs.
Place large signs in front of houses where trees have been cut down for views.	For Council information and Guidance.
Tracks and Connectivity	
Coastal walks are always beneficial but should not impede adjoining residents' amenity.	Comment supports Draft Action. No new action recommended.

All new and existing tracks should be suitable for bike riders and walkers.	Comment supports Draft Action. No new action recommended.
Would love to see path connect all along foreshore to Bellerive.	For Council's information.
Track needs to be flat, wide enough to walk 2 people side by side and with room for someone to pass.	For Council's information.
Track design and construction should be done by well qualified person with good materials.	Comment supports Draft Action. No new action recommended.

FEEDBACK COMMENT	RESPONSE/ACTION
Recreational Facilities	
Art in the landscape could be based on whaling and sailing themes.	Amend priority of "Art in the Landscape" from Medium to Low as community is divided.
Possibility for addition of a fully fenced dog exercise area in the south.	When planning reserves of 1047 Ocean Drive and 36A Vaughan Court, priority is to be given to protecting natural values but consider children's park or an off lead fenced dog area at one of these locations.
Consider fenced lookout points along cliff at southern end behind Vaughan Court.	Undertake review of track and seating for safety issues. Consider fencing if track or seating is close to cliff.
Amenities	
Provide rustic shelter with appropriate seating.	Amend AM2 to consider shelters and increase priority.
Invite people to sponsor a seat.	Amend AM2 to invite sponsorship of seating and increase priority.
Provide Picnic tables (2).	Amend AM2 to include picnic tables as option for seating and increase priority.
Dog water and bins need to be located away from private residences.	Comment supports Draft Action. Consider when choosing specific location for bins.
General waste bins would be beneficial.	Amend AM3 to consider whether general waste bins are needed in addition to dog waste bins.
Another toilet block near the southern end.	Consider when planning development of 1047 Ocean Drive as a reserve. Priority to be given to protecting natural values.
Night lights for evening exercise.	No new action recommended.

Provide bike racks if bikes are not allowed on sections of track.	Install bike racks at some entrances to the trail in case people want to ride to the trail and then walk or run.
---	---

FEEDBACK COMMENT	RESPONSE/ACTION
Community Engagement	
There is an opportunity for Landcare awareness to populate more mainstream social media rather than limit to letter box drops. Suggestions include providing brief articles about the natural values issues and target areas on the: Howrah school Facebook page, Landcare and Coastcare social media networks, Glebe Hill Group, and Howrah Community Centre networks.	Explore a range of social media opportunities associated with local schools and community organisations which can promote Landcare awareness in relation to their local coastal and bushland reserves such as Tranmere Coastal Reserve.
Invite groups (schools and sport clubs) to adopt allotments as vegetation needs more work.	Invite groups to adopt allotments for vegetation management.

2.9. The Plan sets out actions to address the issues raised as part of the consultation as well as the statutory and environmental management responsibilities Council has as a landowner. The main themes addressed in the Plan are:

- natural values of site;
- native flora and fauna;
- landscape setting and connectivity;
- recreational values and reserve access;
- stakeholder and community consultation;
- management issues and threats;
- vegetation and weed management;
- natural regeneration and revegetation;
- entrance management;
- walking track construction and maintenance;
- infrastructure;
- monitoring and evaluation; and
- implementation plan.

2.10. The main objectives of the Tranmere Coastal Reserve Activity Plan 2018-2022 are to:

- ensure the Reserve is sustainably managed to preserve and enhance its natural, cultural and social values;
- identify priority management activities to be undertaken within the Reserve by Council, community groups and/or volunteers as resources become available during the period 2018-2022; and
- encourage community involvement through raising awareness of the Reserve's values and encourage participation in activities to minimise threats to these values.

2.11. As a result of the review and evaluation of public comments, 10 amendments to the Draft Tranmere Coastal Reserve Activity Plan are recommended. Table 2 summarises the recommendations for amended and new actions.

Table 2 – Summary of Proposed Changes to Actions and Implementation Plan for Tranmere Coastal Reserve

ACTION #	ORIGINAL ACTION	MODIFIED ACTION
S1	Provide small signs at access points (E10 to E14) using local names once southern trail is complete.	Provide small signs with named access points (E10 to E14) including distances, once southern trail is complete. Refer to RF1.
S2	Provide signage at main entrances to the southern section ie E9 (351 Tranmere Road) and E15 (Starboard Road).	Provide high quality signage near main entrances incorporating information about local aboriginal history or natural history and a map showing points of interest eg beach access.
TL4	Investigate the feasibility of formalising a circuit walking track between the Droughty Point sky line track and the south end of the Tranmere Coastal Reserve at Starboard Road.	Amend priority from Low to Medium as community is supportive and consider access at Skala Road.

ACTION #	ORIGINAL ACTION	MODIFIED ACTION
RF1	CCC History officer to compile a list of names for access tracks and how the Reserve's natural values and the history could be incorporated into art in the landscape.	CCC History officer to compile list of names for access tracks (S1). Names may derive from existing nearby linking local streets as well as appropriate Aboriginal palawa kani names in consultation with Tasmanian Aboriginal Corporation (TAC).
RF2	Allocate funds for public art within major Council infrastructure projects – parks, streetscapes, facilities and maintenance.	Council to consider allocating funds in future Annual Plans and amend priority from Medium to Low, as community is divided about introducing art in the landscape.
RF7	None	When planning Reserve at 1047 Ocean Drive and 36A Vaughan Court, priority is to be given to protecting natural values but consider children's park or an off lead fenced dog area at one of these locations.

ACTION #	ORIGINAL ACTION	NEW ACTION
RF8	None	Undertake review of track and seating for safety issues. Consider fencing if track or seating is close to cliff.
AM2	Install appealing seating with interesting views on the river side of the track.	Install appealing seating with interesting views and some shelters/picnic tables on the river side of the track. Invite sponsorship of seating.
AM4	None	When planning any development of 1047 Oceana Drive as a Reserve, consider inclusion of a toilet block facility.
AM5	None	Install bike racks at some entrances to the trail in case people want to ride to the trail and then walk or run.
C3	None	Explore a range of social media opportunities associated with local schools and community organisations which can promote Landcare in relation to local coastal and bushland reserves.
C4	None	Invite groups to adopt allotments for vegetation management.

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 2016-2026 under the Strategy - An Environmentally Responsible City has the following: *"Clarence is a city that values its natural environment and seeks to protect, manage, and enhance its natural assets for the long term environmental, social and economic benefit of the community"*.

4.2. Council's Strategic Plan 2016-2026 under the Strategy - An Environmentally Responsible City has the following: *"Develop activity plans for all natural reserve areas in accordance with Council open space strategies and work with bushcare, landcare, coastcare and other volunteer groups to implement plans and initiatives"*.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Any track or seating in close proximity to an embankment or cliff edge will require a safety risk assessment for consideration of any risk mitigation measures to be adopted.

7. FINANCIAL IMPLICATIONS

It is proposed that the development of the Plan will be staged over a number of financial years, subject to Council approval as part of future Annual Plans.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The Tranmere Coastal Reserve Activity Plan 2018-2022 provides guidance and direction for activities undertaken within the Reserve by Council, Tranmere and Clarence Plains Land and Coast Care Group Inc, community groups such as Howrah Rotary and “Work for the Dole” volunteers and the broader Tranmere and Howrah community.

Attachments: 1. Tranmere Coastal Reserve Activity Plan 2018-2022 (75)

Ross Graham

GROUP MANAGER ENGINEERING SERVICES

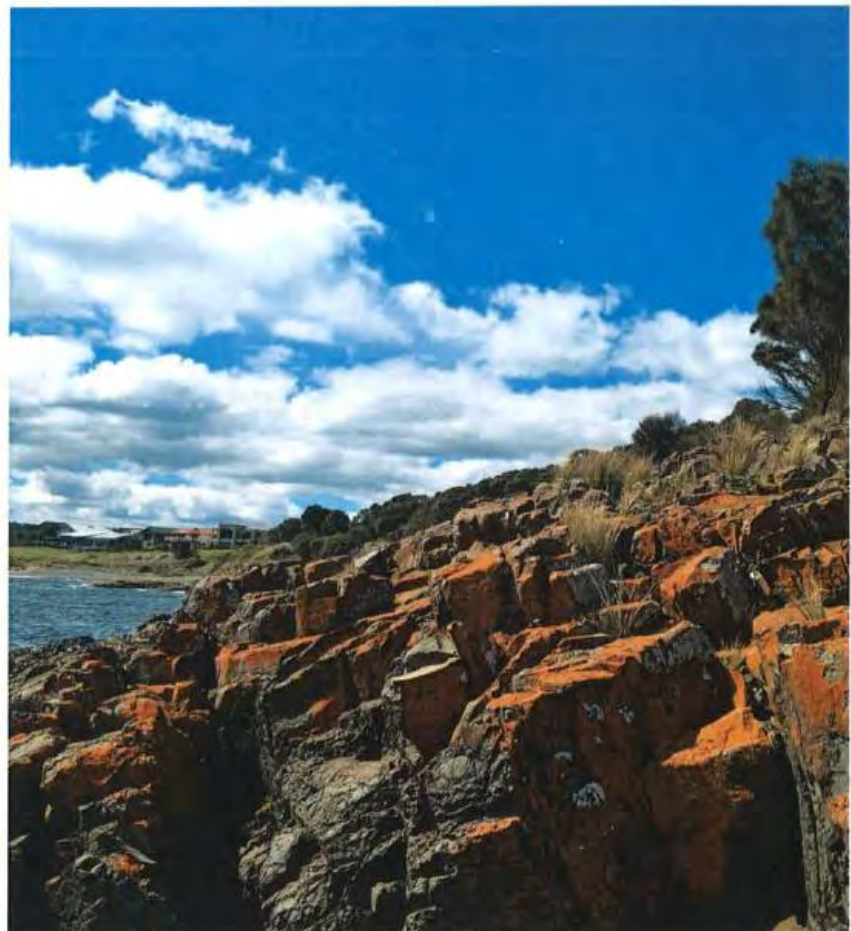


Reserve Activity Plan

2018 – 2022

TRANMERE COASTAL RESERVE

ADVICE PREPARED BY
ENVIRO-DYNAMICS
FOR THE
CLARENCE CITY COUNCIL
DECEMBER 2017



DRAFT Tranmere Coastal Reserve Activity Plan 2018-2022

Version Control Date	Revision No.	Sign off
6 Dec 2017	Draft for Council Review – V1	Enviro-dynamics
	Draft for Public review – V2	Clarence City Council
	Draft with Public review comments – V2	Enviro-dynamics
	Approved by Council	Clarence Council Aldermen
	Final for Council	Enviro-dynamics CCC



Level 1, 2 Edward Street, Glebe, Tasmania 7000

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EXECUTIVE SUMMARY

This Draft Reserve Activity Plan (RAP) applies to a narrow section of coastline known as the Tranmere Coastal Reserve (the Reserve). The Reserve extends along the eastern shore of the River Derwent from Cleve Court to Starboard Road in the suburb of Tranmere, and includes several small parks and links to the Rokeby Hills.

The RAP outlines the management requirements for the natural, recreational and cultural values of the reserves through prioritised on-ground actions and by encouraging community involvement through a consultation process. The plan focusses on achievable actions that can be maintained in the long term. It also provides a review of the previous reserve activity plan for the northern section of the Reserve.

Recommendations for management are outlined in the Tranmere Coastal Reserve Report Card (Appendix 1) which was distributed to Tranmere residents to promote and seek feedback from the community.

High priority actions identified in this RAP include:

- Construct and maintain a continuous Class 2 track from Cleve Court to Starboard Road
- Revegetate designated areas in northern section of the Reserve and maintain plantings undertaken by Council and TACPLACI Landcare Group
- Control declared and priority environmental weeds and implement a maintenance program for follow-up weed control
- Install directional signage to show links to and between coastal reserves
- Install accessible water points, dog litter bins and attractive seating
- Identify locations for 'art in the landscape' installations
- Actively support the TACPLACI Landcare Group
- Investigate the feasibility of a link between the Reserve and the Droughty Point sky line walking track

1 INTRODUCTION

This Reserve Activity Plan (RAP) provides an overview of the natural and social values of the Tranmere Coastal Reserve (the Reserve). It identifies management actions and priorities for implementation between 2018 to 2022.

The Reserve extends along the coast of the River Derwent from Cleve Court, south of Howrah Point, to Starboard Road on Droughty Point (Figure 1). The linear Reserve is approximately 4.5 km long and varies in width from 10 to 65 metres wide, with a total area of approximately 13 hectares. It incorporates several parks and playgrounds, including Anulka Park, Pindos Park and Camelot Park. The Clarence City Council (the Council) is responsible for the Reserve's ongoing management.

A management plan for the Reserve was first developed by Council in 2005 for a 2.1 km section, referred to as the northern section (Figure 1). A review of the original management plan was undertaken in 2011, and a reserve activity plan was developed (TasFlora 2011). This included an implementation plan which identified management priorities for the Reserve to be undertaken between 2011 and 2016.

The scope of this RAP includes an additional 2.3 km of public open space to the south, referred to as the southern section (Figure 1). It includes a review of past management actions, and an implementation plan for 2018 to 2022.

1.1 AIMS & PROCESS

The aims of the Tranmere Coastal Reserve RAP 2018-2022 are to:

1. Ensure the Reserve is sustainably managed to preserve and enhance its natural, cultural and social values;
2. Identify priority management activities to be undertaken within the Reserve by the Council and/or volunteers as resources become available during 2018-2022; and
3. Encourage community engagement through raising awareness of the Reserve's values and encourage activities that will minimise threats to these values.

To achieve the aims of the RAP process:

1. A description and assessment of the natural, recreational and cultural values and existing/potential management issues are provided;
2. A review of the implementation of the RAP 2011-2016 (TasFlora 2011) was undertaken to determine any incomplete or actions not yet addressed;
3. A two-stage community consultation process is underway which captures local knowledge, interests and preferences. This process builds knowledge of the reserve and management concerns whilst actively involving the community in management planning.
4. Priority management actions are identified for 2018-2022 based on the review of the past RAP, and the current understanding of the natural and social values and any threats to those values.



Figure 1: Location Plan indicating northern and southern sections of the reserve

1.2 COMMUNITY CONSULTATION

Community consultation has played an integral role in the development of this RAP. The following consultation has been undertaken as part of this planning process:

- A community 'walk and talk' event was held in the Reserve on the 3rd September - 20 people attended
- Feedback forms were posted to residents - 25 submissions were received
- Key stakeholders were consulted about the history of the area, including past management.

Following the initial community consultation process, further consultation will be sought after the release of the 'Reserve Report Card' (see Appendix 1) and this Draft RAP. The results of this consultation will be incorporated into the final plan for approval by the Council.

1.2.1 COMMUNITY IDENTIFIED OPPORTUNITIES, ISSUES AND IMPACTS

The following is a summary of the main points from both the community 'walk and talk' and written community feedback received to date. A more detailed summary of feedback gathered during the community consultation phase is provided in Appendix 2.

The opportunities identified include but are not limited to:

- Enhance recreational opportunities including walking, cycling, swimming and boating e.g. provide beach access
- Formalise walking/biking tracks into Cleve Court and from Pindos Park south to Starboard Road as a gravel track
- Identify significant cultural heritage values such as the farming heritage
- Manage the natural values of the grasslands and sheoak communities in recognition that these are the enduring vegetation communities of the area
- Provide additional infrastructure e.g. seating, water spigot and dog bag dispensers and bins
- Provide directional signage to indicate links between reserves
- Remember Tranmere's local personalities by adopting their names for access tracks
- Promote walking, cycling and bus transport to and from the Reserve via the web
- Actively support the Tranmere and Clarence Plains Land & Coastcare Inc. (TACPLACI) Landcare group
- Investigate feasibility of track corridor link from the Reserve to Droughty Point sky line track
- Consider identifying locations for art/history installations using the landscape as a canvas. The installations would aim to engage visitors with the natural and cultural values.

The management issues identified include:

- Development should not detract from the natural values e.g. concrete paths
- Should not be promoted for anything more than recreational cycling i.e. do not promote as bike commuter route which could make it unsafe for pedestrians
- Spread of serrated tussock from upslope and the south may be a threat to the grasslands while woody weeds such as boxthorn are displacing natives
- Dumping garden waste over fences into the Reserve contributes to spread of weeds
- Beach litter is a problem and needs regular clean-up

2 REVIEW OF 2011 RESERVE ACTIVITY PLAN

The previous reserve activity plan (TasFlora 2011) made recommendations for management activities for the northern 2.1 km portion of the Reserve. In general, the implementation of the plan actions was achieved. The following summary provides an indication of the level of achievement:

1. Weed control – Partially complete. Primary control works have been undertaken, but none of the declared weeds have been eradicated. Follow up control works are required to treat regrowth.
2. Revegetation and rehabilitation – Completed. Revegetation and landscaping works identified were undertaken successfully but more opportunities have been recognised.
3. Access to the Reserve – Partially complete. All signage was installed, access formalised and landscaping and improvements are ongoing.
4. Walking Tracks – Completed. Proposed track upgrades were completed and infrastructure, including Anulka play-ground, was upgraded. Extension of the track at Cleve court was not undertaken but is planned.
5. Other Management issues – Completed except the improvement of beach access.

For a more complete summary of the recommended management activities made in the 2011 RAP, the performance measures, a success rating, and whether further follow-up is required in the period from 2018 to 2022, refer to Appendix 3.

The review of the 2011 RAP and community consultation have been used to build understanding of the values and key issues of the reserve. The remainder of the document builds on this understanding by providing an overview of the Reserve, identifying the key values and management concerns.

3 NATURAL VALUES

The Reserve is characterised by a rocky shoreline with small headlands, cliffs, and rocky beaches (Plate 1). Most of the backshore has been modified, and is generally managed as parkland. There are small vestiges of native vegetation (Figure 2), mostly in the southern section. The northern section includes scattered stands of native trees, but generally lacks intact understorey vegetation. Supplementary plantings of native species have been undertaken in designated areas, as per the previous RAP (Plate 3).

3.1 GEOMORPHOLOGY

The coastline geomorphology is relatively stable with minimal erosion due to the gently to moderately sloping hard rock shores (Plate 2). The marine habitat is rocky reef along the length of the coastline which grades into sand at depths of -10 m except for short lengths of sandy beach at 131A Tranmere Road and 939C Oceana Drive.

There are no geoconservation values of note identified for protection in the Reserve, however the coastline offers points of interest, for example the exposed fault line below Trevassa Crescent between dolerite and sandstone.



Plate 1 – Reef, sand and erodible foreshore at Tranmere Road



Plate 2 – Small headlands of sloping 'pure' hard rock coast south of Tranmere Point

3.2 NATIVE VEGETATION

The Reserve supports small areas of remnant native vegetation including sheoak forest, coastal grassland, and coastal complexes. These vegetation communities support a diversity of native plants, including rare flora species, and are of local conservation importance (refer to Appendix 4 for a plant species list for the Reserve).

There are also scattered patches of blue gum (*Eucalyptus globulus*) and white gum (*Eucalyptus viminalis*) in the northern section of the Reserve, but these areas generally lack a native understorey.

More intact native vegetation occurs in the southern section of the Reserve, between Pindos Park and Droughty Point.

A description of the vegetation communities found in the Reserve is provided below. Refer to Figure 2 and Figure 3 for the location of vegetation communities.

Sheoak forest

There are scattered stands of drooping sheoak (*Allocasuarina verticillata*) forest in the Reserve (Plate 4). The remnants in the southern section have a relatively intact understorey compared to than those to the north. Shrubs such as silver wattle (*Acacia dealbata*), black wattle (*Acacia mearnsii*), hopbush (*Dodonaea viscosa*), prickly box (*Bursaria spinosa*), boobialla (*Myoporum insulare*) and coastal wattle (*Acacia longifolia* var. *sophorae*) are often present. The ground layer is open and usually includes sagg (*Lomandra longifolia*), black anther flax-lily (*Dianella brevicaulis*), coastal tussockgrass (*Poa poiformis*) and little swordedge (*Lepidosperma curtisiae*). Low shrubs including native cranberry (*Astroloma humifusum*) and peachberry heath (*Lissanthe strigosa*) are also common.

Coastal grassland

There are small areas of native grassland interspersed with the sheoak forest across the Reserve (Plate 5). This community is dominated by native grasses and lacks a prominent tree or shrub layer. It generally includes tussock grass (*Poa* species), spear grass (*Auistrostipa* species), wallaby grass (*Rytidosperma* species), and kangaroo grass (*Themeda triandra*). It also supports a large diversity of native herbs including daisies, lilies and orchids. The grasslands provide habitat for rare species such as new holland daisy (*Vittadinia muelleri*) and variable raspwort (*Haloragis heterophylla*). These grassland communities are of conservation value because of their species diversity and the presence of threatened species.

Coastal complex

The foreshore supports a variety of coastal species restricted to the high tide zone (Plate 6). These species include chaffy sawsedge (*Gahnia filum*), sea rush (*Juncus kraussii*), beaded glasswort (*Sarcocornia quinqueflora* subsp. *quinqueflora*), and austral seablite (*Suaeda australis*). Coastal speargrass (*Auistrostipa stipoides*) and white correa (*Correa alba*) also occur on the rocky shoreline and coastal cliffs.



Plate 3 – Successful supplementary planting of sheoaks in northern section of the Reserve



Plate 4 – Natural sheoak grove in southern section of the Reserve



Plate 5 – Example of natural grassland between Vaughan Court and Anchorage Court



Plate 6 – Example of coastal complex near Pindos Park

3.2.1 THREATENED FLORA

The Reserve provides habitat for two threatened flora species listed as rare under the Tasmanian *Threatened Species Protection Act 1995*. These are new holland daisy (*Vittadinia muelleri*) and variable raspwort (*Haloragis heterophylla*). Refer to Figure 2 and Figure 3 for the locations of threatened species. For clear images of these species, please refer to:

http://www.utas.edu.au/dicotkey/dicotkey/Halorag/zHalorag_het.htm and
<http://www.utas.edu.au/dicotkey/dicotkey/AST/ast/gVittadinia.htm>

New holland daisy

New holland daisy is reasonably widespread in the Reserve, with a population of many hundreds spread across the northern and southern section of the Reserve. This species prefers open grassy habitats with bare ground, and is tolerant of disturbance and mowing. It is likely to persist without any targeted management, although occasional mowing may be needed to maintain open habitat.

Variable raspwort

Variable raspwort is only known from one location on 36A Vaughan Court. It is unlikely to occur outside of this area due to its preference for moist grassy sites. Protection of this area should be a priority, and management should include occasional mowing to maintain grassland habitat.

The location of threatened flora and distribution of vegetation communities are shown in Figure 2 and Figure 3. A list of plant species for the Reserve is provided in Appendix 4.



Figure 2: Distribution of vegetation communities and threatened flora species in the northern section of the Reserve



Figure 3: Distribution of vegetation communities and threatened flora species in the southern section of the Reserve

3.2.2 INTRODUCED PLANTS

More than sixty introduced plant species were recorded in the Reserve as part of the review process. This includes ten declared weeds as listed under the Tasmanian *Weed Management Act 1999*, and many environmental weeds.

Weed management efforts undertaken as per the previous RAP have reduced the abundance of priority species within the northern section. There are still isolated occurrences of blackberry, boneseed, montpellier broom, and African boxthorn. False dandelion continues to be widespread in the northern section of the Reserve.

The southern section of the Reserve contains widespread infestations of boneseed, African boxthorn, false dandelion and serrated tussock. There are also isolated occurrences of fennel, gorse, montpellier broom, Spanish heath and blackberry. Priority environmental weeds include hawthorn, briar rose, mirror bush, bluebell creeper and blue butterfly bush.

A summary of weed distributions is provided below. Refer to Appendix 4 for a flora species list and for weed locations refer to Figure 4 and Figure 5.

Widespread infestations

- African boxthorn (*Lycium ferocissimum*) – widespread in the southern section
- boneseed (*Chrysanthemoides monilifera*) – widespread in the southern section, particularly downslope of Vaughan Court
- serrated tussock (*Nassella trichotoma*) – scattered infestations at Pindos Park, Vaughan Court and on Droughty Point
- montpellier broom (*Genista monspessulana*) – scattered patches in the northern section and an isolated plant adjacent Tranmere Road
- blackberry (*Rubus fruticosus*) – scattered patches in the northern section, and an isolated occurrence east of stone bridge
- false dandelion (*Urospermum dalechampii*) – abundant across the northern section, and scattered south of Pindos Park to Droughty Point
- briar rose (*Rosa rubiginosa*) – scattered plants across the Reserve

Isolated weeds

- gorse (*Ulex europaeus*) – isolated plants in the northern section, and an isolated plant south of Vaughan Court
- pampas (*Cortaderia* species) – isolated plants south of Vaughan Court
- Spanish heath (*Erica lusitanica*) – three isolated occurrences south of Vaughan Court
- fennel (*Foeniculum vulgare*) – three isolated locations in the southern section
- mirror bush (*Coprosma repens*) – isolated plants in the northern sections and downslope of Vaughan Court
- hawthorn (*Crataegus monogyna*) – isolated plants south of Vaughan Court
- bluebell creeper (*Billardiera heterophylla*) – isolated plants downslope of Vaughan Court
- blue butterfly bush (*Psoralea* sp.) – isolated plants downslope of Vaughan Court



Figure 4: Location of declared weed species in the northern section of the Reserve



Figure 5: Location of declared weed species in the southern section of the Reserve

3.3 FAUNA

The Reserve provides habitat for a range of coastal fauna species. It provides habitat for shorebirds such as oystercatchers and threatened species such as hooded plover (*Thinornis rubricollis*), and western alaskan bar-tailed godwit (*Limosa lapponica subsp. baueri*). Seabirds such as albatrosses and gulls also forage on the shoreline. Little penguin (*Eudyptula minor*) calls have been reported by members of the public but no obvious burrows have been located. White-bellied sea-eagle (*Haliaeetus leucogaster*) has also been sighted, however no nest sites are known in the Reserve. The rocky shoreline also provides haul out areas for seals.

The River Derwent, adjacent to the reserve, provides habitat for marine species. There are multiple records of endangered spotted handfish (*Brachionichthys hirsutus*) within 300 m of the Reserve south of Anchorage Court (NVA 2017). Southern right whale (*Eubalaena australis*) and humpback whale (*Megaptera novaeangliae*) sightings are recorded between Howrah Point and Tranmere Point (NVA 2016).

The native vegetation on the backshore is likely to provide habitat for a range of bird and reptile species. The blue gums in the northern section of the reserve provide potential foraging habitat for the endangered swift parrot (*Lathamus discolor*). The reserve also serves as a landscape linkage for native fauna, connecting the coastal strip to larger remnants of native vegetation across the Rokeby Hills.

4 SOCIAL VALUES

The Reserve provides an interface for people between the River Derwent and the suburbs of Tranmere and Howrah. There is a long history of human use associated with the area, and the Reserve has important Aboriginal and European heritage values. The Reserve also provides a range of opportunities for outdoor recreation and access to natural and cultural values.

4.1 CULTURAL VALUES

This section outlines the Aboriginal and European heritage values of the Reserve.

4.1.1 ABORIGINAL HERITAGE

The Reserve is part of the Mumirimina people's territory. The Mumirimina is one of ten bands comprising the 'Oyster Bay' tribe. It was the largest tribe in Tasmania, with an estimated population of 800 people at the time of European settlement. The core territory of the Mumirimina band was around Pittwater and Risdon. They went to the coasts for shellfish and marine vegetables, to the marshes and lagoons for riverine birds and their eggs (TAC 2012).

As noted in the RAP 2011-2016, the Reserve is a known location of aboriginal artefacts and middens which are evidence of the Mumirimina activities including catching shellfish and game and cooking over fires.

Under the Tasmanian *Aboriginal Heritage Act 1975* aboriginal relics are protected, and it is an offence to 'destroy, damage, disfigure, conceal, uncover, expose, excavate or otherwise interfere with a relic'. Any reserve management activities that have the potential to expose or disturb artefacts or other cultural material require a permit and any artefacts that are inadvertently uncovered must be reported to Aboriginal Heritage Tasmania immediately and prior to any further on ground work occurring.

4.1.2 EUROPEAN HERITAGE

From the early 1800s subsistence farming was the dominant land use in Tranmere and across Droughty Point. For over 100 years Droughty Point was owned by the Chipman family initially for subsistence farming but in 1944, the farm was reputed to be the largest wheat producer in Tasmania with an annual turnover of 3000 bushels (MTT 2016). The Luckman family owned and grazed the adjacent land. In 1835, the original farm house was built of cut coastal stone and convict bricks at what is now 300 Tranmere Road.

Since Europeans arrived in Hobart, the land now called Tranmere and Droughty Point has changed name as recorded in the Maritime Times of Tasmania, Spring 2016 (E. Shankley MTT 2016).

Europeans had started arriving by 1793 when John Hayes named this prominent peninsula, Point Eliza. Nicolas Baudin, with the ships Naturaliste and Geographe, named the same area Point Laignel in 1802. For many years, local residents knew it as Hutt Point and maps drawn by surveyors Frankland (1837) and Sprent (1849) show the name Tryway Point, perhaps in reference to the third rocky outcrop between the two points. Today, the westernmost point

is known as Trywork Point, while the eastern extremity is named Droughty – locally pronounced Droothy in the Scottish manner.

These name changes indicate the changing significance of the area to those who used it and are a record of the European heritage.

4.2 RECREATIONAL VALUES

The Reserve is popular with residents and visitors for recreational activities such as walking, jogging, dog exercise, cycling, swimming, snorkelling, kayaking and fishing. It also provides opportunities for nature-based activities such as bird watching and tidal pool discoveries (Plate 9).

There are three playgrounds within the Reserve which are managed by the Council:

- Anulka Park at 91A Tranmere Road provides park facilities for children (Plate 10 and Plate 11);
- Pindos Park provides park facilities for children and access from Pindos Park. It is in the process of redevelopment by the Council to include barbeque and toilet facilities; and
- Camelot Park provides a playground with swing set (Plate 12) and is linked to an open area of the Reserve via a creek.

4.2.1 TRACKS

There are currently three types of tracks within the Reserve:

1. Formal maintained Class 2 multi-use access track along the length of the northern section of the Reserve (Plate 31). This also serves as a management vehicle access track.
2. Pedestrian access tracks (Class 3) from Tranmere Road, Oceana Drive, Pindos Drive, Vaughan Court and Anchorage Court (Figure 6, Figure 7 and Plate 16); and
3. Informal pedestrian foot pad along the southern section of the Reserve.

There are currently no formal (Council maintained) points for beach/water access.



Plate 7 – Sheoak grove with potential for kayak and small dinghy access to the shore



Plate 8 – Council reserve at Lot 36A Vaughan Court upslope of Tranmere Coastal Reserve



Plate 9 – Tidal pools in sandstone below 314 Trevassa Crescent



Plate 10 – Anulka Park with potential for kayak and small dinghy access to the shore



Plate 11 – Anulka Park with slide and swings



Plate 12 – Seating and swing set in Camelot Park

4.2.2 ACCESS

There are 16 formal access points into the Reserve. The entrance locations and connectivity to other reserves are briefly described below and Figure 7 and Figure 8 illustrate the location of the 16 access points in the north and south, respectively.

Access to the northern section of the Reserve exists from:

- Formal entrance between 47 and 49 Tranmere Road (**E1**).
- Narrow signed entrance between 71 and 73 Tranmere Road (**E2**).
- Tranmere Road through Anulka Park at 91A Tranmere Road (**E3**). At this point one can use Anulka Street to access Carella Bushland Reserve within one block which leads up to the Rokeby Hills and Kuynah Bushland Reserve.
- Narrow signed entrance between 123 and 125 Tranmere Road (**E4**).
- Tranmere Road through sheoak grove between 131 and 133 Tranmere Road (**E5**) (Plate 7).
- Tranmere Road between 141 and 143 Tranmere Road (**E6**) which is called the Elinga Greenway and provides connectivity between the coast through to Rokeby Hills Reserve.
- Narrow signed entrance between 185 and 187 Tranmere Road (**E7**).
- The northern section of the Reserve trail joins Tranmere Road at 213 Tranmere Road (**E8**).
- Newly signed narrow entrance from Cleve Court cul-de-sac (**E16**) (Plate 13).

Access to the southern section of the Reserve exists from:

- The southern section of the trail from 213 to 351 Tranmere Road is a section of footpath along Tranmere Road with a few pull out points for cars to park.
- The southern section of the Reserve trail joins Tranmere Road at 351 Tranmere Road (**E9**) where a section of paved trail extends through the Reserve to 14 Pindos Drive (Plate 14).
- From Pindos Drive through Pindos Park the trail is accessed at **E10** (Plate 15).
- 939 Oceana Drive is a reserve providing access (**E11**) from: 2 points off Vaughan Court (through Camelot Park and a cul-de-sac); and Oceana Drive (Plate 16).
- Narrow, unsigned, paved access **E12** between 24A and 26 Vaughan Court (Plate 17).
- Narrow unsigned paved access **E13**, between 963 and 965 Oceana Drive (Plate 8) provides access to a Council Reserve (empty lot 36A Vaughan Court, Plate 8) and the Reserve.
- Narrow unsigned paved access **E14** from Anchorage Court (Plate 18)
- Starboard Road turning circle abuts the southern end of the Reserve (**E15**) and provides access to the Council owned lot, 1047 Oceana Drive.



Plate 13 – New Cleve Court access signage



Plate 14 – Access E9 from Tranmere Road



Plate 15 – Access E10 from Pindos Park



Plate 16 – Access E11 from Oceana Drive via Camelot Park



Plate 17 – Access E12 from Vaughan Court



Plate 18 – Access E14 from Anchorage Court



Figure 6: Entrances to the northern section of Tranmere Coastal Reserve



Figure 7: Entrances to the southern section of Tranmere Coastal Reserve

4.2.3 INFRASTRUCTURE

The Reserve contains a range of infrastructure including play equipment, seats, and public toilets. Recommendations for additional infrastructure and replacements are discussed in Section 5.6.6.

Existing infrastructure includes:

- Toilet blocks at the south end of 131A Tranmere Road (Plate 19);
- Swing sets and playground equipment at Anulka (Plate 20), Pindos and Camelot Parks;
- Seating installed by the Council (Plate 21 and Plate 22);
- Seating installed informally by members of the public; and
- Access to the beach informally constructed by members of the public in the form of steps and tracks (Plate 41)



Plate 19 – Toilet block at E8 in good condition



Plate 20 – Swing set and playground equipment at Anulka Park in good condition



Plate 21 – Creative use of tree stumps to create seating in Anulka Park



Plate 22 – Seating provided by the Council in good condition

4.3 COMMUNITY VALUES

Community involvement in reserve management has created a welcoming reserve which contributes to a relationship between place and people. Community groups like TACPLACI put time and energy into the reserve management and reap the social and physical benefits of their activities. Council acknowledge these benefits to the greater community and provide ongoing support.

5 MANAGEMENT ISSUES

A range of management issues were identified during the consultation phase of the Draft RAP. These are described under the following two major groupings which reflect the key values of this reserve: the natural values; and public amenity; and recreational values. In addition, the management measures are presented in this section. A summary of the management actions is provided in Table 1, Section 7.

The prioritisation of management actions, indicated in the following sub-sections, was determined with consideration to the number of public responses regarding management issues in balance with professional expertise. The actions are given high, medium or low priority in the implementation plan (Section 7).

Natural Values Management Issues

- Geomorphology
- Vegetation management including weed management
- Domestic animal management
- Water management
- Fire management

Social Values Management Issues

- Recreational facilities including beach access
- Access to the Reserve including signage
- Tracks, trails and connectivity for walking and biking
- Amenities including seating and dog waste dispensers
- Community contribution to reserve management

5.1 GEOMORPHOLOGY

Mineral Resources Tasmania (MRT) has identified three higher risk erosion areas in the Reserve.

These include:

- North entrance to Tranmere Coastal Reserve – coastal erosion hazard is high during storms due to the open soft sediments.
- Coastline adjacent to Vaughan Court – regression and slump hazard zone on steep to cliff hard rocks.
- Coastline adjacent to Starboard Rd – potential recession hazards due normal soft rocks

This information is provided for risk management purposes and needs to be considered during any the track design and construction, refer to Section 5.6.3.

5.2 VEGETATION MANAGEMENT

This section covers the management of vegetation, including conservation of native vegetation, revegetation, and weed control. It also highlights opportunities for community involvement in conservation and revegetation initiatives.

5.2.1 CONSERVATION OF REMNANT VEGETATION

Conservation efforts should focus on protecting areas of remnant vegetation in the southern section of the Reserve, described in Section 3.2. The aim of management in native vegetation is to promote natural regeneration and improve the condition of vegetation. This will be achieved primarily through minimum disturbance weed control (refer to Section 5.2.3).

Management of native grasslands should also include periodic slashing to reduce biomass and maintain inter-tussock spaces for herbs. Tube-stock planting is not required or recommended in areas of remnant vegetation, especially the grassland communities. This conservation approach was supported during the consultation process. The community sentiment was supportive of maintaining the existing natural vegetation in the southern section of the Reserve. However, it is noted that some residents are mowing sections of the native grasslands which is not good management for these communities and should be discouraged.

Incremental vegetation clearance is a significant issue within the Reserve. Trees and shrubs are pruned to create views of the River Derwent from the houses adjoining the Reserve. Native understorey is also being gradually removed, and replaced with garden plantings (Plate 24). This should be addressed through public education and compliance measures (refer to Section 5.2.3).

Unauthorised vehicle access is also a threat to native vegetation. Threatened flora populations have been damaged by unauthorised vehicles, which could be addressed by installing physical barriers (refer to Section 5.6.2). Unauthorised vehicle access is also a vector for weed spread, especially serrated tussock.

The development of tracks is another key risk to native vegetation in the Reserve. Careful consideration should be given to the alignment of new tracks to ensure that threatened species populations are avoided, and native vegetation clearance is minimised (refer to section 5.6.3).

5.2.2 REVEGETATION

Existing plantings

The northern section of the reserve contains several landscape plantings which have been used to enhance entrances and rehabilitate areas after weed removal. Planting by the Council, with support from TACPLACI, in the northern section has been undertaken as per the 2011 RAP using a variety of native species. Ongoing maintenance of these plantings through mulching, weeding and supplementary watering will be required to ensure plants become established.

Vegetation management by the Council within the Reserve is generally restricted to the maintenance of open areas by regular mowing, some tree pruning and contracted weed

management. Ongoing maintenance of plantings is also undertaken by Council with the support of the TACPLACI.

Future revegetation

The aim of future revegetation in the Reserve is to stabilise the coastal reserve and enhance amenity. The areas recommended for additional landscape plantings include:

- At the north end of the reserve, near existing signage on the coastal side of the track and in front of 55 Tranmere Road (Plate 23) to be planted with wetland or salt tolerant species, refer to Figure 8
- Bare ground in front of 161 Tranmere Road (Plate 25) to be planted with native grasses and shrubs, refer to Figure 8
- Rock pile in front of 155 Tranmere Road (Plate 26) to be recontoured and planted with shrubs, refer to Figure 8
- Plantings of sedges and shrubs around locations selected for water sensitive urban design, refer to Figure 8.
- In front of 254 Tranmere Road, remove and replace old Cypress trees with sheoaks. Between 254 and 314 Tranmere Road, any plantings must be decided with neighbours' involvement and to ensure successful establishment, refer to Figure 9.
- Landscape entrances E9 and E15 as presented in Figure 10 and Figure 11 with consideration to local surrounds, refer to Section 5.6.2.

Additional notes on revegetation including a list of preferred species is provided in Appendix 5.

- **Action VM1 – Periodically slash native grasslands to reduce biomass and maintain inter-tussock spaces for herbs – PRIORITY ACTION**
- **Action VM2 – Maintain plantings undertaken by Council and TACPLACI and continue regular maintenance by mowing and tree trimming in parkland areas – PRIORITY ACTION**
- **Action VM3 – Rehabilitate areas recommended for additional landscape plantings – PRIORITY ACTION**



Plate 23 – Site for planting in northern section



Plate 24 – Site of inappropriate planting of non-natives in southern section



Plate 25 – Site for planting in northern section



Plate 26 – Site for rehabilitation in northern section



Figure 8: Location of proposed management actions in the northern section of the Reserve



Figure 9: Location of proposed management actions in the southern section of the Reserve

5.2.3 WEED MANAGEMENT

A strategic approach to weed management within the Reserve is needed to ensure that high-risk weeds are targeted, and the spread of declared weeds is contained. Weed control should also focus on areas of highest conservation value to maintain or improve the condition of native vegetation.

Weed management actions are the responsibility of Council but could be supplemented with assistance from TACPLACI. Minimum disturbance weed control methods should be used in areas of native vegetation to avoid off-target damage. Weed control operators should be skilled in the identification of native species, particularly threatened flora, to avoid inadvertent damage to native vegetation.

The priorities for weed management in the Reserve are outlined below. Refer to Figure 4 and Figure 5 or the location of priority weeds in the Reserve.

Control isolated occurrences of declared and priority environmental weeds

Priority should be given to treating pampas, Spanish heath, fennel, gorse, blackberry, hawthorn, mirror bush, bluebell creeper, blue butterfly bush, and briar rose in the southern section. It may be feasible to eradicate these weeds from the Reserve within a 5 to 10-year timeframe, particularly in the case of pampas.

Follow-up control of declared weeds

A maintenance program for the follow-up of declared weeds should be continued in the northern section focusing on blackberry, African boxthorn, montpellier broom, gorse, fennel, and boneseed.

Control and contain widespread declared weeds

Control more widespread infestations of serrated tussock, African boxthorn, boneseed and false dandelion. The general strategy should be to work from most intact vegetation towards the more weed infested areas.

Serrated tussock should be a higher priority for control and containment and should be treated from north to south i.e. starting at Pindos Park and working towards the larger infestation on Droughty Point. Regular surveillance for serrated tussock in the northern section should also be undertaken.

Control of false dandelion is a lower priority due to its widespread distribution and abundance across the Reserve. It is not feasible to eradicate this weed from the Reserve, so the focus should be on containment.

Control other environmental weeds

Secondary environmental weeds such as blue periwinkle, mallow, English ivy, nasturtium, agapanthus and montbretia should be treated as funding and volunteer resources allow. These weeds should only be targeted following the control of the above priorities.

Community Education

Many of the weeds in the Reserve have originated from gardens. Dumping of garden waste and planting inappropriate species in gardens and within the Reserve are ongoing management issues. Educational material that highlights the impacts of invasive garden plants into bushland areas, and provides suggestions for more appropriate plantings should be circulated to residents.

Monitoring and Maintenance

The successful management of declared and environmental weeds in the Reserve will require ongoing monitoring and follow-up weed control. There is likely to be seedling recruitment from seed stored in the soil, re-sprouting of treated plants, and reintroduction of weeds from seed sources outside the Reserve which will require treatment.

- **Action WC1 – Control isolated occurrences of declared and priority environmental weeds – PRIORITY ACTION**
- **Action WC2 – Implement a maintenance program for follow-up weed control and conduct annual survey of the Reserve - PRIORITY ACTION**
- **Action WC3 – Control and contain widespread infestations of declared weeds in the southern section – PRIORITY ACTION**
- **Action WC4 – Control secondary environmental weeds in areas of native vegetation**
- **Action WC5 – Mail out NRM South brochures: 'Creeping Back Yards' to residents – PRIORITY ACTION**

5.3 DOMESTIC ANIMAL MANAGEMENT

This section covers the management of dogs and cats in the Reserve.

5.3.1 DOG CONTROL

The main trail along the length of the Reserve is a multi-user pathway, as such dogs must be on leash within two meters of the multi-user path as per the provisions of the Dog Control Act 2000. In addition, dogs are not allowed within 10 m of play equipment at Anulka Park and Elinga Play Park. In all other parts of the Reserve that have not been declared, dogs shall be under effective control. The provision of dog litter bag dispensers and bins should also be considered, refer to Section 5.6.8.

5.3.2 CAT CONTROL

Feral cats are known to have significant impacts on native fauna through the predation of small mammals, birds and lizards and the spread of disease such as toxoplasmosis. Domestic cats that are allowed to roam bushland can have similar impacts to feral cats. The CCC supports the Cat Management Act 2012 which recommends de-sexing, micro chipping and keeping cats under control and inside at night.

5.4 FIRE MANAGEMENT

Bushfire is considered a minimal risk for the Reserve due its low and modified fuels, narrow width, and proximity to the coast. By maintaining low fuel loads within the Reserve, the vegetation does not present a significant threat to property in the event of a bushfire.

There is no specific fire management plan for the Reserve but the *Draft Clarence Bushfire Management Strategy* (CBMS 2016) has recently been released and applies to the Recreation Reserve. As recommended in the CBMS, the Council must continue to:

- Reduce ignitions through prosecution of arsonists, and prompt reporting of fires.
- Maintain access points and hazard reduced areas to enable the TFS to rapidly contain fires that start in reserves and ensure the TFS are familiar with the location and condition of access trails in the Reserve; and
- Maintain the Reserve as a fuel modified zone and compliment defensible spaces on adjoining properties.

It is recommended that these aspects of the CBMS be adopted more broadly by property owners adjacent to the Reserve.

- **Action BF1 – Manage fuel loads in accordance with the CBMS**
- **Action BF2 – Encourage neighbouring landowners to maintain defensible spaces in accordance with TFS specifications**

5.5 CULTURAL HERITAGE

The Council has given due consideration to the risk of disturbing Aboriginal Heritage relics during the design and construction of any new infrastructure in the Reserve. This has been achieved by conducting aboriginal heritage register searches and undertaking specific Aboriginal heritage investigations where necessary to ensure proposed tracks will not impact on Aboriginal heritage. In addition, an Unanticipated Discovery Plan is in place during any earthmoving activity to ensure correct management of unanticipated discoveries, refer to Section 5.6.3.

5.6 INFRASTRUCTURE

This section covers the management issues associated with infrastructure for both recreation and environmental management. It also highlights opportunities for improving amenity, interpretation of natural and cultural values and access to the Reserve for the community.

5.6.1 WATER MANAGEMENT

There are at least seven storm water outlets that cross the Reserve and discharge across the beach (Plate 27 and Plate 28). There is an opportunity to improve amenity and environmental outcomes associated with these outlets by applying water sensitive urban design (WSUD) principals as have been established in Montagu Bay (Plate 29 and Plate 30).

Water sensitive urban design has the potential to benefit the environment by: slowing water flow; trapping debris that would otherwise be flushed into the River Derwent; and providing habitat for amphibians and native water rats (*Hydromys chrysogaster*). These benefits have the potential to improve habitat conditions for the spotted handfish (*Brachionichthys hirsutus*).

The addition of accessible water spigots and/or fountains would enable walkers to quench their thirst and that of their dogs, along with assisting watering of new plants in areas of revegetation. Suggested locations for water spigots in the southern section are at Pindos Park and Starboard Road. A spigot exists at Anulka Park but needs to be modified to make it accessible to the public.

- ***Action W1 – Redesign and construct stormwater outlets using water sensitive urban design principles***
- ***Action W2 – Consider the installation of two to three water spigots along the track for use by dog walkers and Landcare and Council workers***



Plate 27 – Existing pipework in northern section for revegetation or WSUD



Plate 28 – Existing pipework in southern section suggested for WSUD



Plate 29 – Example of WSUD at Montagu Bay that may be emulated in the Tranmere Coastal Reserve



Plate 30 – Example of WSUD at Montagu Bay looking upstream

5.6.2 ACCESS AND SIGNAGE

Inviting entrances to the Reserve can be achieved by softening hard features, such as fences and track lines, with plantings and landscaping. Signage may contribute to accessibility and understanding of the reserve.

Reserve Access

Adequate pedestrian, cyclist and vehicle access to the Reserve is available via numerous entrance points (listed in Section 4.2.2). The amenity of the entrances in the northern section has been enhanced with plants to soften hard features such as fences and track lines (Plate 31), except for E4 which requires maintenance. In addition, limited locations along the management access tracks need to be improved by removing some retaining walls and other hazardous items to allow service vehicles clear passage. This management measure is addressed by Actions A4 and TL1 in the following section.

The northern entrances generally set a good example for how the southern entrances may be improved, particularly the two main entrances (E9 and E15). In addition, border plantings are recommended along the narrow, paved entrances (E12, E13 and E14). Suggested entrance plans are provided in Figure 10 and Figure 11 for E9 and E15, respectively.

Existing management vehicle tracks (including emergency vehicles) and entrance points are generally adequate, but will require ongoing maintenance. An additional management access track is to be established at Starboard Road.

Opportunities for parking near entrances is limited. There is temporary parking at Anulka Park; and between 131 and 133 Tranmere Road. The provision of additional parking should be considered if the area is to be promoted as a tourist destination rather than for local use only.

Gates and other obstacles are in place to restrict public vehicle access in the northern section (Plate 32), however obstacles are required at several locations in the southern section. These include: 22 Pindos Drive; 36A Vaughan Court; Starboard Road; and 1047 Oceana Drive. Natural barriers, such as large boulders and plantings are recommended to maintain an inviting entrance to the Reserve.

- **Action A1 – Landscape the Reserve entrances E9 and E15 for amenity and soil stability**
- **Action A2 – Design and construct formal parking for up to 6 vehicles at Pindos Park and Starboard Road**
- **Action A3 – Promote awareness about the reserve entrance locks and the new procedure requiring residents to seek short term authorized access**
- **Action A4 – Maintain existing Council vehicle and walking track access points in the north and south sections and consider upgrading E4**



Figure 10: Tranmere Coastal Reserve entrance plan from Tranmere Road (E9)



Figure 11: Tranmere Coastal Reserve entrance plan from Starboard Road (E15)



Plate 31 – Access E8 plantings soften the entrance



Plate 32 – Access E6 with barrier in place to limit access to Council vehicles only



Plate 33 – Example of signage aimed to slow runners and cyclists

Signage

Reserve signs are required at southern entrances (E5, E10 to E14). A two-way sign should replace the sign at E9 and should indicate where it is in the context of the Reserve. Signs may also be required along the multi-use track where bicycle speed is a concern (Plate 43).

In addition, a larger entrance sign would be appropriate for E15 which could combine some interpretation to highlight some of the Heritage values of the area (refer to Section 4.1). Educational signs highlight the importance of native vegetation could also be installed in the southern section (refer to Figure 3). The existing information sign at the north end of the reserve should be removed and possibly replaced with an interpretive sign.

- **Action S1 – Provide small signage at access points (E10 to E14) using local names once southern trail is complete**
- **Action S2 – Provide suitable signage at the main entrances to the southern section i.e. at E9 (351 Tranmere Road) and E15 (Starboard Road)**
- **Action S3 – Install educational signs at conservation of remnant vegetation areas**
- **Action S4 – Identify hotspots where cyclists may have opportunity to go too fast and consider installation of slowing devices or signage**

5.6.3 TRACKS AND CONNECTIVITY

There is a goal to provide a consistent Class 2 track along the entire length of the Reserve. A Class 2 track has a minimum width of two meters which is the minimum width under the guidelines for a shared use path of this kind in suburban areas. In the short-term, two new sections of multi-use tracks are planned for construction in 2018. These are: Cleve Court south to the existing track; and Pindos Park south to the stone bridge (blue line on Figure 12).



Figure 12: Proposed track alignment is setback from title boundaries and steep coastline

There is public support for a Class 2 track to continue south from the stone bridge to Starboard Road. There are existing footpads through this area that could be upgraded to meet required track standards (Plates 33 to 36). Some sections may need to be realigned to avoid sensitive areas such as threatened species and the potentially erodible areas discussed in Section 5.1.

Track upgrades and maintenance

It is recommended that short sections of the existing multi-use gravel track in the northern section be reinstated and maintained as they have been encroached on by grasses. There are also a few short lengths (approximately 10 m long) where the track has been difficult to widen beyond 900 mm due to the need to do significant cut and fill work. In these cases, the aim is to achieve Class 2 standard widths and safe sight lines to accommodate the growing use of the track.

- **Action TL1 - Undertake regular maintenance of all formal pedestrian tracks – PRIORITY ACTION**
- **Action TL2 – Extend the existing Class 2 track north to Cleve Court; and south from Pindos Park south to the stone bridge as planned and approved – PRIORITY ACTION**
- **Action TL3 – Undertake a feasibility assessment and design for the proposed extension of a Class 2 track from the stone bridge to Starboard Road including geotechnical and botanical advice regarding the route – PRIORITY ACTION**



Plate 34 – Proposed alignment for trail through grassland south of the stone bridge and meandering through the sheoak grove



Plate 35 – Proposed alignment for trail through sheoak grove below 16 to 24 Vaughan Court



Plate 36 – Proposed alignment for trail looking north. Bridge will cross drainage and trail will proceed across the slope into the trees



Plate 37 – Existing footpad and proposed alignment for trail from Starboard Road north

Track connectivity

There are opportunities to improve the connectivity with tracks in other reserves in the municipality, including the Rokeby Hills. These long-term aspirations are acknowledged in this RAP but there are no actions beyond investigation at this stage. This includes the opportunity to connect the proposed track to Starboard Road to the informal Droughty Point circuit/skyline track. An investigation into the feasibility and legality of developing a formal walking track to the Droughty Point sky line track is needed prior to moving this aspiration forward.

In addition, there is public interest in the provision of a formal walking track from Cleve Court around Howrah Point to connect with the southern end of Little Howrah Beach. Due to Land Title ownership to the highwater mark in this section of residential development, some sections of the coastal route for public access would have to be constructed over the rocky intertidal foreshore and is not economically viable at this stage. As this coastal route is a crucial missing link in the Clarence

Coastal Trail, planning for its future development would be an important step forward to provide a continuous Clarence Coastal Trail from Geilston Bay through to the southern end of Tranmere Coastal Reserve.

- **Action TL4 – Investigate the feasibility of formalising a circuit walking track between the Droughty Point sky line track and the south end of the Tranmere Coastal Reserve at Starboard Road**
- **Action TL5 – Develop a feasibility study for the important missing link in Clarence Coastal Trail from Northern Tranmere Track to Little Howrah Beach track**

5.6.4 ART & HISTORY IN THE LANDSCAPE

Several of the objectives of the Clarence Council Cultural History Plan 2017-2022 (CCC 2017) are relevant to this RAP, the most relevant of which are:

1. Identify the stories that hold significant cultural/historical value for the people of Clarence
2. Recognise the places, events and objects that reflect the cultural memory and history of the diverse groups that make up the Clarence community
3. Encourage the community to participate in the history of their city
4. Consider the scope for further development of cultural tourism within the City of Clarence
5. Find better pathways for acknowledging and interpreting the city's aboriginal heritage and history

There is a real opportunity to celebrate the area's history and cultural values by installing interpretive signs or art in the coastal Reserve landscape. The potential exists to identify both Aboriginal and European cultural heritage values with which the community could engage. As noted in Section 4.1.2, the area adjacent to the Reserve has a farming history which could be integrated into interpretative signs and/or art in the landscape (Plate 38). Other concepts include stories connected to maritime themes (e.g. ship wrecks).

In addition, providing names for access tracks to the Reserve affords the opportunity to integrate the area's history and/or names of key personalities. To do this, the Council History Officer will be consulted to compile a list of names for access tracks to the Reserve including E5 and E10 to E14 and provide some background about the choice of names, and the community are encouraged to put forward ideas for naming access tracks.

Entrance markers, creative seating, path design, walls and water sensitive urban designs are elements of the Reserve that are compatible with installation concepts. Local natural values that could be fostered by installations comprise coastal formations, little penguins, native water rat habitat and the river. Members of TACPLACI noted that the entrance marker at the north end is fading and may be due for replacement. There is an opportunity to replace it with something more aesthetic and engaging.

- **Action RF1 – CCC History officer to compile a list of names for access tracks and how the reserve's natural values and history could be incorporated into art in the landscape**
- **Action RF2 – Allocate funds for public art within major Council infrastructure projects – parks, streetscapes, facilities and maintenance**
- **Action RF3 – Work with the community to develop site specific public art**



Plate 38 – Old farm equipment could be integrated as history in the landscape



Plate 39 – Local coastal formations may inspire art or original seating in the landscape, below E11

5.6.5 RECREATIONAL FACILITIES

Playgrounds

The provision of playground equipment at Anulka Pindos and Camelot Parks is adequate, and no further facilities are required. Routine maintenance of playground infrastructure is required, including the maintenance of bark chips (Plate 11), and the safety of the play equipment should be tested annually.

Waterfront and kayak and dinghy access

There are opportunities to provide designated locations for kayak and small dinghy access to the River Derwent. Possible locations include: Anulka Park, the sheoak grove between 131 and 133 Tranmere Road, Pindos Park and Starboard Road. The preferred locations should be selected with consideration of proximity to parking, and formalised with signage.

Two or three pedestrian access points to preferred swimming and snorkelling beaches should be formalised across the full length of the Reserve. This will discourage members of the public from creating their own access points which, if not maintained, become unsafe (Plate 41). Possible locations for swimming and snorkelling access are to: the beach adjacent to E1, Punchs Reef, the bays north of Tranmere Point, Camelot bay and beaches below Anchorage Court and Vaughan Court.

Access to the foreshore may be a branched track (Plate 40) combined with pitched rock to access the water.

- *Action RF4 – Maintain soft fall material under play equipment in parks and assess safety of play equipment annually – **PRIORITY ACTION***
- *Action RF5 – Assess viability of two or three kayak and small dinghy launch locations with nearby parking*
- *Action RF6 – Formalise two or three access tracks from the Reserve trail to preferred beaches for swimmers and snorkelers*



Plate 40 – Example of track intersection for kayak and small dinghy access to beach



Plate 41 – Example of private steps to beach that have become unsafe due to lack of maintenance

5.6.6 AMENITIES

A public toilet block is located at entrance E8 and an additional toilet block is planned at Pindos Park (refer to the Pindos Park Master Plan 2016). No additional toilet facilities are recommended at this time though toilet facility at Starboard Road may be considered in the future.

5.6.7 SEATING

Sufficient seating is provided in the northern section however the placement of seating up against the property fence of 179 Tranmere Road (Plate 42) is inappropriate and should be relocated to the river side of the track.

As a point of difference, functional and appealing seating could be installed in the southern section of the Reserve. Some seating has been installed by members of the public but other possible

locations for additional seating in the southern section of the Reserve are indicated on Figure 8 and Figure 9 and include:

- On the prominent point of land below access E11 (Plate 43)
- Half way up the slope of 36A Vaughan Court (Plate 8)
- The point of land below 36A Vaughan Court (Plate 33)
- At the bottom of Starboard Road entrance (Figure 11)

- **Action AM1 – Relocate seating to position on river side of the track (179 Tranmere Road)**
- **Action AM2 – Install appealing seating with interesting views generally on the river side of the track**



Plate 42 – Inappropriately located seating adjacent to property fence and agapanthus inappropriately planted in the Reserve



Plate 43 – Proposed location for seating on river side of track below E11



Plate 44 – Proposed location for seating on river side of track below

5.6.8 DOG WASTE BAG DISPENSERS AND WASTE MANAGEMENT

Dog waste dispensers and bins are provided in suitable locations in the northern section but more need to be installed in the southern section of the Reserve at E11, E12, E13, E14 and E15, Figure 7.

In addition, rubbish accumulates along the beaches and detracts from the amenity and discourages swimmers. The Council should encourage beach clean-up days which have been undertaken by scout groups in the past, but they need to be more frequent. The events may be an opportunity for artistic recycling. They should target beaches which are accessed more regularly including: the beach adjacent to E1, Punks Reef, the bays north of Tranmere Point, Camelot bay and beaches below Anchorage Court and Vaughan Court.

- **Action AM3 – Install dog waste bag dispensers and bins at entrances E6, E10, E11, E12, E13 and E14 – PRIORITY ACTION**
- **Action AM4 – Encourage regular beach clean-up days**

5.7 COMMUNITY CONTRIBUTION TO RESERVE MANAGEMENT

The Reserve is public open space to be enjoyed by both the adjoining residents and the local users. During the review, several examples of local initiative were observed within the Reserve. These initiatives range from:

- Placing seating in the Reserve;
- Creating beach access with the potential to become unsafe if not maintained (Plate 41);
- Mowing open grass areas including native grassland communities; to
- Tree trimming and clearing (Plate 44).



Plate 45 – Example of unauthorised tree trimming

As the Reserve is owned and managed by the Council, community initiatives should not be undertaken by members of the public without Council consent. There are opportunities for the

public to participate in reserve management through volunteering with the local Landcare/Coastcare group. TACPLACI is a small group and does not always have the capacity to undertake all potential works. To ensure TACPLACI is not over committed, the Council must continue to consult TACPLACI on works programmes.

Public communication about approaches to landscaping with native plants may help to inform residents and discourage activities such as mowing native grassland communities while and encouraging participation. This communication may be included in the community newsletter or added to the Tranmere residents Facebook page.

- ***Action C1 – Undertake letterbox drops to residents or inform via Tranmere residents Facebook page about inappropriate reserve activities and volunteering***
- ***Action C2 – The Council to consult TACPLACI regarding works program to determine the available capacity – PRIORITY ACTION***

6 MONITORING AND EVALUATION

An informal review of the actions and outcomes of this RAP should be undertaken annually, and a complete review of the plan undertaken at the end of 2022.

Ongoing monitoring and maintenance of areas where weed control actions (and revegetation actions) occur should be undertaken on an annual basis and controlled as outlined in the implementation plan (Section 7). Weed management control actions within the Reserve will need to be updated regularly.

In addition to monitoring the Reserve for new weed infestations or regrowth of treated infestations, the condition of the vegetation may also be monitored. This could be achieved by undertaking a Vegetation Condition Assessment (VCA) to establish baseline, combined with photo monitoring to observe progress.

6.1 VEGETATION CONDITION PHOTO MONITORING

A vegetation condition photo monitoring programme was initiated by TasFlora who set up two photo monitoring points (PMP) to record the current condition of the site and future achievements in weed control and revegetation within the Reserve. The photos taken in the first year establish the baseline condition and the subsequent 5-year intervals determine progress. It is recommended that three additional photo monitoring points be included in the southern section of the Reserve.

1. Photo monitoring point 3 – Coastal grassland community to monitor grassland condition
2. Photo monitoring point 4 – *Allocasuarina verticillata* forest to monitor woody weed control and woodland condition
3. Photo monitoring point 5 – Grassland (36a Vaughan Court) to ensure shrubs do not overtake grassland species.

- **Action M1 – Review implementation plan annually and RAP every five years – PRIORITY ACTION**
- **Action M2 – Establish three additional vegetation condition photo points in the southern section of the Reserve**
- **Action M3 – Monitor vegetation condition and assess the performance of the RAP implementation at five photo monitoring points**

7 IMPLEMENTATION PLAN

The following provides a plan for the implementation of all actions over a 5-year period from 2018 to 2022.

The implementation plan outlines:

- Actions to be undertaken,
- Desired outcomes,
- Timing,
- Responsibility,
- Priorities for each action.

Actions are prioritised into three categories based on public sentiment, their strategic importance, achievability, timing, and the availability of funds.

1. **High** priority – to be implemented within years 1-2.
2. **Medium** priority – to be implemented as required years 3-5.
3. **Low** priority – to be implemented as funding permits.

Many of the actions are dependent on the availability of funding and as such priorities may change over the course of the plan period. Other actions will be carried out by means of a collaborative approach between the Council, a land care group and/or adjacent property owners to achieve implementation.

A review of action priorities should be undertaken on an annual basis and changes made as required.

The actions outlined in this plan should form the basis for future funding applications through internal Council grant sources and external grants from State and Federal programs.

Table 1 – Implementation Plan for Tranmere Coastal Reserve

ACTION #	ACTION	OUTCOME	TIMING	RESPONSIBILITY	PRIORITY
VEGETATION MANAGEMENT					
VM1	Periodically slash native grasslands to reduce biomass and maintain inter-tussock space for herbs	Existing planting sites are maintained	2018-2019	Council	HIGH
VM2	Maintain plantings undertaken by TACPLACI and continue regular maintenance by mowing and tree trimming	Maintain parkland areas and provide river views	Min. 6-monthly	Council	HIGH
VM3	Rehabilitate recommended areas for landscape plantings	Stabilise the reserve and enhance amenity	Autumn	Council with TACPLACI support	HIGH
WEED MANAGEMENT					
WC1	Control isolated occurrences of declared and priority environmental weeds	All isolated occurrences of declared weeds are controlled in the Reserve	2018-2019	Council and Contractor	HIGH
WC2	Implement a maintenance program for follow-up weed control and conduct annual survey of the Reserve	Prevent the reestablishment of declared weeds in Reserve	Annually in spring	Council and Contractor	HIGH
WC3	Control and contain widespread infestations of declared weeds	All widespread declared weeds are contained in the Reserve	Spring-summer prior to trail development	Council and Contractor	HIGH
WC4	Control secondary environmental weeds in areas of native vegetation	Secondary environmental weeds are controlled	Any time	Council with TACPLACI support	LOW
WC5	Mail out NRM South brochures: 'Creeping Back Yards' to residents	Reduce reinfestation of garden waste/weeds	2018	Council	HIGH
FIRE MANAGEMENT					
BF1	Manage fuel loads in accordance with the CBMS	Minimise fire risk	Ongoing	Council	MEDIUM
BF2	Encourage neighbouring landowners to maintain defensible	Preserve track in good condition	Ongoing	Council	MEDIUM

ACTION #	ACTION	OUTCOME	TIMING	RESPONSIBILITY	PRIORITY
	spaces in accordance with TFS specifications				
WATER MANAGEMENT					
W1	Redesign and construct stormwater outlets using water sensitive urban design principles	Slow water flow, trap debris and improve habitat	2019-2020	Council	MEDIUM
W2	Consider the installation of two water spigots along the track	Water revegetation and walkers and dogs can quench their thirst	2018-2019	Council	MEDIUM
RESERVE ACCESS & SIGNAGE					
A1	Landscaping the Reserve entrances E9 and E15	Enhance entrances and provide stabilisation and weed control	Autumn	Council with TACE/LACI support	MEDIUM
A2	Design and construct formal parking for up to 6 vehicles at Pincos Park and Starboard Road	Prevent unauthorised access to reserves	2019-2021	Council	LOW
A3	Promote awareness about the reserve entrance locks and the new procedure requiring residents to seek short term authorized access	Informed public regarding access	2018-2020	Council	MEDIUM
A4	Maintain existing Council vehicle and walking track access points in the north and south sections and consider upgrading access E4	Prevent unauthorised access to reserves and maintain soil stability	Ongoing	Council	MEDIUM
S1	Provide small signs at access points (E10 to E14) using local names once southern trail is complete	Encourage access to Reserve	2019-2020	Council	MEDIUM
S2	Provide suitable signage at the main entrances to the southern section i.e. at E9 (351 Tranmere Road) and E15 (Starboard Road)	Encourage access to Reserve	2019-2021	Council	MEDIUM
S3	Install educational signs at conservation of remnant vegetation areas	Encourage interaction and understanding in Reserve	2020-2021	Council and Consultant	LOW
S4	Identify hotspots where cyclists may have opportunity to go too	Ensure safety of all users	2018-2019	Council	MEDIUM

ACTION #	ACTION	OUTCOME	TIMING	RESPONSIBILITY	PRIORITY
	fast and consider installation of slowing devices or signage				
TRACKS & CONNECTIVITY					
TL1	Undertake regular maintenance of all formal pedestrian tracks	Ensure safe walking trails	Ongoing	Council	HIGH
TL2	Extend the existing Class 2 track north to Cleve Court, and south from Pindos Park to the stone bridge	Improve track linkages	2018	Council	HIGH
TL3	Undertake feasibility assessment and design for the proposed extension of Class 2 track from the stone bridge to Starboard Road including geotechnical and botanic advice regarding the route.	Provide a Class 2 track the entire length of the Reserve	2018-2019	Council and Contractor	HIGH
TL4	Investigate the feasibility of formalising a circuit walking track between the Droughty Point sky line track and the south end of the Tranmere Coastal Reserve at Starboard Road	Formalise track linkage to Droughty Point	2020-2022	Council and Contractor	LOW
TL5	Develop a Feasibility study for the important missing link in Clarence Coastal Trail from Northern Tranmere Track to Little Howrah Beach track	Provide a continuous Clarence Coastal Trail	2020-2022	Council	LOW
RECREATIONAL FACILITIES					
RF1	CCC History officer to compile a list of names for access tracks and how the reserve's natural values and the history could be incorporated into art in the landscape	Improve public interaction/connection with the Reserve	2019-2021	Council	MEDIUM
RF2	Allocate funds for public art within major Council infrastructure projects – parks, streetscapes, facilities and maintenance	Enable public interaction/connection with the Reserve	2019-2021	Council	MEDIUM
RF3	Work with the community to develop site specific public art	Engage the community	2021-2022	Council	LOW
RF4	Maintain soft fall material under play equipment in parks and assess safety of play equipment annually	Ensure the safety of play equipment	Annual	Council and Contractor	HIGH

ACTION #	ACTION	OUTCOME	TIMING	RESPONSIBILITY	PRIORITY
RF5	Assess viability of two or three kayak and small dinghy launch locations with nearby parking	Ensure public safety and access to recreation opportunities	2019-2020	Council	MEDIUM
RF6	Formalise two or three access tracks from the Reserve trail to preferred beaches for swimmers and snorkelers	Ensure public safety and access to recreation opportunities	2019-2020	Council	MEDIUM
AMENITIES					
AM1	Relocate seating to position on river side of the track (179 Tranmere Road)	Improve public interaction with the Reserve; and provide privacy	2019-2021	Council	MEDIUM
AM2	Install appealing seating with interesting views generally on the river side of the track	Improve public interaction with the Reserve and provide privacy	2019-2021	Council and Contractor	MEDIUM
AM3	Install dog waste bag dispensers and bins at entrances E6, E10, E11, E12, E13 and E14	Proper disposal and less waste in the reserve	2018	Council and Contractor	HIGH
AM4	Encourage regular beach clean-up days	Improve amenity	Ongoing	Council	HIGH
COMMUNITY CONTRIBUTION TO RESERVE MANAGEMENT					
C1	Undertake letterbox drops to residents or add information to Tranmere residents Facebook page about inappropriate reserve activities and volunteer groups	Improve Council interaction with community and enable ownership of the Reserve	Ongoing	Council	MEDIUM
C2	The Council to consult TACPLACI regarding works programs to determine available capacity	Ensure maintenance and ownership of the Reserve	Ongoing	Council and TACPLACI	HIGH
MONITORING & EVALUATION					
M1	Review the implementation plan annually and the RAP every 5 years	Enable planning	Ongoing	Council	HIGH
M2	Establish three additional vegetation condition photo points in the southern section of the Reserve	Better understand management outcomes and issues	2020-2021	Council / TACPLACI	MEDIUM
M3	Monitor vegetation condition and assess the performance of the RAP implementation at 5 photo monitoring points	Better understand management outcomes and issues	Ongoing	Council / TACPLACI	MEDIUM

8 REFERENCES & SUPPORTING DOCUMENTS

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- DPIPWE 2016. *Natural Values Atlas*. Department of Primary Industries, Parks, Water and Environment.
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- TAC 2012. *Mumirimina people of the Lower Jordan River Valley*. Tasmanian Aboriginal Centre.
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APPENDIX 1 – TRANMERE COASTAL RESERVE REPORT CARD

THE DRAFT TRANMERE COASTAL RESERVE ACTIVITY PLAN RECOMMENDS:

- >> Construct track from Pindos Park to Starboard Road;
- >> Investigate a track corridor linking Starboard Road up to the sky line track;
- >> Upgrade narrow sections of existing Tranmere coastal track;
- >> Install directional signage to show links to and between coastal reserves;
- >> Consider naming entrances after Tranmere personalities;
- >> Install accessible water points, dog litter bins and attractive seating;
- >> Continue weed control and revegetation whilst recognising view lines;
- >> Identify locations for 'art in the landscape' installation; and
- >> Actively support the TACPLACI Landcare Group Inc.

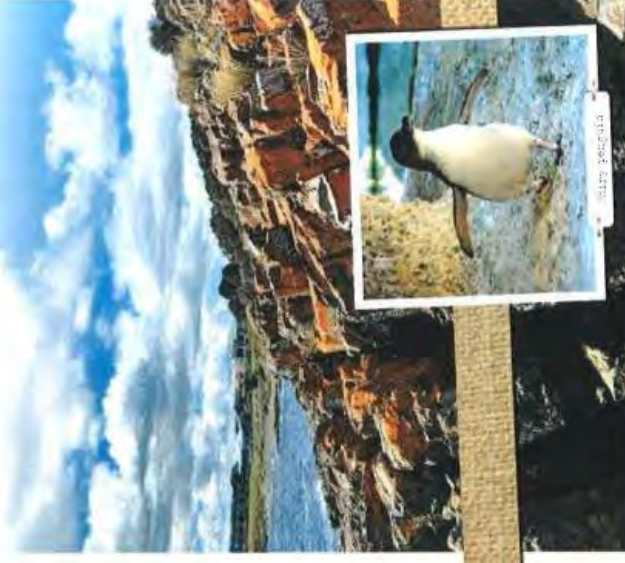


TRANMERE COASTAL RESERVE

REPORT CARD

'I welcome anything to improve this spectacular coastal walking area'

Local resident



Your Community and Council working together to care for our Reserves



STAY WITH US...

Council invites your comments on the draft Plan. The Plan will guide the Community and Council as we work together to improve the management of the Reserves. You can find the draft plan at www.ccc.tas.gov.au/consultation

USE THE ONLINE FORM OR CONTACT

BY 22 JANUARY 2018

Sarah Bunce 0437 782 592

sarah.bunce@enviro-dynamics.com.au

Phil Watson 6217 9713

pwatson@ccc.tas.gov.au



In the spring of 2017, Clarence City Council asked the community about the Trammere Coastal Reserve
...these are the results.



	EVALUATION	DESCRIPTION	COMMUNITY COMMENTS
	<div>CAN DO BETTER</div> <div>PASS</div> <div>VERY GOOD</div> <div>OUTSTANDING</div>	TRANMERE COASTAL RESERVE	
LOCATION AND LANDSCAPE		Exceptional Derwent Estuary vistas and setting.	Constantly changing views across the river.
CULTURAL HERITAGE		Millenniums of Aboriginal occupation and more recent historic activities.	Little cultural interpretation
VEGETATION		Conservation of the patches of sheoak forest, coastal grassland and coastal complex are a priority.	The tall trunked, shady gums attract many birds
ANIMALS AND BIRDS		Some habitat for birds, reptiles and invertebrates.	Potential for penguin nesting boxes in the area
ACCESS AND CONNECTIVITY		Good in the existing northern section but needs improving in southern area.	Improve track surfaces
RECREATION AND USAGE		Would benefit from more seating, dog waste bins, water points and improved signage.	"We walk our dogs in the reserve daily"
THREATS		Illegal tree removal or trimming, garden waste dumping, weeds, etc.	"Please consider views when planting trees"

Stay with us on the journey of caring for the Trammere Coastal Reserve. Your comments are highly valued!
Go to <http://www.ccc.tas.gov.au/consultation> to comment.



APPENDIX 2 – SUMMARY OF COMMUNITY CONSULTATION

The following provides a summary of the consultation prior to the Draft RAP compilation and an indication of how future community consultation for the Draft RAP will progress.

The following Clarence City Council staff provided input:

- Phil Watson, Natural Resource Planning Officer;
- Justin Burgess, Natural Area Management Officer;
- Tracey Cockburn, Arts and Cultural Development Coordinator;
- Mary McParland, Trail Planning Officer; and
- Alistair Hazeldine, Weed Management Officer
- Fred Pribac, Climate Change Officer
- Sally Taylor, Design Officer, Landscape Architect

A summary of the initial community consultation at the 'walk and talk' and subsequent written submissions; consultation with major stakeholders and the Council staff is provided in Table .

Initial Community Consultation

As part of the development of the Reserve Activity Plan (RAP) for the Tranmere Coastal Reserve, consultation was undertaken with adjoining landowners and stakeholders, user groups and the broader community. A 'walk and talk' session was held in the Reserve on 3rd September 2017. This event was facilitated by Phil Watson of the Clarence City Council and Sarah Bunce of Enviro-dynamics. The event was attended by 20 resident adults and a few dogs.

In addition to information gathered at the community event, 3 phone calls and 23 written feedback forms or emails were received from the public regarding the management of the Tranmere Coastal Reserve. The responses received during the 'walk and talk' session and through the feedback forms are summarised in Table . In addition, the table is cross referenced to Table 1 using the Action #s which indicate what actions will be taken to address specific community consultation comments. Where "no action required" is noted in the Response column, no action is recommended to address this comment at this stage because it is outside the scope of this Reserve Activity Plan.

Table 1 – Community Consultation prior to Draft Reserve Activity Plan compilation

	Management Issues/Comments from written responses	Number of written/phone responses	Number of Walk & Talk Supporters	Action Number
1	Parking at Pindos Park is limited for the scale of the proposed development and will force visitors to park in surrounding streets	3		A2
2	Does not want track extended north in front of Cleve Court	1		TL2
3	Path ends at 47A Tranmere Road and should continue to Cleve Street. Signs are too small. Mowing by residents. Alignment away from	4		TL2, VM1

DRAFT Tranmere Coastal Reserve Activity Plan 2018-2022

	Management Issues/Comments from written responses	Number of written/phone responses	Number of Walk & Talk Supporters	Action Number
	property boundaries			
4	In favour of gravel track	11	5	TL2, TL3
5	Would like track to follow existing lower track i.e. not along fence line below Vaughan Court because not fond of dogs and wouldn't want them wandering into his yard	1	1	TL3
6	Track should be as natural with a hard surface but not concrete. Like "close to gold" or aggregate for path surface. Note: Anchorage Court and Vaughn Court did not receive maildrop by CCC	12	2	TL2, TL3
7	Alignment of rock bridge is not good for bikes. 3 tracks need to be made into 1	2	2	TL3, S4
8	Concerned about the location and dimensions of path at south end. Prefer alignment to be as close as practical and safe to the foreshore and away from house boundaries	9		TL3
9	I would like details about the path across crown land in front of 32 to 50 Pindos Drive	3		TL2
10	Annoyed that Howrah Point (Venice Street) properties have titles to HWM. Love the track and want it to continue north around Howrah Point. The Reserve does not sufficiently extend to the walkway that ends at Howrah Point	3	2	TL2, TL3
11	Concern about the erodible coastline particularly where Tranmere road is going to be undercut at 342 Tranmere Rd and boat house was undermined which was 2m from the highwater mark	2		TL3 roadworks outside scope
12	Investigate viability of linking Droughty Point sky line track with coastal track		1	TL4
13	Provide access to the beach for small boats and kayaks and in case of emergency on the water	4		RF5
14	Provide access to the beach for snorkelling, rock pools by providing several sets of stairs to access the waterfront	1		RF6
15	Support for the idea of local names for access points	2		RF1, S1
16	Natural environment in our living memory has comprised of she-oaks, grasslands and 3 generations of farmland	2		RF1, S3

	Management Issues/Comments from written responses	Number of written/phone responses	Number of Walk & Talk Supporters	Action Number
17	Salvaged flotsam and jetsam from nor westers: yachts, corks, well from a fishing boat, palings for shed in the 1920s	2		RF1, S3
18	1820s grassland; 1835 original house built of beach stone and convict brick. Droughty is pronounced Droothy; Scottish for dry	2		RF1, S3
19	Interpretation of history, signs and shipping. Darwin trail interpretation is good example	1		RF1, S3
20	Maintain the integrity of the area in its natural state with historic and indigenous interpretation of nature or history	5		RF1, S3
21	Suggestions for interpretation: Story about Rotuma was a ship that came aground. Story about sailors from past and present. Story about the water use in general and the race markers. Info about the little penguins and protection. They have been heard in the Pindos park area	1		RF1, S3
22	Suggest Dorothy Keats who was a Landcare volunteer for access name	1		RF1, S3
23	Promote water rat to outcompete non-native rats. When new drains are installed they should use the design solution that allows water rats to escape during high tide	1		RF1
24	Support art in the landscape. Refer to Peter Adams Woodgrove Roaring Beach project	2		RF1, RF2
25	No to art for art's sake	4		RF1, RF2
26	Trevassa House and Trevassa Crescent could be Trevassa Bay and/or access name	2		RF1, S3
27	Suggested park bench locations not near fence/property boundaries	1		AM1, AM2
28	Seating, retaining walls and where suitable planting. The main things I have enjoyed living here for 58.5 years is the view and sunshine	1		VM2, VM3, AM2
29	Entrances need dog bins and bags	4		AM3
30	Notes garbage accumulates in Camelot Bay	1	1	AM4
31	I think the idea for some interpretive material is okay. Has worked well on the Charles Darwin and Tarroona coastal trails. The group assembled on site seemed to want minimal development ... or landscaping that was natural or did not detract from natural values. I would also support that	1	1	RF1, VM3

	Management Issues/Comments from written responses	Number of written/phone responses	Number of Walk & Talk Supporters	Action Number
32	Concern about the dangers of fast cyclists sharing paths with pedestrians	1		S4
33	Education of residents of how to prune; what Council management involves; and approaches to landscaping with native plants and trees e.g. using trees to frame views	2	1	WC5, BF2
34	Love to see more people volunteering with TACPLACI		2	C1, C2
35	Natural vegetation is good. The only issue is the odd snake and water rats. Could the track be sprayed for ants (jack jumpers and inchmen)	1		Comment
36	No bushes in front of private properties; single stem to frame views with limbs cleared. We need to be able to notify Council if pruning or mowing is needed		2	VM1, VM2, VM3
37	Endorse CCC dealing with natural values well over the past 10 yrs. TACPLACI planting and mulching is going well. Some concern over ongoing maintenance and that it should not be assumed that it will be done by volunteers. CCC rely on volunteers for input on what should be done but not for doing it	3	1	VM2, C2
38	Provide accessible water spigots for dogs, people and plants e.g. Anulka Park	2	1	W2
39	The community has a growing number of people that walk cats, pigs and rabbits. Unfortunately, it is very difficult to do so safely	1		Taken as comment to Council
40	We love the fact the track enables "off lead" for dogs and hope it remain as such	1		Comment
41	Is it possible to trim or replace tree to park off Vaughan Court as it would be good to see grandchildren are safe when playing?		1	VM2
42	CCC land in the 311-313 Tranmere Road area is currently poorly maintained because the ARC fence is installed flush to the footpath debris collects along the fence and over the footpath. It raises the question who will maintain the additional pathway. Subject to resolving this issue we have no objection the proposal	2		VM2
43	Council barely mows area		1	VM2
44	Concerned about old Cypress trees which could be replaced with Casuarinas	1	1	VM2, VM3
45	Generally, in favour of shrubs and trees to frame views. There used to be trees along the footpath from 254 to 314 Tranmere Road which	1	5	VM3

	Management Issues/Comments from written responses	Number of written/phone responses	Number of Walk & Talk Supporters	Action Number
	provided a good wind break. I'd like to see casuarinas planted along this bare section			
46	It would be nice if the foreshore area could be tidied up. Maybe put to lawn, low-line shrubs (say 2-3 m maximum). Trees or structures that block these pleasures would be disastrous. Presently, there are several she-oaks up to 8 m tall - too tall in my opinion	1	1	VM3
47	Would like mulching and more consistent management. Pruning of she-oaks must be done properly to make them more vertical and less bushy	10		VM1, VM2
48	Concern about African box thorn which has been treated but dead plants remain and should be removed as they are unsightly, snag plastic and are unsafe. Patrol for seedlings is also needed	1		WC1, WC2
49	Weed control particularly concerned about serrated tussock	2		WC3
50	Right-of-way to PID 2096165 has become infested with blackberry	1		WC1
51	Ongoing concern with ivy. Woodchip mulch is needed for new plants		1	WC4, WC5, VM1
52	Interested		2	comment
53	General feeling that engineers have already surveyed track along property boundaries		1	comment
54	More development of private land needs to be approved. Tranmere is an excellent area for high rise development say 5-7 storeys. Too many in sequential small battle-axe blocks with pathetic townhouses being built which in my opinion spoils the landscape. Better quality bikeways and pathways, cemented and land for more architectural high-rise apartments would be a benefit to the area. Look how dynamic Brisbane foreshore has become relative to Howrah and Tranmere	1		Outside of scope
55	It would be good to have a barbeque and toilets installed at Pindos Park as this is a family park and lots of young children enjoy this area		1	Outside of scope. Refer to Pindos Master Plan
56	The proposed toilet block at Pindos Park should suit the location not be too big for purpose		1	Outside of scope. Refer to Pindos Master Plan

Note: priority has been given to actions that received support from more members of the public and is makes up some of the **Priority Actions** within the document.

Major Stakeholder Feedback

The feedback gathered from the major stakeholders are summarised below.

Council Tracks Planning Officer (TPO)

The TPO recommends the development and promotion of multi-use (walking and cycling trails) as outlined in this RAP.

Council Fire and Bushland Vegetation Management Coordinator (FBVMC)

The existing arrangement allows for Class 5 vehicle access to most sections of the Tranmere Coastal Reserve which enables the Council to conduct bushfire prevention measures as outlined in the CBMS 2016. It is the Council's intention to maintain the present condition and address weed issues as they arise.

Council Weed Planning Officer (WPO)

To prioritise weed planning and control activities in accordance with the Clarence Weed Strategy 2016-2030 weed prioritisation rating system and strategic weed management objectives for the Tranmere area and the greater Clarence City Council area.

APPENDIX 3 – REVIEW OF 2011-2016 IMPLEMENTATION PLAN & RECOMMENDATIONS

ACTION	PERFORMANCE MEASURES	SUCCESS	2016-2021 RECOMMENDATIONS	PRIORITY
WEED CONTROL				
Undertake primary control of all declared weeds and WONS	All declared weeds and WONS are eradicated from the Reserve	Primary control complete but eradication not achieved	Refer to Implementation Plan, Section 7	High
Control all other environmental weeds	All environmental weeds specified in 2011 are eradicated from the Reserve	Moderate to High	Refer to Implementation Plan, Section 7	Medium
Undertake annual sweep and follow-up control of all targeted weeds	All targeted weeds are eradicated from the Reserve	Moderate	Refer to Implementation Plan, Section 7	High
Undertake follow-up GPS mapping of all weeds	Weed maps and the Council database are updated within 5 years	Completed as part of this RAP review	Refer to Implementation Plan, Section 7	High
REGENERATION AND REVEGETATION				
Establish photo point at the proposed regeneration area on the river side of the track between 165 and 185a Trammere Road	Photo point established, and photos taken on an annual basis	Complete	Refer to Implementation Plan, Section 7	Medium
Install an interpretation sign at the proposed regeneration area	Interpretation sign erected near the regeneration area	Not installed	Refer to Implementation Plan, Section 7	Medium
Undertake landscaping at Reserve entrances E1, E6 and E8	Landscaping completed	Complete	Not applicable	NA
Undertake canopy and understorey planting as per Table 3	Revegetation sites established as per Table 3	Incomplete	Refer to Implementation Plan, Section 7	Medium
Undertake strategic planting of eucalypts as per	Eucalypts are planted as per Figure 8	Incomplete; mixed success	Not applicable	NA

ACTION	PERFORMANCE MEASURES	SUCCESS	2016-2021 RECOMMENDATIONS	PRIORITY
Figure 8				
Undertake revegetation in areas where large tracts of weeds have been cleared	No large bare areas where primary weed control has been undertaken	Incomplete – Proposed regeneration area was undertaken but proposed canopy and understorey planting was not undertaken as per Figure 8.	Not applicable	NA
Undertake regular maintenance of all revegetation and landscaping sites	Maintenance of all existing revegetation and landscaping sites undertaken within the last six months.	Good	Refer to Implementation Plan, Section 7	Medium
ACCESS MANAGEMENT				
Develop identifying names for Reserves main entrances	Reserve entrances E1, E5 and E8 have identifying names	Moderate	Refer to Implementation Plan, Section 7	Medium
Install signs at all Reserve entrances	Signs erected at all entrances to the Reserve	Complete	Not applicable	Medium
Formalise all existing access tracks to Reserve	All access tracks upgraded and maintained	Incomplete – Access E4 needs maintenance	Refer to Implementation Plan, Section 7	Medium
WALKING TRACKS				
Upgrade and maintain existing main walking track to AS 2156.1-2001 Class 2 standard	Main walking track upgraded and maintained to Class 2 standard	Complete	Not applicable	NA
Extend main walking track to Cleve Court entrance	Main walking track extended to Cleve Court entrance	Incomplete	Planned for 2018-19 financial year. Refer to Section 8.7	NA
INFRASTRUCTURE				

ACTION	PERFORMANCE MEASURES	SUCCESS	2016-2021 RECOMMENDATIONS	PRIORITY
Install additional seats at various locations throughout the Reserve	Five new seats installed	Complete	Not applicable	NA
Install dog waste bag dispensers and bins at all Reserve entrances and between Reserve entrances E3 and E5	Dog waste bag dispensers and bins installed	Complete	Not applicable	NA
Upgrade existing play equipment at Anulka Park	Play equipment upgraded	Complete	Refer to Implementation Plan, Section 7	Medium
OTHER MANAGEMENT ISSUES				
Implement a reserve maintenance schedule that incorporates regular mowing of track edges, track maintenance and removal of dead trees	Reserve maintenance undertaken within the last six months	Complete	Refer to Implementation Plan, Section 7	High
Remove loose rocks and feral oysters from proposed swimming and kayak launching areas	No loose rocks or feral oysters in proposed swimming/kayak launching areas	Incomplete	Refer to Implementation Plan, Section 7	Medium
COMMUNITY PARTICIPATION & AWARENESS				
Undertake letterbox drops to residents with information on inappropriate reserve activities and volunteer groups	No garden dumping, illegal tree clearing, or unauthorised vehicle access observed	Moderate	Refer to Implementation Plan, Section 7	High
IMPLEMENTATION PLAN				
Undertake a full review of the Tranmere Coastal Reserve Activity Plan	Plan reviewed within five years.	Complete	Refer to Implementation Plan, Section 7	Medium

APPENDIX 4 – FLORA SPECIES LIST

e = endemic i = introduced d = declared r = rare

Family name	Species name	Common name
<i>Dicotyledonae</i>		
AIZOACEAE		
i	<i>Carpobrotus edulis</i>	Hottentot Fig
	<i>Carpobrotus rossii</i>	Native Pigface
	<i>Tetragonia tetragonoides</i>	New Zealand Spinach
AMARANTHACEAE		
	<i>Ptilotus spathulatus</i>	Pussy Tails
APIACEAE		
d	<i>Foeniculum vulgare</i>	Fennel
APOCYNACEAE		
i	<i>Vinca major</i>	Blue Periwinkle
ASTERACEAE		
i	<i>Arctotheca calendula</i>	Cape Weed
d	<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	Boneseed
	<i>Chrysocephalum apiculatum</i>	Clustered Everlasting
i	<i>Cirsium vulgare</i>	Spear Thistle
i	<i>Gazania linearis</i>	
i	<i>Hypochoeris radicata</i>	Cat's ear
i	<i>Leontodon taraxacoides</i>	Hawkbit
	<i>Leptorhynchus nitidulus</i>	
	<i>Leptorhynchus squamatus</i> subsp. <i>squamatus</i>	
	<i>Olearia ramulosa</i>	Twiggy Daisy Bush
i	<i>Osteospermum fruticosum</i>	
	<i>Senecio</i> sp.	
	<i>Senecio glomeratus</i> subsp. <i>glomeratus</i>	
	<i>Senecio quadridentatus</i>	Cotton Fireweed
i	<i>Sonchus oleraceus</i>	Sow Thistle
i	<i>Taraxacum officinale</i>	Dandelion

d	<i>Urospermum dalechampii</i>	Cudweed
r	<i>Vittadinia muelleri</i>	Narrow-leaf New Holland Daisy

BORAGINACEAE

i	<i>Echium candicans</i>	
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BRASSICACEAE

i	<i>Brassica rapa</i>	Turnip
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CARYOPHYLLACEAE

Spergularia sp.

CASUARINACEAE

	<i>Allocasuarina verticillata</i>	Sheoak
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CHENOPODIACEAE

	<i>Atriplex cinerea</i>	Grey Saltbush
	<i>Einadia nutans</i> subsp. <i>nutans</i>	Climbing Salt-bush
	<i>Rhagodia candolleana</i> subsp. <i>candolleana</i>	Coastal Saltbush
	<i>Sarcocornia quinqueflora</i> subsp. <i>quinqueflora</i>	Beaded Glasswort
	<i>Suaeda australis</i>	Austral Seablite

CONVOLVULACEAE

	<i>Convolvulus angustissimus</i> var. <i>angustissimus</i>	
	<i>Dichondra repens</i>	Kidney-weed
	<i>Wilsonia backhousei</i>	Narrow-leaf Wilsonia

EPACRIDACEAE

	<i>Astroloma humifusum</i>	Native Cranberry
	<i>Lissanthe strigosa</i> subsp. <i>subulata</i>	

FABACEAE

	<i>Bossiaea prostrata</i>	Creeping Bossiaea
d	<i>Genista monspessulana</i>	Canary Broom
	<i>Kennedia prostrata</i>	Running Postman
j	<i>Psoralea pinnata</i>	Mountain Psoralea
	<i>Pultenaea pedunculata</i>	Matted Bush-pea
i	<i>Trifolium arvense</i>	Hare's-foot Clover

d	<i>Ulex europaeus</i>	Gorse
i	<i>Vicia sativa subsp. nigra</i>	Narrow-leaf Vetch
FUMARIACEAE		
i	<i>Fumaria muralis</i>	Fumitory
i	<i>Fumaria officinalis</i>	
GENTIANACEAE		
i	<i>Centaurium erythraea</i>	Common centuary
GERANIACEAE		
i	<i>Erodium cicutarium</i>	Common Storksbill
i	<i>Geranium molle</i>	Mountain Geranium
	<i>Pelargonium australe</i>	Austral Stork's Bill
i	<i>Pelargonium Xdomesticum</i>	
HALORAGACEAE		
r	<i>Haloragis heterophylla</i>	Variable Raspwort
LINACEAE		
	<i>Linum marginale</i>	Native Flax
i	<i>Linum trigynum</i>	Yellow Flax
MALVACEAE		
i	<i>Malva parviflora</i>	
MIMOSACEAE		
	<i>Acacia dealbata subsp. dealbata</i>	Silver Wattle
	<i>Acacia genistifolia</i>	Spreading wattle
	<i>Acacia longifolia subsp. longifolia</i>	
	<i>Acacia mearnsii</i>	Black Wattle
	<i>Acacia melanoxylon</i>	Blackwood
	<i>Acacia verticillata subsp. verticillata</i>	
i	<i>Paraserianthes lophantha subsp. lophantha</i>	
MYOPORACEAE		
	<i>Myoporum insulare</i>	Boobyalla
ONAGRACEAE		
	<i>Epilobium billardierianum subsp.</i>	Common Willowherb

billardierianum

OXALIDACEAE

Oxalis perennans Native Oxalis

PITTOSPORACEAE

i *Billardiera heterophylla*
Bursaria spinosa subsp. *spinosa*
Pittosporum undulatum subsp. *undulatum* Sweet Pittosporum

PLANTAGINACEAE

i *Plantago coronopus* subsp. *commutata*
i *Plantago lanceolata* Narrow Leaf Plantain
i *Plantago lanceolata* Narrow Leaf Plantain
Plantago varia Variable Plantain

POLYGONACEAE

i *Acetosella vulgaris* Sorrel
i *Rumex crispus* Curled Dock

PROTEACEAE

i *Grevillea hybrids*

RESEDACEAE

i *Reseda luteola*

ROSACEAE

Acaena novae-zelandiae Buzzy
i *Crataegus monogyna* Hawthorn
i *Prunus domestica*
i *Rosa rubiginosa* Briar Rose
d *Rubus fruticosus* Blackberry

RUBIACEAE

Asperula conferta var. *conferta* Common Woodruff
i *Coprosma repens* Mirror Bush
i *Galium aparine* Sticky Weed

RUTACEAE

Correa alba var. *alba*

SAPINDACEAE

Dodonaea viscosa subsp. spatulata

SCROPHULARIACEAE

Veronica gracilis

Slender Speedwell

SOLANACEAE

Lycium ferocissimum

African Box-thorn

THYMELAEACEAE

Pimelea humilis

Dwarf Rice-flower

Monocotyledonae

ALOEACEAE

Aloe saponaria

CYPERACEAE

Cyperus eragrostis

Drain sedge

Gahnia filum Chaffy Saw-sedge

Lepidosperma curtisiae

Curtis's Sword sedge

Lepidosperma gunnii

Narrow Sword-sedge

Schoenus apogon

Common Bog-rush

IRIDACEAE

Romulea rosea var. australis

Onion Grass

JUNCACEAE

Juncus kraussii

sea rush

LILIACEAE

Dianella brevicaulis

Black Anther Flax-lily

Dianella revoluta

Spreading flax lily

Thysanotus patersonii

Twining Fringe-lily

ORCHIDACEAE

Thelymitra pauciflora

Slender sun orchid

POACEAE

Aira caryophylla

Hair Grass

Arrhenatherum elatius var. bulbosum

Onion Grass

Austrostipa mollis

Soft Spear Grass

	<i>Austrostipa nodosa</i>	Spear Grass
	<i>Austrostipa stipoides</i>	Coastal Spear Grass
	<i>Austrostipa</i> sp.	Spear grass
i	<i>Avena barbata</i>	Bearded oats
i	<i>Briza maxima</i>	Quaking Grass
i	<i>Briza minor</i>	Lesser Quaking Grass
i	<i>Bromus diandrus</i>	Great Brome
d	<i>Cortaderia selloana</i>	Pampas Grass
i	<i>Dactylis glomerata</i>	Cock's Foot
	<i>Distichlis distichophylla</i>	Australian Salt-grass
	<i>Ehrharta stipoides</i>	Weeping Grass
	<i>Elymus scaber</i>	Rough Wheat-grass
i	<i>Holcus lanatus</i>	Yorkshire fog-grass
i	<i>Hordeum vulgare</i>	Six-row Barley
i	<i>Lolium perenne</i>	Perennial Rye
d	<i>Nassella trichotoma</i>	serrated tussock
i	<i>Phalaris aquatica</i>	
	<i>Poa labillardierei</i> var. <i>labillardierei</i>	Tussock Grass
	<i>Poa poliformis</i> var. <i>poliformis</i>	
	<i>Rytidosperma caespitosa</i>	Common Wallaby-grass
	<i>Rytidosperma pilosa</i>	Velvet or Purple-awned Wallaby-grass
	<i>Rytidosperma setacea</i>	Bristly wallaby-grass
	<i>Rytidosperma</i> sp.	wallaby-grass
	<i>Themeda triandra</i>	Kangaroo Grass
i	<i>Vulpia bromoides</i>	Squirrel-tail Fescue
XANTHORRHOACEAE		
	<i>Lomandra longifolia</i>	Sagg

APPENDIX 5 – REVEGETATION NOTES AND SPECIES LIST

To ensure an appropriate approach to revegetation/landscaping at entrances and in the recreation management zones of the Reserve the following general notes are provided as a guide to undertaking the landscaping works:

1. Prior to planting, TACPLACI could be consulted as they have knowledge of the area, and consider the merits of planting based on previous successes and photo monitoring results;
2. Revegetation should not be considered in the Reserve unless there is a commitment to maintain the plantings; and
3. Revegetate small manageable areas planted progressively rather than planting large widespread areas.

Site preparation – Areas to be planted should be foliage sprayed prior to planting to kill exotic grasses and reduce competition for the seedlings. In addition, the ground should be scalped at the time of planting to remove the root mass and break up the ground.

Species selection – Species selected for the landscaping projects should occur locally and plants grown for the site should ideally be grown from seed of local provenance and be well-established and hardened off prior to planting. Refer to the table below for a suggested species list.

Plant protection – Trees and shrubs may need to be protected from browsing by rabbits and native animals by using tree guards. The condition of these guards should be monitored, and any damaged or missing guards replaced until the plants are hardened off. In this location, plant protection is likely to be blown away and become litter and browsing animals are not common therefore plant protection may not be justifiable.

Watering – Due to the desiccating winds that the Reserve experiences watering is critical following planting, some plants (trees and shrubs) may require supplementary watering during warm, dry periods until they become established.

Suggested Landscape Species list

Species name	Common Name	Form
<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	white gum	tree
<i>Eucalyptus globulus</i>	Blue gum	tree
<i>Allocasuarina verticillata</i>	drooping sheoak	tall shrub
<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	prickly box	tall shrub
<i>Banksia marginata</i>	Silver banksia	tall shrub
<i>Correa alba</i>	White correa	tall shrub
<i>Myoporum insulare</i>	Common boobialla	shrub
<i>Atriplex cinerea</i>	Grey saltbush	shrub
<i>Dodonaea viscosa</i> subsp. <i>spatulata</i>	broadleaf hopbush	shrub
<i>Leptospermum lanigerum</i>	Woolly tea tree	shrub
<i>Olearia phlogopappa</i>	Dusty daisybush	shrub
<i>Dianella brevifolia</i>	Flax lily	shrub
<i>Lomandra longifolia</i>	sagg	sedge

Species name	Common Name	Form
<i>Lepidosperma laterale</i>	variable sword sedge	sedge
<i>Themeda triandra</i>	Kangaroo grass	groundcover
<i>Carpobrotus rossii</i>	pigface	groundcover
<i>Austrostipa stipoides</i>	coast speargrass	groundcover
<i>Poa poliformis</i>	coast tussockgrass	groundcover
<i>Rhagodia candolleana</i>	coastal saltbush	groundcover
<i>Bulbine bulbosa</i>	Bulbine lily	groundcover
<i>Clematis gentianoides</i>	Ground clematis	groundcover

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 VOLUNTARY AMALGAMATION OF SORELL AND TASMAN COUNCILS –
IMPACT ON CLARENCE CITY COUNCIL**

(File No 10-13-01)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to request the General Manager to prepare a report for Council to consider the implications for the Clarence community in relation to the potential voluntary amalgamation of Sorell and Tasman Councils.

RELATION TO EXISTING POLICY/PLANS

Council has previously resolved not to pursue a voluntary amalgamation option with the South East Councils; and that it will not entertain any proposal which would result in the split up of the Clarence municipal district.

LEGISLATIVE REQUIREMENTS

Under the Local Government Act 1993 the Minister for Local Government has commissioned the Local Government Board to undertake an inquiry into the possible merger of Sorell and Tasman Councils.

CONSULTATION

Community consultation was undertaken in respect to voluntary amalgamations in September 2017.

FINANCIAL IMPLICATIONS

There will be financial impacts if areas of Clarence are annexed in the formation of a new council.

RECOMMENDATION:

- A. That Council requests that the General Manager to prepare a report for Council which identifies the potential impact on the Clarence community should any part of the municipality be annexed by the Sorell/Tasman council merger.
- B. That Council make a submission to the Local Government Board in relation to any possible amalgamation to seek to ensure that the interests of the Clarence community are protected.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. Council has participated in 2 voluntary amalgamation studies, one involving the South-East Councils of Clarence, Sorell, Tasman and Glamorgan-Spring Bay and the other involving Clarence, Hobart, Glenorchy and Kingborough.

- 1.2.** The undertaking of the studies also included a set of agreed principles with the Minister for Local Government that any amalgamation must:
- be in the interests of ratepayers;
 - improve the level of services for communities;
 - preserve and maintain local representation; and
 - ensure that the financial status of the entities is strengthened.

In addition, Council resolved at its Meeting of 1 June 2015: *“That Council adopts an additional Guiding Principles that Council will not entertain any proposal which would result in the split up of the Clarence municipal district”.*

- 1.3.** After consideration of the feasibility reports and the results of community consultation conducted in September 2017, Council resolved at its meeting of 18 December 2017 not to pursue a voluntary amalgamation option with the South East Councils nor with Greater Hobart Councils.
- 1.4.** Under the Local Government Act 1993 the Minister for Local Government has commissioned the Local Government Board (LGB) to undertake an enquiry into the possible merger of Sorell and Tasman Councils. Whether or not Council is formally part of the enquiry it would be appropriate for Council to make a submission to the Board in relation to any possible amalgamation to seek to ensure that the interests of Clarence residents are protected. Such matters may relate to boundary matters, financial arrangements, strategic asset management or other matters.
- 1.5.** If boundary changes are mooted that involve the annexation of areas of the Clarence municipality it will have an impact on the city and its community. These impacts have not been identified or quantified.

2. REPORT IN DETAIL

- 2.1.** The LGB called for submissions in relation to Sorell and Tasman Councils Voluntary Amalgamation and Shared Services Options on 24 February 2018 (Saturday Mercury). Written submissions must be lodged by 6 April 2018 and verbal submissions can be made at hearings in Hobart (26/3/18), Tasman (27/3/18) and Sorell (28/3/18). The terms of reference for the review and the associated consultation paper are attached.
- 2.2.** As there was no direct and formal notification to Council by the LGB of its review and its potential impact on Clarence City Council the General Manager wrote to the Chairperson of the LGB to seek clarification (refer to attachment).
- 2.3.** The response from the Board, in part, stated that it would only consider an alternative relating to a boundary adjustment if:

“during its analysis of the proposal it became clear that none of the three options presented a long-term solution in terms of viability for Sorell and Tasman Councils, but that a merger option which included part of another municipal area outside of the existing boundary (ie through a boundary adjustment) would potentially present a viable option, it should highlight this in its findings and recommendations to the Minister.

The Board considers that this would only be likely in the event that a potential boundary adjustment were to result in the inclusion of, for example:

- *A commercial hub;*
- *A population centre;*
- *Significant infrastructure; or*
- *A major transport route.*

The Board also considers that any such recommendation would be contingent on an assessment of whether the boundary adjustment would impact on the viability of any council affected by a boundary adjustment”.

A full copy of the letter from the Chairperson is attached.

- 2.4.** The content of the submissions made by Sorell and Tasman Councils to the Board has not been provided to Council.

- 2.5.** Whether or not Council is formally part of the inquiry it would be most appropriate for Council to make a submission to the Board in relation to any possible amalgamation to seek to ensure that the interests of Clarence residents are protected. Such matters may relate to boundary matters, financial arrangements, asset management, strategic planning, community representation and other matters. The Board is agreeable to extending the submission closure date for Council by two weeks to Wednesday 18 April 2018.
- 2.6.** Due to the lack of information from the LGB and the extremely tight time-frame it is not possible to provide a comprehensive analysis of the potential impact of any such land annexation on the Clarence community. There has also been no opportunity to consult with residents.
- 2.7.** Clarence already has cooperative arrangements with Sorell and Tasman Councils through Copping Waste Management Authority and South East Regional Development Association. It is possible that further shared services arrangements could be pursued.

3. CONSULTATION

3.1. Community Consultation

Extensive community consultation in respect to possible amalgamation options was undertaken by way of a survey to 31,000 residents. A return rate of approximately 18% was achieved.

No consultation has been undertaken in respect to possible municipal boundary adjustments arising out the LGB's inquiry into the proposed Sorell/Tasman merger.

3.2. State/Local Government Protocol

There has been no direct invitation for Council to participate in the review.

3.3. Other

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2016-2026 provides that Council will: "explore opportunities with neighbouring Councils into the potential benefits of mergers or resource sharing".

5. EXTERNAL IMPACTS

The Minister for Local Government has commissioned the Local Government Board to undertake an enquiry into the possible merger of Sorell and Tasman Councils.

Council should make a formal submission to that enquiry to ensure that the interests of Clarence are considered and protected.

6. RISK AND LEGAL IMPLICATIONS

6.1. There has not been sufficient time to ascertain if there are legal issues that may need addressing.

6.2. There are numerous risks these may include impacts on:

- Council's 10 year financial plan;
- Council's Asset management plans;
- Council's Strategic and social plans;
- Council's Planning scheme;
- Community representation;
- Rating assessments for residents; and
- workforce.

7. FINANCIAL IMPLICATIONS

It has not possible to determine the impact at this time.

8. ANY OTHER UNIQUE ISSUES

None at this time.

9. CONCLUSION

As it has not been possible to determine the impact at this time, a report should be prepared for Council that identifies the potential impact on the Clarence community should any part of the municipality be annexed by the Sorell/Tasman council merger.

It would be appropriate for Council to make a submission to the Board in relation to any possible change in Council's municipal boundary to seek to ensure that the interests of Clarence community are protected.

Attachments: 1. Terms of Reference (5)
2. Consultation Paper (32)
3. Letter from General Manager to LGB Chairperson (2)
4. Letter from LGB Chairperson to General Manager (3)
5. Notice of Review – Saturday Mercury (1)

Andrew Paul
GENERAL MANAGER

Local Government Board – Review of South East Councils Voluntary Amalgamation Options

Terms of Reference

November 2017

I. Review Context

The Tasmanian Government is supporting all local councils to explore structural reform opportunities through feasibility studies into voluntary amalgamation.

On 31 August 2017, the Minister for Planning and Local Government, the Hon Peter Gutwein MP (the Minister) formally initiated a Local Government Board Review into voluntary amalgamation options with respect to the Sorell and Tasman Councils (the Review). The Review was initiated at the formal request of both Councils.

The Councils' request follows KPMG's September 2016 *South East Councils Feasibility Study*, (the Feasibility Study) which indicated that all modelled amalgamation options involving the Sorell, Tasman, Clarence City and Glamorgan Spring Bay Councils would provide a positive financial return for the councils and their communities, leaving aside potential social and strategic impacts.

The Review is proceeding on the basis of the Sorell and Tasman Councils' commitment to considering amalgamation options and local community support for pursuing reform. The Clarence City and Glamorgan Spring Bay Councils are currently in the process of consulting with their communities in relation to potential voluntary amalgamation options canvassed by the Feasibility Study. The Minister has formally invited the Clarence City and Glamorgan Spring Bay Councils to indicate, by the end of the 2017 calendar year, their intentions with respect to participating in the Review.

Consistent with the Minister's invitation, the Review's Terms of Reference have been prepared so as to provide sufficient flexibility to include either or both the Clarence City and Glamorgan Spring Bay Councils in the Review process at a later date.

The Local Government Board is an independent body established under the *Local Government Act 1993* (the Act). The Review is being undertaken in accordance with Part 12A of the Act, which sets out the membership of the Board, its functions and powers, and the process for conducting reviews.

The Minister authorised the Review under section 214 of the Act by way of his 31 August 2017 letter of instruction to the Chair of the Board. A copy of the Minister's letter is at **Attachment A**.

2. Guiding Principles

In addition to the relevant statutory requirements of the Act, the Review's Terms of Reference are informed by and consistent with the four agreed reform principles for considering voluntary council amalgamations; namely that any reform must:

- *Be in the interests of ratepayers;*
- *Improve the level of service for communities;*
- *Preserve and maintain local representation; and*
- *Ensure that the financial status of the entities is strengthened.*

3. Scope of Review

The Board is to prepare a written report which reviews and makes recommendations to the Minister with respect to:

- a) the merits of, and options for, the voluntary amalgamation of the Sorell Council and Tasman Council; and
- b) the merits of, and options for, shared services arrangements between the above Councils.

In undertaking the Review, the Board should make provision for the potential extension of scope to include the Clarence City and/or Glamorgan Spring Bay Councils. The Minister will advise the Board at the earliest possible opportunity in the event that either or both councils request that they be included in the Review, and the Minister agrees to such a request.

Only those councils which agree to participate in the Review will be considered for potential voluntary amalgamation. Any council affected by any proposal or option considered by the Board within the scope of the Review will be consulted, consistent with the statutory requirements under Part 12A of the *Local Government Act 1993*.

In undertaking its Review the Board will consider and address the following:

- 1. Financial, economic, social and strategic benefits and costs for the relevant councils and their communities;**
- 2. Impacts on levels of council accountability, community representation, service delivery and operational performance;**
- 3. Implementation and transition arrangements, including timing, governance, and funding for any options where the Board recommends change; and**
- 4. Any other matter(s) within the Board's statutory remit under section 214A of the Act that the Board considers relevant to the evaluation, optimisation and/or implementation of amalgamation or shared services options.**

4. Conduct and Timing of Review

In undertaking the Review, the Board is to consider the assumptions, analysis and findings contained within the Feasibility Study. Specifically, the Board should take into account any significant developments or changed circumstances since the Report's completion in September 2016.

The Board is also to take into account community consultation conducted by councils on the Feasibility Study.

The Act establishes general processes and procedures for conducting Local Government Board Reviews, including with respect to community and council consultation. Under the Act, the Board must, at a minimum:

- Provide reasonable opportunity for public consultation;
- Provide reasonable opportunity for any council affected by the review to make any submissions;
- Give notice, by publication in a daily newspaper circulated in the relevant municipal area(s), of the existence and specific nature of the review, and invite public submissions on the review.

Unless otherwise agreed in writing by the Minister, the Board is to submit its written report to the Minister by no later than **30 May 2018**. This date may be extended by agreement between the Chair and the Minister, including to take into account any change to the scope of the Review (e.g. the later inclusion of the Clarence City and/or Glamorgan Spring Bay Councils).

Consistent with the Act, Councils will be given the opportunity to make submissions to the Minister in response to the report prior to its publication and any decisions being made in response to the Board's recommendations.

5. Board Membership

The current Board members are:

- Mr Hadley Sides (Chairperson);
- Mr Greg Preece (nominee of the Local Government Association of Tasmania)
- Mr Andrew Wardlaw (nominee of Local Government Professionals Australia (Tasmania) [LGPA]); and
- Alex Tay (Director of Local Government).

The Act provides that the Minister may also appoint up to two additional members to the Board for the purposes of a review.

6. Review Secretariat

The Board will be supported to deliver the Review by a dedicated secretariat. The Secretariat will receive administrative support from the Local Government Division of the Department of Premier and Cabinet, but will be directly accountable to the Board with respect to carrying out the Review in accordance with the Board's direction.

Attachment A

**Treasurer
Minister for Planning and Local Government**

Level 9 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7670
Email: treasurer@tas.gov.au



Mr Hadley Sides
Chair
Local Government Board
GPO Box 123
HOBART TAS 7001

31 AUG 2017

Dear Mr Sides

I am writing to you as Chair of the Local Government Board to request, under section 214 of the *Local Government Act 1993*, a review of reform options for south-east Tasmanian councils.

At this stage, I have received requests from the Tasman and Sorell Councils for a Local Government Board review. The Clarence City and Glamorgan Spring Bay Councils are still consulting with their communities regarding further involvement in the reform process. As such, they are not yet in a position to decide as to whether they will participate in a Local Government Board review.

In the circumstances, I have decided to initiate a review of an amalgamation of the Tasman and Sorell Councils. I expect that the Clarence City and Glamorgan Spring Bay Councils will conclude their community consultation before the end of 2017 in which case they can join the review should they decide to proceed.

The Local Government Division is undertaking preparations for the review including preparing draft Terms of Reference for consultation with you and relevant councils, and recruitment for a secretariat to support the Board.

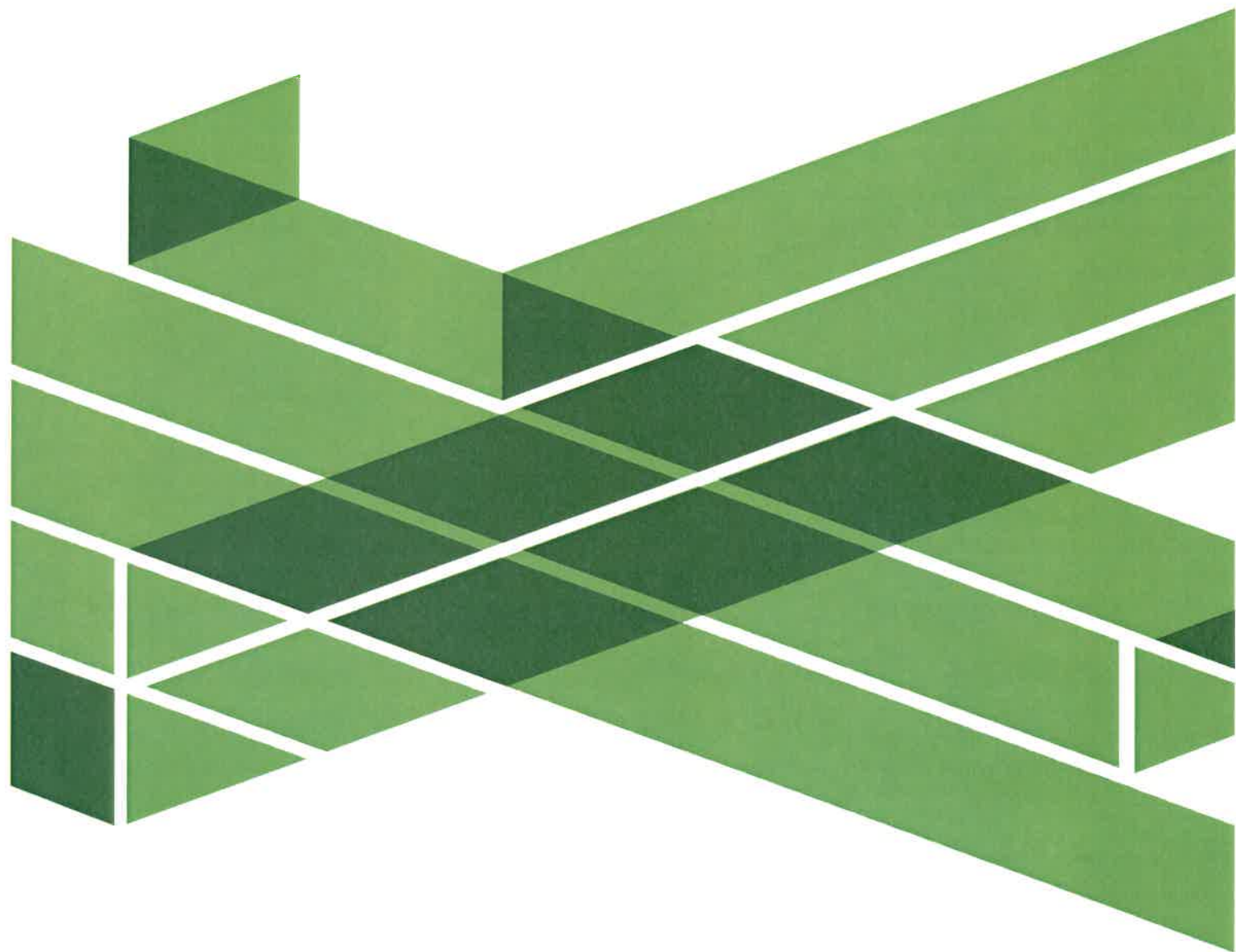
If you would like to discuss the review, please contact the Director of Local Government, Mr Alex Tay, on 6232 7022.

Yours sincerely

Peter Gutwein MP
Minister for Planning and Local Government

Local Government Board Review

CONSULTATION PAPER



SORELL AND
TASMAN COUNCILS
Voluntary Amalgamation &
Shared Services Options
February 2018



LOCAL GOVERNMENT BOARD REVIEW

Sorell and Tasman Councils:

Voluntary Amalgamation &
Shared Services Options

Local Government Board

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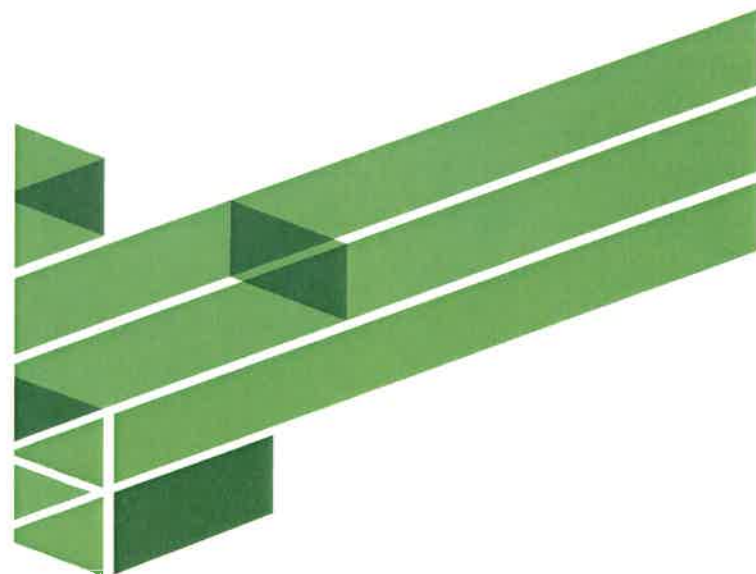
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Date

February 2018

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1. EXECUTIVE SUMMARY

Background

In September 2016, KPMG delivered the *South East Feasibility Study* (the Feasibility Study) which contained modelling for amalgamation and further resource-sharing options involving four South East Councils: Sorell, Tasman, Clarence City, and Glamorgan-Spring Bay Councils.

At the formal request of Sorell and Tasman Councils, the Hon. Peter Gutwein MP, the Minister for Planning and Local Government, authorised the Local Government Board to undertake a review into potential voluntary amalgamation and resource-sharing options for Sorell and Tasman Councils (the Review). The Review formally commenced in December 2017. Clarence City and Glamorgan-Spring Bay Councils opted not to participate in the Review.

Scope of the Review

The scope of the Review will focus on three options:

1. No change to Sorell and Tasman Councils

Current and Future Viability (10 and 20 year outlook) of the Sorell and Tasman Councils



2. Further resource-sharing options

Potential to improve viability through further shared service arrangements



3. Merger of Sorell and Tasman Councils

Merger of Sorell and Tasman Councils into one local council



The guiding principles for considering voluntary amalgamations and shared services as set out in the Terms of Reference include that any reform must:

- Be in the interests of ratepayers;
- Improve the level of service for communities;
- Preserve and maintain local representation; and
- Ensure that the financial status of the entities is strengthened.

The full Terms of Reference for the Board's review is available from the Board's pages of the Local Government Division website www.dpac.tas.gov.au/lgboard.

The Terms of Reference can also be obtained from the Local Government Division via 6232 7022 or lgd@dpac.tas.gov.au.

Review Process and Public Consultation

The Review will include carrying out due diligence and public consultation as required by the *Local Government Act 1993* and as directed by the Terms of Reference. The Board has been requested to provide its report to the Minister by 30 May 2018.

The Board is committed to providing an opportunity for community input and comment into the Review and we are seeking your input on the three potential options under consideration.

You can make a submission **in writing** and/or **by verbal submission** at a public hearing. The Board will consider all submissions within the scope of the Review to inform the report.

The Board's preferred form is written submissions. Written submissions close **5pm, 6 April 2018**.

The Board will hold three public hearings to provide an opportunity to make a verbal submission to the Board. A verbal submission may take the place of a written submission or a person may speak to a written submission. The public hearings will be as follows:



- 1. Hobart** – at RACV/RAC Apartment Hotel on Mon 26 March 2018 from 3pm;
- 2. Tasman** – at Tasman Council Chambers on Tues 27 March 2018 from 3pm; and
- 3. Sorell** – at Sorell Council Chambers on Wed 28 March 2018 from 3pm.

Please contact the Local Government Board Secretariat to make an appointment by email at lgboard@dpac.tas.gov.au or call (03) 6232 7022 **by 5pm, Monday 19 March 2018**. Further information and guidelines about how to make a written or verbal submission is provided below at 4.1: *How to make a submission*.

2. BACKGROUND TO THE REVIEW

2.1 SOUTH EAST COUNCILS FEASIBILITY STUDY

On 30 September 2016, KPMG delivered the *South East Feasibility Study*¹ (the Feasibility Study) which contained modelling for amalgamation and further resource-sharing options involving four South East Councils: Sorell, Tasman, Clarence City, and Glamorgan-Spring Bay Councils. The Study was jointly funded by the State Government and the participating councils.

The Feasibility Study assessed the viability of the following four different merger options and a resource-sharing option involving the South East Councils:

- **Option 0** – Ongoing and incremental shared services
- **Option 1** – Merger of Clarence City, Sorell, Tasman, and Glamorgan-Spring Bay Councils
- **Option 2** – Merger of Clarence City, Sorell, and Tasman Councils
- **Option 3** – Merger of Sorell, Tasman, and Glamorgan-Spring Bay Councils
- **Option 4** – Merger of Sorell and Tasman Councils

The Feasibility Study indicated that all modelled amalgamation and resource-sharing options involving the councils would provide a positive financial return.

Decision by Councils to Participate in the Review

Sorell and Tasman Councils undertook consultation with their residents and ratepayers to determine the degree of support for the amalgamation and resource-sharing options. The results of the surveys from both Sorell and Tasman Councils showed a clear majority (74 per cent in Tasman and 85 per cent in Sorell) of respondents supported voluntary amalgamations. The number of respondents, 681 respondents in Sorell and 301 in Tasman, is sufficient for the Board to have confidence that the results are indicative of the respective populations' views on this matter. The results of this consultation are set out below in Appendix 3.

Both Sorell and Tasman Councils decided to write to the Minister the Hon Peter Gutwein MP, Minister for Planning and Local Government, to participate in a Local Government Board review. At the formal request of Sorell and Tasman Councils, the Minister authorised the Local Government Board to undertake a review into potential voluntary amalgamation and resource-sharing options for Sorell and Tasman Councils (the Review). The Review formally commenced in December 2017.

Clarence City and Glamorgan-Spring Bay Councils also consulted with their communities but opted not to participate in the Review. For this reason Feasibility Study Options 1-3, set out above, are not within the scope of the Review.

¹ KPMG Tasmania, South East Councils Feasibility Study: Final Report, 30 September 2016, Tasmania; www.dpac.tas.gov.au/_data/assets/pdf_file/0008/319490/KPMG_South_East_CouncilsFeasibility_Study_-_Final_Report_30_September_2016.pdf

2.2 SCOPE OF THE REVIEW

The Minister for Planning and Local Government has directed the Local Government Board to deliver a report providing analysis, findings, and recommendations regarding further resource-sharing between the Councils as well as an amalgamation of the two Councils.

To enable the Minister to make a comparative assessment between the status quo and the potential options the Board proposes to assess and analyse the options as an alternative to the current and future viability of the Councils continuing as stand-alone councils.

The scope of the Review will focus on three options:

1. No change to Sorell and Tasman Councils

Current and Future Viability (10 and 20 year outlook) of the Sorell and Tasman Councils



2. Further resource-sharing options

Potential to improve viability through further shared service arrangements



3. Merger of Sorell and Tasman Councils

Merger of Sorell and Tasman Councils into one local council



When carrying out the Review, the Board must consider the assumptions, analysis, and findings contained within the Feasibility Study. As the Feasibility Study was completed in September 2016 the Board will be required to take into account any significant developments or changed circumstances in its analysis, findings, and recommendations.

The guiding principles for considering voluntary amalgamations as set out in the Terms of Reference are in Figure 1.:

The Terms of Reference also provide that 'only those councils which agree to participate in the Review will be considered for voluntary amalgamation. Any council affected by any proposal or option considered by the Board within the scope of the Review will be consulted, consistent with the statutory requirements under Part 12A [of the *Local Government Act 1993*]' (the Act).

The Terms of Reference provide further specific requirements about what the Board must consider in the Review. The Board is required to consider and address the following:

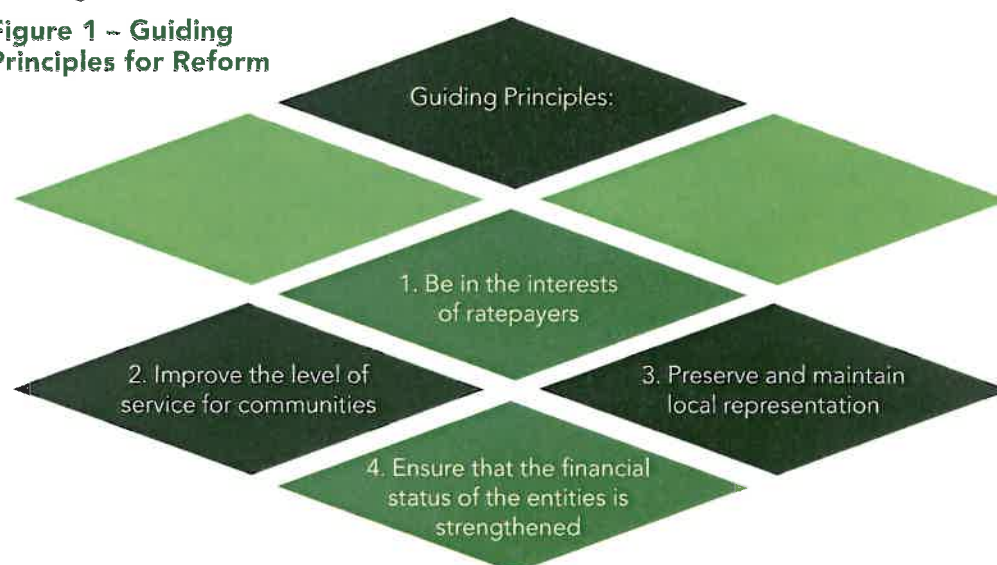
1. Financial, economic, social, and strategic benefits and costs for the relevant councils and their communities;
2. Impacts on levels of council accountability, community representation, service delivery and operational performance;
3. Implementation and transition arrangements, including timing, governance, and funding for any options where the Board recommends change; and
4. Any other matter(s) within the Board's statutory remit under section 214A of the Act that the Board considers relevant to the evaluation, optimization and/or implementation of amalgamations or shared services options.

The full Terms of Reference for the Review are available from the Board's pages of the Local Government Division website at:

www.dpac.tas.gov.au/lgbboard.

The Terms of Reference can also be obtained from the Local Government Division by phone on (03) 6232 7022 or by email to lgb@dpac.tas.gov.au.

Figure 1 ~ Guiding Principles for Reform



2.3 PROCESS FOR THE REVIEW

The Local Government Board has a wide remit to undertake the Review. The process for the Review outlined below takes into account the requirements of both the Act and the Terms of Reference. The Review will include undertaking due diligence and public consultation as required by the Act and as directed by the Terms of Reference.



Have your say...

This consultation paper provides potential discussion points for those people interested in making a submission as part of the Review.

Public submissions need not address *any* or *all* of these discussion points. However submissions can only be considered if they address issues within the scope of the Review.

Consultation

The Act requires the Board to provide reasonable opportunity for public consultation and for any council affected by the Review to make a submission. The Act also requires the Board to give notice, via publication in a daily newspaper circulated in the relevant municipal area(s), of the existence and specific nature of the Review and to invite public submissions on the Review.

The Board will meet separately with the councillors, staff, and senior managers of the participating Councils as well as other key stakeholders.

Further information and guidelines about how to make a written or verbal submission is provided below at 4.1: *How to Make a Submission*.

Analysis and report preparation

At the conclusion of the public consultation process, the Board will consider and analyse all submissions as it works towards completing its report. The Board will also conclude its technical analysis and due diligence of all relevant matters outlined in the Terms of Reference and any other matter it considers relevant.

As part of the due diligence assessment, the Board will procure an independent financial analysis of the viability of the two Councils with a particular focus on financial planning and asset management. The analysis will also include testing the findings and assumptions of the Feasibility Study in respect to the merger and resource-sharing options in the context of any significant developments or changes in circumstances since the Feasibility Study was completed in September 2016.

The Board will then finalise its report including making its findings and recommendations and provide the report to the Minister. The Board has been requested to provide its written report to the Minister by 30 May 2018.

Minister for Local Government's role in the Review

After the Board has provided its report to the Minister for Local Government, section 214D(4) of the Act requires the Minister to invite submissions from the councils subject to the Review (Sorell and Tasman) and any other council the Minister considers may be affected by the recommendations.

After receiving and considering the Councils' (and any other council's) submissions, section 214D(5) of the Act requires the Minister to then:

- (a) Accept any or all of the Board's recommendations; or
- (b) Request the Board to reconsider any or all of its recommendations; or
- (c) Refer to the Board any alterations to its report requested by a council; or
- (d) Reject any or all of the Board's recommendations.





2.3 PROCESS FOR THE REVIEW CONT...

Review Timeline

For further information on the process for the Review, please refer to the timeline below. Note that some timeframes are indicative only and subject to minor change:

Milestone	Timeframe
Terms of Reference released by the Minister	20 November 2017
Board notifies Sorell and Tasman Councils of commencement of Review.	22 December 2017
Board undertakes consultation with Councils, Stakeholders and the Community	24 February 2018 – 6 April 2018
Consultation Analysis	Early to Mid April 2018
Drafting of Final Report including technical analysis	Mid April to Mid May 2018
Finalise Report	End May 2018
Board submits report to Minister (section 214D (1)).	30 May 2018
Minister sends the report to affected Councils inviting submissions under section 214D (4).	June – Mid July 2018
Minister makes a determination on the report (section 214D (5)).	August 2018
<i>Possible referral back to the Board for reconsideration of recommendations (214D (5) (b)) followed by resubmission back to Minister.</i>	
Minister publishes the report and recommendations of the Board (section 214D (8)).	August-September 2018

3. REVIEW OF THREE POTENTIAL OPTIONS

This chapter provides information on the matters that the Board will consider in respect to the three options. It also includes some comparative 'snapshot' data relating to Sorell and Tasman Councils.

The snapshot data in this chapter and in this consultation paper generally (see Appendix 2) is not intended to be a comprehensive representation of the information and evidence which will inform the Review. Instead, the Board's intention is to provide some insight into the two council areas² for persons considering making a submission.

As well as comparisons between the Councils, the paper provides some comparative analysis with the average results for the Councils' classification groups based on the Australian Classification of Local Government used by the Local Government Division and the Tasmanian Audit Office. These classifications are based on a national standard³:

- Sorell Council is classified as a rural agricultural, very large (**RAVL**) council with a population between 10,000 and 20,000 at a density of fewer than 30 residents per square kilometre.
- Tasman Council is classified as a rural agricultural, small and medium (**RASM**) council with a population of up to 5,000 at a density of fewer than 30 residents per square kilometre.

The Sorell municipality is a multifaceted local government area containing "suburban, beachside, semi-rural, and rural living options and is a 30-minute commute from the Hobart CBD. Sorell is both a hub and a gateway for residents and visitors"⁴. The Tasman municipality is located on Tasmania's southeast coast approximately 90 minutes from Hobart. The peninsula's many tourist attractions result in the small rural and coastal townships experiencing a significant influx of tourists and visitors during the summer months taking the population from 2,400, to between 8,000 and 9,000⁵.

² The data is drawn from the Feasibility Study (see footnote 1) and from information collated by the Local Government Division, Department of Premier and Cabinet from data provided by:

- The Australian Bureau of Statistics;
- The Tasmanian Audit Office; and
- The Department of Treasury and Finance.

³ p7, Tasmanian Audit Office, Report of the Auditor-General No.8 of 2016-17, Volume 3, Local Government Authorities and Tasmanian Water and Sewerage Corporation 2015-16, Tasmanian Audit Office, www.audit.tas.gov.au/wp-content/uploads/AGR-Volume-3-Local-Government-Authorities-and-TasWater-2015-16-Web-Book.pdf

⁴ Sorell Council Website, 2018, Tasmania, as at 14 February 2018 www.sorell.tas.gov.au

⁵ Tasman Council Website, 2018, Tasmania, as at 14 February 2018 www.tasman.tas.gov.au

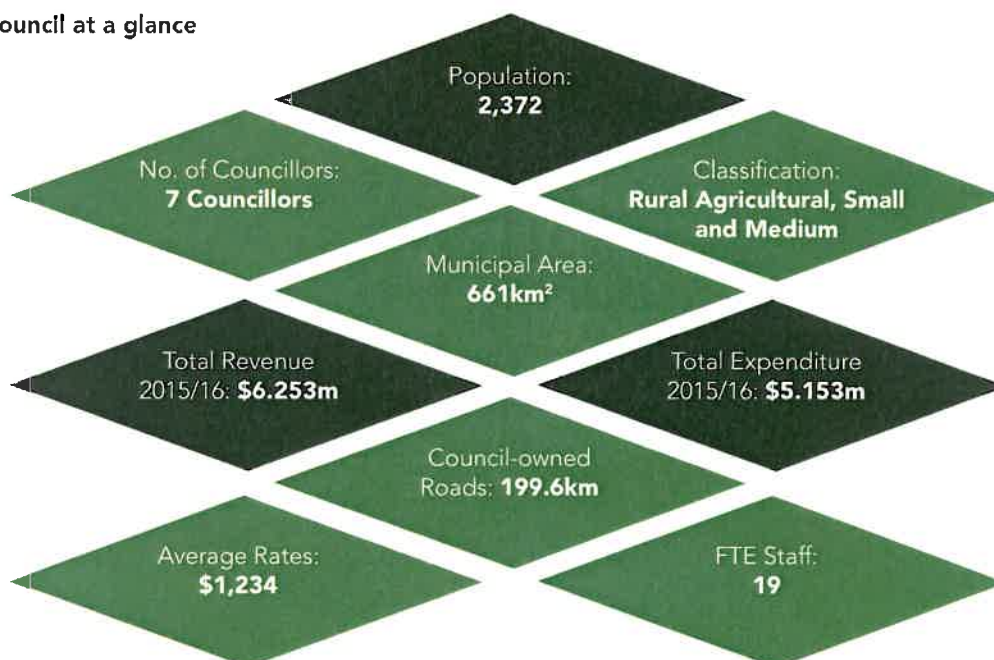
3. REVIEW OF THREE POTENTIAL OPTIONS CONT...

Figure 2 – Snapshots of Sorell and Tasman Councils

Sorell Council at a glance



Tasman Council at a glance



3.1 NO CHANGE TO SORELL AND TASMAN COUNCILS: CURRENT AND FUTURE VIABILITY

The Board, in conducting its review, will consider the current and long-term viability (10 and 20 year projections) of the Tasman and Sorell Councils if they remain stand-alone councils. It will consider the range of short-and long-term pressures on the Councils and how well situated they are to meet these challenges under their current circumstances, as well as any potential opportunities.



The Board will consider the following matters (where relevant) for the three options:



Demographic Size and Population



Sorell is the fastest growth area in Tasmania while Tasman has exhibited a very slight decline in population. The 2016-17 Report of the Auditor-General found that holiday destinations such as Tasman had a large proportion of absentee property owners resulting in high rates per capita⁶. This is evidenced by the Tasman area's 3,480⁷ rateable properties yet a residential population of only 2,372.

Long-term projected growth and demographic trends

Tasman's population projection is expected to grow at a moderate rate and will maintain a relatively high proportion of population aged 65+ years with a median age of 56 years⁸. Sorell is projected to have high population growth of 31.4 per cent from 2016 to 2037 with a median age of 44 years⁹.

Tell us what you think...

WHAT OPPORTUNITIES AND CHALLENGES DO THE PROJECTED POPULATION CHANGES IN THE SORELL AND TASMAN MUNICIPAL AREAS PRESENT FOR THE COUNCILS IF THEY REMAIN SEPARATE?

⁶ p85, See footnote 3

⁷ p20, See footnote 3

⁸ p106, See footnote 1

⁹ p106, See footnote 1



3.1 NO CHANGE TO SORELL AND TASMAN COUNCILS: CURRENT AND FUTURE VIABILITY CONT...

Employment, income and government support

Tasman's high rate of unemployment of 6.9¹⁰ per cent is significantly above the Tasmanian unemployment rate of 5.9 per cent (as at December 2017)¹¹. Sorell, by comparison, has relatively low unemployment of 5.5 per cent which is below the Tasmanian unemployment rate¹². The Feasibility Study notes that the average income in Sorell was \$44,062 and in Tasman was \$37,154. In both municipal areas this is below the Tasmanian average of \$48,909¹³. For more information about employment type and industry type in the two municipal areas refer to Table 1 in Appendix 2.

A significantly higher proportion of Tasman's population receive government support (41 per cent) in comparison to the Tasmanian average (29 per cent) and to Sorell (28 per cent)¹⁴. The pension represents the largest proportion of government support for Tasman residents¹⁵.



The Board will consider what impact, if any, the projected demographic trends in the areas are likely to have on services and the capacity for ratepayers to pay rates at levels sufficient to fund services.

Financial performance



The Auditor-General's report of 2015-16 notes:

"Rural councils can face difficulties in providing and maintaining services because they do not have access to the higher ratepayer base of larger councils and in some cases they manage large road networks. This is highlighted in the number of rateable valuations per sq km ratio which reflects the population and area disparity between the [urban and rural] councils ..."¹⁶

Both Councils' 10-year average operating surplus ratio¹⁷ reflects that they achieved surpluses over this period (with Tasman recording a higher average surplus than Sorell). Both Councils performed better than the majority of other rural councils against this indicator, with Tasman returning the highest average surplus and Sorell returning the third highest¹⁸.

Long-term projection (10 and 20 year)

The key observations in the Feasibility Study on Sorell Council's financial forecast to 2025 included:

- A minimal underlying surplus is forecast over the period with operating expenses to be between 93 per cent and 98 per cent of operating revenue.
- Falling cash balance, as a result of capital spending and maintaining a healthy asset sustainability ratio. No new debt has been assumed, and the equity balance is forecast to increase across the period.
- The asset sustainability ratio is expected to remain around 100 per cent, as per the Auditor-General's benchmark.

The Feasibility Study's key observations on Tasman Council's financial forecast to 2025 included:

- Minimal movement in operating revenue and expenses, resulting in a fairly flat operating surplus, after FY16 and FY17 forecast losses.
- Falling asset sustainability ratio from FY20 onwards, well below the Auditor General benchmark of 100 per cent.
- An increasing cash surplus in later years, as a result of limited capital spending over the period.

¹⁰ Australian Government Department of Jobs and Small Business, 2017, LGA Data tables September 2017, Canberra, as at 14 February 2018 <https://docs.employment.gov.au/node/34693>

¹¹ Tasmanian Government Department of Treasury and Finance, 2017, Labour Force (ABS Cat No 6202.0), Tasmania, as at 14 February 2018 www.treasury.tas.gov.au/Documents/Labour-Force.pdf

¹² See footnote 10

¹³ p53, KPMG Tasmania, Estimates of Personal Income for Small Areas, ABS, 2012-13. Feasibility Study Addendum #1: Current State Analysis www.tasman.tas.gov.au/download/voluntary_amalgamations/KPMG-South-East-Councils-Feasibility-Study-Addendum-1-Current-State-Analysis.pdf

¹⁴ p53, See footnote 13

¹⁵ p53, See footnote 13

¹⁶ p18, See footnote 3

¹⁷ Operating surplus ratio - a positive result indicates a surplus, with the larger the surplus the stronger the assessment of sustainability. However, too strong a result could disadvantage ratepayers. A negative result indicates a deficit which cannot be sustained in the long-term.

¹⁸ p71, See footnote 3



3.1 NO CHANGE TO SORELL AND TASMAN COUNCILS: CURRENT AND FUTURE VIABILITY CONT...

The Feasibility Study noted that Sorell and Tasman Councils have “come a long way” over the past 10 years regarding long term financial (and asset) management¹⁹. The financial results for Sorell Council show an ongoing underlying surplus which was \$856,000 for 2015-16. Sorell Council depends on grants and contributions for 15.7 per cent of its operating revenue²⁰. This is one of the most crucial indicators for measuring the Council’s long-term financial sustainability.

The financial results for Tasman Council show an ongoing underlying surplus which was \$1,002,000 for 2015-16 with the Council depending on grants and contributions for 14.8 per cent of its operating revenue²¹. The Feasibility Study found that amongst the Councils reviewed, generally current assets exceeded current liabilities in the long-term.

The Feasibility Study did not provide a 20-year forecast for the financial viability of the two Councils under the current structure.



The Board will:

- Consider information provided by the Councils in respect to their financial and asset management positions;
- Consider the Feasibility Study findings on the Councils’ projected financial and asset management plans; and
- Consider independent analysis of the Councils’ financial and asset management projections.

Asset management



The Feasibility Study notes that the 10-year financial modelling indicates that the Councils will maintain the value of their assets over the period, at a rate that is above what is being consumed. The Auditor-General’s benchmark is 60 per cent and while Sorell Council consistently sits on this benchmark level, the Feasibility Study identifies Tasman as sitting closer to 80 per cent but trending downward toward the benchmark in the approach to 2025²².

Rating approaches & rates levels



The 2016-17 Report of the Auditor-General found a general trend for Tasmanian councils that for urban categories, the larger the population, the higher the rates per capita. By comparison on average for rural categories, the larger the population, the lower the rates per capita.

Sorell average rates and charges have increased from \$1,281 in 2014-15 to \$1,315 in 2015-16²³. Tasman average rates and charges have increased from \$1,162 in 2014-15 to \$1,234 in 2015-16²⁴.

Both Councils’ rates sat above their category average per rateable valuation and rates per capita in 2015-16.

Tell us what you think...

HOW DO YOU THINK THE COUNCILS’ RATING LEVELS WILL BE AFFECTED IF THEY REMAIN AS STAND-ALONE COUNCILS?

¹⁹ p15, See footnote 1

²⁰ pp57-59, See footnote 3

²¹ pp58-60, See footnote 3

²² The Feasibility Study notes that councils’ escalation of depreciation using an escalation factor rather than a more detailed method considering the asset profiles limits the value of this ratio for comparison purposes.

²³ p59, See footnote 3

²⁴ p60, See footnote 3



3.1 NO CHANGE TO SORELL AND TASMAN COUNCILS: CURRENT AND FUTURE VIABILITY CONT...

Service levels



The Feasibility Study displayed the wide range of services provided by the Councils as well as the differing levels of service²⁵. The Feasibility Study noted that neither Council provides childcare services, that Sorell Council does not provide health services, and that Tasman Council does not provide parking.

The current existing resource-sharing arrangements between Sorell and Tasman are significant. Of the two Councils, Sorell provides the majority of the shared services as detailed below:

Figure 3. Current shared services arrangements between Sorell and Tasman Councils

Sorell

- Building Surveying
- GIS
- ICT
- Environmental Health
- Facilities Management
- Works Manager
- Plumbing Surveying
- Finance
- Human Resources
- Development Engineering



Tasman

- General Manager (0.6 FTE)
- Payroll Services



Sorell Council also provides building surveying and GIS services to Brighton Council and ICT, GIS, and finance services to Glamorgan-Spring Bay Council. Whereas, Tasman Council also receives civil works capital delivery and planning services from Brighton Council as well as strategic planning from Glamorgan-Spring Bay Council.

Long-term projection

The Feasibility Study found that current shared services arrangements with Sorell have "shored up [Tasman's] financial position" but its viability is weakened by the "little scope for material improvement" in the future²⁶.

Staffing levels

Sorell Council has 67 Full Time Equivalent (FTE) staff²⁷. The number of staff FTEs has decreased over the last four years due to a significant planned reduction in staffing levels in Sorell Council in 2013/14 to deliver a \$1 million reduction in staffing costs. Tasman Council has 19 FTE staff which has remained stable over the last five years.

Tasman's 7.9 FTE staff per 1,000 residents is comparatively higher than Sorell's 4.8 FTE per 1,000 residents. However, Tasman's staff levels are substantially lower than the average FTE per 1,000 residents for the RASM category average of 15.4 and compares favourably to the state average of 8²⁸.

Tell us what you think...

WHAT FUTURE OPPORTUNITIES AND RISKS ARE THERE TO THE SERVICES RATEPAYERS AND RESIDENTS CAN EXPECT TO RECEIVE IF THE COUNCILS REMAIN STAND-ALONE COUNCILS?

²⁵ pp100 – 104, See footnote 1

²⁶ p75, See footnote 1

²⁷ p57, See footnote 3

²⁸ pp55-56, See footnote 3



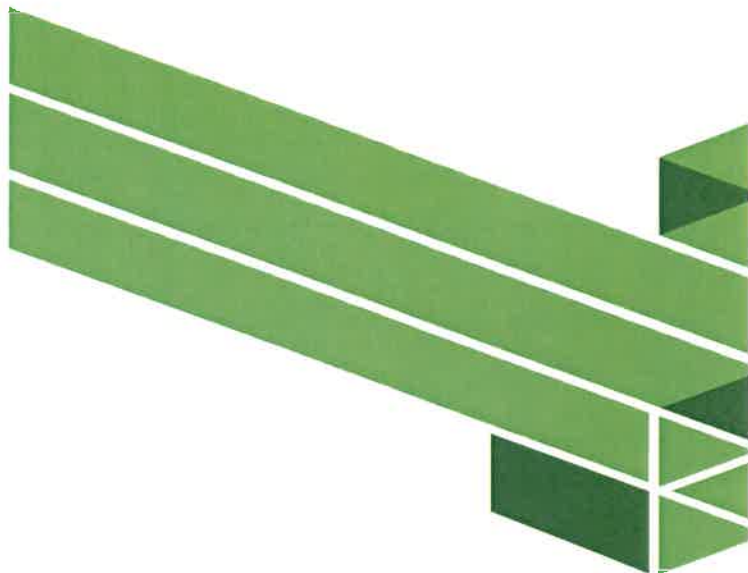
3.1 NO CHANGE TO SORELL AND TASMAN COUNCILS: CURRENT AND FUTURE VIABILITY CONT...

Local Representation



Tasman Council currently has 7 elected members which equates to a representative for every 342 head of population²⁹ (this measure does not account for non-residential ratepayers receiving representation from their elected members) which is a slightly higher ratio than the RASM category average. By comparison, Sorell's 9 elected members each represent 1,599 residents which is a lower average number per councillor than other Councils in the RAVL category³⁰.

Representation of local communities can, and does take many forms and is not necessarily reflected solely through the election of councillors. Both within Tasmania and outside of it, local communities, which are part of a broader council area, are still represented and have their views heard through formal and informal mechanisms. For example, the use of community consultative committees in particular towns or geographic areas is one way in which specific local issues are raised with a council. However, there is no consistent approach.



Tell us what you think...

WHAT DOES 'LOCAL REPRESENTATION' MEAN TO YOU IN THE CONTEXT OF THE QUALITY OF SERVICES YOU EXPECT?

²⁹ Data provided by the Local Government Division, Department of Premier and Cabinet, Tasmania, 2018

³⁰ Data provided by the Local Government Division, Department of Premier and Cabinet, Tasmania, 2018



3.2 FURTHER RESOURCE-SHARING OPTIONS

The Board recognises that Sorell and Tasman Councils currently directly share a considerable number of services and also have extensive arrangements with other councils. Analysis of this option would consider whether there is potential for improvements to financial viability through the extension of shared services between Tasman and Sorell Councils.

Would the financial positions of the Councils be strengthened?



The Feasibility Study assessed the option of improving viability through further shared services on the basis of incremental extension of current resource-sharing arrangements. The Feasibility Study modelling projected that if a resource-sharing option were adopted it would result in a combined additional surplus of **\$0.9 million** per annum. The estimated transition costs of the resource-sharing option are **\$0.3 million**³¹.

The Board notes that the findings of an annualised savings of \$0.9 million for the resource-sharing option, as well as transitional costs of \$0.3 million, require revaluation as these figures relate to four councils participating in extended shared services and not two councils. Therefore, the Board will analyse the Feasibility Study's assumptions and findings in relation to further resource-sharing between the Councils.



The Feasibility Study highlights the following service areas for potential resource-sharing consideration:

- **Corporate** (finance, ICT, HR, administrative support, risk and asset management, and customer services);
- **Governance** (including governance support);
- **Regulatory** (animal control, planning, environmental and public health, and building/plumbing);
- **Community** (development, tourism, and emergency services);
- **Parks and Recreation** (parks and community/sporting facilities management); and
- **Civil Works** (roads/bridges, storm water/drainage, other infrastructure, and waste management).

The Board will:

- Undertake a review of the underlying assumptions and findings in the Feasibility Study in the context of changes since that time.
- Consider other resource-sharing arrangements locally and inter-jurisdictionally
- Assess the option of further resource-sharing against the four principles and other relevant matters.

It is proposed that consideration of the financial benefits of a resource-sharing option would be undertaken against:

- The forecast financial viability of the stand-alone Councils (short and long-term); and
- The potential for improvements to financial viability through a merger of Sorell and Tasman Councils.

Tell us what you think...

ARE THERE ANY SERVICES NOT PRESENTLY PROVIDED THAT MIGHT BE POSSIBLE IF THEY WERE PROVIDED ON A RESOURCE-SHARING BASIS?

³¹ p17, See footnote 1



3.2 FURTHER RESOURCE-SHARING OPTIONS CONT...

Would the level of services for communities be strengthened?



The full current list of shared services between Sorell and Tasman Councils is set out in section 3.1. The Councils' arrangements include sharing the services of the same General Manager and various other services including Finance, Human Resources, Geographic Information System (GIS), and Information, Communication, and Technology (ICT).

The Board will consider any evidence presented in consultation with the Councils and the community of:

- Economic and social benefits from the existing resource-sharing arrangements; and
- The potential benefits and impacts of further resource-sharing between the two Councils.

What would be the implementation and transition considerations?



Would the level of local representation be affected?



Under this option there would be no change to the level of representation as a result of increased shared services.

Under the Terms of Reference, the Board must also assess and provide recommendations regarding implementation and transitional arrangements for any recommendations for change, including timing, governance and funding.

What would be the economic and social benefits and impacts?



Councils provide important services which support economic and social outcomes in their communities. Councils do this directly such as through the employment of council staff but also indirectly through the competitiveness of their rates to attract and retain business and households as well as through the amenity and infrastructure of the area which may support industry and employment opportunities. Tourism, for example, is a significant industry in Tasman. The Board's consideration of shared services options will include whether there are any implications for these economic and social impacts.

In relation to a resource-sharing option, any recommended changes to shared services arrangements will be highlighted together with a suggested path forward between the two participating Councils. This could include:

- Any integral or recommended governance arrangements;
- Proposed implementation timeframes; and
- Alternatives to the existing shared service arrangements.

Would this be in the interests of ratepayers?



The Board will consider each of the other matters above in making an assessment of whether this option is in the best interests of ratepayer, including economic and social communities of interest.

Tell us what you think...

ARE THERE ANY OTHER MATTERS THAT THE BOARD SHOULD HAVE REGARD TO IN DETERMINING WHETHER THIS OPTION IS IN THE INTERESTS OF RATEPAYERS?



3.3 MERGER OF TASMAN AND SORELL COUNCILS

This option is a merger of the Tasman and Sorell Councils into one South-East-council. It is proposed that consideration of the financial benefits of a merger option would be undertaken against:

- A base-case of forecast short and long-term financial viability of the stand-alone Councils; and
- the potential for improvements to financial viability through the extension of shared services.



The Board will consider the short-term (4 year) and long-term (10 and 20 year forecast) effects and viability of a merger of the Councils. The Board will analyse specific areas such as:

- **Financial, economic, and strategic benefits and costs;**
- **Service levels and rating systems;**
- **Communities of interest;** and
- **Electoral representation and governance.**

What would be the demographic issues under a merged council option?



The Feasibility Study notes, under a merger option, the contrast between Sorell, as the fastest growing council in the region, and Tasman, as having "older and more disadvantaged communities [with] comparatively leaner service profiles". However, the Feasibility Study found that the amalgamated council:

"...will experience the largest growth in population out of the four amalgamation options. The population is projected to increase from 15,847 to 21,518 at a growth rate of 28 per cent from 2016 to 2037³²."

This would place a merged council in the 'Urban Small' council category with comparable size to Brighton, Burnie City, Central Coast, Devonport City, and West Tamar Councils (see Appendix 2).

The Board will analyse the available evidence to assess the impact of demographic issues and assess potential economic outcomes under a merged council option.

Would the financial positions of the Councils be strengthened?



The Feasibility Study suggests that if a merger option were adopted by the two Councils, it would result in a combined notional financial benefit of **\$1.3 million per annum**³². The Feasibility Study estimated that the transitional costs for a merger option are a one off **\$1.1 million**³³. The Feasibility Study notes that any projected savings identified as arising from a merger may be used to improve service levels, invest in infrastructure, or build cash reserves.

The Board will assess the breakdown of the projected notional financial benefits for the amalgamated council in year 1. The Feasibility Study project that the financial benefit for Sorell in year would be \$913,191 and for Tasman \$370,210³⁴.

The Board will seek expert assistance to undertake a financial analysis of the findings of the Feasibility Study regarding the merged council option in the context of changes since the study was completed. The analysis will project the short-term (four-year) and long-term (10 to 20-year) financial sustainability for a Sorell/Tasman merged council. This financial analysis will inform the Board of the short-term and long-term viability of the merged entity.

Would the level of services for communities be strengthened?



The Board will consider whether the potential benefits of a merger such as financial efficiencies that could be redirected into services, greater strategic capacity or specialist expertise are likely to result from the proposed merger option. The Board will give consideration in its assessment to the existing high level of shared services between the two Councils as set out in Section 3.1 and whether the merged council option would materially improve the outcome relative to increased shared services.

³² p57, See footnote 1

³³ p17, See footnote 1

³⁴ pp74-75, See footnote 1

³⁵ p110, See footnote 1



3.3 MERGER OF TASMAN AND SORELL COUNCILS CONT...

Would the level of local representation be affected?



The Board will consider options for maintaining representation and minimising the loss of representation in any transitional process associated with any potential merger proposal under a merged council option. This will include any potential model for representation in the short-term (transitional) in a merged council and in the long-term (10 to 20 years). Options that the Board would consider would include:

- Election-at-large;
- Election through districts or wards; and
- Appointment of commissioners as a transitional measure.

Election-at-large

This option would be comparable to the existing electoral processes for the two municipal areas but involve representation by a smaller combined number of councillors who would represent the entire merged council area.

Wards

Wards are the division of the municipal area into sectors, each sector then electing a specified number of councillors to represent it, thus maintaining an element of local representation for individual areas within the merged council area. For example, councillors could represent a ward area in Sorell or a ward area in Tasman. The Feasibility Study notes that "local government legislation in Tasmania and other jurisdictions permits the formation of wards [however] they remain relatively uncommon across Australia and were last seen in Tasmania in 1996"³⁶. For example, at the turn of the last century, Sorell had four wards and Tasman had three wards. However, wards could provide an option to maintain local representation, at least as a part of a transitional process towards the adoption of a consolidated local government electorate.

Appointment of Commissioners

In other jurisdictions, during the transition to a merged council, Commissioners have been appointed to take the place of elected representatives. Commissioners who are independent to the merged councils have been appointed, but there have also been instances where the mayors of the amalgamated councils have been appointed.

Tell us what you think...

WHAT WOULD BE THE IDEAL LEVEL OF REPRESENTATION IN A MERGED COUNCIL? WHICH PARTS OF A MERGED COUNCIL AREA SHOULD THE ELECTED MEMBERS BE DRAWN FROM?

³⁶ p19, See footnote 1



3.3 MERGER OF TASMAN AND SORELL COUNCILS CONT...

Numbers of councillors in a newly merged council

Sorell Council currently has nine councillors and Tasman has seven councillors. The Feasibility Study proposed up to 13 or 15 councillors in a merger involving three or more councils (as a transitional measure). It notes that wards of this size for one electoral cycle may not be unreasonable before moving to the election-at-large model. Given the Board is only reviewing the two Councils, consideration will need to be given to the number of councillors in a merged council.

Community consultative committees

As referred to in 3.1 above, community consultative committees may be an alternative to a ward structure. This model would allow a merged council to retain its connection with local communities and interests, while retaining a strategic approach to the overall governance of the area.

Rating approaches & rates levels



Under the merger option, the Board will assess whether a merged council could create a more long-term sustainable rate base that imposes the lowest sustainable rate burden on its ratepayers.

The Board notes that Sorell and Tasman Councils have disparate rating approaches and rate on different valuation bases. Sorell Council calculates rates based on the capital value (CV) of rateable properties while Tasman Council rates on the more traditional valuation base of Assessed Annual Value (AAV) which is comparable to the gross annual rental value of the property (which cannot be less than 4 per cent of the CV of the property).

It may be desirable for a newly merged council to hold rates policies and resolutions stable within each merged part of the municipal area for a transitional period (noting that this may require legislative amendment as the two municipal areas are on differing valuation bases). Ultimately, a newly merged council would need to make rating policy decisions and work to align rating approaches across the municipal area, for example, bring the newly merged councils onto the same valuation base. The Board has requested the Local Government Division to undertake preliminary rates modelling for Tasman and Sorell Councils.



The Board will:

- Consider the scope of any potential rating shifts that a merged council would need to manage in undertaking such an alignment and to identify the potential tools available to manage them.
- Consider the results of this preliminary analysis in making its findings and recommendations in the final report.

Tell us what you think...

WHAT ARE THE OPPORTUNITIES AND CHALLENGES IN TERMS OF RATING LEVELS AND RATE BASE UNDER A MERGED COUNCIL OPTION?



3.3 MERGER OF TASMAN AND SORELL COUNCILS CONT...

What would be the economic and social benefits and impacts?



As stated at 3.2 above, councils provide important services which directly and indirectly support economic and social outcomes in their municipalities. The Board will consider the economic benefits and impacts of a merger option including:

- Impacts on the economic characteristics of the municipal areas;
- Roles of the Councils in stimulating and facilitating the local economy;
- Infrastructure;
- Tourism; and
- Land-use planning.

The Board will consider the social benefits and impacts of the merged council option including:

- Implications for the social characteristics of the municipal areas;
- Communities of Interest and the sense of community between the Council areas; and
- Service delivery and social provision to the South East.

Implementation and transition considerations



Under the Terms of Reference, the Board must also assess and provide recommendations regarding implementation and transitional arrangements for any recommendations for change, including timing, governance, and funding.

The Board considers that this should also include consideration of the potential disruption and transition costs (to the extent that these can be quantified). The Feasibility Study noted that the potential benefits of a merger can be eroded or lost by the following³⁷:

- Poor leadership;
- Insufficient oversight of transition;
- Incompatibility of IT and record-keeping systems;
- Delays to implementation and lost productivity;
- Differences in work culture and practices;
- Not managing community expectations; and
- Perceived loss of local identity.

The Board considers that any finding in support of a merger proposal would need to be accompanied by a detailed analysis of transitional arrangements as to how Sorell and Tasman Councils ought to proceed with an amalgamation.

Tell us what you think...

WHAT SPECIFIC TRANSITIONAL ISSUES SHOULD THE BOARD CONSIDER IN RESPECT TO A POTENTIAL MERGER OPTION?

³⁷ p79, See footnote 1



3.3 MERGER OF TASMAN AND SORELL COUNCILS CONT...

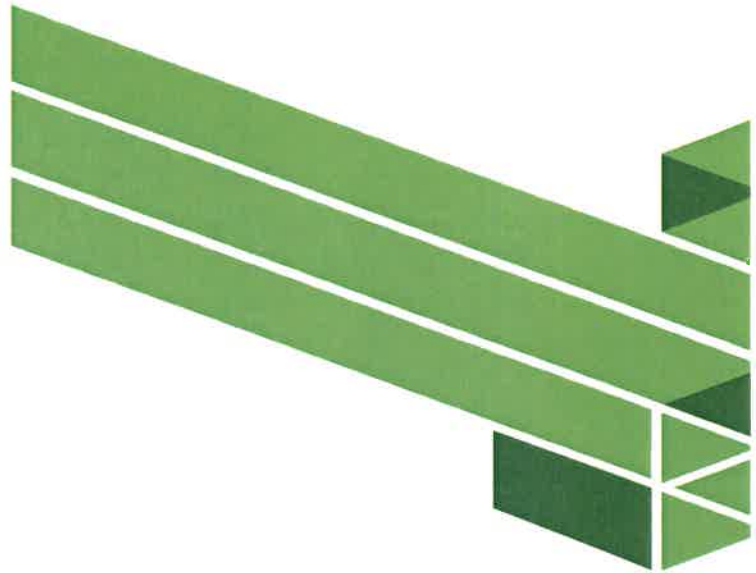
The Board's consideration may include the following transitional issues:

- Organisational and cultural work practices;
- Service rationalisation (if any);
- Location of service centres;
- Potential rating implications and options for rating alignment;
- Legislative obligations and potential consequential amendments;
- Target operating model design;
- Due diligence (financial, infrastructure Technology, human resources, legal);
- Strategic documentation and systems (strategic plan, long-term financial plan, asset management plan); and
- Transitional governance arrangements and support.

Would this option be in the interests of ratepayers?



The Board will consider each of the matters above in making an assessment of whether this option is in the best interests of ratepayers including economic and social communities of interest.



Tell us what you think...

ARE THERE ANY OTHER MATTERS THAT THE BOARD SHOULD HAVE REGARD TO IN DETERMINING WHETHER THIS OPTION IS IN THE INTERESTS OF RATEPAYERS?

3.4 WHAT IF THE BOARD FINDS THAT NONE OF THE OPTIONS PROVIDE A LONG-TERM SOLUTION?

The merged council option as assessed in the Feasibility Study is a merger based on the existing boundaries of the Sorell and Tasman Councils. The Terms of Reference specifically direct the Board to consider and address any other matters within the Board's statutory remit pursuant to section 214A of the Act that it considers relevant to the evaluation, optimisation, and/or implementation of the options.

Therefore under its statutory powers, the Board may, if it considers them relevant, make findings and/or recommendations incorporating, for example, adjustments to the boundaries of municipal areas to implement, and optimize the viability of, a recommendation under the merged council option.

The Board's view of its remit is that it has been tasked to consider three options for the municipalities of Tasman and Sorell - the status quo, an enhanced shared services scenario, and a merger proposal based on existing Sorell/Tasman municipal boundaries. The Board is then to provide advice to the Minister on which of these options would provide the most demonstrable potential benefits against the four agreed reform principles.

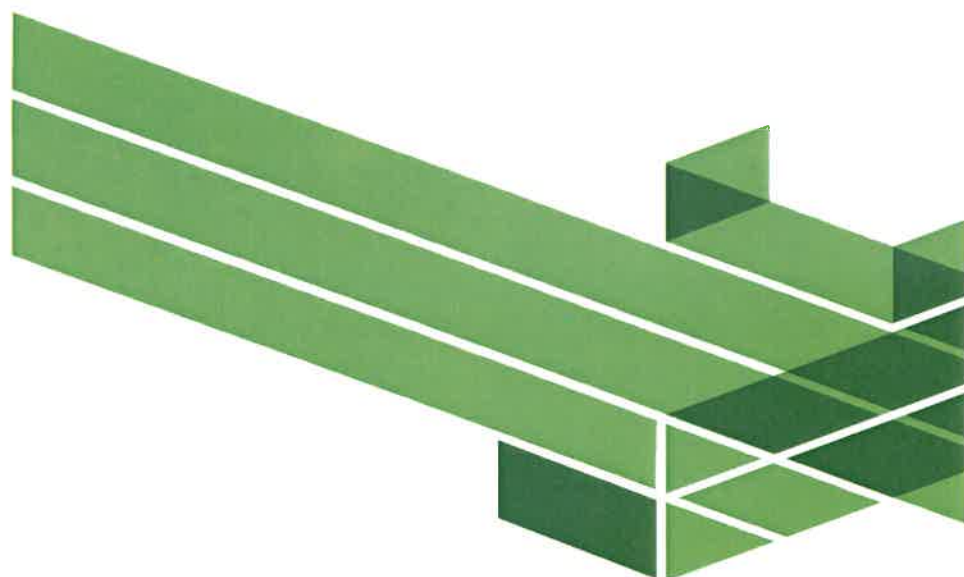
However, the Board considers that, if during its analysis of the proposal it became clear that none of the three options presented a long-term solution in terms of viability for Sorell and Tasman Councils, but that a merger option which included part of another municipal area outside the existing boundary (i.e. through a boundary adjustment) would potentially present a viable option, it should highlight this in its findings and recommendations to the Minister.

The Board considers that this would only be likely in the event that a potential boundary adjustment were to result in the inclusion of, for example:

- **A commercial hub;**
- **A population centre;**
- **Significant infrastructure;** or
- **A major transport route.**

The Board also considers that any such recommendation would be contingent on an assessment of whether the boundary adjustment would impact on the viability of any council affected by a boundary adjustment.

The Terms of Reference require that any council affected by any proposal or option considered by the Board within the scope of the Review will be consulted on, consistent with the statutory requirements under Part 12A of the Act.



4. MAKING A SUBMISSION TO THE REVIEW

4.1 HOW TO MAKE A SUBMISSION

The Board will provide opportunities for both written and verbal submissions to be made to it by the public, affected councils and other stakeholders. The Board will consider all submissions to inform the Review.

The Board's preferred form is written submissions. However, verbal submissions will be heard at public hearings, by appointment.

Written submissions

As advertised in the *three Tasmanian daily newspapers* on 24 February 2018, written submissions close on **6 April 2018**. Any written submissions received by the Board after this date will be considered at the Board's discretion.

Submissions can be forwarded to:

Email: lgboard@dpac.tas.gov.au

Mail: Sorell and Tasman Councils Review Submissions
Local Government Board
GPO Box 123
Hobart, TAS, 7001

Other than as indicated below, submissions will be treated as public information and will be published on the Board's webpage at:

www.dpac.tas.gov.au/lgboard

The Board will publish submissions once its consideration of submissions has concluded. Submissions will be published on no later than **20 April 2018**.

In writing a submission, you are asked to provide your name, address, telephone number and other contact details. No personal information other than the name of an individual and/or organisation making a submission will be published.

The Board's consideration of written submissions will be restricted to matters within the scope of the Review. Persons interested in providing a submission are requested to restrict their submissions to issues outlined in the 'Scope of the Review'.

For further information, please contact the Board Secretariat by calling (03) 6232 7022 or by email at lgboard@dpac.tas.gov.au.

Important information to note

All submissions will be treated as public information and will be published on the Local Government Board's webpage. However, if you wish your submission to be treated as confidential, whether in whole or in part, please note this in writing at the time of making your submission, and clearly identify which parts of your submission are confidential, and advise the reasons as to why. In this case, the Board will reach a determination on whether or not to grant a request for confidentiality before considering whether or not to include the submission for the purposes of the Review.

In the absence of a clear indication that a submission or parts thereof are intended to be treated as confidential, the Board will treat the submission as public.

Copyright in submissions remains with the author(s), not with the Local Government Board.

The Board will not publish, in whole or in part, submissions containing defamatory or offensive material. If your submission includes information that could enable the identification of other individuals then either all or parts of the submission will not be published.

4.1 HOW TO MAKE A SUBMISSION CONT...

Accessibility of submissions

The Board recognises that not all individuals or groups are equally placed to access and understand information. We are therefore committed to ensuring that information is accessible and easily understood by people with diverse communication needs. Where possible, please consider typing your submission in plain English and providing in a format such as Microsoft Word or equivalent. The Board cannot however take responsibility for the accessibility of documents provided by third parties.

Verbal submissions

The Board will hold three public hearings to provide an opportunity to make a verbal submission to the Board, by appointment only **before 5pm, Monday 19 March 2018**. A verbal submission may take the place of a written submission or a person may speak to a written submission.

The public hearings will be as follows:

1. **Hobart** – at RACV/RACV Apartment Hotel on Mon 26 March 2018 from 3pm;
2. **Tasman** – at Tasman Council Chambers on Tues 27 March 2018 from 3pm; and
3. **Sorell** – at Sorell Council Chambers on Wed 28 March 2018 from 3pm.

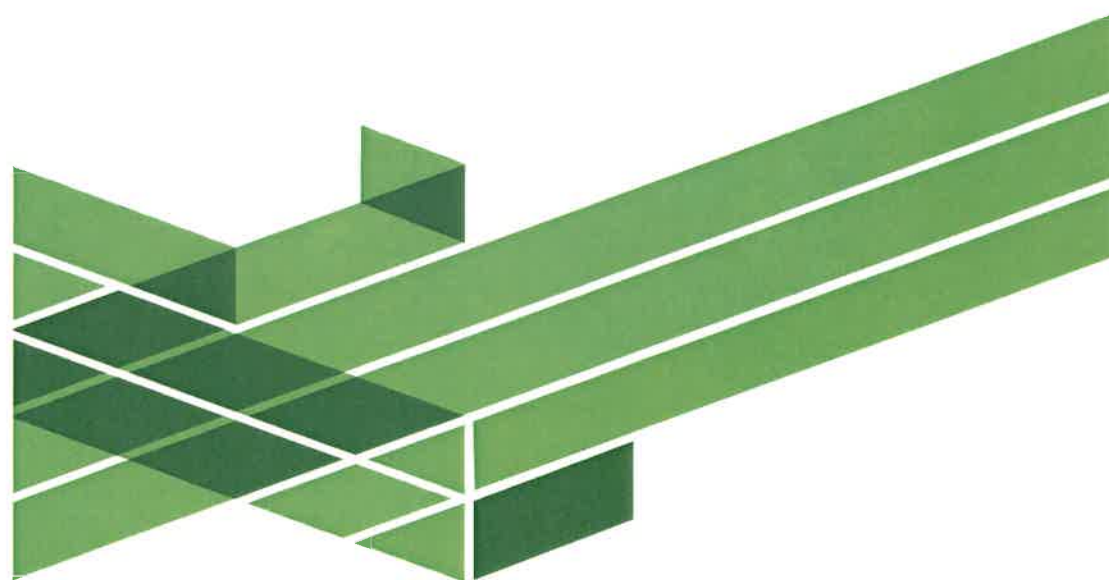
The matters raised at the hearings should relate to the scope of the Review. To assist the Board during the hearing, you are requested to identify the key points you wish to address. The time limit for each verbal submission is 10 minutes. The Board may grant a request for further time at its discretion.

The Board will be recording all verbal submissions at public hearings. You will be requested to provide consent to be recorded. If you choose to withhold your consent to be recorded, the Board will not hear or note your verbal submission.

Stakeholders may request to meet with the Board, privately, to provide information outside of the public hearing process, but this will be at the Board's discretion.

The public hearings are not an avenue for individuals or organisations to complain about specific decisions or actions of a council or individuals. Those who wish to pursue a specific complaint have a number of alternative options available to them. These options can be discussed with the Local Government Association of Tasmania or the Local Government Division, Department of Premier and Cabinet.

An appointment to provide a verbal submission to the Board at one of the public hearings may be made by contacting the Board Secretariat by emailing lgboard@dpac.tas.gov.au or by calling (03) 6232 7022.



APPENDIX 1: THE LOCAL GOVERNMENT BOARD

About the Board

The current Board members are:

- **Mr Greg Preece (Chairperson)** – Mr Preece has extensive experience working in the Tasmanian local government sector. He was the general manager at Meander Valley Council between 2005 and 2016 and also the general manager at Dorset Council between 1999 and 2005. Mr Preece was recently appointed to the State Grants Commission (Tas) as a local government representative.
- **Mr Hadley Sides (nominee of LGAT)** – Mr Sides is a Director on the Board of the Macquarie Point Development Corporation and is the former Chief Executive of the Sullivans Cove Waterfront Authority. He worked for 15 years as Chief Executive Officer and Director of Economic Development with Victorian councils. Mr Sides is also a former chairperson of the Local Government Board.
- **Mr Andrew Wardlaw (nominee of LGPA Tas)** – Mr Wardlaw is a Director of the Local Government Professionals Australia (Tasmania). He is currently the general manager at the Burnie City Council. Mr Wardlaw has 20 years' experience in local government, and has held general manager positions in two other Tasmanian councils: King Island and West Coast.
- **Mr Alex Tay** – Mr Tay is the current Director of Local Government in the Department of Premier and Cabinet. As Director of Local Government, Mr Tay or his nominee automatically becomes a member of the Board under the provisions of the Act.

The Local Government Board is a statutory body established under the Act. The Act provides that the role of the Board is:

- To conduct reviews of councils or reviews that concentrate on a specific topic or topics at the request of the Minister for Local Government;
- To carry out reviews of single and joint authorities; and
- To provide general advice to the Minister at his or her request.

Under Section 210(2) of the Act, the Board consists of:

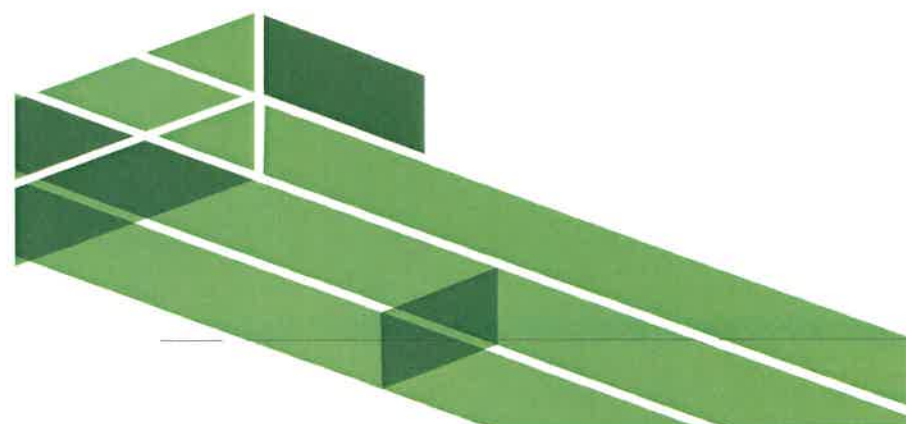
- The chairperson;
- One person nominated by the Local Government Association of Tasmania (LGAT);
- One person nominated by the Local Government Managers Australia (Tasmania) (LGMA) [now named the Local Government Professionals Australia (Tasmania)];
- The Director of Local Government or his or her nominee.

The Minister for Local Government appoints all Board members, with the exception of the Director of Local Government, which is a statutory position.

The Board is supported by a dedicated secretariat for the Review. The secretariat receives administrative support from the Local Government Division, Department of Premier and Cabinet.

The Board's functions and powers are set out in Part 12A of the Act. The Board is an independent body which has a wide discretion as to how it carries out a review. However, the Act, together with the Terms of Reference, provides directions that the Board must consider in this review and generally.

The Act provides that the Board may carry out any review in any manner it thinks appropriate (section 214C(1)) but must provide reasonable opportunity for public consultation and for any affected council to make submissions (section 214C(2)).



APPENDIX 2: DATA TABLES

Table 1. Demographic and municipal area statistics

Sorell Council (2016-17)		Tasman Council (2016-17)	
Population (2016 Census)	14,414 ³⁸	Population (2016 Census)	2,372 ³⁸
Municipal area (km ²)	584	Municipal area (km ²)	661
Population density (per km ²)	24.7	Population density (per km ²)	3.6
Major Population Centres	Sorell (2,907) ⁴⁰ Midway Point (2,859) ⁴¹ Dodges Ferry (2,467) ⁴²	Major Population Centres	Nubeena (481) ⁴³ Port Arthur (251) ⁴⁴ Koonya (134) ⁴⁵
Rateable properties	8,798 ⁴⁶	Rateable properties	3,480 ⁴⁷
Council owned roads (km)	351.5 ⁴⁸	Council owned roads (km)	199.6 ⁴⁹
Labour Force	7,223 ⁵⁰	Labour Force	1,071 ⁵¹
Unemployment rate (%) September 2017	5.5 (399 people) ⁵²	Unemployment rate (%) September 2017	6.9 (74 people) ⁵³
Major industries of employment ⁵⁴ - Supermarket and Grocery Stores (3.3%) - Aged Care Residential Services (2.9%) - State Government Administration (2.8%) - Hospitals (except Psychiatric Hospitals) (2.5%) - Central Government Administration (2.3%)		Major industries of employment ⁵⁵ - Museum Operation (10.6%) - Accommodation (9.3%) - Aged Care Residential Services (4.7%) - Primary/Secondary Education (4.2%) - Local Government Administration (3.1%)	
Most common occupations ⁵⁶ - Technicians and Trades (16.5%) - Clerical and Administrative (15.2%) - Professionals (13.2%) - Community and Personal Services (12.9%) - Labourers (11.6%)		Most common occupations ⁵⁷ - Managers (18.7%) - Labourers (18.7%) - Community and Personal Services (15.4%) - Professionals (13.4%) - Technicians and Trades (13.2%)	

³⁸ Australian Bureau of Statistics, 2016, Census – QuickStats Data by geography for Sorell (local government area), Canberra, as at 14 February 2018 www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA64810?opendocument

³⁹ Australian Bureau of Statistics, 2016, Census – QuickStats Data by geography for Tasman (local government area), Canberra, as at 14 February 2018 www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA65210?opendocument

⁴⁰ Australian Bureau of Statistics, 2016, Census – QuickStats Data by geography for Sorell (suburb), Canberra, as at 14 February 2018 www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC60603?opendocument

⁴¹ Australian Bureau of Statistics, 2016, Census – QuickStats Data by geography for Midway Point, Canberra, as at 14 February 2018 www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC60399?opendocument

⁴² Australian Bureau of Statistics, 2016, Census – QuickStats Data by geography for Dodges Ferry, Canberra, as at 14 February 2018 www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC60159?opendocument

⁴³ Australian Bureau of Statistics, 2016, Census – QuickStats Data by geography for Nubeena, Canberra, as at 14 February 2018 www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC60462?opendocument

⁴⁴ Australian Bureau of Statistics, 2016, Census – QuickStats Data by geography for Port Arthur, Canberra, as at 14 February 2018 www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC60508?opendocument

⁴⁵ Australian Bureau of Statistics, 2016, Census – QuickStats Data by geography for Koonya, Canberra, as at 14 February 2018 www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC60306

⁴⁶ p19, See footnote 3

⁴⁷ p20, See footnote 3

⁴⁸ Tasmanian Government Department of Primary Industries, Parks, Water and Environment, 2017, Open Data – Tasmanian Local Government Consolidated Data Collection, Tasmania, as at 14 February 2018 [http://listdata.thelisttas.gov.au/opendata/index.html#Tasmanian local government Consolidated Data Collection \(CDC\)](http://listdata.thelisttas.gov.au/opendata/index.html#Tasmanian%20local%20government%20Consolidated%20Data%20Collection%20(CDC))

⁴⁹ See footnote 48

⁵⁰ Australian Government Department of Jobs and Small Business, 2017, LGA Data tables September 2017, Canberra, as at 14 February 2018 <https://docs.employment.gov.au/node/34623>

⁵¹ See footnote 50

⁵² See footnote 50

⁵³ See footnote 50

⁵⁴ See footnote 38

⁵⁵ See footnote 39

⁵⁶ See footnote 38

⁵⁷ See footnote 39

APPENDIX 2: DATA TABLES

CONT...

Table 2. Population projections

Indicator/Statistic	Sorell	Tasman
Population 2016 (Census)	14,414 ⁵⁸	2,372 ⁵⁹
Population 2027 (Treasury – medium projection) including age group breakdown ⁶⁰	16,799 0 – 17 years: 3,641 18 – 64 years: 9,362 65+ years: 3,796	2,606 0 – 17 years: 382 18 – 64 years: 1,315 65+ years: 909
Population 2037 (Treasury – medium projection) including age group breakdown ⁶¹	18,841 0 – 17 years: 3,901 18 – 64 years: 10,017 65+ years: 4,923	2,677 0 – 17 years: 422 18 – 64 years: 1,244 65+ years: 1,011

Table 3. Financial management indicators⁶²

Indicator/Statistic (2015-16)	Sorell	Sorell Ave	Tasman	Tasman Ave	Benchmark
Underlying surplus/deficit (\$'000s)	856	956 9 yr Ave	1,002	623 9 yr Ave	> 0
Net financial liabilities ratio (%) ⁶³	19	11 10 yr Ave	90	30 10 yr Ave	0 - (50) ⁶⁴

Table 4. Revenue and rates⁶⁵

Indicator/Statistic (2015-16)	Sorell	RAVL Ave	Tasman	RASM Ave
Total revenue (\$'000s)	35,115	27,577	6,253	8,783
Cash reserves (\$'000s)	8,573	11,173	6,150	5,623
Operating Government grants (\$'000s)	2,781	3,646	908	1,792
Operating grants to operating revenue (%)	15.7	21.2	14.8	25.4
Rate revenue (\$'000s)	11,573	10,052	4,294	4,126
Average rates/charges per rateable valuation (\$)	1,315	1,249	1,234	1,207

⁵⁸ See footnote 38

⁵⁹ See footnote 39

⁶⁰ Tasmanian Government Department of Treasury and Finance, 2014, Population Projections for Tasmania and its Local Government Areas, Tasmania, as at 14 February 2018
www.treasury.tas.gov.au/economy/economic-data/2014-population-projections-for-tasmania-and-its-local-government-areas

⁶¹ See footnote 60

⁶² See footnote 3

⁶³ Net financial liabilities ratio – is the liquid assets less total liabilities divided by the total operating income.

⁶⁴ Number inside brackets is a negative value.

⁶⁵ See footnote 3

APPENDIX 2: DATA TABLES

CONT...

Table 5. Rates escalation rates⁶⁶

	Sorell	Tasman
Inflation - Revenue	2.5%	2.5%
Rate Growth Factor	0.5%	NA
Inflation - Expenditure	3.0%	0.9%

Table 6. Expenses⁶⁷

Indicator/Statistic (2015-16)	Sorell	RAVL Ave	Tasman	RASM Ave
Total expenditure (\$'000s)	22,492	18,503	5,153	7,557
Operating cost per rateable valuation (\$)	1,911	2,184	1,481	2,577
Operating expenses per capita (\$)	1,205	1,204	2,143	2,825

Table 7. Asset management⁶⁸

Indicator/Statistic (2015-16)	Sorell	RAVL Ave	Tasman	RASM Ave
Non-current assets (\$'000s)	233,611	220,068	47,926	81,247
Capital expenditure (\$'000s)	6,294	6,175	1,276	2,212
Depreciation expenses (\$'000s)	4,639	4,611	1,143	1,816
Capital expenditure to depreciation ratio (%)	50	95	68	99

Table 8. Asset management indicators⁶⁹

Indicator/Statistic (2015-16)	Sorell	Sorell Ave	Tasman	Tasman Ave
Asset sustainability ratio (%) ⁷⁰	50	91 10 yr Ave	68	88 10 yr Ave
Asset renewal funding ratio (%) ⁷¹	106	97 3 yr Ave	169	126 5 yr Ave
Asset consumption ratio (roads) (%) ⁷²	61	73 10 yr Ave	74	56 10 yr Ave

⁶⁶ See footnote 1

⁶⁷ See footnote 3

⁶⁸ See footnote 3

⁷⁰ Provides a comparison of the rate of spending on existing infrastructure, property, plant and equipment through renewing, restoring and replacing existing assets, with depreciation. Ratios higher than 100 per cent indicate that spending on existing assets is greater than the depreciation rate. This is a long-term indicator, as capital expenditure can be deferred in the short-term if there are insufficient funds available from operations and borrowing is not an option.

⁷¹ Measures the capacity to fund asset replacement requirements. An inability to fund future requirements will result in revenue, expense or debt, consequences, or a reduction in service levels. This is a useful measure relying on the existence of long-term financial and asset management plans.

⁷² Shows the depreciated replacement cost of an asset (e.g. roads, bridges, and infrastructure) divided by the current replacement cost. It therefore shows the average proportion of new condition left in the depreciable assets.

APPENDIX 2: DATA TABLES

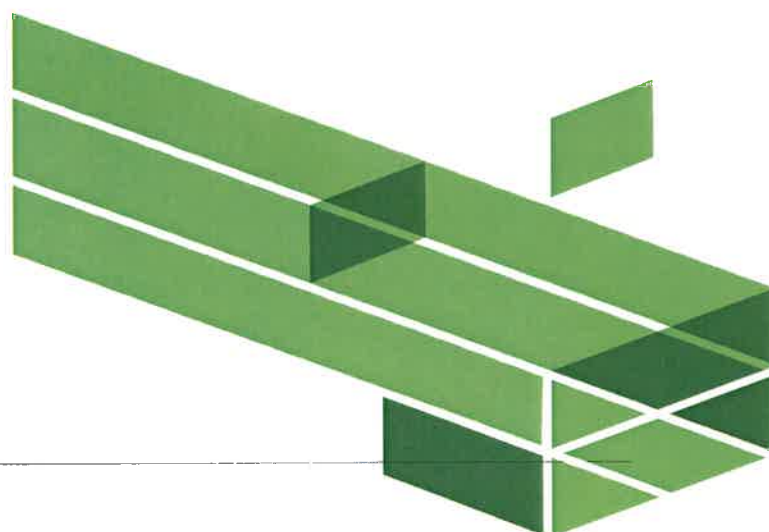
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Table 9. Governance and human resource management⁷³

Indicator/Statistic (2015-16)	Sorell	RAVL Ave	Tasman	RASM Ave
Number of elected members	9	8.7	7	8.2
Population per elected member	1,551	1,674	344	328
Full Time Equivalent (FTE) staff	67	79	19	35
FTE staff per 1,000 population	4.8	5.4	7.9	15.4
Staff costs to operating expense (%)	32.6	34.1	26.9	32.6

Table 10. Australian classification of local governments

	Rural Agricultural Small and Medium	Rural Agricultural Large	Rural Agricultural Very Large	Urban Small	Urban Medium
Abbreviation	RASM	RAL	RAVL	US	UM
Definition	Population of up to 5,000 at a density of <30 per km ²	Population of 5,000-10,000 at a density of <30 per km ²	Population of 10,000-20,000 at a density of <30 per km ²	Population of up to 30,000	Population of 30,000 – 70,000
Councils	<ul style="list-style-type: none"> - Central Highlands - Flinders - Glamorgan-Spring Bay - King Island - Tasman - West Coast 	<ul style="list-style-type: none"> - Break O'Day - Circular Head - Dorset - George Town - Kentish - Latrobe - Southern Midlands 	<ul style="list-style-type: none"> - Derwent Valley - Huon Valley - Meander Valley - Northern Midlands - Sorell - Waratah-Wynyard 	<ul style="list-style-type: none"> - Brighton - Burnie - Central Coast - Devonport - West Tamar 	<ul style="list-style-type: none"> - Clarence - Glenorchy - Hobart - Kingborough - Launceston



⁷³ See footnote 3

APPENDIX 3: CONSULTATION RESULTS - TASMAN AND SORELL COUNCILS

Both Sorell and Tasman Councils undertook community surveys to obtain feedback on the options provided by the Feasibility Study between March and May 2017.

The online surveys of both Councils, which were undertaken via Survey Monkey, consisted of three similarly worded questions. The results from both surveys demonstrated that **an overwhelming majority of respondents voted in support of voluntary amalgamations.**

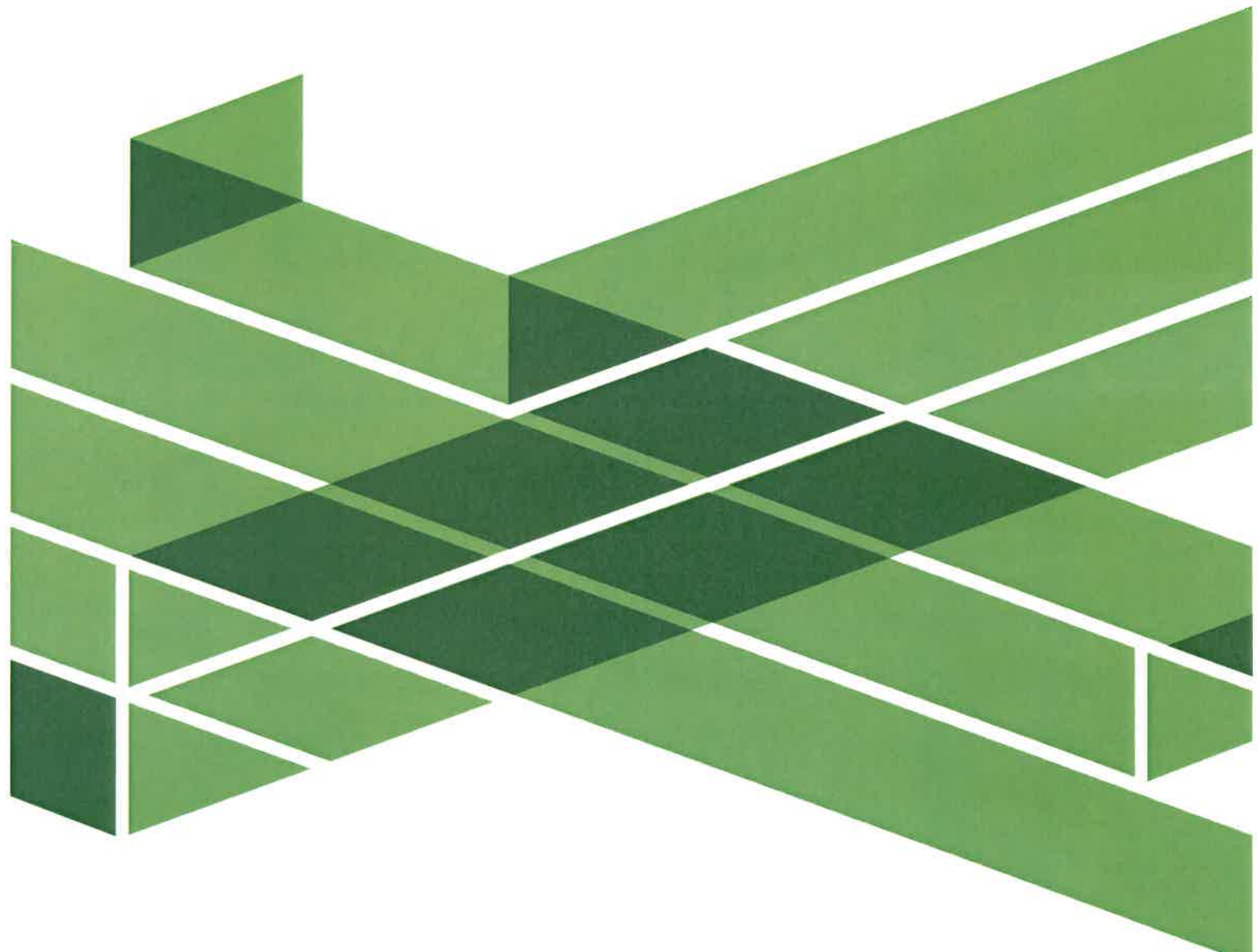
Table 11. Summary of Sorell and Tasman Councils 2017 Community Survey Results

Survey Question	Tasman Council Results ⁷⁴	Sorell Council Results ⁷⁵
Response rate	301 electors	681 electors
1. Do you support voluntary Council Amalgamations? (Yes or No)	Yes 74.25% No 25.75%	Yes 84.86% No 15.14%
2. If a voluntary amalgamation (or other change) is to occur, please rank in order 1-5 your preferred option (with 1 being your most preferred options).	<i>Top overall ranking:</i> Option 4 – Amalgamation of Sorell & Tasman Councils <i>Highest first preference:</i> Option 0 – Extension of shared services <i>Highest last preference</i> Option 0 – Extension of shared services was also the least preferred option by a considerable margin	<i>Top overall ranking:</i> Option 2 – Amalgamation of Clarence, Sorell, & Tasman Councils <i>Highest first preference:</i> Option 1 – Amalgamation of all four councils <i>Highest last preference</i> Option 0 – Extension of shared services was the least preferred option by a significant margin.
3. Are you: a) a resident; b) a ratepayer, c) a resident/ratepayer; d) other.	- Just over 68% were resident/ratepayers. - Almost 23% were non-resident ratepayers.	- Just over 69% were resident/ratepayers. - Over 20% were non-resident ratepayers.

⁷⁴ Agenda for Tasman Council meeting on 28 June 2017

⁷⁵ Agenda for Sorell Council Meeting on 20 June 2017

SORELL AND
TASMAN COUNCILS
Voluntary Amalgamation &
Shared Services Options
February 2018



A Paul:HAP

10-13-01

28 February 2018

Mr Greg Preece
Chairperson
Local Government Board
GPO Box 123
HOBART TAS 7001

Dear Mr Preece

Review of Sorell and Tasman Councils Voluntary Amalgamation and Shared Services Options

I refer to your letter of 28 February 2018 in relation to the above matter.

As you are aware, Clarence City Council sits immediately to the west of the Sorell municipality.

Clarence Council participated in the joint feasibility study with Sorell, Tasman and Glamorgan Spring Bay Councils into the feasibility of a voluntary merger of the Councils.

Prior to committing to participate in the feasibility study, Council, in June 2015 wrote to Minister Gutwein confirming that Council would participate in the feasibility study subject to a number of guiding principles. One such guiding principle was that Council would not entertain any proposal which would result in the split up of the Clarence municipal district.

Subsequently the Minister confirmed that there would be “no forced amalgamation”. With this assurance Council duly participated in the voluntary amalgamation study.

Ultimately, at their meeting of 18 December 2017 Council resolved not to participate in any voluntary amalgamations. In resolving as such Council also resolved to advise the Minister that Council would strongly oppose any proposal by neighbouring councils or the Local Government Board to involuntary incorporate or annexe any part of the Clarence municipality into a potential or future South East Council.

With the Sorell-Tasman board of review now underway I seek your confirmation that annexure or incorporation of any part of the Clarence municipality into a merged Sorell-Tasman Council will not be considered under any circumstances by the review board.

With the timeline for submissions to your review closing on 6 April 2018 I would appreciate your urgent advice in regard to this matter such that Council can consider what action, if any, is necessary before the close of submissions.

I thank you for your consideration of this matter.

Yours sincerely

Andrew Paul
GENERAL MANAGER

Local Government Board

GPO Box 123 Hobart TAS 7001 | 03 6232 7022 | lgboard@dpac.tas.gov.au

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

Dear Mr Paul

Request for an extension to submission closure date and an assurance in respect to boundary review.

Thank you for your email of 27 February 2018 requesting an extension for Clarence City Council to the 6 April 2018 closing date for submissions. In regard to your request, the Board is agreeable to extending the submission closure date by two weeks to **Wednesday 18 April 2018**.

In your letter of 28 February 2018 you request an assurance from the Board that ‘annexure or incorporation of any part of the Clarence municipality into a merged Sorell-Tasman Council will not be considered under any circumstances by the Review Board.’

The Board notes that the feasibility study process was a joint State Government and Local Government initiative that ultimately informed Sorell and Tasman Councils’ decision to request a Local Government Board Review of their voluntary amalgamation and shared services options. The Study and the associated community consultation also provided the basis for Clarence City and Glamorgan-Spring Bay Councils’ decisions not to participate in the Local Government Board Review.

The Review can and should be differentiated from the four-council joint feasibility study process. The Local Government Board Review process is an independent review and reporting process which is governed by the provisions of Part 12A of the *Local Government Act 1993* (the Act). The Local Government Board has a wide remit to undertake the Review. It should be noted that the Board is empowered under 214A of the Act to review and make recommendations in respect to boundaries of municipal areas, combining municipal areas, the creation of municipal areas, and the election of councillors of a municipal area.

The Board has set out its proposed approach to the Review in section 3 of its recently released Consultation Paper. I particularly refer the Council to section 3.4 of the Paper which sets out the Board’s proposed approach to its consideration of the third option – a potential

merger between Sorell and Tasman. The Board has openly stated that it intends to consider the merits of the merger option as a merger of Sorell and Tasman Councils under their existing municipal boundaries. As noted in the paper in section 3.4, the Board would only consider an alternative relating to a boundary adjustment if:

‘during its analysis of the proposal it became clear that none of the three options presented a long-term solution in terms of viability for Sorell and Tasman Councils, but that a merger option which included part of another municipal area outside of the existing boundary (ie through a boundary adjustment) would potentially present a viable option, it should highlight this in its findings and recommendations to the Minister.

The Board considers that this would only be likely in the event that a potential boundary adjustment were to result in the inclusion of, for example:

- *A commercial hub;*
- *A population centre;*
- *Significant infrastructure; or*
- *A major transport route.*

The Board also considers that any such recommendation would be contingent on an assessment of whether the boundary adjustment would impact on the viability of any council affected by a boundary adjustment.’

The Board’s role of assessing the merits of proposals and providing advice to the Minister for Local Government mean that it is not possible to provide the assurance that the Council seeks because the Board must primarily have reference to the guiding principles for the Review. However, the statement above is intended to provide an assurance that the Board will not make a recommendation which would substantially compromise the viability of an affected council.

The Terms of Reference also provide that ‘only those councils which agree to participate in the Review will be considered for voluntary amalgamation. Any council affected by any proposal or option considered by the Board within the scope of the Review will be consulted, consistent with the statutory requirements under Part 12A [of the Act]’.

The Board’s role is to undertake a review of the matters within its scope and report to the Minister. The Act outlines a required process of consultation between the Minister and any affected councils. The Act provides the Minister with the power to accept, to reject or to request the Board to reconsider any or all of the Board’s recommendations. The Minister can also refer to the Board any alterations to its report requested by a council.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg Preece', with a stylized flourish at the end.

Mr Greg Preece
Chairperson
Local Government Board

7 March 2018

General Notices



Public Notices



DEPARTMENT of HEALTH and HUMAN SERVICES

Request for Grant Proposal - Department of Health and Human Services - National Disability Insurance Scheme (NDIS) - Community Inclusion and Capacity Development

Department of Health and Human Services invites suitably qualified and experienced organisations or individuals to submit a request for grant proposal with regards to delivering a series of workshops, supporting providers to identify areas of development and analysing provider preparedness with regards to the roll out of the National Disability Insurance Scheme Information Linkage and Capacity building outcomes frameworks.

Closing Time: 5pm, 19 March 2018

Documents: The application form and further information on the request for grant proposal can be found at: http://www.dhhs.tas.gov.au/disability/National_Disability_Insurance_Scheme/capacity_building_community_inclusion_and_capacity_development_request_for_grant_proposal

Enquiries: Enquiries should be directed to Jessie Speight, Project Officer NDIS Statewide Implementation Team, on (03) 6166 3562, or nds@dhhs.tas.gov.au, between 9am - 5pm, Monday to Friday.

LOCAL GOVERNMENT BOARD

Notice of Review - Call for Submissions

Sorell and Tasman Councils
Voluntary Amalgamation and
Shared Services Options

At the formal request of Sorell and Tasman Councils, the Minister for Planning and Local Government has initiated a Local Government Board Review into Voluntary Amalgamation and Shared Services Options for Sorell and Tasman Councils (the Review). The scope of the Review will include analysis of the potential outcomes for the Councils under merger and resource-sharing options, including a 'no change' option. The Board will consider the options against the guiding principles in the Review's Terms of Reference.

Consultation

The Board invites the community to have input into the Review by making a written and/or verbal submission(s) to the Board. A consultation paper has been prepared to assist persons interested in making a submission by providing information on the scope of the Review, the Review process, and how to make a submission. The Consultation Paper and the Review's Terms of Reference are available on the Board's webpage: <http://www.dpac.tas.gov.au/lboard> or by contacting the Board Secretariat.

Written submissions

The Board's preferred form is written submissions. Written submissions are now open and must be received by **5pm, Friday 6 April 2018**. Submissions may be emailed to lboard@dpac.tas.gov.au or by mail to:

Sorell and Tasman Councils Review Submissions
Local Government Board
GPO Box 123
Hobart, TAS 7001

Public hearings

The Board will hold three public hearings to provide an opportunity to make a verbal submission. Those interested in making a verbal submission can do so by booking an appointment before **5pm, Monday 19 March 2018**. The public hearings will be held as follows:

1. **Hobart** - at RACV/RACV Apartment Hotel on Monday 26 March 2018 from 3pm;
2. **Tasman** - at Tasman Council Chambers, Nubeena on Tuesday 27 March 2018 from 3pm; and
3. **Sorell** - at Sorell Council Chambers on Wednesday 28 March 2018 from 3pm.

For further information or to make an appointment please contact the Board Secretariat by email lboard@dpac.tas.gov.au or by calling (03) 6232 7022.

DEPARTMENT of PRIMARY INDUSTRIES, PARKS, WATER AND ENVIRONMENT

Advertisement of Public Hearings

Marine Farming Planning Review Panel

In accordance with Section 12(1)(b) of the Marine Farming Planning Act 1995, the Marine Farming Planning Review Panel advises that it will conduct the following hearings for those people who formally requested a hearing in relation to their representation:

Draft Amendment No.5 to the Tasman Peninsula and Norfolk Bay Marine Farming Development Plan November 2005

Hearing Date: 9 May 2018, 10 May 2018 and 14 May 2018

Time: 10am to 4pm

Place: Level 6 Conference Room, Lands Building, 134 Macquarie St, Hobart.

Draft Storm Bay North Marine Farming Development Plan November 2017

Hearing Date: 15 May 2018

Time: 10am to 4pm

Place: Level 6 Conference Room, Lands Building, 134 Macquarie St, Hobart.

Draft Amendment No.3 to the Storm Bay off Trampeter Bay North Bruny Island Marine Farming Development Plan July 1998

Hearing Date: 16 May 2018

Time: 10am to 4pm

Place: Level 6 Conference Room, Lands Building, 134 Macquarie St, Hobart.

Those people that have made a representation and requested a hearing pursuant to the Marine Farming Planning Act 1995 will be individually notified.

Any other person wishing to attend the hearing must register their intention not less than three business days prior to the start of the hearing, by contacting the Executive Officer on 6165 3110.

The Panel's guidelines for the conduct of hearings are available at: <http://dpipwe.tas.gov.au/sea-fishing-aquaculture/marine-farming-aquaculture/marine-farming-planning-review-panel>

Craig Midgley
Chairperson, Marine Farming Planning Review Panel

www.tas.gov.au

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MELBOURNE.....\$2.40
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THANKS ST JUDE

for prayers answered. J. D.

TWO-WAY
TAXI TRUCKS

will be closed Mon, February 26,
2018 due to a death in the family.

WAYNE PEARTON

Carpet/furniture cleaning,
gutters, flues, general rubbish
clean-ups, windows, etc.
Ph 0409 403 133

NOTICE OF MEETING

Notice is hereby given that the ordinary monthly Meeting of the Tasman Council will be held in the Council Chambers, 1713 Main Road, Nubeena, on Wednesday 28th February, 2018 at 1pm. All agenda papers will be available 4 days prior to the meeting.

Robert Higgins - General Manager

RESOURCE MANAGEMENT AND
PLANNING APPEAL TRIBUNAL

Direction hearings have been listed for the following matters:

No. & Details	Date of Hearing
30/58P Boundary adjustment between three existing lots to create four lots 1520 Channel Highway, Margate	Fri 2 Mar 2018 10.00am Hobart
34/58S Subdivision of two lots into three lots (CT 532151 and CT 249340/9) 1 Channel Highway, Kingston	Fri 2 Mar 2018 11.00am Hobart

Any person, who complies with the statutory requirements, may apply in writing, to the Appeal Tribunal to be made a party to the proceedings, and should attend the directions hearing as listed above. Such application should be made forthwith and mailed to GPO Box 2036 Hobart 7001 or e-mail mpat@justice.tas.gov.au.

All hearings listed for Hobart will be heard on Level 6, 144 Macquarie Street, Hobart. **Postal Address:** GPO Box 2036, Hobart, 7001 e-mail mpat@justice.tas.gov.au

TASMANIAN
PLANNING COMMISSION

Reconvened Public Hearing of Representations

DRAFT AMENDMENT PLAM-17/01
GLENORCHY INTERIM PLANNING SCHEME 2015

The draft amendment proposes to correct an error in Table E13.1 of the Historic Code for the former Claremont Primary School at lots 1 and 2, 36 Cadbury Road, Claremont.

A reconvened hearing will be held on **Tuesday, 13 March 2018** commencing **10:00am** at the **Tasmanian Planning Commission Hearing Room, Level 3, 144 Macquarie Street, Hobart**.

This is a public hearing under the *Tasmanian Planning Commission Act 1997*.

For further information about the hearing, visit: <http://www.iplan.tas.gov.au/Pages/XC.TrackAssessment/SearchAssessment.aspx?id=714>.

Greg Alomes
Executive Commissioner

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CALL 03 6230 0400

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil.

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

12.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

12.4 QUESTIONS WITHOUT NOTICE

An Alderman may ask a Question without Notice of the Chairman or another Alderman or the General Manager. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will not be recorded in the minutes.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, an Alderman or the General Manager may decline to answer a question without notice.

13. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

- 13.1 APPLICATIONS FOR LEAVE OF ABSENCE
- 13.2 JOINT AUTHORITY MATTER
- 13.3 QUOTATION Q1185/17 – ACTON CREEK STORMWATER UPGRADE
- 13.4 TENDER T1199/17 – ASPHALT RESURFACING WORKS 2017/18
- 13.5 TENDER T1212-18 – SIMMONS PARK CAR PARKING AND ESPLANADE, LINDISFARNE ROAD RECONSTRUCTION
- 13.6 JOINT AUTHORITY MATTER

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- contracts and tenders for the supply of goods and services;
- information provided to the council on the condition it is kept confidential;
- applications by Aldermen for a Leave of Absence.

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room”.