

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

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

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

COUNCIL MEETING
MONDAY 25 JULY 2016

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

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

1. APOLOGIES

Ald Campbell (Leave of Absence)

2. CONFIRMATION OF MINUTES

(File No 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 4 July 2016, as circulated, be taken as read and confirmed.

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

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

PURPOSE**DATE**

Proposed Motions – LGAT General Meeting
Strategic Plan
Airport Rating

11 July

Howrah Community Centre – Strategic Plan and Constitution
Draft Economic Development Plan 2016-2021
Rokeby Hill Bushland Reserve Activity Plan
Food Vans

18 July

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE (File No)

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

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

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

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

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

7. PUBLIC QUESTION TIME

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

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

7.1 PUBLIC QUESTIONS ON NOTICE

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

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

Nil.

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

7.4 QUESTIONS WITHOUT NOTICE

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

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

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

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

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No 10/03/04)

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

9. MOTIONS ON NOTICE

Nil.

10. REPORTS FROM OUTSIDE BODIES

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

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

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

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

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**

Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

March Quarterly Report pending.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representatives: Ald Jock Campbell
(Ald Peter Cusick, Deputy Representative)

Quarterly Reports

The Copping Refuse Disposal Site Joint Authority has distributed its Quarterly Report for the period 1 January to 31 March 2016.

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

Representative Reporting

- **SOUTHERN WASTE STRATEGY AUTHORITY**

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

Quarterly Reports

September and March Quarterly Reports pending.

Representative Reporting

- **TASWATER CORPORATION**

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

(File No 07/02/12)

Chairperson's Report 42 – July 2016

The Audit Panel held a Meeting on 21 June 2016. I attach a copy of the draft Minutes of the Meeting for tabling at Council's Meeting (refer Attachment 1).

The Deputy Auditor General Mr Ric De Santi and the Clarence Audit Manager, Engagement Leader, Mr Derick Burns attended the meeting and provided the Panel with a verbal update in relation to the 2015/16 Annual Audit for Clarence City Council. There were no specific matters arising from the preliminary stage of the Audit that warranted being raised with the Audit Panel.

Mr De Santi provided an outline of the new draft format for the Long Form Audit Report which the Tasmanian Audit Office was trialling at present and was keen to gain feedback. The Panel was also advised that the Tasmanian Audit Office has completed a special audit of the compliance with obligations under legislation and regulations by public sector organisations. The Panel noted that although management comments were invited from all agencies that were respondent to the audit review; in light of the findings of full compliance for Clarence, a response was not considered or warranted.

The Panel was updated on the tender process for the new IT system that was concluded at Council's Meeting of 14 June 2016 when Council resolved to accept Tech 1 as the successful tender. The General Manager provided a further verbal update in respect to the finalisation of contracts and the preparation of plans for implementation, which is expected to commence in July 2016.

The meeting was temporarily adjourned to allow the Panel to conduct a Workshop to give further detailed consideration of its proposed Strategic Forward Audit Programme for the next 3 years. The Panel concluded their Workshop discussions with the view that future Audit Panel activities should primarily focus on Strategic level risks for Council and less focus on matters that:

- potentially overlap external audit focus; and
- areas that are too heavily based on operational matters and focus.

To achieve an effective baseline for future programmes the Panel has sought the preparation of a project scope to facilitate an initial review of Council's Strategic Risks and Risk Management framework its assumptions, methodology and mitigation measures. It was anticipated that the above project would provide a platform for the Audit Panel to develop its forward program. This project, together with a possible audit project on Volunteer Management, will form the basis of the Panel's recommendation on a proposed programme for Council adoption following the next Audit Panel meeting.

Project 46

Council Business Continuity Plan is the only outstanding project from the 2015/16 programme. The Consultants did not conclude this project in time for the Panel's June 2016 meeting and it is now proposed that the project report will be presented at the Panel's September 2016 meeting.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: 1. Minutes of Meeting held on 21 June 2016 (8)

John Mazengarb
CHAIRPERSON

**MEETING OF THE COUNCIL AUDIT PANEL HELD IN THE COUNCIL
RECEPTION AREA AT THE COUNCIL OFFICES, BLIGH STREET, ROSNY
PARK, ON TUESDAY 21 JUNE 2016**

OUR CALLED: 4.00 pm (or at the conclusion of Strategic Forward Audit
Program Workshop)

PRESENT: As the Tasmanian Audit Office representatives were present
and with the leave of the members present, the Meeting
commenced at 3.05pm with Mr J Mazengarb in the Chair and
Panel Members:
Mr R Hogan
Mr R Bevan
Ald H Chong and
Ald P Cusick, present

APOLOGIES: Ald K McFarlane (Proxy).

IN ATTENDANCE: General Manager
(Mr A Paul) (arrived 3.14pm)
Corporate Secretary
(Mr A van der Hek)
Corporate Treasurer
(Mr F Barta)
Deputy Auditor General
(Mr R De Santi)
Engagement Leader - Tasmanian Audit Office
(Mr D Burns)

ORDER OF BUSINESS: Order of business as per the issued agenda and dealt with as
follows Items 1-5; adjournment for Workshop and resumed for
Items 6 – 12.

1. APOLOGIES

Ald K McFarlane (Proxy).

2. CONFIRMATION OF MINUTES

The Minutes of the Meeting of the Audit Committee dated 22 March 2016 and Special Meeting of the Audit Panel dated 26 May 2016 were circulated to Panel Members.

RECOMMENDATION:

That the Minutes of the Meeting of the Audit Panel dated 22 March 2016 and Special Meeting of the Audit Panel dated 26 May 2016, as circulated, be confirmed.

Decision: **MOVED** Robert Hogan **SECONDED** Ald Chong

“That Minutes dated 22 March and Special Meeting of the Audit Panel dated 26 May 2016 be confirmed”

CARRIED

3. DECLARATION OF CONFLICTS OF INTEREST/PECUNIARY INTERESTS

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

Mr Hogan advised the Panel of the possibility of his appointment to the Derwent Valley Council Audit Panel.

There were no further new declarations.

4. INTERIM EXTERNAL AUDIT FINDINGS AND NEW DRAFT LONG FORM AUDIT REPORT.

The Deputy Auditor General Mr Ric De Santi and the Clarence Audit Manager, Engagement Leader, Mr Derick Burns were in attendance to provide the Panel with a verbal update in relation to the 2015/16 Annual Audit for Clarence City Council. There were no specific matters arising from the preliminary stage of the Audit that warranted being raised with the Audit Panel.

Mr De Santi provided an outline of the new draft format for the Long Form Audit Report which the Tasmanian Audit Office was trialling at present and was keen to gain feedback on. A number of suggestions were put forward in discussions including the following:-

- That the couching of terminology and wording should be clear as to context so that particularly the outside reader is able to clearly interpret the document and audit findings correctly;
- Having clearly stated areas of audit focus and coverage;
- Establish a clear understanding of the target audience to whom the audit report is being directed;

- Need to establish the correct pitch and level of detail to be covered (eg user charges may be too low);
- The need for a possible 3rd column of findings/conclusions to avoid creating scope for conjecture or a perception of non-closure of the matters covered;
- Careful use of certain terminology such as “ a going concern” or “significant deficiencies in the internal controls ...identified” which could without context flag doubt and concern in the readers mind without there being sufficient closure and transparent disclosure of the audit conclusions.

Mr De Santi thanked the Panel for the opportunity to discuss the draft and for the feedback provided.

Mr Burns provided an update on the conduct of this year’s Council audit and advised that no major issues had been identified in the preliminary phase of the audit which is expected to conclude at the end of the month.

Mr De Santi advised that guidelines were being developed on the requirements for the disclosure of “significant business dealings” for inclusion in the Annual Statement of Accounts.

RECOMMENDATION:

That the update advice be noted.

Decision: It was **RESOLVED**

“That the update advice be noted”.

5. COMPLIANCE WITH LEGISLATION AUDIT STRATEGY

The Panel was advised that the Tasmanian Audit Office has completed a special audit of the compliance with obligations under legislation and regulations by public sector organisations.

The Panel was further advised that although management comments were invited from all agencies that were respondent to the audit review; in light of the findings for Clarence a response was not considered warranted.

Mr DeSanti confirmed that the Report had now been finalised and had been submitted to Parliament.

RECOMMENDATION:

That the advice be noted.

Decision: It was **RESOLVED**

“That the advice be noted”.

Mr De Santi and Mr Burns then left the meeting (3.40pm).

6. WORKSHOP - STRATEGIC FORWARD AUDIT PLAN

With the leave of the meeting the Chair **adjourned** the meeting at this stage 3.41pm in order to hold Workshop discussions on the development of a Strategic Forward Audit Plan.

The following conclusions were drawn from the Workshop discussions:-

- There is a need to firstly review and establish a clear understanding of the Council's "Enterprise" Strategic Risk profile;
- Consider whether the Council's "enterprise/strategic/higher order" risks are adequately captured in the Council Risk Register;
- Consider whether the assumptions methodology and approach used to manage Strategic Risk are sound, i.e.:-
 - How does Council identify and capture the risks?;
 - How are risks mitigated?;
 - What is the control mechanism used?;
 - Do controls mitigate the risk as identified?;
 - Are controls tested to satisfy organisational compliance with mitigation mechanisms?; and
 - Are the controls effective?

It was further considered that the Audit Panel's activities should not focus on matters that:-

- Potentially overlap external audit focus; and
- Areas that are too heavily based on operational matters and focus.

It was anticipated that the above would provide a platform for the Audit Panel to develop its forward program which would then focus more closely on reviewing the manner in which Strategic Risks are mitigated and how the functional responsibilities of the Council are performed.

It was Agreed

That the General Manager and the Corporate Secretary consider the preparation of a project scope to facilitate this initial review of the Council's Strategic Risks and Risk Management framework (including the Risk Register structure and methodology).

The meeting **resumed** at 4.25pm.

7. UPDATE ON PROJECT 35 - EFFECTIVENESS OF COUNCIL'S IT SOLUTIONS

This matter is listed as a standing item.

The General Manager advised the Panel that the tender process for the new IT systems was concluded at Council's meeting of 14 June 2016 when Council resolved to accept Tech 1 as the successful tender. The General Manager provided a further verbal update in respect to the finalisation of contracts and the preparation of plans for implementation. The project is expected to kick off on 1 July 2016.

The Chair reemphasised that the Council will need to focus on the degree of resources that the project will demand from the Council staff and the deliverables and commitments to be provided by the supplier.

RECOMMENDATION:

That the update advice be noted.

Decision: It was **RESOLVED**

“That the update advice be noted”.

8. ANNUAL AUDIT PLAN FOR 2015- 2016

The following Projects make up the 2015-2016 Annual Audit Plan programme formally adopted by Council:-

Project 46	Council Business Continuity Plan
Project 47	Corporate Induction Programme and Staff Exit Controls
Project 48	Appropriate Use of Delegations

Project 46: Council Business Continuity Plan

Consultant firm RXP Services was engaged to undertake this project.

RXP Services have not concluded this project in time for this meeting and it is now proposed that the project report be presented at the Panel's September 2016 meeting.

RECOMMENDATION

That the advice be noted

Decision: It was **RESOLVED**

“That the update advice be noted”.

9. CONSIDERATION OF ANNUAL AUDIT PLAN FOR 2016- 2017

This item is listed to allow for early consideration and commencement of next year's Audit Programme.

The Panel consider suitable items (usually up to 4 items) for inclusion in the Annual Audit Plan for 2016-2017 and recommend to Council. The Workshop deliberations on the Strategic Forward Audit Programme to be developed for the next 3 years was also considered.

RECOMMENDATION:

That the advice be noted.

Decision: It was **RESOLVED**

- “A. That the Panel endorse the Workshop outcome and seek that the General Manager and the Corporate Secretary prepare a suitable brief for an special audit project to review the Council's Strategic Risks and Risk Management framework (including the Risk Register structure and methodology) for its consideration; and
- B. That the Panel further notes that the area of Volunteer Management may also be regarded as a potential further project for this year's audit programme”.

10. MANAGEMENT ACTION PLAN

An updated Management Action Plan was provided with the agenda.

The Panel gave consideration to the details of the Management Action Plan. A number of changes to the Management Action Plan were noted including some new items listed that were IT project dependant.

The Panel noted the explanation given by the General Manager regarding Council's current policy and practice concerning credit card use and that the General Manager was not a card holder and that there were only 4 cards in use for the whole of the Council's operations.

RECOMMENDATION:

That the advice be noted

Decision: It was **AGREED**

“That the IT dependant items be consideration as part of the IT Project Implementation Plan and where possible, addressed in the roll out of the software applications.”

It was **RESOLVED**

“That the advice be noted “

Alderman Peter Cusick left the meeting at this stage 4.38pm.

11. SIGNIFICANT INSURANCE/LEGAL CLAIMS

There have been no new major claim notifications since the last report to the Panel.
A copy of the schedule of outstanding matters was attached to the Agenda.

RECOMMENDATION:

That the advice be noted.

Decision: It was **RESOLVED**

“That the advice be noted”.

12. ANY FURTHER BUSINESS

Panel members were reminded of the special information session being conducted for Audit Committee members and associated public sector staff to be conducted this week by the Tasmanian Audit Office.

13. TIME, DATE, PLACE OF NEXT MEETING

It is practice for the schedule to be updated by the Panel each meeting on a rolling basis to maintain an advanced schedule of meetings. The updated Forward Workplan for the Audit Panel was attached to the Agenda.

Draft Meeting Schedule – 2016-17

Mtg	Business Items are listed as per Work Plan	Scheduled time of year	Proposed Mtg Date
1.	• Electronic sign off of Annual Financial Statements 2015/16	August	9 August 2016 (by email exchange)
2.	•	Aug/Sept May require 2 meeting times to deal with these matters and subject to Auditor General availability	Thursday, 22 September 2016 (4.00pm) (Subject to Confirmation)
3.	•	Nov/Dec	Tuesday, 29 November 2016 (4.00pm)
4.	•	Feb/Mar	Tuesday 21 March 2017
5.	•	June	

Note 1: The Audit Panel has been constituted by the Council as a Special Committee under the provisions of Section 24 of the Local Government Act 1993. The Panel's charter provides for the purpose of the Panel and the manner in which it is to conduct its meetings.

Note 2: The above schedule has been based on the past practice of the Panel and recent consultation on suitability of meeting dates; however, ongoing meetings of the Panel (Audit Panel) are open to the Panel taking into consideration its obligations.

Note 3: The **Work Plan** was distributed with the agenda. The above meeting schedule will be modified to take into account the adopted Audit Panel Work Plan.

Item 13 Cont./

Item 13 Cont./-

RECOMMENDATION:

- A. That the Panel notes and confirms the proposed rescheduling of its September 2016 to 22 September 2016; and
- B. That the Panel determines on or modify the proposed schedule of Audit Panel meetings.

Decision: It was **RESOLVED**

“That the forward schedule be noted.”

14. CLOSE

There being no further business, the **Chair** declared the **Meeting closed** at **5.02pm**.

BICYCLE STEERING COMMITTEE – QUARTERLY REPORT

(File No 04-03-02)

Chairperson's Report – Alderman S von Bertouch

Report to Council for the 3 month period 1 April 2016 to 30 June 2016.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

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

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

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

Parking survey has been completed recording a 15% parking density along this section of Cambridge Road. Waiting outcome of consultation for the Cambridge Master Plan.

2.2. Cambridge Road, Mornington – Painted Bike Lines

Currently being designed. Kerb and gutter to be installed along road to capture stormwater from roadway before flowing onto subdivision land. Parking survey revealed 10% parking density along Cambridge Road.

2.3. Clarence Foreshore Trail – Camelot Park to Pindos Park

Construction of the concrete path is complete, waiting determination of fencing requirements.

2.4 Clarence Foreshore Trail – Ronnie Street to Tasman Bridge

Construction has been completed to opposite Marana Avenue.

2.5 Clarence Foreshore Trail – Anzac Park to Natone Street

Construction has been completed.

2.6 Mornington Roundabout Pedestrian/Cycling Underpass

Pitt and Sherry have submitted a report for this project. Requires further investigation and assessment before proceeding.

2.7 Clarence Foreshore Trail – Simmons Park

Work has commenced on the upgrading of the foreshore trail at the northern end of Simmons Park. It is anticipated that this work will be completed in September 2016, subject to weather.

3. RECURRENT INITIATIVES

Further locations for bike parking facilities are being investigated. Two bike racks have been installed near Currency Café in Lindisfarne.

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

Funding request submitted for Council's consideration in the 2016/2017 Capital Works Program to implement Council's decision of 7 December 2015.

Rosny Hill Road – Pram Crossings and Path Upgrade

Design has commenced on the track upgrade and pram crossing along Rosny Hill Road from the overpass passing City View Motel towards Rosny Golf Course.

5. GOVERNANCE MATTERS

Committee Meeting

The Committee held 2 meetings during the quarter on 4 April and 6 June 2016.

6. EXTERNAL LIAISON

CyclingSouth Meetings were held on 20 April and 15 June 2016.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman Sharyn von Bertouch

CHAIRPERSON

TRACKS AND TRAILS ADVISORY COMMITTEE

(File No 07-06-09)

Chairperson's Report – Alderman R James

Report to Council for the 3 month period for 1 April 2016 to 30 June 2016.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

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

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

2. CAPITAL WORKS PROJECT**Kangaroo Bay Rivulet Track**

Fencing has been designed and construction is imminent for the section of track located on the Rosny Farm site. The proposed track alignment has been modified adjacent Eastlands and quotes will be sought to enable work to commence.

3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES

Tangara Trail – Dirty Bridge Creek Track

Drainage work was carried out on the section between Gellibrand Drive and Delphis Drive.

Tangara Trail – Roscommon Track

A gravel track has been constructed at the southern end of Roscommon from the Ringwood Road entrance to Roscommon Reserve.

Tangara Trail – Saltmarsh Track

A gravel track is being installed along the edge of the Tangara Trail to deal with the boggyess that occurs after rain.

Tangara Trail – Forest Hill Road Track

A natural surface track has been created on Forest Hill Road between the Saltmarsh Track and Farnaby Place.

Charles Darwin Trail

New signage and stencils have been installed to replace missing or vandalised signs.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Blessington Track

As per Council's decision of 21 October 2013, a contractor has been appointed to construct the track to Fort Beach. The Aboriginal Heritage Assessment is complete and a permit is required before work can commence.

Clarence Coastal Trail – Mays Beach to Cremorne

A track consultant has been appointed to prepare a report on costings for track construction and safety fencing.

Rokeby to Lauderdale Track

A letter was sent to the Premier and a response was received from the Minister for Police stating that security issues are the reason for refusing the coastal track through the Police Academy property.

Tangara Trail – Roscommon Track

Meetings have been held with the Tasmanian Equestrian Centre and Hobart Archers for extending the trail around the northern perimeter of Roscommon. The archery club have agreed to relocate 6 targets to accommodate the trail.

5. GOVERNANCE MATTERS.

Committee Meeting

The Committee held 2 General Meetings during the quarter on 14 April 2016 and 9 June 2016.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman R James
CHAIRPERSON

NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT

(File No 12-15-02)

Chairperson's Report – Alderman Kay McFarlane

Report to Council for the 3 month period 1 April 2016 to 30 June 2016.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

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

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

2. CAPITAL WORKS PROJECTS

Nil.

3. RECURRENT INITIATIVES**Clean Up Australia Day**

Clean Up Australia Day was a huge success for 2016. The following results were achieved:

- total tonnes of waste collected: 11.38;
- passenger tyres collected: 44 recycled, 78 to MPWTS - **Total 122**;
- total number of truck tyres collected: 36 recycled - **Total 36**;
- light truck tyres collected: 32 recycled, 11 to MPWTS - **Total 43**;
- total number of estimated participants: 2,500;

- total number of registered sites: 32;
- total number of registered participants: 44;
- total number of community groups participating: 15;
- total number of school groups participating: 8;
- total number of youth groups participating: 6; and
- total number of business groups participating: 3.

Implement Natural Area Reserve Activity Plans

- Entrance landscaping has been administered in several of Council's reserves including:
 - Rosny/Montagu Bay Foreshore Reserve;
 - Bedlam Walls Reserve; and
 - Seven Mile Beach Coastal Reserve.
- Maintenance has been performed, such as brush cutting, pruning and weed control across most natural area reserves.
- A pitched rock foreshore access path at Limekiln Point was installed.

Wetland/Storm Water Retention Basins

Maintenance work, including cumbungi removal, brush cutting and pruning was performed at Cambridge Park Wetland and Otago Bay Freshwater Lagoon. Bio retention basins were excavated for silt and sediment at Rosny, Montagu Bay and Rose Bay.

Priority Weed Management

African boxthorn, boneseed and blackberry were controlled at the Old Lauderdale Tip. Spanish heath was treated in the Mortimer Bay Coastal Reserve. African Boxthorn removal work was done at Tranmere Foreshore Reserve and serrated tussock was treated at Nowra Bushland Reserve.

Landcare Grants Program

Several groups have completed and acquitted funded projects for 2015-16, including Mt Rumney Landcare Group and Glebe Hill Bushland Reserve Landcare Group.

Maintenance Clarendon Vale Rivulet

Brush cutting of the bitumen track verges, removal of dead limbs, mulching, landscaping and rubbish removal have been administered along Council managed sections of the Clarence Plains Rivulet in the last quarter.

Bedlam Walls Project

Follow up Weed Control and replacement planting has been achieved in the last quarter. The 3 year project has now concluded.

Schools Landcare Support Program

A successful planting working bee with students and the School gardener at Cambridge Primary School was organised in June, adjacent to the school along Council's managed Barilla Creek.

Community Clean Up Program

A successful Clean Up Program was completed in this quarter with several groups participating, including Sandford Scout Group, Wildcare Deslacs, Seven Mile Beach Coastcare and Tranmere/Clarence Plains Land & Coast Care Group Inc.

Prison Program Project

The Prison Crew spent several weeks removing radiata pine from Day Use Areas 1 and 2 at Seven Mile Beach, post hand over from Parks and Wildlife. They also spent several weeks hand pulling boneseed at Pilchers Hill Bushland Reserve along with regular maintenance of Council's natural areas in Risdon Vale.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS**Feral Cat Management**

Research to be undertaken on what organisations might be involved with feral cat management to compile information that the NRM and Grants Committee can digest for any future recommendations to Council.

Maintenance of Rehabilitated Area – Old Lauderdale Tip

African boxthorn has been controlled along with some other declared weeds. Long grass has been slashed and native plants have been planted to replace weed species.

5. GOVERNANCE MATTERS.**Committee Meeting**

Alderman Kay McFarlane, Ian Preece, Justin Burgess and Phil Watson met on 13 July to look at Budget Items programmed for 2016-17, discuss the Landcare Grants Program for 2016-17 and talk about feral cat management.

6. EXTERNAL LIAISON

The NRM & Grants Committee have been invited to provide comment on the draft Clarence Plains Reserves Reserve Activity Plan. Comments have been directed to Phil Watson.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman Kay McFarlane
CHAIRPERSON

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 4, 11 and 18 July 2016 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 4, 11 and 18 July 2016 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-2016/106 - 723 AND 723A OCEANA DRIVE, TRANMERE - DWELLING
(File No D-2016/106)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Single Dwelling at 723 and 723A Oceana Drive, Tranmere.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 26 July 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of stormwater run-off and drainage.

RECOMMENDATION:

- A. That the Development Application for a Single Dwelling at 723 and 723A Oceana Drive, Tranmere (CI Ref D-2016/106) be approved subject to the following conditions and advice.
 - 1. GEN AP1 – ENDORSED PLANS.
 - 2. The development must meet all required Conditions of Approval specified by TasWater notice dated 10 June 2016 (TWDA 2016/00307-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2016/106 - 723 AND 723A OCEANA DRIVE, TRANMERE – 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;
- Section E6.0 - Parking and Access Code; and
- Section E7.0 - Stormwater Management Code.

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

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

The site is a regularly shaped internal lot on the western side of Oceana Drive, Tranmere. The site is currently vacant and slopes steeply from east to west. A 3m wide drainage easement runs along the full length of the western boundary. The site is accessed via a right-of-way over 723a Oceana Drive, which has been included as part of the development application for this reason.

3.2. The Proposal

The proposal is for a 2 storey Single Dwelling comprising open plan living areas, main bedroom, ensuite, laundry, powder room, double garage and timber deck on the upper level and 2 bedrooms and bathroom on the lower level. The dwelling will be finished in a mix of brick veneer and cladding with a colorbond cliplok roof.

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

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

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

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2	A3	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>The front setback is 3.5m from the rear boundary of the adjoining lot.</p> <p>The dwelling will be outside the building envelope in the rear setback and a portion of the south-western corner.</p> <p>A section of the garage on the north-western elevation is also outside the envelope.</p>

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

Performance Criteria	Comment
<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>There will be some minimal impacts from overshadowing to the property to the south. This property contains a Multiple Dwelling which is setback 3m from the adjacent boundary and contains living areas and private open space on this side. It is considered this property will still receive adequate sunlight from midday onwards, given the proposed dwelling is adequately off-set to allow afternoon sun from the west to still reach the site.</p>
<p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p>	<p>There are no adjoining vacant lots in this instance.</p>
<p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>The dwelling has an overall height of 6.3m, which is well below the maximum building height allowable under the Scheme of 8.5m. The building is surrounded by other large 2 storey properties of similar appearance and it is considered an appropriate building within the zone.</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 separation to adjoining dwellings is compatible with that of the surrounding area. There are many examples on adjacent sites where separation is between 5-6m, consistent with the proposed development.</p>

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.3	A2	<p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a Multiple Dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p>	<p>A 17.6m² timber deck is proposed</p> <p>Deck dimensions are 4.1m x 4.3m</p>

		<p>(ii) 2m, if the dwelling is a Multiple Dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on 21 June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>Deck is accessible from the living room</p> <p>Deck is located on the north-western elevation</p> <p>Not applicable</p> <p>No</p> <p>No</p>
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The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

Performance Criteria	Comment
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p> <p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	<p>The timber deck is accessed directly from the living room, therefore conveniently located to provide the occupants with an extension of the dwelling for outdoor enjoyment.</p>

(ii) <i>orientated to take advantage of sunlight</i> ".	The timber deck is orientated to the north and will therefore receive adequate sunlight.
---	--

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. Stormwater Run-off and Drainage

The representor has expressed concern regarding stormwater run-off and the potential increase in water entering their property.

- **Comment**

The proposed development meets the acceptable solutions of the Stormwater Management Code.

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

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

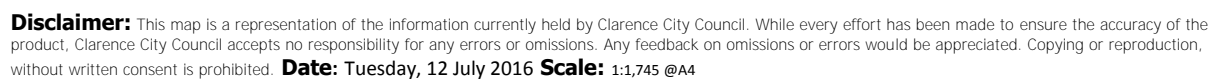
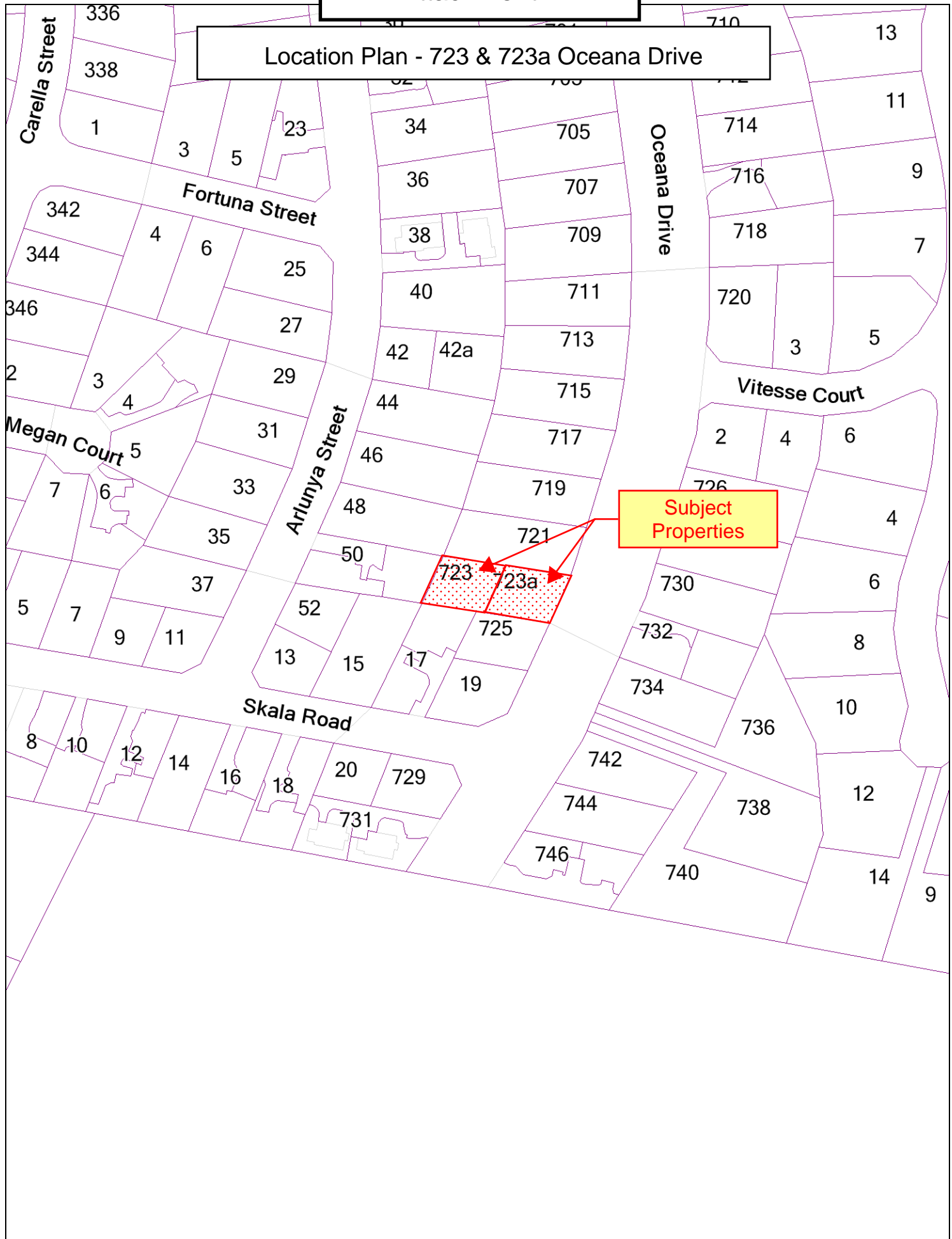
The proposal is for the development of a Single Dwelling at 723 Oceana Drive, Tranmere. The development satisfies the relevant requirements of the Scheme and is therefore recommended for approval subject to conditions.

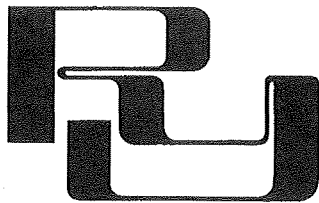
Attachments: 1. Location Plan (1)
2. Proposal Plan (6)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

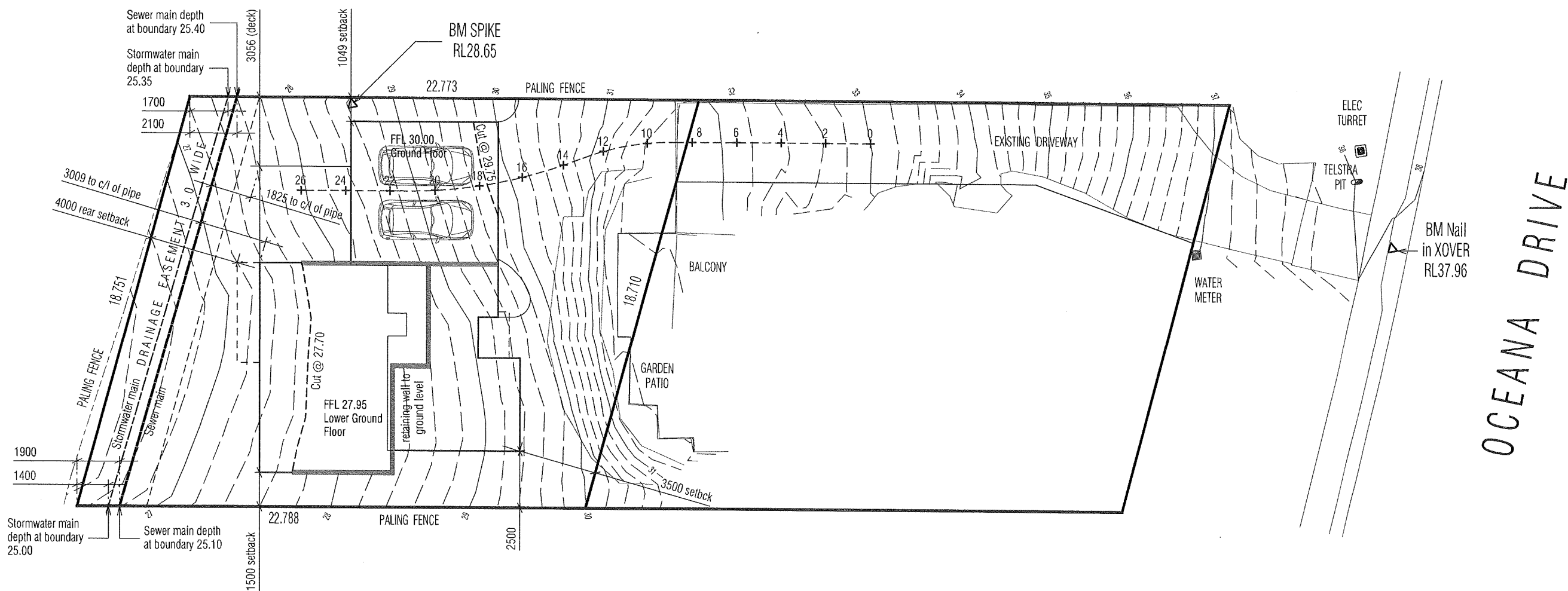
Attachment 1

Location Plan - 723 & 723a Oceana Drive





C.T. No. 163279/2
411m²



Scale 1:200

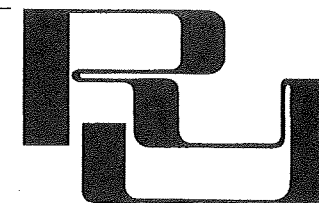
PROPOSED DWELLING FOR HILL
AT Lot 2, 723 OCEANA DRIVE, TRANMERE

Not Bushfire Prone
See sheet 16 for
Bushfire Attack Level
construction requirements

REVISION	DATE	DESCRIPTION
B	6 June 2016	Changes as described on Cover Sheet

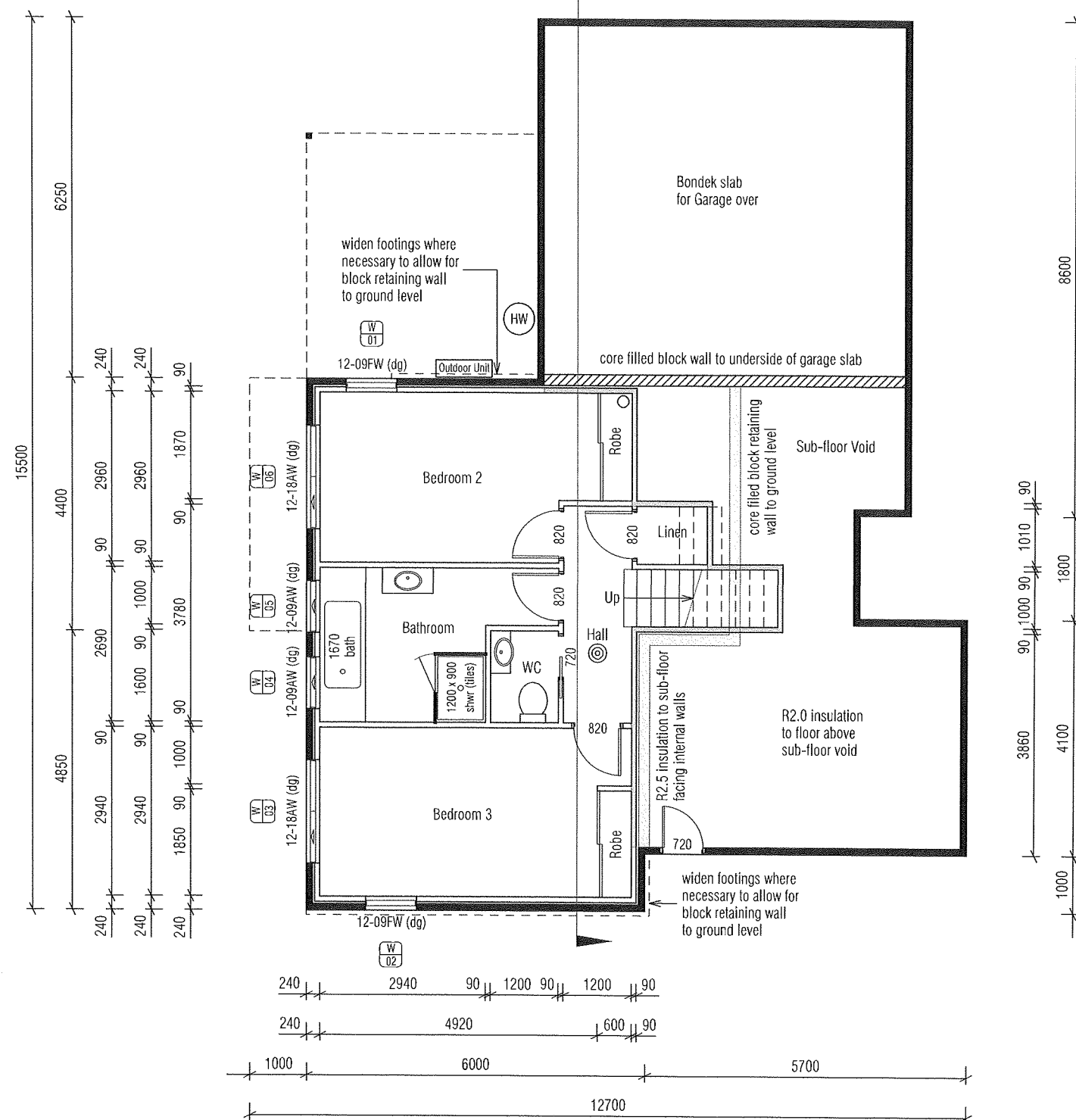
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Compliance No. CC102Y - James Collins
DRAWING: SITE PLAN
DATE: 08/06/16
FILE NAME: 1734 BA 010416.dgn
DRAWN BY: PC

- ARTICULATION JOINT
- SMOKE ALARM



RONALD YOUNG & CO BUILDERS PTY
 A.B.N. 52 009 494 446
 CNR COLLINS & HARRINGTON STS, HOBART 7000
 PHONE: 6234 7633 FAX: 6234 6445
 BUILDING - DESIGN - DEVELOPMENT

Ground Floor Area = 58.8m²
 First Floor Area = 142.4m²
 Total Floor Area = 201.2m²
 Porch Area = 1.6m²
 Deck Area = 17.4m²



Scale 1:100

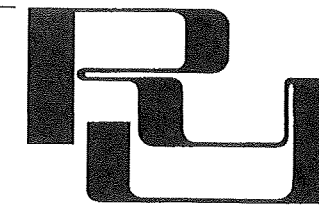
PROPOSED DWELLING FOR HILL
 AT Lot 2, 723 OCEANA DRIVE, TRANMERE

Not Bushfire Prone
 See sheet 16 for
 Bushfire Attack Level
 construction requirements

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DRAWING: GROUND FLOOR PLAN
 DATE: 08/06/16
 FILE NAME: 1734 BA 010416.dgn
 DRAWN BY: PC

- ARTICULATION JOINT
- SMOKE ALARM



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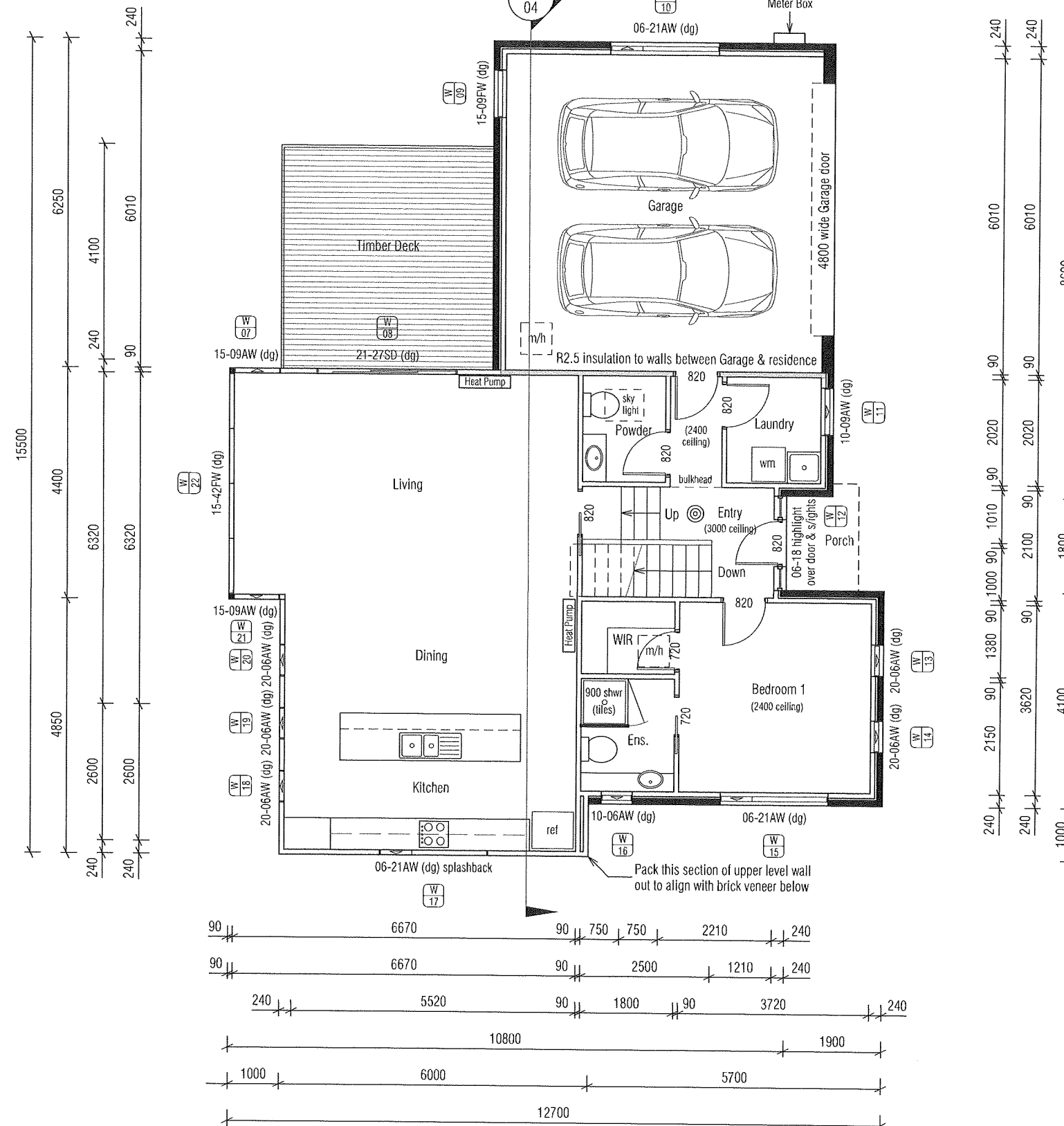
A.B.N. 52 009 494 446

CNR COLLINS & HARRINGTON STS, HOBART 7000

PHONE: 6234 7633 FAX: 6234 6445

BUILDING - DESIGN - DEVELOPMENT

First Floor Area = 142.4m²
Porch Area = 1.6m²
Deck Area = 17.4m²



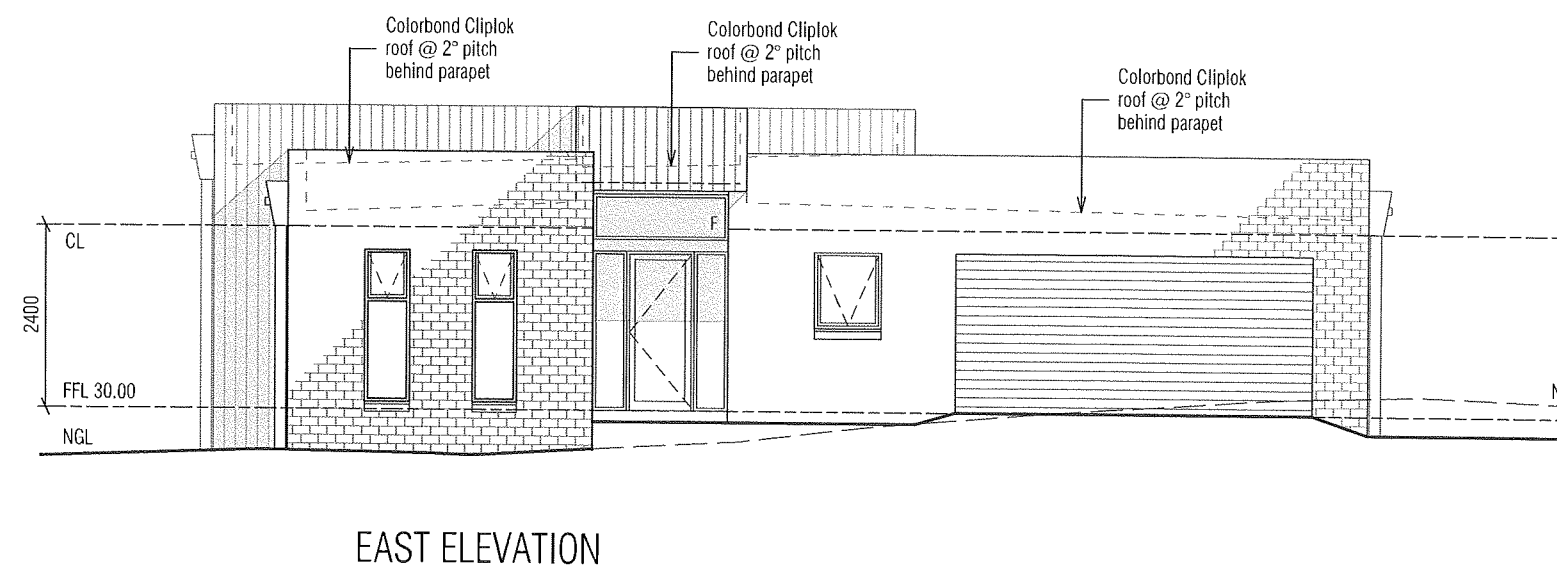
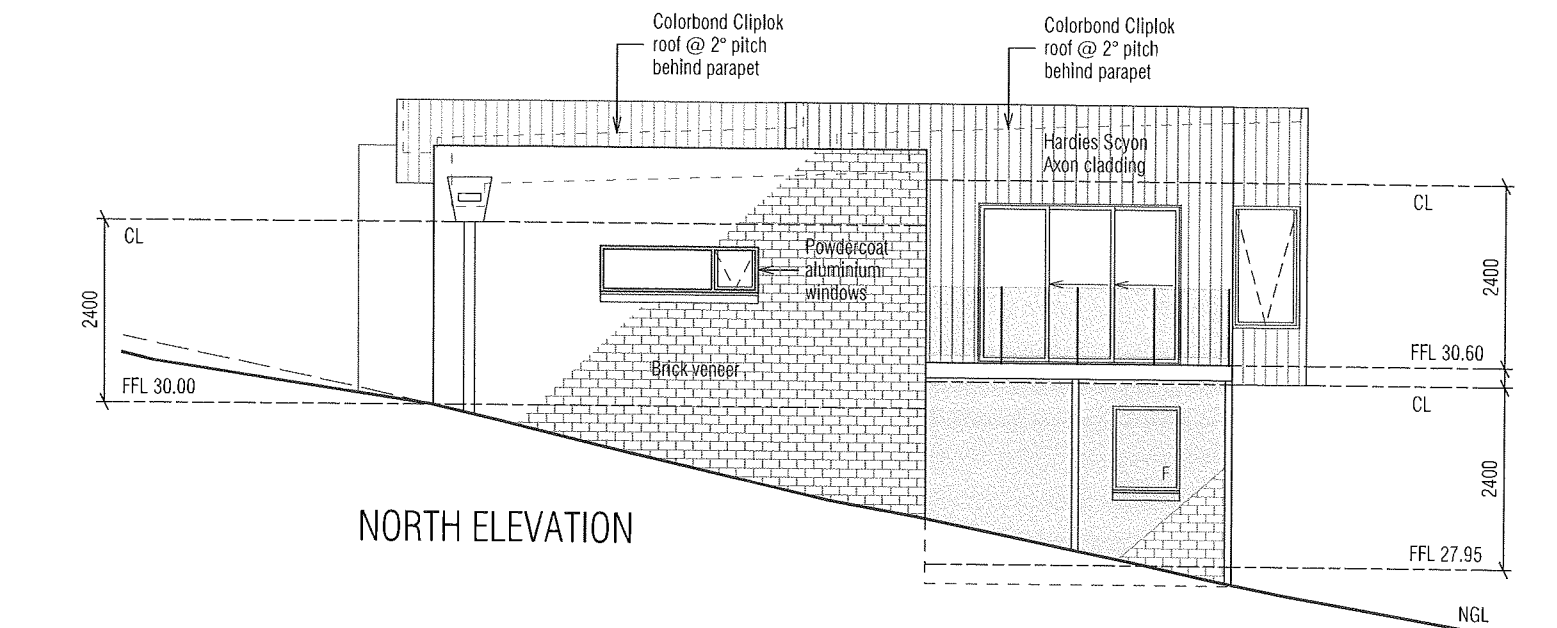
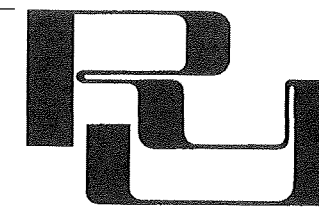
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PROPOSED DWELLING FOR HILL
AT Lot 2, 723 OCEANA DRIVE, TRANMERE

Not Bushfire Prone
See sheet 16 for
Bushfire Attack Level
construction requirements

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DRAWING: FIRST FLOOR PLAN
DATE: 08/06/16
FILE NAME: 1734 BA 010416.dgn
DRAWN BY: PC



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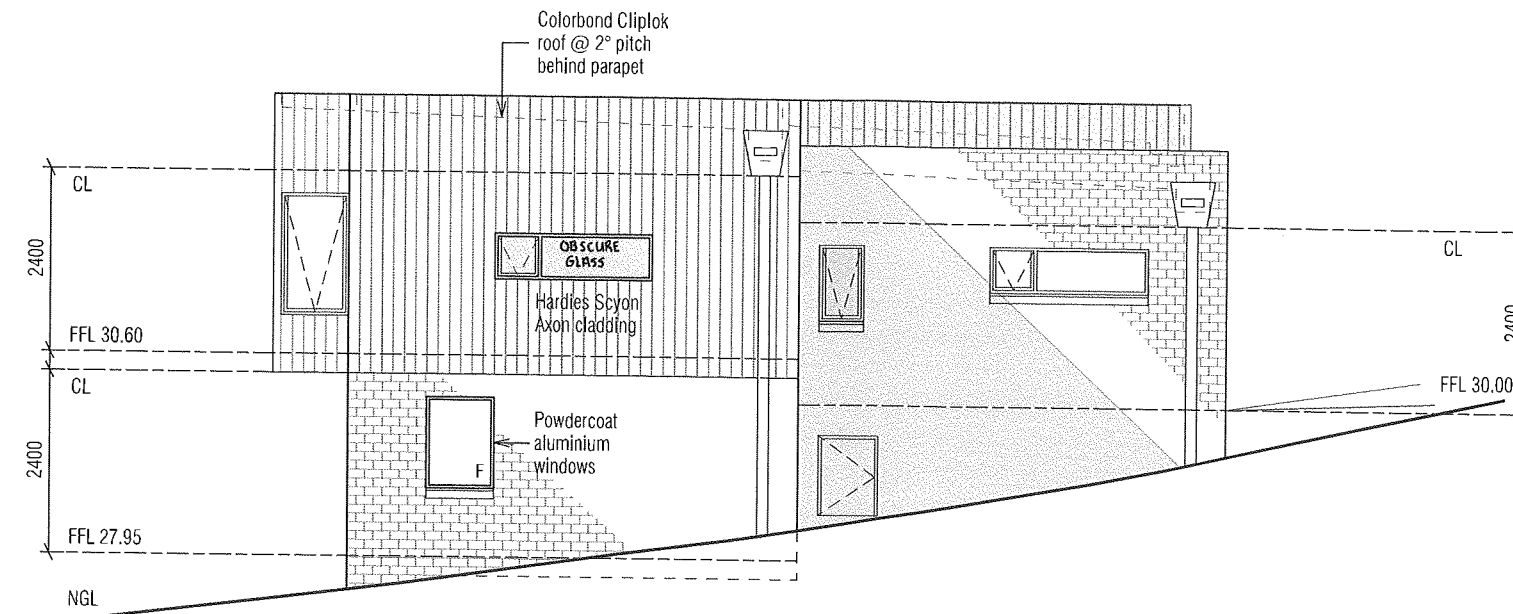
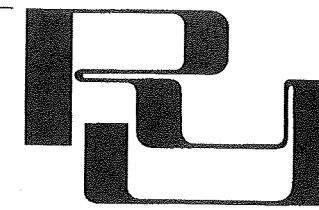
PROPOSED DWELLING FOR HILL
AT Lot 2, 723 OCEANA DRIVE, TRANMERE

Not Bushfire Prone
See sheet 16 for
Bushfire Attack Level
construction requirements

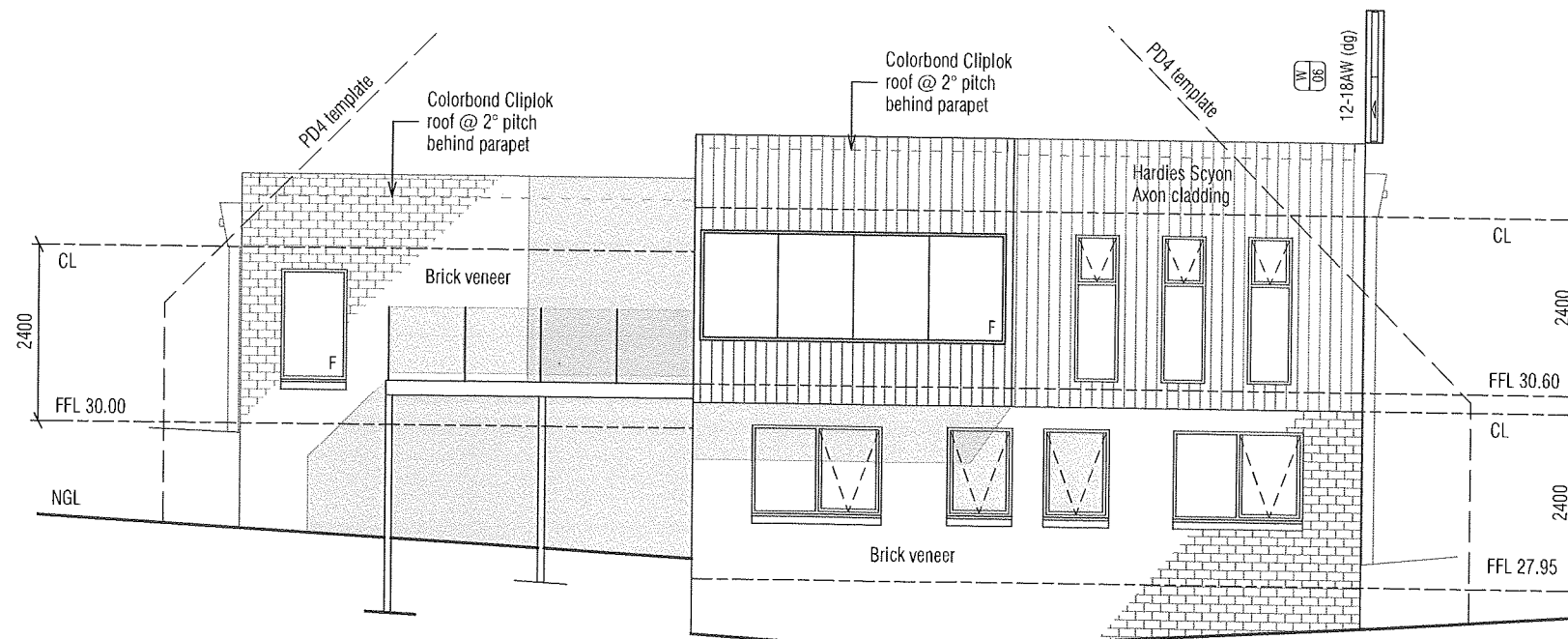
REVISION	DATE	DESCRIPTION
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DRAWING: ELEVATIONS Sheet 1 of 2
DATE: 06/06/16
FILE NAME: 1734 BA 010416.dgn
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SOUTH ELEVATION



WEST ELEVATION

Scale 1:100

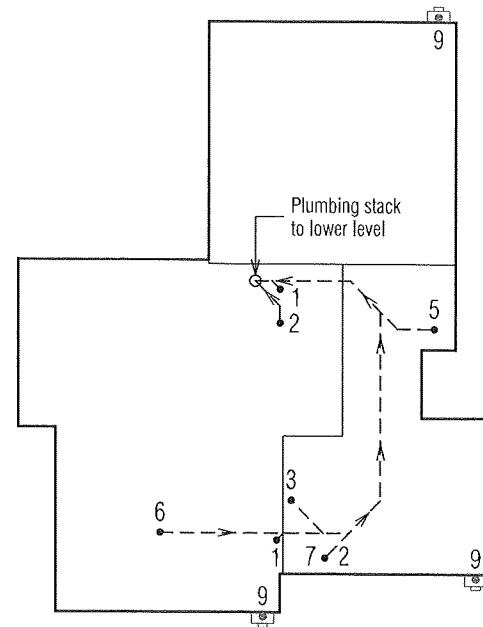
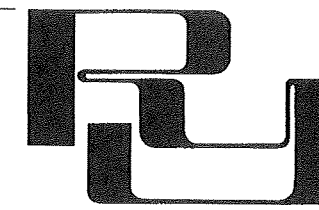
**PROPOSED DWELLING FOR HILL
AT Lot 2, 723 OCEANA DRIVE, TRANMERE**

REVISION	DATE	DESCRIPTION
A	24 February 2016	Changes as described on Cover Sheet

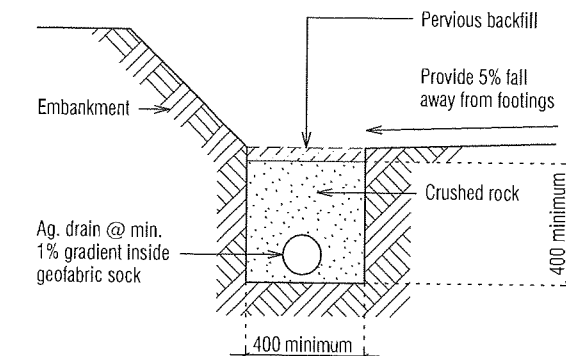
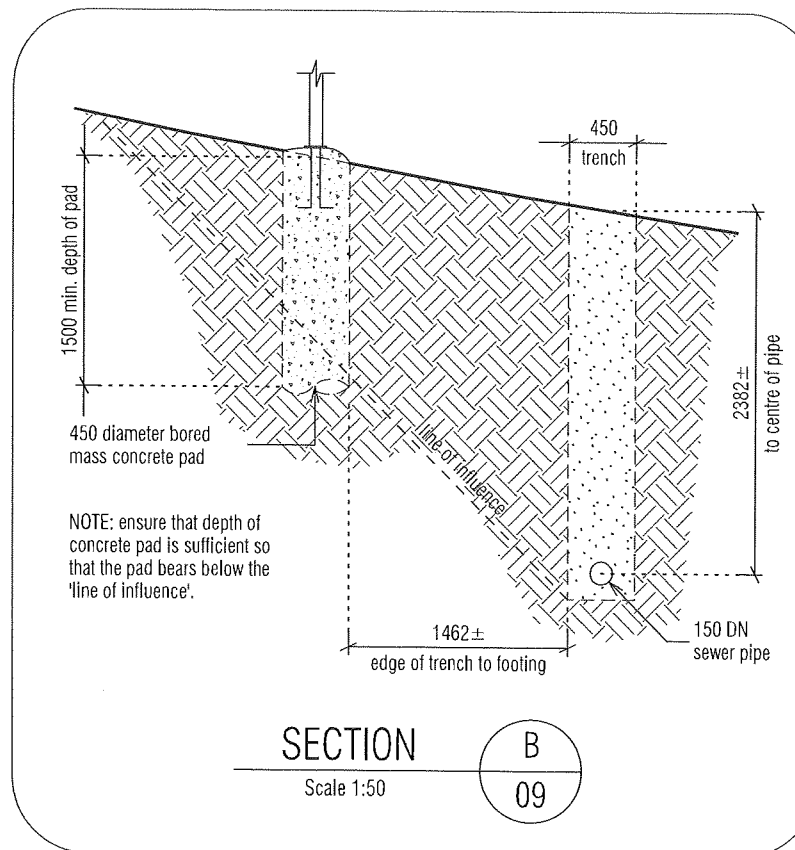
Not Bushfire Prone
See sheet 16 for
Bushfire Attack Level
construction requirements

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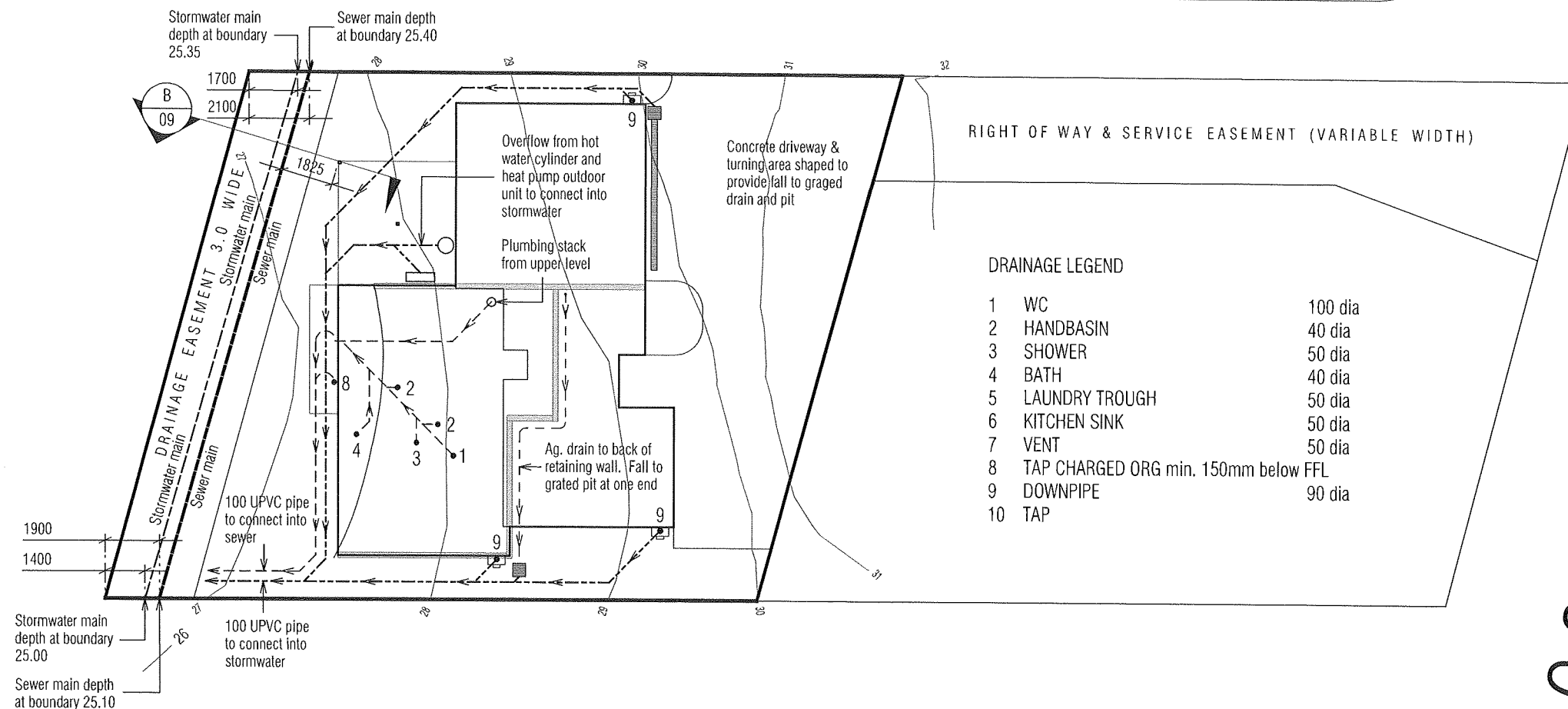
DRAWING: ELEVATIONS Sheet 2 of 2
DATE: 08/06/16
FILE NAME: 1734 BA 010416.dgn
DRAWN BY: PC



FIRST FLOOR DRAINAGE PLAN



All materials and construction to comply with AS/NZS3500, 3, 2, 2003 and to be inspected and approved by a qualified engineer.



Scale 1:200

PROPOSED DWELLING FOR HILL
AT Lot 2, 723 OCEANA DRIVE, TRANMERE

OCEANA DRIVE

Not Bushfire Prone
See sheet 16 for
Bushfire Attack Level
construction requirements

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DRAWING: DRAINAGE PLAN
DATE: 08/06/16
FILE NAME: 1734 BA 010416.dgn
DRAWN BY: PC

Attachment 3

723 & 723A Oceana Drive, TRANMERE



Site viewed from Oceana Drive (showing existing dwelling on front lot at 723a Oceana Drive)



Site viewed from internal lot boundary

**11.3.2 DEVELOPMENT APPLICATION D-2016/209 - 24 NORFOLK DRIVE,
HOWRAH - DWELLING**
(File No D-2016/209)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 24 Norfolk Drive, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Bushfire Prone Areas, Landslide 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.

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the consent of the applicant and now expires on 27 July 2016.

CONSULTATION

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

- overshadowing;
- damage caused by excavations;
- traffic management; and
- inaccuracy of plans.

RECOMMENDATION:

- A. That the Development Application for a Dwelling at 24 Norfolk Drive, Howrah (CI Ref D-2016/209) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. ADVICE – A soil and water management plan is required as part of a building application for the development, to be in accordance with the Soil and Water Management on Building and Construction Sites guidelines (available from Council).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2016/209 - 24 NORFOLK DRIVE, HOWRAH – 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 in respect of private open space, sunlight and privacy under the Scheme.

2.3. The Bushfire Prone Areas Code is relevant to the subject property. Clause E1.5.1 of the Scheme provides that a Single Dwelling is not a vulnerable use and is therefore exempt from the Code.

2.4. Although the Landslide Code is relevant to the subject property by identifying part of the site as a Low Risk Landslide Hazard Area, Clause E3.4 of the Scheme exempts the development of a new building within this area from consideration under the Landslide Code.

2.5. 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.

2.6. 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 subject site is an 816m² lot with 17.22m frontage to Norfolk Drive, at the western fringe of an established residential area in Howrah. The lot slopes down steeply to the south towards Norfolk Drive, is clear of significant vegetation and has views to the south-west towards the river, city and mountain.

There are no existing buildings within the property boundaries and no easements encumbering the property.

3.2. The Proposal

The proposal is for the development of a multi-level, Single Dwelling on the subject property. The dwelling would be 4-bedroom, would incorporate a double-car garage and shared kitchen/living/dining areas on the upper levels. It would have a total floor area of 288.3m², would be sited on the southern part of the lot and would be 7.78m at its highest point above natural ground level.

The building would be clad using a combination of block, timber screening, Colorbond and a manufactured cladding (likely cement sheet). It would incorporate a timber deck on the western elevation and would have vehicular access from Norfolk Drive.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

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

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.3 A2	Private open space for all dwellings	A dwelling must have an area of private open space that: (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom).	Private open space (minimum provision area) not directly accessible from the habitable rooms of the proposed dwelling. Terraced garden areas to north of dwelling provided to meet minimum provision.

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

Performance Criterion	Comment
<p><i>"P2 A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:</i></p> <p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	<p>The proposed development would include the preparation of a terraced landscaped garden, to the north of the dwelling on the lot. The site plans show ramped paths between the 2 terraced lawn areas, which would be capable of being used as the outdoor space areas required by the Scheme and the performance criteria to this clause.</p> <p>The proposed deck on the western elevation of the dwelling would provide for conveniently located outdoor living/recreation areas, to be accessed from the main living areas of the dwelling.</p>
<p><i>(ii) orientated to take advantage of sunlight".</i></p>	<p>The proposed terraced lawn areas forming the required open space would be oriented directly north of the development, thus satisfying this performance criterion.</p>

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.4 A1	Sunlight for all dwellings	A dwelling must have at least 1 habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	The proposed dwelling does not incorporate any windows to habitable areas on the northern elevation of the development.

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

Performance Criterion	Comment
<i>“P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom)”.</i>	The north-westerly orientation of the proposed dwelling would enable reasonable solar access to the deck, kitchen/dining areas of the proposal, as required by this performance criterion.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.6 A1	Privacy for all dwellings	A deck that has a finished floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25% along the sides facing a side boundary, unless a setback of 3m is proposed.	1.99m setback to the western (side) boundary from the proposed deck and a privacy screen of 1.0m is proposed.

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

Performance Criterion	Comment
<i>“P1 - A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</i>	The adjacent land to the west at 450 Rokeby Road is within the Rural Resource Zone and supports an existing Single Dwelling on the north-western part of the property, separated from the shared boundary by approximately 180m. There is no scope for Multiple Dwelling developments within that zone, meaning that the proposed deck will not compromise further or future residential development of the adjacent property.
<i>(a) a dwelling on an adjoining lot or its private open space; or</i>	
<i>(b) another dwelling on the same site or its private open space; or</i>	The proposal is for a Single Dwelling, meaning that there is not another dwelling on the same site.
<i>(c) an adjoining vacant residential lot”.</i>	There are no vacant lots adjoining the site that require specific consideration.

5. REPRESENTATION ISSUES

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

5.1. Overshadowing

The representor raised concerns that the proposed development would have an adverse impact upon available sunlight to nearby residential development. It was noted that shadow diagrams were not submitted as part of the application.

- **Comment**

As discussed under Section 4 above, the proposed development relies upon 3 performance criteria only, which relate to the provision of private open space, the orientation of the dwelling and screening of the deck on the western elevation of the proposal. The acceptable solutions of the General Residential Zone are met by the proposal in respect of building envelope and therefore overshadowing impacts on adjacent properties are not a relevant consideration.

On this basis, shadow diagrams were not required as part of the assessment of the application. Overshadowing is therefore not a specific consideration relevant to this assessment under the Scheme.

In response to the representation issues raised, the applicant provided a shadow diagram to illustrate the impact of the proposal on adjacent residential development at Winter Solstice, being 21 June. The submitted diagram has been included in the attachments and demonstrates that there would not be an adverse impact upon solar access in respect of the neighbouring property to the east.

5.2. Damage Caused by Excavations

Concern was raised by the representor in respect of the potential to be caused by vibrations and damage associated with excavations necessary for the proposed development.

- **Comment**

Damage caused by earthworks is not a relevant planning consideration under the Scheme. That said, it is likely given the nature of the site that a soil and water management plan would be required as part of a building permit application, which would be required to address any risks associated with excavation and any possible blasting. It is reasonable to note this as advice on any permit granted and has been included above.

5.3. Traffic Management

The representor raised traffic management during construction as an issue, in respect of the proposed development and in relation to obstruction of access to nearby residential properties.

- **Comment**

Traffic management associated with this application is not a relevant consideration under the Scheme.

5.4. Inaccuracy of Plans

Concerns were raised by the representor that that the proposal does not provide AHD levels and that the driveway and building sections are inaccurate.

- **Comment**

The submitted and advertised plans provide the required information including a full description of the proposed development, which include topography illustrated by contours on the site plan and by the elevations.

The Scheme does not specifically require that AHD levels are required to assess the development application. Council's Engineers are, however, satisfied that the relative levels are accurate and adequate to assess the development application.

In response to the issues raised by the representation and in addition to the comments above, the applicant has provided a copy of the detail survey (contour) plan which confirms the accuracy of the contours and key features of the site.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal is for the development of a Single Dwelling at 24 Norfolk Drive, Howrah. The development satisfies the relevant requirements of the Scheme and is therefore recommended for approval subject to conditions.

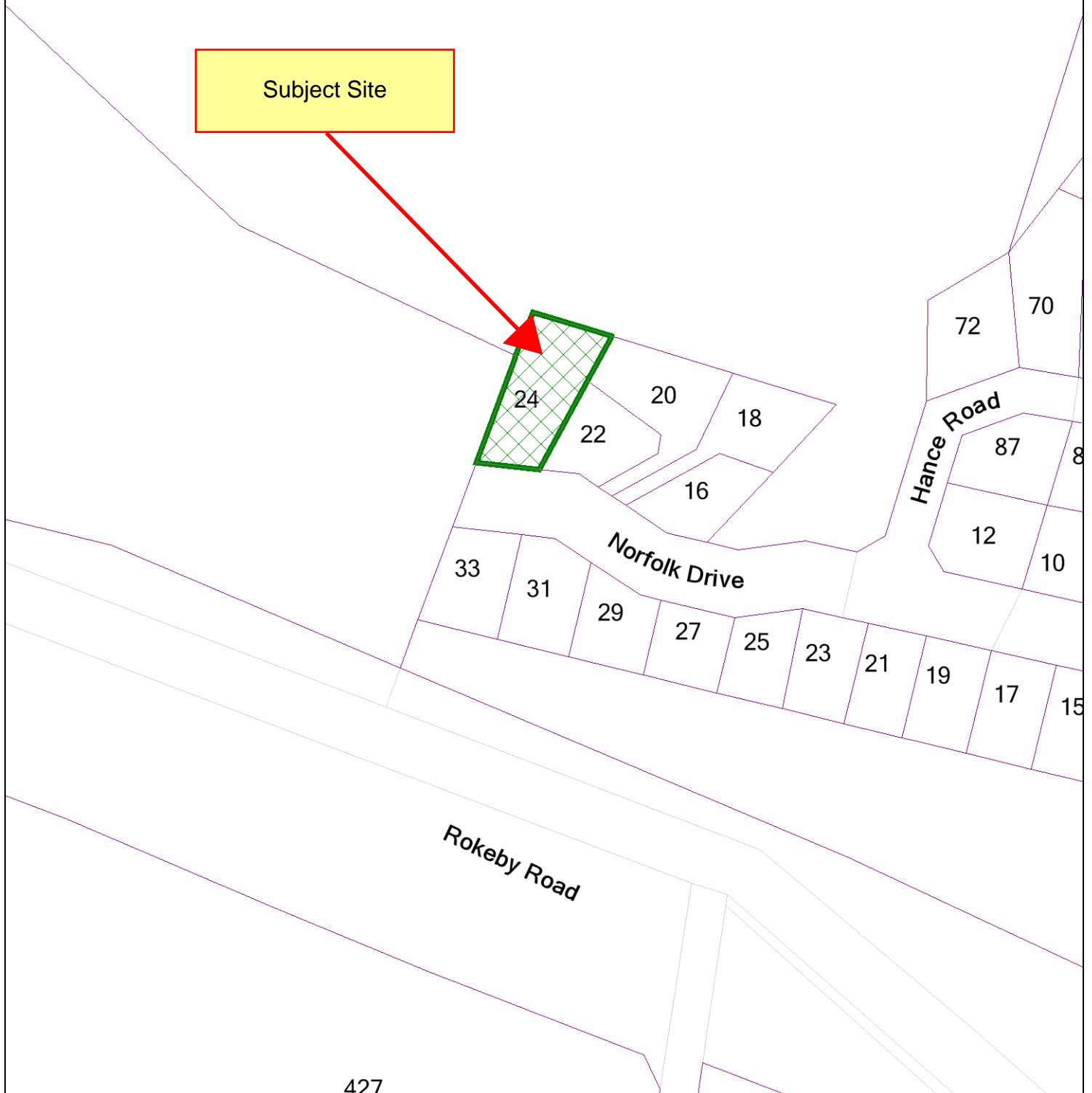
Attachments: 1. Location Plan (1)
2. Proposal Plan (8)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Location Plan - 24 Norfolk Drive

Subject Site



427



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Monday, 11 July 2016 **Scale:** 1:1,485 @A4

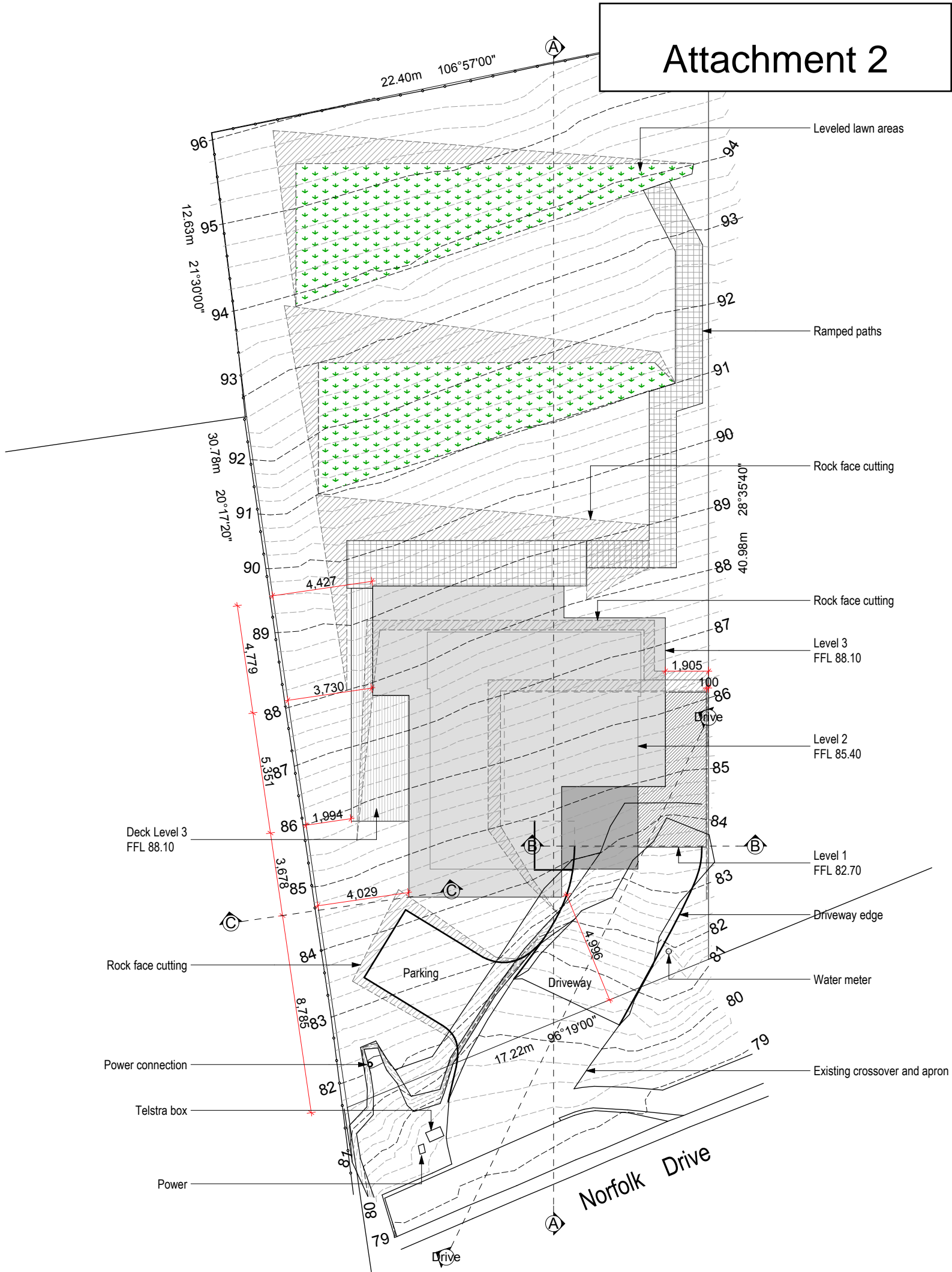
Attachment 2



ABN: 18 220 805 704
Compliance No: CC 1159 Q
p: 6243 1182
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Corey & Jacqui Wills
Job
New Residential Home
Job address
24 Norfolk Drive,
Howrah
Drawing
Scale: 1:200
DWG: 2 of 10
Date: 25 May 2016

Site Plan



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not rely on verbal instructions.



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Compliance No: CC 1159 Q
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Client
Corey & Jacqui Wills
Job
New Residential Home
Job address
24 Norfolk Drive,
Howrah
Drawing
Scale: 1:100
DWG: 5 of 10
Date: 25 May 2016

Floor Plan Level 3



Plumbing
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.

- Downpipes
- DP Spreader
- Onto Lower Roof
- Sewer Line
- Stormwater Line
- Agg Pipe
- 450x450 Pit

- 1 Toilet 100 dia
- 2 Bath 40 dia
- 3 Basin 40 dia
- 4 Trough 50 dia
- 5 Kit sink 50 dia
- 6 Shower 50 dia
- 7 Floor waste 50 dia

- Walls**
- Existing Walls
 - New Walls
 - Walls to be removed

- Windows**
- Width 1,210 Height 900
- W05 Window number

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not rely on verbal instructions.



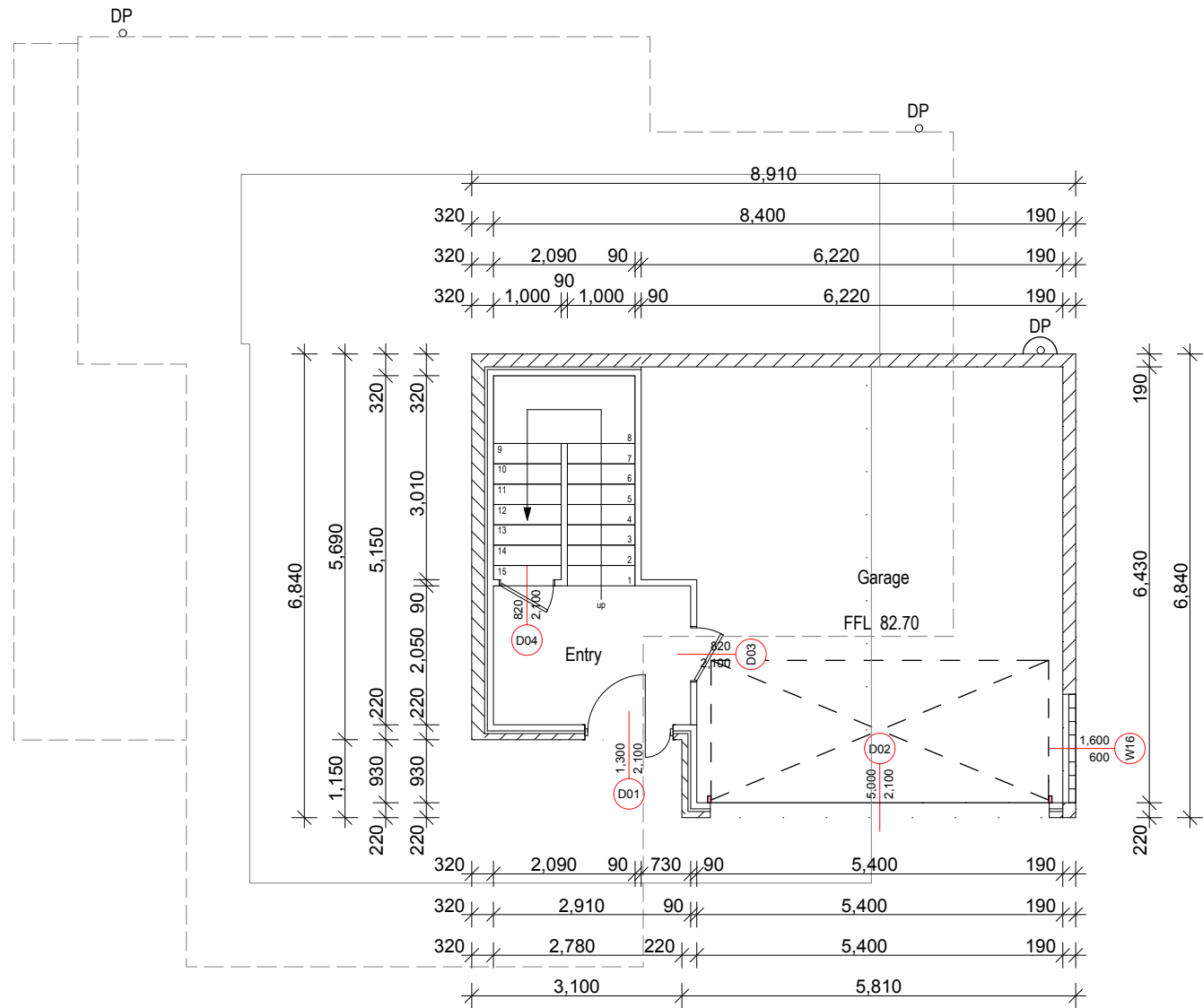


ABN: 18 220 805 704
Compliance No: CC 1159 Q
p: 6243 1182
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Corey & Jacqui Wills
Job
New Residential Home
Job address
24 Norfolk Drive,
Howrah

Drawing
Scale: 1:100
DWG: 3 of 10
Date: 25 May 2016

Floor Plan Level 1



- Plumbing**
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.
- Downpipes
 - DP Spreader
 - Onto Lower Roof
 - Sewer Line
 - Stormwater Line
 - Agg Pipe
 - ▤ 450x450 Pit

- | | | |
|---|-------------|---------|
| 1 | Toilet | 100 dia |
| 2 | Bath | 40 dia |
| 3 | Basin | 40 dia |
| 4 | Trough | 50 dia |
| 5 | Kit sink | 50 dia |
| 6 | Shower | 50 dia |
| 7 | Floor waste | 50 dia |

- Walls**
- Existing Walls
 - New Walls
 - Walls to be removed

- Windows**
- Width 1,210 Height 900
- W05 Window number

Amendments	
Date	By

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



ABN: 18 220 805 704
Compliance No: CC 1159 Q
p: 6243 1182
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Corey & Jacqui Wills
Job
New Residential Home
Job address
24 Norfolk Drive,
Howrah
Drawing
Scale: 1:100
DWG: 4 of 10
Date: 25 May 2016

Floor Plan Level 2



Plumbing
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.

- Downpipes
- DP Spreader
- Onto Lower Roof
- Sewer Line
- Stormwater Line
- Agg Pipe
- 450x450 Pit

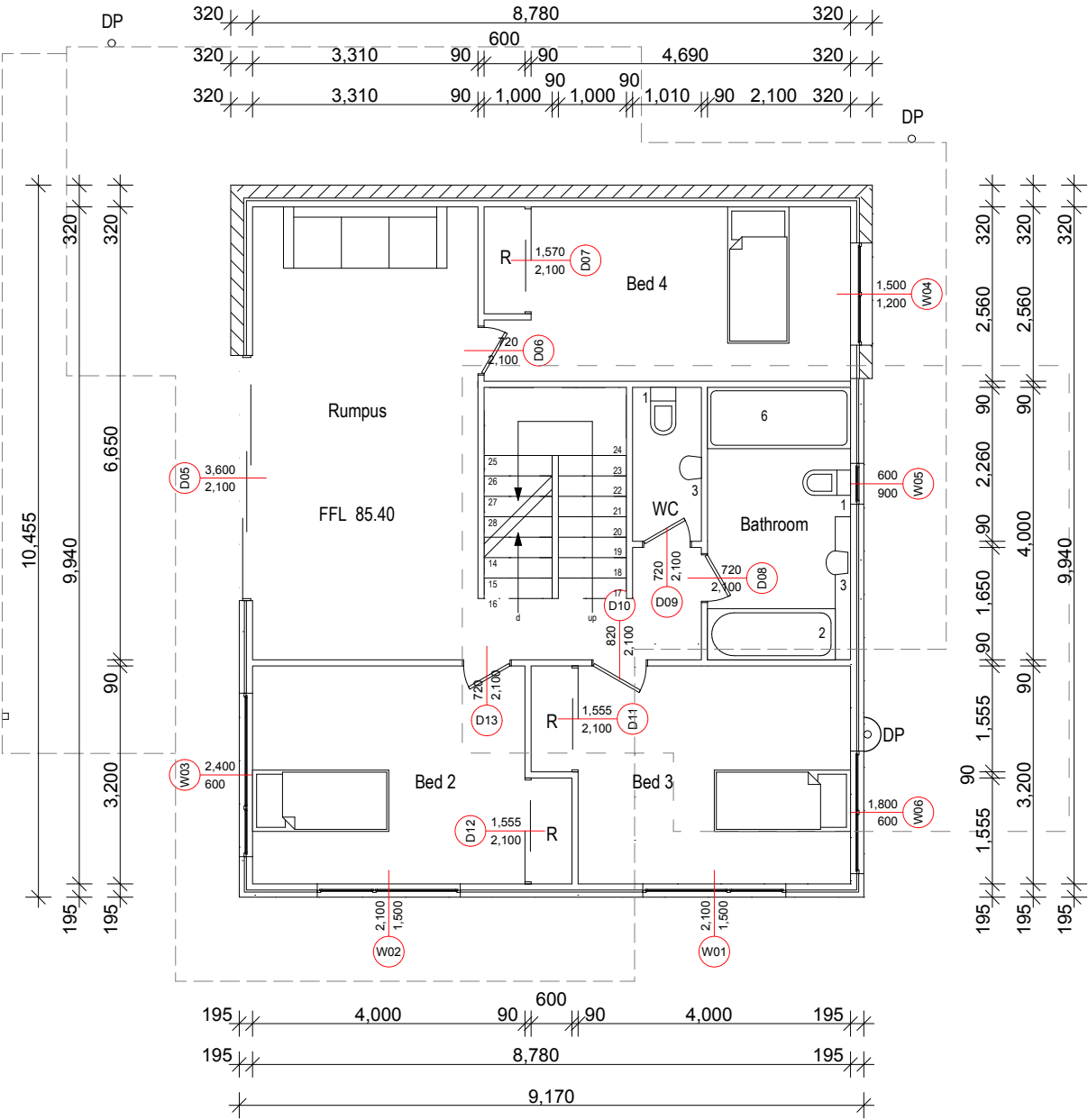
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|---|-------------|---------|
| 1 | Toilet | 100 dia |
| 2 | Bath | 40 dia |
| 3 | Basin | 40 dia |
| 4 | Trough | 50 dia |
| 5 | Kit sink | 50 dia |
| 6 | Shower | 50 dia |
| 7 | Floor waste | 50 dia |

- Walls**
- Existing Walls
 - New Walls
 - Walls to be removed

- Windows**
- Width 1,210 Height 900
- W05 Window number

Amendments	
Date	By

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

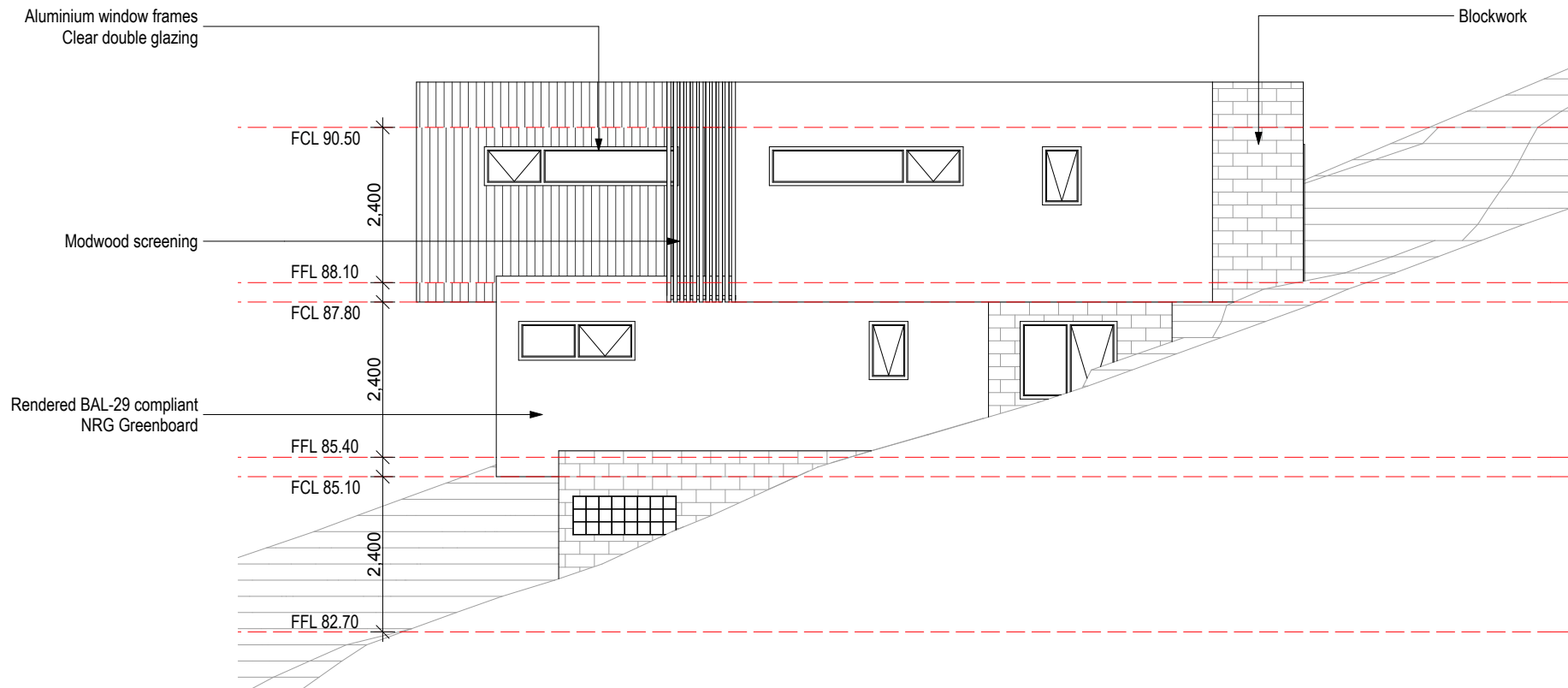




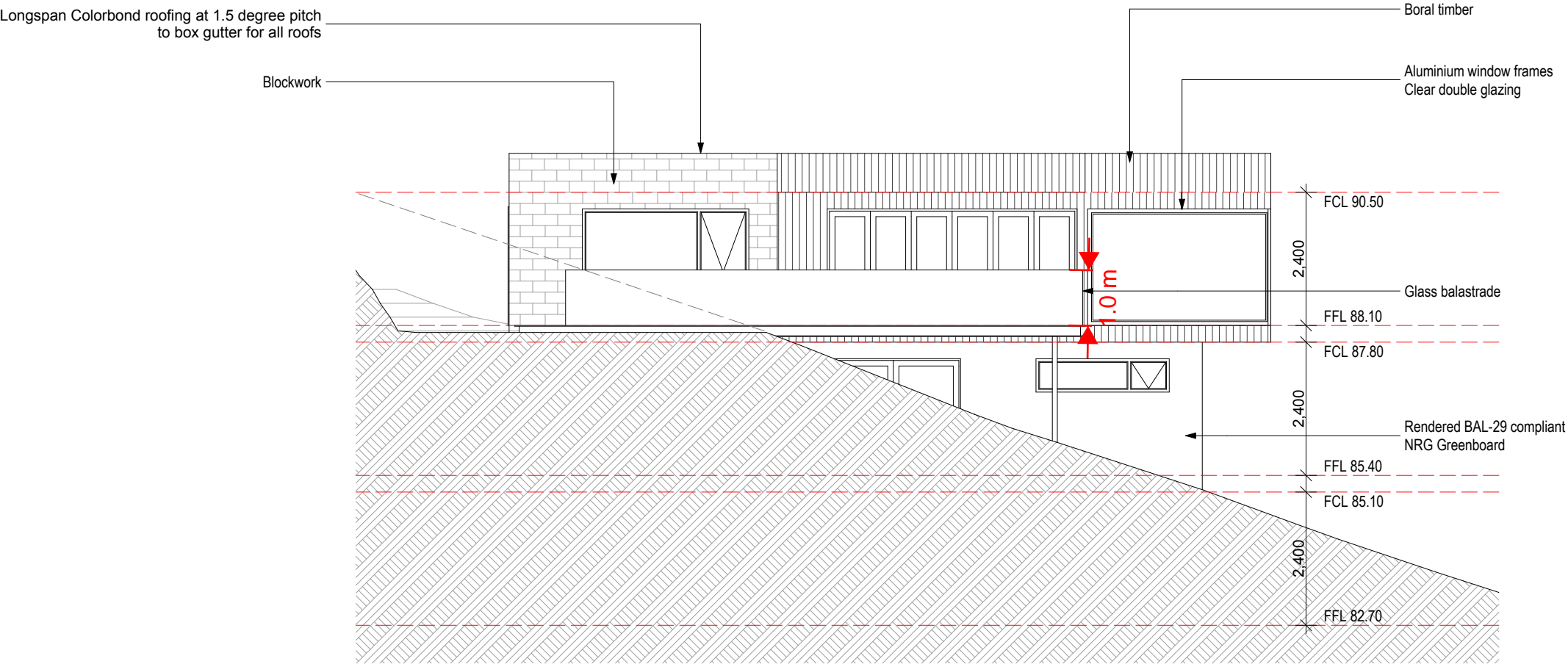
ABN: 18 220 805 704
Compliance No: CC 1159 Q
p: 6243 1182
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Corey & Jacqui Wills
Job
New Residential Home
Job address
24 Norfolk Drive,
Howrah
Drawing
Scale: 1:100
DWG: 6 of 10
Date: 25 May 2016

Elevations



East



West

Material & Colour Schedule

Element	Material	Colour
Wall cladding	Boral hardwood	Blackbutt
Blockwork	Tech Dry	Natural
Rendered walls	Greenboard	Evening Haze
Downpipes	uPVC	Monument
Rainheads	Colourbond Steel	Monument
Roof	Longspan	Monument
Posts & Steel	Steel UB	Monument
Windows & Doors	Aluminium	Monument
Decking	Modwood	TBA
Screen	Modwood	TBA

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By

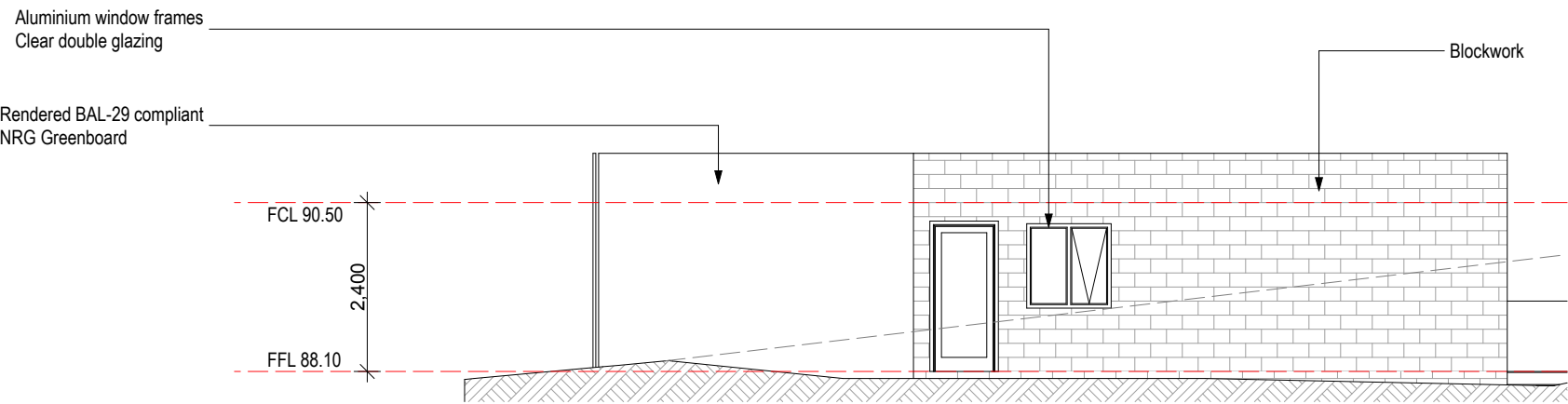
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not rely on verbal instructions.



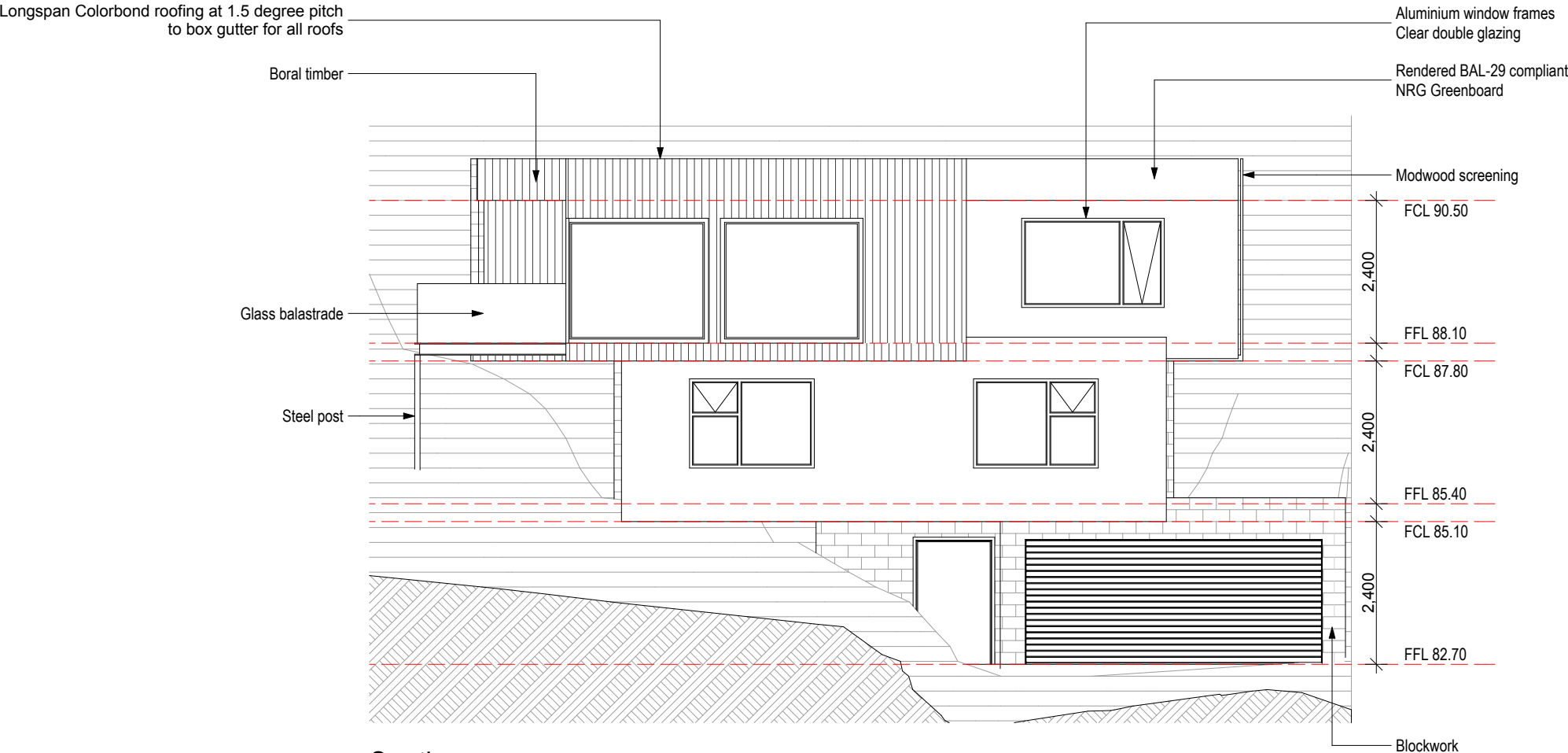
ABN: 18 220 805 704
Compliance No: CC 1159 Q
p: 6243 1182
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Corey & Jacqui Wills
Job
New Residential Home
Job address
24 Norfolk Drive,
Howrah
Drawing
Scale: 1:100
DWG: 7 of 10
Date: 25 May 2016

Elevations



North



South

Material & Colour Schedule

Element	Material	Colour
Wall cladding	Boral hardwood	Blackbutt
Blockwork	Tech Dry	Natural
Rendered walls	Greenboard	Evening Haze
Downpipes	uPVC	Monument
Rainheads	Colourbond Steel	Monument
Roof	Longspan	Monument
Posts & Steel	Steel UB	Monument
Windows & Doors	Aluminium	Monument
Decking	Modwood	TBA
Screen	Modwood	TBA

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

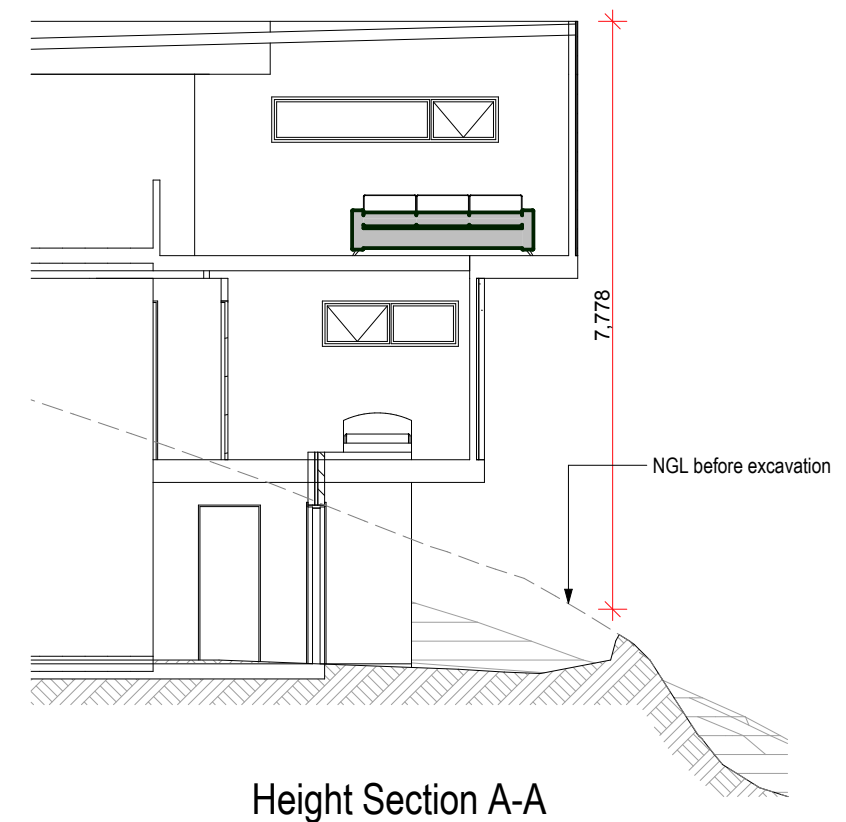
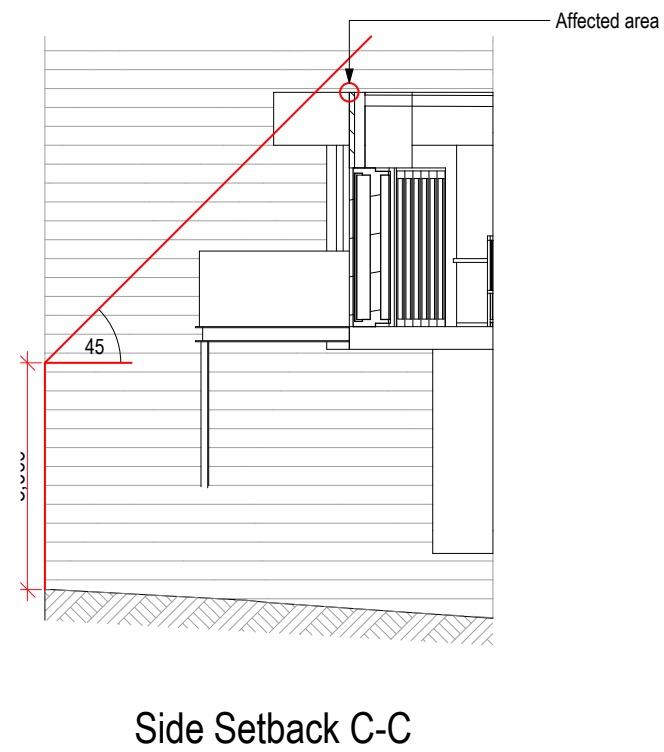
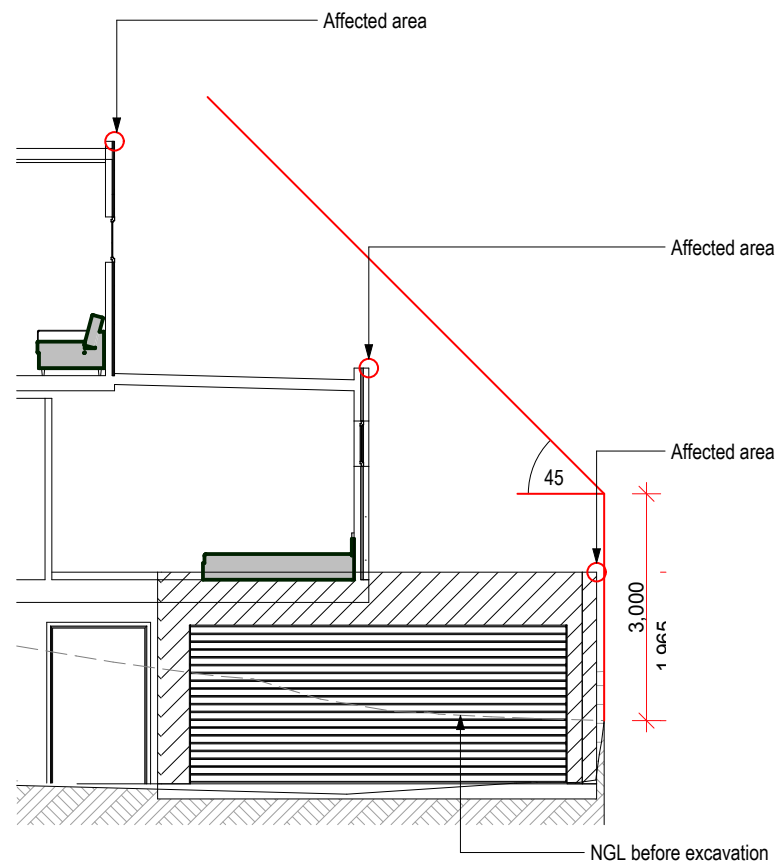
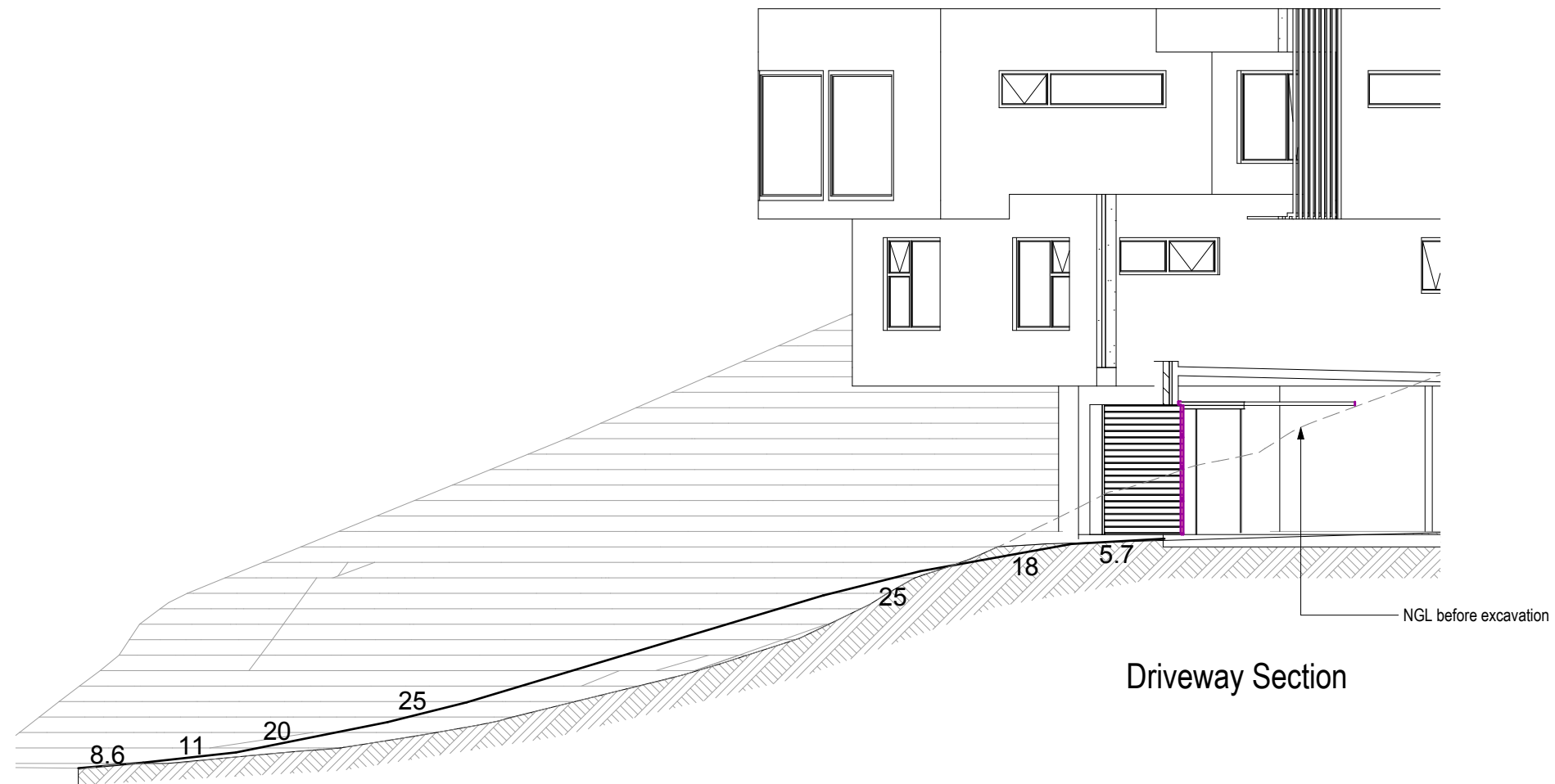
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not rely on verbal instructions.

ABN: 18 220 805 704
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Client
Corey & Jacqui Wills
Job
New Residential Home
Job address
24 Norfolk Drive,
Howrah
Drawing
Scale: 1:100
DWG: 9 of 10
Date: 25 May 2016

Setback Sections

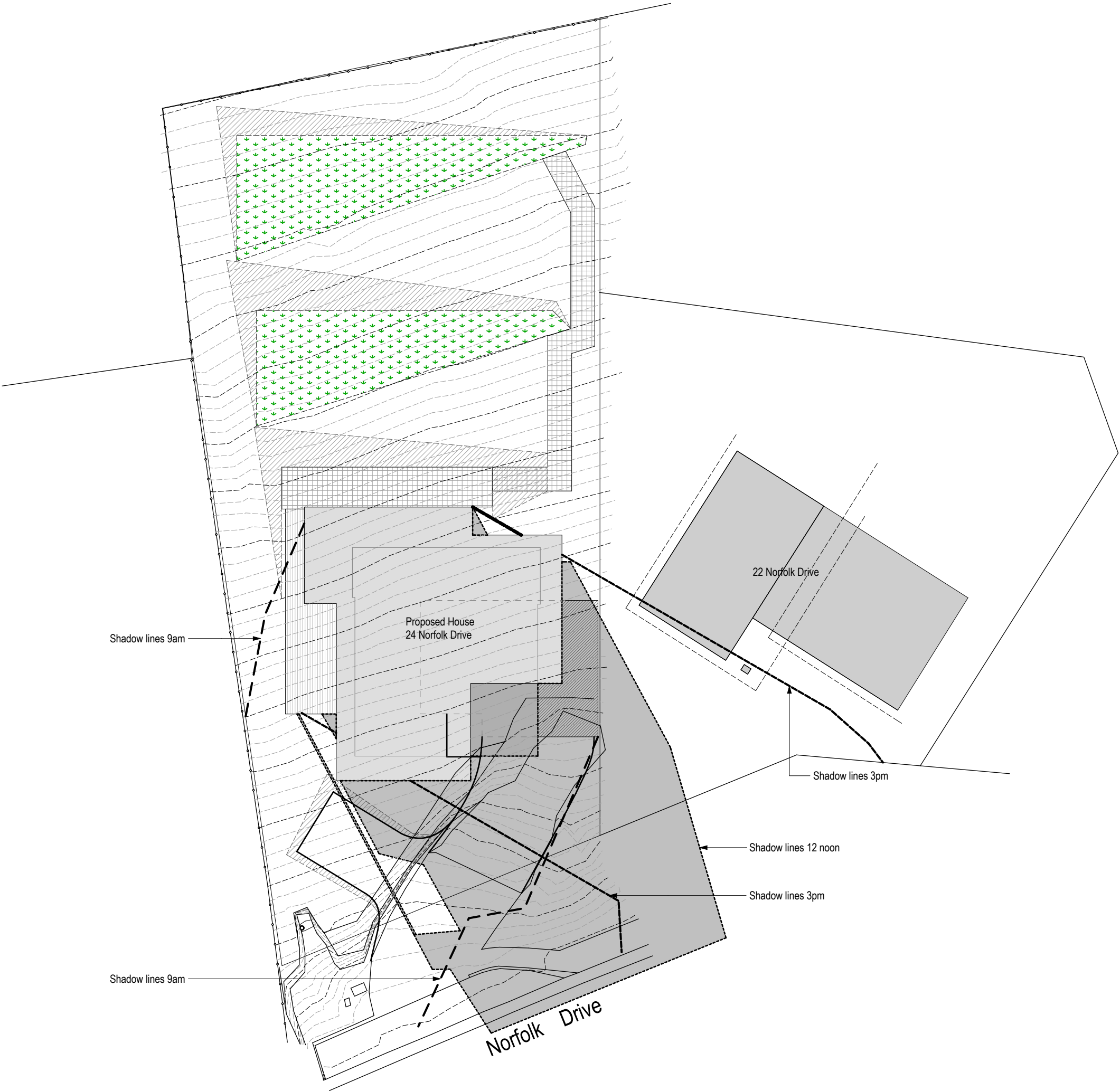


Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not rely on verbal instructions.	

ABN: 18 220 805 704
Compliance No: CC 1159 Q
p: 6243 1182
m: 0409 432 670
e: clint.draftone@bigpond.com

Client
Corey & Jacqui Wills
Job
New Residential Home
Job address
24 Norfolk Drive,
Howrah
Drawing
Scale: 1:200
DWG: 10 of 11
Date: 12 July 2016

Sun Diagrams June 21



Amendments	
Date	By

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

Attachment 3

24 Norfolk Drive, HOWRAH



Site viewed from Norfolk Drive, looking north

**11.3.3 DEVELOPMENT APPLICATION D-2016/181 - 77 OTAGO BAY ROAD,
OTAGO - DWELLING**
(File No D-2016/181)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 77 Otago Bay Road, Otago.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and subject to the Car Parking and Access, Stormwater Management, On-site Wastewater Management, Coastal Erosion Hazard and Natural Assets Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which has been extended to 27 July 2016 with the written agreement of the applicant.

CONSULTATION

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

- visual bulk;
- privacy;
- overshadowing; and
- devaluation of property value.

RECOMMENDATION:

- A. That the Development Application for Dwelling at 77 Otago Bay Road, Otago (CI Ref D-2016/181) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN AP3 – AMENDED PLANS [south facing upper level “dining room” window modified to either have a sill height of at least 1.7m above the floor level, or a fixed obscure glazing extending to a height of at least 1.7m above the floor level, or being deleted].

3. Certification from a suitably qualified geological engineer must be provided demonstrating that the on-site wastewater treatment system tank located within the Coastal Erosion Hazard Code is capable of withstanding future erosion related events. The certification must be submitted to and approved by Council's Group Manager Asset Management prior to the issue of a Building Permit or a Special Plumbing Permit.
 4. A plan for the management of demolition and construction works must be submitted and approved by Council's Manager City Planning prior to the issue of a Building Permit. The plan must outline the proposed demolition and construction practices in relation to:
 - weed hygiene methods to prevent the spread of weeds and soil based pathogens to and from the property during construction;
 - procedures to prevent soil and debris being carried onto the river;
 - parking for employees involved in demolition and construction;
 - how works would be undertaken generally in accordance with "Wetlands and Waterways Works Manual" (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010).
 5. Native vegetation must not be removed from the site without further approval from Council, unless exempt under the relevant planning scheme applying to the land.
- 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 subject property previously formed part of 79 Otago Bay Road. An existing driveway and outbuildings on the subject site previously formed part of that property.

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;
- Part D – Rural Living Zones; and
- Part E – Car Parking and Access, Stormwater Management, Coastal Erosion Hazard, On-site Wastewater Management and Natural Assets Codes.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The property has an area of 1902m² with frontage and vehicular access to Otago Bay Road on its north-eastern side. The south-western side of the site is bordered by the Derwent River. The length of the site is approximately 110m. The subject lot has a width of between 13m on its north-eastern side (road frontage) and 20m on its south-western side (river frontage). The lot is approximately 16.5m in width at the site of the proposed dwelling. The dwelling site has a slope of approximately 1 in 5. The property contains an existing outbuilding located adjacent the western side of the dwelling site. A garage sited in the area where the dwelling is proposed was recently partially demolished. An existing gravel driveway connects the building site to the existing access onto Otago Bay Road. A significant amount of vegetation is located on the slope between the existing shed and river frontage. A number of trees, which were part of a former garden, are located between the dwelling site and the road frontage. Many of those trees are in poor condition.

The surrounding area is predominantly zoned Rural Living featuring properties containing Single Dwellings. The rocky shoreline forms part of the site and is zoned Open Space.

3.2. The Proposal

The proposal is for construction of a new 2 storey dwelling. The dwelling would contain 3 bedrooms, 2 bathrooms, a laundry, an open plan living/kitchen/dining area and 2 timber decks on the ground and upper level of the north-western elevation of the dwelling. The building would have a total floor area of 164.8m².

The proposed dwelling would have a height of 7.9m at its highest point above natural ground level and would be constructed using cement sheet weatherboards on the walls with a corrugated iron roof. The dwelling would have setbacks of 3m from the south-east side boundary, 4.4m from the north-west side boundary and 45m from the frontage boundary to Otago Bay Road.

A retaining wall with a maximum height 1.8m would be located on the south-eastern side of the dwelling and would have a setback of 2m from the south-east boundary. The foundations of the partially demolished outbuilding would form the basis for the retaining wall.

An existing shed located behind the dwelling site would be retained.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

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

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.2 A2	Side Boundary Setback	Building setback from side and rear boundaries must be no less than: <ul style="list-style-type: none"> • 20m. 	Dwelling 3m from the south-east side boundary and 4.4m from the north-west side boundary.

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

Performance Criteria	Comment
<i>"P2 - Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i>	See below.
<i>(a) the topography of the site;</i>	The dwelling site has a slope of approximately 1 in 5. The proposed dwelling would be sited within an existing cleared area resulting from its recent occupation by outbuildings.
<i>(b) the size and shape of the site;</i>	The length of the site is approximately 110m. The subject lot has a width of between 13m on its north-eastern side (road frontage) and 20m on its south-western side (river frontage). The lot is approximately 16.5m in width at the site of the proposed dwelling. Accordingly, the existing configuration of the lot renders it impossible to achieve compliance with the setback requirement of 20m. This is also the case for adjoining properties which are of a similar narrow configuration.
<i>(c) the location of existing buildings on the site;</i>	The dwelling would be located on the site of a recently demolished outbuilding and adjacent to an existing shed, both of which had/have setbacks of approximately 2m from the south-east boundary of the site.

(d) <i>the proposed colours and external materials of the building;</i>	The colours and external materials (cream coloured weatherboard and “Colorbond” iron roofing) would be unlikely to unreasonably affect the amenity of adjoining lots as the material and colour selection is consistent with the external appearance of other dwellings within the immediate area. It is noted that the colours and external materials of buildings are otherwise not controlled in the Rural Living zone.
(e) <i>visual impact on skylines and prominent ridgelines;</i>	The site is not located on a skyline or prominent ridgeline given its riverside location.
(f) <i>impact on native vegetation;</i>	No native vegetation would need to be removed for the dwelling construction other than a cluster of trees and shrubs which have been deemed to present a safety hazard.
(g) <i>be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i> (i) <i>overlooking and loss of privacy;</i> (ii) <i>visual impact, when viewed from adjoining lots, through building bulk and massing;</i>	<p>The southern elevation of the proposed dwelling would be off-set from the adjoining dwelling to the south by a distance of 15m. The southern elevation of the dwelling contains an upper level habitable room window (dining room) which would be oriented directly over the private outdoor space associated with the adjoining residence. This impact may be considered to be unreasonable given full privacy is currently afforded to this adjoining residence. The neighbour has also expressed concern regarding the overlooking potential. While the location of the window is off-set to prevent a loss of privacy into the windows associated with the dwelling to the south, the design cannot adequately preserve the current levels of privacy offered to the private outdoor areas surrounding the dwelling. It is therefore recommended that the south facing dining room window be modified by way of permit condition to prevent any overlooking effect.</p> <p>In terms of the adjoining property to the north, the proposal would be unlikely to result in any unreasonable loss of privacy as the living areas and private open space associated with the adjoining dwelling are located on the northern side of the property and are separated by a large conjoined garage.</p> <p>The absence of windows on the southern elevation of the adjoining residence to the north and orientation of the adjoining dwelling to the north will also ensure minimal adverse impacts upon the amenity of the adjoining occupants.</p>

	The building would have a total floor area of 164.8m ² and is of a similar scale to surrounding buildings. On that basis it is considered that the building would not have an unreasonable impact on the amenity of the adjacent properties through building bulk and massing.
<p>(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>	The lot is narrower than 40m at the location of the proposed building site (approximately 16.5m wide) therefore the absolute numerical setback standards do not apply in this case.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.2 A4	Setback From Land Zoned Environmental Management	Buildings and works must be setback from land zoned Environmental Management no less than 100m.	The proposed dwelling would maintain a 55m setback from the Derwent River waterbody, which is zoned Environmental Management.

The proposed variation can be supported pursuant to the Performance Criteria P4 of Clause 13.4.2 for the following reasons.

Performance Criteria	Comment
<i>“P4 - Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following:</i>	See below.
<i>(a) the size of the site;</i>	<p>The lot has a length of approximately 113m therefore there is no scope to achieve a compliant setback from the Derwent River when taking into account the front setback requirement of 20m and preservation of native vegetation lining the banks of the Derwent River.</p> <p>The proposed dwelling would maintain a continuous building line with development along Otago Bay Road, which will minimise development pressures on remaining native foreshore vegetation and associated steep slopes.</p>
<i>(b) the location of existing buildings on the site;</i>	<p>The proposed dwelling would be located in place of the former outbuilding located towards the centre of the property and upslope from an existing outbuilding intended to be retained. The building site is considered to be logical given the building would make use of the footprint made by the former outbuilding, would reduce loss of native vegetation and would be located alongside the existing shed to be retained.</p>
<i>(c) the potential for the spread of weeds or soil pathogens;</i>	<p>Given the proximity of the dwelling to the Derwent River, it is considered reasonable to require a Construction Management Plan by way of permit condition, including weed hygiene measures to be formulated and implemented to ensure that weeds and pathogens are not introduced to or removed from the property during the construction phase.</p>

(d) <i>the potential for contamination or sedimentation from water run-off;</i>	The proposed dwelling would be located some distance from the Derwent River and would be appropriately designed to manage the discharge of stormwater and run-off from the building and paved areas on-site. No direct discharge into the Derwent River is proposed therefore minimising the potential for contaminate or sediment water run-off impacting on river water quality. Construction practices would also need to ensure appropriate control of run-off from the site with methods to address this issue to be provided within a Construction Management Plan.
(e) <i>any alternatives for development”.</i>	No reasonable alternatives are available in terms of dwelling siting without further adverse impacts on natural and landscape values. The location of the proposed dwelling seeks to optimise an existing cleared area within a row of established dwellings which is a reasonable design response for a challenging site.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.3 A4	Fill and Excavation	Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1m from natural ground level, except where required for building foundations; (b) extent is limited to the area required for the construction of buildings and vehicular access.	The proposed dwelling would be excavated into the slope of the land resulting in a cut with a maximum variation of 1.3m from natural ground level.

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

Performance Criteria	Comment
<i>“P4 - Fill and excavation must satisfy all of the following:</i>	See below.
<i>(a) does not detract from the landscape character of the area;</i>	The excavation works will reduce the overall height of the building and will result in the building appearing as a single storey structure when viewed from the road. Integrating the dwelling into the slope of the land is a sensible approach for a steep site and allows for a 2 storey, smaller footprint building over a larger footprint single storey building which would ultimately result in greater land clearing and associated retaining structures.
<i>(b) does not unreasonably impact upon the privacy for adjoining properties;</i>	The proposed excavation would result in the overall height of the building and floor levels being reduced which will assist in reducing the impact on the privacy and amenity of the adjoining properties to the north and south.
<i>(c) does not affect land stability on the lot or adjoining land”.</i>	The land would be suitably retained as required under building legislation.

Waterway and Coastal Protection Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E11.7.1 A1	Buildings and Works	Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.	Stormwater outlet would be within the Code – the title contains no building area approved under the Scheme.

The proposed variation can be supported pursuant to the Performance Criteria P1 of Clause 11.7.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</i>	See below.
<i>(a) avoid or mitigate impact on natural values;</i>	<p>The proposed stormwater outlet would involve approximately 10m of pipe and a small stone headwall being constructed within the Waterway and Coastal Protection Area. The works are considered relatively minor and would not require the removal of native vegetation. It is therefore considered that significant impact on natural values would be avoided.</p> <p>To avoid further impact on natural values during construction activities, a condition is recommended that would require works to be undertaken in accordance with the “Wetlands and Waterways Works’ and ‘Tasmanian Coastal Work’s manuals.</p>
<i>(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values.</i>	A condition is recommended that would require a construction management plan detailing procedures to prevent soil and debris being carried onto the river in order to mitigate impacts on natural values.
<i>(c) avoid or mitigate impacts on riparian or littoral vegetation;</i>	As discussed, the proposal does not involve the removal of native vegetation and would otherwise not cause significant disturbance of vegetation.
<i>(d) maintain natural streambank and streambed condition, (where it exists);</i>	Not applicable - the subject property does not contain any watercourses.
<i>(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i>	Not applicable.
<i>(f) avoid significantly impeding natural flow and drainage;</i>	Not applicable.
<i>(g) maintain fish passage (where applicable);</i>	Not applicable.
<i>(h) avoid landfilling of wetlands;</i>	The proposal does not include landfilling.

<p>(i) <i>works are undertaken generally in accordance with “Wetlands and Waterways Works Manual” (DPIWE, 2003) and “Tasmanian Coastal Works Manual” (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided”.</i></p>	<p>As discussed, a condition is recommended that would require works to be undertaken in accordance with the manuals.</p>
--	---

Coastal Erosion Hazard Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E16.7.1 A1	Buildings and Works (Low Hazard Area)	No Acceptable Solution	The proposed wastewater tank and stormwater outfall would be located within the Coastal Erosion Low Hazard Code. The dwelling and access would be contained wholly outside of the erosion hazard area.

It is considered that the proposed variation can be supported pursuant to the Performance Criteria P1 of Clause 16.7.1 for the following reasons.

Performance Criteria	Comment
<p><i>“P1 - Buildings and works must satisfy all of the following:</i></p>	<p>See below.</p>
<p>(a) <i>not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;</i></p>	<p>The location of the proposed wastewater and stormwater infrastructure would be located downslope from adjoining dwellings near a section of foreshore which is not publicly accessible. The proposal would therefore not increase the level of risk to the life of the users of the site or cause a hazard for adjoining or nearby properties or public infrastructure.</p>

(b) <i>erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;</i>	Council's Development Engineer has advised that the location of the wastewater and stormwater infrastructure is acceptable; however, certification from a suitably qualified geological engineer would need to be provided with the application for a building permit. The certification would need to demonstrate that the on-site wastewater treatment system tank located within the Coastal Erosion Hazard Code is capable of withstanding future erosion related events. A suitable condition is recommended.
(c) <i>erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;</i>	As per above.
(d) <i>need for future remediation works is minimised;</i>	Council's Development Engineer has advised that the location of the wastewater and stormwater infrastructure is acceptable. Subject to the required engineering design, future remediation works are unlikely to be required.
(e) <i>health and safety of people is not placed at risk;</i>	Council's Development Engineer has advised that subject to engineering design, the proposed development within the Code would not place the health and safety of people at risk subject to appropriate conditions.
(f) <i>access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;</i>	The access driveway is outside the Coastal erosion hazard area and therefore would not be subjected to coastal erosion.
(g) <i>provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;</i>	No mitigation works in accordance with any adopted Council Policy are required.
(h) <i>not be located on an actively mobile landform".</i>	The property is not located on an actively mobile landform.

5. REPRESENTATION ISSUES

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

5.1. Visual Bulk

The representor has raised concern that the height and length of the south-eastern elevation of the proposed dwelling will affect the river views currently obtained from the dwelling to the south and this will result in a devaluation of the property.

- **Comment**

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

5.2. Privacy

The representor has raised concerns that the proposed dwelling may overlook the garden on the southern side of the proposed dwelling at 75 Otago Bay Road.

- **Comment**

The impact upon number 75 Otago Bay Road in terms of privacy loss has been assessed previously within this report, whereby it has been concluded that the upper level dining room window ought to require modification or screening treatment to protect the current level of privacy afforded to the neighbouring dwelling to the south. A condition of approval to this effect has been included within the recommendation.

5.3. Overshadowing

The representor has expressed concern that the size and the location of the proposed dwelling will cause potentially disruptive overshadowing upon the adjacent dwelling and associated private open space at 75 Otago Bay Road.

- **Comment**

Despite the side setback discretion involving the southern side property boundary, the Performance Criteria relating to side setback does not have regard to overshadowing impacts. However, the proposed dwelling would be sited on a lower contour than the neighbouring dwelling at 75 Otago Bay Road and would be partially excavated into the slope of the land, which reduced the overall height of the building. The overall wall length abutting the side boundary shared with 75 Otago Bay Road would be 11.5ms which is comparable to the wall length associated with the existing outbuildings. Whilst the new dwelling would be double storey, the upper level has been designed with sections of roofing with a lower height profile and the excavation into the slope of the land will effectively result in a single storey development being visible above natural ground level. Any overshadowing impacts are therefore reasonable in the context of the extensive cleared curtilage contained around the adjoining dwelling which forms part of the overall landscaped gardens. It is also observed that mature plantings contained on the boundary of 75 Otago Bay Road also act to reduce sunlight access to the western curtilage of the dwelling.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

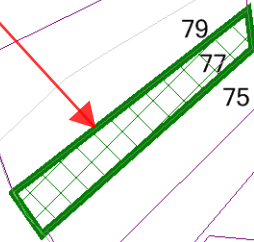
The proposal seeks approval for a new Dwelling at 77 Otago Bay Road, Otago. The application meets the relevant Acceptable Solutions and Performance Criteria of the Scheme. The proposal is recommended for approval subject to conditions.

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

Ross Lovell
MANAGER CITY PLANNING

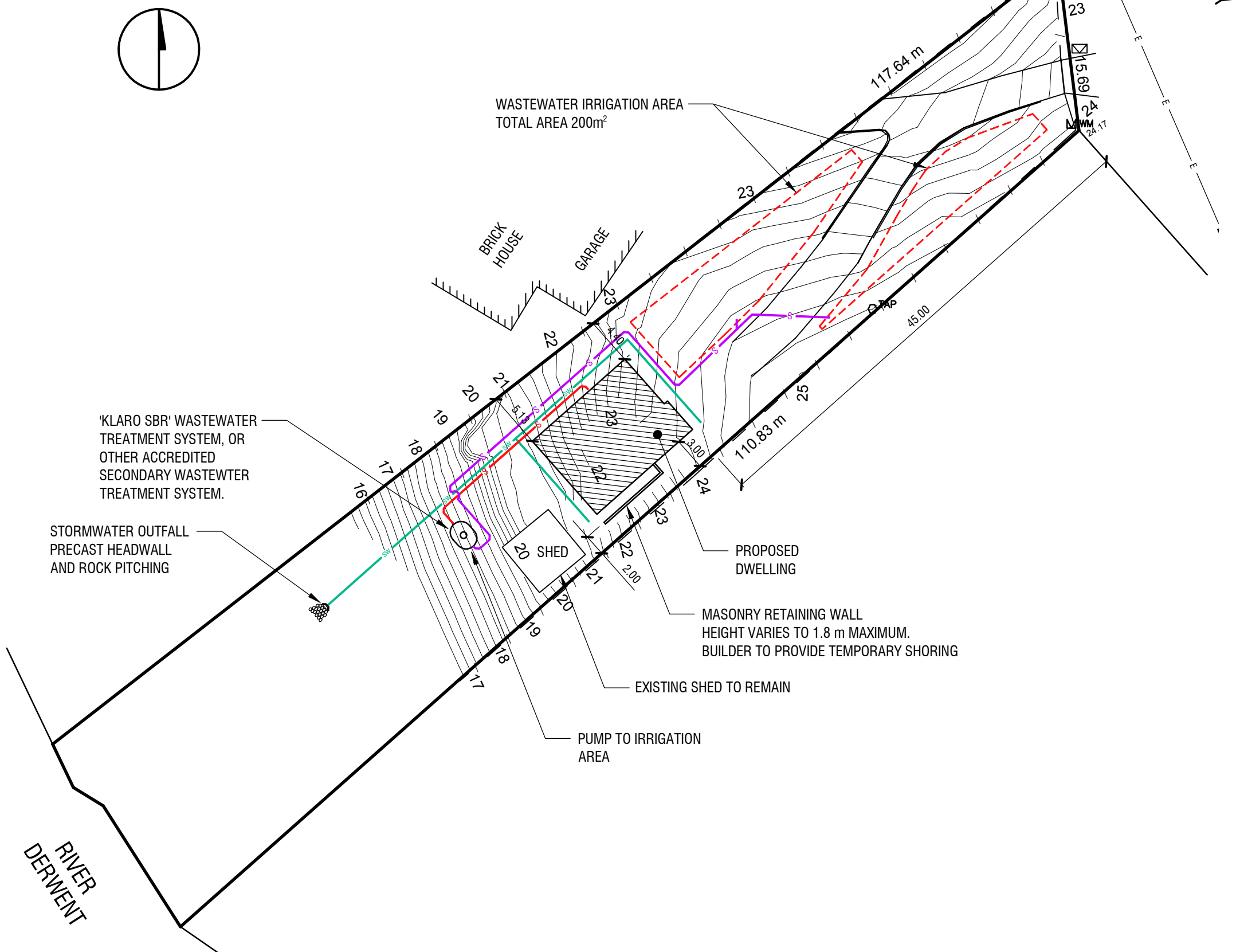
Location Plan - 77 Otago Bay Road

Subject Site



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Monday, 11 July 2016 **Scale:** 1:3,056 @A4

Attachment 2



SOIL & WATER MANAGEMENT NOTES:

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING GUIDELINE PUBLICATIONS:
 - "SOIL AND WATER MANAGEMENT ON BUILDING AND CONSTRUCTION SITES - GUIDELINES AND FACT SHEETS" PUBLISHED BY DERWENT ESTUARY PROGRAM
 - THE SOIL AND WATER MANAGEMENT CODE OF PRACTICES FOR HOBART REGIONAL COUNCILS
- SILT FENCE 2000 TO BE INSTALLED TO LOWER BOUNDARY OF THE DEVELOPMENT. SILT FENCE TO BE SECURED WITH STAR DROPPERS AT MAX. 2m CENTRES, WITH FENCING TO BE PINNED TO GROUND IN BETWEEN
- PROVIDE TEMPORARY SILT RETENTION TRAPS AT ALL OUTFALLS.
- DISTURBANCE OF EXISTING SOILS AND VEGETATION TO BE MINIMISED.
- MATERIALS ARE ONLY TO BE STOCKPILED ON SITE AT DESIGNATED AREAS
- INSTALL SILT FENCE TO LOWER SIDE OF MATERIALS STOCKPILED ON SITE
- NO SOIL OR MUD IS TO BE TRACKED ONTO COUNCIL ROADS BY VEHICLES LEAVING THE SITE. MAINTAIN GRAVEL TURNING AREAS AS REQUIRED TO FACILITATE MANOEUVRING
- ALL DISTURBED AREAS ARE TO BE LOAMED AND GRASSED

DRAINAGE NOTES

- LOCATE EXISTING SERVICES AND CONFIRM INVERT LEVELS PRIOR TO TRENCHING FOR STORMWATER AND SEWER.
- WORKS SHALL BE CONFIRMED WITH THE COUNCIL PLUMBING DEPARTMENT AND 'TASWATER' BEFORE COMMENCEMENT OF CONSTRUCTION.
- ALL WORKS SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL AND 'TASWATER' REQUIREMENTS.
- ALL SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3500, THE TASMANIAN PLUMBING CODE AND WATER SERVICES ASSOCIATION OF AUSTRALALIA U.N.O.
- PLACE COMPACTED 20mm FCR BACKFILL TO ALL PIPEWORK AT ROAD & DRIVEWAY CROSSINGS & UNDER FOOTPATHS.
- MINIMUM STORMWATER GRADE 1:100
- MINIMUM SEWER GRADE 1:60
- SEWER PIPES SHALL BE SN8 uPVC. PIPE JOINTS SHALL BE SOLVENT CEMENT WELDED TO MANUFACTURERS SPECIFICATIONS.
- ALL BELOW GROUND STORMWATER PIPES SHALL BE uPVC AND SIZE AS NOTED ON PLAN
- D.P. = DN90 uPVC DOWN PIPE
- I.O. = INSPECTION OPENING. BRING TO SURFACE AND INSTALL SCREW CAP.
- O.R.G. = OVERFLOW RELIEF GULLY WITH TAP OVER. LOCATE 150mm MIN. BELOW FINISHED FLOOR LEVEL
- SL = SURFACE LEVEL (OF DRIVEWAY)
- FSL = FINISHED STRUCTURAL / SURFACE LEVEL
- ALLOW 4 No. EXTERNAL TAPS WITH DRAINAGE UNDER. (POSITIONS BY OWNER)

SITE COVERAGE SUMMARY

PROPOSED DWELLING: 104.0m²
EXISTING SHED: 29.7m²
SITE: 1902m²
SITE COVERAGE: 7.0%

SITE & DRAINAGE PLAN

SCALE 1:400

- SURVEY BY 'PDA SURVEYORS'
JOB '77 OTAGO BAY ROAD, OTAGO BAY', DATED 24-04-2015
- LEVELS IN A.H.D. AND METRES
- CONTOUR INTERVAL 0.25m

CLIENT: MR. STEPHEN AND MRS. LYNNE TUNNY (OWNER), PETER BROOKING (BUILDER)

0 10 20 30 40 50mm

PRINT REDUCTION BAR | A3 SHEET

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Storybook Cottages (Tasmania)

ACCREDITED BUILDING DESIGNER: ALLAN WISE, CC6194 H, of COPELSTONE PTY LTD

Rev.	AMENDMENT DESCRIPTION	DATE
A	ISSUED FOR COORDINATION AND REVIEW	15-02-2016
B	ISSUED FOR PLANNING APPROVAL	01-04-2016

PROPOSED SINGLE DWELLING
77 OTAGO BAY ROAD, OTAGO 7017
SITE AND DRAINAGE PLAN

SCALE 1:250 AT A3

DRAWN ALLAN WISE

DATE FEB 2016

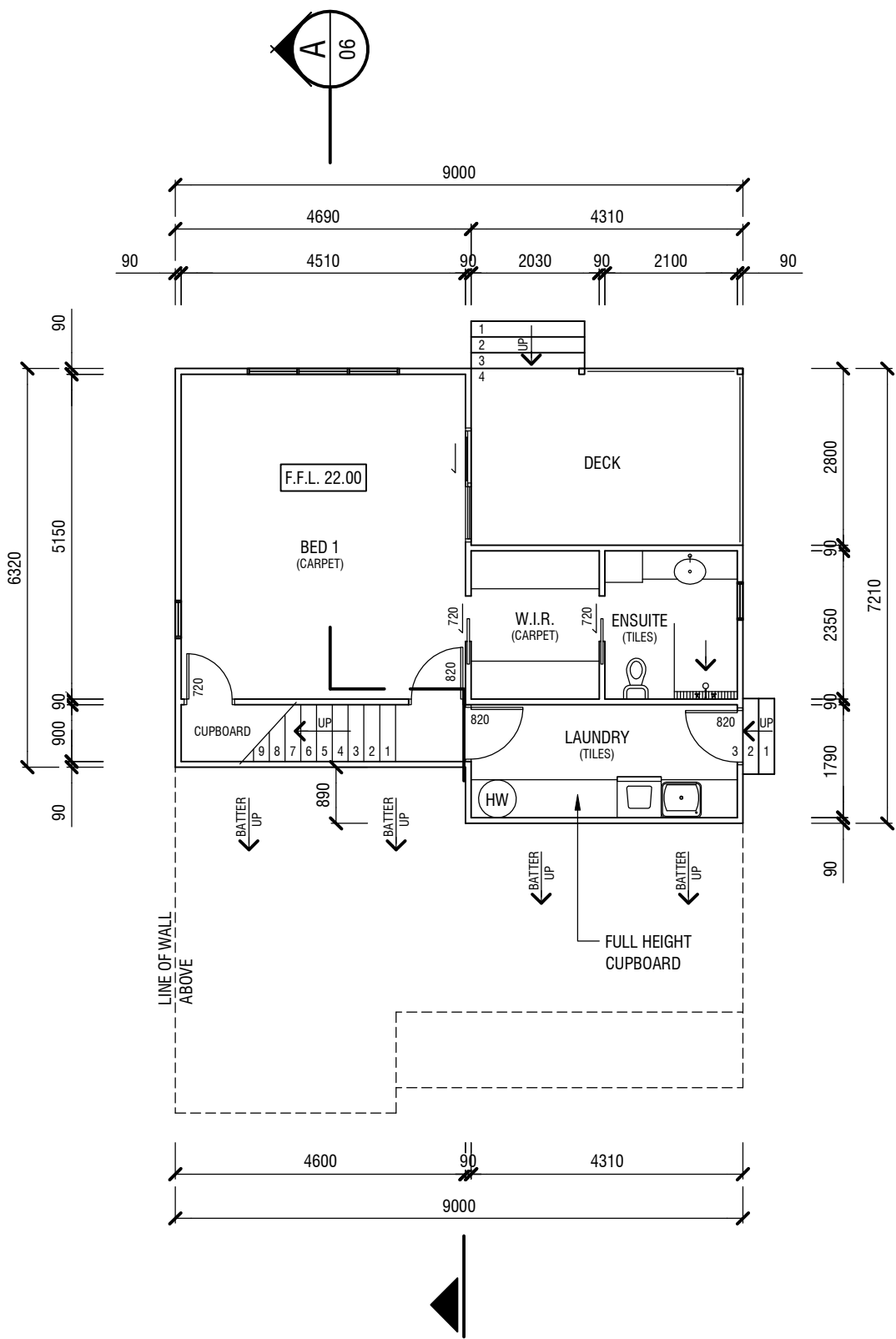
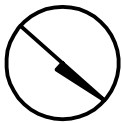
DRAWING No.

16004-C02

REVISION

B

Agenda Attachments - 77 Otago Bay Road - Page 2 of 7



LOWER FLOOR PLAN
SCALE 1:100

AREAS - LOWER FLOOR:

DWELLING	48.7m ²
DECK	12.1m ²
TOTAL	60.8m ²

CLIENT: MR. STEPHEN AND MRS. LYNNE TUNNY (OWNER), PETER BROOKING (BUILDER)		Rev. AMENDMENT DESCRIPTION DATE		PROPOSED SINGLE DWELLING 77 OTAGO BAY ROAD, OTAGO 7017 LOWER FLOOR PLAN	
<div>0 10 20 30 40 50mm</div> <div>PRINT REDUCTION BAR A3 SHEET</div> <div>ALL RIGHTS RESERVED. NO REPRODUCTION UNLESS WRITTEN CONSENT GIVEN</div>		A ISSUED FOR COORDINATION AND REVIEW 15-02-2016		<div>SCALE 1:100 AT A3</div> <div>DRAWN ALLAN WISE</div> <div>DATE FEB 2016</div> <div>DRAWING No. 16004-A02</div> <div>REVISION B</div> <div>Agenda Attachments - 77 Otago Bay Road - Page 3 of 7</div>	
		B ISSUED FOR PLANNING APPROVAL 01-04-2016			
Storybook Cottages (Tasmania)					
ACCREDITED BUILDING DESIGNER: ALLAN WISE, CC6194 H, of COPELSTONE PTY LTD					

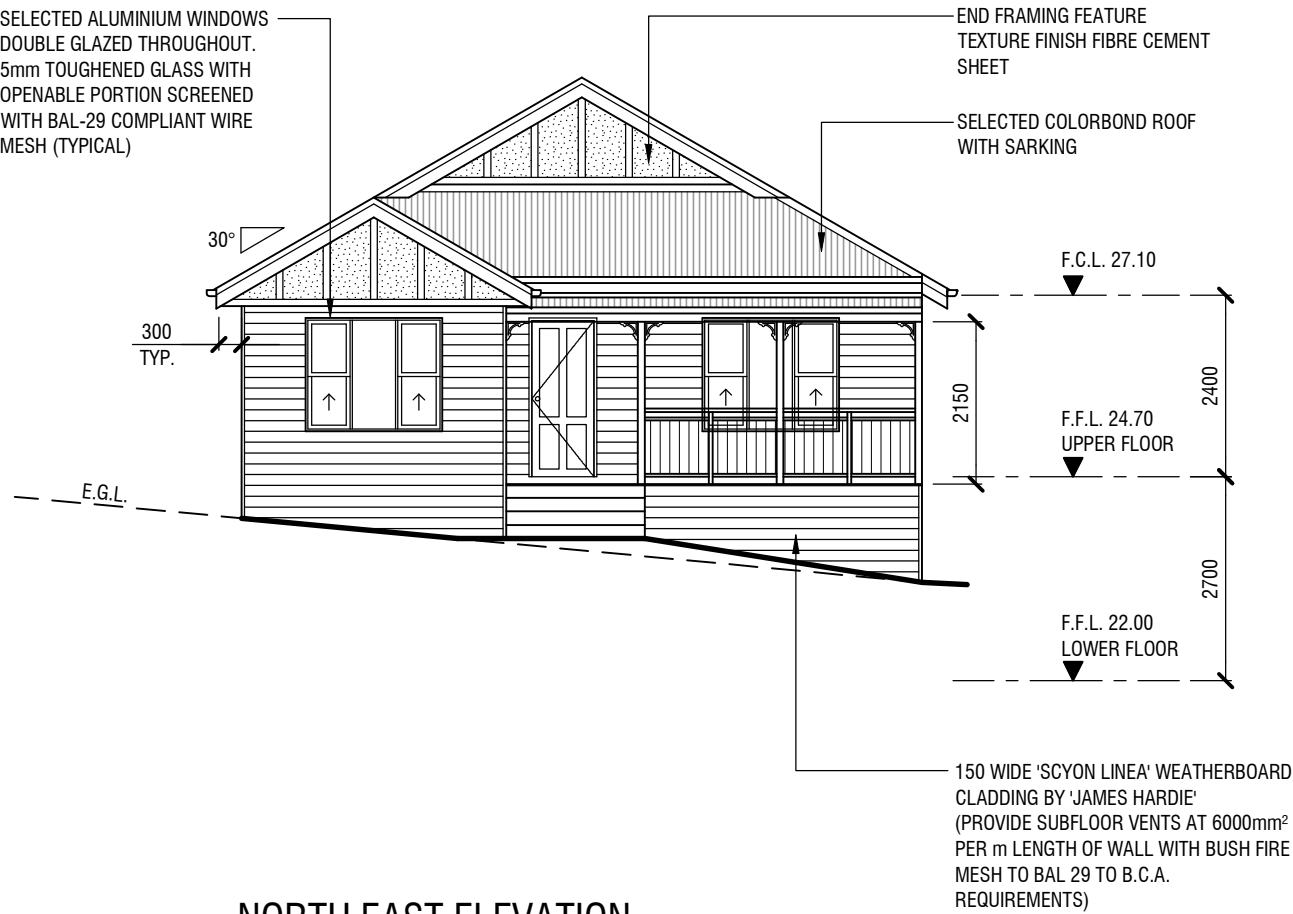


<u>AREAS - UPPER FLOOR:</u>		<u>AREAS - LOWER FLOOR:</u>	
DWELLING	85.3m ²	DWELLING	48.7m ²
VERANDAH	6.6m ²	<u>DECK</u>	<u>12.1m²</u>
ALFRESCO	12.1m ²	TOTAL	60.8m ²
TOTAL	104.0m ²		
		GRAND TOTAL	164.8m ²

CLIENT: MR. STEPHEN AND MRS. LYNNE TUNNY (OWNER), PETER BROOKING (BUILDER)		<table><tr><td>Rev.</td><td>AMENDMENT DESCRIPTION</td><td>DATE</td></tr><tr><td>A</td><td>ISSUED FOR COORDINATION AND REVIEW</td><td>15-02-2016</td></tr><tr><td>B</td><td>ISSUED FOR PLANNING APPROVAL</td><td>01-04-2016</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		Rev.	AMENDMENT DESCRIPTION	DATE	A	ISSUED FOR COORDINATION AND REVIEW	15-02-2016	B	ISSUED FOR PLANNING APPROVAL	01-04-2016																<div>PROPOSED SINGLE DWELLING</div> <div>77 OTAGO BAY ROAD, OTAGO 7017</div> <div>UPPER FLOOR PLAN</div>	
Rev.	AMENDMENT DESCRIPTION	DATE																											
A	ISSUED FOR COORDINATION AND REVIEW	15-02-2016																											
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<div><div>01020304050mm</div><div>PRINT REDUCTION BAR A3 SHEET</div></div>		<div>Storybook Cottages (Tasmania)</div> <div>ACCREDITED BUILDING DESIGNER: ALLAN WISE, CC6194 H, of COPELSTONE PTY LTD</div>		<table><tr><td>SCALE</td><td>1:100 AT A3</td><td>DRAWING No.</td><td>REVISION</td></tr><tr><td>DRAWN</td><td>ALLAN WISE</td><td rowspan="2">16004-A03</td><td rowspan="2">B</td></tr><tr><td>DATE</td><td>FEB 2016</td></tr></table> <div>Agenda Attachments - 77 Otogo Bay Road - Page 4 of 7</div>		SCALE	1:100 AT A3	DRAWING No.	REVISION	DRAWN	ALLAN WISE	16004-A03	B	DATE	FEB 2016														
SCALE	1:100 AT A3	DRAWING No.	REVISION																										
DRAWN	ALLAN WISE	16004-A03	B																										
DATE	FEB 2016																												
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NOTE

* INDICATES AWNING WINDOWS SHALL BE LIMITED TO 125mm OPENING DUE TO HEIGHT ABOVE GROUND, OR AN APPROVED SCREEN WITH SECURE FITTINGS.



NORTH EAST ELEVATION

SCALE 1:100



NORTH WEST ELEVATION

SCALE 1:100

CLIENT: MR. STEPHEN AND MRS. LYNNE TUNNY (OWNER), PETER BROOKING (BUILDER)

0 10 20 30 40 50mm

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Storybook Cottages (Tasmania)

ACCREDITED BUILDING DESIGNER: ALLAN WISE, CC6194 H, of COPELSTONE PTY LTD

Rev.	AMENDMENT DESCRIPTION	DATE
A	ISSUED FOR COORDINATION AND REVIEW	15-02-2016
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PROPOSED SINGLE DWELLING
77 OTAGO BAY ROAD, OTAGO 7017
BUILDING ELEVATIONS - SHEET 1

SCALE 1:100 AT A3

DRAWN ALLAN WISE

DATE FEB 2016

DRAWING No.

16004-A04

REVISION

B

Agenda Attachments - 77 Otago Bay Road - Page 5 of 7

LEGEND

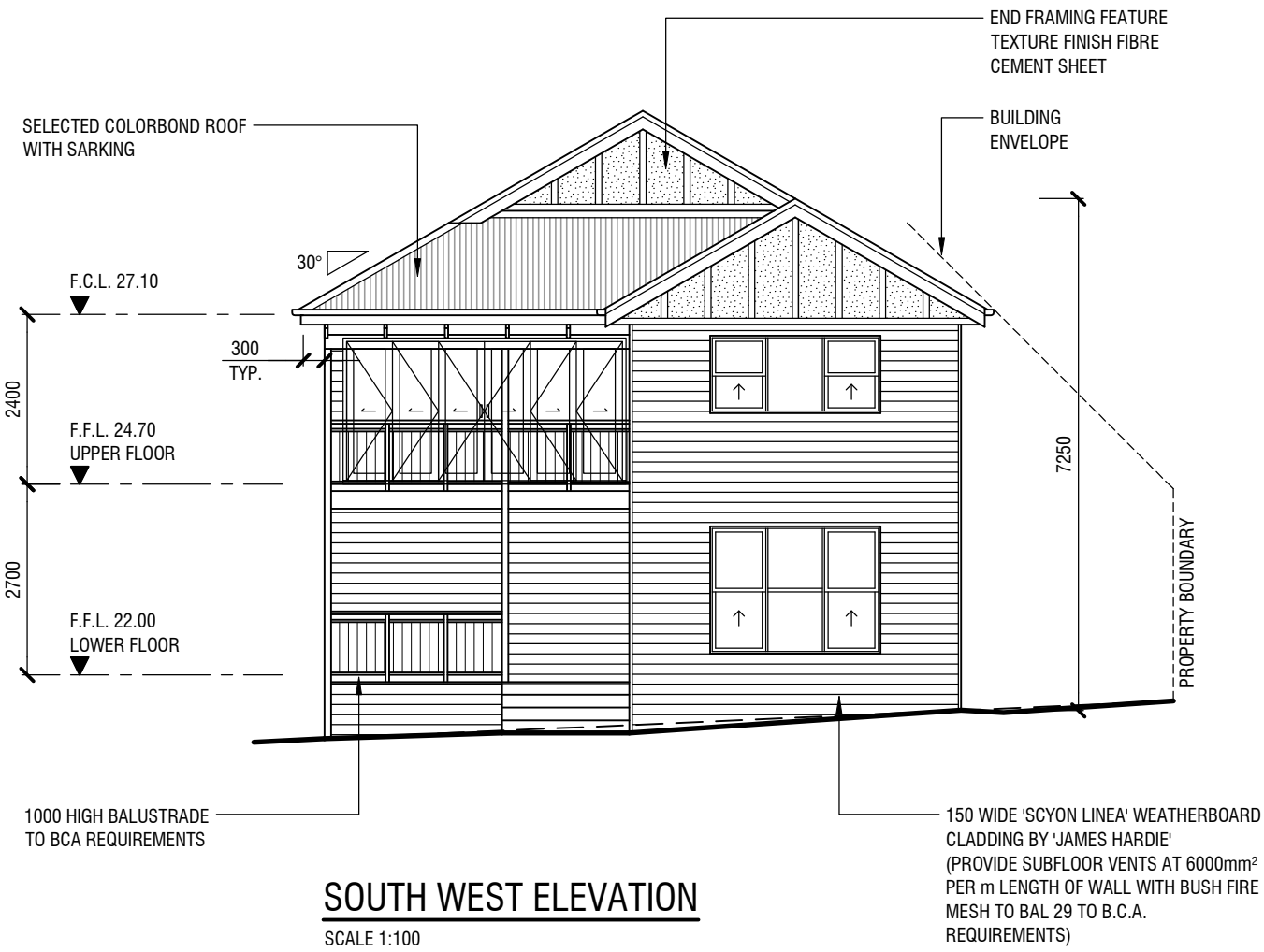
* INDICATES AWNING WINDOWS SHALL BE LIMITED TO 125mm OPENING DUE TO HEIGHT ABOVE GROUND

NOTES

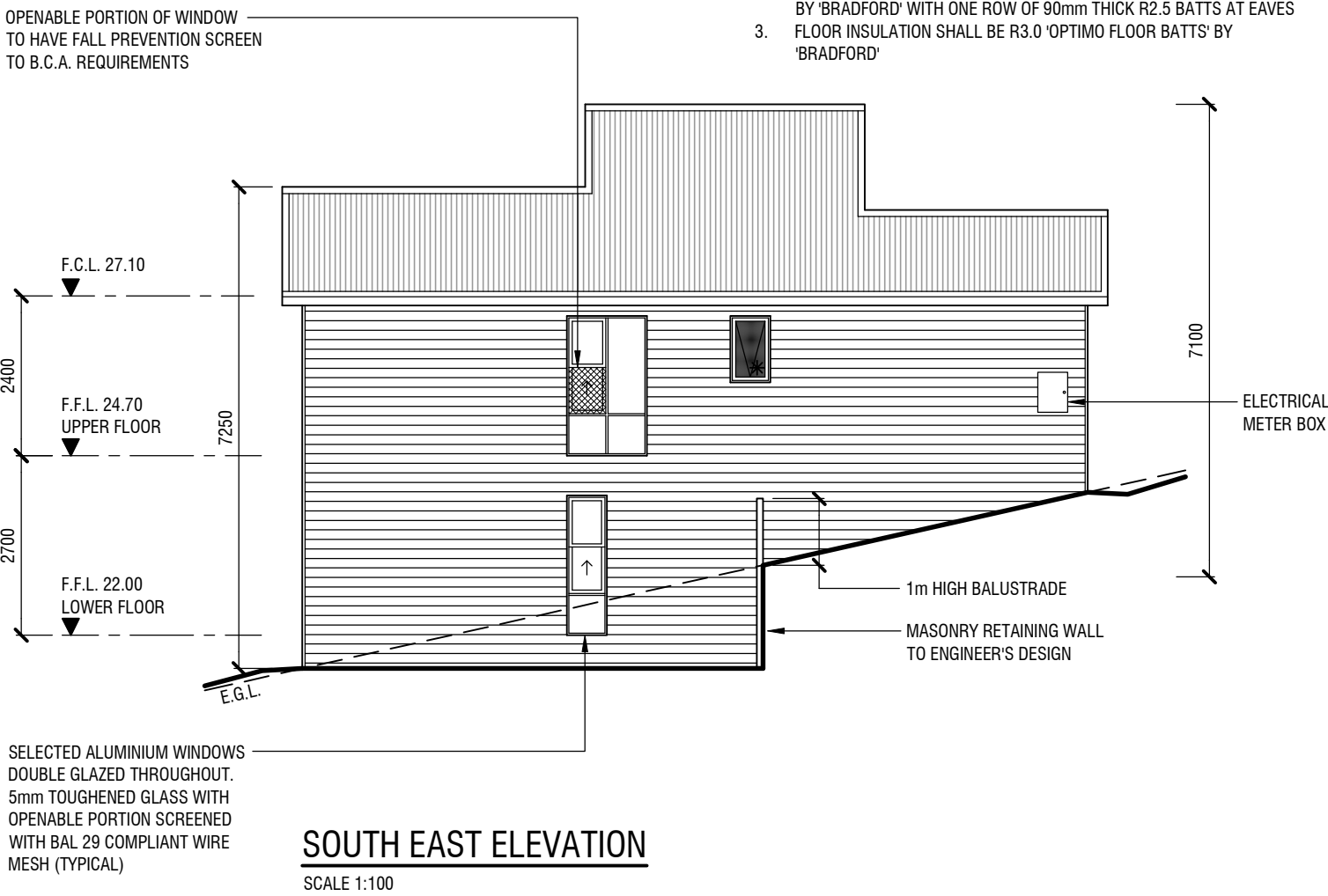
- 1. EXTERNAL WALL CLADDING SHALL BE SCYON 'LINEA' WEATHERBOARD CLADDING BY 'JAMES HARDIE'. PAINT FINISH.
- 2. PERMEABLE WALL WRAP SHALL BE 'HARDIEWRAP' WEATHER BARRIER BY 'JAMES HARDIE' UNDER WEATHER BOARDS
- 3. ALL HOT WATER PIPES SHALL BE COVERED IN APPROVED LAGGING
- 4. AIR MOVEMENT SHALL BE 'STANDARD' AS DEFINED IN B.C.A TABLE 3.12.2.1

INSULATION SUMMARY:

- 1. WALL INSULATION SHALL BE 90mm THICK R2.5 'GOLD WALL BATTS' BY 'BRADFORD'
- 2. ROOF INSULATION SHALL BE 210mm THICK R4.5 'GOLD CEILING BATTS' BY 'BRADFORD' WITH ONE ROW OF 90mm THICK R2.5 BATTS AT EAVES
- 3. FLOOR INSULATION SHALL BE R3.0 'OPTIMO FLOOR BATTS' BY 'BRADFORD'



SOUTH WEST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100

CLIENT: MR. STEPHEN AND MRS. LYNNE TUNNY (OWNER), PETER BROOKING (BUILDER)		Rev. AMENDMENT DESCRIPTION DATE		PROPOSED SINGLE DWELLING 77 OTAGO BAY ROAD, OTAGO 7017 BUILDING ELEVATIONS - SHEET 2	
<div><div>01020304050mm</div><div>PRINT REDUCTION BAR A3 SHEET</div></div> <div>ALL RIGHTS RESERVED. NO REPRODUCTION UNLESS WRITTEN CONSENT GIVEN</div>		A	ISSUED FOR COORDINATION AND REVIEW	15-02-2016	<div>SCALE 1:100 AT A3</div> <div>DRAWN ALLAN WISE</div> <div>DATE FEB 2016</div> <div>Agenda Attachments - 77 Otago Bay Road - Page 6 of 7</div>
		B	ISSUED FOR PLANNING APPROVAL	01-04-2016	
Storybook Cottages (Tasmania)				DRAWING No. 16004-A05	
ACCREDITED BUILDING DESIGNER: ALLAN WISE, CC6194 H, of COPELSTONE PTY LTD				REVISION B	

Attachment 3

77 Otago Bay Road, OTAGO



Site viewed from existing driveway showing recently demolished garage



Existing driveway viewed from the center of the site

**11.3.4 DEVELOPMENT APPLICATION D-2016/241 - 9 CORINTH STREET,
HOWRAH - DEMOLITION AND NEW DWELLING**
(File No D-2016/241)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for demolition of the existing dwelling and a new dwelling at 9 Corinth Street, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and Open Space and subject to the Parking and Access, Inundation Prone Areas, and Waterway & Coastal Protection Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 2 August 2016.

CONSULTATION

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

- visual amenity;
- loss of views;
- loss of sunlight and overshadowing; and
- sewer connection location.

RECOMMENDATION:

- A. That the Development Application for Demolition and New Dwelling at 9 Corinth Street, Howrah (CI Ref D-2016/241) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. ENG S1 – INFRASTRUCTURE REPAIR.
 3. ENG S11 – SEALING OF SERVICES.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

**DEVELOPMENT APPLICATION D-2016/241 - 9 CORINTH STREET, HOWRAH -
DEMOLITION AND NEW DWELLING /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential and Open Space and is affected by the Parking and Access, Inundation Prone Areas, and Waterway & Coastal Protection Codes under the Scheme.

2.2. The proposal is discretionary because it does not meet all of the Acceptable Solutions for the General Residential Zone of the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 9.4 – Demolition;
- Part D – General Residential Zone; and
- Part E – Parking and Access Code.

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

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

The site is a regularly shaped 1396m² lot, located between the Derwent River and the western side of Corinth Street, Howrah.

The lot slopes gently down toward the river and contains an existing dwelling as well as an outbuilding, both of which are to be demolished as part of this application.

3.2. The Proposal

The proposal is for the demolition of the existing dwelling and the construction of a new dwelling which occupies the footprint of the existing dwelling and extends to the west, south-west along the same boundary setback.

The new dwelling will be 2 storey but cut into the land so that it presents as single storey from the street front. It will be clad in brick veneer with a tile roof.

The lower level will be a large 2 door garage with rumpus room off the side, through which the upper level is accessed. There is also a workshop and store room to the end of the dwelling nearest the road.

The upper level will provide 3 bedrooms, a study through which the lower level is accessed and an open kitchen dining living area, with a deck coming off it, facing toward the Derwent River.

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. Demolition

Clause 9.4 of the Scheme dictates that any development which would require a permit for construction is not exempted from requiring a permit for demolition. As such, the demolition of the existing dwelling, whilst having no negative impact on the surrounds, must be considered as part of this application. However, it is noted that there are no applicable standards to assess and the assessment for the application is therefore focused on the new dwelling and its resultant impact.

4.3. Compliance with Zone and Codes

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

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A3	Setback and building envelope for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(ii) projecting a line at an angle of 45° from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p>	<p>A small portion of the dwelling is outside the building envelope on the southern façade.</p> <p>This is approximately 0.2m in height and approximately 1m in width.</p>

The proposed variation can be supported pursuant to the Performance Criteria P3 of the Clause 10.4.2 for the following reason.

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

<p>(a) <i>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>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p> <p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p> <p>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>The portion of the building that is outside the building envelope is negligible and therefore cannot cause unreasonable overshadowing of the adjacent dwelling or its private open space.</p> <p>The portion of the dwelling that is outside the building envelope has a negligible impact upon the overall bulk, scale or proportions of the dwelling when viewed from an adjoining lot.</p>
<p>(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>The separation provided by this development is the same as was previously provided for the site and the adjoining lots and as such is consistent with the surrounding area.</p>

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.4 A1	Sunlight and overshadowing for all dwellings	A dwelling must have at least 1 habitable room (other than a bedroom) in which there is a window that faces between 30° west of north and 30° east of north (see Diagram 10.4.4A).	The living, dining, kitchen area will have a window facing approximately 36° west of north.

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause 10.4.4 for the following reason.

P1 - A dwelling must be sited and designed so as to allow sunlight to enter at least 1 habitable room (other than a bedroom).	The proposed dwelling is oriented to achieve sunlight to the habitable areas.
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General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.6 A2	Privacy for all dwellings	<p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <p>(i) is to have a setback of at least 3m from a side boundary;</p> <p>(b) The window or glazed door:</p> <p>(i) is to be off-set, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or</p> <p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>The combined living, dining, kitchen area has a finished floor level greater than 1m above natural ground level and has a south facing window with a sill height below 1.7m which faces a window of the existing dwelling and is set back 2.7m from the southern boundary.</p>

The proposed variation can be supported pursuant to the Performance Criteria P2 of the Clause 10.4.6 for the following reason.

P2 – A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:

(a) window or glazed door, to a habitable room of another dwelling; and	The window is set back 2.7m from the boundary and 4.95m from the adjacent dwelling. The primary outlook from the window will be down the river and not toward the neighbouring property. As such, any overlooking of a habitable room of the neighbouring dwelling would be incidental.
(b) the private open space of another dwelling; and	The adjacent property to the south has no private open space located in close proximity to the window in question that could be overlooked by the development.

5. REPRESENTATION ISSUES

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

5.1. Visual Amenity

The representor has indicated that the proposed new dwelling will be 3 times the size of the existing dwelling in floor area and as such will have an impact on the visual amenity of the adjacent property at 11 Corinth Street. The representor has referenced the “Tasmanian Planning Scheme” as the basis for their assessment of the appropriateness of the proposal, indicating that it is outside of the building envelope proscribed in the Acceptable Solutions.

- **Comment**

The “Tasmania Planning Scheme” currently has no standing. As such, the proposal must be assessed against the Clarence Interim Planning Scheme 2015.

The new dwelling is outside the building envelope proscribed in this Scheme, however, as detailed above, the extent of the protrusion is negligible.

A very small section of the roof (approximately 0.2m high for a width of approximately 1m, over the stairwell protrusion in the southern façade) is not contained within the building envelope, with the entirety of the “new” portion of the dwelling contained within the building envelope.

As such, it is not considered that the visual amenity for the adjacent property is impacted by the proposed development.

5.2. Loss of Views

The representor has indicated that the location of the dwelling will result in a loss of views and therefore amenity for the adjacent dwelling at 11 Corinth Street. They have indicated that the building should be contained within the building envelope, or relocated closer to the front boundary to reduce its impact on their views and amenity.

- **Comment**

As stated above, only a very small portion of the roof of the dwelling is located outside of the building envelope. The portion of the dwelling that will impact upon the views from the adjacent property is located entirely within the building envelope.

As such, any loss of views from the adjacent property can have no impact upon the determination of the application.

5.3. Loss of Sunlight and Overshadowing

The representor has indicated that the loss of sunlight and overshadowing resulting from the development will be significant for the dwelling at 11 Corinth Street.

- **Comment**

As previously stated, only a very small portion of the roof of the dwelling is located outside of the building envelope. The portion of the building that causes overshadowing of the adjacent dwelling is inside the building envelope and as such considered acceptable under the Scheme provisions. As such, this is not a matter of determining weight for the proposal.

5.4. Sewer Connection

The representor indicated that the sewer connection for the lot is incorrectly located on the application plans.

- **Comment**

The location of the sewer connection is not a relevant planning consideration. This is a matter that will be dealt with by TasWater through their application process at the building application stage. As such, this can have no impact on the determination of this proposal.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has not objected to, or requested any conditions be added should a permit be granted for the proposed development.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of all State Policies.

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy. Developer contributions are not required to comply with any Council policies.

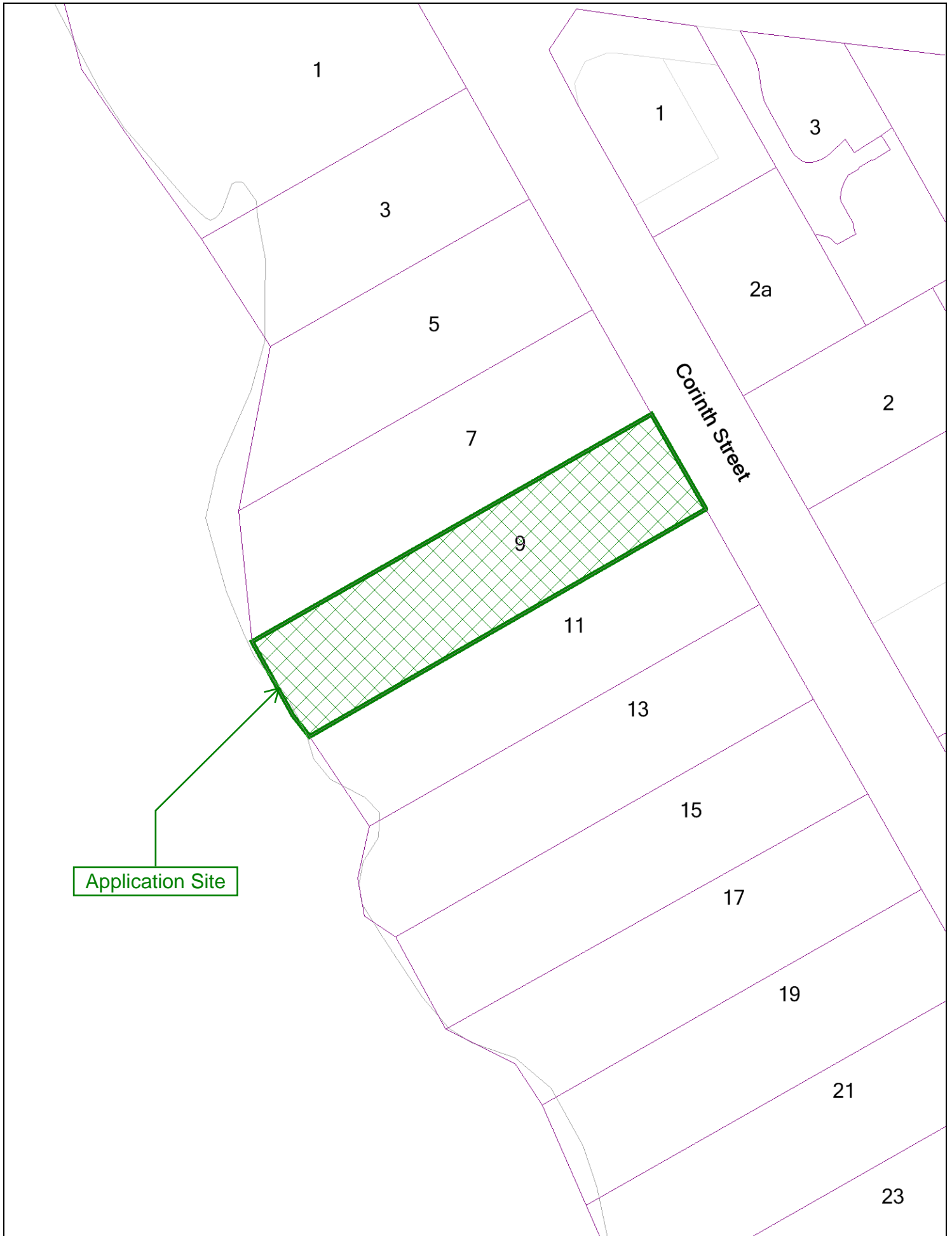
9. CONCLUSION

The proposal is for the demolition of the existing dwelling and its replacement with a new dwelling. The proposal meets the standards of the Scheme and is therefore recommended for conditional approval as detailed above.

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

Ross Lovell
MANAGER CITY PLANNING

Attachment 1 - Location Plan



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:** Tuesday, 12 July 2016 **Scale:** 1:805.6 @A4

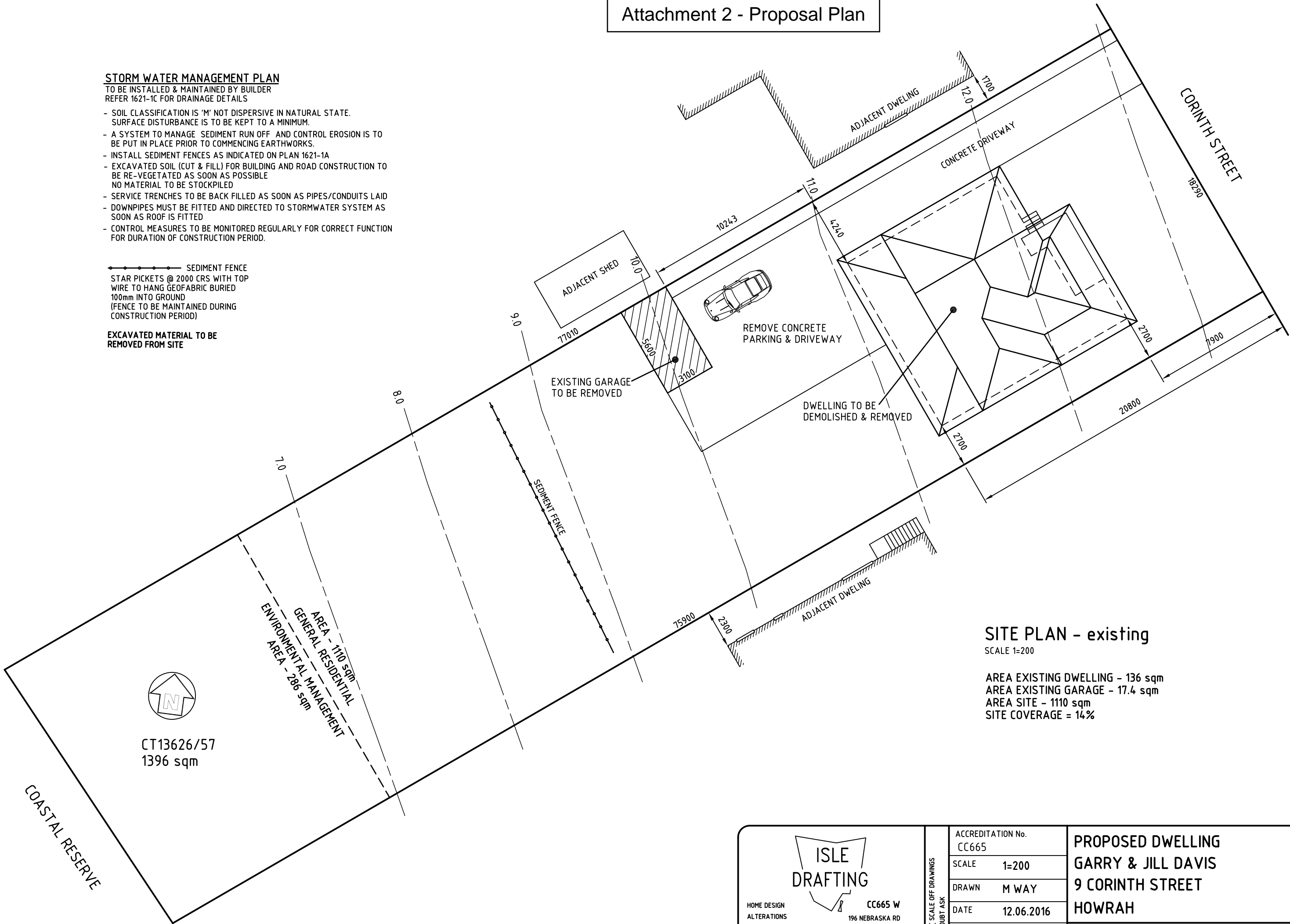
Attachment 2 - Proposal Plan

STORM WATER MANAGEMENT PLAN

- TO BE INSTALLED & MAINTAINED BY BUILDER
REFER 1621-1C FOR DRAINAGE DETAILS
- SOIL CLASSIFICATION IS 'M' NOT DISPERSIVE IN NATURAL STATE. SURFACE DISTURBANCE IS TO BE KEPT TO A MINIMUM.
 - A SYSTEM TO MANAGE SEDIMENT RUN OFF AND CONTROL EROSION IS TO BE PUT IN PLACE PRIOR TO COMMENCING EARTHWORKS.
 - INSTALL SEDIMENT FENCES AS INDICATED ON PLAN 1621-1A
 - EXCAVATED SOIL (CUT & FILL) FOR BUILDING AND ROAD CONSTRUCTION TO BE RE-VEGETATED AS SOON AS POSSIBLE
NO MATERIAL TO BE STOCKPILED
 - SERVICE TRENCHES TO BE BACK FILLED AS SOON AS PIPES/CONDUITS LAID
 - DOWNPIPES MUST BE FITTED AND DIRECTED TO STORMWATER SYSTEM AS SOON AS ROOF IS FITTED
 - CONTROL MEASURES TO BE MONITORED REGULARLY FOR CORRECT FUNCTION FOR DURATION OF CONSTRUCTION PERIOD.

SEDIMENT FENCE
STAR PICKETS @ 2000 CRS WITH TOP
WIRE TO HANG GEOFABRIC BURIED
100mm INTO GROUND
(FENCE TO BE MAINTAINED DURING
CONSTRUCTION PERIOD)


EXCAVATED MATERIAL TO BE
REMOVED FROM SITE

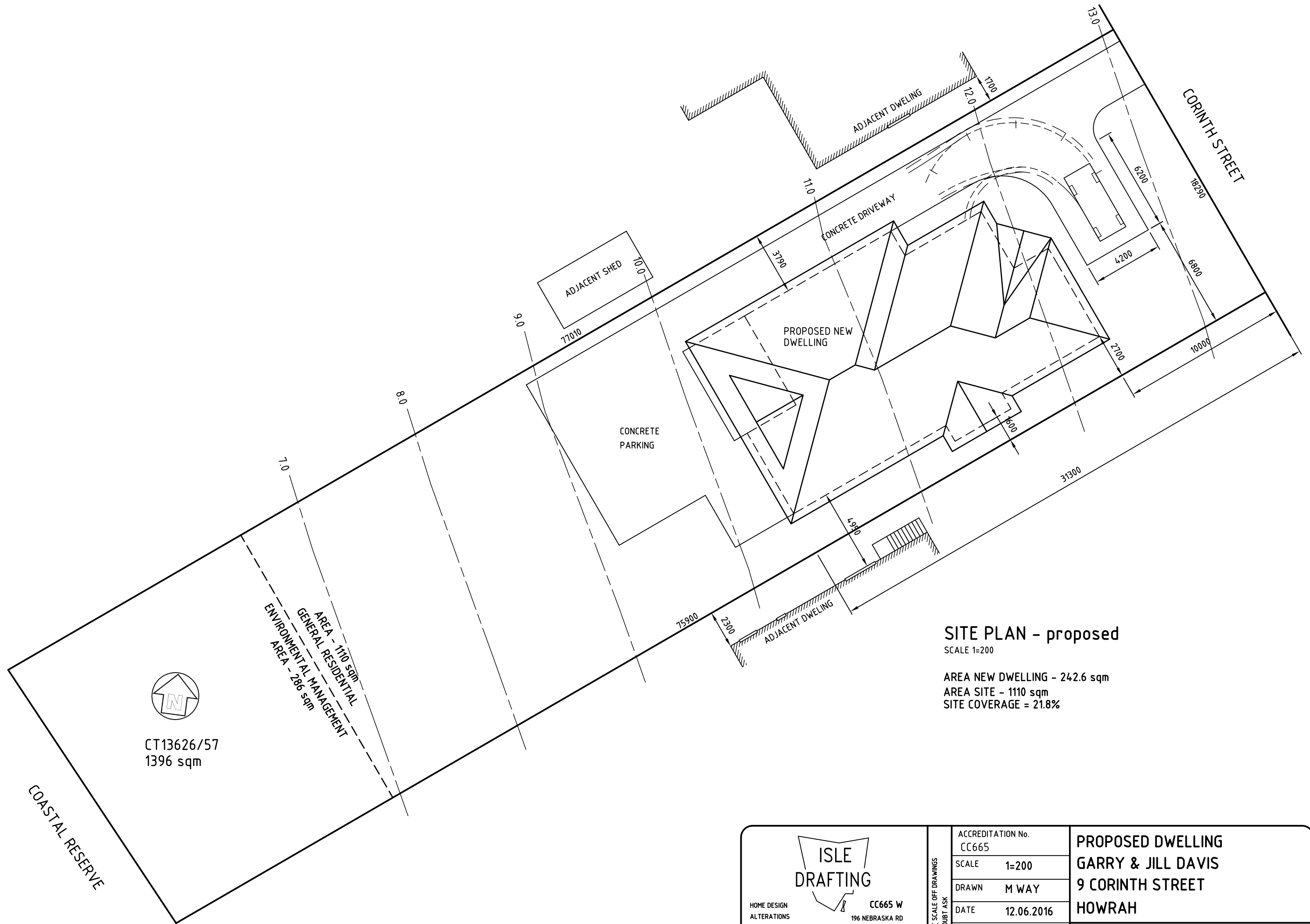



SITE PLAN - existing

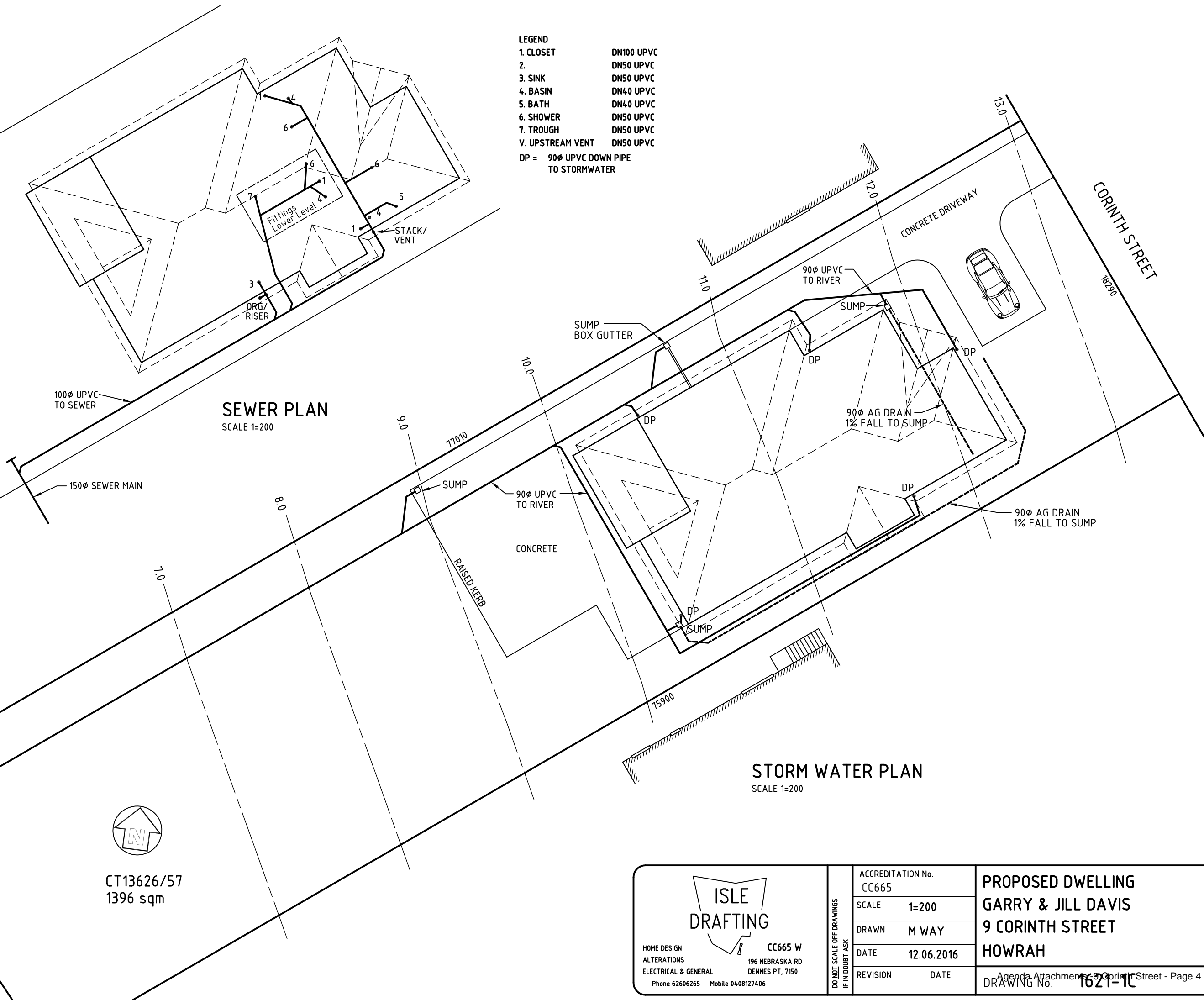
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AREA EXISTING DWELLING - 136 sqm
AREA EXISTING GARAGE - 17.4 sqm
AREA SITE - 1110 sqm
SITE COVERAGE = 14%

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<div><p>HOME DESIGN ALTERATIONS ELECTRICAL & GENERAL Phone 62606265 Mobile 0408127406</p><p>CC665 W 196 NEBRASKA RD DENNES PT, 7150</p></div>	DO NOT SCALE OFF DRAWINGS IF IN DOUBT ASK	ACCREDITATION No. CC665		PROPOSED DWELLING GARRY & JILL DAVIS 9 CORINTH STREET HOWRAH
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		REVISION 1	DATE 22.06.16	DRAWING No. 1621-1B




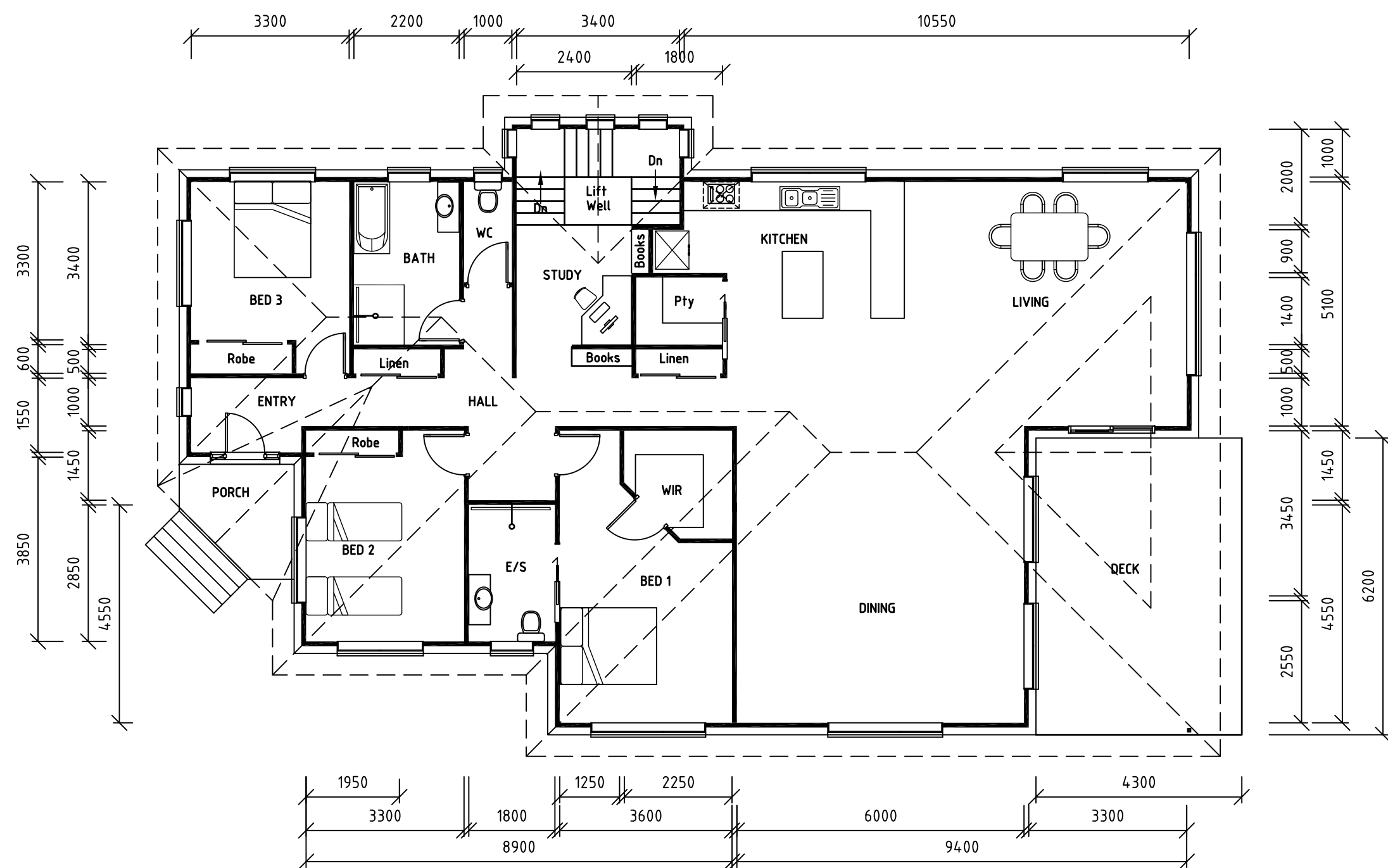
SEWER PLAN
SCALE 1=200

STORM WATER PLAN
SCALE 1=200




CT13626/57
1396 sqm

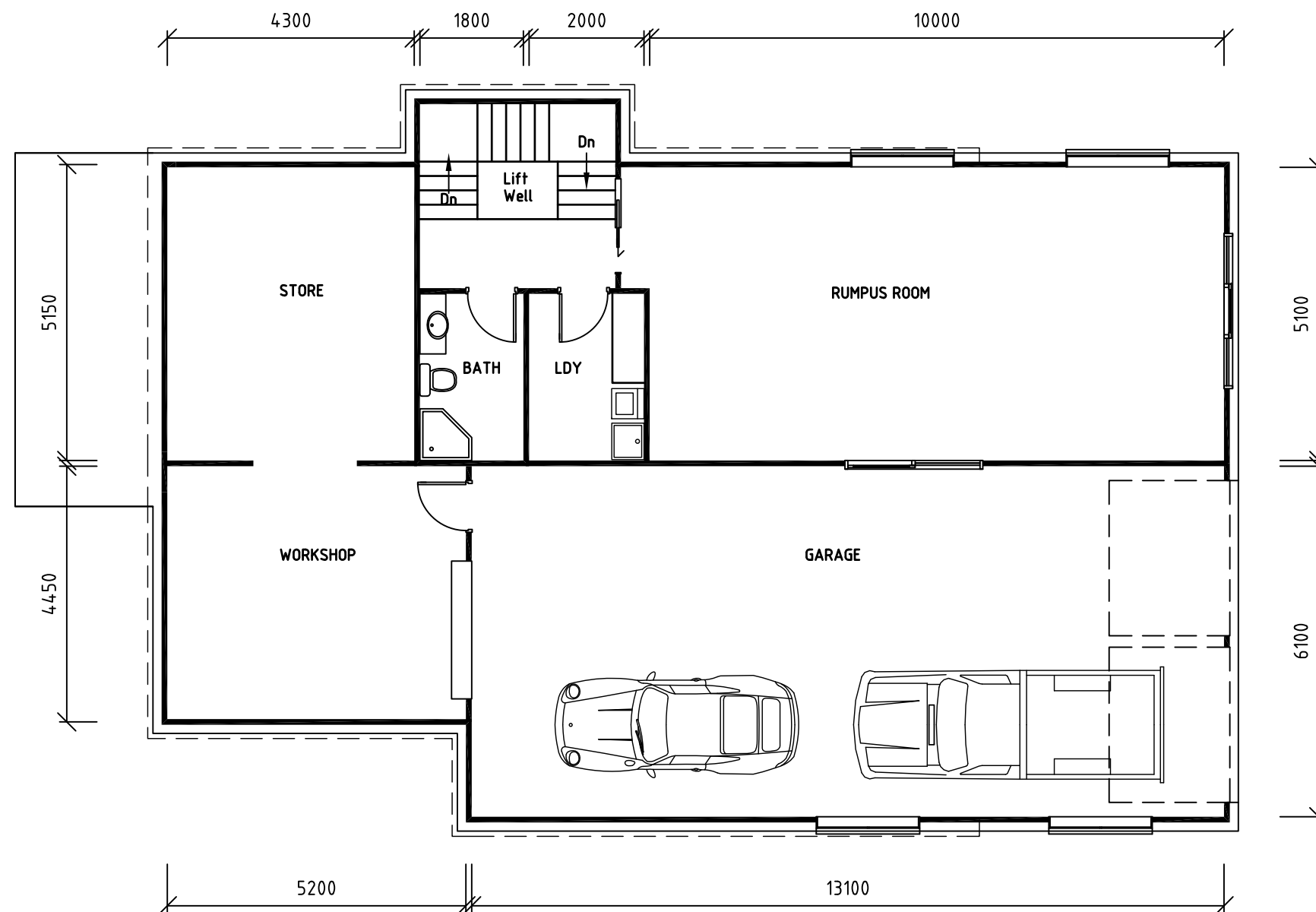
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	REVISION	DATE	Agenda Attachments 9 Corinth Street - Page 4 of 11 DRAWING No. 1621-1C



LOWER FLOOR PLAN
SCALE 1=100

FLOOR AREA - 212 sqm (22.8 squares)
DECK AREA - 26 sqm
PORCH AREA - 4.6 sqm

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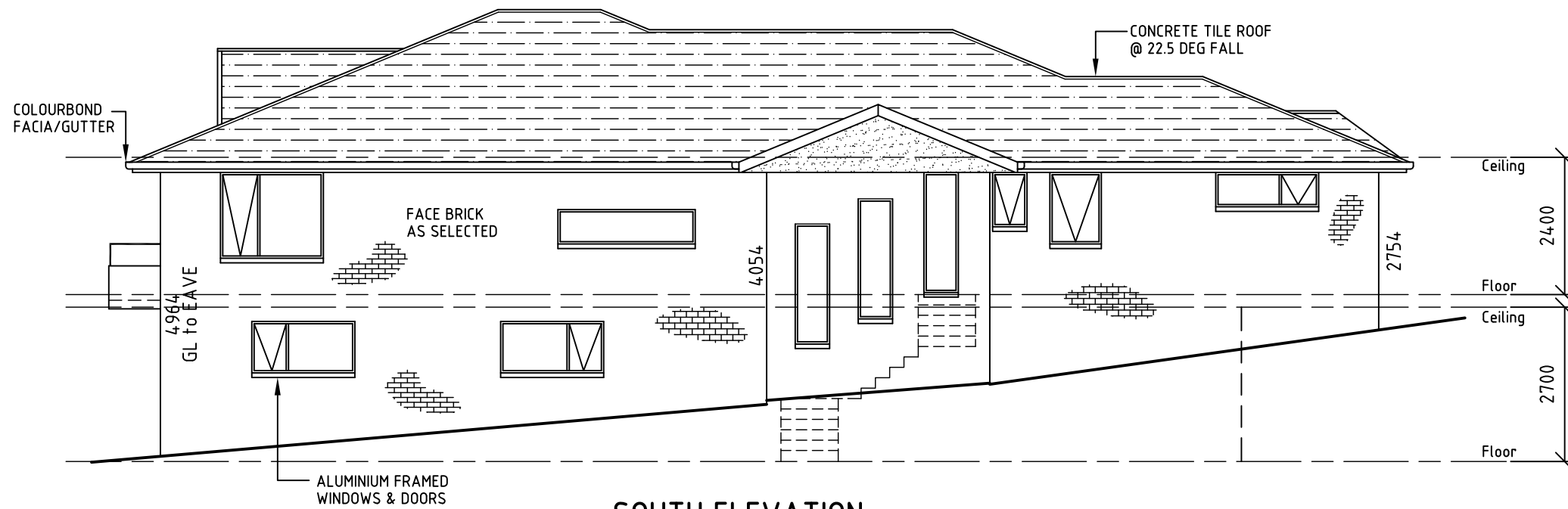


LOWER FLOOR PLAN

SCALE 1=100

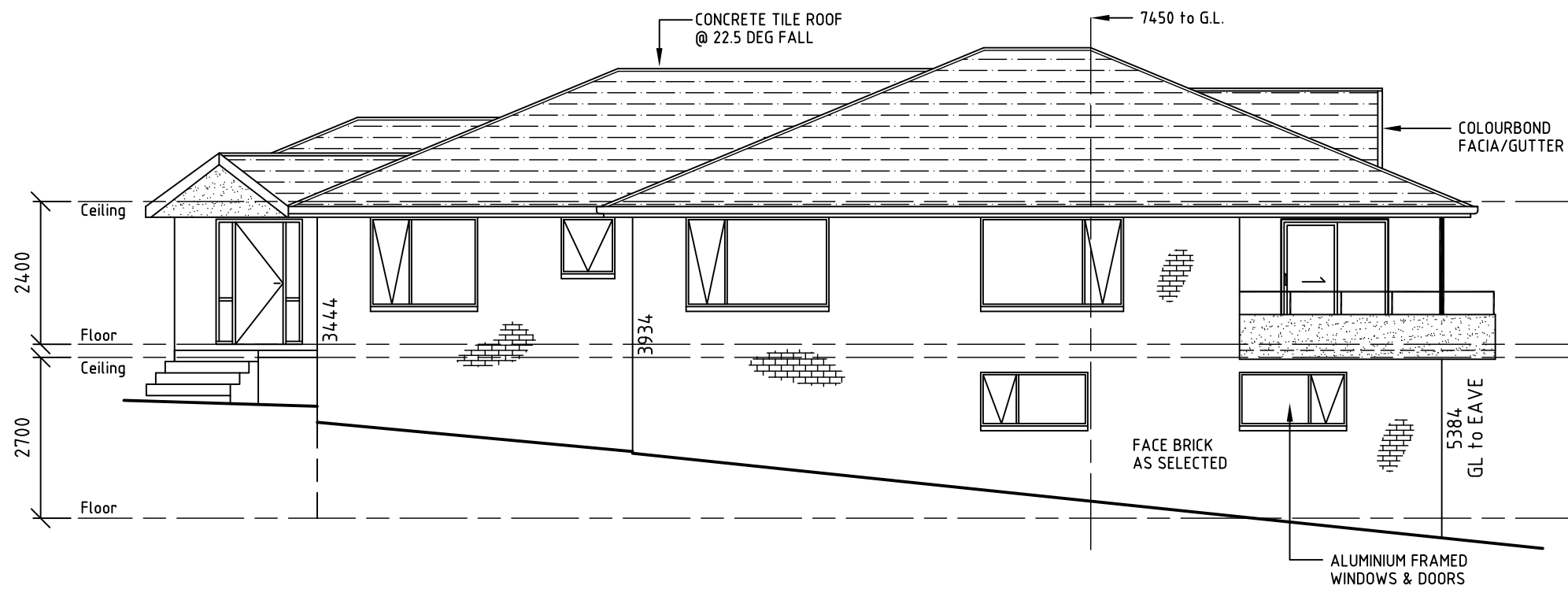
FLOOR AREA - 218 sqm (23.4 squares)

<div> <div>ISLE DRAFTING</div> <div>HOME DESIGN ALTERATIONS ELECTRICAL & GENERAL</div> <div>196 NEBRASKA RD DENNES PT, 7150</div> <div>Phone 62606265 Mobile 0408127406</div> </div>	ACCREDITATION No. CC665	PROPOSED DWELLING GARRY & JILL DAVIS 9 CORINTH STREET HOWRAH
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SOUTH ELEVATION

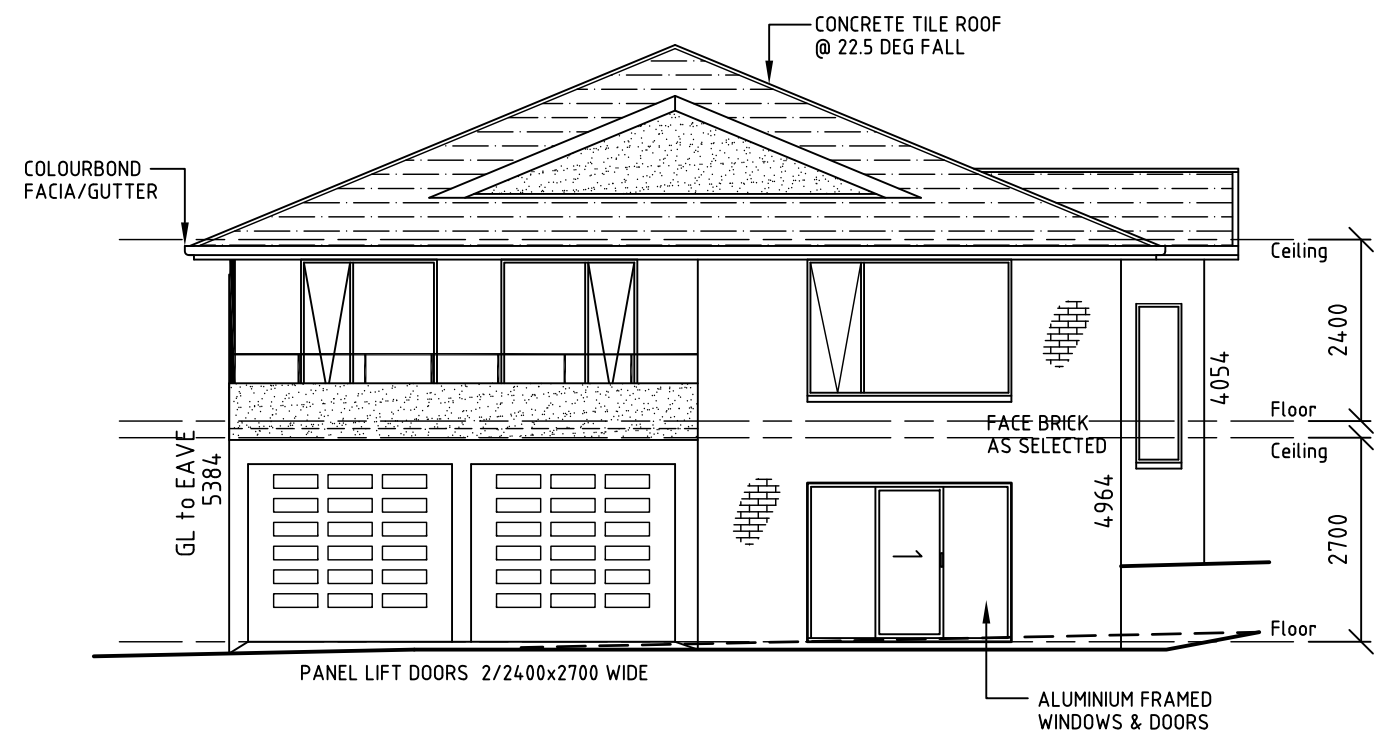
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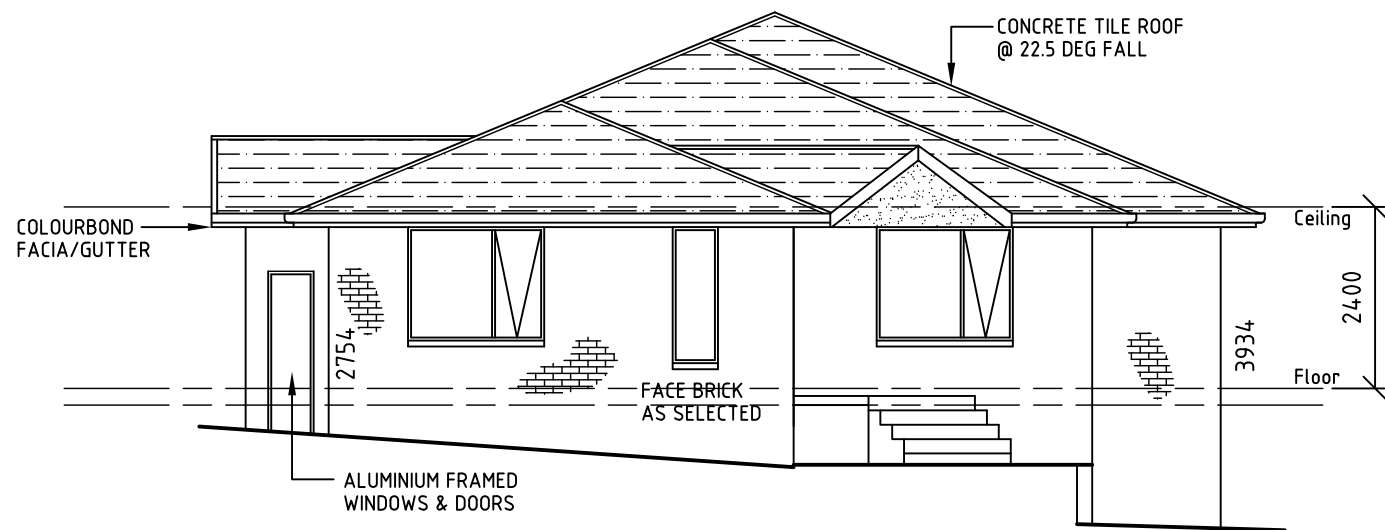
NORTH ELEVATION

SCALE 1=100

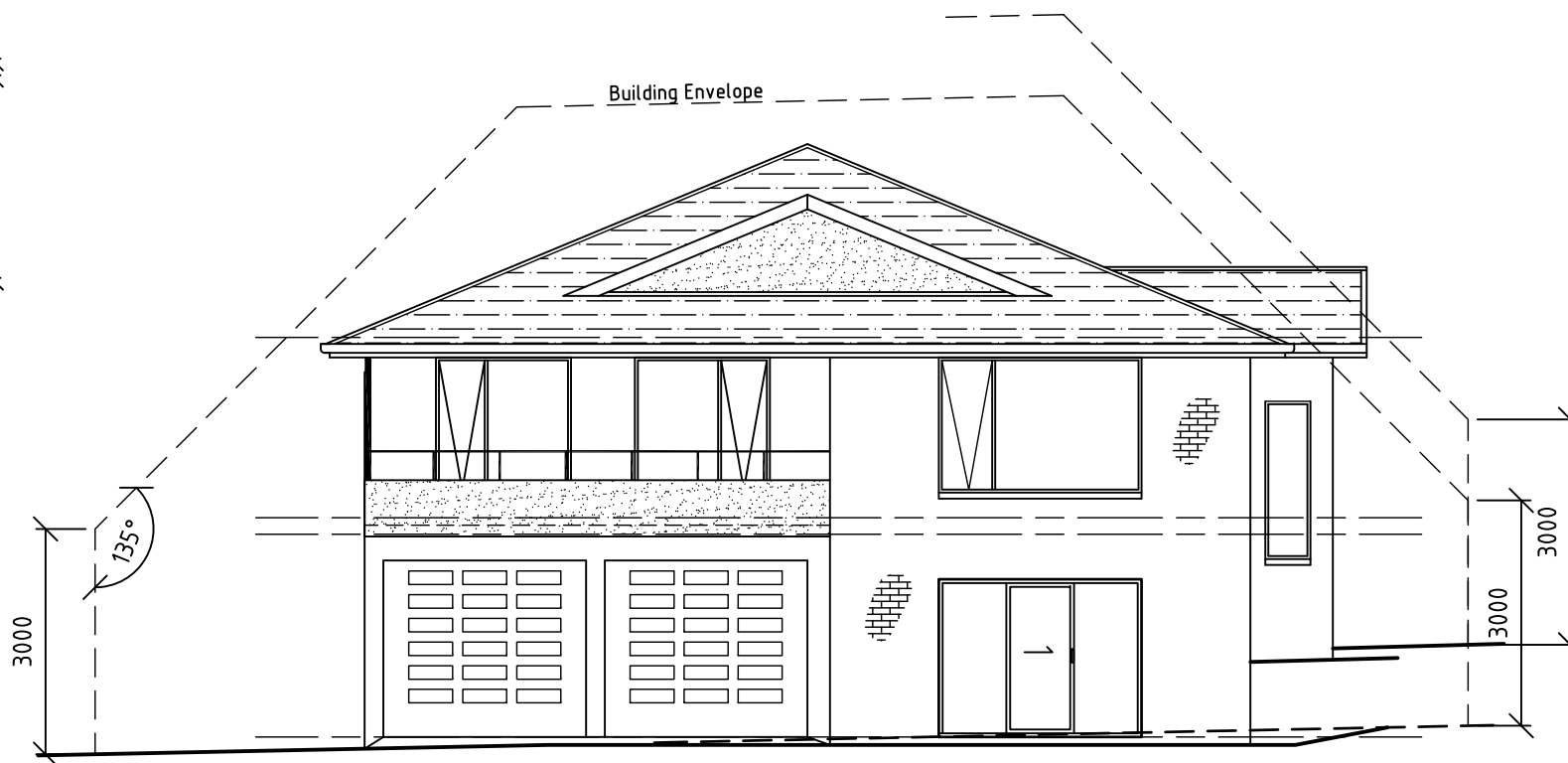
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WEST ELEVATION
SCALE 1=100

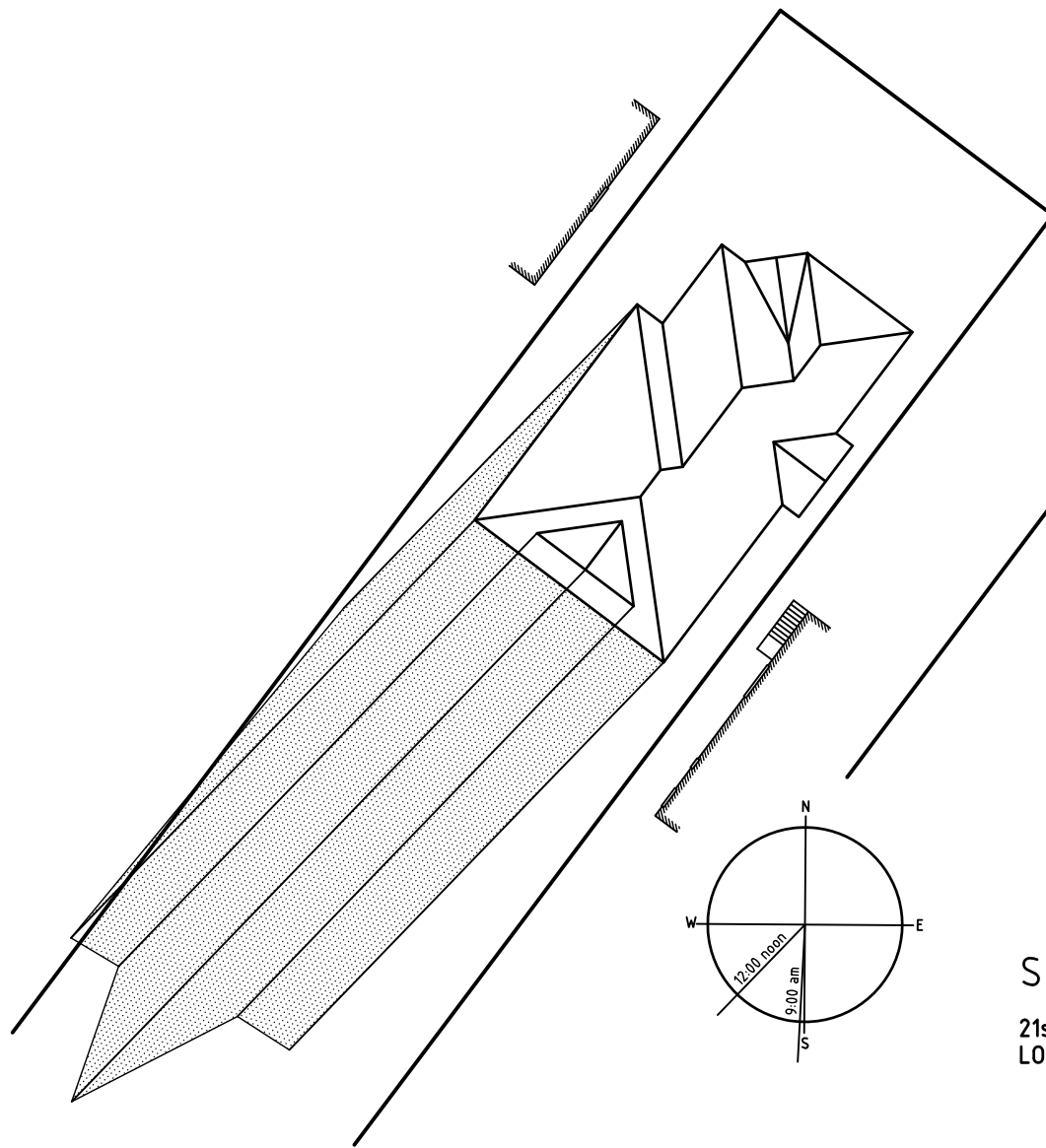


EAST ELEVATION
SCALE 1=100



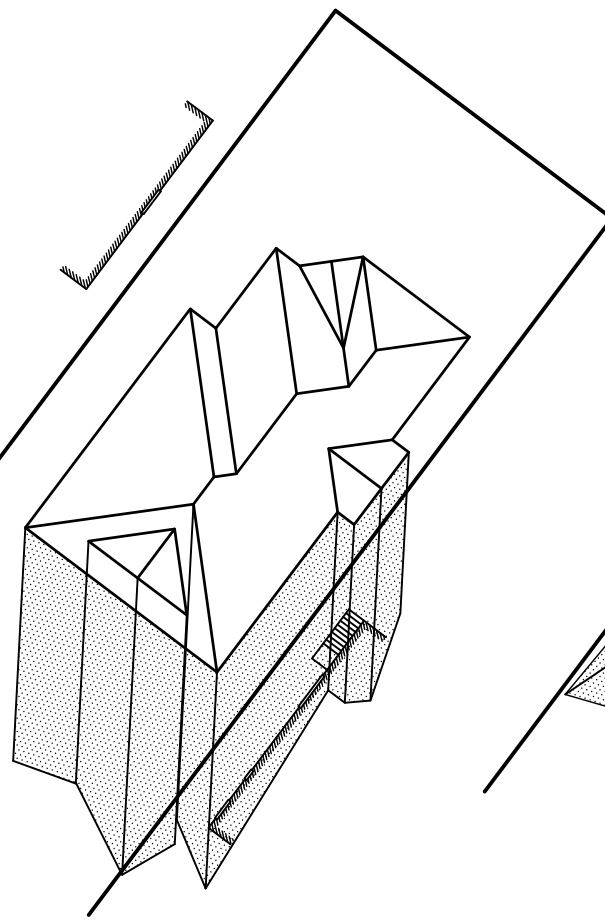
WEST ELEVATION - Building Envelope
SCALE 1=100

 HOME DESIGN ALTERATIONS ELECTRICAL & GENERAL Phone 62606265 Mobile 0408127406	ACCREDITATION No. CC665		PROPOSED DWELLING GARRY & JILL DAVIS 9 CORINTH STREET HOWRAH Agenda Attachments 9 Corinth Street - Page 8 of 11 DRAWING No. 1621-5
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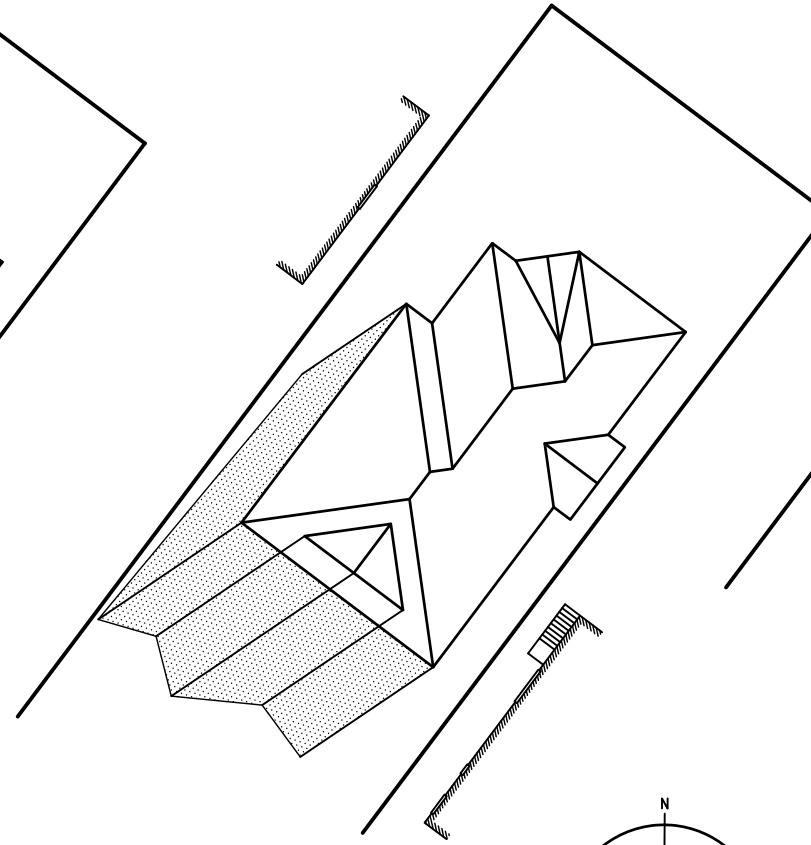
SUN SHADOW DIAGRAM

21st June
LOCAL TIME 09:00 am



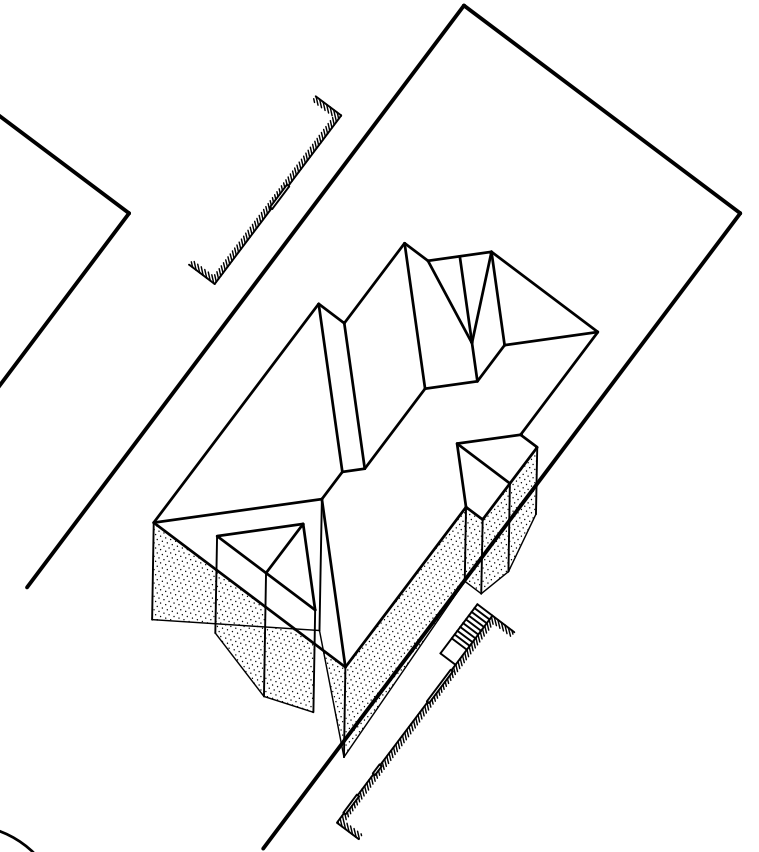
SUN SHADOW DIAGRAM

21st June
LOCAL TIME 12:00 noon



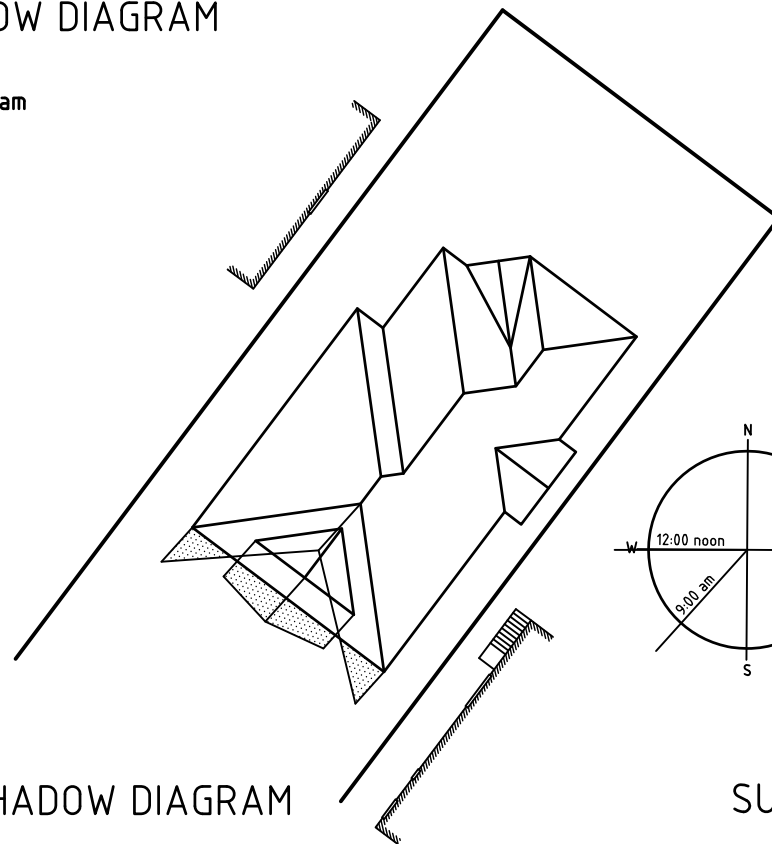
SUN SHADOW DIAGRAM

23rd September
LOCAL TIME 09:00 am



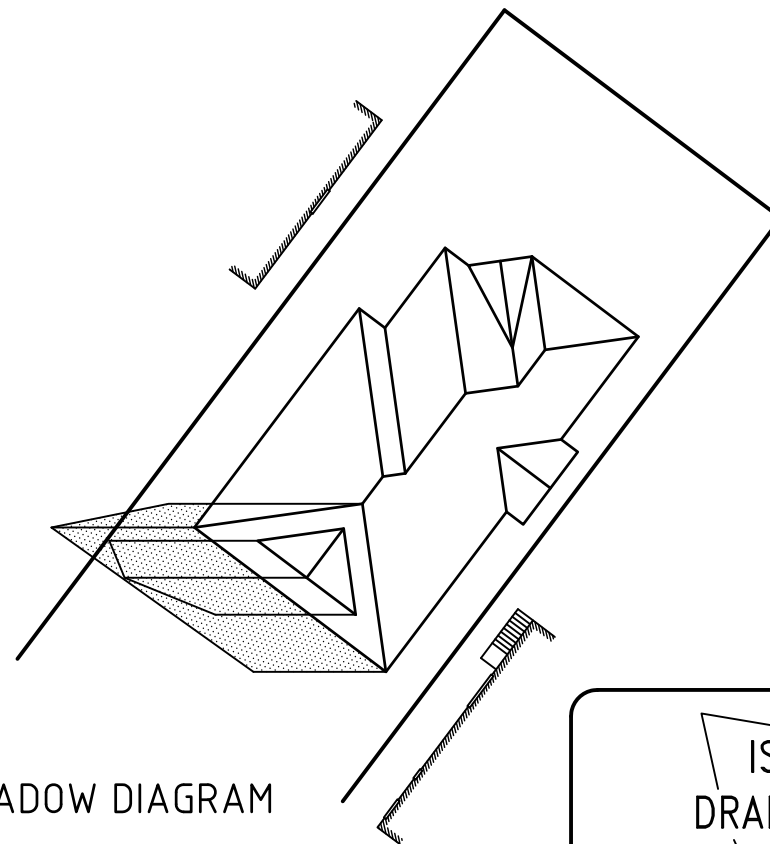
SUN SHADOW DIAGRAM

23rd September
LOCAL TIME 12:00 noon



SUN SHADOW DIAGRAM


22nd December
LOCAL TIME 09:00 am



SUN SHADOW DIAGRAM

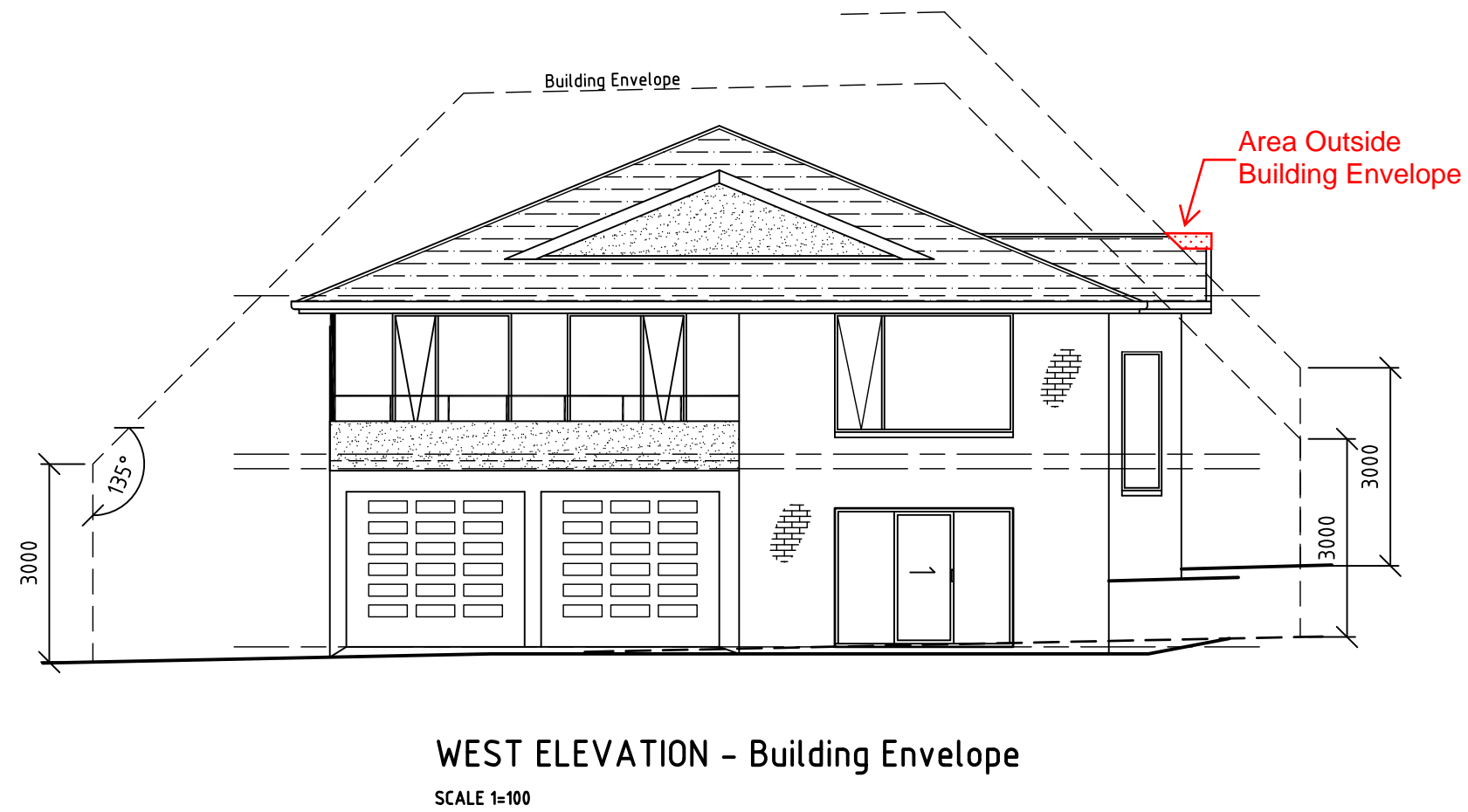
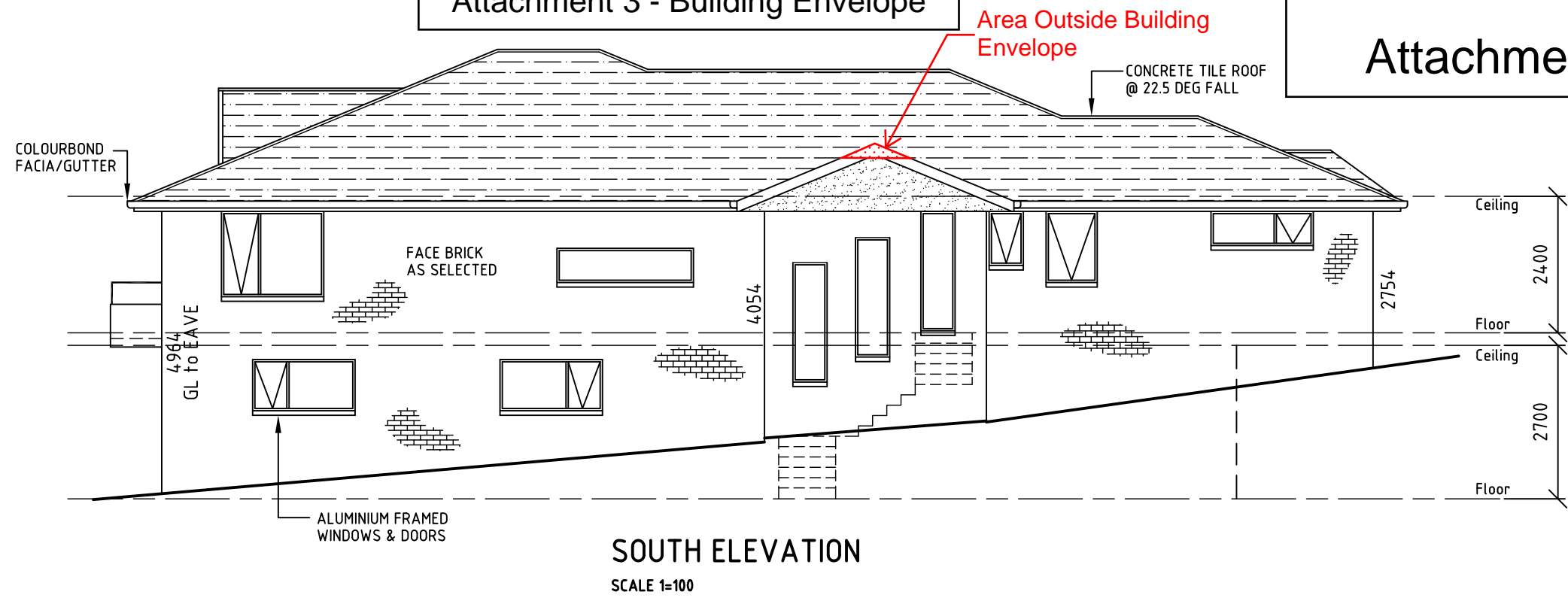
22nd December
LOCAL TIME 12:00 noon

SHADOW ANGLES & PROJECTIONS PRODUCED
USING 'ShadowDraw' DATA IN CONJUNCTION
WITH AUTOCAD

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		DATE	15.06.16	
		REVISION		DATE

Attachment 3 - Building Envelope

Attachment 3



Attachment 4

9 Corinth Street, HOWRAH



Site viewed from Corinth Street



Site viewed from waterfront

**11.3.5 DEVELOPMENT APPLICATION D-2016/207 - 2 KELLATIE ROAD, ROSNY
- ALTERATIONS AND ADDITIONS TO DWELLING**
(File No D-2016/207)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for Alterations and Additions to a Dwelling at 2 Kellatie Road, Rosny.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 29 July 2016.

CONSULTATION

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

RECOMMENDATION:

- A. That the Development Application for Alterations and Additions to Dwelling at 2 Kellatie Road, Rosny (Cl Ref D-2016/207) be refused subject to the following reasons:
 - 1. The proposal does not meet the Performance Criteria of Clause 10.4.2 P2 in that the proposed building would not be compatible with the setback of existing garages or carports in the street.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 466m² residential lot contained within CT 92243/1. The site contains a 2 storey dwelling with vehicular access from Kellatie Road.

3.2. The Proposal

The proposal is for dwelling additions and alterations consisting of a double garage and a 2 storey addition to the northern part of the dwelling. The garage is located at an angle to the front boundary and is 200mm at its closet point. The dwelling addition consists of a foyer/entry on the ground floor and kitchen extension on the first floor.

The proposal includes a parapet wall located on the northern boundary for a length of 7m which has a maximum height of 3m from natural ground level.

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

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A1	Setback and building envelope for all dwellings	Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site.	The garage is located 200mm from the front boundary at its closet point.

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause 10.4.2 for the following reason.

P1	Comment
<p>A dwelling must:</p> <p>(a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and</p> <p>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.</p>	<p>An inspection of the streetscape identifies that the dwellings located along Kellatie Road are off-set to the boundary with part of the dwelling being located within the front boundary setback. The dwelling at 1 Kellatie Road is located approximately 1m from the front boundary setback and the dwelling opposite at 20 Esplanade is partially located on the front boundary. On this basis it is considered that the dwelling meets the Performance Criteria, however, the garage must be considered also under Clause 10.4.2 A2/P2 (below).</p>

General Residential Zone:

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A2	Setback and building envelope for all dwellings	<p>A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5m, or alternatively 1m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	The garage is located 200mm from the front boundary at its closest point.

The proposed variation does not meet the Performance Criteria P1 of the Clause 10.4.4 for the following reason.

P2	Comment
A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.	<p>A site inspection indicates that there are no garages or car ports located within a comparable setback in the street. As was described above, parts of the dwellings in the street are located in close proximity to the front boundary. However, garages and carports are typically located on the lower floor of the dwelling with the same setback as the dwellings façade, or behind the building line of the dwelling. For this reason, the proposal is not considered compatible with existing streetscape and must be refused on that basis.</p> <p>It should be noted that the primary reason why garage setbacks are dealt with separately from dwelling setbacks is to ensure that garages do not dominate streetscapes, which is considered a bad neighbourhood design outcome.</p>

5. REPRESENTATION ISSUES

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

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal is for Dwelling Addition and Alterations at 2 Kellatie Road, Rosny. It is considered that the proposal does not meet the Performance Criteria P2 of Clause 10.4.2 of the Scheme as the proposed setback to the garage is not compatible with existing garages or carports in the street.

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

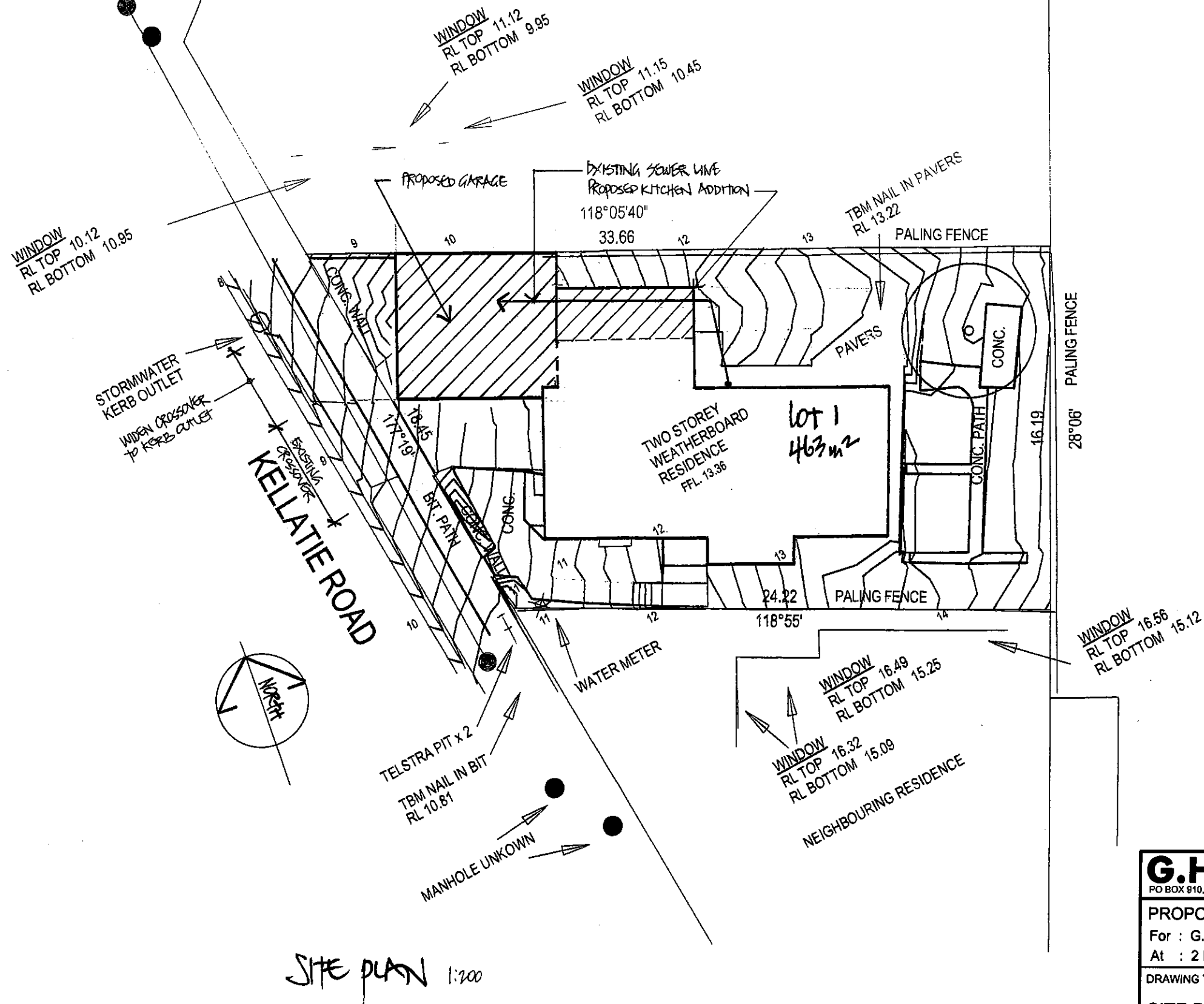
Ross Lovell
MANAGER CITY PLANNING

Location Plan - 2 Kellatie Road



Agenda Attachments - 2 Kellatie Road - Page 1 of 10

Attachment 2



G.Hills & Partners ARCHITECTS
 PO BOX 910, KINGSTON PH: 6229 1799 Email: graham.hills@bigpond.com

PROPOSED ALTERATIONS & ADDITIONS

For : G. Alomes & H. Chaplin-Alomes

At : 2 Kellatie Road, MONTAGU BAY

DRAWING TITLE:

SITE PLAN

SCALE: **1:200 @ A3**

DESIGNER: **G. Hills**

DRAWING: **G. Hills**

DATE: **March 2016**

PROJECT No:

21681

DWG. No:

DD01

No. IN SET:

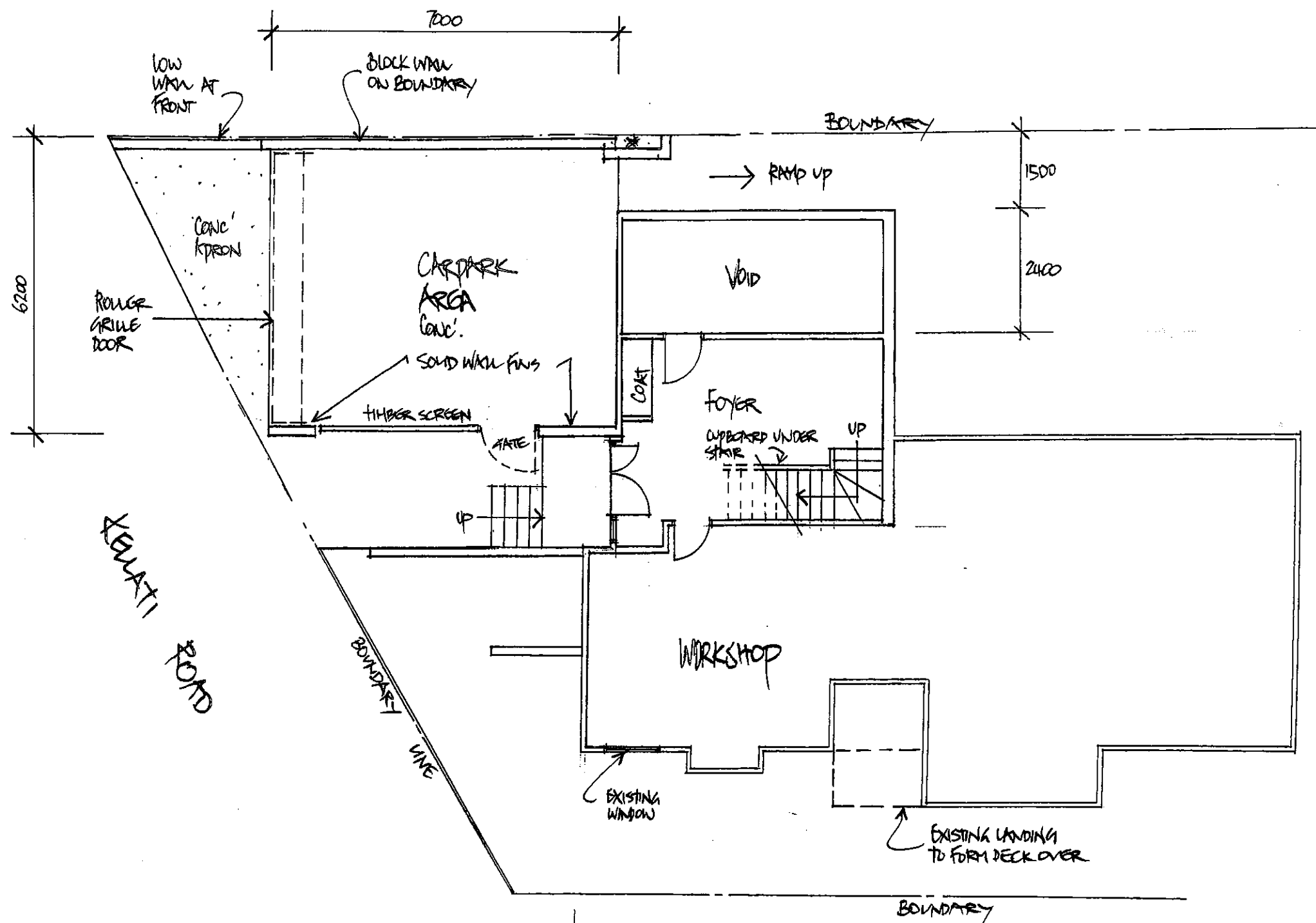
07

PRINTED: **24/05/2016**

ISSUE:

A

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LOWER LEVEL FLOOR PLAN

1:100

AREA - EXISTING: 118.48 m²
 VOID: 13.68 m²
 GARAGE: 43.40 m²
 Foyer: 17.56 m²
 SITE COVERAGE: 37.91%

EXISTING BUILDING LINE

G.Hills & Partners ARCHITECTS
 PO BOX 910, KINGSTON PH: 6229 1799 Email: graham.hills@bigpond.com

PROPOSED ALTERATIONS & ADDITIONS

For : G. Alomes & H. Chaplin-Alomes
 At : 2 Kellati Road, MONTAGU BAY

DRAWING TITLE:

PROPOSED LOWER FLOOR PLAN

SCALE: 1:100 @ A3

DESIGNER: G. Hills

DRAWING: G. Hills

DATE: March 2016

PROJECT No:

21681

DWG. No:

DD04

No. IN SET:

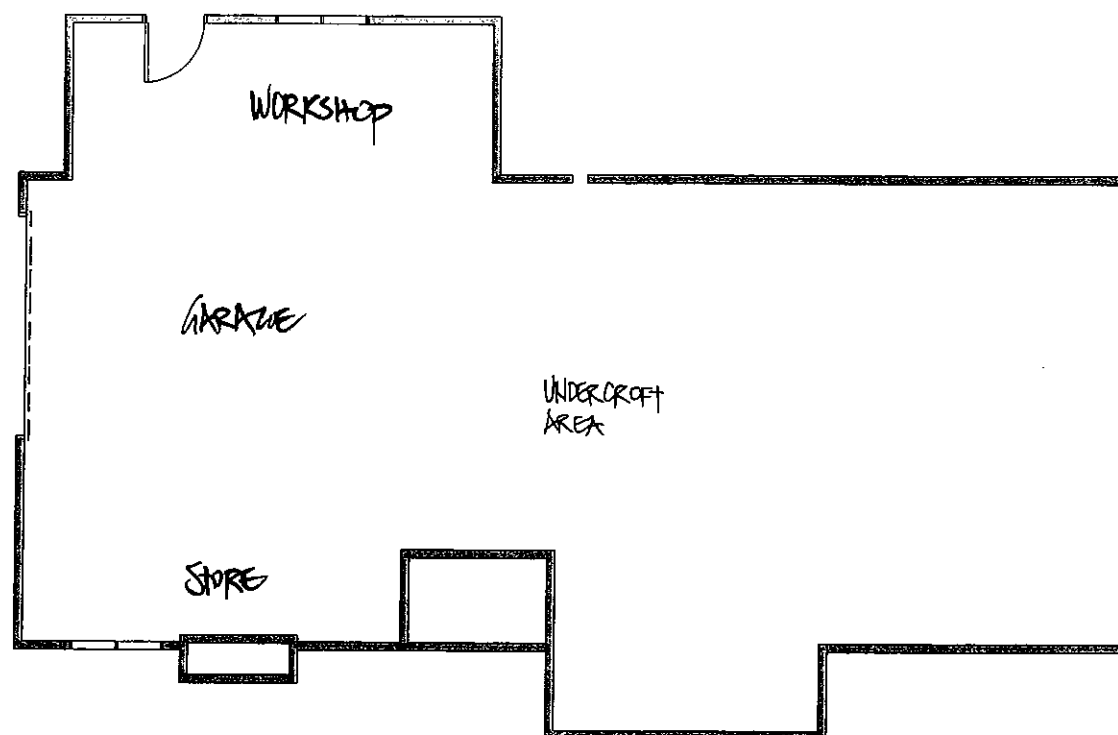
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LOWER FLOOR PLAN 1:100
 AREA - 118.48 m²

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PROPOSED ALTERATIONS & ADDITIONS

For : G. Alomes & H. Chaplin-Alomes

At : 2 Kellati Road, MONTAGU BAY

DRAWING TITLE:

EXISTING LOWER FLOOR PLAN

SCALE: **1:100 @ A3**

DESIGNER: **G. Hills**

DRAWING: **G. Hills**

DATE: **March 2016**

PROJECT No:

21681

DWG. No:

DD02

No. IN SET:

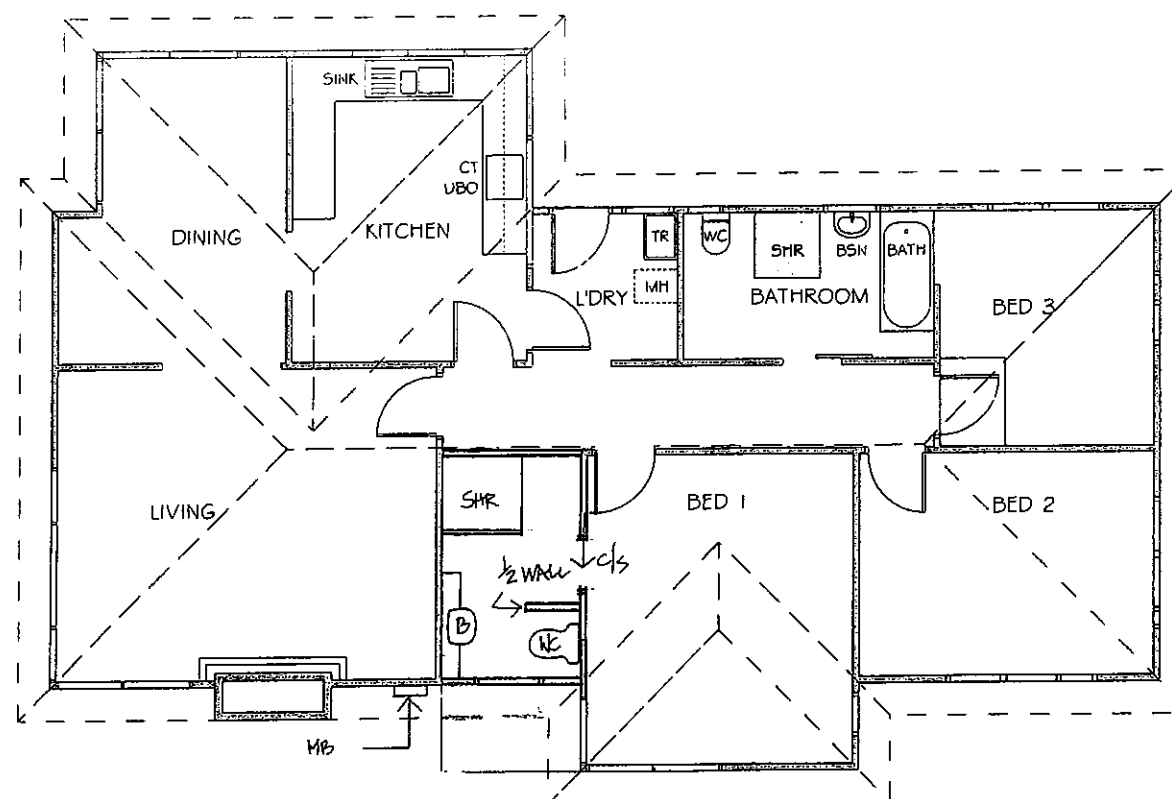
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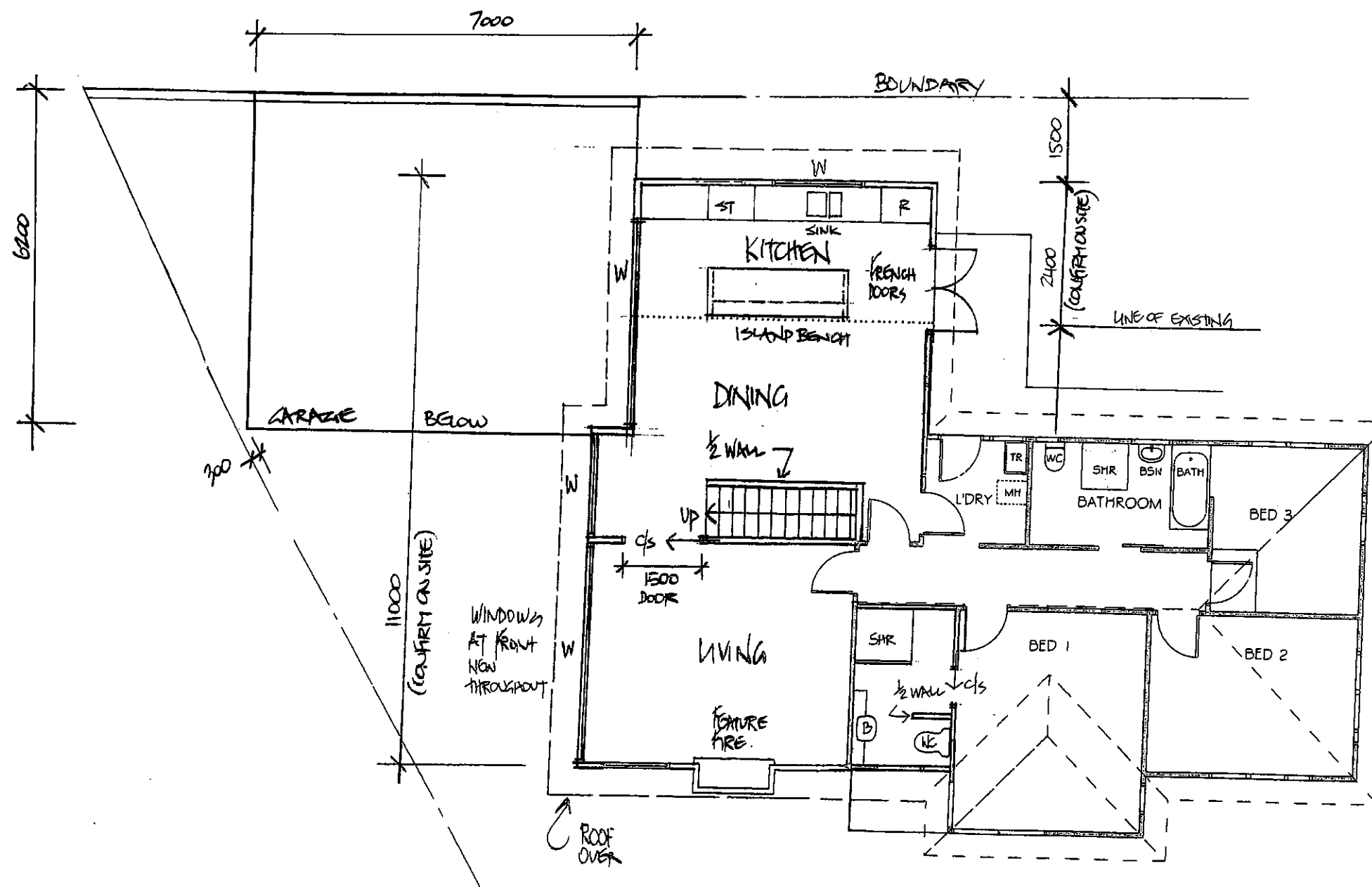
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EXISTING
UPPER FLOOR PLAN
AREA - 118.48m² 1:100

G.Hills & Partners ARCHITECTS			
PO BOX 910, KINGSTON PH: 6229 1789 Email: graham.hills@bigpond.com			
PROPOSED ALTERATIONS & ADDITIONS			
For : G. Alomes & H. Chaplin-Alomes			
At : 2 Kellati Road, MONTAGU BAY			
DRAWING TITLE:			SCALE: 1:100 @ A3
EXISTING UPPER FLOOR PLAN			DESIGNER: G. Hills
			DRAWING: G. Hills
			DATE: March 2016
PROJECT No:	DWG. No:	No. IN SET:	PRINTED: 24/05/2016
21681	DD03	07	ISSUE:
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UPPER FLOOR PLAN

AREA - 132.16m² 1:100

KITCHEN ADDITION : 13.68m²

G.Hills & Partners ARCHITECTS
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PROPOSED ALTERATIONS & ADDITIONS

For : G. Alomes & H. Chaplin-Alomes
At : 2 Kellati Road, MONTAGU BAY

DRAWING TITLE:

PROPOSED UPPER FLOOR PLAN

SCALE: **1:100 @ A3**

DESIGNER: **G. Hills**

DRAWING: **G. Hills**

DATE: **March 2016**

PROJECT No:

21681

DWG. No:

DD05

No. IN SET:

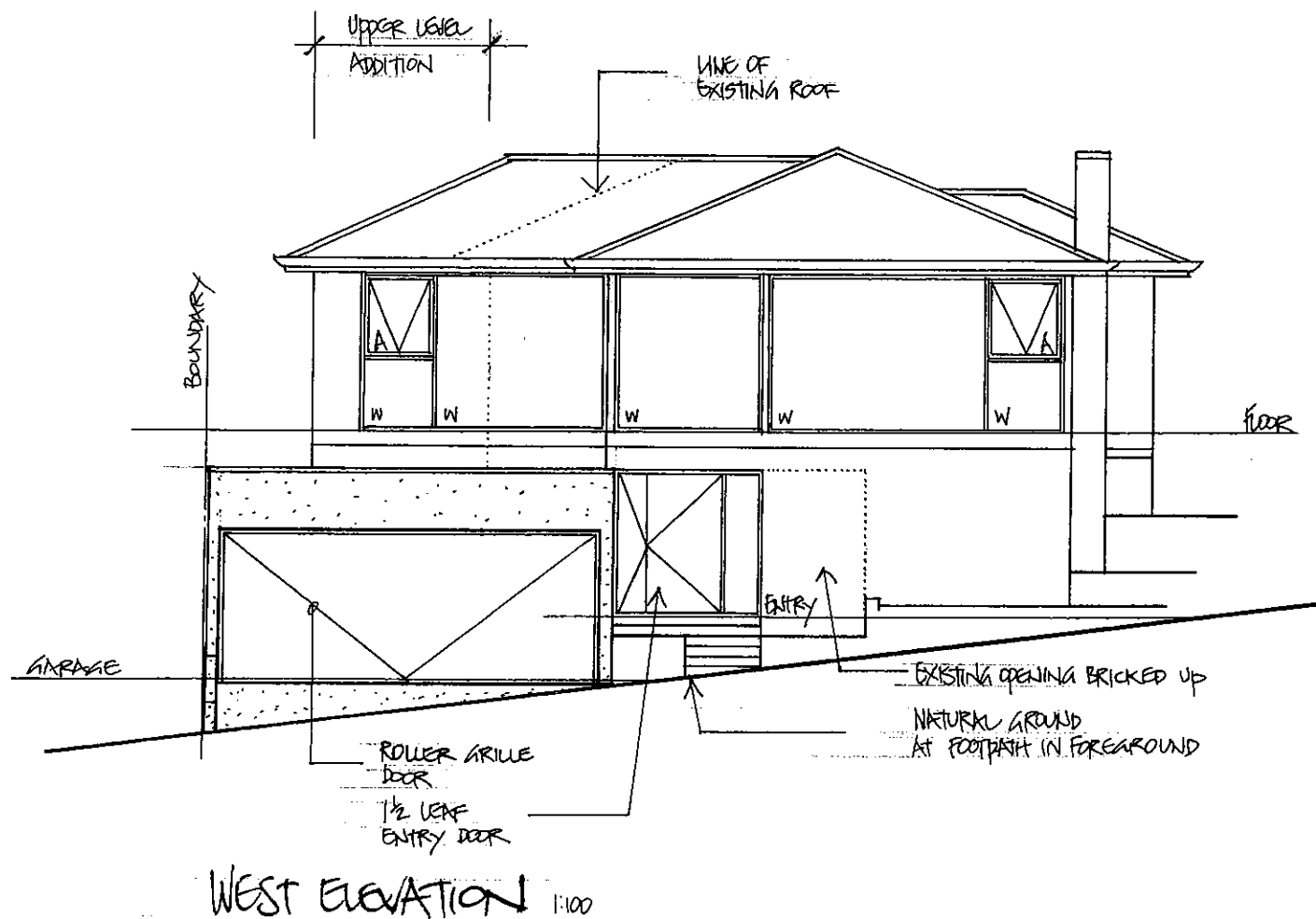
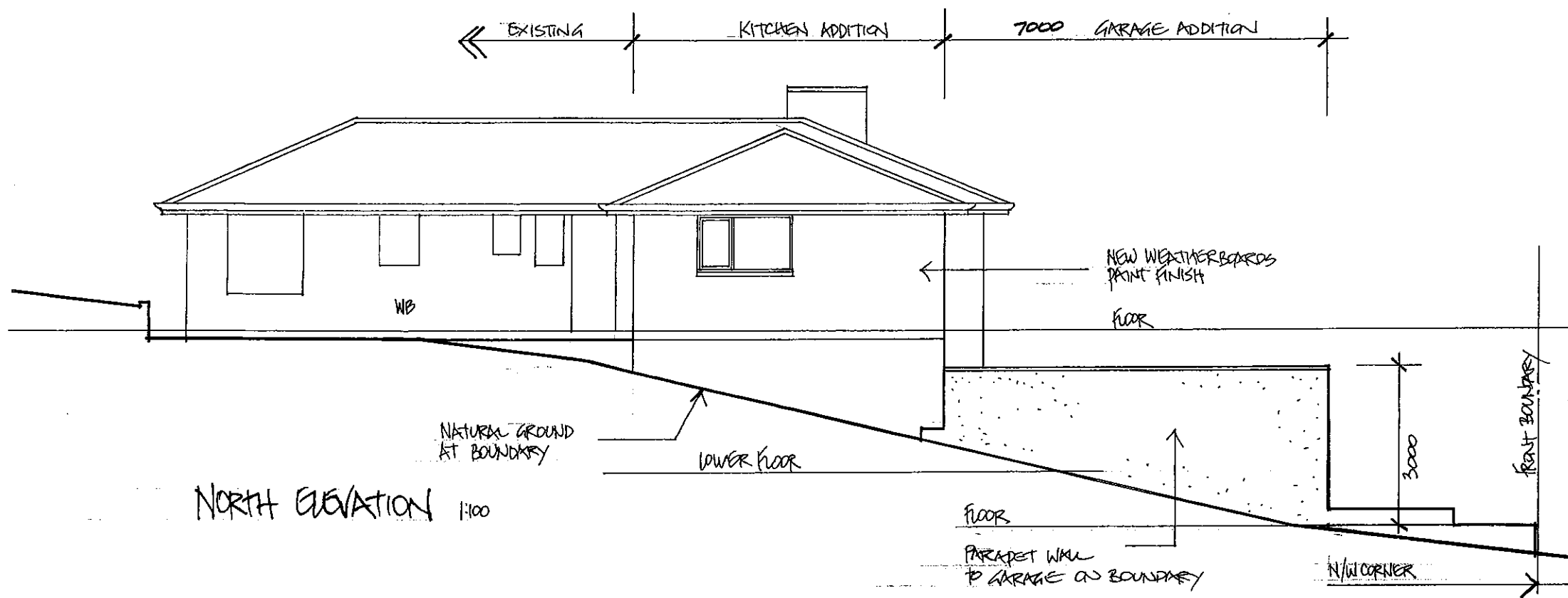
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PRINTED: **24/05/2016**

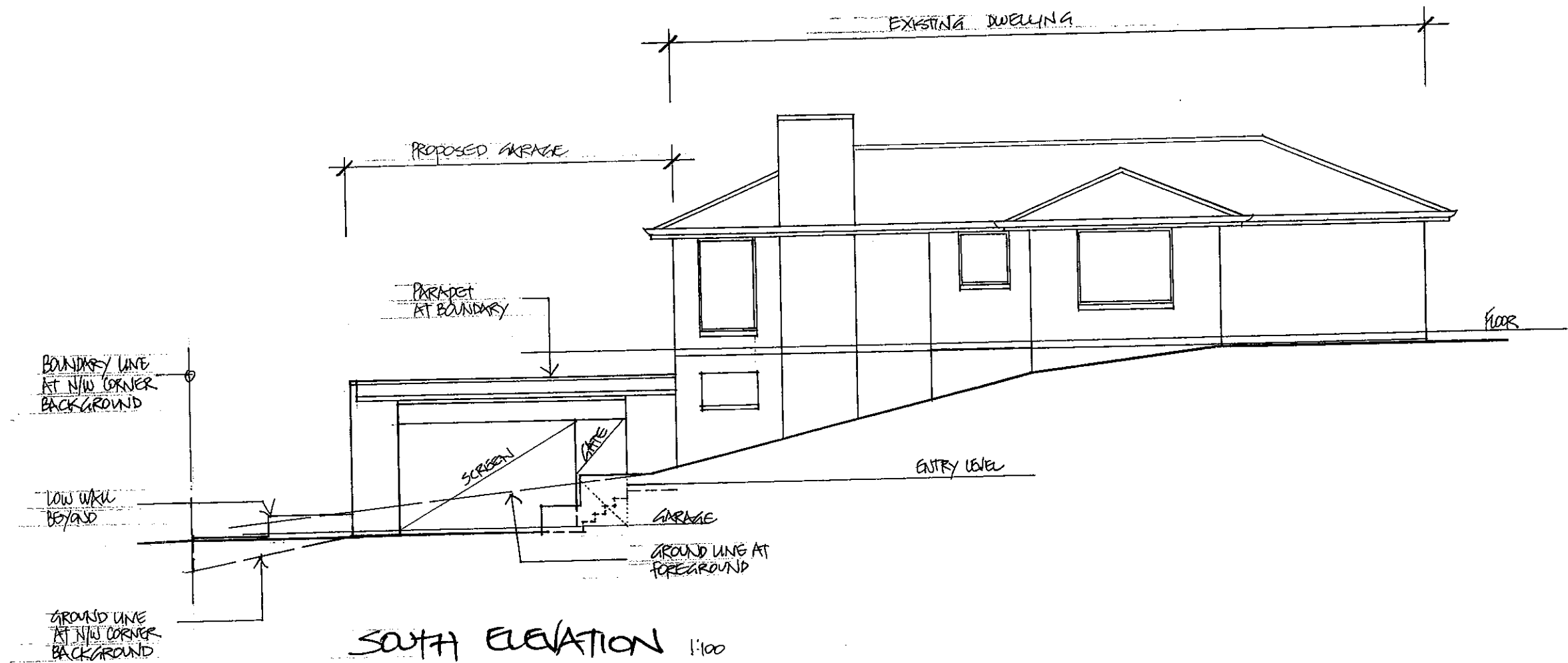
ISSUE:

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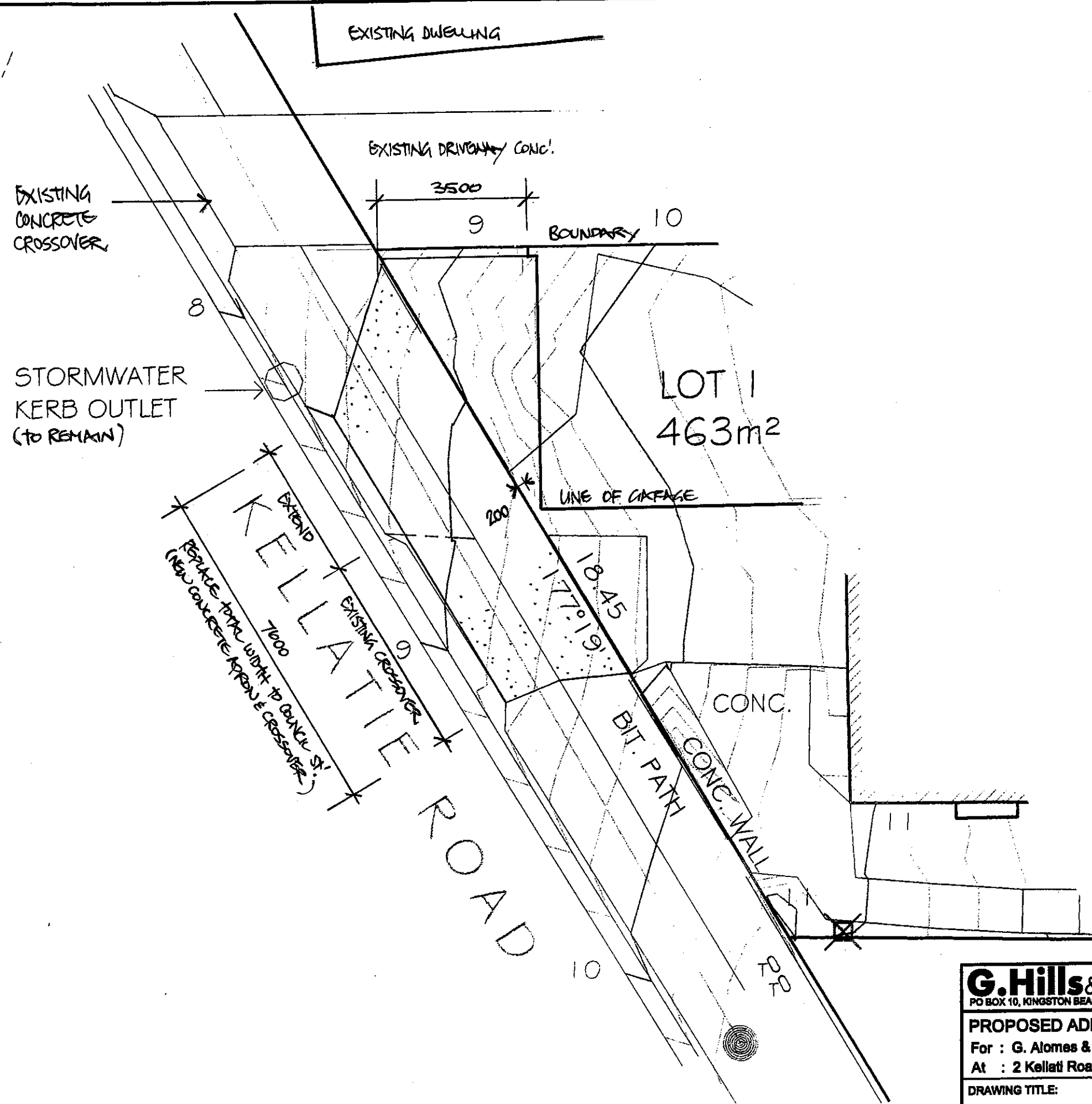
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G.Hills & Partners ARCHITECTS			
PO BOX 910, KINGSTON PH: 6229 1799 Email: graham.hills@bigpond.com			
PROPOSED ALTERATIONS & ADDITIONS			
For : G. Alomes & H. Chaplin-Alomes			
At : 2 Kellati Road, MONTAGU BAY			
DRAWING TITLE:		SCALE: 1:100 @ A3	
ELEVATIONS 1		DESIGNER: G. Hills	
		DRAWING: G. Hills	
		DATE: March 2016	
PROJECT No:	DWG. No:	No. IN SET:	PRINTED:
21681	DD06	07	24/05/2016
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			A



G.Hills & Partners ARCHITECTS			
PO BOX 910, KINGSTON PH: 6228 1799 Email: graham.hills@bigpond.com			
PROPOSED ALTERATIONS & ADDITIONS			
For : G. Alomes & H. Chaplin-Alomes			
At : 2 Kellati Road, MONTAGU BAY			
DRAWING TITLE:			SCALE: 1:100 @ A3
ELEVATIONS 2			DESIGNER: G. Hills
			DRAWING: G. Hills
			DATE: March 2016
PROJECT No:	DWG. No:	No. IN SET:	PRINTED: 24/05/2016
21681	DD07	07	ISSUE:
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G.Hills & Partners ARCHITECTS			
PO BOX 10, KINGSTON BEACH PH: 6228 1799 Email: graham.hills@bigpond.com			
PROPOSED ADDITIONS & ALTERATIONS			
For : G. Alomes & H. Chaplin-Alomes			
At : 2 Kellatt Road, MONTAGU BAY			
DRAWING TITLE:			SCALE: 1:200 @ A3
SITE PLAN - ROADWAY			DESIGNER: G. Hills
			DRAWING: G. Hills
			DATE: JUNE 16
PROJECT No:	DWG. No:	No. IN SET:	PRINTED: JUNE 16
21681	DD01a	07	ISSUE: A
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Attachment 3

2 Kellatie Road, ROSNY



Site viewed from Kellatie Road

11.3.6 DEVELOPMENT APPLICATION D-2016/149 - 415 AND 429 FLAGSTAFF GULLY ROAD, LINDISFARNE - REPLACEMENT OF ASPHALT PLANT
(File No D-2016/149)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for the Replacement of an Asphalt Plant at 415 and 429 Flagstaff Gully Road, Lindisfarne.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Resource and subject to the Potentially Contaminated Land, Parking and Access, Stormwater Management, Attenuation, and Waterway and Coastal Protection Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 28 August 2016.

CONSULTATION

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

- impact on air quality;
- hours of operation;
- traffic impact; and
- public consultation.

RECOMMENDATION:

A. That the Development Application for Replacement of Asphalt Plant at 415 and 429 Flagstaff Gully Road, Lindisfarne (Cl Ref D-2016/149) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLANS [- setbacks of the plant, site office and stockpiles measured perpendicular to the property boundaries;
 - a minimum of 6 car parking spaces; and
 - elevation plans for the site office and stockpile canopies,].

3. The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B (Page 7 of 17), which the Board of the Environment Protection Authority (EPA) has required the planning authority to include in the permit, pursuant to Section 25(5) of the Environmental Management and Pollution Control Act, 1994.
 4. The development must meet all required Conditions of Approval specified by TasWater notice dated 11 May 2016 (TWDA 2016/00473-CCC).
 5. A plan for the construction of the stormwater outlet, including the pipe and stone headwall, must be submitted and approved by Council's Group Manager Asset Management prior to the issue of a Building Permit. The plan must outline how works would be undertaken generally in accordance with "Wetlands and Waterways Works Manual" (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010).
 6. **ADVICE** – In accordance with the Building Act 2000, a bushfire hazard management plan and emergency plan must be submitted with the application for a building permit.
 7. **ADVICE** – To maintain good communication with surrounding residents about occasional early morning and late night works, the operator is encouraged to consider extending its current notification arrangements for residents of Eurobin Street and Walana Street, Geilston Bay.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

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

2.2. The proposed use (Manufacturing and Processing) is discretionary in the zone. The proposal is also discretionary because it does not meet the Acceptable Solutions under the Scheme relating to building height and boundary setback.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 9.4 – Demolition;
- Section 9.4 – Access Across Land in Another Zone;
- Part D – Rural Resource Zone; and
- Part E – Potentially Contaminated Land, Parking and Access, Stormwater Management, Attenuation, and Waterway and Coastal Protection 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).

2.5. The proposed bitumen plant is a “Level 2” activity under the Environmental Management and Pollution Control Act, 1994 (EMPCA) and must be referred to the Environmental Protection Authority for assessment. Council is required to make a decision on the development application within 42 days of the decision made by the Board of the Environmental Protection Authority (EPA).

In accordance with EMPCA, Council must include all conditions and/or restrictions imposed by the EPA within any permit granted. Council cannot include any other condition or restriction which is inconsistent with, or which extends the operation of, any condition or restriction which the EPA requires to be contained in the permit. Additionally, Council is not required to assess any matter considered by the EPA.

The decision of the EPA was received by Council on 18 July 2016. The EPA has decided to grant a permit for the activity subject to conditions (see copy attached).

3. PROPOSAL IN DETAIL

3.1. The Site

The land is zoned Rural Resource and has an area of 309.4ha. The property contains an existing quarry, while part of the site, approximately 1.05ha, is leased by Downer EDI Works and contains an existing bitumen plant. The property has vehicle access and frontage to Flagstaff Gully Road; however, access to the bitumen plant is via a lease over the adjacent property at 429 Flagstaff Gully Road.

The leased area has been heavily modified over time from its natural state and is generally flat. The existing bitumen plant is comprised of the main plant, several associated storage buildings and a site office. The area also contains bitumen storage tanks and crushed aggregate, which is obtained from the adjacent quarry. There are currently 14 car parking spaces on-site.

The land surrounding the lease site is zoned Rural Resource (quarry) and Environmental Living. The nearest dwelling to the lease site is located over 850m away. A water reservoir owned by TasWater is located approximately 400m from the site on Flagstaff Gully Road.

3.2. The Proposal

The proposal is for a replacement bitumen plant. The existing plant has an approved production capacity of 21,000 tonnes per annum. The proposed plant would have a production capacity of 50,000 tonnes per annum.

The new plant would be located to the west of the existing plant. New material stockpiles would be located in various areas of the lease. The plant would have a maximum height of 13.332m (approximately the same height as the existing plant) above natural ground level and an overall length of 53.147m (the existing plant is approximately 30m in length). The plant would be setback 64.2m from the western boundary of the site and 2.7m from the northern side boundary and would be predominantly constructed using steel. The plant would feature a number of conveyors, tanks, chimney stacks, ramps and 2 dispensing silos.

The production process would involve the raw material being obtained from the adjacent quarry where it is extracted and crushed. The raw material is loaded onto a conveyor and mixed with raw bitumen, a process that involves heating the material. The finished product (asphalt) is then placed into the dispensing silos and loaded onto trucks.

The old plant would continue in normal operation until the new plant is constructed and operational. The existing plant would then be dismantled and removed from the site. The remainder of the lease area would remodelled accordingly. The existing site office would be retained but relocated to the west of its current position.

The applicant has provided a traffic impact assessment (TIA) to detail the increase in traffic movements (heavy vehicles in particular), associated with the planned increase in production. The TIA specifies that the number of heavy vehicles (trucks) supplying bitumen, sand and milled (recycled) bitumen to the site would increase from 198 to 382 movements per year (191 in and 191 out). The TIA also states that the number of heavy vehicles entering and exiting the site to collect the produced asphalt would increase from 6000 movements per year (3000 empty in and 3000 loaded out) to 14,286 movements per year (7143 empty in and 7143 loaded out). Additionally, the number of light vehicles (cars) accessing the site would remain the same at 4000 movements per year (2000 in and 2000 out). The maximum number of traffic movement on a weekday would be 80 (62 heavy vehicles and 18 light vehicles). A table detailing traffic flows is attached.

The application also proposes to extend the hours of operation due to the nature of asphalt laying activities, which often requires asphalt to be laid at night. The applicant therefore proposes that the plant be allowed to operate at any time (24 hours a day 7 days per week). Current hours of operation are from 7am to 6pm Monday to Friday and 7am to 4pm on weekends.

The applicant has advised that a minimum of 6 car parking spaces would be provided on-site. The operation of the plant requires the presence of 3 staff on-site.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Rural Resource Zone and the Potentially Contaminated Land, Parking and Access, Stormwater Management, and Attenuation Codes with the exception of the following.

Rural Resource Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
26.4.1 A1	Building Height	Building height must be no more than 10m.	The proposed plant would have a maximum height of 13.332m

The proposed variation can be supported pursuant to the Performance Criteria P1 of Clause 26.4.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 - Building height must satisfy all of the following:</i>	See below.
<i>(a) be consistent with any Desired Future Character Statements provided for the area;</i>	There are no Desired Future Character Statements for this zone.
<i>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy;</i>	The plant would be located approximately 850m from the nearest dwelling and is unlikely to be visible from any surrounding residential zoned land.
<i>(c) if for a non-residential use, the height is necessary for that use”.</i>	The height of the plant is approximately the same as the one existing, which is typical of the height required for a bitumen plant to function.

Rural Resource Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
26.4.1 A2	Building Setback from a Side Boundary	Building setback from side and rear boundaries must be no less than 50m.	The proposed plant would have a minimum setback of 2.7m from the northern side boundary

The proposed variation can be supported pursuant to the Performance Criteria P2 of Clause 26.4.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 - Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:</i>	See below.
<i>(a) the topography of the site;</i>	The plant would be located in an area of the site previously levelled for the same use.
<i>(b) the size and shape of the site;</i>	Although the size and shape of the site would provide for the normal 50m setback requirement to be met, the plant would be located in the same area of the site, which currently caters for the use.
<i>(c) the location of existing buildings on the site;</i>	The plant would be located in an area already occupied by existing buildings.

(d) <i>the proposed colours and external materials of the building;</i>	The applicant has advised that the plant (predominantly steel) would be painted grey, which is a colour considered to blend with the surrounding rural environment.
(e) <i>visual impact on skylines and prominent ridgelines;</i>	The site is not located on a skyline or prominent ridgeline.
(f) <i>impact on native vegetation;</i>	The proposal does not involve the removal of any native vegetation.
(g) <i>be no less than:</i> (i) <i>10m; or</i> (ii) <i>5m for lots below the minimum lot size specified in the acceptable solution; or</i> (iii) <i>the setback of an existing roofed building (other than an exempt building) from that boundary.</i> <i>unless the lot is narrower than 40m at the location of the proposed building site”.</i>	The plant would be setback 2.7m from the northern side boundary, which is greater than the existing building setback of 0.3m. As discussed, the nearest dwelling is located over 850m from the plant. It is unlikely that the plant would be visible from any existing dwellings.

Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1 A1	Stormwater	Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	Stormwater would be treated on-site and discharged to Faggs Gully Creek.

The proposed variation can be supported pursuant to the Performance Criteria P1 of Clause E7.7.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 – Stormwater from new impervious surfaces must be managed by any of the following:</i>	See below.
<i>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</i>	The application does not propose disposal of stormwater on-site.
<i>(b) collected for re-use on the site;</i>	The application does not propose to collect stormwater run-off for re-use on the site.

<i>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council”.</i>	The application proposes to discharge stormwater to Faggs Gully Creek. The applicant has provided an engineering report detailing how the stormwater system would be designed maintained and managed to minimise the risk of failure. Council’s Development Engineer has advised that the proposed stormwater disposal arrangements are satisfactory and that the proposal would not cause a major increase to run-off from the site.
---	---

Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1 A2	Stormwater – Water Sensitive Urban Design	A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if the size of new impervious area is more than 600m ² .	Impervious area is more than 600m ²

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

Performance Criteria	Comment
<i>“P1 – A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so”.</i>	Council’s Development Engineer has assessed the stormwater engineering report submitted with the application and has advised that the report demonstrates that the development would achieve the stormwater quality and quantity targets required by the State Stormwater Strategy. The Development Engineer has advised that stormwater would primarily use the existing stormwater system, which enable treatment of stormwater through a series of grated pits, pipes, v-drains, settlement chamber, re-use storage unit, triple interceptor and a slump.

Waterway and Coastal Protection Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E11.7.1 A1	Buildings and Works	Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.	Stormwater outlet would be within the Code – the title contains no building area approved under the Scheme.

The proposed variation can be supported pursuant to the Performance Criteria P1 of Clause 11.7.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 - Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</i>	See below.
<i>(a) avoid or mitigate impact on natural values;</i>	The proposed stormwater outlet would involve approximately 10m of pipe and a small stone headwall being constructed within the Waterway and Coastal Protection Area. The works are considered relatively minor and would not require the removal of native vegetation. It is therefore considered that significant impact on natural values would be avoided. It is noted that the area around the watercourse has already been heavily modified from its natural state over time. To avoid further impact on natural values during construction activities, a condition is recommended that would require works to be undertaken in accordance with the “Wetlands and Waterways Works” and “Tasmanian Coastal Works” manuals.
<i>(b) mitigate and manage adverse erosion, sedimentation and run-off impacts on natural values;</i>	As discussed a condition is recommended that would require submission of a plan detailing how works would be undertaken in accordance with the “Wetlands and Waterways Works” and “Tasmanian Coastal Works” manuals. The plan would need to detail procedures to prevent soil and debris being carried onto the river in order to mitigate impacts on natural values.
<i>(c) avoid or mitigate impacts on riparian or littoral vegetation;</i>	As discussed, the proposal does not involve the removal of native vegetation and would otherwise not cause significant disturbance of vegetation.

<i>(d) maintain natural streambank and streambed condition, (where it exists);</i>	The proposal would not involve alterations to the course of the streambank.
<i>(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i>	The works are minor and would not involve significant modifications to the water course. Council's Stormwater Engineer has advised that the creek is dry, except in times of significant rainfall. As such, the watercourse does not provide natural habitat for fauna.
<i>(f) avoid significantly impeding natural flow and drainage;</i>	Council's Development Engineer has advised that the proposed stormwater system design has considered the natural flow levels and drainage capabilities of the watercourse. Natural flow and drainage would be avoided.
<i>(g) maintain fish passage (where applicable);</i>	The watercourse does not provide for fish passage.
<i>(h) avoid landfilling of wetlands;</i>	The proposal does not include landfilling.
<i>(i) works are undertaken generally in accordance with "Wetlands and Waterways Works Manual" (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided".</i>	As discussed, a condition is recommended that would require works to be undertaken in accordance with the manuals.

It is noted that the Scheme does not control hours of operation in a Rural Resource Zone. In addition, it is noted that the proposal satisfies the Acceptable Solutions of the Parking and Access Code and the Road and Railway Assets Code.

Regarding bushfire, the Tasmania Fire Service advised that the Bushfire-Prone Areas Code does not apply to the application; however, a bushfire hazard management plan and emergency plan would need to be submitted with the application for a building permit.

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. Impact on Air Quality

The representor has raised concern that the plant would cause a reduction in air quality including the release of odours and smells. The representor is concerned that reduction of air quality would impact on health.

- **Comment**

The proposal satisfies the requirements of the Attenuation Code by virtue of the separation of the use from surrounding dwellings. It is noted, however, that air quality impacts have been considered by the EPA and is addressed in the attached environmental assessment report. In summary, the EPA environmental permit contains a number of conditions requiring the monitoring of emissions from the stack and would require the operator to ensure that the activity does not become an environmental nuisance through release of odour, dust or other pollutants.

5.2. Hours of Operation

The representor has raised concern that unlimited hours of operation would have an unreasonable impact on residential amenity, particularly from noise generated by vehicles.

- **Comment**

The Scheme does not control hours of operation in a Rural Resource Zone; however, the issue has been considered by the EPA as part of its assessment of the Level 2 Activity and is addressed in the attached environmental assessment report. It is noted that the EPA has conditioned the permit to provide some restriction of night time operating hours. This would reduce the impact of vehicle noise outside of normal plant operating hours (7am – 5pm), which are provided for in the EPA environmental permit. The condition of the EPA Environmental Permit would require the operator to seek the approval of the EPA prior to any operation outside the hours of 7am – 5pm (although there is no Scheme control).

5.3. Traffic Impact

The representor has raised concern that the increase in traffic would cause traffic safety issues along Flagstaff Gully Road particularly for residents with property access onto the road and those motorists accessing Begonia Street.

- **Comment**

As discussed, the proposal satisfies the Acceptable Solutions of the Parking and Access Code, and the Road and Railway Assets Code; however Council's Development Engineer has assessed the proposal, including the TIA and is satisfied that road safety would not be compromised. In particular, the Development Engineer is satisfied that the road is of sufficient capacity to cater for the expected number of vehicles. The road is of sufficient width to cater for heavy vehicles and has an alignment that provides sufficient sight distance for intersections and private accesses onto the road.

5.4. Public Consultation

The representor has raised concern that the application documentation implies that residents in the area are supportive of the proposal based on pre-application discussions held between the developer and the residents of 7 dwellings located in Flagstaff Gully Road.

- **Comment**

This issue is not relevant to the assessment of this application. The developer was under no statutory obligation to undertake the consultation. The current application was advertised in accordance with statutory requirements and 1 representation was received. The application was advertised for 14 days and included notification that the proposal was referred to the Board of the Environment Protection Authority for assessment.

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.

As discussed, the proposal has been referred to the Board of the EPA, which has provided a number of conditions to be included on the planning permit if granted. Conditions imposed by the EPA relate to air quality management, effluent disposal, hazardous substances and noise control.

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

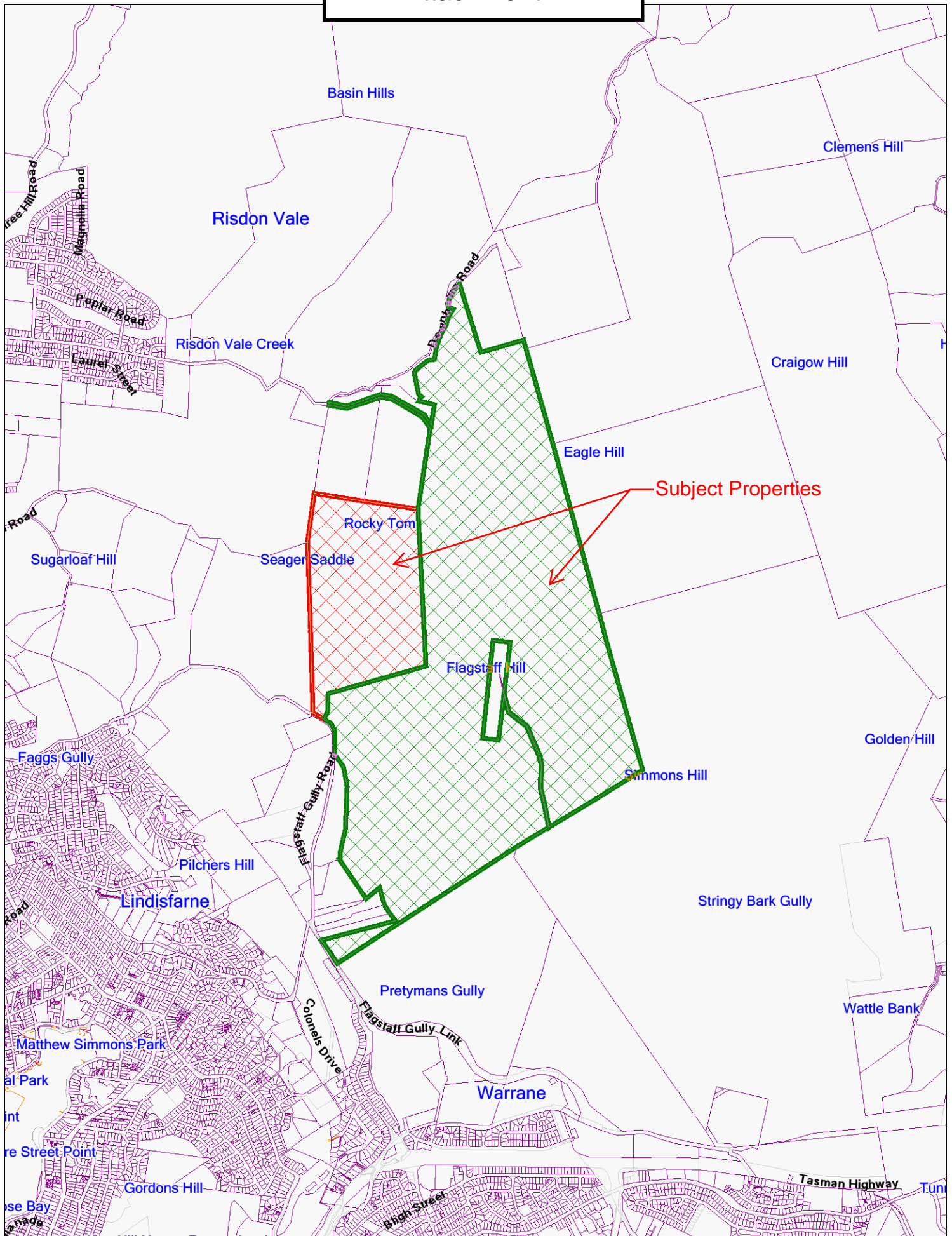
The proposal seeks approval for the Replacement of an Asphalt Plant at 415 and 429 Flagstaff Gully Road, Lindisfarne. The application meets the relevant Acceptable Solutions and Performance Criteria of the Scheme.

The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (8)
3. Site Photo (2)
4. Traffic Generation Table (1)
5. EPA Environmental Assessment Report (28)
6. EPA Environmental Permit (17)

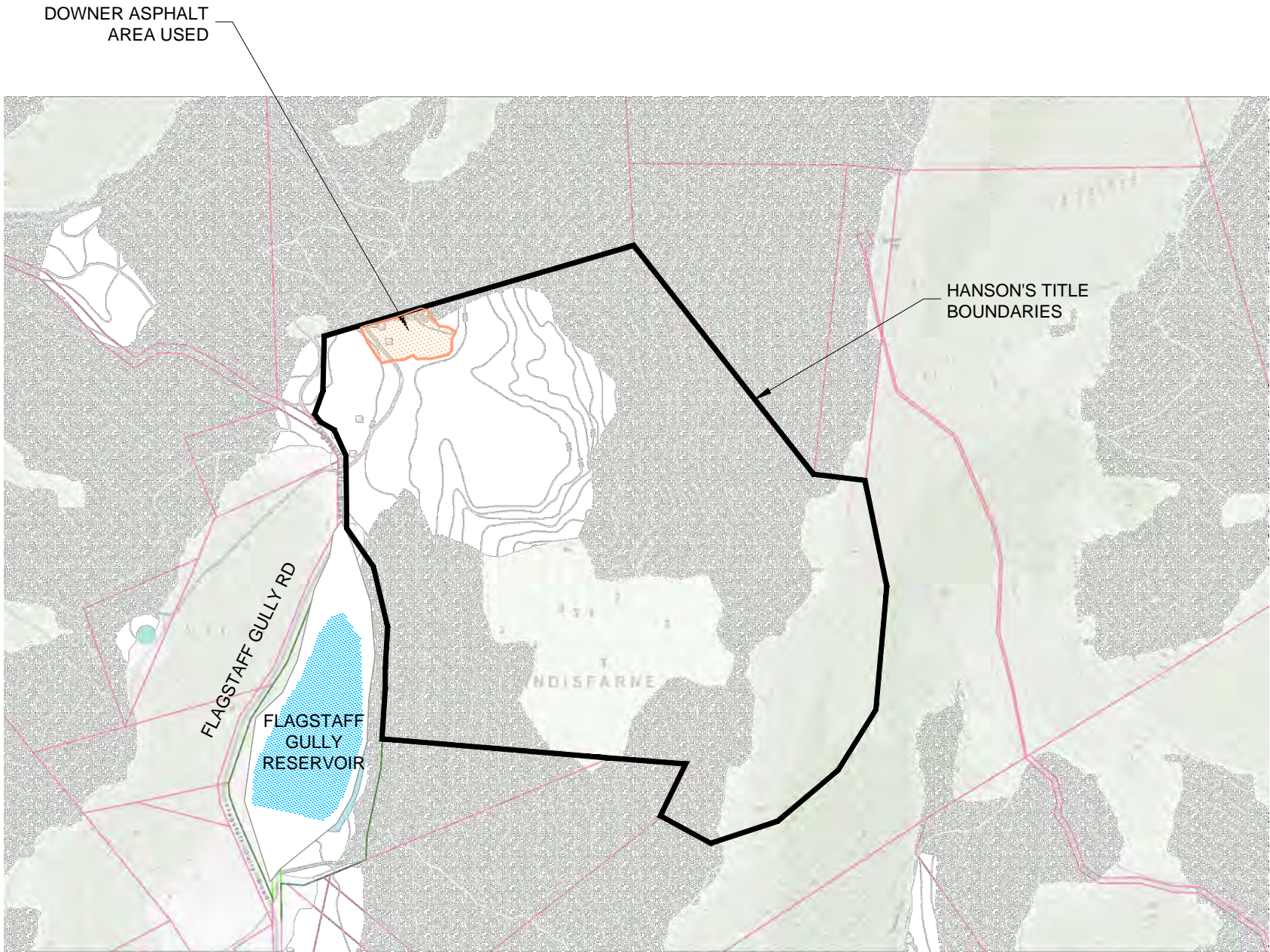
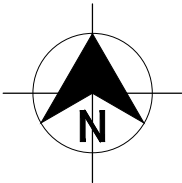
Ross Lovell
MANAGER CITY PLANNING

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:** Wednesday, 13 July 2016 **Scale:** 1:26,790 @A4

Attachment 2



HANSON'S TITLE SITE PLAN
1:10000

A	10/03/16	FOR DEVELOPMENT APPROVAL			JB JB JB
No.	Date	Revision Details			Des. Che. App.



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Client:
ALLURBAN PLANNING

Project:
**DOWNER - PROPOSED
NEW ASPHALT PLANT**

Drawing Title:
HANSON'S TITLE SITE PLAN

Drawn	R.PARKER	Date	A3
Designed	J.BURBURY	JUNE 2014	
Checked	JB	Scale	A
Approved	JB	1:1000	
Drawing No.			Rev.
1359 - 001			A

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Client:
DOWNER GROUP

Project:
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NEW ASPHALT PLANT**

Drawing Title:
EXISTING SITE PLAN

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Checked	JB	Scale	A3
Approved	JB		
Drawing No.	1359 - 002	Rev.	A

DOWNER ASPHALT SITE PLAN - EXISTING
1:1000
REFER TO DRAWING 1359 - 02 FOR MORE DETAIL



TRUCK PRE-LOAD AREA



ASPHALT RECYCLING



ASPHALT DISPENSING SILO



TRUCK RECEIVING ASPHALT



STORAGE BINS



BITUMEN STORAGE



DRY MIX / HEATING DRUM



MAIN OFFICE

EXISTING DOWNER PLANT DETAILS
NTS

A	10/03/16	FOR DEVELOPMENT APPROVAL			JB JB JB
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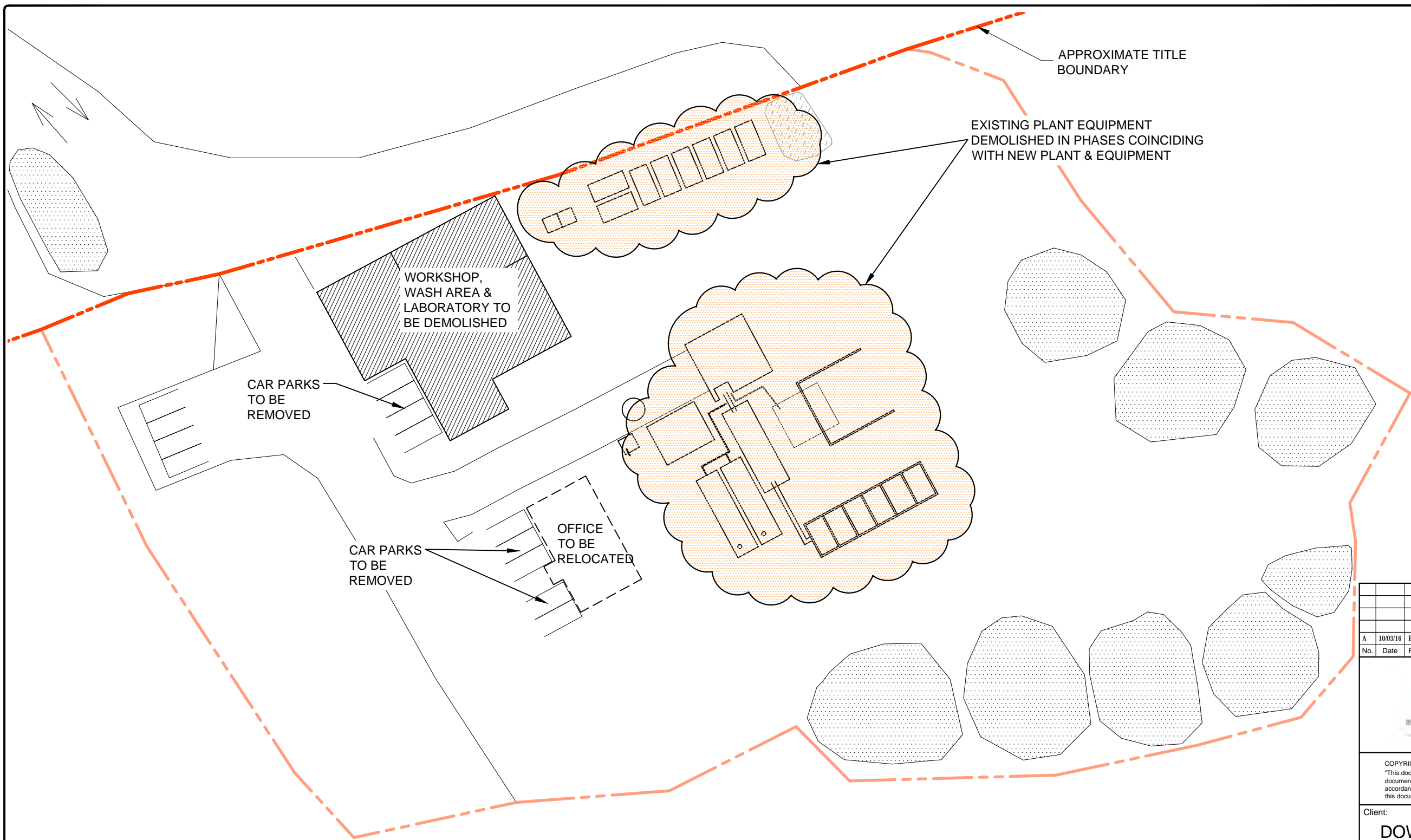
Project:
DOWNER - PROPOSED
NEW ASPHALT PLANT

Drawing Title:
EXISTING
DOWNER PLANT DETAILS

Drawn	R.PARKER	Date	A3
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Checked	JB	Scale	A
Approved	JB		

Drawing No.
1359 - 004
Rev.
A

PRELIMINARY



NOTE
DIMENSIONS SHOWN ARE APPROXIMATE ONLY

DEMOLITION PLAN
1:500

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No.	Date	Revision Details						Des.	Che. App.



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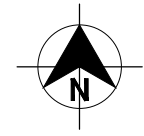
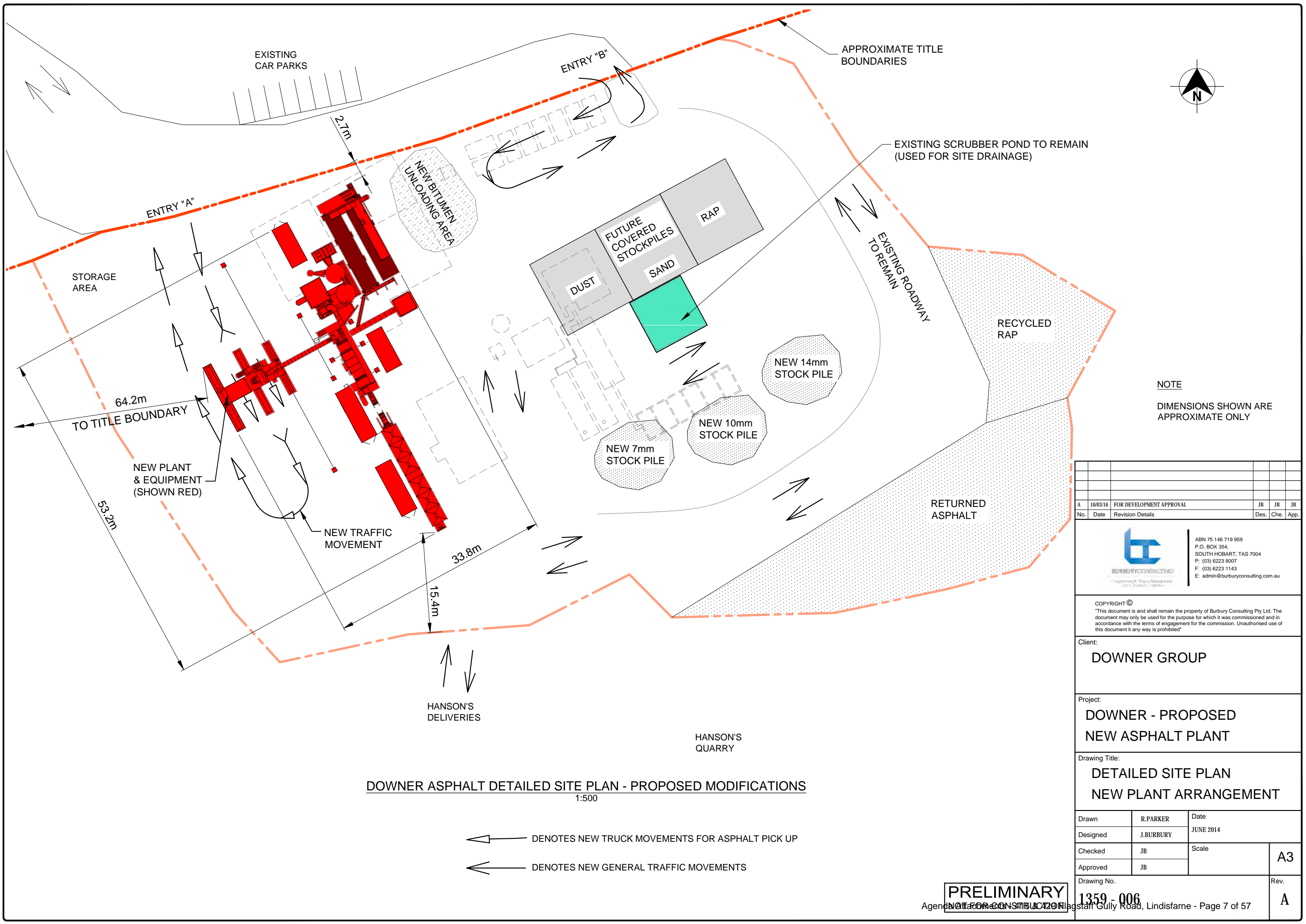
Project:
**DOWNER - PROPOSED
NEW ASPHALT PLANT**

Drawing Title:
DEMOLITION PLAN

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Checked	JB	Scale	
Approved	JB		

Drawing No.	Rev.
1359 - 005	A

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Client:
DOWNER GROUP

Project:
**DOWNER - PROPOSED
NEW ASPHALT PLANT**

Drawing Title:
**DETAILED SITE PLAN
NEW PLANT ARRANGEMENT**

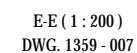
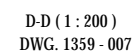
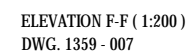
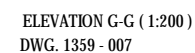
Drawn	R.PARKER	Date	JUNE 2014	A3
Designed	J.BURBURY			
Checked	JB	Scale		
Approved	JB			

Drawing No.	1359 - 006	Rev.	A
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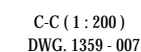
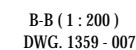
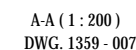
DOWNER ASPHALT DETAILED SITE PLAN - PROPOSED MODIFICATIONS
1:500

- ← DENOTES NEW TRUCK MOVEMENTS FOR ASPHALT PICK UP
- ← DENOTES NEW GENERAL TRAFFIC MOVEMENTS

PRELIMINARY



NOTE
REFER TO DRAWING 1359 - 007 FOR
SECTIONS & ELEVATIONS LOCATIONS



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Client:	
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DOWNER GROUP

Project:

DOWNER - PROPOSED
NEW ASPHALT PLANT

Drawing Title:

NEW PLANT DETAILS
PAGE 2/2

Drawing No.	Rev.
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Rev.

A

PRELIMINARY

Agenda Attachment 1359 - 008
NOT FOR CONSTRUCTION
Nadstaaf Gully Road, Lindisfarne - Page 9 of 57

Attachment 3

415 & 429 Flagstaff Gully Road, LINDISFARNE



Site viewed from existing access point showing the existing bitumen plant



Site viewed from 429 Flagstaff Gully Road showing existing access point and buildings to be demolished



Site viewed from northern boundary showing the approximate location of the proposed plant



Site viewed from approximate location of the proposed plant showing the existing plant and site office (right) to be relocated

3 POST – DEVELOPMENT ACTIVITY

3.1 Traffic Generation by the Development

3.1.1 Traffic flows

Data relating to additional production and likely truck movements have been supplied by the proponents. These are summarised in Table 2 below.

Post-development vehicle movements Asphalt plant (annual production 50,000 tonnes bitumen)				
activity	rate	northbound	southbound	both
Heavy vehicles				
supply bitumen	1 x 23t truck per 430t of asphalt	116 pa (laden)	116 pa (empty)	232 pa
supply sand & milled bitumen ²	as required / available	75 pa (laden)	75 pa (empty)	150 pa
collect asphalt	7t truck	7143 pa (empty)	7143 pa (laden)	14286 pa
Light vehicles				
employees		1000 pa	1000 pa	2000 pa
service / visitor		1000 pa	1000 pa	2000 pa
Weekday summary ¹				
Heavy vehicles		31 (+18) ³	31 (+18) ³	62 (+36) ³
Light vehicles		9	9	18

1. Maximum flows, assume 240 working days annually

2. estimated additional 25 pa supplying sand

3. () additional compared to current

ENVIRONMENTAL ASSESSMENT REPORT

Pre-mix Bitumen Plant

415 & 429, Flagstaff Gully Rd, Lindisfarne

Downer EDI Works Pty Ltd

Board of the Environment Protection Authority

July 2016



Environmental Assessment Report	
Proponent	Downer EDI Works Pty Ltd
Proposal	Pre-mix Bitumen Plant
Location	415 & 429, Flagstaff Gully Rd, Lindisfarne
NELMS no.	PCE 9413
Permit application no.	D2016/149 (Clarence City Council)
Folder	EN-EM-EV-DE-244909
Document.	H565431
Class of Assessment	2A

Assessment process milestones	
15/12/2015	Notice of Intent lodged
19/1/2015	EER Guidelines issued
12/4/2016	Permit application submitted to Council
29/4/2016	Application received by Board
14/5/2016	Start of public consultation period
30/5/2016	End of public consultation period
8/7/2016	Supplementary information submitted to Board

Acronyms	
Board	Board of the Environment Protection Authority
EER	Environmental Effects Report
DPIPWE	Department of Primary Industries, Parks, Water and Environment
EIA	Environmental Impact Assessment
EMPC Act	<i>Environmental Management and Pollution Control Act 1994</i>
EMPCS	Environmental Management and Pollution Control System
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
LUPA Act	<i>Land Use Planning and Approvals Act 1993</i>
RAP	Recycled Asphalt Pavement
RMPS	Resource Management and Planning System
SD	Sustainable Development

Report summary

This report provides an environmental assessment of Downer EDI Works Pty Ltd (Downer EDI)'s proposed replacement of an existing pre-mix bitumen plant with a new plant and an increase in production capacity of up to 50,000 tonnes of hot-mix asphalt per year. The plant is to be located adjacent to the Flagstaff Gully Quarry, 415 & 429 Flagstaff Gully Rd, Lindisfarne.

This report has been prepared based on information provided by the proponent in the Environmental Effects Report (EER) and EER Supplement. Relevant government agencies and the public have been consulted and their submissions and comments considered as part of this assessment.

Further details of the assessment process are presented in Section 1 of this report. Section 2 describes the statutory objectives and principles underpinning the assessment. Details of the proposal are provided in Section 3. Section 4 reviews the need for the proposal and considers the alternatives to the proposal. Section 5 summarises the public and agency consultation process and the key issues raised in that process. The detailed evaluation of environmental issues is contained in section 6. The report conclusions are contained in section 7.

Appendix 1 contains details of comments made and issues raised in the consultation process. Appendix 2 contains the environmental permit conditions for the proposal. Attachment 3 of the permit conditions contains the table of commitments from the EER. The environmental permit conditions in Appendix 2 are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions.

Table of Contents

1	Approval process	1
2	SD objectives and EIA principles.....	1
3	The proposal	2
4	Need for the proposal and alternatives.....	6
5	Public and agency consultation	7
6	Evaluation of environmental issues	8
7	Report conclusions.....	17
8	Report approval.....	17

1 Approval process

A Notice of Intent in relation to the proposal was received by the Board of the Environment Protection Authority (the Board) on 15 December 2015.

An application for a permit under the *Land Use Planning and Approvals Act 1993* (LUPA Act) in relation to the proposal was submitted to Clarence City Council on 12 April 2016.

The proposal is defined as a 'level 2 activity' under clause 7(d), schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPC Act), being a pre-mix bitumen plant for the production of 50,000 tonnes of hot-mix asphalt per year. Section 25(1) of the EMPC Act required Council to refer the application to the Board of the Environment Protection Authority (the Board) for assessment under the Act. The application was received by the Board on 29 April 2016.

The assessment has been undertaken by the Director, Environment Protection Authority under delegation from the Board.

The Board required that information to support the proposal be provided in the form of a Environmental Effects Report (EER).

Several drafts of the EER were submitted to the Department for comment prior to its finalisation and acceptance on behalf of the Board. The final EER was submitted to Council with the permit application. The EER was released for public inspection for a 14-day period commencing on 14 May 2016. An advertisement was placed in *The Mercury* newspaper and a notice was placed on the EPA website. The EER was also referred at this time to relevant government agencies for comment. One public submission was received.

On 16 June 2016, the Director requested that the proponent submit supplementary information to address public comments on the EER. Satisfactory supplementary information was submitted by the proponent on 8 July 2016.

2 SD objectives and EIA principles

The proposal must be considered by the Director in the context of the objectives of the Resource Management and Planning System of Tasmania (RMPS), and in the context of the objectives of the Environmental Management and Pollution Control System (EMPCS) (both sets of objectives are specified in Schedule 1 the EMPC Act). The functions of the Board are to administer and enforce the provisions of the Act, and in particular to use its best endeavours to further the RMPS and EMPCS objectives.

The Director must undertake the assessment of the proposal in accordance with the Environmental Impact Assessment Principles defined in Section 74 of the EMPC Act.

3 The proposal

The main characteristics of the proposal are summarised in Table 1. A detailed description of the proposal is provided in Part B of the EER.

Table 1: Summary of the proposal's main characteristics

Activity	
Pre-mix bitumen plant for the production of a maximum of 50,000 tonnes of hot-mix asphalt per year.	
Location and planning context	
Location	415 & 429, Flagstaff Gully Rd, Lindisfarne as shown at Figure 1. The proposed plant is located wholly within 415 Flagstaff Gully Rd on the same land parcel as Hanson Construction Materials Pty Ltds' Flagstaff Gully quarry. The plant footprint is within Mining Lease 1959 P/M held by Hanson. The access road is located on 429 Flagstaff Gully Rd.
Land zoning	The footprint of the plant is within land zoned Rural Resource under the <i>Clarence Interim Planning Scheme 2015</i> . 429 Flagstaff Gully Rd upon which the access road is located is zoned Environmental Living.
Land tenure	Private freehold.
Existing site	
Land Use	Currently a pre-mix bitumen plant.
Topography	The site is located at an elevation of RL 110m and is relatively flat. The site is within Flagstaff Gully with the Meehan Range rising to 380m to the east, east of the adjacent Flagstaff Gully Quarry. A ridge of the range extends north of the site. A gully runs westwards between Sugarloaf and Pilchers Hills. Flagstaff Gully reservoir is located 500m to the south at approximate RL 100m with a low saddle between the site and the reservoir.
Surfaces	It is noted in the EER that the subsurface rock is highly fractured. The site is reported as sealed.
Hydrology	The north eastern boundary of the site descends steeply to Faggs Gully Creek. The EER states that all stormwater from the site discharges to the Creek. The creek runs westwards through woodland and then residential areas to Geilston Bay approximately 2.7km distant. Flagstaff Gully Reservoir is not in the same catchment.
Flora and Fauna	The EER states that the proposal will not involve any land clearance and thus no habitat disturbance.
Local region	
Climate	Mean annual rainfall of 602 mm at Risdon, 4km south west.
Surrounding land zoning, tenure and uses	The Rural Resource zone extends eastwards and the Rural living zone extends to the north and west. The reservoir to the south is zoned utilities. The nearest resident is located approximately 900m WNW. Other residences are located at least 1.1km distant to the south west and south.
Species of conservation significance	Not discussed.

Proposed infrastructure	
Major equipment	A variation of the Ammann Contmix ACM140 pre-mix bitumen plant located at Karratha, Western Australia. The EER states that the plant's operation is best described as a batch mixing process, although it can operate in either continuous or batch mode. A site plan is shown at Figure 2.
Other infrastructure	2 bitumen storage tanks. Diesel storage tanks.
Inputs	
Water	Stormwater used for periodic vehicle washdown and stockpile watering
Energy	Diesel for heating the aggregate dryer. Electrical power for heating the bitumen storage tanks.
Other raw materials	Stockpiles of sand, crusher dust, aggregate and recycled asphalt pavement (RAP). Liquid bitumen. Slipways non-stick solution.
Wastes and emissions	
Liquid	Stormwater runoff.
Atmospheric	Dust from stockpiles. Exhaust gases from the plant stack, which has a baghouse in place for removal of particulate matter. Odour from stack, bitumen storage tank breather pipes, and plumes from batch loading of hot-mix asphalt.
Solid and controlled wastes	The EER states solid wastes will not be produced by plant operation. Baghouse fines will be used in bitumen production. Diesel will be used for washing bitumen lines and will be disposed of periodically.
Noise	From screening equipment, excavator on site, and vehicles on site and going to and from the site.
Greenhouse gases	Not directly discussed. It is noted in Part B section 4 of the EER that the location is adjacent to a source of aggregate and this is logistically efficient. It is also noted that the proposed plant can use a higher RAP component. Both measures minimise greenhouse gas production.
Construction, commissioning and operation	
Proposal timetable	It is proposed to install and commission the proposed plant whilst continuing to operate the existing plant. The EER states that it is intended the transition process take no more than 2 weeks.
Operating hours (ongoing)	0700 to 1900 hours Monday to Saturday for general site operations. No restriction on hours for pre-mix asphalt production.
Other key characteristics	
A number of residences are located between the Flagstaff Gully Rd-Begonia St junction and the access gate to the quarry and bitumen plant site. Outside of quarry operating hours the only traffic passing by these residences would be from the bitumen plant at the proposed operating hours.	



Figure 1: Site location (from Figure 4 of the EER)

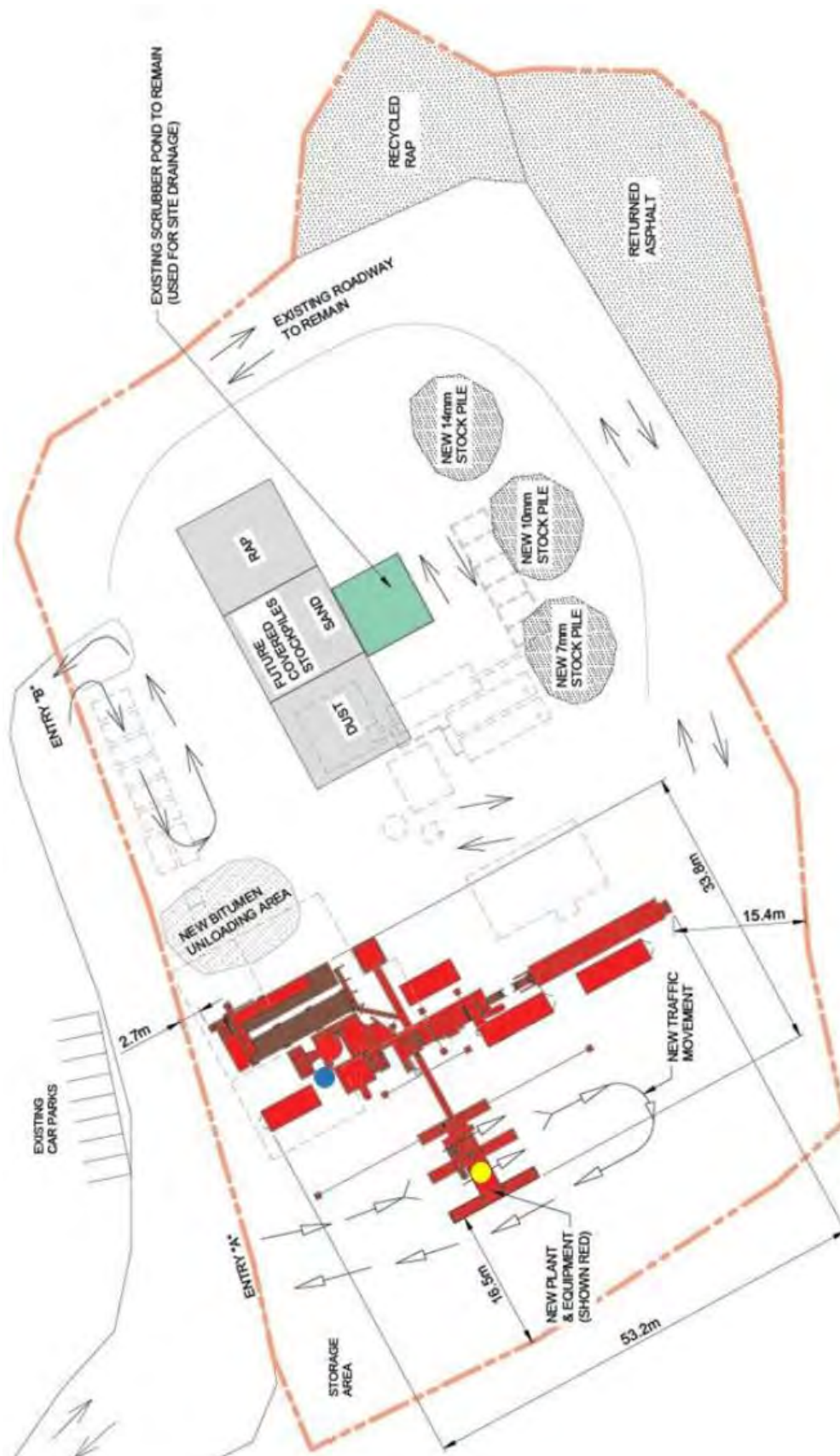


Figure 2: Site plan showing proposed infrastructure in relation to the existing site layout (from Drawing 1359-006 Appendix B of the EER)

4 Need for the proposal and alternatives

The need for the proposal and alternatives is discussed in Part B section 4 of the EER.

Alternatives considered were:

- Continuing with the existing plant.
- Construction of a new plant at a new site.
- Construction of a new plant on the same site.

The proposed replacement of plant at the same site was chosen for the following reasons:

- Improved performance of new plant.
- Ability to use a greater proportion of RAP.
- Best use of existing infrastructure.
- Logistical efficiency being co-located with a significant source of aggregate.
- No need for site footprint expansion.
- Relatively few complaints in relation to the existing operations.
- Ease of access to the arterial road network.
- Significant separation distances from sensitive receptors.

5 Public and agency consultation

A summary of the public representation is contained in Appendix 1 of this report.

One public representation was received. The main issues raised in the representation considered in this report are:

- 'Out of hours' operations and traffic noise impacts.
- Odour.
- Potential health impacts of air emissions.

Issues raised which are not considered in this report are:

- Traffic safety impacts.

The EPA Division consulted with a number of other agencies, including Divisions within DPIPWE with an interest in the proposal during both the guideline preparation and EER advertising phases of the assessment.

- States Road Division, Department of State Growth, stated that *"Flagstaff Gully Road provides suitable access onto the State road network via the grade separated interchange with the Tasman Highway and South Arm Highway at Mornington"*.
- Policy and Conservation Assessment Branch, DPIPWE did not raise any concerns.
- Clarence City Council did not require any additional information.
- Public and Environmental Health Service, Department of Health and Human Services (DHHS), stated that *"It is highly improbable that the predicted emissions would be sufficient to effect asthma control"*.

The following EPA Division specialists were consulted throughout the assessment process.

- Noise specialists.
- Air modelling specialist.
- Site regulator.

The EER Supplement prepared by the proponent provides a response in relation to the potential noise impact of vehicle movements to and from the activity outside of the hours of 7am to 5pm.

6 Evaluation of environmental issues

The environmental issues considered relevant to the proposal have been evaluated by the EPA Division. Details of this evaluation, along with the permit conditions required by the Director, are discussed below.

Issue 1: Stormwater management
Description of potential impacts
<p>An assessment of the aquatic receiving environment and potential stormwater impacts was conducted and is included as Appendix C to the EER. Results of the assessment are summarised in Part C section 2 of the EER.</p> <p>Contaminants identified and sources of these contaminants included:</p> <ul style="list-style-type: none"> • Aggregates, dust, and RAP generating suspended solids and possibly metals. • Phosphorus from washdown detergents. • Oil and grease from spray drift and spillage of the non-slip agent used on trucks. • Petroleum hydrocarbons from washdown and spillage. <p>The non-slip agent to be used is reported as <i>Slipway Heavy Duty</i> which is formulated from “non-hazardous oils and vegetable oil derivatives”. The product is biodegradable but immiscible with water. 300-500ml is used per vehicle. It is recommended that a non-phosphorus detergent be used for vehicle washdown.</p> <p>Heated liquid bitumen to be stored on site is not considered to be environmentally hazardous as it cools and solidifies upon release.</p> <p>The receiving environment is the head of Faggs Gully Creek, an ephemeral watercourse running from the north eastern edge of the site. The EER concludes that the Creek is more natural at the point of discharge but is highly degraded further down the catchment due to gravel deposits, channel realignment, construction, erosion and weeds.</p> <p>Stormwater is collected on site in a 20,000L tank and reused. Discharges are rare (estimated at 10 days per year) and to a part of the stream reported as having adequate sediment filtration. A triple interceptor trap is located prior to the discharge point.</p> <p>An assessment of the existing stormwater infrastructure on site found it to be adequate being consistent with Water Sensitive Urban Design principals and achieving targets outlined in the <i>State Stormwater Management Strategy 2010</i> when modelled using the Model for Urban Stormwater Improvement Conceptualisation.</p>
Management measures proposed in EER
<p>The following commitments are made in the EER:</p> <p>Commitment 1 – Quarterly sampling and analysis of stormwater discharges from the site.</p> <p>Commitment 2 – Weekly visual inspection and cleaning of interceptor traps.</p>
Public and agency comment
None

Evaluation
<p>The findings of the aquatic and stormwater assessment are accepted. The stormwater control infrastructure is considered appropriate for the level of risk, noting hazardous material storage requirements discussed under Issue 5 of this report.</p> <p>It is not considered necessary to require sampling as it is not considered that the risks to the receiving environment are significant under normal operational conditions. Nevertheless, the commitments are considered appropriate operational measures and are supported.</p> <p>Standard stormwater control requirement are imposed (condition E1)</p>
Conclusion
<p>The proponent is required to comply with standard condition:</p> <p>E1 – Stormwater.</p> <p>The proponent's commitments are included in the permit under information schedule 3:</p> <p>O13 – Commitments.</p>

Issue 2: Atmospheric emissions
Description of potential impacts
<p>An air emissions modelling report is included as Appendix D to the EER. Air emission impacts are discussed in Part C section 4 of the EER.</p> <p>Air dispersion modelling was carried out with regard to 22 different contaminants. Emission rates were determined using stack test results from a similar plant operated by Downer EDI and from the US EPA AP42 Compilation of Air Pollution Emission Factors, where monitoring data was not available.</p> <p>The report states the majority of emissions are released from the main exhaust stack. Emissions are to be passed through a baghouse to remove particulates before being emitted via the stack. Odour is also emitting during truck loading from the loading bay. Modelling for all stack emissions was carried out on a 24 hr basis. This is reported as highly conservative as the maximum production capacity at the proposed production rate would be only 4% of the theoretical limit resultant from 24 hr operation.</p> <p>Modelling of odour generated at the loading bay was based on maximum loading time of 6.1 minutes per hour. Odour emission rates were derived from measured emissions from a Fulton Hogan operated batch plant in Rutherford NSW. That plant is reported as operating at 250,000 tonnes per annum and the measured emission was for two trucks being loaded simultaneously. Odour emissions were averaged over the hour then modelling was conducted for 24hr operation.</p> <p>Modelling assessment criterion were from the Tasmanian <i>Environment Protection Policy (Air Quality) 2004</i>, except for some metals and PAH which were from the Victorian <i>State Environment Protection Policy (Air Quality Management)</i>. The predicted peak concentrations beyond the site boundary were all below criterion with odour the highest percentage of criterion at 75% (1.5 Odour Units 1hr 99.5% percentile peak). NO₂ was the next highest at 14.4% of criterion. All other contaminants were predicted to be at progressively lower concentrations against criterion.</p> <p>The highest predicted odour concentration at an identified receptor was 0.3 OU at a residence in Eurobin St to the south west.</p> <p>Modelling did not include any emission from the heated liquid bitumen storage tanks. Two tanks are proposed with volumes of 55m³ each. These tanks will 'breathe' with differential temperature changes and during filling. Initial modelling found these tanks could be a significant source of odour. The EER concludes that the use of granulated activated carbon filters on the tank vents will effectively remove this source of odour.</p> <p>The EER does not discuss the potential for dust emissions.</p>

Management measures proposed in EER
<p>The following commitments are made in the EER:</p> <p>Commitment 3 – installation of activated carbon filters on bitumen tank vents.</p> <p>Commitment 4 – monthly inspection of filters.</p> <p>Commitment 5 - Replenishment of filters every 6 months.</p> <p>Commitment 6 – complaints and investigation register to be maintained.</p>
Public and agency comment
<p>The following issues were raised by the representor:</p> <ul style="list-style-type: none"> • The emission of odour from the main exhaust stack. • Considers that pollutants and odour emitted trigger the representor's asthmatic reaction. • Concerns regarding the presence of respiratory irritants in atmospheric emissions. • Request that zero emission be the standard expected for the proposal. <p>The EPA Division Air Modelling Specialist was satisfied with methodology and the findings of the air modelling report and the mitigation measures proposed in relation to the bitumen storage tanks.</p> <p>DHHS stated that it was "highly improbable that the predicted emissions would be sufficient to effect asthma control".</p>
Evaluation
<p>The air dispersion modelling carried out was very comprehensive for an activity of this nature and the methodology used is considered best practice. The results are generated over a one-year 24hr simulation period. They are practical worst-case based on highly conservative modelling assumptions.</p> <p>Emissions of all identified contaminants of concern are predicted to be at concentrations significantly below relevant criterion beyond the site boundaries. Hence the analysis provided by DHHS of the potential for emissions to effect asthma control.</p> <p>It is noted that a baghouse is required to ensure particulate emissions are controlled. Standard limits are placed on emission of particulates from the stack (condition A2). Limits are also placed oxides of nitrogen (NO_x). NO_x are known respiratory irritants and proportionally, albeit well below criterion, NO₂ is predicted to be a significant emission. It is necessary to ensure stack testing facilities are installed (condition A1). Given the results of the modelling carried out however, it is not necessary to require an ongoing testing schedule. Condition A3 does allow Directorial discretion to require testing should, for any reason, this appear merited and Condition A4 specifies the form of monitoring reports to be submitted.</p> <p>The use of a granulated activated carbon filters to control bitumen storage tank vent emissions is considered an effective odour control measure. As long as these filters are maintained and activated carbon replenished it is considered that all detectible odour can be removed. The proponent's commitments (3, 4, and 5) are appropriate and required by conditions A5, A6 and A7.</p>

It is noted that dust is not discussed as a potential air emission. Stockpiles of uncovered materials may produce dust. Dust may also be entrained by vehicle movement. It is noted in relation to issue one that water will be used for wetting stockpiles and vehicles will be periodically cleaned. It is also noted the EER states that all surfaces will be sealed. These are appropriate control measures. Condition **A8** requires dust to be managed such that it does not cause a nuisance.

On the basis of the modelling carried out it is not reasonable or practical to control emission to any greater extent than already proposed, noting emissions are predicted to be well within accepted criteria. It is considered that with the use of fabric filters (baghouse) on the main exhaust stack and the maintenance of activated carbon filters on bitumen storage tank vents, the activity can be conducted in such a manner that it is highly unlikely to cause an environmental nuisance or health impact as a result of air emissions.

The commitment to maintain a complaints register is appropriate (commitment **6**) and required by Condition **G6**.

Conclusion

The proponent is required to comply with standard conditions:

G1 – Awareness of conditions.

G2 – Incident response

G3 – No changes without approval

G6 – Complaints register

A1 – Stack testing facilities

A2 – Stack Emission Limits

A3 – Stack testing frequency

A4 – Stack monitoring reports

A5 – Odour management

A8 – Control of dust emissions

The proponent is required to comply with site specific conditions:

A6 – Storage tank odour control

A7 – Filter inspection and record keeping

The proponent's commitments are included in the permit under information schedule 3:

O13 – Commitments.

Issue 3: Noise from on-site activities
Description of potential impacts
<p>A noise impact study is included as Appendix E to the EER. Noise impacts are discussed Part C section 7 of the EER.</p> <p>It is noted that the plant operates adjacent a large quarry. During daylight hours background noise is usually dominated by the quarry. Noise measurements were taken of the existing plant during a time when the quarry was not operating. On the basis of the measured noise output it was estimated that noise level generated by the plant at residences 1km distant would be a maximum of 38 dB(A), without taking into account any screening effects from vegetation and topography. It was noted that the most variable component of the noise was generated by the intermittent usage of a front end loader.</p> <p>The noise impact study assessed potential noise impact against a night time criteria of 35 dB(A) at noise sensitive receptors (located at a distance of at least 900m). It was concluded the plant would easily comply with this limit for the following reasons:</p> <ul style="list-style-type: none"> • Based on noise measurement of the proponent's plant at Karratha, and the equipment inventory for the proposed plant, it was concluded that the proposed plant will be quieter than the existing plant. • It was noted that no residences will have a line of sight to the proposed plant and that this would further reduce actual noise levels. • It was also noted that when traffic noise measurements were being taken during daylight hours, background noise, with both the quarry and the pre-mix bitumen plant operating, was approximately 35 dB(A).
Management measures proposed in EER
<p>The following commitment is made in the EER:</p> <p>Commitment 12 – High frequency reversing alarm on front end loader.</p>
Public and agency comment
<p>The EPA Division Noise Specialist considers the imposition of noise limits of 35dB(A), 40dB(A) and 45 dB(A) at noise sensitive receptors during day time, evening and night time periods respectively, as appropriate.</p>
Evaluation
<p>Noise emission limits are imposed to ensure noise generating activities on the site are reasonably restricted (condition N1). It is considered that such limits will not impact on the potential to operate the plant 24 hrs per day. Potentially noisy maintenance works will be restricted to daylight hours as discussed under issue 4 below.</p> <p>The use of a high frequency revering alarm on the front end loader is usual practice and would tend to result in effective noise attenuation over distance (commitment 12).</p>
Conclusion
<p>The proponent is required to comply with site specific conditions:</p> <p>N1 – Noise emission limits.</p> <p>The proponent's commitments are included in the permit under information schedule 3:</p> <p>O13 – Commitments.</p>

Issue 4: Noise impacts from traffic movements
Description of potential impacts
<p>A traffic noise impact study is included as section 5 of the noise impact study, Appendix E of the EER, and impacts are discussed in Part C section 7 of the EER.</p> <p>Additional information was provided in an EER Supplement to address concerns raised in the public representation regarding movement of hot-mix asphalt from the site outside of normal business hours.</p> <p>The EER provided a summary of all hot-mix asphalt truck movements between 6pm and 7am from 2009 to 2016. The pattern of night time works is highly variable. For instance, in January and February 2012 between the hours of 10pm to 2pm up to 350 traffic movements were recorded each month, while in 2014 the peak movement of vehicles in 1 month never rose above 18. Summer was the busiest period (65% of movements) and winter the quietest (3% of movements). The majority of vehicle movement occurred between the hours of 6pm to 2am with very little movement from 2am to 6am. It was predicted that future patterns would be similar.</p> <p>The average yearly number of vehicle movements from 2009 was 1,684 (note there are 2 movements per load). The maximum possible future movements is estimated at 4000, assuming 7 tonne truck loads and a significant proportion of night time works. It is noted however that it is improbable that this number of movements will be realised.</p> <p>Traffic noise measurements are reported in the noise impact study. L_{max} noise levels are recorded for hot-mix asphalt transporting trucks as well as B-double and concrete trucks. It is stated that hot-mix vehicles are limited to a medium size as larger loads will cool down prior to application. On the basis of the measurements it was noted that hot-mix vehicles are generally quieter than the larger vehicles moving along Flagstaff Gully Rd to the plant and quarry. The noise impact study concludes the maximum noise level at the residences would be 60 dB(A) (L_{max}) from the hot-mix trucks. It was observed each vehicle could be heard for about 15 seconds at 40km/hr.</p> <p>Relevant standards for night time vehicle noise were reported in the EER Supplement as the Tasmanian L_{eq} (8 hour average) of 45 dB(A) and the NSW L_{eq} (1 hour average) of 50dB(A). It is estimated that the maximum number of hot-mix truck movements will be 16 per hour. Assuming 20 per hour the predicted L_{eq} using the computer model ORNAMENT was 43 dB(A). From a literature survey it was found that generally traffic L_{max} levels exceed L_{eq} levels by approximately 15 dB(A). Using this approach the traffic L_{eq} would be 45dB(A), consistent with the model results.</p>
Management measures proposed in EER
<p>The following commitments are made in the EER:</p> <p>Commitment 7 – Aggregate to the site from Hanson’s quarry will only be carted during the day.</p> <p>Commitment 8 – Sand and bitumen deliveries to the site will happen only during day time.</p> <p>Commitment 9 – Bins on site will be loaded during the day to avoid movement of vehicles at night.</p> <p>Commitment 10 – prior to night time operations truck drivers will be briefed and meeting documented.</p> <p>Commitment 11 – electronic speed boards to be installed with 40km/hr speed limit.</p> <p>Commitment 13 – Downer EDI to inform the EPA and nearby residences of intention to carry out works at night.</p> <p>Commitment 14 – noise complaints register to be maintained.</p>

Public and agency comment
<p>Public representation states that traffic noise is a concern when:</p> <ul style="list-style-type: none"> a) Trucks are speeding. b) Empty trucks are moving over the poor road surface. c) Exhaust breaks are used. d) Trucks are poorly maintained. e) On Saturday afternoon and Sunday. <p>The representor also stated that operations outside the hours of 7am to 6pm are particularly invasive, especially on the weekend, and notes that traffic movement outside of these hours are common and not “occasional” as stated in the EER.</p> <p>The EPA Noise specialist considered it merited to request detail about the actual number of vehicle movements outside of the above mentioned hours. On the basis of this data an estimation of future vehicle movements and assessment of the potential impact was also required. The Noise Specialist considered both night time assessment criteria selected for the EER Supplement appropriate. The relationship between L_{eq} and L_{max} was checked independently by the Noise Specialist and found to be appropriate.</p>
Evaluation
<p>It is noted that at times there may be up to 16 pre-mix asphalt transporting truck movements per hour and that campaigns may be sustained for periods of days or weeks during evening and nighttime. The number of night time movements is predicted to increase on average. When taken as a whole however operations are intermittent and seasonal and it is predicted they will remain that way.</p> <p>It is more relevant to assess actual impact against the specified criteria. The average night time noise during peak operations will be below both the cited hourly average and 8 hourly average criteria. On this basis there are no grounds to restrict the production of bitumen on site such that the movement of vehicles for the transport of hot-mix asphalt does not occur outside of day time hours. It is merited however to limit other on site activities particularly where they may involve the movement of larger or more vehicles or equipment to the site. This is consistent with the proponent's commitments 7, 8 and 9. Condition N2 specifies that only hot-mix production and transport can occur outside the hours of 7am to 5pm Monday to Saturday. There is however to be no operations on Public Holidays unless the Director agrees in writing.</p> <p>The representor raised concerns about the potential for excessive noise to be generated as a result of the way in which vehicles are driven and the quality of the surface over which they are driven. The proponent's commitments 10 and 11 relate to educating and informing the drivers for night time operations. Such measures are supported. Driver education and management are operational matters more appropriately managed by company policy and procedure.</p> <p>With regards road speed and surface quality it is noted that these matters may effect traffic noise generation. These are not issues that can be addressed by the Board in relation to public roads. It is noted that the noise measurements of traffic movements were taken under existing road conditions.</p> <p>A requirement to maintain a complaints register is discussed under Issue 2 (Commitment 14). Given the particular sensitivity to traffic noise raised in the representation it is considered merited to require that a register of all pre-mix asphalt vehicle movements outside the hours or 7am to 5pm be maintained and be made available upon request (Condition N3). This will ensure that if complaints are received about particular vehicle movements then cross checking can be made to enable action to be taken by the proponent with regards individual vehicles or drivers.</p> <p>It is not necessary to require all night time operations to be reported to the EPA given the requirement to maintain records (Commitment 13). Nevertheless continued communication with residents is encouraged as good business practice.</p>

Conclusion
<p>The proponent is required to comply with standard condition:</p> <p>N2 – Operating hours.</p> <p>N3 – Record of out of hours operations.</p> <p>The proponent's commitments are included in the permit under information schedule 3:</p> <p>OI3 – Commitments.</p>
Issue 5: Hazardous materials
Description of potential impacts
<p>Hazardous materials to be present on site are discussed in Part C section 2 of the EER and their management is discussed in Part C section 10 of the EER.</p> <p>Environmentally hazardous materials include large quantities of diesel including line washing diesel, and Slipway Heavy Duty non-slip solution. Bitumen is not considered environmentally hazardous as it immobilises quickly upon release.</p> <p>All surfaces are report as sealed. Diesel and slipway storage areas are to be bunded in accordance with relevant standards. Stormwater infrastructure is reported as adequate. Spill kits are to be available on site.</p>
Management measures proposed in EER
<p>The following commitments are made in the EER:</p> <p>Commitment 15 – bunded storage areas to be inspected weekly</p> <p>Commitment 16 – an incident reporting and investigation procedure to be implemented where any uncontrolled discharge to the environment occurs.</p>
Public and agency comment
None.
Evaluation
<p>It is not reported how much diesel will be stored on the site. It is noted however that the aggregate dryer is diesel fired and there is likely to be at least 2 diesel storage tanks on site. The proposed measures and commitments are considered appropriate. Given the quantity of diesel and the need for transfer operations there is a need for adequate loading containment areas or aprons (Condition H1). Condition H2 specifies containment requirements for small quantities of hazardous materials and condition H3 requires spill kits be present. The proponent's commitments are appropriate (Commitments 15 and 16).</p>
Conclusion
<p>The proponent is required to comply with standard conditions:</p> <p>H1 – Storage and handling of hazardous materials</p> <p>H2 – Hazardous materials <250 litres.</p> <p>H3 – Spill Kits</p> <p>The proponent's commitments are included in the permit under information schedule 3:</p> <p>OI3 – Commitments.</p>

Issue 6: Waste management
Description of potential impacts
<p>Waste management is incidentally discussed in Part C of the EER.</p> <p>Inappropriate management of waste can result in environmental harm or nuisance. Waste materials generated at the operations are likely to be spent line washing diesel, and excess asphalt pavement.</p> <p>Spent line washing diesel is to be removed from site by an approved contractor and is spent activated carbon from filters.</p> <p>It is noted that the proposed plant will enable increased usage of recycled asphalt pavement (RAP) in asphalt production.</p>
Management measures proposed in EER
<p>Spent line washing diesel is to be removed from site by an approved contractor and is spent activated carbon from filters.</p> <p>It is noted that the proposed plant will enable increased usage of recycled asphalt pavement (RAP) in asphalt production.</p>
Public and agency comment
None.
Evaluation
The EER identifies wastes of concern and details appropriate management of such wastes. The use of RAP is encouraged and is consistent with best practice waste management principles.
Conclusion
<p>Waste management principles are included in the permit under information schedule 3:</p> <p>O11 – Waste management hierarchy.</p>

Issue 7: Decommissioning and rehabilitation
Description of potential impacts
Large quantities of diesel as well as equipment and raw materials will be present on site. It is necessary these are decommissioned in an orderly manner and any necessary rehabilitation carried out to prevent migration of residual contamination or sediment.
Management measures proposed in EER
Site decommissioning and rehabilitation procedures are outlined in Part C section 15 of the EER.
Public and agency comment
None.
Evaluation
The broad plan outlined is appropriate. Standard conditions are imposed regarding informing the Director of the date of cessation (DC1), production of a decommissioning and rehabilitation management plan (DC2), rehabilitation following cessation of the activity (DC3) and management of the activity should operation be temporarily suspended (DC4).
Conclusion
<p>The proponent is required to comply with standard conditions:</p> <p>DC1 – Notification of cessation.</p> <p>DC2 – DRP requirements.</p> <p>DC3 – Rehabilitation following cessation.</p> <p>DC4 – Temporary suspension of activity.</p>

7 Report conclusions

This assessment has been based on the information provided by the proponent, Downer EDI Works Pty Ltd, in the permit application, EER, and EER Supplement.

This assessment has incorporated specialist advice provided by EPA Division scientific specialists and regulatory staff, other Divisions of DPIPWE and other government agencies.

This assessment has taken into account issues raised in public submissions.

It is concluded that:

1. the RMPS and EMPCS objectives have been duly and properly pursued in the assessment of the proposal; and
2. the assessment of the proposed activity has been undertaken in accordance with the Environmental Impact Assessment Principles.

It is concluded that the proposed activity is capable of being managed in an environmentally acceptable manner such that it is unlikely that the objectives of the *Environmental Management and Pollution Control Act 1994* (the RMPS and EMPCS objectives) would be compromised, provided that the Permit Conditions - Environmental No. 9413 appended to this report are imposed and duly complied with.

The environmental conditions appended to this report are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions

8 Report approval

Environmental Assessment Report and conclusions, including permit conditions, adopted:



Wes Ford

DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Acting under delegation from the Board of the Environment Protection Authority

Date: 18 July 2016

9 References

All Urban Planning, *Environmental Effects Report, Downer EDI Flagstaff Gully Pre-Mix Bitumen Plant – Replacement Plant* (date 11/4/2016), Downer EDI Works Pty Ltd, Austins Ferry, Tasmania.

All Urban Planning, *Supplement to – Environmental Effects Report, Downer EDI Flagstaff Gully Pre-Mix Bitumen Plant – Replacement Plant* (date 1/7/2016, however amendments on 7/7/16 included), Downer EDI Works Pty Ltd, Austins Ferry, Tasmania.

10 Appendices

Appendix 1 Summary of public and agency submissions

Appendix 2 Permit conditions, includes Attachment 3 - EER commitments

Appendix 1 Summary of public and agency submissions

Downer EDI Works Pty Ltd – Bitumen Plant, Flagstaff Gully

One public representation was received. The following tables summarise the issues raised by the representor.

In the following tables, EER means the *Environmental Effects Report, Downer EDI, Flagstaff Gully Pre-Mix Bitumen Plant – Replacement Plant, April 2016*.

TABLE 1: ADDITIONAL INFORMATION REQUIRED BY THE EPA BOARD

EER Page no.	Comments and issues	Additional information required
Section 1 p8 & Appendix F	<p>Considers the Statement “<i>there is an occasional need to operate outside normal hours 7am to 6pm</i>” to be misleading. Considers that the practice of operating outside the above mentioned hours is becoming more common. Provides a list of occasions since 15 November 2009 where ‘out of hours’ works have been carried out, to illustrate the point.</p> <p>Considers that operations outside of the above mentioned hours over the weekend are particularly invasive.</p> <p>States that [implementation] of recommendations made in the representation regarding noise and traffic movement are paramount given the frequency of out of hours works.</p>	<p>An estimation must be provided of the number of vehicle movements likely outside of the hours of 7am to 6pm. This must include the number of days per year operations during these time are likely and as far as practicable an hourly breakdown of vehicle movements (eg are peak movements more likely between 2 - 4am or 4- 5 am etc.)</p> <p>Records of past dates of operations and estimates of vehicle movements during these operations should be provided as a comparison. The potential for increased noise nuisance should be discussed and commitments made in the EER reviewed if necessary.</p>

TABLE 2: OTHER MATTERS RAISED DURING THE PUBLIC CONSULTATION PERIOD

EER Page no.	Comments and issues	Further Info requested [yes/no]	EPA Comments
Appendix D s8.2.2	It is noted that “ <i>even with proposed improvements odour will be emitted during loading via the main exhaust stack lasting 6.1 minute per load.</i> ” This concerns the representor given a 2 fold increase in production.	no	The approach used to more accurately represent odour emission rates during vehicle loading is considered satisfactory.
	The release of pollutants and odour from the plant triggers an asthmatic reaction which prevents the representor going outside. This could result in serious health issues, especially given the increase in frequency of emissions.	no	It is noted that for all contaminants modelled the maximum concentrations were below design criteria beyond the boundary of the land. DHHS consider the potential for predicted emissions to affect asthma control as highly improbable.
	Concerns regarding the presence of respiratory irritants in atmospheric emissions.	no	Model results indicate all contaminants below design criteria.
	Requests that zero emissions should be expected to approve the upgrade.	no	The proposal will be assessed against the <i>Environment Protection Policy (Air Quality) 2004</i> .
Part C S8	Concerned that there will be a potential doubling of traffic movements.	no	The EPA Board will take into account traffic movements as it relates to potential noise nuisance.
Appendix F S2.2.2.3	Concerned that the quality of the northern end of Flagstaff Gully Road is below the standard of other sections of the road and that no pedestrian or cycle facilities have been provided given recreational use of the reservoir area.	no	Not assessed by the Board. May be considered by Council.
	Safety concerns in the vicinity of Flagstaff Gully Rd (north) due to: a) Excessive truck speed b) Poor visibility c) Road narrowness	no	Not assessed by the Board. May be considered by Council.

	Safety concerns regarding the junction between Flagstaff Gully Rd and Begonia St noting that a death has occurred at this point but this was not mentioned in the EER.	no	Not assessed by the Board. May be considered by Council.
	States that the report failed to recognise speed as a significant factor in traffic management along flagstaff gully or including the junction with Begonia St.	no	Speed is taken into account as part of the Noise Impact Study and will be considered in this context by the EPA Board. Matters relating to road safety are not assessed by the Board. Safety matters may be considered by Council.
Appendix F	States that the footnote p6 wrongly indicates a 50km/hr zone exists on the southern section of Flagstaff Gully Rd.	no	Not assessed by the Board. May be considered by Council.
	Speed zone signs are confusing [in particular the representor states it is not evident driving south that a speed limit of 60km/hr exist prior to the Flagstaff Gully link Rd].	no	Not assessed by the Board. May be considered by Council.
	Poor signage of speeds is a safety concern.	no	Not assessed by the Board. May be considered by Council.
	Constant use of a temporary sign by Downer EDI limiting truck speed to 40km/hr is a safety concern.	No	The EPA Board will take into account vehicles speeds as it relates to potential noise nuisance. Road signage requirements may be considered by Council.
	States trucks rarely observe temporary 40km/hr signs, instead travelling at 80km/hr and over in both directions.	no	Not assessed by the Board. May be considered by Council.
	States that traffic noise is a concern only when: <ul style="list-style-type: none"> a) When trucks are speeding. b) Empty trucks moving over the poor road surface. c) When exhaust breaks are used. d) When trucks are poorly maintained. e) On Saturday afternoon and Sunday. 	no	Sufficient information is provided in the EER (and associated appendices) in relation to these matters.

	<p>The following recommendations are made by the representor:</p> <ul style="list-style-type: none"> a) Clearly signed 50km/hr zone to beyond the southern side of the begonia street intersection. b) Police should be requested to enforce these limits. c) Road surface, width and visibility be improved. d) Electronic signboard should be redundant if other recommended measures are taken. e) Truck drivers be fully informed of speed limits. f) Tree and vegetation be cleared where it obstructs sight lines. g) Erect signage requesting exhaust brakes not be used in residential areas. 	no	
Part E	States that the section regarding public consultation is misleading as the representor is not supportive of the proposal given lack of action on the issues raised in the representation.	no	

Appendix 2 Permit conditions - Environmental

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 9413

Issued under the *Environmental Management and Pollution Control Act 1994*

Activity: **The operation of a pre-mix bitumen plant (ACTIVITY TYPE: Pre-mix Bitumen Plants)**
 415 & 429 FLAGSTAFF GULLY RD
 LINDISFARNE TAS 7015

The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994* under delegation from the Board of the Environment Protection Authority.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality: **CLARENCE**
Permit Application Reference: **D2016/149**
EPA file reference: **244909**

Date conditions approved:

18 July 2016

Signed:



DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

DEFINITIONS

Unless the contrary appears, words and expressions used in this Permit Part B have the meaning given to them in **Schedule 1** of this Permit and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Permit Part B, the EMPCA prevails to the extent of the inconsistency.

ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

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Schedule 1: Definitions

In this Permit Part B:-

Activity means any environmentally relevant activity (as defined in Section 3 of EMPCA) to which this document relates, and includes more than one such activity.

Authorized Officer means an authorized officer under section 20 of EMPCA.

Director means the Director, Environment Protection Authority holding office under Section 18 of EMPCA and includes a person authorised in writing by the Director to exercise a power or function on the Director's behalf.

DRP means Decommissioning and Rehabilitation Plan.

EMPCA means the *Environmental Management and Pollution Control Act 1994*.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance and **Pollutant** each have the meanings ascribed to them in Section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

In-Stack Concentration has the meaning ascribed to it in the *Environment Protection Policy (Air Quality) 2004*.

Noise Sensitive Premises means residences and residential zones (whether occupied or not), schools, hospitals, caravan parks and similar land uses involving the presence of individual people for extended periods, except in the course of their employment or for recreation.

Nominated Exhaust Points means the asphalt plant exhaust stack at the location marked on the plan at Attachment 1.

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Stack Test means the taking of measurements and the collection of samples for analysis from within a chimney, stack or flue.

Stormwater means water traversing the surface of the land as a result of rainfall.

Tasmanian Noise Measurement Procedures Manual means the document titled *Noise Measurement Procedures Manual*, by the Department of Environment, Parks, Heritage and the Arts, dated July 2008, and any amendment to or substitution of this document.

The Land means the land on which the activity to which this document relates may be carried out, and includes buildings and other structures permanently fixed to the land, any part of the land covered with water, and any water covering the land. The Land is located at 415 and 429 Flagstaff Gully Rd, Lindisfarne, and falls within the area defined by certificates of title CT169393/1 and CT202945/1, as shown on the plan at Attachment 2.

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

- 1 The activity must not exceed the following limits (annual fees are derived from these figures):
 - 1.1 50,000 tonnes per year of product produced

General

G1 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work on The Land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G2 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G3 No changes without approval

- 1 The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the activity if such changes have been approved in writing by the EPA Board following its assessment of an application for a permit under the *Land Use Planning and Approvals Act 1993*, or approved in writing by the Director:
 - 1.1 a change to a process used in the course of carrying out the activity; or
 - 1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
 - 1.3 a change in the quantity or characteristics of materials used in the course of carrying out the activity.

G4 Change of responsibility

If the person responsible for the activity ceases or intends to cease to be responsible for the activity, he or she must notify the Director in writing of the full particulars of any person succeeding him or her as the person responsible for the activity.

G5 Change of ownership

If the owner of The Land upon which the activity is carried out changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of The Land, the person responsible must notify the Director in writing of the change or intended change of ownership.

G6 Complaints register

- 1 A public complaints register must be maintained and made available for inspection by an Authorized Officer upon request. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:
 - 1.1 the time at which the complaint was received;
 - 1.2 contact details for the complainant (where provided);
 - 1.3 the subject-matter of the complaint;
 - 1.4 any investigations undertaken with regard to the complaint; and
 - 1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.
- 2 Complaint records must be maintained for a period of at least 3 years.

Atmospheric**A1 Stack testing facilities**

- 1 The following stack testing facilities must be available at all nominated exhaust points when undertaking stack testing required by these conditions:
 - 1.1 sampling positions must be in accordance with Australian Standard AS 4323.1 (*Stationary source emissions - selection of sampling positions*), or as approved in writing by the Director;
 - 1.2 safe sampling platforms must be located to allow access to the sampling positions and safe access to these sampling platforms must be provided; and
 - 1.3 all necessary services required for the test method prescribed must be provided.

A2 Stack emission limits

- 1 The in-stack concentrations in emissions from the nominated exhaust point of substances listed in Column 1 of the Table of Atmospheric Emission Limits below must not exceed the limits specified in Column 4 when measured in the units specified in Column 2 and adjusted to the reference gas value specified in Column 3.
- 2 **Table of Atmospheric Emission Limits**

Column 1	Column 2	Column 3	Column 4
Substance	Unit of Measure	Reference Gas Value	Emission Limit
Particulate matter	mg/m ³ dry gas at 0°C and 101.325 kPa	7% oxygen by volume	100
Oxides of nitrogen	mg/m ³ dry gas at 0°C and 101.325 kPa	7% oxygen by volume	500

A3 Stack testing frequency

- 1 If requested in writing by the Director, a stack test must be carried out to determine compliance with the nominated exhaust point emission limits specified in these conditions.
- 2 Stack tests must occur when the machinery is operating under full load and normal operating conditions and the results must be provided to the Director within 60 days of the commencement of testing.

A4 Stack monitoring reports

- 1 A Monitoring Report must be provided to the Director within 30 days of the of the date on which the stack testing was completed.
- 2 The Report must include:
 - 2.1 the results of the stack test;
 - 2.2 the date on which the stack test was conducted;
 - 2.3 weather information at the time the stack test was conducted;
 - 2.4 relevant operating conditions including the fuel feed rate at the time the stack test was conducted;
 - 2.5 the stack test methods employed; and
 - 2.6 identification of breaches of limits specified in these conditions, an explanation of why each breach of specified limits occurred and details of actions that have or will be taken in response to each identified breach of limits.
- 3 Where total particulate matter testing is carried out reporting must be done in accordance with Section 9 of Australian Standard AS 4323.2 Stationary source emissions - Determination of total particulate matter - Isokinetic manual sampling - Gravimetric method.

A5 Odour management

The person responsible must institute such odour management measures as are necessary to prevent odours causing environmental nuisance beyond the boundary of The Land.

A6 Storage tank odour control

- 1 All bitumen storage tank vent gases must be passed through granulated activated carbon filters of sufficient volume and efficacy such that no odour from the bitumen stored in the tanks is identifiable at the filter outlet.
- 2 Granulated activated carbon (GAC) used in the filters must be replaced with new GAC if any odour is detected or at least once every 6 months, whichever occurs first.

A7 Filter inspection and record keeping

- 1 Activated carbon filters must be visually inspected at least once per month.
- 2 A record of these inspections and any other works carried out must be maintained. As a minimum the following information must be recorded:
 - 2.1 the date and time of the inspection or works;
 - 2.2 the condition of the filter and of ducting to the filter, noting any potential for emission of untreated or partially treated gases;
 - 2.3 any odour detectable at the outlet from the filter and the character of the odour;
 - 2.4 any maintenance works conducted; and
 - 2.5 any replacement of activated carbon.
- 3 records must be maintained for a period of at least 3 years and made available for inspection by an Authorized Officer upon request.

A8 Control of dust emissions

Dust emissions from The Land must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of The Land.

Decommissioning And Rehabilitation

DC1 Notification of cessation

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

DC2 DRP requirements

Unless otherwise approved in writing by the Director, a Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the planned cessation of the activity or by a date specified in writing by the Director. The DRP must be prepared in accordance with any guidelines provided by the Director.

DC3 Rehabilitation following cessation

- 1 Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, The Land must be rehabilitated including:
 - 1.1 stabilisation of any land surfaces that may be subject to erosion;
 - 1.2 removal or mitigation of all environmental hazards or land contamination, that might pose an on-going risk of causing environmental harm; and
 - 1.3 decommissioning of any equipment that has not been removed.
- 2 Where a Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, decommissioning and rehabilitation must be carried out in accordance with that plan, as may be amended from time to time with written approval of the Director.

DC4 Temporary suspension of activity

- 1 Within 30 days of becoming aware of any event or decision which is likely to give rise to the temporary suspension of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to suspend or has suspended.
- 2 During temporary suspension of the activity:
 - 2.1 The Land must be managed and monitored by the person responsible for the activity to ensure that emissions from The Land do not cause serious environmental harm, material environmental harm or environmental nuisance; and
 - 2.2 If required by the Director a Care and Maintenance Plan for the activity must be submitted, by a date specified in writing by the Director, for approval. The person responsible must implement the approved Care and Maintenance Plan, as may be amended from time to time with written approval of the Director.
- 3 Unless otherwise approved in writing by the Director, if the activity on The Land has substantially ceased for 2 years or more, rehabilitation of The Land must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

Effluent Disposal

E1 Stormwater

- 1 Polluted stormwater that will be discharged from The Land must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance.

- 2 Notwithstanding the above, all stormwater that is discharged from The Land must not carry pollutants such as sediment, oil and grease in quantities or concentrations that are likely to degrade the visual quality of any receiving waters outside the Land.
- 3 All reasonable measures must be implemented to ensure that solids entrained in stormwater are retained on The Land. Such measures may include appropriately sized and maintained sediment settling ponds or detention basins.

Hazardous Substances

H1 Storage and handling of hazardous materials

- 1 Unless otherwise approved in writing by the Director, all environmentally hazardous materials, including all chemicals, fuels, and oils, held on The Land in volumes exceeding 250 litres must be stored and handled in accordance with the following:
 - 1.1 Any storage facility must be contained within a spill collection bund with a net capacity of whichever is the greater of the following:
 - 1.1.1 at least 110% of the combined volume of any interconnected vessels within that bund; or
 - 1.1.2 at least 110% of the volume of the largest storage vessel; or
 - 1.1.3 at least 25% of the total volume of all vessels stored in that spill collection bund; or
 - 1.1.4 the capacity of the largest tank plus the output of any firewater system over a twenty minute period.
 - 1.2 All activities that involve a significant risk of spillages, including the loading and unloading of bulk materials, must take place in a bunded containment area or on a transport vehicle loading apron.
 - 1.3 Bunded containment areas and transport vehicle loading aprons must:
 - 1.3.1 be made of materials that are impervious to any environmentally hazardous material stored within the bund;
 - 1.3.2 be graded or drained to a sump to allow recovery of liquids;
 - 1.3.3 be chemically resistant to the chemicals stored or transferred;
 - 1.3.4 be designed and managed such that any leakage or spillage is contained within the bunded area (including where such leakage emanates vertically higher than the bund wall);
 - 1.3.5 be designed and managed such that the transfer of materials is adequately controlled by valves, pumps and meters and other equipment wherever practical. The equipment must be adequately protected (for example, with bollards) and contained in an area designed to permit recovery of any released chemicals;
 - 1.3.6 be designed such that chemicals which may react dangerously if they come into contact have measures in place to prevent mixing; and
 - 1.3.7 be managed such that the capacity of the bund is maintained at all times (for example, by regular inspections and removal of obstructions).

H2 Hazardous materials (< 250 litres)

- 1 Unless otherwise approved in writing by the Director, each environmentally hazardous material, including chemicals, fuels and oils, held on The Land in discrete volumes not exceeding 250 litres, but not including discrete volumes of 25 litres or less, must be located within bunded containment areas or spill trays which are designed to contain at least 110% of the volume of the largest container.

- 2 Bunded containment areas and spill trays must be made of materials that are impervious to any environmentally hazardous materials stored within the bund or spill tray.

H3 Spill kits

Spill kits appropriate for the types and volumes of materials handled on The Land must be kept in appropriate locations to assist with the containment of spilt environmentally hazardous materials.

Noise Control

N1 Noise emission limits

- 1 Noise emissions from the activity when measured at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed:
 - 1.1 45 dB(A) between 0800 hours and 1800 hours (Day time); and
 - 1.2 40 dB(A) between 1800 hours and 2200 hours (Evening time); and
 - 1.3 35 dB(A) between 2200 hours and 0800 hours (Night time).
- 2 Where the combined level of noise from the activity and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the ambient noise levels by at least 5 dB(A).
- 3 The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Director.
- 4 Measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the Tasmanian Noise Measurement Procedures Manual.
- 5 All methods of measurement must be in accordance with the Tasmanian Noise Measurement Procedures Manual.

N2 Operating hours

- 1 Unless otherwise approved by the Director in writing, activities other than those associated with hot-mix asphalt preparation, and hot-mix asphalt loading and transport from The Land must not be undertaken outside the times 0700 hours to 1700 hours Monday to Saturday.
- 2 Notwithstanding the above paragraph, the above activities and activities associated with transport of raw materials and equipment to The Land, and maintenance works on The Land, must not be carried out on Public Holidays that are observed State-wide (Easter Tuesday excepted) without the written approval of the Director.

N3 Record of out of hours operations

- 1 The person responsible must make and retain written or electronic records of hot-mix asphalt loads transported from The Land outside the hours of 0700 hours to 1700 hours Monday to Saturday and at all times on Public Holidays that are observed State-wide (Easter Tuesday excepted).
- 2 For each load of hot-mix asphalt transported from The Land, as a minimum, the following information must be recorded:
 - 2.1 the time of transport; and
 - 2.2 the vehicle type and registration number.
- 3 Records must be maintained for a period of at least 3 years and must be provided to the Director within two weeks of any written request to do so.

Schedule 3: Information

Legal Obligations

LOI EMPCA

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and Regulations thereunder. The conditions of this document must not be construed as an exemption from any of those requirements.

LO2 Storage and handling of dangerous goods, explosives and dangerous substances

1 The storage, handling and transport of dangerous goods, explosives and dangerous substances must comply with the requirements of relevant State Acts and any regulations thereunder, including:

1.1 *Work Health and Safety Act 2012* and subordinate regulations;

1.2 *Explosives Act 2012* and subordinate regulations; and

1.3 *Dangerous Goods (Road and Rail Transport) Act 2010* and subordinate regulations.

Other Information

OII Waste management hierarchy

1 Wastes should be managed in accordance with the following hierarchy of waste management:

1.1 waste should be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;

1.2 waste should be re-used or recycled to the maximum extent that is practicable; and

1.3 waste that cannot be re-used or recycled must be disposed of at a waste depot site or treatment facility that has been approved in writing by the relevant planning authority or the Director to receive such waste, or otherwise in a manner approved in writing by the Director.

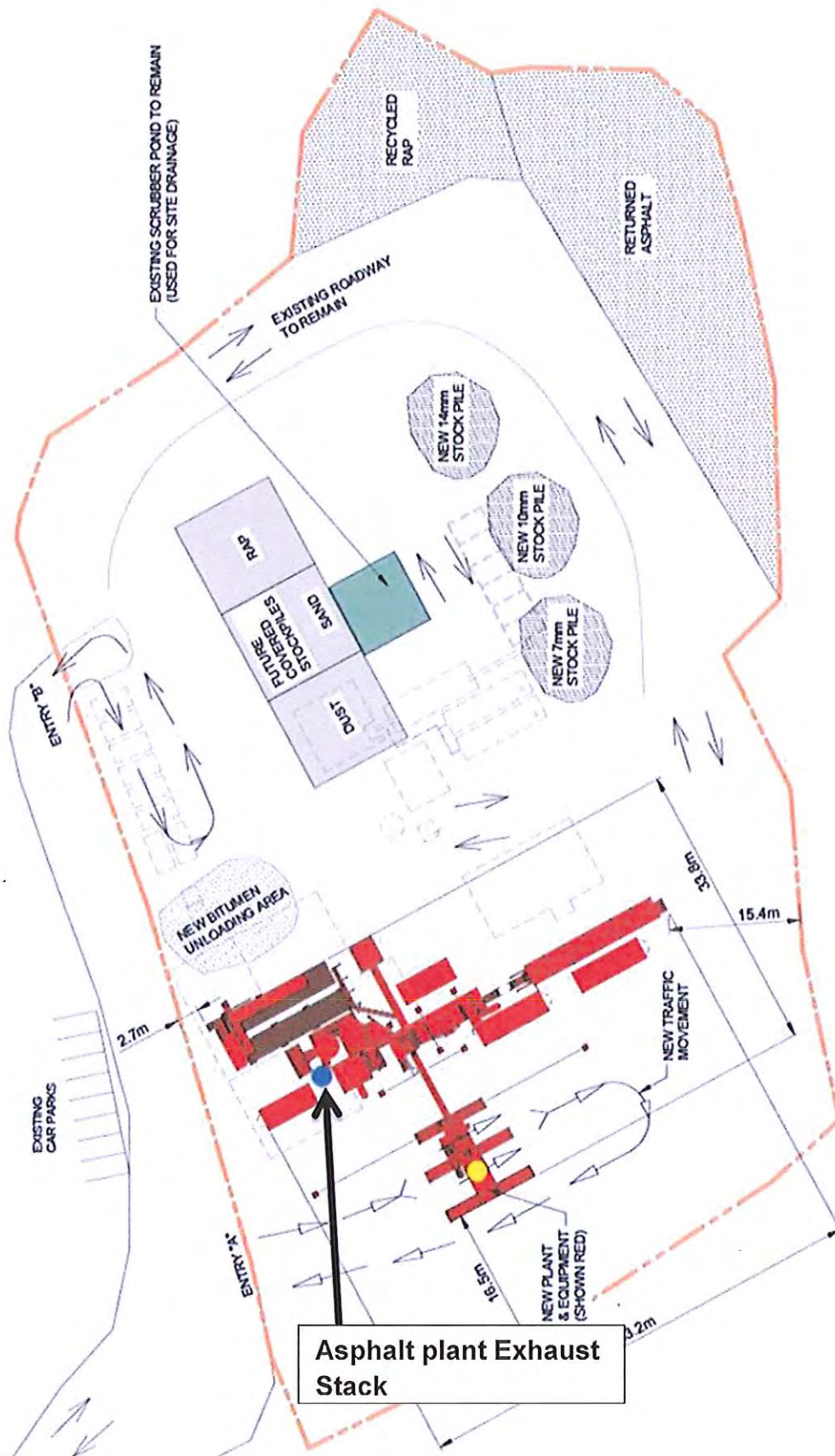
OI2 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning 1800 005 171 (a 24-hour emergency telephone number).

OI3 Commitments

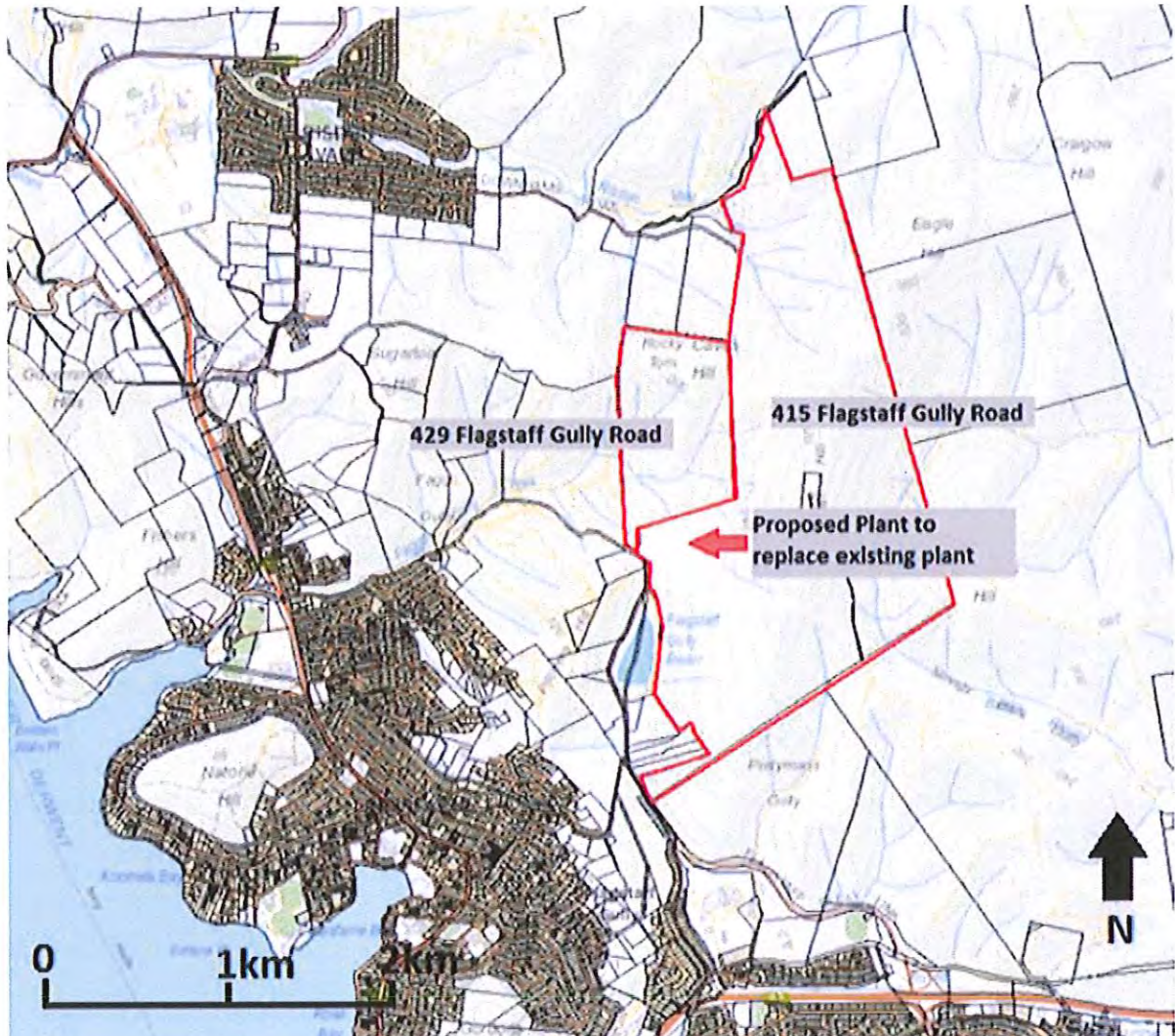
The person responsible for the activity has a general environmental duty to conduct the activity in accordance with the commitments contained in Attachment 3.

ATTACHMENT 1: ASPHALT PLANT EXHAUST STACK



ATTACHMENT 2: THE LAND

Land parcels marked 415 and 429 Flagstaff Gully Road



ATTACHMENT 3: COMMITMENTS

<i>Item</i>	<i>Commitment</i>	<i>Responsible</i>	<i>When</i>
1	Sampling of discharge waters from the site at the stormwater outfall sump manhole for testing by NATA accredited laboratory and Results reviewed against relevant water quality criteria.	Downer	Quarterly sampling
2	Visual inspection and cleaning of triple interceptors.	Downer	Weekly and following rain events
3	An activated carbon filter system will be installed to capture and treat emissions from the heated bitumen tanks.	Downer	Prior to commencement
4	Activated carbon filters will be inspected by the site supervisor on at least a monthly basis, with inspection results being documented within a Workplace Inspection Checklist	Downer	Monthly
5	Activated carbon filters will be replenished on cycles extending no more than six months in duration. Spent carbon from activated carbon filters, which is not incorporated into an asphalt batch, will be classified and then disposed of through a licenced contractor or facility.	Downer	Six monthly
6	A complaints register will be maintained, along with a root cause analysis and investigation for all odour complaints. Any primary and secondary corrective actions will be actioned with subsequent follow up to determine their effectiveness.	Downer	Ongoing requirement
7	Aggregate will be carted only during the day from Hansen's quarry, on internal roads between the bitumen plant and the quarry.	Downer	Ongoing requirement
8	Sand and bitumen truck deliveries to the plant will happen only during the day time.	Downer	Ongoing requirement
9	The hot bin storage and aggregate bins will be loaded during the day, and hot bins kept full at all times, to reduce loader operation outside of day time hours.	Downer	Ongoing requirement

10	Documented tool box briefings will be held with all truck drivers, to reinforce the need for night time hot mix haulage vehicles to take special care to ensure compliance with speed limits.	Downer	Prior to commencement of any night time operation.
11	One or more electronic speed boards will be installed, with smiley/frown faces set to the 40 km/h speed limit.	Downer	Prior to any night time operation
12	A high frequency reversing beeper will be installed in the front end loader.	Downer	Prior to commencement of operation of the new plant
13	Downer will continue to inform the EPA of upcoming night work, and will continue to inform residents on Flagstaff Gully road through a letter drop and emails. If the plant has to unexpectedly operate to support emergency works, Downer will immediately notify residents and EPA, through emails, phone or door knocking.	Downer	Prior to commencement of operation of the new plant
14	Downer EDI will continue to have a complaints register on site, documenting the complaints and response actions.	Downer	Ongoing requirement
15	The bunds are inspected weekly as per the Plants specification <i>DA-ZH-ST054 Hazardous chemicals and dangerous goods</i> including verification that drain valves are closed and locked, that there are no signs of leaks and to remove any stormwater.	Downer	Ongoing requirement
16	Any uncontrolled discharge to the environment is treated as an incident and corrective action taken in accordance with the Incident Reporting and Investigation Procedure.	Downer	Ongoing requirement

11.3.7 DEVELOPMENT APPLICATION D-2016/184 - 3131 SOUTH ARM ROAD, SOUTH ARM - DEMOLITION OF EXISTING DWELLING AND 3 MULTIPLE DWELLINGS

(File No D-2016/184)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for Demolition of the Existing Dwelling and 3 Multiple Dwellings at 3131 South Arm Road, South Arm.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which expires with the consent of the applicant on 27 July 2016.

CONSULTATION

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

- stormwater drainage;
- setbacks;
- inadequacy of off-street parking;
- visual impact;
- privacy;
- lack of private open space;
- overshadowing;
- inconsistency with character of area; and
- decrease in property values.

A representation from the Department of State Growth was also received although later withdrawn.

RECOMMENDATION:

- A. That the Development Application for Demolition of Existing Dwelling and 3 Multiple Dwellings at 3131 South Arm Road, South Arm (Cl Ref D-2016/184) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN M5 – ADHESION [the issue of a Building Permit].
 3. LAND 1A – LANDSCAPE PLAN.
 4. LAND 2 – LANDSCAPE BOND (RESIDENTIAL).
 5. GEN C1 – ON-SITE CAR PARKING [7 spaces].
 6. ENG A1 – NEW CROSSOVER.
 7. ENG A4 – DSG ACCESS.
 8. ENG A6 – SEALED CAR PARKING.
 9. ENG A7 – REDUNDANT CROSSOVER.
 10. ENG S1 – INFRASTRUCTURE REPAIR.
 11. ENG M1 – DESIGNS DA [Access, car park and driveways, service upgrades and relocations, stormwater].
 12. A 6m wide sealed access is required to be constructed to service each property title from the road carriageway to the property boundary in accordance with the Tasmanian Standard Drawings (TSD-R03- Rural). This access must be inspected by Council prior to the sealing or pouring new concrete.
 13. Following construction, the crossover must be maintained or repaired at the owner's expense in accordance with any directions given by Council to the owner.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Village under the Scheme.

2.2. The proposal is a discretionary use in the Village Zone.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10.0 – Village Zone;
- Section E5.0 – Road and Rail Assets Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E23.0 – On-site Wastewater Management Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is comprised of 2 parcels with a combined total area of 1138m² and 38.56m frontage onto South Arm Road. The surrounding lots contain a combination of Single Dwellings and commercial development with the General Store located a short distance to the north. The lot appears to have recently been fenced using palings and supports an existing dwelling (shack) and some landscaping. The site is generally level and is located opposite the Rosemount Lane/South Arm Road intersection.

3.2. The Proposal

The proposal is for the construction of 3 conjoined, single-storey, 3 bedroom Multiple Dwellings on the subject land. The dwellings would each have a single car garage, 2 bedrooms, associated amenities and entry areas and laundry facilities. Two separate accesses are proposed to service the unit development with the accesses being wide enough to accommodate the parking of 2 vehicles within the property boundaries.

The northern most access point would service Units 1 and 2 with the southernmost access servicing Unit 3. A visitor car parking space is proposed to service the overall development being located adjacent to the driveway associated with Unit 3.

The building would reach a maximum height of 5.76m above natural ground level and each unit would have a footprint of 135m². The building would be sited centrally within the lot and would have a steeply pitched hipped/gabled roof. The building would be clad using a combination of face brick and “Colorbond”. The building would retain the required 6m setback from the South Arm Road. Visual articulation will be provided through the inclusion of decorative gable infills, finials and porches.

A single on-site wastewater system is proposed by the development and would be sited on the north-eastern part of the site within the private open space associated with Unit 3. The applicant proposes that the system would be managed as part of the whole site, acknowledging that the site would not on that basis be separated by strata.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The use of land for “Residential” (Multiple Dwellings) is a discretionary use in the Village Zone in accordance with Table 16.2.

The proposal meets the Scheme’s relevant Acceptable Solutions of the Village Zone, Road and Rail Assets Code, Car Parking and Access Code, Stormwater Management Code and On-site Wastewater Management Code with the exception of the following.

Road and Rail Assets Code

The Code applies to the assessment of this application as a new vehicle crossing is proposed to service the component of the development located on CT 51701/2 and the existing access provided to CT 51701/1 would be intensified as a result of the development.

Clause	Standard	Acceptable Solution (Extract)	Proposed
E5.6.2 A2	Road accesses and junctions	No more than 1 access providing both entry and exit, or 2 accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	<p>There is currently 1 formed access to CT 51701/1 which is proposed to be relocated further to the south. A second access is also proposed to provide vehicular access to Unit 3.</p> <p>The proposed development will therefore result in more than 1 access point for the road frontage associated with the development.</p> <p>Despite the existence of 2 titles, the second access has not been formed as the 2 titles have been adhered for rating purposes and have remained in the same ownership. The resulting impact of this development will be the formal adhesion of the 2 titles to facilitate the development. The development would therefore result in 2 accesses along the South Arm Road frontage with 1 of these being newly proposed.</p>

The proposed variation can be supported pursuant to the Performance Criteria P2 of the Clause E5.6.2 for the following reasons.

Performance Criteria	Comment
<i>“P1 – The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</i>	See below.
<i>(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points.</i>	The 2 access points would be separated by a distance of 7.1m which is sufficient to accommodate a car parking space alongside South Arm Road should on-street parking be required in the future.

(b) <i>the nature of the road;</i>	<p>The proposed access points would be located in an area subject to a posted speed limit of 60km/h.</p> <p>The site is located within a close proximity to the South Arm General Store and limited local services including a pharmacy and café. Adequate sight lines are available along this section of road therefore enabling adequate response times for vehicles entering and exiting the site. This section of South Arm Road is also subject to a low speed environment within a coastal settlement where residents are responsive to activity within the area.</p>
(c) <i>the speed limit and traffic flow of the road;</i>	As per above.
(d) <i>any alternative access to a road;</i>	<p>The site is sufficiently large to accommodate the on-site turning of vehicles through a single entry and exit point. It is also possible for a second access to be constructed through the adjoining Crown land to the north, however, Crown consent would be required to do so. On-site turning would only be possible through a complete re-design of the proposal which is not considered warranted considering the proposed access arrangements would not represent a significant increase in traffic generation beyond a Single Dwelling development on each lot.</p>
(e) <i>the need for the access or junction;</i>	<p>Two access points are required as the location of the building, private open space and on-site wastewater management system leaves no space available for on-site turning and manoeuvring. Whilst this may be suggestive of an overdevelopment of the site, the reliance on 2 access points is considered reasonable given the current ratio of access crossovers to the frontage of lots within the 60km/h section of South Arm.</p>
(f) <i>any traffic impact assessment; and</i>	<p>A Traffic Impact Assessment was not provided with the application and was not requested by the Department of State Growth.</p>

<p>(g) <i>any written advice received from the road authority”.</i></p>	<p>The application was referred to the Department of State Growth who initially advised that they do not support the development having more than a single access onto the South Arm Road given it forms part of the State road network. The Department recommended that the proposal be altered to form a single access point and a facility provided within the property to enable all vehicles to enter the State road being in a forward position.</p> <p>The current design offers no scope for the access to be modified to accommodate on-site turning due to the small setback offered between the building and the frontage and number of car parking spaces required for the development. The need for on-site turning was also questionable given the low speed environment and that 2 accesses could be constructed given 2 lots presently exist. The Department consequently withdrew their objection given the comparative impact of the development against a Single Dwelling being constructed on a permitted basis on both lots.</p>
---	---

Parking and Access Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E6.6.1 A1	Number of Car Parking Spaces	The number of on-site car parking spaces must be no less than the number specified in Table E6.1.	<p>Table E6.1 of the Code requires a Multiple Dwelling containing 2 or more bedrooms to be provided with a minimum of 2 on-site car parking spaces. One visitor car parking space is also required per 4 dwellings. This results in a car parking requirement of 7 spaces.</p> <p>The proposal plan shows the allocation of 7 on-site car parking spaces (1 of which has been designated for visitor parking) however, the applicant has requested that the provision of a visitor space be waived.</p> <p>The reasons supporting the waiver are based on the perceived lack of need for 7 car parking spaces and that the resulting reduction in car parking occupying the front yard which will enhance the streetscape.</p>

The proposed variation is not supported pursuant to the Performance Criteria P1 of the Clause E6.6.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 – The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i>	See below.
<i>(a) car parking demand;</i>	The applicant suggests that the provision of 7 on-site car parking spaces is not required in that the demographic of the area is predominantly retirees or young families who do not own a vehicle or are limited to 1 vehicle per household.

	<p>There is no evidence to suggest this is the case and in fact there may be an increased demand for on-site car parking given the remote location of South Arm from Activity Centres. There is also an infrequent bus service to South Arm which increases the reliance on private vehicles. It is considered that the units need to be designed to withstand the lifespan of the building. There is also no certainty that the development will be occupied by the elderly or young couples.</p> <p>It is therefore considered inappropriate to allow for a reduction in car parking for this development on the assumption that there is less reliance on private vehicle by residents in South Arm. In fact the reverse is likely given the remote location and poor access to public transport options.</p>
<i>(b) the availability of on-street and public car parking in the locality;</i>	There is no formal on-street parking within the immediate area. The absence of formal on-street parking in this area is due to the proximity to a road intersection. The safety of approaching cars and pedestrians would be compromised if overflow parking is accommodated within the road carriage. The gravel shoulder lining this section of South Arm Road is within the control of the Department of State Growth who presently discourage parking in this area.
<i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i>	A bus stop is located directly opposite the subject site, however, a regular bus service is not provided to South Arm to allow for residents to rely on public transport as a reliable alternative to private vehicle ownership.
<i>(d) the availability and likely use of other modes of transport;</i>	Given the distance required to be travelled to everyday services and facilities, it is not considered reasonable to expect residents to rely on alternative modes of transport such as bicycles, walking and public transport.
<i>(e) the availability and suitability of alternative arrangements for car parking provision;</i>	There are no feasible alternative arrangements for car parking provision in the area.

<i>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i>	Not applicable.
<i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i>	Not applicable.
<i>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i>	There is no available car parking credit in which to justify a reduction in on-site car parking in this case.
<i>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i>	It is not considered reasonable to require a financial contribution in-lieu of parking towards the cost of parking facilities and other transport facilities in South Arm, as no such facilities exist or are planned in the area.
<i>(j) any verified prior payment of a financial contribution in-lieu of parking for the land;</i>	Not applicable.
<i>(k) any relevant parking plan for the area adopted by Council;</i>	A car parking plan has not been adopted by Council for South Arm.
<i>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</i>	Not applicable.

Parking and Access Code:

Clause	Standard	Acceptable Solution (Extract)	Proposed
E6.7.1 A1	Number Vehicular Accesses	The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	The proposal involves the construction of a new access onto South Arm Road.

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause E6.7.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 – The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</i>	See below.
<i>(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points.</i>	Council’s Development Engineer has advised that the access would not result in the loss of on-street car parking given the absence of such infrastructure along this section of South Arm Road. The separation distance between the 2 access points is sufficient to accommodate a car parking space between the 2 crossovers.
<i>(b) whether the additional access points can be provided without compromising any of the following:</i>	See below.
<i>(i) Pedestrian safety, amenity and convenience;</i>	The Department of State Growth and Council’s Development Engineer has advised that pedestrian safety, amenity and convenience would not be comprised.
<i>(ii) Traffic safety;</i>	The Department of State Growth and Council’s Development Engineer has advised that traffic safety would not be compromised.
<i>(iii) Residential amenity on adjoining land;</i>	The land is currently entitled to 2 access crossovers. Given the current ratio of crossovers to the total frontage of the site is the same, it is considered that residential amenity on adjoining land would not be compromised.
<i>(iv) Streetscape;</i>	As discussed, the land is currently entitled to 2 access crossovers and on this basis the streetscape would not be compromised.
<i>(v) Cultural heritage values if the site is subject to the Local Historic Heritage Code;</i>	The site is not listed under the Local Historic Heritage Code.
<i>(vi) The enjoyment of any ‘al fresco’ dining or other outdoor activity in the vicinity”.</i>	There is no “al fresco” dining or other outdoor activity in the vicinity of either access point.

Parking and Access Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E6.7.8 A1	Landscaping of Parking Areas	Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	No landscaping of parking and access areas has been provided.

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause E6.7.8 for the following reasons.

Performance Criteria	Comment
<i>“P1 – Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:</i>	See below.
<i>(a) relieve the visual impact on the streetscape of large expanses of hard surfaces;</i>	The visual impact arising from the provision of parking in front of the building line will be reduced through the separation of the parking areas by 2 access points. The resulting car parking and access arrangements would be similar to a Single Dwelling development occurring on both titles. The access arrangements would also be comparable to the ratio of access crossovers to the total frontage of the site within the surrounding area. Three of the car parking spaces would be located within garages with the remaining 4 spaces accommodated within the driveways as jockey parking. This arrangement reduces the prevalence of hard surfaces within the frontage. Regardless of the parking and access design, the Performance Criteria requires landscaping be formulated within the overall design. It is therefore considered necessary to require the production of a landscaping plan to provide for some form of visual relief around the proposed access and parking areas. A condition of approval has been recommended to this effect.

<i>(b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;</i>	The separation of the access and parking areas will allow ample opportunity for landscaping alongside the accesses.
<i>(c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings”.</i>	Subject to the inclusion of relatively low growing plant species, the landscaping arrangements will be capable of ensuring mutual passive surveillance between the dwelling and the street.

Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1 A1	Stormwater Drainage and Disposal	Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	No public stormwater infrastructure is located within a close proximity to the site for which the development could dispose of stormwater.

The proposed variation can be supported pursuant to the Performance Criteria P1 of the Clause E7.7.1 for the following reasons.

Performance Criteria	Comment
<i>“P1 – Stormwater from new impervious surfaces must be managed by any of the following:</i>	See below.
<i>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles;</i>	<p>The applicant proposes to manage stormwater through the installation of rainwater storage tanks for re-use. Overflow from these tanks will be required to be detained on-site. Design details addressing overflow arrangements and the ability for tank overflow to be disposed of on-site with soakage devices have been provided with the application. Further design details addressing overflow will be required to be shown with a future Building and Plumbing Permit.</p> <p>It is therefore considered that the applicant has adequately demonstrated that stormwater quality and quantity can be managed appropriately on the site. The proposal therefore fails to satisfy the Performance Criteria.</p>
<i>(b) collected for re-use on the site;</i>	As per above.

(c) <i>disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council</i> ".	Given the fall of the land to the east, it is not possible to discharge stormwater via alternative arrangements to a table drain on the western side of South Arm Road.
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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. Stormwater Drainage

The representor has questioned whether there is sufficient room on-site to accommodate the necessary on-site disposal of stormwater.

- **Comment**

Stormwater is proposed to collect into rainwater storage tanks for re-use. Overflow soakage trenches are proposed to manage tank overflow. A Stormwater Management Plan has been submitted detailing adequate overflow arrangements.

5.2. Setbacks

The representor has raised concern that the proposed building would be positioned too close to the boundary with 3127 South Arm Road.

- **Comment**

The representor does not expand on this issue in terms of whether the proposed setback would impact upon the property at 3127 South Arm Road by way of overshadowing, overbearing appearance or loss of privacy. The proposed building complies with the Acceptable Solutions for side and rear boundaries, therefore can be considered to maintain a reasonable level of amenity to surrounding residential properties.

5.3. Inadequacy of Off-street Parking

The representor has raised concern that there is insufficient on-site car parking provided on the site to service the car parking demand generated by the proposal.

- **Comment**

Table E6.1 of the Car Parking and Access Code requires a Multiple Dwelling containing 2 or more bedrooms to be provided with a minimum of 2 on-site car parking spaces for each dwelling. One dedicated visitor car parking space is also required per 4 dwellings. Accordingly, a total of 7 on-site car parking spaces are required to satisfy the Scheme requirement. The proposal plan provides for a total of 7 on-site car parking spaces, 1 of which forms a dedicated visitor space. It has been considered previously that the required number of on-site car parking should not be waived in this case given the characteristics of the development and settlement location. The proposal therefore complies with the Scheme's on-site car parking requirements, therefore sufficient parking would be provided on-site to minimise on-street parking and to maximise the efficiency of the road network.

5.4. Visual Impact

The representor has raised concern that the proximity of the southern elevation of the building to the adjoining property to the south at number 3127 South Arm Road will be visually overbearing.

- **Comment**

The proposed building satisfies the side setback standard for the zone therefore the proposed setback is considered capable of maintaining a reasonable level of residential amenity to the adjoining property to the south at 3127 South Arm Road. Compliance with the setback standard will also encourage a consistent separation between dwellings.

5.5. Privacy

The representor has raised concern that proximity of the southern elevation of the proposed building will result in direct overlooking into the living room windows located on the northern elevation of the adjoining property to the south at 3127 South Arm Road.

- **Comment**

The southern elevation of the proposed building complies with the setback standard for the zone therefore there is no capacity to consider the impact of view lines between dwellings. However, the windows associated with both dwellings would be located at ground level therefore the existing side boundary paling fence would intercept direct viewing.

5.6. Overshadowing

The representor has raised concern that the proposal will result in a loss of sunlight to the living room windows associated with the adjoining dwelling to the south at 3127 South Arm Road.

- **Comment**

The proposed dwelling has been designed and located to satisfy the side setback standard for the zone and includes a hipped roof design, meaning the roof height at the southern elevation of the proposed dwelling is significantly lower than the highest point towards the centre of the building. Given compliance with the Scheme requirements for setbacks, there is no opportunity afforded to consideration of overshadowing impacts arising from this development.

5.7. Lack of Private Open Space

The representor has raised concern that each unit would not be afforded with an adequate area of private open space.

- **Comment**

There are no controls in the Village Zone dealing with the provision of private open space. It is, however, observed that the private open space allocated to each unit would remain private through the inclusion of privacy fencing, would be of a sufficient area to accommodate outdoor recreation and would be accessible from the living areas associated with each unit to facilitate outdoor dining and entertaining. The design of the private open space areas is therefore generally consistent with accepted urban design principles for outdoor space.

5.8. Inconsistency with Character of Area

The representor has raised concern that the proposed unit development is inconsistent with the density of development within the coastal community of South Arm.

- **Comment**

It is acknowledged that the density of the proposed development (1 dwelling unit per 379m² of site area) is unprecedented within the southern part of South Arm Road; however, the Village Zone does not contain standards to control density. Rather, the achievable density is dependent upon satisfying the standards for the Village Zone, Car Parking and Access Code, Stormwater Management Code and On-site Wastewater Management Code. As outlined in this report, all relevant Acceptable Solutions and Performance Criteria have been satisfied.

5.9. Decrease in Property Values

The representor has raised concern that the proposal will decrease property values in the area.

- **Comment**

There is no evidence to suggest that providing for alternative housing options within South Arm will result in a reduction in property values. Nevertheless, this is not a relevant planning consideration.

6. EXTERNAL REFERRALS

The proposal was referred to the Department of State Growth who initially objected to the proposal on the basis that a proliferation of access points along the State controlled section of South Arm Road is discouraged for road safety and efficiency reasons. However, the Department subsequently reviewed and withdrew their objection on the basis that the Department would allow an access for each title regardless of the development currently proposed. The Department also acknowledged that this section of South Arm Road is subject to low traffic volumes and is within a low speed environment; therefore discouraging the proliferation of accesses is less warranted under these specific circumstances.

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal seeks approval for the demolition of existing house and 3 Multiple Dwellings at 3131 South Arm Road, South Arm. The application meets the relevant Acceptable Solutions and Performance Criteria of the Scheme and is accordingly recommended for approval subject to conditions.

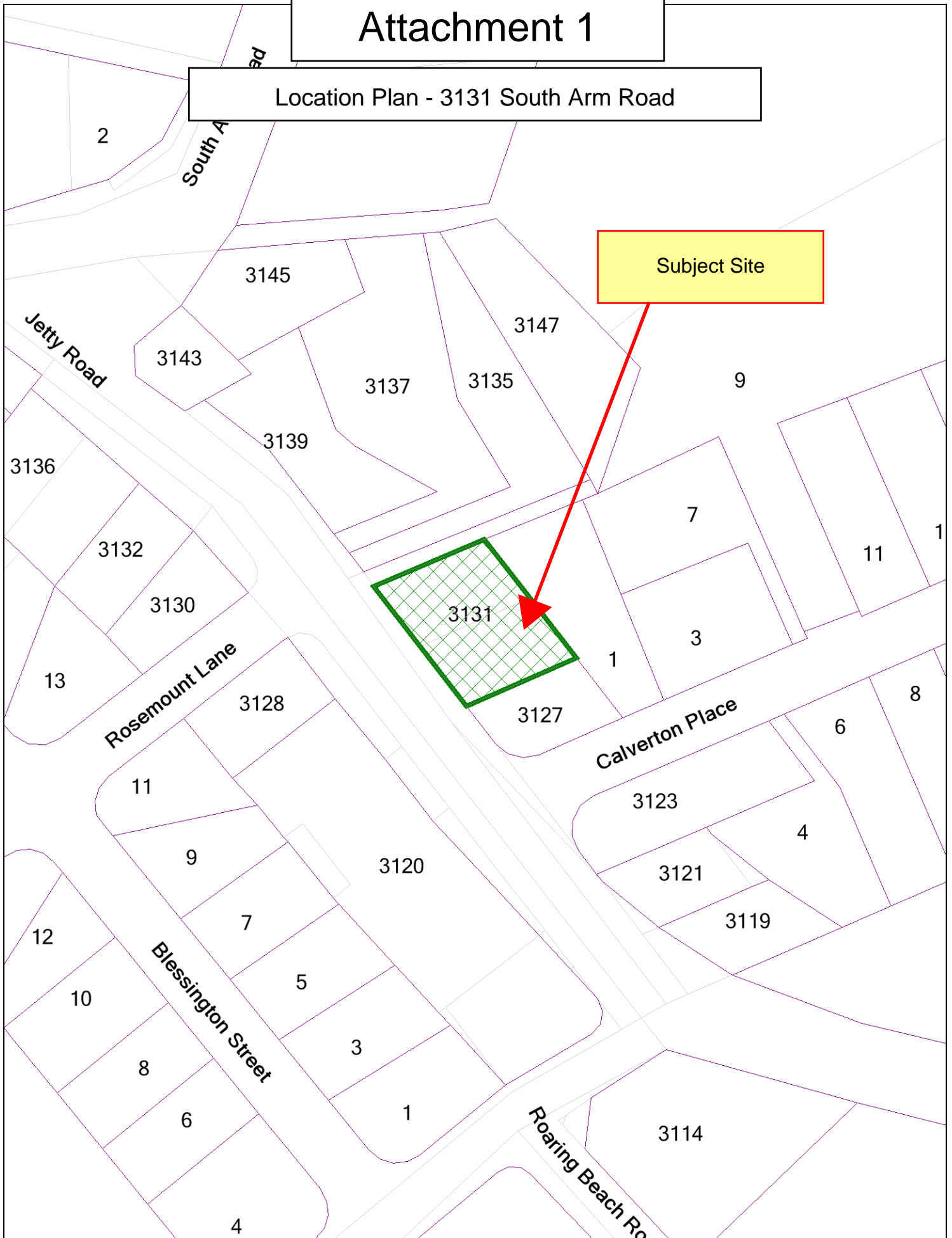
Attachments: 1. Location Plan (1)
2. Proposal Plan (5)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

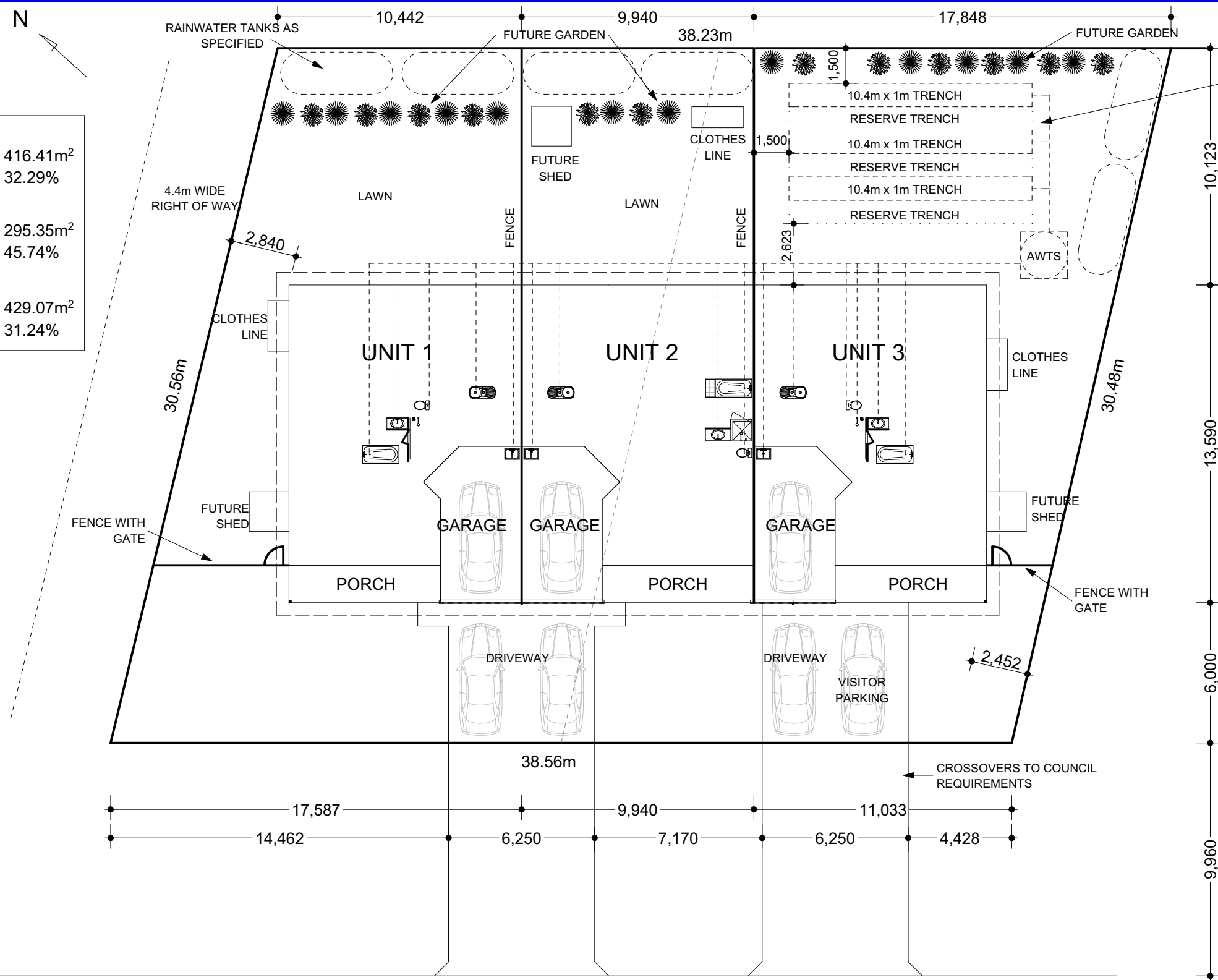
Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.

Attachment 1

Location Plan - 3131 South Arm Road



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 13 July 2016 **Scale:** 1:1,225 @A4




UNIT 1	
SITE AREA	= 416.41m ²
SITE COVER	= 32.29%
UNIT 2	
SITE AREA	= 295.35m ²
SITE COVER	= 45.74%
UNIT 3	
SITE AREA	= 429.07m ²
SITE COVER	= 31.24%

Attachment 2

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH RELEVANT STANDARDS AND BUILDING CODES INCLUDING ALL AMENDMENTS

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SOUTH ARM ROAD



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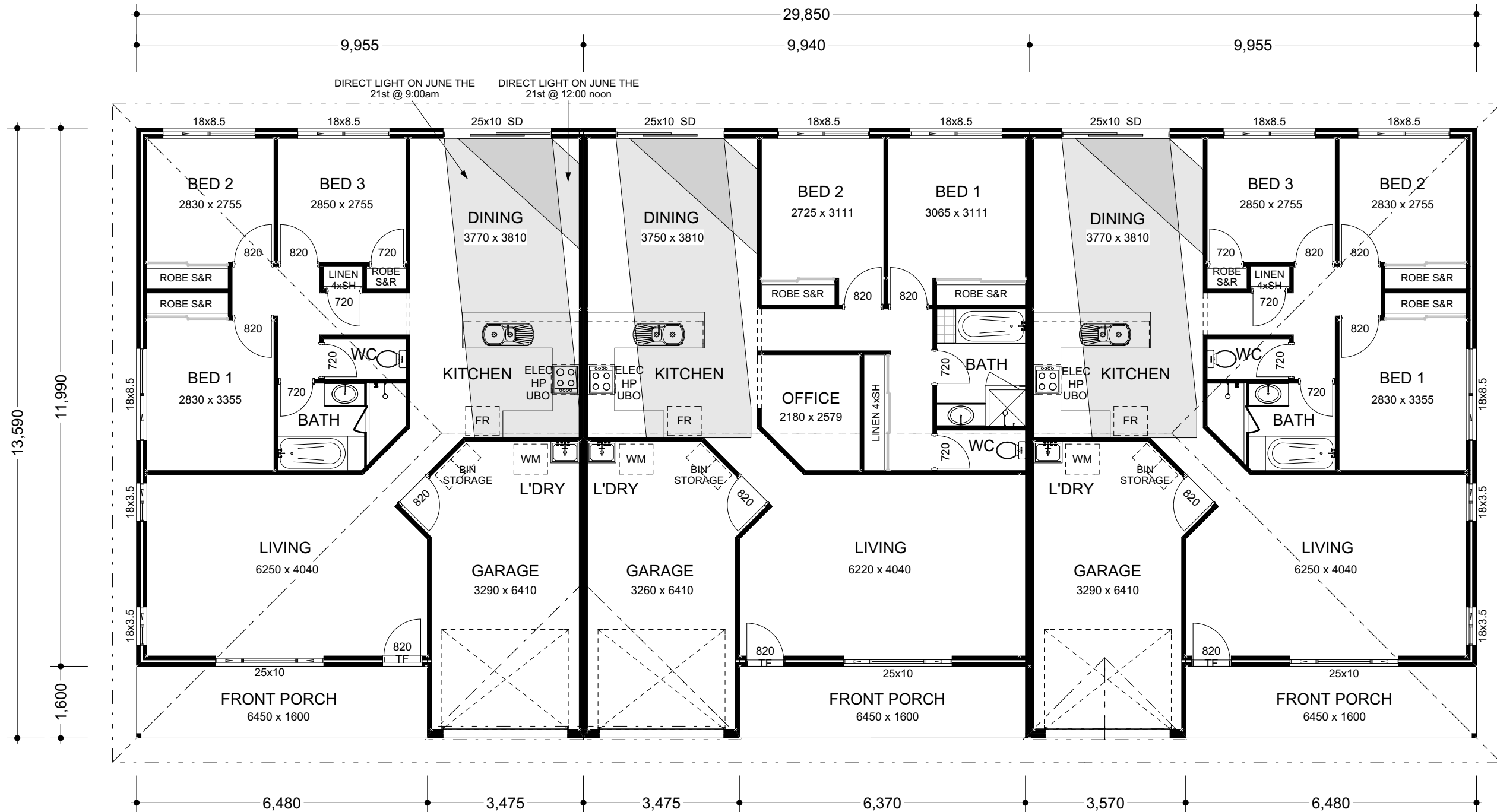
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OWNER _____ BUILDER _____

JUDD UNITS
SITE PLAN

OWNER: KIRSTIE JUDD	DRAWN BY: MICHAEL KELLY	
ADDRESS: 3131 SOUTH ARM RD, SOUTH ARM TAS 7022	JOB NO: 16037	PAGE SIZE: A3
	DATE: 02/05/16	SHEET: 1
	SCALE:	REV: A



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OWNER _____ BUILDER _____

JUDD UNITS FLOOR PLAN

OWNER: KIRSTIE JUDD

ADDRESS:
3131 SOUTH ARM RD,
SOUTH ARM TAS 7022

DRAWN BY: MICHAEL KELLY

JOB NO: 16037

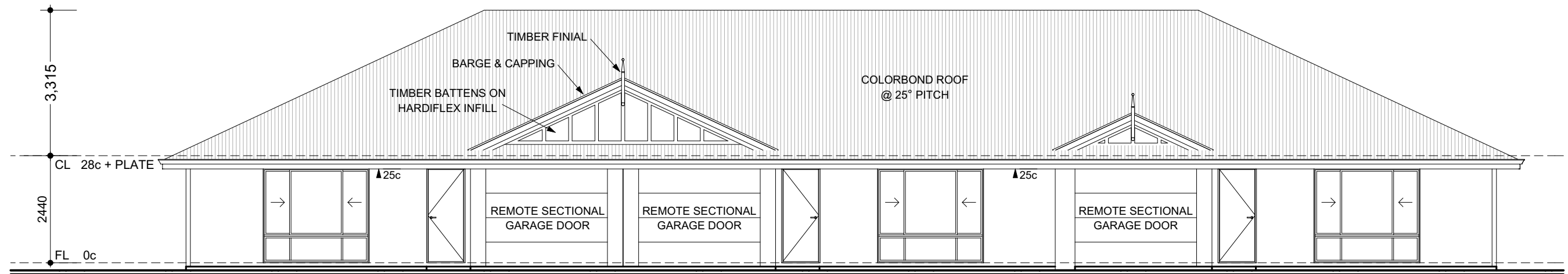
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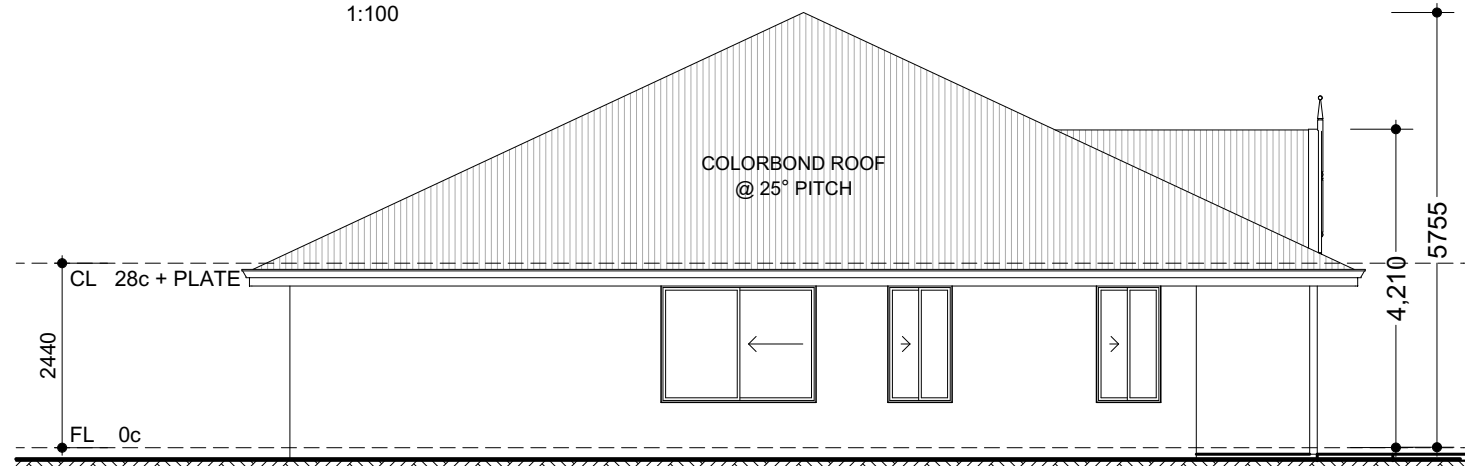
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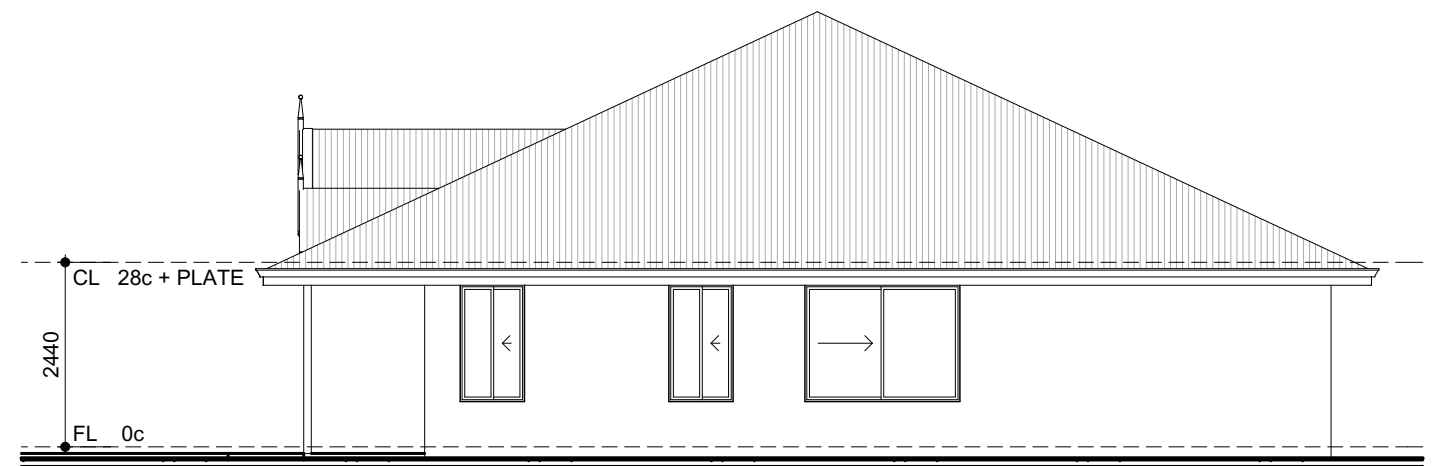
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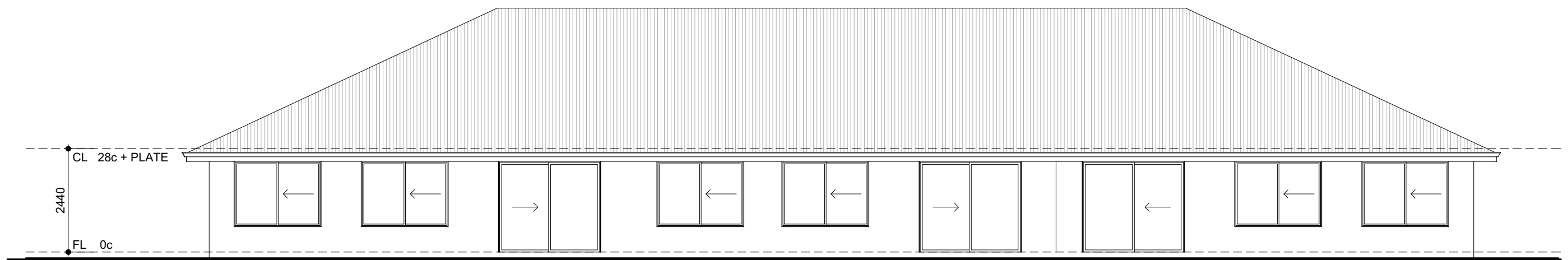
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ELEVATION 2
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ELEVATION 4
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ELEVATION 3
1:100



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JUDD UNITS ELEVATIONS

OWNER: KIRSTIE JUDD

ADDRESS:
3131 SOUTH ARM RD,
SOUTH ARM TAS 7022

DRAWN BY: MICHAEL KELLY

JOB NO: 16037

DATE: 02/05/16

SCALE:

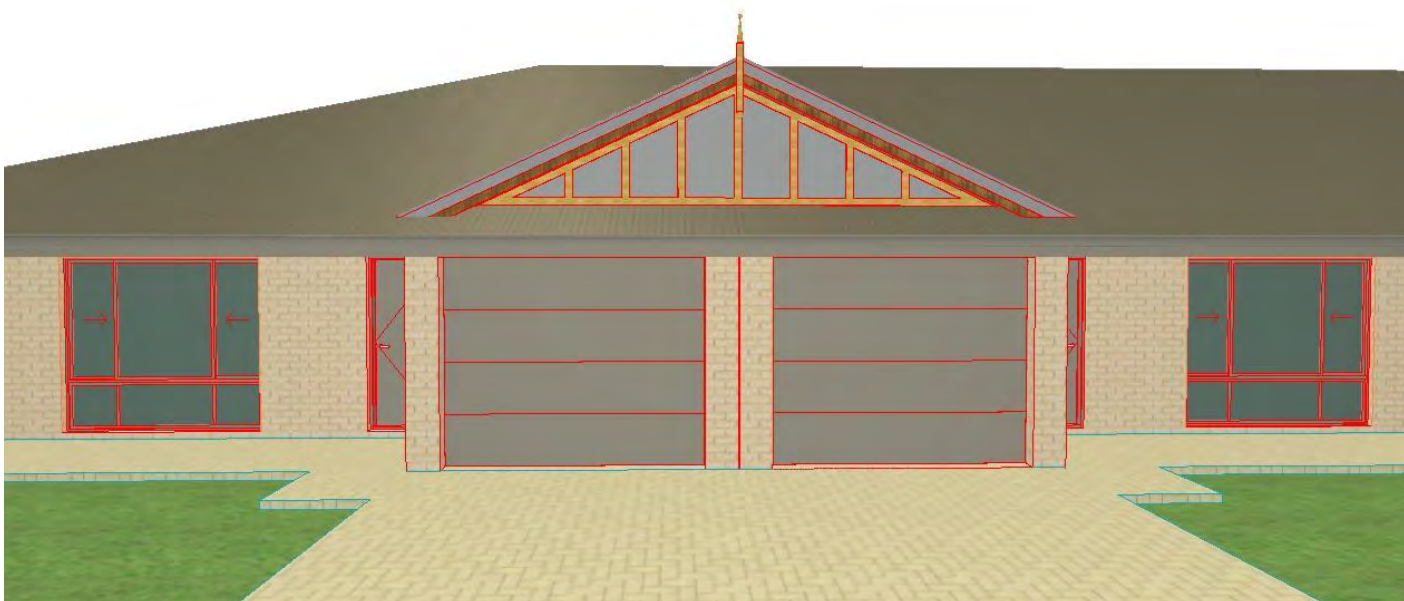
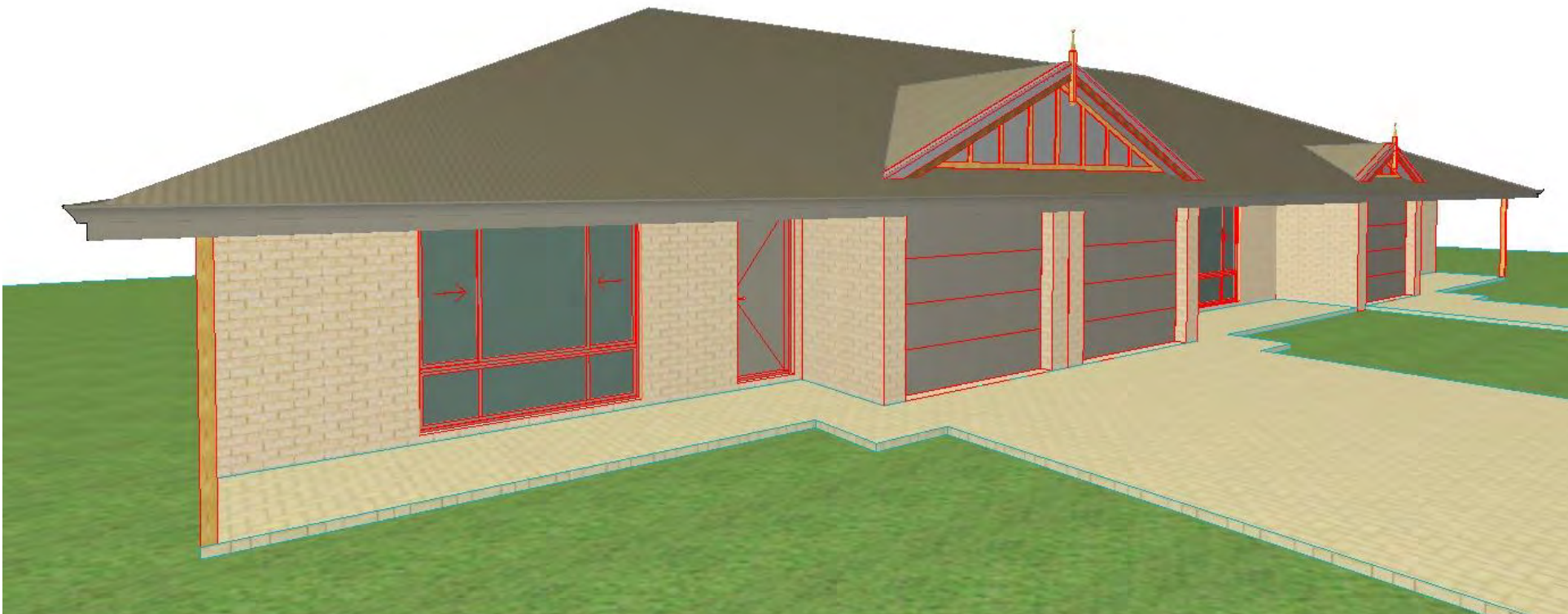
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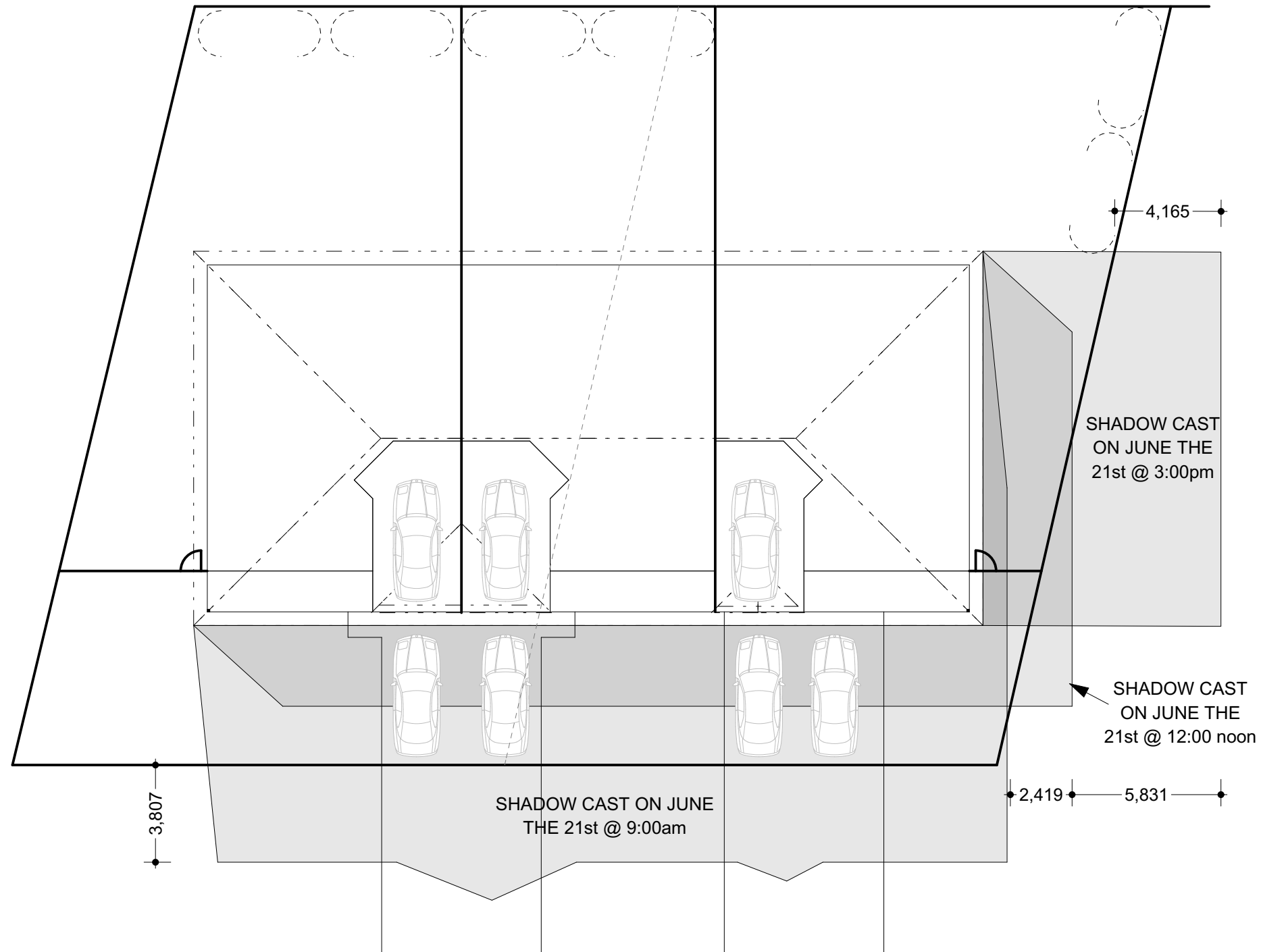
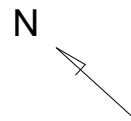
OWNER _____ BUILDER _____

JUDD UNITS
3D VIEWS

OWNER: KIRSTIE JUDD		DRAWN BY: MICHAEL KELLY	
ADDRESS: 3131 SOUTH ARM RD, SOUTH ARM TAS 7022		JOB NO: 16037	PAGE SIZE: A3
		DATE: 02/05/16	SHEET: 4
		SCALE:	REV: A

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ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH RELEVANT STANDARDS AND BUILDING CODES INCLUDING ALL AMENDMENTS



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OWNER _____ BUILDER _____

JUDD UNITS

OVER SHADOWING

OWNER: KIRSTIE JUDD	DRAWN BY: MICHAEL KELLY		
ADDRESS: 3131 SOUTH ARM RD, SOUTH ARM TAS 7022	JOB NO: 16037	PAGE SIZE: A3	
	DATE: 02/05/16	SHEET:	5
	SCALE:	REV: A	

Attachment 3

3131 South Arm Road, SOUTH ARM



Site viewed from South Arm, looking east towards existing dwelling



Site viewed from South Arm Road, looking southeast

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 ROKEBY HILLS BUSHLAND RESERVE ACTIVITY PLAN – 2016-2020**

(File No 12-06-08)

EXECUTIVE SUMMARY**PURPOSE**

To consider the adoption of the Rokeby Hills Bushland Reserve Activity Plan 2016-2020 following community consultation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2010-2015 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 Rokeby Hills Bushland Reserve Activity Plan 2016-2020 has no direct financial impact. The implementation of the Rokeby Hills Bushland Reserve Activity Plan 2016-2020 is planned to be staged over a number of financial years, subject to Council approval of future Annual Plans.

RECOMMENDATION:

That Council adopts the Rokeby Hills Bushland Reserve Activity Plan 2016-2020.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council provided funding in the 2015/2016 Annual Plan for the development of the Kuynah, Carella, Toorittya Bushland Reserve Activity Plan 2016-2020 (Plan).
- 1.2.** Welling Consulting 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 providing an opportunity for input into the development of the draft Plan.

Key stakeholder groups included Tranmere-Clarence Plains Land & Coastcare Inc, Council NRM officers and Fire and Bush Regeneration Team.

1.3. Aldermen were provided with a copy of the draft Plan as part of the Weekly Briefing Report distributed on 9 March 2016. The Briefing Report outlined the following consultation process:

- advertisement in the Eastern Shore Sun newspaper, March 2016 edition, inviting comment on the draft Plan;
- distribution of the Kuynah, Carella, Toorittya Bushland Reserve Activity Plan Report Cards to local residents, which provided a review of key attributes of the Kuynah, Carella, Toorittya Bushland Reserve and provided a summary of the major recommendations in the Plan;
- display in the Council Office foyer inviting people to complete the feedback form and drop it in the box; and
- copy of the draft Plan placed on Council's website, www.ccc.tas.gov.au, inviting people to complete the feedback form;

Consultation closed on Tuesday, 26 April 2016.

1.4. During the development of the reserve activity plan the public open space component of the Oceana Development (Malwood Pty Ltd) on Rokeby Hills was transferred to Council. It was decided to combine the Kuynah, Carella, Toorittya Reserves with the public open space on Rokeby Hills into one single reserve activity plan and naming it Rokeby Hills Bushland Reserve Activity Plan.

1.5. Following the community consultation 17 responses were received.

2. REPORT IN DETAIL

2.1. The Reserve Activity Plan relates to 4 existing bushland reserves being Kuynah, Carella, Toorittya and Elinga Reserves and additionally the public open space across Rokeby Hills as a result of the Oceana Development. The 4 smaller reserves are linked to the bushland along Rokeby Hills and provide connectivity to the Tranmere Foreshore Reserve.

2.2. Opportunities identified from the initial key stakeholder, “walk and talk” session and written community feedback were:

- improved connectivity between Alinta and Anulka Street and Oceana Drive pathways through the Carella Reserve;
- improve access through Carella Reserve to Metro bus stop on Oceana Drive;
- replace timber fence with post and rail mesh fence to open vista into Reserve;
- develop reserves to best serve community groups that use them;
- consider ecological fire requirements of habitats and bushfire risk reduction;
- removal of dead trees and undergrowth management;
- control weeds and revegetation with natives;
- consider bush walkers and riders when tracks are established as their requirements can differ;
- bench seats could be installed;
- provision of safe walking trails with directional and interpretive signage;
- provision of multi-user trails;
- dog walking areas and off-lead areas for dogs along with bins for dog waste;
- provide for car parking at entrances; and
- interest in volunteer group to develop/maintain the reserves.

2.3. Issues and impacts identified from the initial key stakeholder, “walk and talk” session and written community feedback were:

- potential for spread of significant weeds within and outside of the Reserve;

- anti-social behaviour is a major concern, ie trail bikes;
- better control of illegal dumping;
- concern about the number of cats seen stalking and killing native animals;
- concern at reduced security and privacy if new tracks are developed adjacent to private residences in the linear reserves;
- concern about public safety in regard to new track across steep banks near stormwater retention area in Carella Reserve; and
- concern about loss of tree line and visual amenity associated with new development on hilltop.

2.4. There were 17 responses received as a result of the public consultation with no recommended amendments to the draft Rokeby Hills Bushland Reserve Activity Plan 2016-2020. The general verbal feedback was that people were satisfied with the content of the draft Plan.

Issue/Comment from Responses	Number	Response
Support for pedestrian access through Carella Bushland Reserve to enable access for bus users and the general Howrah walking public of all ages. Consult neighbours regarding privacy and security.	9 + 73 signatures from petition	No change required.
Suggest on-going fauna monitoring in and around the reserves to monitor use and change.	1	Action included in RAP for monitoring of fauna and cats.
Support dog walking in Carella Bushland Reserve and dog litter bins and normal rubbish bins at the entrances.	4	No change required.
Support for keeping reserves as natural as possible and question whether more walking and biking tracks are needed. Reserves are good but keep them natural.	1	No change required.
Support greater control of feral cats by Council and compulsory de-sexing, microchipping and compulsory overnight confinement.	2	No change required.

Consider a speed limit reduction along Oceana Drive – especially near to the reserves. It is noted greater Hobart has adjusted to 50kph as standard residential speed limit.	1	No change required.
Support for signage and seats in Kuynah and Carella Bushland Reserves.	2	No change required.
Concerns regarding bushfire hazards from POS were forwarded for integration in Bushfire Management Plans.	1	No change required.
Support for removal of invasive and non-native species from within the POS and bushland reserves.	1	No change required.
Concerns regarding goals and timelines.	1	The aims (goals) of the RAP are provided in Section 1. Recommended timing for actions and objectives of each recommended action are provided in Table 1, Section 8.
Concern that reserves do not support the wide range of flora once common in the area.	1	Refer to Response 32, Table 2: Any new tracks will be subject to flora survey to avoid sensitive values. No change required.
Support upgrade of Mayfair Court access track and safe walking tracks throughout the POS and bushland reserves and support prevention of trail bike access and rubbish dumping in reserves.	2	No change required.
Do not support benches within Carella Bushland Reserve.	1	No change required.
Support for the control of weed spreading within the reserves.	1	No change required.
Support revegetation in the upper Carella Bushland Reserve with native cherry and white gum.	1	Revised Appendix 6. No change required.
Include Elinga Greenway in the title.	1	The name has changed to Rokeby Hills RAP. No change required.

2.5. 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:

- site values – vegetation, fauna, cultural heritage and history;
- recreational values;

- weed management;
- management of fauna and flora habitat;
- biodiversity corridor link;
- revegetation;
- fire management;
- access to Reserve;
- walking tracks and future linkages;
- amenities;
- Reserve signage;
- community input into Reserve management;
- monitoring and evaluation; and
- implementation plan.

2.6. A Council Workshop was held on 18 July 2016 where the results of the consultation were presented. The most popular comment arising from the consultation was the support for the construction of a connection in Carella Bushland Reserve between Oceana Drive and Carella Street. While most of the comments related to this connection wanting it as a link to the bus stop on Oceana Drive due to the recent Metro changes this is largely irrelevant. The connection of the Public Open Spaces to form a green corridor from the hills to the coast was the relevant consideration and identified as 1 of the opportunities of the Plan. As the Plan's implementation calls for the access through the Carella Bushland Reserve it is recommended that no changes are necessary.

2.7. The main objectives of the Rokeby Hills Bushland Reserve Activity Plan 2016-2020 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 2016-2020; and
- encourage community involvement through raising awareness of the Reserve's values and encourage participation in activities to minimise threats to these values.

3. CONSULTATION

3.1. Community Consultation

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

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2010-2015 under the Goal Area Environment has the following Natural Environment Strategy to: *"Develop bushland and coastal management plans"*.

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

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

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 Rokeby Hills Bushland Reserve Activity Plan 2016-2020 provides guidance and direction for activities undertaken within the Reserve by Council, community groups and volunteers and the broader Howrah and Tranmere communities.

Attachments: 1. Rokeby Hills Bushland Reserve Activity Plan 2016-2020 (61)

John Stevens

GROUP MANAGER ASSET MANAGEMENT



Reserve Activity Plan

2016 – 2020

ROKEBY HILLS BUSHLAND RESERVES

ADVICE PREPARED BY
WELLING CONSULTING
FOR THE
CLARENCE CITY COUNCIL
JUNE 2016



Rokeby Hills Reserve Activity Plan 2016-2020

including Kuynah, Toorittya and Carella Bushland Reserves, Elinga Greenway and Public Open Space across the Rokeby Hills.



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1. BACKGROUND

The Clarence City Council (CCC) municipal area incorporates a significant number of remnant bushland areas that form part of the open space network, provide refuge for native plant and animal species, provide recreational opportunities for residents and visitors and contribute to the scenic skyline of the developed areas. The bushland areas range in size from the extensive Meehan Range Conservation Area to smaller suburban bushland remnants.

Kuynah, Toorittya and Carella Bushland Reserves and Elinga Greenway are four non-contiguous reserves adjacent to Oceana Road on the western side of the Rokeby Hills (Figure 1). These reserves have had some maintenance and upgrades to improve their amenity and accessibility but degrading processes have also had an impact on them.

Since the Draft Kuynah, Toorittya, and Carella Bushland Reserves Activity Plan (RAP) was made public for comment in March 2016, the Oceana development (Malwood Pty Ltd) on the Rokeby Hills has been approved and with it, the establishment of 28.6 ha of public open space (POS) has been confirmed. This revised RAP integrates information, from reports already advertised in association with the Oceana development. This was done in order to address all management issues related to the reserves (and management actions that Malwood Pty Ltd are responsible for) into one plan and the RAP has been renamed the **Rokeby Hills Reserve Activity Plan**.

This RAP has been developed to document the environmental, recreational and social values of the reserves, and provide a practical guide for the management into the future. The RAP has an emphasis on community input, and the development of good working partnerships to ensure that values within the reserves are protected, and that the reserves can be developed to provide sustainable opportunities for the community.

The RAP follows the basic structure of equivalent plans for other bushland reserves within CCC municipal area.

The main issues affecting the reserves are: improved public access and amenity, management of the natural values, improving recreational opportunities, weed management and fire management.

Aim of the Reserve Activity Plan

The aim of the Rokeby Hills Bushland RAP is to:

- ensure the reserves are sustainably managed to protect and enhance the natural, cultural and social values;
- identify priority on-ground management activities to be undertaken within the reserves by Council, community groups and/or volunteers; and
- encourage community involvement through raising awareness of the reserves' values and encourage participation in activities to minimise threats to these values.

1.1. REVIEW OF RESERVE ACTIVITY PLAN

This plan has been prepared for a period of 5 years from 2016 - 2020. An informal review of actions and priorities should be undertaken annually and a complete review of the plan undertaken at the end of the 5 year period.

1.2 SUPPORTING DOCUMENTATION TO RAP

A significant amount of documentation that relates to the reserves (and in particular to the Malwood Development across the Rokeby Hills) has been produced over the past 5 – 10 years. Whilst this documentation is relevant to the RAP, due to its volume much of the supporting data has been compiled in a separate 'Companion Document' to the RAP to reduce its size.

The Companion Document (referred to as CD in this RAP) can be referred too for more detailed information on the natural values however the RAP can be read as a stand-alone document.

2. SITE DESCRIPTION

The Reserve Activity Plan relates to four (4) bushland reserves (Kuynah, Toorittya and Carella Bushland Reserves; and Elinga Greenway) and an area of Public Open Space across the Rokeby Hills skyline which are to be collectively known as the Rokeby Hills Bushland Reserve. The 4 smaller reserves are linked by their association with the large intact bushland along the Rokeby Hills ridgeline which includes the POS.

Kuynah Bushland Reserve includes a larger land parcel of 11 ha accessed from 6 Mayfair Court and 23, 23a Fairisle Terrace and a smaller lot of 0.37 ha accessed from 9 Fairisle Terrace (Figure 1). The larger lot is the most northerly and elevated (50 to 110 m) of the 4 reserves and is in the most natural state. Facing west towards the Derwent River, the Kuynah Bushland Reserve supports intact woodland vegetation with a number of fire trails and walking tracks. The smaller lot contains an area of managed land and gardens accessed from Fairisle Terrace and intact vegetation to the east where it widens. Both portions of the reserve join intact bushland to the east, part of which has become POS and as such it now provide links to Toorittya and Carella Reserves and the Elinga Greenway.

Toorittya Bushland Reserve is a small (0.46 ha) reserve covering two lots accessed from Oceana Drive (526 and 534 Oceana Drive) (Figure 1). It contains a combination of Eucalypt and sheoak woodland and a cleared area dominated by exotics adjacent to the road. There are existing informal tracks into the bushland behind the reserve.

Carella Bushland Reserve is comprised of 2 small linear areas (combined area approx. 0.63 ha) which are divided by Carella Street. The eastern most remnant is also nominally joined to the Toorittya Reserve which is across Oceana Drive (Figure 1). The Carella Bushland Reserve provides potential connectivity between the Toorittya Reserve (and the broader POS) and the Tranmere Foreshore Reserve (by crossing Oceana Drive and Carella Street and linking Anulka and Alinta Streets). The vegetation is remnant *E. viminalis* forest with a weedy understorey.

The Elinga Greenway (or Play Park) is the furthest south reserve owned by CCC to be considered in this RAP. The Greenway consists of numerous small linear parcels that provide a walkway link between the intact bushland above Oceana Drive (and recently acquired POS) to the foreshore reserve across Oceana Drive, Carella Street, Elinga Street and Tranmere Road (Figure 1). The parcels generally contain a combination of landscaped native species and cleared understorey with some weeds. There are scattered mature white gums, blue gums and wattle within these small areas or reserves which are likely to be remnants from the area prior to residential development.

The Rokeby Hills POS includes a number of linear areas across the south western slope and along the ridgeline of the Rokeby Hills with a combined area of 28.6ha (Figure 1). It forms part of a larger area of vegetation (64ha) which is protected under a Conservation Covenant and subject to management as per a Nature Conservation Plan for the land. The POS backs onto existing and future residential areas above Oceana Drive and also includes a separate area on the Rokeby side of the hills (2.7ha in area) (Figure 1). The POS contains remnant native vegetation (refer to vegetation section and Figures 2 and 3) with a number of existing tracks and trails.

The geology of the northern reserves (Kuynah and Toorittya) is characterised by Dolerite (tholeiitic) with locally developed granophyre of the Mesozoic Era, Jurassic Period and Jurassic igneous rocks Supergroup.

The geology of the southern Reserves (Carella and Elinga) is characterised as upper glacio-marine sequences of pebbly mudstone, pebbly sandstone and limestone of the Paleozoic Era, Permian Period and Lower Permian Supergroup.



Figure 1 – Location Plan indicating reserves along Rokeby Hills and extending to the foreshore.

3. NATURAL VALUES OF SITE

3.1 NATIVE VEGETATION COMMUNITIES

There are five (5) forest or woodland vegetation communities; two (2) grassland communities and one (1) disturbance induced vegetation community occurring within the reserves (refer to Figures 2 & 3).

- *Eucalyptus amygdalina* forest and woodland on mudstone (DAM) - this community is associated with the POS on the Rokeby Hills. For a complete description of this community and its distribution please refer to Companion Documents (CD) - Appendix 10.
- *Eucalyptus globulus* dry forest and woodland (DGL) this community is associated with the POS on the Rokeby Hills. For a complete description of this community and its distribution please refer to CD - Appendix 10.
- *Eucalyptus risdonii* forest and woodland (DRI) – this community is associated with the POS on the Rokeby Hills. For a complete description of this community and its distribution please refer to CD - Appendix 10.
- *Eucalyptus viminalis* forest and woodland (DVG) – this community occurs around and on top of the hill in Kuynah Reserve and at the northern end of the adjacent POS. The top of the hill is likely to have been dominated by this community prior to historic clearing (wood cutting). This community also occurs as remnant within the Carella Reserve and Elinga Greenway although the understorey is more exotic and disturbed in these linear reserves.
- *Allocasuarina verticillata* forest (NAV) – this community occurs around the steeper west facing slopes of Kuynah Reserve and a small portion within the adjacent POS. It is a regrowth community dominated by sheoak with some white gums saplings present (likely to have been DVG prior to disturbance).
- Lowland *Poa labillardierei* grassland (GPL) this community is associated with the separate POS parcel to the west of the hilltop. For a description of this community and its distribution please refer to CD - Appendix 10.
- Rockplate grassland (GRP) - a small remnant of this community occurs at the southern end of the POS adjacent to the Elinga Greenway Reserve. For a complete description of this community and its distribution please refer to CD - Appendix 10.
- Urban Areas (FUR) – this classification pertains to portions of the linear reserves where there is no intact native vegetation community and the public open spaces are dominated by exotic grasses and shrubs and or playgrounds, tracks and plantings. Firebreaks established between the bushland and the rear of residential properties has also been classified as FUR.

Descriptions of these communities are provided in the Companion Documents - Appendices 1 and 10 and their distribution is indicated in Figures 2 and 3.

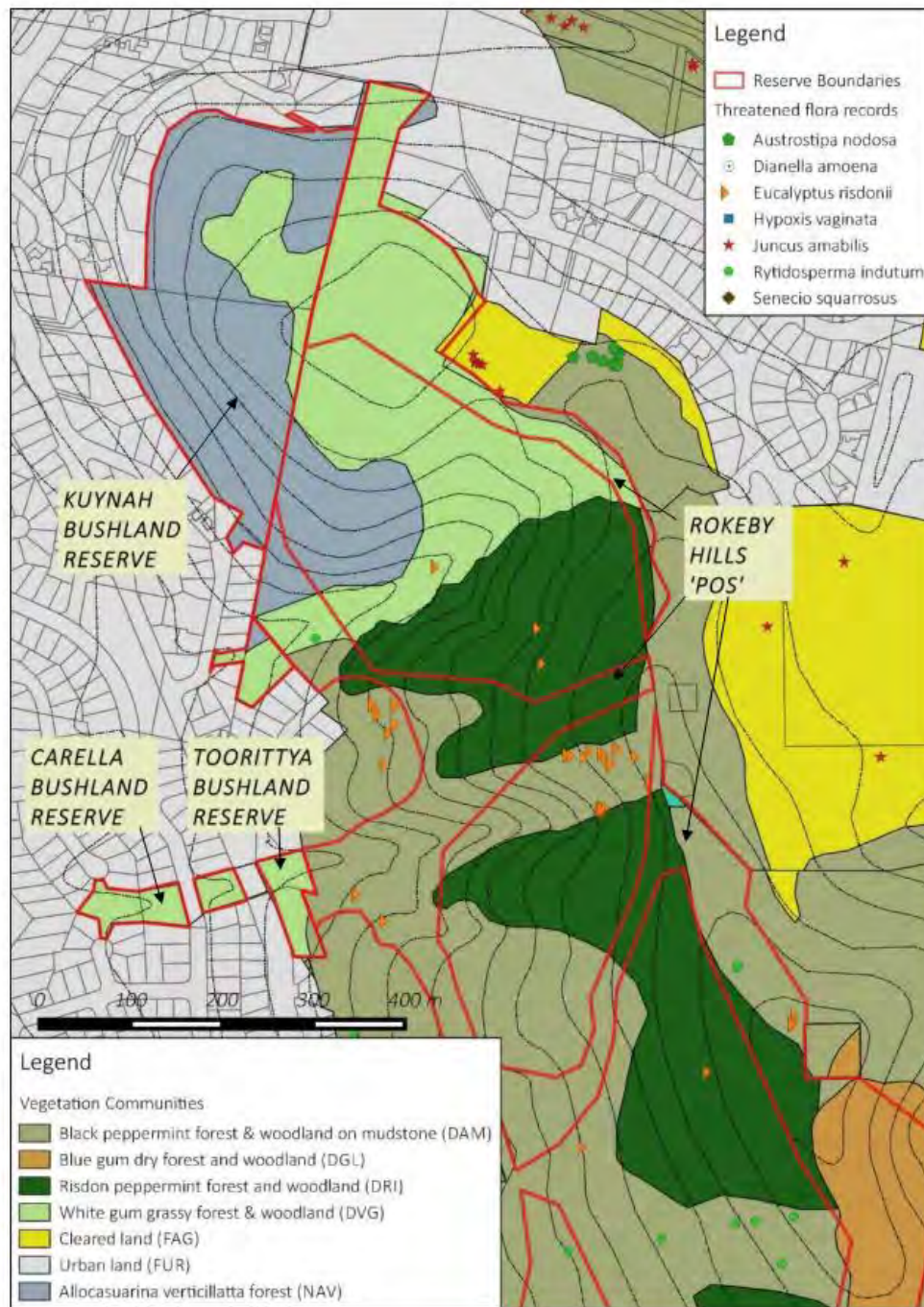


Figure 2 – Vegetation communities and recorded natural values in Kuynah, Carella and Toorittya Bushland Reserves and northern portion of POS.

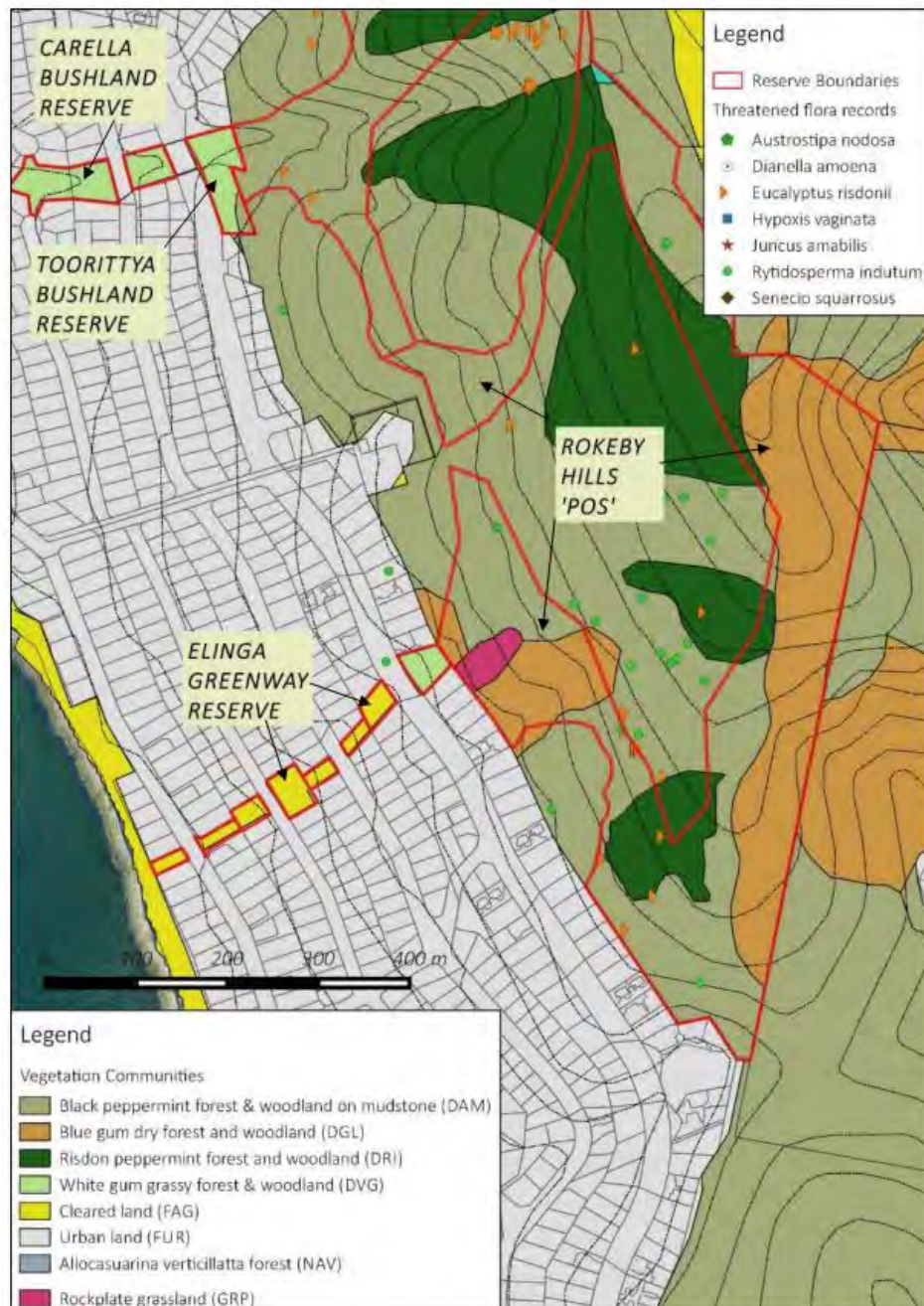


Figure 3 – Vegetation communities and natural values in southern portion of POS and Elinga Greenway Reserve.

3.2 NATIVE FLORA VALUES

The bushland reserves were surveyed for flora species in August and November 2015. The intact white gum forest and sheoak remnant contained a range of native grasses and herb species. However due to seasonal factors and timing of the survey most native grass species were not actively growing and contained no seed material to allow for identification to species level. In addition, the number of ephemeral species recorded was low which is likely to be due to the dry spring conditions. Additional surveys carried out in late spring and summer following a season with good rainfalls are likely to locate additional species.

The degraded or disturbed land (largely restricted to the linear reserves) contains a range of exotic grasses and herbs with isolated native trees, grasses and herbs also present.

A list of all flora species recorded during surveys of the reserves is provided in the Companion Documents - Appendix 2.

One previously listed threatened flora species has been recorded within the Kuynah Reserve (now delisted) although no additional plants were found during the recent surveys.

The Rokeby Hills POS have been surveyed multiple times between 1993 and 2011 by North Barker Ecosystems Services. Six threatened flora species were recorded across the site however two of these species have since been delisted (refer to Figures 2 and 3). Refer to CD - Appendix 10 for flora values for these areas.

For a complete list of threatened flora species recorded within 500 and 1000 m of the linear reserves, refer to CD - Appendix 3.

3.3 INTRODUCED FLORA SPECIES

A wide range of introduced species were recorded in the reserves with the majority of species recorded within the linear reserves or at the rear of the residential properties backing onto Kuynah Reserve.

Nine declared weeds were recorded in the reserves (three of which are also Weeds of National Significance - WoNS) – African boxthorn, blackberry, boneseed, bridal creeper, canary broom, Chilean needle grass, fennel, pampas grass and slender thistle (Figure 5, 6 & 7). The majority of these weeds occur in isolated, minor populations in the more disturbed areas of the reserves.

An additional eight species considered to be environmental weeds were recorded in the reserves. These include arum lily, bluebell creeper, briar rose, cotoneaster, English ivy, periwinkle, sweet pittosporum (CD - Appendix 2). A range of garden escapees such as grevilleas and kunzea (mainland natives or nursery hybrids), passion vine, honeysuckle, various succulent species, jasmine and nasturtium occur within the reserves. These species pose only minimal threat to the natural values of the reserves however their control will contribute to the rehabilitation of the reserves to a more natural state.

The Kuynah Reserve is relatively free of significant weed infestations with only isolated species recorded. Scattered boneseed plants occur in the firebreaks at the northern end of the reserve; a

single pampas grass was recorded in the southwest corner; a small population of slender thistle occurs at the Mayfair Court Entrance and an African boxthorn plant was recorded at the edge of the fire trail along the eastern boundary (Figure 5) (additional large controlled plants were also recorded). Scattered blackberry, boneseed, canary broom and fennel plants occur in the small remnant off the lower end of Fairisle Terrace (Figure 5).

Environmental weed and/or garden escapees are restricted to open areas adjacent to residential properties along the western side of the reserve (Figure 4).



Figure 4 - Environmental weeds along Kuynah's western property boundary with adjacent residential properties

The linear reserves between roadways are dominated by exotic grasses and herbs, and garden escapees. The majority of the exotic species are not considered to be significant weed species in the suburban context however, where these species become established they can outcompete native species, increase fire risk and reduce habitat for native avifauna.

The Carella and Toorittya Bushland Reserves contain small infestations of blackberry, boneseed, African boxthorn, fennel and bridal creeper with a treated infestation of Chilean Needle grass recorded on the verge on the eastern side of Carella Street (Figure 6). Environmental weeds including arum lily, cotoneaster, English ivy, periwinkle, false cleavers and sweet pittosporum are common in the lower sections of Carella Reserve as well as garden escapees such as jasmine, passion vine, nasturtium, honeysuckle and red apple weed. A list of plant species recorded by site is provided in the CD - Appendix 2.

The Elinga Greenway is dominated by exotic grasses and is more disturbed and park-like than the other reserves. The upper section of the greenway either side of Oceana Drive has been revegetated and, whilst these areas are growing well, there are small infestations of blackberry and canary broom present (Figure 7) and isolated blue bell creeper and sweet pittosporum plants.

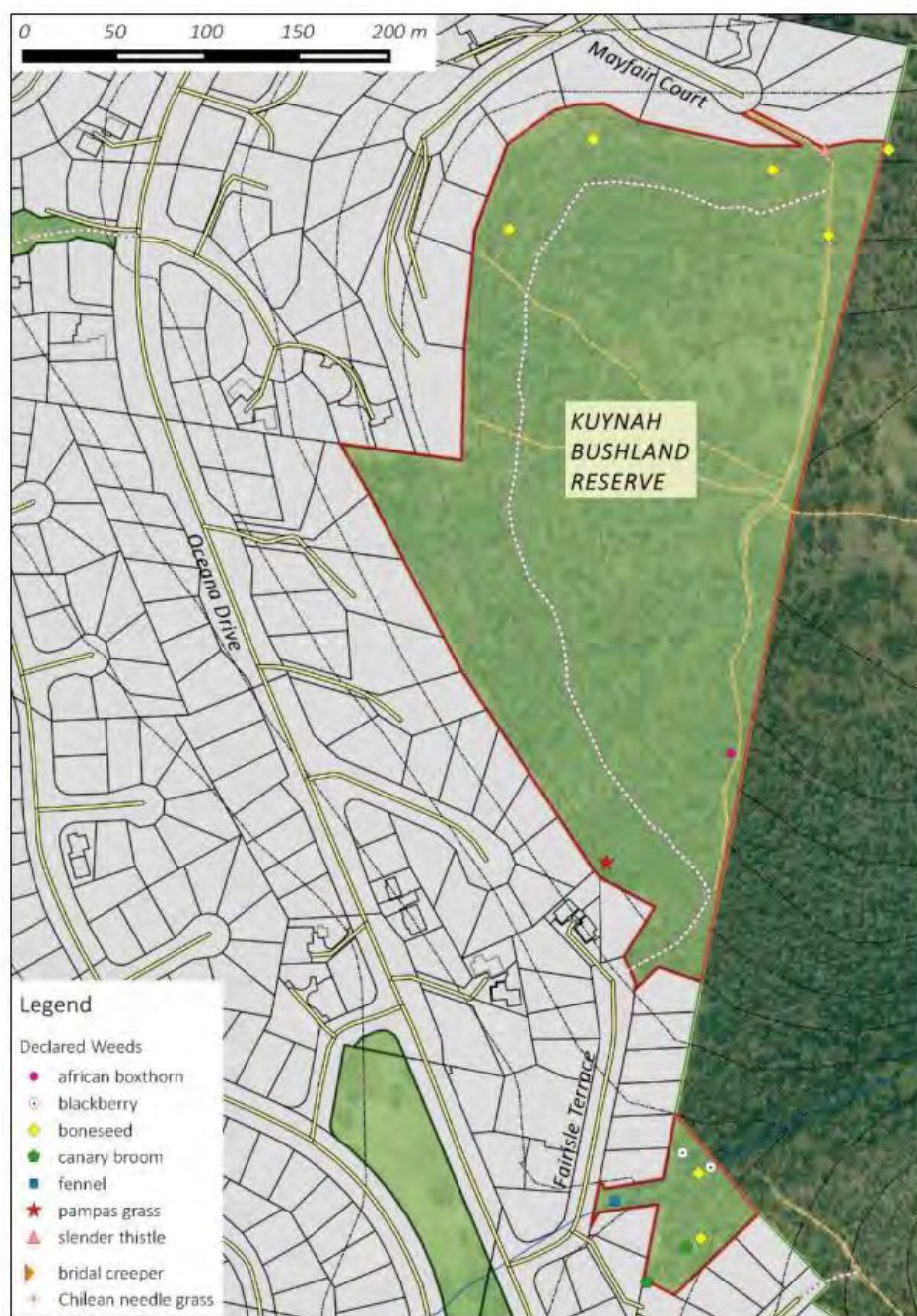


Figure 5 - Declared weeds recorded in Kuynah Reserve and access.



Figure 6 - Declared weeds recorded in Toorittya and Carella Bushland Reserves and Elinga Greenway; and access.



Figure 7 - Declared weeds recorded in Elinga Greenway and access

There are a range of garden plants and exotic grasses and herbs within the remainder of the greenway however these plants require general maintenance only (such as slashing, mowing or pruning) rather than specific weed control actions.

The native vegetation within the Rokeby Hills POS is relatively intact and as such there are only isolated patches of weeds which have colonised along the bushland margins, particularly close to long established residences due to run-off and garden waste dumping. In addition, areas converted to pasture support many non-native species. Over 50 introduced plant species have been recorded across the Rokeby Hills including five declared weed species and three environmental weed species. Two of these species are also listed as weeds of national significance (WONS) (NBES 2011). An indicative distribution of weeds in the POS and further details are provided in the CD - Appendix 10.

The control of environmental weeds within the POS (and associated areas approved for subdivision) is subject to a separate weed management plan. This plan has been partially implemented over the past 2 years with follow-up to be carried out for a further 3 years as per the Weed Management Plan (CD - Appendix 11).

3.4 NATIVE FAUNA VALUES

The larger Kuynah Reserve and adjoining intact bushland on private land and newly formed POS provides habitat for a range of native mammal, bird, reptile and invertebrate species. These large areas also provide shelter for species that forage in urban areas such as possums, wallabies and bandicoots as well as nesting habitat for bird species that also use the urban areas.

The smaller reserves provide limited habitat due to the linear nature, limited intact native vegetation, weed infestations, the proximity to urban land and their disconnection (due to roads) from other larger remnants. Some bird species and some mammals such as wallabies and possums may however utilise the reserves to move between the gullies and the large intact areas of vegetation to the north whilst the mature white gums in the Carella Reserve provide an important habitat resource. The reserves also provide a corridor or stepping stone to the limited habitat along the coastal reserve to the west of Tranmere Road which can be enhanced by the rehabilitation of the linear reserves.

The fauna habitat provided within the POS a (and associated private land protected under conservation covenant) was assessed by North Barker Ecosystem Services (NBES) during surveys in 2011. The following broad assessment of the habitat was provided in a subsequent report *'The site comprises an extensive area of dry forest that would provide a range of habitat opportunities for smaller mammals, birds, reptiles and invertebrates. Birds recorded at the site show a fairly typical range of dry forest species. There is plenty of dead wood and fallen timber and some trees contain hollows providing suitable habitat for hollow nesting birds and mammals. Patches of dense cover occur throughout the site, particularly in the recently burnt areas, gullies or damper areas which would provide shelter to mammals. There is little access to water in the form of creeks or standing water and no dens or rocky outcrops have been observed during surveys. Open areas, agricultural land and disturbed patches of forest provide opportunities for grazing, hunting and foraging'*.

Mammals

No specific mammal surveys were undertaken as part of the development of the RAP. The habitat provided within the reserves was assessed and evidence of use by mammal species was recorded on an opportunistic basis. Scats, tracks and diggings located in the Kuynah Reserve indicate use by possums (brush tailed and ring tailed), wallabies (Bennett's and pademelons) and bandicoots (scats and diggings). Residents also report seeing echidnas and bettongs in the reserve or in the adjacent bushland.

Micro bats are also likely to utilise the reserves although no specific surveys have been undertaken. Large trees with thick bark or crevices are important for these mammal.

The reserves provide habitat for the nationally listed Eastern barred bandicoot (*Perameles gunnii*).

Birds

The bird fauna within the linear reserves and Kuynah was assessed during bird surveys carried out by Denis Abbott of Birdlife Tasmania in October 2015 and a bird list from the Carella Reserve (and surrounds) was supplied by local resident Wendy Andrew (CD - Appendix 4). Twenty six (26) native species were recorded and an additional five introduced species. No bird surveys were undertaken in the POS however a similar list of bird species is likely to occur in this area.

The larger remnant contains native woodland with an intact shrub layer. This provides good habitat for woodland bird species such as wrens, pardalotes and smaller honeyeaters with the shrub layer providing protection from more aggressive native and introduced birds such as wattlebirds and black birds.

There are few large trees with hollows present although some of the trees within the linear and riparian Carella Reserve are large and are more likely to develop hollows in the near future (dependant on management).

Blue gums that occur within the POS provide foraging habitat for the endangered swift parrot (*Lathamus discolor*).

Reptiles

A number of skink species were recorded in the reserves during the surveys. Metallic skink and blue tongue lizards were recorded with other small skinks also sighted but not identified to species level. The Kuynah Reserve and adjacent intact bushland provides habitat for the mountain dragon and there are records of this species from the Howrah and Rokeby Hills. As such, it may also occur in the reserves although this species seems to have been impacted significantly by cat predation in urban bushland.

The community consultation also indicated that snakes species have been sighted in the bushland with tiger snakes and white lipped whip snakes the most likely species to occur.

Invertebrates

No invertebrate surveys were carried out in the reserves.

For a complete list of threatened fauna species recorded within 500 and 1000 m of the area, refer to the CD – Appendix 3.

3.5 CULTURAL HERITAGE

The original owners and occupiers of the land, where the reserves are located, are the Moomairemener people of the greater Oyster Bay Nation. Their homeland comprised the eastern shore of the River Derwent from Jordan River to South Arm and eastwards to Pitt Water and Coal River. No specific references to the 'use' of these reserves by the Moomairemener people was found (refer to Appendix 7 for TASI search results) however they were likely traversed by the Moomairemener people.

Some aboriginal cultural heritage is maintained in the names of the reserves. Kuynah (eagle) pronounced ku-ee-nah, and Toorittya (wattle bird) are both aboriginal words. Permission for the use of these names was received from the aboriginal body concerned and the names were applied by Council to these two reserves.

3.6 EUROPEAN HISTORY

The original land grant that covered Kuynah, Toorittya and Carella Reserves and likely Elinga Greenway was given to John Parrott (Figure 8). The land grants are associated with the early history of Clarence Municipality pre 1860 and after the Rural Municipality was formed.

The bushland reserves have been part of the CCC land tenure since council establishment and were designated reserves to ensure public open space requirements for subdivisions were achieved.



Figure 8 - Original grant locations superimposed on modern Rokeby (Extract from Andrew 2008).

4 RECREATIONAL VALUES & RESERVE ACCESS

The main recreational uses in the existing reserves and on existing tracks across the Rokeby Hills (only some of these tracks are within the newly designated POS) include walking and dog walking. The Kuynah Reserve and Rokeby Hills POS also provide views of the River Derwent, Hobart and Mount Wellington. All of the reserves provide connectivity within the Howrah community, opportunities for bird watching and potential wildlife refuges.

Mountain bike usage also occurs in the Kuynah Reserve and more broadly within the adjacent bushland along the Rokeby Hills ridgeline. There are a series of wooden ramps and jumps (no signs of obvious recent use) within Kuynah Reserve.

Access to Reserves

Existing access to the Kuynah Reserve is via Mayfair Court from the north and two locations off Fairisle Terrace from the south (Figure 5). The entrance from the end of Fairisle Terrace is via a set of steps, whilst the entrance from the lower end of Fairisle not formalised and appears as though it is through a private garden. No formal parking for the reserve exists although the reserve entrances are associated with cul-de-sacs. Pedestrian access is largely via steps up from Fairisle Terrace and an unsurfaced track off Mayfair Court. Fenced private properties border on a fire break around the edge of the reserve. Narrow walking or bike riding tracks exist through Kuynah Reserve including several vehicle tracks (Figure 5) which provide access for fire fighting vehicles including a recently installed turning area above the pedestrian entrance off Fairisle Terrace. These tracks are maintained by the Council.

Access to Toorittya Reserve is from Oceana Drive (Figure 6). There are informal tracks that lead up the hill into the adjacent private land from this reserve.

Access to Carella Reserve is presently possible from:

- Carella Street upslope and downslope but no formal trails exist through this portion of the reserve; and
- Anulka Street and a steep access from Alinta Street.

Elinga Greenway can be accessed from both sides of:

- Oceana Drive, Carella Street, Elinga Street and Tranmere Road (Figure 7).

The newly acquired Rokeby Hills POS can be accessed from all the above listed reserves and from Raleigh Court and Skillion Road in the north. Additional access to the POS will be created from Tunah Street, Eucalypt Rise (aka Peppermint Place) and North and South Coventry Rise as the subdivision development progresses in the future.

There is no access to the Rokeby Hills POS from the east side of the hills at this stage but future links will be considered if and when land is developed along the eastern boundaries.

Linkages to the POS and a new track network is to be developed as per the Track Audit Plan (2016) and Sections 6.1 and 6.2 of this RAP and Appendix 12 of the Companion Documents.

5. COMMUNITY CONSULTATION

Community consultation was undertaken as part of the development of this Reserve Activity Plan. This included consultation with the local community through a community 'walk and talk' event; and feedback through forms posted out/made available to all Howrah residents. In addition, the local community Landcare group was consulted, as well as Council staff in regard to the management of the reserves and possible future uses and connections to the reserves.

The aim of the consultation was to capture local knowledge and determine issues of importance from interested community members.

Following the initial community consultation process, further consultation was sought after the release of the 'Draft Kuynah, Toorittya and Carella Bushland Reserve Activity Plan'. The results of this consultation is incorporated into this final plan and a summary is provided in Appendix 1.

During the initial consultation process the future POS on the hilltop was discussed (at walk and talk event and with council staff) but was not included as a formal part of the consultation or included formally within the draft RAP. Additional consultation about specific issues such as: developing new walking/riding trails, enhancement of reserve access points, and the management of the new areas may be required in the future.

5.1 STAKEHOLDER CONSULTATION

The following stakeholders were consulted regarding the use and management of the reserves.

- Tranmere-Clarence Plains Land & Coastcare Inc. (TACPLACI).
- Council NRM Staff and Council Fire and Bush Regeneration Team (Robert Whittle).

5.2 COMMUNITY CONSULTATION

One 'walk and talk' event was held on the 6th August 2015 and feedback forms were mailed to local residents as part of the community consultation. Fourteen (14) adults and one (1) child attended the Kuynah, Toorittya and Carella Bushland Reserves 'walk and talk' event. Their verbal comments were recorded. Further comments were received through returned feedback forms (17 forms/responses were returned via email or post). It is noted that some local residents did not receive feedback forms which indicates that the distribution process for the forms may have been patchy. The distribution of the 'Report Card' for the draft plan should include all local residents in the Tranmere - Howrah area.

The following is a brief summary of the main points from both the community 'walk and talk' and written community feedback.

Identified opportunities, issues and impacts

The opportunities identified include:

- Improve connectivity between Alinta and Anulka Streets and Oceana Drive by natural pathways through the Carella Reserve.

- Improve access to Metro bus route/stops by providing access from Alinta and Anulka Streets through to Oceana Drive.
- Opportunity to replace the timber fence, which blocks view from Oceana Drive into Carella Bushland Reserve, with post and rail mesh fence to allow open vista into the greenway.
- Opportunity to provide a track entrance leading from Oceana Drive to Carella Street.
- Develop reserves to best serve community groups that use them.
- Public open space is extremely important and all residents in CCC should have access to the wonderful amenities the city possesses.
- Consider ecological fire requirements of habitats and bushfire risk reduction.
- 'Removal of dead trees and undergrowth management' for bushfire hazard reduction.
- Control weeds and revegetation with natives.
- Consider bush walkers and bike riders when tracks are established as their requirements can differ e.g. camber of bike tracks can be difficult for walkers.
- Benches could be installed but development should be minimal to preserve nature.
- Provision of safe walking trails with directional and interpretive signs (flora, fauna and history).
- Provision of multi-use trails.
- Provision of dog walking areas and an off-lead area for dogs along with bins for dog waste.
- Provide car parking at entrances for 4 or 5 vehicles.
- Interest expressed in providing voluntary capacity to develop and/or maintain the reserves.

The issues and impacts identified include:

- Potential for spread of significant weed infestations within and outside the reserves – including weeds of national significance (WONS) such as African boxthorn, blackberry and Chilean needle grass which already exist in the reserves.
- Antisocial behaviour is a major concern. Minimising antisocial behaviour by:
 - Providing, for example, barriers at strategic locations to prevent trail bikes access; and
 - Removing trees where they provide a screen for antisocial behaviour in reserves (generally comments received on this issue related more to Carella Neighbourhood Park rather than other reserves).
- Better control of illegal dumping is needed;
- Concern about the number of cats seen stalking and killing native animals, and dog refuse;
- Concern about track building in sensitive areas e.g. chocolate lily and orchids;
- Concern about reduced home security and privacy if new tracks are developed adjacent to private residences in the linear reserves;
- Concern about public safety in regard to a new track across steep banks near stormwater retention area in Carella Reserve.
- Concern about loss of tree line and visual amenity (predominantly associated with new development/s on hilltop).

A more detailed summary of feedback gathered during the community consultation phase is provided in the Companion Document - Appendix 5.

Feedback Following Release of Draft RAP

Further feedback was received during a comment period following the release of the draft RAP. This feedback has been incorporated into the final version of this plan (a summary of the revised actions is provided in Appendix 1).

This feedback included a petition of 73 signatures in support of creating access and trails through the Carella Reserve between Oceana Drive and Carella Street; and between Carella Street and Alinta and Anulka Streets.

Feedback on the formal incorporation of the POS on Rokeby Hills into the RAP has not been carried out. Additional feedback on access, amenities and trails in the POS should be sought in the future.

6 MANAGEMENT ISSUES AND THREATS

As a result of the on-site survey and public consultation process, the following primary management issues have been identified in relation to the reserves. The management issues have been divided into those relating to public amenity and maintenance and those relating to natural values.

Actions for the management of natural values within the conservation covenant are on the Rokeby Hills (which includes the POS) is also provided in the Nature Conservation Plan and Conservation Covenant for this land). All management actions are summarised in Table 1, Section 8 of this report.

Public Amenity/Management Issues

- Access to reserves including walking linkages between the reserves (and other reserves) and parking at the entrances;
- Development/improvement of walking tracks;
- Reserves amenities;
- Reserves signage;
- Community input to manage reserves; and
- Stormwater Management in Carella Bushland Reserve.

Natural Values Management Issues

- Weed management;
- Biodiversity corridors;
- Revegetation;
- Fire management; and
- Management of Fauna habitat.

Public Amenity/Management Issues

6.1 ACCESS TO RESERVES

There is currently limited access to the **Carella Reserve** and there are no formal tracks within the two parcels that make up the reserve. Access from Oceana Drive is blocked due to a high paling fence (Figure 9), whilst access from Carella Street and Alinta and Anulka Streets is not formalised in any way.

Providing access through the Carella Reserve from Oceana Drive through to Alinta and Anulka Streets was strongly supported by a number of community members during the initial consultation process and further endorsed during the draft comment period.

Access through the reserve was identified as an important link to the local Metro bus routes and also to utilise the reserve being used as part of a loop for recreational walkers. Broad support for access and a track through the Carella Reserve was gained by a local members through a petition to the council which gathered 73 signatures.

It should be noted that there were some objections raised by local residents (generally those adjoining the reserve) who had concerns about security and privacy, as well as safety issues

in regard to access off Oceana Drive and the steep sided stormwater retention area between Carella Street and Oceana Drive.



Figure 9 – Carella Reserve on lower side of Oceana Drive. No access from Oceana Drive due to paling fence.

The safety issues with access can be resolved by the construction of steps, or similar, whilst the stormwater area will need to be fenced off to prevent access. Safety and privacy concerns will need to be addressed with the affected neighbours and additional fencing or plantings may be required.

It is envisaged however that an increase in usage of the reserve may increase security in the area and discourage anti-social behaviour as has been found in other situations in the municipality where public access has been provided.

As such the major action for the Carella Reserve is to provide improved access.

- **Action A1 – Provide access to the upper section of Carella Reserve from Oceana Drive. This will require: investigation of most suitable access point into the reserve; requirement for steps or ramps into reserve from footpath; fencing to prevent access to the stormwater retention basin; additional fencing/plantings between reserves and adjoining residences; and consultation with immediate neighbours to find suitable solutions to the security and privacy concerns. Consider formalisation of walking track and signage (refer to Sections 6.2 and 6.4) - PRIORITY ACTION.**
- **Action A2 - Remove high paling fence and replace with a mesh fence of similar height that provides a safety barrier to the steep bank but does not create a visual barrier into the reserve - PRIORITY ACTION.**
- **Action A3 - Enhance access into Carella Reserve from Oceana Drive, Carella Street and Anulka and Alinta Streets. Includes providing pedestrian crossings at each street crossing (Oceana Drive and Carella Street) between the reserve sections; improvements to entrances; and installation of barriers to restrict access by vehicles (Figure 20).**

One additional issue identified during the site surveys and through community consultation was provision of car parking spaces. Street parking is permitted adjacent to all access points to the reserves and as such there is no significant demand for street parking. If, however future increased usage requires car parking 2 – 3 spaces could be established at the Toorittya Entrance (refer to Figure 11) and other entrances could be assessed. The provision of 2 – 3 car parking spaces may also be incorporated into the entrance enhancement if deemed to be required in the future.

- **Action A4 – Enhance entrance to Toorittya Reserve (and Rokeby Hills POS) from Oceana Drive. May include parking space for 2 – 3 cars (Figures 11 and 20).**

The **Kuynah Reserve** is currently accessed from two formal entrance points (Figure 5); Mayfair Court (Figure 12) and Fairisle Terrace (Figure 14). There may also be a number of private accesses from the rear of adjoining properties. Informal access through the POS (previously private land) from the eastern side of the Rokeby Hills also occurs.



Figure 12 - Mayfair Terrace entrance to Kuynah Reserve and Rokeby Hills.

Mayfair Court entrance – this entrance provides pedestrian access (Class 3 walking trail) to the reserve and is the main access track for Council or TFS vehicles for vegetation and fire management activities. Whilst this entrance provides an access for pedestrians and is sign posted, it is relatively steep and requires some upgrading and/or enhancement to improve the access and aesthetics of the entrance. Any upgrading to the trail must ensure that Class 5 standards for fire trail access are maintained and as such changes should be approved by the Fire and Bushland Vegetation Management Works Officer, CCC.

An Entrance Landscape Plan for this entrance is provided in Figure 13.

- **Action A5 – Enhance access to Kuynah Reserve and Rokeby Hills from Mayfair Terrace through landscaping and formalisation of the walking track into the reserve. Entrance enhancement is to include barriers to restrict vehicle access (Refer to Figures 13 and 19).**



Figure 13 – Kuynah Reserve Entrance Plan – off Mayfair Terrace).

Fairisle Terrace Entrance – the entrance off the end of Fairisle Terrace is via a set of steps (Figure 14) which leads onto a steep track into the reserve. Whilst this track provides the only entrance to the southern end of the reserve it is not recommended to upgrade this entrance due to the steep nature of the access. Future upgraded access to the Rokeby Hills POS will be through the separate small area of the Kuynah Reserve via the lower Fairisle Terrace entrance (Figure 19).



Figure 14 – Entrance to Kuynah Reserve off Fairisle Terrace.

There is an informal access to the small portion of Kuynah Reserve off the lower end of Fairisle Terrace. This entrance, at present, appears to be private gardens (Figure 15) and as such is not a prominent entrance point. Now that the POS has been created this entrance should be upgraded to provide an access point into the larger reserve.

- **Action A6 – Provide entrance at southern end of Fairisle Terrace to access POS on hilltop.**



Figure 15 – Current informal entrance to southern portion of the Kuynah Reserve and the POS.

Elinga Greenway is accessed from Oceana Drive (which also provides informal access to POS bushland above the reserve) Carella Street, Elinga Way and Tranmere Road. The existing walking track through the reserve extends from the newly formed POS on the hilltop to the foreshore reserve with signage at each entrance (Figures 16 and 20).



Figure 16 – Example of signage and existing walking trail in Elinga Greenway.

The Elinga Greenway off Oceana Drive will provide another primary entrance point to the new POS on the hilltop. New signage should be installed at this location (refer to Signage Section of RAP).

Rokeby Hills POS access to the POS on the hilltop will be via the existing reserves as outlined previously, however additional access from the western side of the reserve will also be available from Coventry Rise and Eucalyptus Drive. These additional entrances will require some signage (refer to Signage Section 6.4) however formalised entrances will not be developed. Upgrading of trails to these access points will be undertaken as per Section 6.2.

Entrance to the POS from the eastern side of Rokeby Hills will be possible from up to three locations (including Raleigh Court and Skillion Road) when further subdivision development is carried out. At this stage however, no formal access from this side of the hill is planned.

<p>- Action A7 – Provide access to POS from Coventry Rise and Eucalyptus Drive.</p>
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6.2 TRACKS, TRAILS AND FUTURE LINKAGES

Existing Trails

There is an existing walking track in Kuynah Reserve between the fire trail close to the Mayfair Court entrance and the fire trail above the Fairisle Terrace Entrance (Figures 5 and 17). This trail is well formed and does not require modifications, however maintenance of the trail will be required.



Figure 17 – existing walking track through Kuynah Reserve

There is an established fire trail from the Mayfair Court entrance of the reserve up to the hilltop (Figure 18) and then down to a turning area above the Fairisle Terrace entrance. This fire trail also serves as a walking trail and will be maintained. This fire trail also provides access to the fire trail/track across the top of the Rokeby Hill within the newly acquired POS (refer to Section 6.10).



Figure 18 - Fire trail through Kuynah Reserve from Mayfair Court to Fairisle Terrace.

The Elinga Greenway provides a link between the bushland above Oceana Drive and the foreshore reserve. There is an existing trail (which is narrow and steep in sections and contains some steps) which is in good condition however ongoing maintenance will be required.

- **Action TL1 – Include maintenance of existing tracks in Kuynah Reserve and Elinga Greenway in maintenance program for reserves.**

New Trails

There are currently no formal trails through the Carella and Toorittya Reserves. There is an informal track from Oceana Drive through Toorittya Reserve into the newly acquired POS (and private bushland). Similarly, there is some evidence of an informal walking track between Carella Street and Alinta and Anulka Streets.

A new trail through the Carella Reserve to link Carella Street and Alinta and Anulka Streets to Oceana Drive (and the Toorittya Reserve and POS up the hill) was strongly supported by the community feedback and is considered to be a priority action. The development of a new trail must however take into account privacy and security concerns of adjoining residences and safety considerations associated with the steep sides to the stormwater retention are in Carella Reserve.

- **Action TL2 – Develop trails through Carella Reserve to access Alinta and Anulka Streets and to join with Toorittya Reserve. Consult with adjacent residents and TasWater to determine most suitable route for trails and consider safety (steep banks) and security concerns in design. *PRIORITY ACTION***

The formation of a trail to link Carella Reserve with Oceana Drive and Toorittya Reserve is likely to lead to an increase in pedestrians crossing Oceana Drive. As such the installation of traffic calming measures to improve pedestrian safety should be considered at this location.

- **Action TL3 – Investigate traffic calming measures at Oceana Drive between Carella and Toorittya Reserves.**

The recently acquired POS on Rokeby Hills directly adjoins and provides for formal linkages between the Kuynah, Carella and Toorittya Bushland Reserves and the Elinga Greenway. There are a range of informal trails in varying condition across the Rokeby Hills however some of these trails (or portions of them) traverse private land and as such may require realignment or upgrading so they are located entirely within the new POS.

The new trail network proposal across the POS has been developed (Refer to Companion Document – Appendix 13). The trail network (for walking and/or mountain biking) will link all existing reserves from Kuynah in the north down to Elinga Greenway and Eucalyptus Rise in the south. Entrances will be upgraded as per Section 6.1.

- **Action TL4 – Implement trail network plan for multi-use i.e. walking and mountain bike access to connect proposed walking trails in the new POS on hilltop, with all other reserves.**
- **Action TL5 – Rehabilitate any existing tracks that will not be part of the POS track network.**



Figure 19 – Trail linkage plan and indicative signage plan for Kuynah Reserve.



Figure 20 - Trail linkage plan and indicative signage plan for Carella, Toorittya Bushland Reserves, Elinga Greenway and POS.

6.3 AMENITIES

The community feedback identified a desire to have some seating installed in the reserves and the requirement for dog waste bag dispensers and bins. These amenities are also likely to be required within the new POS.

Seating

The access to Kuynah Reserve from Mayfair Court and Fairisle Terrace are steeply inclined so it is suggested that a bench or inviting rock or log for sitting could be installed up the access track from the entrance to provide a rest place.

- **Action AM1 – Provide seating part way up steep incline above Mayfair Court and Fairisle Terrace entrances. Suggested location is at either end of the existing walking track. The seating must be in a position that does not prevent Class 5 vehicle access. An additional seating/resting place may be provided along track in location which afford a view towards the Derwent River.**
- **Action AM2 – Once the walking track is established, locate 1 or 2 benches in Carella Bushland Reserve to enable people to stop and enjoy the local environment including bird watching. Location of seats to consider privacy of adjoining residences.**

Additional seating within the POS on the hilltop will be required with locations to be determined in the future once trails are established and following additional community input.

- **Action AM3 – Install seating within POS once trails have been established and following community input.**

Dog Waste Dispensers and Bins

The installation of dog waste dispensers and bins was identified during community consultation as a requirement within the reserves. The reserves are subject to an 'off lead – under effective control' policy. As such the most suitable location for dog waste dispensers and bins is at the main entrances to the reserves.

- **Action AM4 – Provide dog refuse dispensers and bins at the main entrances to all reserves where dog walking is allowed.**

6.4 RESERVE SIGNAGE

There is currently reserve signage at either entrance to the Kuynah Reserve; at Toorittya Reserve on the top side of Oceana Drive and at Carella Reserve on the eastern side of Carella Street. Elinga Greenway has signage at each street junction down to the foreshore reserve (Figures 19 and 20).

Additional signage to highlight access to the newly acquired POS will be required at the existing entrances at Toorittya Reserve and off Elinga Greenway and additional entrance name signs will also be required at Coventry Rise and Eucalypt Rise.

- **Action S1 – Locate Entrance Name Signs ‘Rokeby Hills Bushland Reserve’ at 3 access points off Oceania Drive (Toorittya, Elinga Greenway and one off Fairisle Court).**

Additional direction signage will be required at the Oceana Drive side of the Carella Reserve, once an entrance is provided, and also on the western side of Carella Street. Simple direction signage is also suggested at the end of Alinta and Anulka Streets.

- **Action S2 – Install reserve directional signage at entrances to Carella Reserve off Oceana Drive, Carella, Alinta, and Anulka Streets once access is finalised.**

The addition of the POS into the reserve area will also require additional signage. A new track network is to be developed/upgraded (refer to Track Plan – Companion Documents - Appendix 12) and as such directional signage will need to be installed.

Some track network signage should be installed initially at the main entrances to the Rokeby Hills. The main entry points are likely to be through Toorittya Reserve off Oceania Drive; through Kuynah Reserve off Mayfair Drive; and through the upper end of the Elinga Greenway.

A broader directional and interpretative sign plan will need to be developed in the future to include the broader POS trail network. The plan will consider signs location and content.

- **Action S3 – Develop detailed directional and interpretation Track Signage Plan for reserves.**

Figures 19 and 20 provide suggested locations for entrance and directional signs into the reserves.

6.5 COMMUNITY INPUT INTO RESERVE MANAGEMENT

The ongoing management and maintenance of the reserves will require a coordinated and cooperative approach between the CCC and the local community. Given the limited resources of the CCC, the community's input will be vital. This may include the formation of a 'Rokeby Hills Landcare Group'. Activities that such a Landcare group may take on include: improvements to the track network, design of interpretative signage, weed monitoring and follow-up control and management of naturally regenerating areas.

The formation of a Landcare group can be supported with assistance from the CCC Natural Areas Volunteer Coordinator and Landcare groups can apply for funding to assist with management and

amenity improvements through funding programs run by the CCC (grants (up to \$5000 Council Landcare grants) or NRM South and Tasmanian Landcare (or similar organisations). These grants can be used to fund weed control and rehabilitation and undertake follow-up.

- **Action C1 – Actively support the formation of a Rokeby Hills Landcare Group to manage and maintain the reserves and in particular tracks, weed control and rehabilitation projects.**

Any future Landcare group or subcommittee volunteer workers that undertake work within the reserves are entitled to work under safe conditions under the *Tasmanian Work Health and Safety Act 2012*. As such the following applies to any future volunteer workers within the reserves:

- * All volunteers are considered 'workers' when working for Council on Council owned land. Council therefore has a duty of care to provide a safe workplace for volunteer workers.
- * All volunteers have rights and responsibilities. Volunteers have the right to a safe work environment, to be treated fairly and with respect, to public liability insurance, to safe equipment, tools and personal protective equipment (PPE), to adequate instruction to perform tasks, to contribute their suggestions and to receive acknowledgement for their contributions.
- * Volunteers have the right to refuse work if they consider it unsafe.
- * Volunteers have the responsibility to care for the health and safety of others, to respect others, to follow policies, procedures and instructions, and to care for their own health and safety.
- * With this in mind, all future volunteers need to refer to the relevant Council Safe Work Method Statements (SWMSs) before undertaking works in Council reserves, including cut and paste work, brush-cutting and spreading of mulch. These are available from Council's Natural Areas Volunteer Coordinator (Phone 6245 8773). All spot spraying should be undertaken by certified operators (e.g. Council staff, contractors).

6.6 STORMWATER CONSIDERATIONS

As part of the RAP development the management of stormwater flow through the Carella Bushland Reserve has been considered.

The following summary of the stormwater issues associated with the Carella Reserve were provided by the Consultant Hydraulics Engineer, Clarence City Council.

"The Carella Bushland Reserve forms an important natural corridor for the conveyance of stormwater from the upstream urban and bushland catchments. It is important that any development within the Carella Bushland Reserve takes this into account and does not impede flows. At a minimum, the 1 in 100 year Average Recurrence Interval (ARI) storm event should be conveyed safely through the reserve. It may also be possible to use the corridor to convey flows from adjacent bushland catchments should diversion works be implemented uphill of the existing development. This would minimise the upgrades required to the existing adjacent urban catchment pipework in order to meet the current standards for the piped stormwater system to convey the 1 in 20 year ARI storm event. The reserve also offers some potential for water quality improvement to be incorporated

during low flow events. These should be considered during any development to minimise the sediment, nutrients, and gross pollutants entering the Derwent River at the outfall."

The following actions were provided with regard to stormwater management:

- ***Action SW1 - Install warning signage to alert reserve users of the steep gully just upstream of Carella Street. Installation of fencing is required.***
- ***Action SW2 – Ensure any on-ground management works do not impede the conveyance of stormwater through the length of the reserve and the deep gully above Carella Street (e.g. 550 mm pipe outlet must remain clear of litter and other debris including weeds).***
- ***Action SW3 - Development of a Water Sensitive Urban Design (WSUD) Management Study for the conveyance of stormwater through the Carella Bushland Reserve which includes investigation of its role as a retention basin under peak flows from the surrounding catchment and its role in water quality improvement.***

Natural Values Management Issues

The RAP includes management actions for Kuynah, Toorittya and Carella Bushland Reserves and Elinga Greenway as well as the newly transferred POS on Rokeby Hills. It should be noted that the POS is however subject to a Conservation Covenant (CC) and must be managed as per this document and as per the Nature Conservation Plan (NCP) for 'Malwood', Rokeby Hills (June 2010). In the event of any conflict between the RAP and the CC and NCP the latter documents are to be followed as the primary management document.

6.7 WEED MANAGEMENT

The overall weed management strategy for Kuynah Bushland and the linear reserves is to prioritise the control of declared weeds, WONS and environmental weeds which have the potential to spread rapidly, out-compete native species for water nutrients and light, and increase fire hazards. Small isolated infestations are to be targeted initially, followed by targeting more widespread species. Other less invasive species will be targeted once the declared weeds are controlled and as funding and labour allows.

The management of weeds in the POS will be carried out as per the existing 'Weed Management Plan' (LMRS – CD Appendix 11) and the CC and NCP. The period of this plan expires prior to the RAP period and as such some review of weed management actions will need to be undertaken at the end of 2018/19.

Currently, active management of weed species within the reserves is limited to: some maintenance of the Elinga Greenway trails, plants and open space by Council; and some weed management in the Carella Reserve carried out by local residents and members of 'care' groups or members. Additional coordinated input from the local community will be important for the ongoing maintenance and management of weeds in the reserves (Refer to Section 6.5).

A maintenance program for follow-up control of exotic species will also be implemented and a community education campaign undertaken.

Weed Management Actions

The following section outlines general weed management actions for all areas and includes more specific measures for the Rokeby Hills POS.

Weed Management Actions for All Bushland Reserves (and POS)

- Control of declared weeds in reserve – small populations of African boxthorn, boneseed, blackberry, canary broom, fennel, pampas grass and slender thistle occur in the reserves. These populations should be eradicated to prevent further spread.

- Action WC1 – Control all declared weeds from each reserve.

- Control of environmental weeds in reserve – Environmental weeds including: bluebell creeper, blue periwinkle, briar rose, cotoneaster, English ivy, fuchsia, grevillea, jasmine,

nasturtium, oxalis, red apple weed, sweet pittosporum, succulent spp. and tree lucerne were recorded in isolated populations within the reserves. Ideally the control of the environmental weed species should be undertaken in conjunction with the control of the declared weeds species. If there are limited funds available, environmental weeds should be controlled following control of the declared weeds.

- **Action WC2 - Control environmental weeds species in the reserves in conjunction with the control of declared weeds. If insufficient funds are available, control isolated environmental weed species following control of declared weeds as funds become available.**

- Monitor Carella Reserve for Chilean needle grass. Chilean needle grass recorded and treated on the northeast side of Carella Street at the entrance to Carella Reserve. Continue to monitor area for any regrowth and treat as required.

- **Action WC3 – Annual monitoring for Chilean needle grass as follow-up of treatment in the upper section of the Carella Reserve.**

- Control of non-priority weeds – Exotic grasses and broadleaf weeds are widespread within the reserves. The control of these weeds is only a priority in areas that are to be re-vegetated and to reduce fuel loads for fire protection. As such, slashing along the drainage line and along properties adjoining the reserves, brush-cutting and foliage spraying of grasses and other broadleaf weeds around re-vegetated areas should occur on an annual basis.

- **Action WC4 - Control grasses and broadleaf weeds around re-vegetated areas and along pathways on an annual basis.**

- Community Education – A number of the weed infestations and weed species, present in the reserves, have been introduced as a result of inappropriate garden waste dumping which degrades the natural values of the reserves. Educational material that highlights the impacts of introduced garden species into bushland areas and provides suggestions for more appropriate plantings should be circulated to residents that border the reserves.

- **Action WC5 - Mail out NRM South brochures: 'Creeping Back Yards' to local residents.**

- Monitoring and Maintenance – The successful eradication of declared and environmental weeds from the various reserves will require ongoing monitoring and follow-up weed control. There is likely to be seedling regrowth from seed stored in the soil, re-sprouting of treated plants and reintroduction of weeds from seed sources outside the reserves (through wind, bird droppings and mammal movements) which will require treatment.

- **Action WC6 - Conduct an annual survey of the reserves and remove seedlings and retreat any re-sprouted declared and environmental weeds.**

- **Action WC7 – Conduct follow-up weed control on annual basis.**

Specific Weed Management Actions for the Rokeby Hills POS

A weed management plan has been developed and implemented over the Malwood development area (which includes the POS) since 2005 and extensive flora and fauna surveys have been undertaken by North Barker Ecosystems Services (NBES) between 1992 and 2011. The most recent weed management plan was written by LMRS Pty Ltd (LMRS) in 2014 and addresses weed management during construction and management of the POS for up to 3 years after development or when the POS is transferred to Council. In the two years since the WMP was written it is expected that on-ground weeds will have been reduced across some areas due to treatment and expanded into other areas due to seed banks and seed spread by birds. The following list summarises weeds as noted by LMRS in the POS in 2014. LMRS refers to: POS A (north), POS B (south) and POS C (east). In addition, a map annotated by LMRS is included in the CD - Appendix 11.

- African boxthorn in POS A and POS C
- Boneseed in POS B
- Canary broom in POS A
- Hawthorn in POS A
- Serrated tussock in POS B and POS C
- Sweet briar rose in POS A
- Exotic trees in POS A.

Following the completion of the Weed Management responsibilities of the developer and the transfer of weed management to the council, the Weed Management Plan that relates to the POS should be reviewed and updated. This should be undertaken prior to new trail work or as a component of the Track Development Plan, and may be based on the LMRS Weed Management Plan 2014. General hygiene and hygiene as it relates to specific species e.g. serrated tussock and African boxthorn must be incorporated.

- **Action WC8 – Ongoing annual weed monitoring and control (spring for most species) should be conducted on the POS as per the LMRS Pty Ltd Weed Plan.**
- **Action WC9 – Review and update the Weed Management Plan for the POS. To be carried out prior to trail development and rehabilitation works within POS.**

6.8 BIODIVERSITY CORRIDOR LINK

Biodiversity corridors provide a connection between the intact bushland on Rokeby Hills, the linear reserves, the coastal reserves and other areas of intact bushland on private land.

Following the handover of the POS on Rokeby Hills the smaller linear reserves including Kuynah Bushland Reserve are now formally connected to the intact bushland to the east and south. The vegetation to the south of Kuynah is continuous along the ridge (Figure 21).

The maintenance of these native vegetation corridors is important to: allow for the movement of native species between these areas; and act to prevent the reserves or the adjacent bushland from becoming isolated islands surrounded by housing developments. The maintenance of the links to adjoining bushland also maintains amenity, sense of place, and a scenic framework for quality suburban lifestyle and wellbeing.

- ***Action BL1 - Any future development of land adjoining the reserves or in the local area should continue to require the maintenance of biodiversity and greenway corridors in the landscape.***
- ***Action BL2 – Revegetation works within the reserves should strongly consider the need to maintain or improve the biodiversity corridors between reserves and areas of POS.***



Figure 21 – Biodiversity Corridor map

6.9 SUPPORTED REGENERATION & REVEGETATION

There is no requirement for active revegetation within the Kuynah or Toorittya Reserves or within the POS along Rokeby Hills as they are largely intact and contain existing native vegetation. Most weed infestations occur around the fire breaks or at entrances where revegetation is not appropriate (some planting of low plants as part of entrance enhancements may occur – refer to Section 6.1).

Vegetation management in these reserves is restricted to the maintenance of fire breaks around the margins of the residential properties and not for any revegetation.

There is some scope for revegetation within the Carella Reserve to replace exotic species and to establish an understorey layer where it is currently absent. This will provide additional habitat for fauna species and enhance the aesthetic values of the reserve.

The Elinga Greenway has been partially revegetated in the past, however it has not been adequately maintained. Revegetation projects require long term follow-up maintenance to be successful, particularly in an exposed and dry site. Therefore it is recommended that revegetation works are only carried out if there is a commitment from the local community in conjunction with the Council to provide this maintenance. Many future revegetation projects within the reserves needs to consider the safety of users and neighbours in terms of the potential to create areas that are seen as unsafe due to screening.

An alternative to active revegetation in the reserves is to support natural regeneration. As a general rule, encouraging natural regeneration is a more successful and cost effective method of regenerating an area than active planting because the regenerating plants are more suitable to the local environment than nursery grown species. Supporting natural regeneration at these sites should include the control of exotic species (WC4) and protecting naturally germinating trees and shrubs from browsing until established.

Some revegetation using groundcover species is also suggested to enhance the entrance to the reserves and to out compete the exotic species. Refer to Section 6.1 and the CD – Appendix 6.

- **Action RV1 – Undertake revegetation works using native groundcover species as part of enhancement of access points to the reserves.**
- **Action RV2 – Encourage naturally germinating trees and shrubs by protecting them from browsing.**

The following broad recommendations are provided for future revegetation works in each of the reserves.

- Only local native species should be planted in the reserves. Where possible, plants should be grown from local provenance seed (refer to CD - Appendix 6 for suggested species list).
- Revegetation should not be considered in the reserves unless there is a commitment to maintain the plantings.
- Revegetate small manageable areas planted progressively rather than planting large widespread areas.
- Supporting natural regeneration in the reserves is an effective way to increase the woodland habitat in the reserves.

6.10 FIRE MANAGEMENT

Fire management was identified as a concern for some nearby residents during the consultation phase. Fire management is an issue for the reserves in terms of vegetation management and the protection of infrastructure and fauna habitat.

The Rokeby Hills Bushland is surrounded by residential properties. Due to the fuel loads within the reserved areas the vegetation does present a threat to property in the event of a wild fire. Whilst its location on a ridge reduces the threat to surrounding properties (i.e. fire will need to travel down the slope to impact houses) an uncontrolled fire within the Bushland Reserve may increase the speed and intensity of a fire. In addition, any amenities that are installed in the reserve would come under threat in a bushfire.

The *Draft Rokeby Hills Reserve Bushfire Management Plan* (RHR BMP 2016) has recently been released to update the *Kuynah Reserve Bushfire Management Plan* (2011) and to include the POS. The RHR BMP should be implemented and it is recommended that the following aspects be adopted more broadly by property owners adjacent to the smaller reserves of Carella Bushland Reserve and the Elinga Greenway.

- **Action BF1 – Coordinate responsibility for application of the Draft Rokeby Hills Bushland Reserve Bushfire Management Plan. Engage with adjoining landowners in order to ensure adoption of the plan by fire prone properties in close proximity to the Bushland Reserves.**
- **Action BF2 – Coordinate landowners with properties adjacent to all reserves: ensure they are informed of preventative measures being taken; and they can take action as described in the RHR-BFMP 2016 e.g. encourage neighbouring residents to maintain defensible spaces between bushland and dwellings.**

In addition, and as recommended in the RHR-BFMP 2016, CCC 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 the reserves and ensure the TFS are familiar with the location and condition of fire trails in the reserves.
- Maintain existing fuel modified zones along the reserves' boundaries that are wide enough to meet TFS requirements for an outer zone, to compliment defensible spaces on adjoining properties; and
- Carry out strategic planned burning to reduce bushfire hazards in the reserves.

6.11 MANAGEMENT OF FAUNA HABITAT

The consultation process and site surveys identified the following broad issues in regard to fauna habitat.

Retention of Dead Trees – there are a number of dead white gums throughout the reserves. The retention of dead trees is important as they have the potential to provide hollow habitat for native birds and mammals as they senesce. There was some community concern in regard to fire safety within the reserves associated with dead trees. Dead trees do not contribute significantly to the bushfire risk from the reserves, and the bushfire management plan for the Kuynah Reserve includes the establishment of fire breaks which provide safety for adjacent residences.

The retention of any large dead trees close to a trail requires an assessment of stability/health to determine if it poses a danger to walkers. Depending on safety and risk factors, large dead trees may be pruned and access deterred to prevent close access if deemed unsafe.

- **Action FH1 – Retain large dead gums in reserves for habitat where possible. Assess stability of trees to determine public safety issues.**

Retention of Blue gums – mature blue gums within the reserves provide foraging habitat for the endangered swift parrot. The retention of all blue gums is important for this species and as such future trails should avoid large trees.

- **Action FH2 – Retain all large blue gums in reserves for swift parrot habitat. Any new trails to be routed to avoid blue gums.**

Road kill – The reserves aim to maintain habitat for wildlife however there are a number of road crossings between reserves where wildlife and vehicles have the potential to interact. The number of dead animals along the roadside could be significantly reduced by reducing the speed limit in the vicinity of reserves at dawn and dusk.

- **Action FH3 – Locate dawn and dusk speed reduction signs in the vicinity of bushland reserves, particularly on Oceana Drive, Carella Street and Tranmere Road.**

Dog access to reserves – All of the reserves are popular dog walking areas. Dogs are currently allowed in the reserves and as indicated on signage dogs must be 'under effective control' at all times to minimise interactions with native fauna species using the reserves (in particular bandicoots).

There was some feedback during the consultation process that an off-lead dog walking area in Carella Reserve between Alinta and Carella Streets be provided. This is currently permitted under the CCC dog policy provided they are under effective control. Concerns about the impacts of dogs on native wildlife will need to be considered when the dog policy is next formally reviewed.

The provision of dog litter bags dispensers and bins should also be considered - refer to Section 6.3.

Cat Control (domestic and feral cats) – 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.

Specific cat management measures within the reserve in the future should only be undertaken following a cat monitoring program to gain an understanding of cat numbers and types (domestic, stray or feral).

- ***Action FH4 - The CCC supports the Cat Management Act 2012 which recommends de-sexing, micro chipping and keeping cats under control and inside at night.***
- ***Action FH5 - establish a cat monitoring program, initially using hair traps to gain an understanding of the numbers and locations of stray and feral cats in area, prior to considering further cat management measures.***

7 MONITORING AND EVALUATION

An informal review of the actions and outcomes of the Rokeby Hills Bushland RAP should be undertaken annually and a complete review of the plan undertaken at the end 5 years.

Ongoing monitoring and maintenance of areas where weed control actions (and revegetation actions) occur should be undertaken on an annual basis. In addition, the remaining areas of the sites (such as the intact remnants) that do not currently contain weeds should be monitored on an annual basis to ensure new weed infestations do not become established.

The separate Weed Management Plan that outlines control actions within the POS (and covenanted areas) on the Rokeby Hills will need to be updated. All weed infestations within the POS are to be monitored annually and controlled as required.

In addition to monitoring the reserves for new weed infestations or regrowth of treated infestations, the condition of the vegetation should also be monitored. This should be achieved through the establishment of a Vegetation Condition Assessment (VCA) program.

7.1 VEGETATION CONDITION ASSESSMENT AND PHOTO POINTS MONITORING

It is recommended that vegetation condition assessment (VCA) and photo monitoring points are set up to record the current condition of the site and future achievements in weed control and revegetation within the Reserve.

A standardised baseline VCA to be used as a RAP performance indicator for the conservation values of the vegetation communities should be carried out in the first year of implementation and repeated at the end of 5 years for a comparison. Photo points can form part of the VCA or can be set up separately in other areas of the reserve. A VCA has been conducted for the southeast portion of the Rokeby Hills POS and is included in the CD - Appendix 8.

- ***Action M1 – Conduct VCA in reserves to monitor current condition and to assess the performance of the RAP implementation. Assessment to be carried out as a baseline survey and then at 5 year intervals.***

8 IMPLEMENTATION PLAN

The following provides a plan for the implementation of all actions identified in the plan for a 5-year period from 2016 to 2020.

The implementation plan outlines:

- the actions to be undertaken and their location,
- treatment methods,
- desired outcomes,
- timing, and
- priorities for each action.

Actions are prioritised into three categories based on 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 Council, the Landcare group and 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 Kuynah, Toorittya and Carella Bushland Reserves and Elinga Greenway.

Action #	Action	Outcome	Timing	Responsibility	Cost	Priority
<u>ACCESS TO RESERVES</u>						
A1	Provide access to the upper section of Carella Reserve from Oceana Drive. This will require: investigation of most suitable access point into the reserve; requirement for steps or ramps into reserve from footpath; fencing to prevent access to the stormwater retention basin; additional fencing/plantings between reserves and adjoining residences; and additional consultation with immediate neighbours to find suitable solutions to the security and privacy concerns. Consider formalisation of walking track and signage (refer to Sections 6.2 and 6.4).	Enhance amenity and safety	2016-2017	CCC, Contractor	\$30,000	2
A2	Remove high paling fence and replace with a mesh fence of similar height that provides a safety barrier to the steep bank but does not create a visual barrier into the reserve.	Enhance visual amenity from Oceana Drive	2016	CCC, Contractor	\$8,000	1
A3	Enhance access into Carella Reserve from Oceana Drive, Carella Street and Anulka and Alinta Streets. Includes providing pedestrian crossing at each street crossing (Oceana Drive and Carella Street) between reserve sections; landscaping at the entrances; and installation of barriers to restrict access by vehicles.	Enhance amenity and public safety.	2016-2017	CCC	\$10,000	2

Action #	Action	Outcome	Timing	Responsibility	Cost	Priority
A4	Enhance entrance to Toorittya Reserve (and Rokeby Hills POS) from Oceana Drive. May include parking space for 2 – 3 cars.	Enhance amenity and improve access	2017-2018	CCC	\$5,000	2
A5	Enhance access to Kuynah Reserve and Rokeby Hills from Mayfair Terrace through landscaping and formalisation of the walking track into the reserve. Entrance enhancement is to include barriers to restrict vehicle access.	Enhance amenity and safety	2016-2017	CCC, Contractor	\$5,000	2
A6	Provide entrance at southern end of Fairisle Terrace to access POS on hilltop.	Enhance amenity and improve access	2017-2019	CCC, Contractor	\$3,000	2
A7	Provide access to POS from Coventry Rise and Eucalyptus Drive.	Improve access to POS	2016-17	CCC	\$3,000	1
<u>WALKING TRACKS AND FUTURE LINKAGES</u>						
TL1	Include maintenance of existing tracks in Kuynah Reserve and Elinga Greenway in maintenance program for reserves.	Maintain existing trails	2017-2018	CCC, Community, Contractor	\$2,000	2
TL2	Develop trails through Carella Reserve to access Alinta and Anulka Streets and to join with Toorittya Reserve. Consult with adjacent residents and TasWater to determine most suitable route for tracks and consider safety (steep banks) and security concerns in design.	Improved public safety and connectivity	2016-2017	CCC	\$6,000	1
TL3	Investigate traffic calming measures at Oceana Drive between Carella and Toorittya Reserves.	Ensure public safety	2017-2018	CCC	NA	2
TL4	Implement trail network plan for multi-use i.e. walking and mountain bike access to connect	Enhance trail network and increase recreational usage	2016-2017	CCC, Contractors	\$135,000	1-3

Action #	Action	Outcome	Timing	Responsibility	Cost	Priority
	proposed walking trails in the new POS on hilltop, with all other reserves.					
TL5	Rehabilitate any existing tracks that will not be part of the POS track network.	Degraded/unused trails rehabilitated	2018-20	CCC, Contractor	\$30,000	2-3
<u>AMENITIES</u>						
AM1	Provide seating part way up steep incline above Mayfair Court and Fairisle Terrace entrances. Suggested location is at either end of the existing walking track. The seating must be in a position that does not prevent Class 5 vehicle access. Additional seating/resting place may be provided along track in location which affords a view towards the Derwent River.	Improved amenity to enjoy surroundings and/or take a break.	2016-2017	CCC, Contractor	\$500	1
AM2	Once the walking track is established, locate 1 or 2 benches in Carella Bushland Reserve to enable people to stop and enjoy the local environment including bird watching. Location of seats to consider privacy of adjoining residences.	Improved amenity to enjoy surroundings and/or take a break.	2017-2018	CCC, Contractor	\$1000	2
AM3	Install seating within POS once trails have been established and following community input.	Improved amenity to enjoy surroundings and/or take a break	2017-2018	CCC, Contractor	\$3000	2-3
AM4	Provide dog refuse dispensers and bins at the main entrances to all reserves where dog walking is allowed.	Proper disposal and less waste in reserves	2016-17	CCC, Contractor	\$3000	1
<u>RESERVE SIGNAGE</u>						
S1	Locate Entrance Name Signs "Rokeby Hills Bushland Reserve" at 3 access points off Oceania	Encourage access to new POS	2016-2017	CCC, Contractor	\$7,500	1

Action #	Action	Outcome	Timing	Responsibility	Cost	Priority
	Drive (Toorittya, Elinga Greenway and one off Fairisle Court).					
S2	Install reserve directional signage at entrances to Carella Reserve off Oceana Drive, Carella, Alinta, and Anulka Streets once access is finalised.	Improved public access to public land	2016-2017	CCC, Contractor	\$2500	1
S3	Develop detailed directional and interpretation Track Signage Plan for reserves.	Improved public access to public land and raise awareness of reserve values. Provide trails maps.	2018-2019	CCC, Contractor	\$5000	3
<u>COMMUNITY INPUT</u>						
C1	Actively support formation of a Rokeby Hills Landcare Group to manage and maintain the reserves and in particular tracks, weed control and rehabilitation projects.	Ensure maintenance of reserves and greenways.	2015-2019	CCC, Community	NA	1
<u>STORMWATER CONSIDERATIONS</u>						
SW1	Install warning signage to alert reserve users of the steep gully just upstream of Carella Street. Installation of fencing as required.	Improve safety	2017-2018	CCC, Contractor	\$500	2
SW2	Ensure any on-ground management works do not impede the conveyance of stormwater through the length of the reserve and the deep gully above Carella Street (e.g. 550 mm pipe outlet must remain clear of litter and other debris including weeds).	Stormwater management	Ongoing	CCC	NA	1
SW3	Development of a Water Sensitive Urban Design (WSUD) Management Study for the conveyance of stormwater through the Carella Bushland	Stormwater management	Ongoing	CCC	CCC Cost	1

Action #	Action	Outcome	Timing	Responsibility	Cost	Priority
	Reserve which includes investigation of its role as a retention basin under peak flows from the surrounding catchment and its role in water quality improvement.					
<u>WEED CONTROL</u>						
WC1	Control declared weeds from the reserves	Eradicated from all reserves	Summer-autumn 2016/17, 2017/18	CCC, Community	\$5,000	1
WC2	Control environmental weeds species in the reserves in conjunction with the control of declared weeds. If insufficient funds are available, control isolated environmental weed species following control of declared weeds as funds become available.	Controlled in all reserves so weeds do not outcompete native species, increase fire risk and reduce habitat for native avifauna.	Summer-autumn 2016 - 19	CCC, Community	\$6,000	3
WC3	Annual monitoring for Chilean needle grass as follow-up of treatment in the upper section of the Carella Reserve.	Chilean needle grass eradicated from Carella Reserve	Summer-autumn 2016/17 Ongoing	CCC, Community	\$2,500	1
WC4	Control grasses and broadleaf weeds around re-vegetated areas and along pathways on an annual basis.	Revegetation areas are not competing with vigorous grass species.	Annually for duration of plan.	CCC, Community	\$5,000	2
WC5	Mail out NRM South brochures: 'Creeping Back Yards' to local residents.	Reduce re-infestation of reserves from populations outside reserves. Garden dumping eliminated and inappropriate planting of weed species reduced.	2016-17	CCC, Community	\$300	2
WC6	Conduct an annual survey of the reserves and remove seedlings and retreat any re-sprouted declared and environmental weeds.	Weeds species do not re-establish and no new infestation establish.	Annually for duration of plan.	CCC, Community	\$4,000	2

Action #	Action	Outcome	Timing	Responsibility	Cost	Priority
WC7	Conduct follow-up weed control on annual basis.	Ensure controlled weeds do not re-establish nor new weeds do not become established in reserves.	Annually – Spring	CCC, Community	\$4,000	3
WC8	Ongoing annual weed control and monitoring should be conducted on the POS as per the LMRS Pty Ltd Weed Plan.	Primary Weed Control in POS undertaken a per subdivision approval	As per LMRS Plan	Developer	NA	1
WC9	Review and update the Weed Management Plan for the POS. To be carried out prior to trail development and rehabilitation works within POS.	Ongoing control of weeds within the POS carried out. Weeds controlled prior to trail development	2018	CCC, Consultant	\$2,000	2
<u>BIODIVERSITY CORRIDOR LINK</u>						
BL1	Any future development of land adjoining the reserves, or in the local area, are reviewed for potential impacts on biodiversity and greenway corridors.	Maintenance of biodiversity reserves and greenway corridors in the landscape.	Annually – review	CCC	NA	1
BL2	Revegetation works within the reserves should strongly consider the need to maintain or improve the biodiversity corridors between reserves and areas of POS.	Maintain or improve biodiversity corridors between reserves and areas of POS.	Annually – review	CCC	NA	1
<u>SUPPORTED REGENERATION and REVEGETATION</u>						
RV1	Undertake revegetation works using native groundcover species as part of enhancement of access points to the reserves.	Improve habitat and amenity	Spring 2016 or 2017	CCC, Community	\$500	2
RV2	Encourage naturally germinating trees and shrubs by protecting naturally germinating trees and shrubs from browsing. Coordinate with WC1.	Improve habitat	Spring 2016/2017	Community	\$500	1

Action #	Action	Outcome	Timing	Responsibility	Cost	Priority
<u>FIRE MANAGEMENT</u>						
BF1	Coordinate responsibility for application of the Draft Rokeby Hills Bushland Reserve Bushfire Management Plan. Engage with adjoining landowners in order to ensure adoption of the plan by fire prone properties in close proximity to the Bushland Reserves.	Implement the RHR - Bushfire Fire Management Plan. Reduce risks associated with bushfire.	2016 – ongoing	CCC – Fire & Bushland Management/Community	NA	1
BF2	Coordinate with landowners with properties adjacent to all reserves: they are informed of preventative measures being taken; and they can take action as described in the RHR-BFMP 2016 e.g. encourage neighbouring residents to maintain defensible spaces between bushland and dwellings.	Implement the RHR - Bushfire Management Plan. Reduce risks associated with bushfire.	2016 – ongoing	CCC – Fire & Bushland Management/Community	NA	1
<u>FAUNA MANAGEMENT</u>						
FH1	Retain large dead gums in reserves for habitat where possible. Assess stability of trees to determine public safety issues.	Maintain or improve habitat and public safety.	Annual review	CCC	NA	2
FH2	Retain all large blue gums in reserves for swift parrot habitat. Any new trails to be routed to avoid blue gums.	Preserve swift parrot habitat within reserves		CCC	NA	1-3
FH3	Locate dawn and dusk speed reduction signs in the vicinity of bushland reserves, particularly on Oceana Drive, Carella Street and Tranmere Road.	Improve wildlife and public safety	2016 – 2017	CCC, Contractor	\$1,000	2

Action #	Action	Outcome	Timing	Responsibility	Cost	Priority
FH4	Provide regular public education about the CCC's support of the <i>Cat Management Act 2012</i> which recommends de-sexing, micro chipping and keeping cats under control and inside at night.	Reduce harm to wildlife by direct contact and disease carried by cat faeces.	Ongoing	CCC	\$1,000	2-3
FH5	Establish a cat monitoring program, initially using hair traps to gain an understanding of the numbers and locations stray and feral cats in area, prior to considering further cat management measures	Allow for targeted and effective cat management measures to be adopted in future	2017-2020	CCC	\$2,000	2-3
<u>MONITORING & EVALUATION</u>						
M1	Conduct VCA in reserves to monitor current condition and to assess the performance of the RAP implementation.	Better understand achievements and management issues	Baseline in 2016 Follow-up 2020	CCC, Community	\$1,500	1

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APPENDIX 1 – SUMMARY OF COMMUNITY CONSULTATION

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

A summary of the initial community consultation at the 'walk and talk' and subsequent written submissions; consultation with major stakeholders and the Council Fire and Bushland Vegetation Management Works Officer is provided in the Companion Documents – Appendix 5);

Community Consultation Period for Draft Reserve Activity Plan

The Draft Kuynah, Toorittya and Carella Bushland Reserves Activity Plan was released for public comment in early 2016 and the comments were reviewed and integrated into the final RAP prior to Council endorsement.

Incorporation of management measures for the Rokeby Hills POS on the hilltop are included in this final RAP and, as a consequence, the RAP has been renamed to emphasize the links between all the Howrah and Tranmere bushland reserves and greenways.

Thanks to all who read the Draft and keenly noted any typos which have been addressed but not noted in the following comments summary. In addition, comments that were not specific to the bushland reserves identified in the Draft RAP have not been included but a separate response to address concerns was provided from Council.

Community feedback on the Draft RAP

Table 2: Community Consultation Comments Summary

	Management Issues/Comments from written responses	Number of written responses	Response/ Action Number
1	Support for pedestrian access through Carella Bushland Reserve to enable access for bus users and the general Howrah walking public of all ages. Consult neighbours regarding privacy and security (A3).	9 + 73 signatures on Petition	No additional action
2	Suggest ongoing fauna monitoring in and around the reserves to monitor use and change.	1	Not a priority. Action to monitor cats included FH5
3	Support dog walking in Carella Bushland Reserve and dog litter bins and normal rubbish bins at the entrances (AM4).	4	No additional action
4	Support for keeping reserves as natural as possible and question whether more walking and biking tracks are needed. Reserves are good but keep them natural.	1	TL6
5	Noted: Support greater control of feral cats by CCC and compulsory de-sexing, microchipping and compulsory overnight confinement (FH3).	2	No additional action

	Management Issues/Comments from written responses	Number of written responses	Response/ Action Number
6	Consider a speed limit reduction along Oceana Drive - especially near to the reserves. It is noted greater Hobart has adjusted to 50 km/h as standard residential speed limit.	1	FH2
7	Support for signage and seats in Kuynah and Carella Bushland Reserves (AM1 and AM2).	2	No additional action
8	Noted: Concerns regarding bushfire hazards from POS were forwarded for integration in Bushfire Management Plan.	1	Draft RHR BHMP developed
9	Support for removal of invasive and non-native species from within the POS and bushland reserves (WC1-WC6).	1	As per Weed Control Section
10	Noted: Concerns re goals and timeline. The aims (goals) of the RAP are provided in Section 1. Recommended timing for actions; and objectives (outcomes) of each recommended action are provided in Table 1, Section 8.	1	No additional action
11	Noted: Concern that reserves do not support the wide range of flora once common in the area. Refer to response 32, Table 2: <i>Any new tracks will be subject to flora survey to avoid sensitive values</i> and TL6.	1	No additional action
12	Support upgrade of Mayfair Court access track (A1) and safe walking tracks throughout the POS and bushland reserves; and support prevention of trail bike access and rubbish dumping in reserves (A1-A5).	2	No additional action
13	Do not support benches within Carella Reserve (AM2). In conflict with AM2 and 1 of the 2 support responses in 7 above.	1	No additional action
14	Support for SW1-SW3 in particular to prevent spread of weeds.	1	No additional action
15	Support revegetation in upper Carella Reserve with native cherry and white gum (<i>E. viminalis</i>).	1	Revised Appendix 6
16	Noted: Include Elinga Greenway in the title. The name has changed to Rokeby Hills RAP however all of the bushland reserves and greenway are identified as being included in the subtitle in this final version.	1	No additional action

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE

11.7.1 QUARTERLY REPORT TO 30 JUNE 2016

(File No 10/02/05)

EXECUTIVE SUMMARY

PURPOSE

To consider the General Manager's Quarterly Report covering the period 1 April 2016 to 30 June 2016.

RELATION TO EXISTING POLICY/PLANS

The Report uses as its base the Annual Plan adopted by Council and is consistent with Council's previously adopted Strategic Plan 2010-2015.

LEGISLATIVE REQUIREMENTS

There is no specific legislative requirement associated with regular internal reporting.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

The Quarterly Report provides details of Council's financial performance for the period.

RECOMMENDATION

That the Quarterly Report to 30 June 2016 be received.

ASSOCIATED REPORT

The Quarterly Report to 30 June 2016 has been provided under separate cover.

Andrew Paul
GENERAL MANAGER

11.7.2 CONSTITUTION FOR HOWRAH COMMUNITY CENTRE COMMITTEE

(File No H023-11)

EXECUTIVE SUMMARY**PURPOSE**

To consider a revised Constitution for the Howrah Community Centre (formerly Howrah Recreation Centre Management Committee).

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2010-2015 Mission is: *"to represent the people of Clarence by providing leadership, programs, services and facilities to advance the quality of life in Clarence"*.

LEGISLATIVE REQUIREMENTS

Council has established a number of Management Committees as Special Committees under the provisions of Section 24 of the Local Government Act, 1993 including a Committee to run the Howrah Community Centre.

CONSULTATION

Consultation has occurred between the appointed Representatives, Council officers and the Management Committee in respect to the new Constitution.

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION:

- A. That the revised Committee Constitution for the Howrah Community Centre be adopted.
- B. That implementation of the revised Constitution be as follows:
 - come into full effect at the 2016 Annual General Meeting for the Committee; and
 - suitable transition arrangement to be effected for the filling of Committee member positions based on the new Committee structure proposed.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. The Howrah Recreation Centre Inc was set up by Council as an incorporated body in 1988, following the initial development of the centre as a multi-user group facility for the Clarence community.

- 1.2. The Howrah Sunshine Recreation Centre Inc requested to become a Special Committee of Council in 2002.
- 1.3. Council approved the formalisation of the Howrah Sunshine Recreation Centre Management Committee and a Constitution was finalised in September 2003. The Committee has operated under this arrangement since that time subject to a number of revisions of its Constitution.

2. REPORT IN DETAIL

- 2.1. The current Constitution was negotiated between Council and the then Board of Management during 2003. Due to the unique basis on which the Centre operates, covering such aspects as:

- centralised club facilities;
- sub activities arrangements with individual organisations;
- sporting groups; and
- the broader use by the community as a meeting and recreation venue for hire.

The Management Committee representative structure which draws from key user organisations and representation of other user categories at the Centre was unchanged from Council's initial setting up of the incorporated entity.

- 2.2. To minimise the change from incorporated entity to a Council Special Committee many features of the terms of lease for the premises were also incorporated into the Constitution at that change over. These details would not normally appear in a constitution document.
- 2.3. Council Aldermen and officers have worked with the Committee and reviewed the Constitution to reflect its current arrangements and to create a more practical document for the Committee and Council to operate within. The revised Constitution also reflects the current objectives and policies of Council. A copy of the revised Constitution proposed for Council adoption is attached (refer Attachment 1).

2.4. The following highlights the proposed changes to the Constitution.

Name and Purpose of Committee

It is proposed that the name of the Committee be changed to Centre Committee to reflect more clearly its primary function and responsibility to be a collective representative body with a focus on strategic outcomes, advancement of the Centre, enhanced use, promotion and activities, cohesion of its use and the conduct of its users.

Aspects of day to day operations and centre management have been removed from the Constitution as these activities in practice are being effected by Centre staff.

Size of and Representation on the Committee

The current size of the Committee is 12 members and it has been argued that it is too large and in a practical sense impacts on its effective operation. The number of members is proposed to be reduced to 8 members together with a proxy mechanism.

The representation model proposed is still made up of “all interested stakeholders”. This was a very strong key objective for Council when it established the centre and furthermore, that representation on the Committee was evenly distributed ie not favouring any group over others. The representation of additional organisations/clubs was also envisaged by Council as confirmed relatively recently by the Council appointment of a Men’s Shed representative on the Committee.

The reduction to an 8 member committee retains the representative model that Council has always sought to achieve for the Centre.

Treasurer and Secretarial Responsibilities

As the Committee’s deliberations are at a strategic, policy and budgetary overview level the function/role of “Treasurer” does not need to be undertaken by a Committee member.

The Treasurer responsibilities are proposed to be removed from the Committee Constitution in favour of administrative reporting arrangements.

The secretarial responsibilities are proposed to remain as part of the Committee's functions as this is regarded as a governance responsibility. However, under the revised arrangements the Secretary duties are proposed to be undertaken through the General Manager's appointee to the Committee rather than currently by one of the independent appointed/elected Committee members.

Centre Management

The treatment and articulation of the responsibilities of the Committee have been reframed in the Constitution and a number of day to day operational matters removed, as these are the operational responsibilities of the Centre Manager. Importantly there needs to be a clear separation between the functions of the Committee and the operational responsibilities of the Centre in day to day management matters.

Financial Responsibilities and Reporting

A standing administrative reporting arrangement, whereby the Centre Manager routinely provides financial and Centre Manager's reporting to each meeting, will sufficiently cover off on the former Treasurer role. The Centre Manager, as is currently the case, also prepares all the financial records and end of year reporting so this responsibility is fairly clear cut already. A protocol for transaction authorisation will need to be established perhaps through the President or Vice President.

User Group Management

Importantly the critical role of the Committee in the management of the user group relationships within the Centre has and remains a key responsibility requirement of the Centre Committee in the Constitution. Key in effecting this responsibility is the Memorandum of Understanding arrangements between the Centre Committee and key users.

Some such agreements are in place and may need to be reviewed and updated; whilst other agreement require further development.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

The current Constitution has been reviewed by Committee Members, Alderman and Council officers.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2010-2015 Mission is: *"to represent the people of Clarence by providing leadership, programs, services and facilities to advance the quality of life in Clarence"*.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Council has established a number of Management Committees as Committees of Council under the provisions of Section 24 of the Local Government Act, 1993.

7. FINANCIAL IMPLICATIONS

Nil.

8. ANY OTHER UNIQUE ISSUES

The Howrah Recreation Centre is unique to other community centres in that it is a multi-user facility which incorporates the Sunshine Tennis Club, Howrah Bowls Club, the Girl Guides Association of Tasmania, Howrah Men's Shed, with a variety of other clubs and groups utilising the facility regularly such as Clarence Football Club, Howrah Playgroup, Needlecraft Group, Probus, variety of exercise and dance classes, weddings etc and also operates a fully licensed bar.

9. CONCLUSION

The Committee has been closely involved in the development of the revised Constitution and it is now recommended that it be adopted.

Attachments: 1. Revised Constitution (18)

Andrew Paul
GENERAL MANAGER



CONSTITUTION OF THE HOWRAH COMMUNITY CENTRE COMMITTEE

REVISED ON ??????????

The Centre Committee has been established as a Special Committee by the Clarence City Council under the provisions of Section 24 of the Local Government Act 1993 to assist and advise the Council in the use and operations of the Howrah Community Centre and to develop strategies for its on-going development.

1. INTERPRETATION

Unless the contrary intention indicates otherwise, in this Constitution the following words and expressions have the following meanings:

“Affiliated Organisation” means a key user organisation of the Howrah Community Centre as identified in this constitution or as approved by the Council upon recommendation of the Centre Committee. The current Affiliated Organisation at the time of commencement of this constitution is Howrah Bowls Club Inc, Sunshine Tennis Club Inc, Girl Guides of Tasmania and Howrah Men’s Shed Inc.

“Alderman” means an elected member of the Clarence City Council.

“Annual Financial Statement” means a statement of revenue and expenditure, and a balance sheet which gives a true and fair view of the revenue and expenditure of the Howrah Community Centre during the immediately preceding financial year and the financial position of the Howrah Community Centre at the end of that financial year.

“Centre” means the Howrah Community Centre Premises including all common areas that form part of 11 Howrah Road, Howrah.

“Centre Committee Member” means a person duly appointed to the Centre Committee under the provisions of this constitution.

“Centre Members Group” means the collective reference for those persons who hold a membership directly with the Centre only and not to an affiliated organisation.

“Centre Report” means a report provided by the Centre Committee to the Council every year which includes:-

- A report on the achievements of the Centre Committee against its adopted Strategic Plan;
- A plan for the achievements of the Strategic Plan Objectives for the year(s) ahead; and
- Annual Financial Statements for the previous financial year.

“Close Associate” means in relation to a Member who has or may have an Interest, a body corporate or company of which a Member is a director, shareholder or member of a Board of the body corporate (as the case may be), a partner or spouse of the Member, the children or relations of a Member, an employer or employee of the Member, a person from which a Member may reasonably expect to receive a financial reward or gain from the provision of services or for some other reason, or any other person who may reasonably be considered because of the relationship of the Member to that person to give rise to an Interest.

"Council" means the elected Council of the City of Clarence.

“Council’s Finance and Accounting Instructions” means those Finance and Accounting Instructions adopted by the Council and in use by the Council from time to time.

“Interest” means in relation to a Member any direct or indirect conflict of interest, or having a pecuniary interest, or having received or likely to receive a pecuniary benefit or detriment, or having any other type of interest that a Member has which conflicts with a Member’s responsibilities under the Constitution or the Legislation and includes any Interest a:

- Member or a Close Associate has in any contract or understanding involving the Centre Committee;
- Close Associate of the Member has involving the Centre Committee or a Member

“Legislation” means all applicable legislation, planning schemes, codes, standards, codes of conduct or other statutory requirements that apply to the responsibilities of the Centre Committee or the Centre and its operations and includes the Local Government Act 1993.

“Life Membership” means a person who has served as a Member upon whom Life Membership of the Centre has been conferred by the Centre Committee in recognition of the person’s outstanding service to the Centre.

"Centre Committee" means the special committee established by the Council as the Howrah Community Centre Committee.

“Centre Committee Member” means a person who has been nominated, appointed or elected to a position on the Centre Committee.

“Members” means all current paid-up members of the Centre which includes paid-up members of Affiliated Clubs and Members of the Centre in such categories of membership approved by the Centre Committee.

“Notice” means a notice of meeting.

“Objectives” of the Centre Committee are those objectives set out in Clause 2.

“Office Bearers” means the President and Vice President of the Centre Committee.

“Premises” means the Council property known as the Howrah Community Centre, situated at 11 Howrah Road, Howrah.

“Procurement, Tender and Procurement, Tender and Contract Management Requirements” means those Procurement, Tender and Procurement, Tender and Contract Management Requirements adopted by the Council and in use by the Council from time to time.

“Rule” means a rule made in accordance with the Constitution.

“User Group” means the collective reference to those persons and organisations that are recognised by the Centre Committee as the standing/regular user groups of the Centre but does not extend to those persons or organisations which are itinerant or casual users of the Centre.

“Annual General Meeting and “Centre Committee Meeting” have the meanings set out in the Constitution.

2. OBJECTIVES

2.1 THE OBJECTIVES OF THE CENTRE COMMITTEE ARE:

- to provide assistance and support to the Centre Manager in the management of the Centre and the licensed premises on behalf of the Council;
- to foster integral recreational services at the Centre and means of social companionship and entertainment for Members and the wider community;
- to actively encourage diversity of use of the Centre and its facilities;
- to develop in conjunction with the Centre Manager the strategic directions for the development, enhancement and upgrading of the Premises for the benefit and needs of its users and the wider community.

3. FUNCTIONS AND OBLIGATIONS

Acting on behalf of the Council, the Centre Committee has the following functions and obligations. These are to be exercised in accordance with the Objectives and those requirements that the Council has advised the Centre Committee to use or adopt:

3.1 FUNCTIONS

The Centre Committee is to:-

- in conjunction with the Centre Manager, manage and overview the business affairs and business outcomes of the Centre; this is to include:
 - undertaking activities that it considers necessary for the benefit of the Centre in order to carry out its Objectives, provided this is consistent with Council policy requirements and any requirements of applicable Legislation;
 - appointing such working parties that the Centre Committee considers appropriate and necessary to assist the Centre Committee in the exercise of its obligations; such working parties are to be reviewed at each subsequent Annual General Meeting;
 - considering and establishing the resourcing requirements necessary for the effective operation of the Centre;
 - the receiving, considering and making recommendations on the monthly financial and operational reports provided by the Centre Manager;
- establish, amend and repeal policies for the Centre and the agreements and rules for its users which are to be reasonable and consistent with the objectives of the Constitution; all policies and rules so established are to be published and readily available to users of the Centre;
- uphold Council's Codes of Conduct; policy directions and procedural requirements;
- administer, set policies and make decisions in relation to the membership of the Centre; this is to include determining:
 - rules for membership of the Centre;
 - a code of conduct for members of the Centre;
 - the levels of service and hours of operation for the Club facilities provided at the Centre; and
 - the procedures for processing and assessment of reasonable grounds in respect to incidents of inappropriate behaviour and exercising the right to refuse admission to, or have members removed from the Premises in respect to conduct issues;

- establish and overview any Memoranda of Understanding between affiliated Organisations, User Groups and the Centre as required in respect to their use and utilisation of the Centre and its facilities; including (but not limited to) applicable fees and charges; user obligations; user entitlements; procedures and protocols; etc; such Memoranda of Understanding are to be prepared in consultation with and signed off by the Council's Corporate Secretary;
- establish fees and charges for membership subscriptions;
- recommend fees and charges for the hire and use of the Premises and any other matter relating to the Premises; (note: all fees and charges must be included in Council's Fees and Charges Schedule adopted by Council annually and the application of those fees and charges is to be consistently applied based on that Schedule);
- assist the Centre Manager in the active raising of funds for the operation and enhancement of the Centre including organising fundraising functions and activities in the interests of the Centre;
- endorse all the non-operational purchase of goods and engage contractors for the purpose of providing goods and services to the Centre and the disposal of surplus assets in accordance with the Council's Finance and Accounting Instructions and Procurement, Tender and Contract Management Requirements.

3.2 OBLIGATIONS

Property

- To ensure that the Premises are well maintained and in good repair at all times in respect to those matters indicated below as being the Centre's maintenance responsibilities and through the Centre Manager liaise with Council's Building Maintenance Officer in respect to addressing these undertakings.
- The Centre's maintenance responsibilities include:
 - the day to day maintenance of the internal fabric of the Premises;
 - the security, cleaning and caretaking of the Premises;
 - the replacement and repairs to internal plumbing;
 - the sweeping of pathways and removal of rubbish from perimeter gardens;
 - undertaking protective coating of the dance floor between the annual resurfacing treatments to Council's Building Maintenance Officer's satisfaction based on level of usage;
 - internal painting; and
 - replacement and repairs to electrical appliances, equipment and furniture, furnishings (including carpet), plant and equipment etc. used in the day to day activities of the Premises.

- Council is responsible for:
 - the structure and external fabric of the Premises including roof, guttering, external cladding and glass etc;
 - replacement of sanitation fixtures;
 - installation and maintenance of a dance floor to the Centre Committee's satisfaction including an annual resurfacing treatment;
 - Building Code of Australia inspections;
 - car parks, access roads and nature strip;
 - maintaining the playground equipment, planted areas (including trees), grassed areas and the surrounds of the building on the Premises in accordance with an agreed maintenance program approved by the Council.

Financial Management

- Where necessary establish appropriate reserves to ensure adequate funding for replacement of essential equipment and fittings for the Centre.
- Present to Council by 15 July every year (or by an alternative time required by the Council's Corporate Treasurer) the appropriate financial records of the Centre for inclusion in Council's Annual Financial Statement.
- Following auditing, present the Centre's Annual Financial Statements to its next Annual General Meeting.
- Invest any monies not immediately required in such a manner as may from time to time be determined by the Centre Committee on the basis of investment placement advised by the Council's Corporate Treasurer.
- Make provision for and reimburse the Council for the employment of any personnel at the Premises and any other overhead costs or expenses incurred by the Council in relation to the day to day operation and maintenance of the Premises.
- Ensure that no payments for donation, gift, dividend, fee, allowance or remuneration or similar are paid to any person directly or indirectly unless such payment is authorised by a decision of the Centre Committee and is in accordance with the Constitution, Council's requirements and legislation.

4. CENTRE COMMITTEE AND CENTRE COMMITTEE ELECTIONS

4.1 CENTRE COMMITTEE COMPOSITION

The Centre Committee is to be comprised of the following Centre Committee Members:

- one Centre Committee Member from each Affiliated Organisation;
- one Centre Committee Member from the Centre Members Group,
- one Centre Committee Member from the User Groups;
- one Centre Committee Member appointed by the Council who is to be an elected Alderman; and
- one Centre Committee Member (also acting as Secretary to the Committee) appointed by the Council's General Manager.

Only Centre Committee Members appointed through the above process have voting rights on the Centre Committee.

To ensure Council's objective of a broad representation on the Centre Committee is maintained, the Centre Members' Group and the User Group representative positions on the Centre Committee are not available to those persons who are members of an Affiliated Organisation.

The Council has the right to change its nominee on the Centre Committee at any time by appointing an alternative Alderman to be the Council's representative.

Proxies for Centre Committee members may be appointed for each substantive member position on the following basis:-

- Council will appoint an Alderman as a proxy for Centre Committee;
- proxies are to be appointed at the same time as the substantive members for those appointments from Affiliated Organisations;
- in respect of the Centre Members Group and Users Group appointments the proxy appointees will be the second highest vote recipient where an election is conducted to determine the substantive representatives; and
- where no election is required to be conducted then the Centre Committee may at its discretion appoint a person to act as proxy for the Centre Members Group and Users Group or leave these proxy positions vacant.

Proxy appointees may only attend meetings on a strictly observer basis when the substantive appointee is present.

4.2 ELECTION OF OFFICE BEARERS

At the commencement of each Annual General Meeting the Centre Committee is to elect from its membership the following Office Bearers:

- President
- Vice President

The Council's appointed Alderman and the General Manager's appointed Centre Committee Member are not eligible as office bearers on the Committee.

Only persons who have been a Member of the Centre Committee for twelve (12) months or more immediately prior to the Annual General Meeting are eligible for election as President of the Centre Committee.

4.3 TERM OF OFFICE

- The term of office for Centre Committee Members is for a period of one year commencing at the Annual General Meeting immediately following their nomination or appointment.
- The term of office for Office Bearers is for a period of one year commencing at the Annual General Meeting at which they are appointed.
- In the event of a casual vacancy occurring in the position of an ordinary Centre Committee Member, the Centre Committee may appoint, on the nomination of the group or Organisation the Centre Committee Member represents, a replacement Centre Committee Member until the next Annual General Meeting.
- In the event the casual vacancy arises in relation to the President or Vice President then the remaining Centre Committee Members are to make a decision at the next Centre Committee Meeting as to their replacement until the next Annual General Meeting.
- Any Member may resign from the Centre Committee. Such resignations must be in writing and addressed to the Secretary.
- Membership of the Centre Committee is vacated or terminated from the date the person:
 - dies;
 - is declared bankrupt;
 - is convicted of an offence of dishonesty;
 - resigns from the Centre Committee;
 - ceases to be a Member;
 - being a representative of the Centre Members Group or the User Group on the Centre Committee becomes a member of an Affiliated Organisation;

- is declared by a Medical Practitioner to be of unsound mind;
- fails to pay a membership subscription where applicable that was due for payment;
- is advised by the Council or the Centre Committee that the person is no longer a Member appointed to the Centre Committee; or
- fails to attend three consecutive Centre Committee Meetings without leave of absence approved by the Centre Committee.

4.4 CENTRE COMMITTEE OPERATIONS

- In the event of a Centre Committee Member being unable to attend a Centre Committee Meeting, that Member must notify the Secretary.
- Centre Committee Members must advise the Centre Committee of circumstances where the person no longer fulfils the eligibility criteria for membership of the Centre Committee.

4.5 CENTRE COMMITTEE APPOINTMENTS AND ELECTIONS

- In order to be elected as a Centre Committee Member, the nominee must not be ineligible to hold office on grounds stated in Term of Office clause 4.2.
- Every year, at least one month prior to the Annual General Meeting, each Affiliated Organisation is to nominate in writing its representatives to the Centre Committee.
- Every year, at least one month prior to the Annual General Meeting, the Secretary is to invite the User Groups of the Centre (being those recognised and endorsed as such by the Centre Committee) and the Centre Members' Group to nominate eligible representative(s) to be considered for inclusion on the Centre Committee for the following year.
- The appointment of User Group and the Centre Members Group representatives for the following year is determined by:
 - Direct appointment in the event that there is only one nominee to stand for User Groups and the Centre Members' Group representation respectively; or
 - The appointment being determined as a result of a specific election process conducted to fill the position.
- Only those eligible to nominate and stand for User Groups and the Centre Members' Group representation are eligible to vote in a specific election.

- In the event that no nominations are received from either/or both the User Groups and/or the Centre Members Group, the Centre Committee is to make every endeavour to fill the vacancies on the Centre Committee that is available to those Groups by administrative appointment.

5. OFFICE BEARERS

5.1 EXECUTIVE

- The Executive is made up of:
 - The President (or in the President's absence or unavailability, the Vice President);
 - Vice President; and
 - Council's appointed Alderman Committee Member.
- Meetings of the Executive are to be held as determined by the President or in the absence of the President by the Vice President.
- The normal day to day functions of the Centre is the responsibility of the Centre Manager. The Executive has the power, in consultation with the Centre Manager, to make any administrative decisions necessary to maintain the operations of the Centre between normal Centre Committee Meetings. Any such decisions or actions taken by the executive are to be reported to the next meeting of the Centre Committee, provided always that any major decisions must be referred to the full Centre Committee.
- A quorum for decisions made by the Executive is to comprise at least two members of the Executive.

5.2 DUTIES OF OFFICE BEARERS

President

The President is responsible for:

- chairing all meetings of the Executive, the Centre Committee and other meetings;
- acting as the point of liaison between the Council, Centre Manager and the Centre Committee on the efficient management of the Centre having regard for the decisions and requirements of the Centre Committee, Council's policies, procedures and other legislative requirements and the capacity of resources available at the Centre;
- providing an update report to the Centre Committee of any determinations and actions that have been taken by the Executive between Centre Committee Meetings;

- issuing public statements on behalf of the Premises that relate to the management and operation of the Premises in accordance with Council's "C1.60 - Media Communication By Council Special Committees - Policy and Operational Framework" policy;
- ensuring that a Centre Report is prepared annually and for it to be provided to the Centre users and the Council; the Report is to include:-
 - reporting on the achievements of the Centre Committee against its Strategic Plan;
 - a plan for the achievements of the Strategic Plan Objectives for the year(s) ahead; and
 - annual financial statements for the previous financial year;
- in consultation with the Centre Manager ensuring that a building maintenance report for the Centre is provided to Council's Building Maintenance Officer by the end of January each year; the report is to include recommendations on the maintenance needs of the Premises (i.e. external structural maintenance, general maintenance and grounds maintenance) and if required by the Council, include a risk management report in relation to the Premises

Vice President

The Vice President is to assist the President with his/her duties and is to:

- chair meetings of the Executive, the Centre Committee and other meetings in the absence of the President should the President not be available to chair a meeting;
- in the absence of the President, carry out the duties of the President during the period of absence of the President;
- undertake such other duties appropriate to the office as the Centre Committee requires or delegates in writing.

6. RESPONSIBILITIES OF THE SECRETARY

The Secretary is responsible for the administration of the Centre Committee's formal decision making process and is to:

- undertake when necessary the conduct of elections to determine the Centre Member Group and the User Group representative positions on the Centre Committee and the election of Office Bearers for the ensuing year;
- ensure Notices of Meeting and Agendas are issued and is to arrange venues for meetings of the Centre Committee;

- take and keep the Minutes of all meetings of the Centre Committee;
- ensure all minutes are properly recorded and stored;
- provide the Council with a copy of the Minutes of the Centre Committee;
- provide Council with a copy of the Centre Report as defined in Clause 1;
- attend to correspondence for the Centre Committee;
- record all declared Interests in the Minutes of a meeting and ensure that the advice of any pecuniary interest is communicated promptly to the General Manager through the Corporate Secretary of the Council;
- ensure a register of Centre Members is kept and provide a quarterly report to the Centre Committee on paid-up membership and unpaid dues.

7. MEETINGS

7.1 CENTRE COMMITTEE MEETINGS

The meetings of the Centre Committee are to be conducted in accordance with Schedule 1 and any agreed procedures determined by the Centre Committee.

7.2 ANNUAL GENERAL MEETING

- The Annual General Meeting is to be held between the 1st day of September and the 15th day of December each year on a date decided by the Centre Committee.
- The Secretary is to notify members and the public by an advertisement in “The Mercury” newspaper of the date, time and venue of the Annual General Meeting at least fourteen (14) days prior to the Annual General Meeting.
- Notice of any motion proposed to be put to the Annual General Meeting is to be shown in a prominent place at the Centre and made available to members who seek a copy.
- Any Member is entitled to attend and to vote at the Annual General Meeting.
- A quorum of the Annual General Meeting is to comprise of at least 8 members four (4) of which are to be Centre Committee Members.

- In addition to any other agenda items, the Annual General Meeting is to deal with the following items of business:
 - Minutes of previous Annual General Meeting.
 - the receipt of the annual Centre Report presented by the President;
 - the receipt of the Annual Financial Statement prepared for the Centre for the previous financial year and an overview report on the financial position of the Centre presented by the Centre Manager;
 - the announcement of the representatives of the new Centre Committee, the election of User Group Member and Centre Member to the Committee and the subsequent election of the new Office Bearers;
 - conferment of Life Membership if applicable;
 - any other business
- If at any Annual General Meeting there is no quorum within thirty minutes of the appointed time then the business of the meeting is to be deferred to the next available Centre Committee meeting.

8. MEMBERSHIP ISSUES

8.1 MEMBERSHIP CONDUCT

The Centre Committee must publish rules dealing with the conduct of a member of the Centre. The application of such rules and any disciplinary measures associated with the rules for members, including termination of membership, are at the discretion of the Centre Committee and this discretion is to be applied based on procedural fairness principles.

8.2 MEMBERSHIP FEES

Unless otherwise provided for in the Rules, the annual membership subscription is due and payable on the first day of each financial year.

8.3 CANCELLATION OF MEMBERSHIP

Membership of the Centre is deemed to have lapsed and membership rights and entitlements terminated in the event that a Member has not paid a membership subscription to the Centre (Centre Members' Group) or to an Affiliated Organisation due at the commencement of each financial year and which has remained outstanding until 31 October of that year.

8.4 MEMBERSHIP DISPUTES

If there is a dispute in relation to any matter arising out of action taken by the Centre Committee pursuant to this clause it is to be determined in accordance with the dispute resolution process set out in the Constitution.

9. TERMINATION OF OFFICE BEARERS AND/OR CENTRE COMMITTEE MEMBERS

- 9.1** Provided the Centre Committee has followed due process, exercised procedural fairness, given the opportunity to be heard and has issued to the person appropriate notice of the proposed action, the Centre Committee or Council may take action to expel any Office Bearer or Centre Committee Member whose conduct, in the opinion of the Centre Committee or the Council, is, or has been unreasonable or contrary to the interests of the Centre, the Centre Committee, and/or the Council; and/or who, in the opinion of the Centre Committee or the Council has failed to comply with the Centre's Constitution and rules and Council's Codes of Conduct, policy directions and procedural requirements.
- 9.2** If the Centre Committee proposes to take action in accordance with clause 9.1, it is to notify the Council in writing of the proposed expulsion of the Office Bearer on a confidential basis. The Council is to within 10 working days (or such other period of time needed by the Council) of receipt of the Centre Committee's written advice to advise the Centre Committee whether or not it proposes to become involved in the process of expulsion of the Office Bearer. If the Council does not advise the Centre Committee that it proposes to become involved in the process then, it has no further role in the decision making process to expel the Office Bearer, however, the Centre Committee is to advise the Council of the outcome of the expulsion process.
- 9.3** If, on receipt of the written advice from the Centre Committee in relation to proposed action to be taken under clause 9.1, the Council confirms it proposes to become involved in the expulsion process then, the Council and the Centre Committee are to meet and agree on a suitable process in proceeding to deal with the proposed action. The Council and the Centre Committee's views on the merits of the proposed expulsion of the Office Bearer are to be taken into account in the decision-making process. Where the Council elects to become involved in the expulsion process, the Council has the final decision in relation to whether the person is to be expelled or not expelled from the Centre Committee and the Council may make arrangements for this purpose.
- 9.4** The Council may on its own decision suspend or terminate a person's membership of the Centre Committee in circumstances considered appropriate by the Council provided reasonable notice of the proposed suspension or termination is provided, it has consulted with the Centre Committee in relation to the matter and due process requirements are followed. The suspension or termination is to be effective from a date nominated by the Council.

- 9.5** If there is a dispute in relation to any matter arising out of action taken by the Centre Committee pursuant to this clause it is to be determined in accordance with the dispute resolution process set out in the Constitution.

10. DISPUTE RESOLUTION

- 10.1** Disputes recognised by this Constitution involve any one or more of the following:
- Centre Committee;
 - Centre Committee Member;
 - Member of an Affiliated Organisation;
 - Member of the Centre Members' Group; or
 - User of the Centre
- 10.2** Any substantial difference or dispute arising out of, or in relation to any matter referred to in this Constitution, or the Premises, or any action or decision taken by the Centre Committee in relation to a person's membership of the Premises must be referred to dispute resolution in accordance with this clause.
- 10.3** The parties are where possible to attempt to settle any differences or disputes by conciliation and prior to giving the other party a notice setting out the nature of the dispute.
- 10.4** All parties involved in the dispute must take all reasonable steps to attempt to resolve any difference or dispute within a reasonable time and attempt to agree upon a process for resolving the dispute or difference.
- 10.5** If the parties are not able to resolve the matter in dispute within a reasonable time then the issue giving rise to the dispute is to be referred in writing to the Centre Committee. This notice outlining the dispute is to include:
- the cause and nature of the dispute;
 - the clause of the Constitution or the Rule that the dispute relates to (if applicable);
 - the manner proposed to settle the dispute; and
 - any other information relevant to the dispute.
- 10.6** As soon as practicable following the receipt of the notice outlining the dispute, the Executive and the person who has provided the dispute notice, must meet and undertake genuine negotiations to resolve the dispute or difference. Alternatively, if the dispute or difference cannot be resolved the parties are to attempt to agree upon a process for resolving the dispute or difference and may be referred by the Centre Committee to the Council's Corporate Secretary for consideration, resolution and a final decision.

- 10.7** Notwithstanding any other provision of this clause, the Council may always at its discretion act at any time to facilitate the resolution of a dispute or to make a decision in relation to any dispute concerning any matter arising out of or in relation to the Constitution or the Rules, or in relation to any dispute between any Centre Committee Members, or a Member or user of the Premises and the Centre Committee.
- 10.8** If the Council makes a decision in accordance with this clause, then the Centre Committee and the person(s) involved in the dispute are required to adopt and follow that decision and the requirements of that decision.

11. THE CONSTITUTION

- 11.1** The Council may replace or amend the Constitution at any time.
- 11.2** The Centre Committee may make recommendations to Council on the review of the Committee's responsibilities and this constitutional framework.
- 11.3** Any proposal by the Centre Committee which seeks to amend the Constitution must be provided to the Council's Corporate Secretary in writing for initial consideration prior to being publicised and discussed at a meeting of the Centre Committee.
- 11.4** Recommendations from the Centre Committee for amendments to the constitutional framework can be made at any time provided that suggested changes are noted on the Agenda for the Centre Committee (as per the framework), a quorum is present at the meeting, and two-thirds of those present and entitled to vote support the recommendations.
- 11.5** Amendments to this Constitution must be approved by Council.
- 11.6** As a minimum timeframe the Constitution is to be reviewed every 4 years by report to the Council.

Schedule 1

MEETINGS

1 MEETING PROCEDURE

- Decisions of the Centre Committee arising at a meeting are to be determined by consensus wherever possible or by a show of hands if a vote is called for.
- A Centre Committee Member must disclose any Interest that they have in any matter to be considered by a meeting at which they are attending. This declaration is to occur either at the commencement of the meeting or immediately prior to the debate and resolution being made in relation to the matter. A Centre Committee Member with an Interest in a matter to be considered before the meeting must not participate in discussions or vote on the matter and must leave the Meeting while the matter in which the person has an Interest is being considered and/or voted on. Any non-disclosure of an interest that is subsequently identified may give rise to a misconduct review of that member.
- Only those Centre Committee Members present at a Meeting (which includes the Member who is presiding at the Meeting) are entitled to one vote only.
- In the event of a tied vote at a Meeting the matter is to be resolved in the negative. The President of the Centre Committee or other person presiding at a Centre Committee Meeting does not have a second or casting vote.

2. CENTRE COMMITTEE MEETINGS

- The Centre Committee is to meet on a monthly basis or at such other times considered appropriate by the Centre Committee.
- All Members of the Centre Committee may vote at a Centre Committee Meeting.
- The following matters are to be dealt with at an ordinary Centre Committee Meeting:
 - Apologies
 - Declarations of Interest
 - Confirmation of previous Meeting Minutes
 - Reports from the Executive
 - Centre Manager's monthly report
 - Centre Manager's Financial Report and Schedule of Payments
 - Reports on Clarence City Council matters
 - Reports from any Working Parties
 - Strategic Plan matters
 - correspondence
 - new members' applications
 - General Business.

- The number of Centre Committee Members that are required to constitute a quorum at any meeting of the Centre Committee is half the total number of Centre Committee Members plus one. No business is to be transacted unless a quorum is present at the Centre Committee Meeting.
- The Centre Committee has the power to adjourn and otherwise regulate its meetings as it deems fit.
- All Notices of Centre Committee Meetings, unless extreme urgency arises, are to be provided to Centre Committee Members in writing at least seven (7) days prior to the date of such meeting. The Notices are to include an agenda and notices of motion where necessary.
- In the event that an urgent matter for consideration, decision and/or action on a matter is necessary, five Centre Committee Members may on the written request require the Secretary to call an extraordinary meeting of the Centre Committee for a specified purpose stated in the meeting request. The President or in his or her absence, the Vice President, is to attend that extraordinary meeting and only the business stated in the meeting request can be conducted at that meeting.
- If there is no quorum present for a scheduled Centre Committee Meeting it may be adjourned by the President to another time and place.
- If the Centre Committee makes a decision in circumstances where a Centre Committee Member has an undisclosed Interest and may have voted in the meeting, the fact that the Interest was not disclosed to the meeting does not affect the validity of any decision of the Centre Committee Meeting on that matter. If, however, the Centre Committee becomes aware at a later time of the existence of the Interest it is to take appropriate action in the circumstances to address the issues giving rise to the Interest.

11.7.3 DRAFT ECONOMIC DEVELOPMENT PLAN 2016-2021

(File No 20-21-01)

EXECUTIVE SUMMARY**PURPOSE**

To consider the adoption of an Economic Development Plan 2016-2021.

RELATION TO EXISTING POLICY/PLANS

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

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

A public consultation program involving the community, business and industry sector groups and government agencies has been undertaken.

FINANCIAL IMPLICATIONS

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

RECOMMENDATION:

That the Clarence City Council Economic Development Plan 2016-2021 be adopted.

ASSOCIATED REPORT**1. BACKGROUND**

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

1.3. Consultants “creating Preferred Futures” were engaged to facilitate the process of establishing the plan.

1.4. The plan focuses on the role of local government in economic development and the areas that Council can influence to achieve a strong economic future for the city and community.

2. REPORT IN DETAIL

2.1. The initial draft Economic Development Plan document was prepared through a process involving:

- initial consultations with representatives from key sectors;
- reference to Council’s major strategies and community plans;
- economic data from the Australian Bureau of Statistics;
- Alderman input through an initial project scoping session;
- review and input from Council’s management team; and
- Alderman input through 2 workshop sessions with the project consultant.

2.2. The draft document that was prepared provided an economic development framework for Clarence and a plan to guide management and activities for the next 5 years. It focuses on how Council can apply the tools it has at its disposal to facilitate improved economic performance and productivity within its key sectors to achieve its strategic objectives. This ensures that, while the plan’s primary focus is economic, it also focuses on how economic development flows onto achieve social benefit in the context of an attractive, liveable and sustainable community.

2.3. On 15 March 2016, Council resolved to undertake a process of public and stakeholder consultation on the draft plan involving:

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

- 2.4.** Interested persons and organisations were invited to make a submission concerning any matter included in the draft plan, or to propose further initiatives and opportunities for consideration. The consultation period for submissions was a period of 5 weeks.
- 2.5.** The issues and suggestions received were subsequently reviewed through the Alderman's workshop process with numerous changes and improvements made to the draft. A final draft document was considered at the Alderman's Workshop held on 18 July 2016.
- 2.6.** Amendments to the draft plan arising from the public consultation and workshops include:
- recognition of opportunities related to digital transformation and technological innovation associated with "Smart City" principles;
 - support for the continued and enhanced diversion of treated wastewater for irrigation (including western-shore sources);
 - recognition of the importance of Clarence's hard rock and sand resources to the construction industry;
 - additional strategies in relation to working with Destination South Tourism on tourism related projects, marketing and planning;
 - recognition of Clarence's "Age Friendly City and community" status; and
 - additional strategies in relation to the potential for cycling tourism, mountain bike activity/events and visitor use of the tracks and trails network.

3. CONSULTATION

3.1. Community Consultation

Refer above.

3.2. State/Local Government Protocol

The draft Plan was sent to relevant government agencies for comment.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The Economic Development Plan has been prepared with a view to the vision within Council's Strategic Plan 2010-2015 for "prosperity, vibrancy and sustainability". The plan (Part 1) discusses how the attainment of these goals underpins and guides economic strategies and actions. In the event that the forthcoming Council Strategic Plan 2016-2026 adopts a different vision or goals, it may be necessary to revisit some elements of the Economic Development Plan to maintain strategic alignment. Changes if required are likely to be minor however, as the 3 perspectives of "prosperity, vibrancy and sustainability" are fundamental to any economic development plan.

5. EXTERNAL IMPACTS

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

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

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

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. Input has been received from the public consultation and other internal review processes and changes and improvements have been made to the draft plan.

9.2. The Economic Development Plan has now reached a stage where it can be considered for formal adoption.

Attachments: 1. Clarence City Council Economic Development Plan 2016-2021 (43)

Andrew Paul
GENERAL MANAGER



Clarence... a brighter place

CLARENCE CITY COUNCIL ECONOMIC DEVELOPMENT PLAN

2016 TO 2021



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





EXECUTIVE SUMMARY

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

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

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

The plan is designed around specific principles:

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

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

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

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



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

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

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

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

- potential for population and associated retail and services growth;

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

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

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



PART ONE – THE FRAMEWORK

INTRODUCTION

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

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

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

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

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

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

Approach

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

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



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

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

OUR COUNCIL STRATEGIC OBJECTIVES

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

Prosperity

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

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

Vibrancy

While the pure economic measures above are "technical" in nature, the related "vibrancy" goal is

a social and cultural dimension that is also related to economic wellbeing. This dimension can be observed by changes in factors such as:

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

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

Sustainability

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

From an economic perspective, sustainability requires a strong foundation:

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

Sustainability is a highly dynamic and often contested dimension. Vibrancy and sustainability are highly "value dependent" perspectives.



Community values change over time, an activity, its product/service and its basis of production, while acceptable in a prior period, may not be so today or in the future. This variation in values and other dynamics that occur within the societal and economic environment means that our strategy may also need to vary based on signals and indicators we receive from the markets, the environment and community. The governance framework is a tool designed to provide guidance in this dynamic scenario.

In balance these three key perspectives, provide for peoples inclusion and participation in the market, in the community and to the “liveability” of Clarence as a means of sustainably attracting and retaining people and investment.

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

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

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

- **Natural capital:** the natural resources and environmental system in a particular location, including “weather, geographic isolation, natural resources, amenities and natural beauty”, shaping the cultural capital connected to place.
- **Cultural capital:** the way people ‘know the world’ and how they act within it, including language and traditions. “Cultural capital

influences what voices are heard and listened to, which voices have influence in what areas, and how creativity, innovation and influence emerge and are nurtured”.

- **Human capital:** “the skills and abilities of people to enhance their resources, access outside resources and bodies of knowledge to increase understanding, identify promising practices, and to access data for community building”, as well as leaders’ ability to lead across community differences, to focus on assets and be inclusive and participative to proactively shape community development.
- **Social capital:** the connections among people and organizations or the social “glue” to make things, positive or negative, happen, this includes entrepreneurial social capital that drives development through both internal and external networks.
- **Political capital:** access to power, resources and power brokers and “the ability of people to find their own voice and to engage in actions that contribute to the well being of their community”.
- **Financial capital:** access to the financial resources necessary for development and “to accumulate wealth for future community development”.
- **Built capital:** assets and infrastructure that supports activity at the micro level.

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

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



Our Economic Plan – A Dynamic Governance Framework

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

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

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

Economic Profile and Characteristics

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

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

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

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

Council’s Strategy Tool Box – options & pathways

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

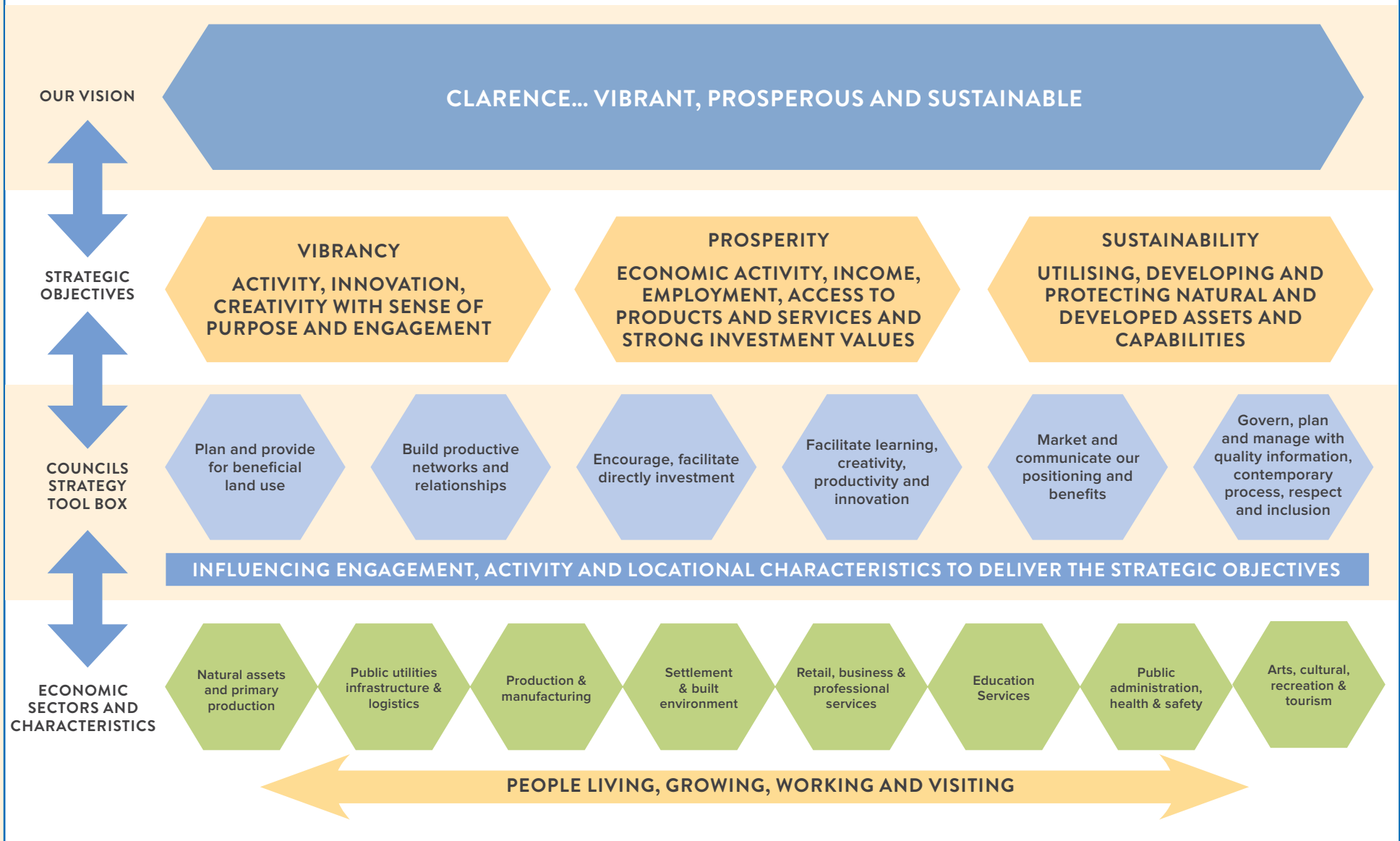
Use of the framework

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

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

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

CLARENCE DYNAMIC ECONOMIC DEVELOPMENT FRAMEWORK





OUR ECONOMIC FUTURE

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

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

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

Input to the plan indicates the potential and value of significant population increase. To achieve this, Clarence needs to ensure that its position in the residential market provides the necessary investment and “liveability” attributes and choices to attract people throughout their life stages. Clarence is unique in the southern region having a significant and varied “land bank” of zoned land and also land available and suitable for conversion to higher benefit uses. It is important that the urban growth boundary prescribed by the land use planning scheme be subject to regular review in advance of market needs to maintain the competitive advantage derived from this land supply.

Increased population can, if appropriately responded to, lead the improved viability and

introduction of additional retail services, other business and community based services, new business to ensure local access, spend and the flow on effects of this expenditure into employment. It is also important to consider the demographic profile that will result in Council’s strategic objectives and the subsidiary question of what Clarence needs to offer these potential residents and businesses to attract and retain these people in what is a competitive market for settlement and development.

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

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



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

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

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

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

Clarence's Strategic Positioning and Competitive Advantages

Clarence is positioned to achieve significant economic growth.

Its competitive advantages are derived from:

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

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

Councils Key Strategic Opportunities

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

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

- potential for population and associated retail and services growth;



- leveraging value from the Hobart Airport location within Clarence;
- hospitality, visitation and recreation events;
- South East Irrigation and recycled water schemes for horticulture production and value adding;
- value adding in food production, light and specialised manufacturing;
- building on NBN capability;
- innovation through use of emerging digital and energy technologies;
- lifecycle learning and education;
- improving utilisation and productivity of existing assets and infrastructure; and
- services and housing that contributes to an age friendly environment.

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

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

Priorities & Approach

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

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

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

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

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

- products and services “exported” in regional, national and international markets;
- income to residents from employment outside the area;
- visitors and workers to the area; and
- transfers such as pensions from other levels of government.

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

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

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

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

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



OUR ECONOMIC DEVELOPMENT STRATEGIES

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

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

Plan and provide for beneficial land use

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

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

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

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

Guiding Principles

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



Build Productive Networks & Relationships

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

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

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

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

These relationships include:

- State and Federal Government;
- regional & local Government – STCA, SERDA, other Councils;
- key sector players, Coal River Products, Cricket Tasmania, Destination Southern Tasmania; and
- industries/Agencies/Services – Aged Care, SkillsTas, DSG;
- existing networks with the community, eg. consultative committees, advisory groups.

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

Guiding Principles

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

This includes:

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

Encourage, Facilitate & Directly Invest

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



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

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

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

Guiding Principles

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

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

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

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

Facilitate Learning, Creativity, Productivity & Innovation

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

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

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



Guiding Principles

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

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

Market & Communicate our Positioning and Benefits

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

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

Guiding Principles

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

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

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

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

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

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

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

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



Guiding Principles

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

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

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

Economic Development Pathways

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

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

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

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

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

SUMMARY ECONOMIC DEVELOPMENT PATHWAYS

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



PART TWO – SECTOR PLANS

ARTS, CULTURE, RECREATION & TOURISM

Arts, culture, recreation and tourism are growth sectors, in particular in Southern Tasmania. They reflect changes in the Tasmanian offer to visitors, increased demand and also the increasing focus on wellbeing within the Australian population.

Clarence Council has a significant and ongoing calendar of arts and cultural events, complemented by local community activity; again some work successfully and others less so. Centred around Rosny Farm and Bellerive Boardwalk the program of exhibitions, workshops, activities and events provide a broader perspective to Clarence.

The sector comprises corporates, clubs and interest groups, some that are highly organised through to small, home based enterprise providing facilities and experiences ranging from organising, spectating, through to active engagement.

Clarence hosts a number of sporting headquarters centred on Bellerive Oval, a large proportion of Southern Tasmania's golf clubs and courses, boating and other recreation base clubs and facilities, in conjunction with its open spaces and multi-use trails - these reflect Clarence's comparative advantage as an ideal location for recreational activity.


Local recreational and club facilities are used for national and state calendar events and major facilities such as Bellerive Oval for international and national code events. These facilities and the organising bodies tend to work in isolation, each "re inventing" its position in the market, operating with varying levels of organisational expertise and thus achieving widely varying levels of success.

These sport and recreation facilities and capabilities provide further opportunity for events and associated training and development activities within Clarence.

Reflecting its natural attributes and community interests and values, the Clarence community through Council and its community organisations and clubs, has a major existing investment in recreation facilities. This ranges from passive to active, unorganised to highly organised, natural to highly developed to reflect its "fit to purpose and users values". These assets such as golf clubs, boat clubs, local courts and rinks, parks and trails, generate significant activity and service the whole Hobart metropolitan area. Whilst they reflect the attributes and values of Clarence, they are however underutilised from an economic perspective, many while having high capital values do not provide an adequate return to either the owner or the community. It is important to consider them as "more than property value" - rather they are assets that need to be managed in a manner that reflects contemporary and emerging values and priorities, with markets drawn from outside the current demographic or geographic catchments.

With five boating and sailing clubs, and investment in public jetties and launching ramps, Clarence provides unrivalled diversity of access to water based recreation and events.

Clarence's beaches provide a key attractor as both a place to live and for recreation. Commercial development adjacent to these beaches and settlements tends to focus on local population needs, visitors are not well catered for in terms of access to hospitality and food services. It is recognised that this is also a function of the short season for traditional beach-going and the high



fixed costs for food premises. Alternate strategies such as the capacity for “pop-up” venues or mobile facilities to match the seasonality or potential for local events provides an opportunity to promote Clarence’s attributes.

Similarly Clarence’s extensive and expanding network of tracks and trails can be a valuable component of the visitor economy (eg. the trail between Roches Beach and Seven Mile Beach), particularly if support facilities and information is provided. The recreational focus of Clarence provides the opportunity to “host” training camps and centres of excellence for a wide range of recreational, sporting and cultural activities. Not all need high quality venues to host parts of the program, the concept of developing a “hub” (potentially using or enhancing an existing facility) around which practical activity can be organised is considered a potential first stage approach.

Richmond is one of Tasmania’s most visited historic villages; it still struggles to convert this visitation into a longer stay and into visitor expenditure. Product rejuvenation is likely to enhance opportunities.

Visitor accommodation has tended to concentrate within the Hobart CBD, in particular around Sullivans Cove and the adjacent area. Suburban hotels offer accommodation in conjunction with their wider hospitality offer. Small scale cottage accommodation is widely dispersed from Richmond, through South Arm and to a lesser extent through the longer established villages such as Bellerive Village.

Areas such as Seven Mile Beach and the South Arm Peninsula provide the basis for enhanced recreational tourism building on “Hobart’s” increased levels of interstate and overseas tourism.

Kangaroo Bay and Rosny Hill Nature Reserve offer the opportunity for Clarence to establish a strong, if niche, position in the “Hobart accommodation market”.

The hospitality sector also makes a strong contribution to local “liveability”, inclusion of contemporary visitor offers within this enhances the quality of what is locally available. Clarence is now well placed to increase its focus on local, high quality food and beverage, through expanding the Coal River Wine route to include local food and to ensure the products are available in local hospitality venues.

These sectors provide a contribution to the various interest groups but again tend to operate independently from each other.

Conclusions

The arts, culture, sport and recreation, and hospitality sectors are the primary arena where the interests of the community and visitors overlap. For the community it provides the “vibrancy” and engagement element necessary to enhance liveability and for visitors it provides the experiences, interest and services necessary for an enjoyable and memorable visit. Strong characteristics in this arena are important in attracting residents reflective of the “creative classes”, segments identified as important in establishing a vibrant, contemporary economy.

From a business viability perspective, the local community often tends to provide the foundations of the business and the visitors the “profit”. In market terms they combine domestic and export consumption.

Clarence is currently positioned as a domestic consumption location in most sectors other than with the Bellerive Oval events. While Clarence contains the airport and Richmond Village and is in close proximity to Tasmania’s key visitation and accommodation locations, potential sources of “export” income, such income is not widely dispersed across the city. It demonstrates that proximity and attributes are not enough to translate the opportunity into economic benefit.

A mix of strategies from facilitating events and experiences, leveraging off existing and attracting capital investment, along with developing and marketing a strong fit to Southern Tasmania core offer is central to converting the opportunity to community benefit.

Outcomes Sought

Expansion of the cultural, recreation and hospitality sectors by facilitating experiences and investment in services, events, sites and infrastructure that attracts increased visitation, length of stay and expenditure; whilst retaining and building local community participation. This supports a necessary mix of passive and active visitation and recreation opportunities.

Key Strategic Activities

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

ARTS, CULTURE, RECREATION AND TOURISM

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Build Productive Networks & Relationships	Develop an events forum as the basis for consolidating and enhancing a broad interest events calendar centred on Clarence, including attraction of major and national events. Identify new scenarios to mix and match interests to widen participation and sponsor carefully selected events.	2	Clarence positioned as a centre of vibrant recreational and cultural activity, increased visitation and expenditure.
	Engage with Destination Southern Tasmania in regard to the statewide projects in relation to (i) visitor engagement blueprint (including signage and information); and (ii) destination action plans.	1	Clarence positioned as a centre of vibrant recreational and cultural activity, increased visitation and expenditure.
	Engage with Richmond & Coal River Valley Promotions Inc. and Destination Southern Tasmania in a process to establish a Richmond & Coal River Valley Destination Action Plan; and to identify opportunities for product rejuvenation.	2	Increased visitation and tourist expenditure within Richmond and Coal River Valley.
	Engage tourism developers and suppliers/producers on a wider basis, integrating investment in accommodation and hospitality and involvement in events and experiences that reflect Clarence's strengths – water, recreation, food/beverage.	2	Investment levels increased across complementary offers, activity, food and beverage, to match the market.
	Work with Destination Southern Tasmania to integrate Clarence's offers as part of the regional destination offer and to facilitate new opportunities.	1	Cohesive offer that fits regional growth patterns.
	Engage with local and regional stakeholders to realise the potential for cycling tourism and also mountain bike activity/events.	2	Increased visitation from leveraging existing recreational/trail infrastructure and natural assets.
Encourage, Facilitate and Directly Invest	Invest in and facilitate investment in the development of strategic sites (such as Kangaroo Bluff Fort, Rosny Hill, Seven Mile Beach Peninsula); and the infrastructure required to support visitation to areas with increased visitation potential such as the tracks & trails network, South Arm Peninsula, Tangara Trail, Meehan Range, etc.	2	Enhancing the return on investment from key assets by ensuring they match market needs and opportunities.
	Examine options for a performance and exhibition centre within the proposed Clarence Cultural and Creative Precinct, including the potential for public/private investment delivery partnerships.	1	A key asset to provide community and visitor access to exhibitions and wide ranging events.
Facilitate Learning, Creativity, Productivity & Innovation	Use the proposed Kangaroo Bay Cultural, creative hub as a mechanism to promote learning, creativity, productivity and innovation across all dimensions of community, individual and collective enterprise.	3	A wider culture of creativity and innovation in expressing and realising ideas and aspirations.
Market & Communicate our Positioning and Benefits	Develop and promote the Clarence events calendar to the local community and target visitor segments, including appropriateness for major and national events.	2	Increased local involvement and visitation.
	In conjunction with Destination South and tourism operators and key food/experience suppliers design a cooperative marketing program focused on developing themes that have a strong connection with the contemporary market.	2	Increased awareness of the offer and conversion to visitation and revenue.
	Marketing to develop identity, positioning and brand awareness of "Kangaroo Bay" to optimise the investment being made in the precinct through the community and economic development project.	1	A recognised brand that converts to visitation.



NATURAL ASSETS AND PRIMARY PRODUCTION

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

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

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

The existing production and emerging opportunities fit to Tasmania's strength as a producer of high quality safe niche products, a segment for which there is increasing demand. This provides the opportunity to generate local, national and international revenue. Close location to Hobart International Airport, and to local markets, assists in rapid access to consumers and in maintaining quality. Bundling agricultural

production and high quality food as a visitor experience is providing the opportunity to both increase revenue and further position the product and provenance.

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

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

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

The agricultural land and the areas utilised for aquaculture have an advantage in their proximity



to populated areas and local labour markets. Notwithstanding producers do face challenges in recruiting and retaining employees, particularly in terms of seasonal requirements.

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

Clarence also has extractive industries (hard rock and sand) which are important economic assets. These industries play a significant role in local employment and the provision of construction materials for urban and infrastructure development. To support affordable construction it is highly advantageous to source construction materials locally, as transporting such materials long distances contributes significantly to costs.

The continued availability of the hard rock construction materials from Flagstaff Gully, and particularly sand from the existing operations at Seven Mile Beach and the South Arm Peninsula, is a critical input to economically viable development in the southern area of Tasmania.

Conclusion

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

There are challenges in developing a comprehensive market/product position that enables the establishment of an investment attraction status that suits the needs of existing players and potential new investors.

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

Outcomes Sought

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

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

Protection of the quality of estuarine waters for aquaculture.

Protection of hard rock and sand extractive industries.

Key Strategic Activities

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



NATURAL ASSETS AND PRIMARY PRODUCTION

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



PUBLIC UTILITIES, INFRASTRUCTURE AND LOGISTICS

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

The arterial road network, particularly the link to Hobart International Airport, provides rapid transit to ensure it provides the necessary links and access. Clarence City Council has defined its ‘Transport Network Priorities’ providing a suite of projects designed to improve access efficiency and safety.

While there are a number of usable road connections to the intermodal hub at Brighton, they do not reflect the standards necessary to support significant volumes of heavy vehicle movements to and from the Midland Highway. Given the Clarence economic activity profile, this limitation is identified as a constraint to development. The Tasman Highway/Bridge provides the link between Clarence and Hobart and, as with all of the arterial road links entering Hobart, it is susceptible to queueing during peak periods. In part this peak hour constraint is based on disruption as a result of vehicle crashes or breaks down. For most other periods the bridge provides a more efficient connection than the Brooker Highway with its sequence of controlled junctions. Attempts at increasing public transport use between Clarence and Hobart show only incremental growth, and the use of ferries as a river crossing option has not as yet met with commercial success other than when event based.

The dispersed population within Clarence has proven challenging for those introducing public transport options between the cities and outlying areas as a means of reducing traffic volumes. Also there is clearly a strong relationship between parking price and usage of public transport.

The relationship between Clarence’s geographically distributed population and high levels of car utilisation is reflected in the demand for car parking at light industrial, commercial and recreational/cultural precincts. Lack of car parking increases economic stress and leads to tensions

between land owners at the boundaries of residential and the more intensive land uses. This challenge is particularly evident around Rosny Park, Lindisfarne and Bellerive Villages.

In contrast, the design of the Cambridge Homemaker Centre that optimises car parking and retail space and access demonstrates the value consumers place on this convenience. Clarence’s “free parking” for customers model to support commercial interaction is an important policy underpinning economic activity. The threshold at which consumers are willing to pay for parking in specific locations, and the development of public/private strategies to provide parking infrastructure and to introduce, for example, purchase based parking cost offsets, are matters for close examination.

Hobart International Airport is a major Tasmanian asset. It is the access point for the majority of Tasmania’s visitors, enables export of high value goods and services and provides national and international flight access to Antarctic. The challenge to Clarence is to optimise the economic flow-on benefit from this asset as an additional commercial precinct. This goal is consistent with the Hobart Airport Master Plan (2015). The clustering of additional complementary businesses engaged in Antarctic and Southern Ocean activity and the associated logistics within Clarence would deliver and enable further community benefit and flow-on employment. Similarly, the airport provides the potential for Clarence business to engage visitors at either end of their visit. These potentials reinforce the link between well placed, appropriate infrastructure and flow-on economic and social benefit.

The National Broadband Network (NBN) has resulted in Clarence having access to relatively high quality broadband access; the challenge is to translate this to an opportunity and benefit. The NBN availability presents a tool to facilitate digital transformation of services and infrastructure. This opportunity is encapsulated in the “Smart City” concept which has picked up momentum around the world. A Smart City has an urban development vision aimed at digital transformation and integration of emerging technologies into infrastructure and services. This approach aligns



well with the desire of Council to be innovative and proactive in use and facilitation of new technologies in order that the City is competitive as a place to live and to do business.

Potable water supply and sewerage treatment and reuse are managed by TasWater, however they are critical resources to Clarence's liveability, economic performance and sustainability. There are significant population centres that are not serviced with water or reticulated sewer.

The current approved TasWater Price & Service Plan (PSP) is strongly focused on meeting environmental and health regulations through upgrades or major maintenance to existing assets. The development of the next PSP which commences on the 1 July 2018 provides an opportunity for Council to provide input into TasWater's priorities for the next regulated period. It is considered important that TasWater place additional emphasis on the strategic infrastructure component of their mandate.

Developer contributions are a recognised mechanism to support the orderly provision of infrastructure, consistent levels of service, fairness in the burden of cost, and equity between and within generations. These charges can be a significant factor in the decision-making process of developers and investors. TasWater has recently reviewed its policies in regard to water and sewerage developer charges, with a focus on charges being levied only on development requiring expansion of capacity, as opposed to utilising existing supply capacity infrastructure.

Clarence City Council also has a developer contributions policy in relation to development that increases demand on, or for, public open space infrastructure, roads, stormwater drainage, and car parking. This policy is due for review.

The productive use of water, and also treated wastewater through recycling, is viewed as crucially important by Council, and the proposal to divert treated wastewater from the western shore of the Derwent to the Coal River Valley is supported. The Coal River Valley has the capacity to increase its usage of recycled water for irrigation. Enhancing the diversity in supply options, given the limitation of supply

from Craighourne Dam and TasWater Derwent River direct supply, is considered important from economic and environmental perspectives. Currently there is a regulatory dis-incentive to TasWater to be involved in recycled water schemes as recycled water is outside of regulated expenditure and assets allowed by the Economic Regulator when establishing pricing regimes. Clarence does not have a reticulated natural gas supply. This supply is an important energy option when considering larger scale investment in commercial and industrial activity and in services such as aged care facilities. Reports indicate significant annual energy cost savings to residences using natural gas. Determination of the feasibility of this to specific development zones to enhance flow-on investment attraction is considered important.

Conclusion

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

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

Outcomes Sought

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

Key Strategic Activities

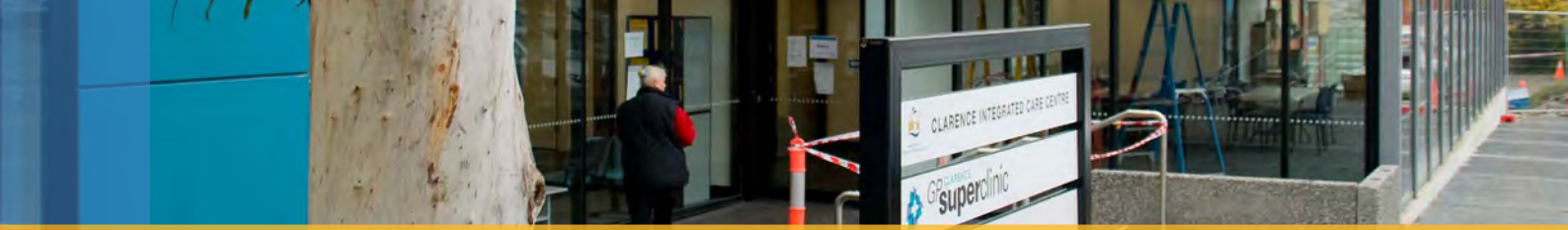
The following details the mix of strategies and activities designed to achieve specific outcomes within the sector.

PUBLIC UTILITIES INFRASTRUCTURE AND LOGISTICS

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	RESULT SOUGHT
Build Productive Networks & Relationships	Work with supply side groups such as Coal River Products, commerce and industry groups to identify and specifically define “gaps” in the value chain that prevent development of otherwise feasible opportunities.	1	Comprehensive and productive infrastructure and logistics integrated into and supporting the value chain.
	Establish evidence based support for the prioritisation of Council’s adopted “Road Transport Priority Issues” for state and local road projects, and work with DSG Transport to reach a shared understanding of Clarence transport network priorities.	1	Funding for key road projects with identified economic benefit.
	Extend participation with HIAPL to include wider logistics sector (including warehousing) to cluster air transport dependent business in Cambridge.	1	Productive logistics hub linking to air transport.
Build Productive Networks & Relationships	Provide input to the establishment of TasWater’s works priorities for the next regulated period (which commences on 1 July 2018) through consultation on the next TasWater Price & Services Plan (PSP).	1	Appropriate emphasis on strategic water and sewerage infrastructure development.
Encourage, Facilitate and Directly Invest	Review Council headworks charges policy in relation to development that increases demand on, or for, public open space infrastructure, roads, stormwater drainage, and car parking.	1	The orderly provision of infrastructure, consistent levels of service, fairness in the burden of cost, and equity between and within generations.
Encourage, Facilitate and Directly Invest	Work with ICT Tasmania and NBN to develop a service and investment strategy to support Clarence business, and to develop new business, to exploit the NBN infrastructure capability within Clarence.	1	Increased utilisation of NBN capacity, enhanced business performance in existing business and new business opportunity developed.
	Adopt and implement “Smart City” policies and strategies aimed at using emerging technology (including digital, energy and transport technologies) to improve efficiency and capability.	1	Improved efficiency of City infrastructure and services for the benefit of local businesses, the community and visitors.
	Work with TasGas to identify the feasibility of introducing natural gas to the Clarence urban area as the basis for a potential public/private partnership in delivery.	2	Clarence residents and businesses benefiting from access to natural gas.
	Develop infrastructure grant applications based on collaboration with industry sector partners. These bids to include support to companies in seeking infrastructure funding, community organisations and funding to public infrastructure to drive development.	2	Access to funds to make best use of existing and enhancing infrastructure scope and productivity.

PUBLIC UTILITIES INFRASTRUCTURE AND LOGISTICS CONTINUED..

Market & Communicate our Positioning and Benefits	Market Cambridge as the “gateway” for business activity linked into the air transport value chain to food, production, technical services, specialist manufacturing and logistics companies via a prospectus and promotion.	2	Industry awareness and conversion to investment and activity.
Govern, plan and manage with quality information, contemporary process, respect and inclusion	Identify the opportunities and risks associated with the introduction of parking user fees in intensive use commercial centres and for longer stay parking in conjunction with developer price based options that provide the balance of investment, parking management, convenience and commercial outcomes.	1	A Parking Infrastructure Development Plan and associated policy setting that balances Council/Private investment and return to consumers and business operators.
	Promote the continued and enhanced diversion of treated wastewater from Derwent estuarine and coastal outfall to irrigation (Coal River Valley) by promoting the approach as a key policy position in relation to wastewater treatment and resource utilisation, and supporting the inclusion of re-use disposal costs and environmental off-sets within TasWater’s regulated assets, service definition, and expenditure regime.	2	Optimal use of and return from wastewater using broad benefit/cost principles, including economic benefits and environmental off-sets.



PRODUCTION, TECHNICAL SERVICES AND MANUFACTURING

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

There are examples of successful businesses across all of these arenas within Clarence’s light industry zones in Mornington, Rokeby and Cambridge.

The development of Cambridge, its proximity to Hobart Airport and the Tasman Highway, in conjunction with the available land and established design parameters, provides the opportunity for it to become the “go-to” location for such businesses. The facilitation of key complementary business enterprises in “hubs” that demonstrate the advantages of this proximity to the airport is considered important

The two key sectors are identified as food value adding and Antarctic operations and services.

Food and beverage production and value adding businesses associated with Coal River Valley primary production are establishing within the valley, or in the adjacent Cambridge industrial and transport hub. Examples include wineries, distillery, smallgoods and cheese manufacturing, and vegetable processing and packaging.

The location of the CSIRO Marine Laboratories and the Australian Antarctic Division in the region, along with the Australian Polar Network, provides a strong base to promote Clarence’s benefits as a hub for air service related Antarctic operations - facilitated by the extension of the airport runway and implementation of the Hobart Airport Masterplan.

Entura, Vision Stream, Tas Networks and Marinova provide examples of the mix of business that find these precincts attractive. Timber product processing, food and beverage processing, as well as provision of a wide range of trade services are resulting in Cambridge developing both a critical mass of operations and also a complementary base of interdependent activity;

this is a key advantage of a precinct, enabling further opportunities to be identified and developed as well as increasing the productivity of the associated businesses.

Mornington reflects some of these characteristics but although it has a proximity advantage to the major population centre, it has capacity constraints relative to Cambridge. While the market does differentiate, it is also important that Council identifies the two precincts complementary roles.

Rokeby has a relatively large available industrial area; however, it is relatively isolated. Both Mornington and Rokeby exhibit significant variation in the quality of development and do not reflect contemporary “light industrial visual amenity” across the zone. These are examples, where local area planning can apply urban design principles.

For both precincts transport access is problematic, for Mornington there are significant conflict points in egress onto South Arm Highway and Rokeby has poor local access.

Conclusion

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

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

Outcome sought

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

Key Strategic Activities

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

PRODUCTION, TECHNICAL SERVICES AND MANUFACTURING

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



SETTLEMENT & THE BUILT ENVIRONMENT

The settlement and land use patterns of Clarence have been established by a mix of incremental growth from early settlement locations, intervention from the Tasmanian Government through its 1960s housing policy and the need to establish a local retail and community services capacity following the Tasman Bridge disaster in 1975. Around these influences, land use management policy has resulted in Clarence being able to offer a diversity of residential, commercial and light industrial opportunity to potential investors.

Council identifies the potential and value of a significant increase in population over the next decade in line with state growth targets; it is also important to recognise that population diversity in terms of age, education and employment is identified as a major contributor to community prosperity and resilience. It is also considered important to develop a contemporary economic and employment profile to ensure a range of local income and employment opportunity exist.

Increased urban population density also supports the provision and viability of many services, including public transport services.

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

Despite its liveability attributes, Clarence demonstrates lower residential property values than physically comparable properties in locations such as the inner Hobart locations with their proximity to a “city” lifestyle. While these trends are arguably “cyclical”, it is arguably the businesses that thrive from population growth that facilitate promotion and the benefit of proximity. In Clarence’s case, while there is some potential to generate a local version, as observed in the increasing popularity of Bellerive and Lindisfarne villages; specific Clarence versions of attractive village atmospheres are also arguably achievable at Seven Mile Beach and Lauderdale.

The natural and recreational lifestyle attributes of Clarence are a means of attracting residents and visitors. Some approved subdivisions have experienced relatively slow uptake and some existing residential areas are considered less desirable than others. When considering the cost/benefit of Council investing in locations as an enabler for development, it is important to recognise that there can be an economic “cost” associated with neglecting or under-investing in communities (e.g. crime, safety), which can perpetuate a cycle of low private investment, take-up of subdivision lots etc.

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



It is important that both regional and local land use planning schemes are flexible enough to provide for emerging demand for “land supply” across all sectors.

Clarence has been active in creating a supply of strategic precincts and sites such as Cambridge Park, Kangaroo Bay Development and Rosny Hill through its land use management policies, direct investment and identifying/developing strategic sites.

Land use zoning is in place to support local area retail and service activity centres as population in specific areas grows to a level that creates a viable demand; the potential for a development underpinned by a supermarket at Lauderdale is an example of this.

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

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

Council through its health and well-being and positive ageing strategies has been awarded “Age Friendly City and community” status by the World Health Organisation. It is important to continue to build upon this status, which is also a marketable

attribute for residential and visitor growth. Older residents play an important role in the economic life of the city through the contributions (time, energy, ideas, expenditure) that they make.

Conclusion

Clarence is well situated to grow its resident and overnight visitor population. While Clarence has a significant land bank suitable for development, achievement of optimum economic opportunity will be derived from understanding the market, it’s needs by segment and working towards the development of a planning model that delivers to those segments that will make a strong contribution to Clarence’s performance and future development.

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

Outcomes sought

Increased resident population scale and diversity .

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

Utilisation of “inner residential” principles to provide a wider offer to the market.

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

Key Strategic Activities

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

SETTLEMENT AND BUILT ENVIRONMENT

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



RETAIL, BUSINESS AND PROFESSIONAL SERVICES

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

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

The ability for Rosny Park to grow as a centre for larger scale service operations is currently constrained by car park limitations; however a relocation/growth strategy can also be the catalyst to make it viable to address the parking challenge and the establishment of improved public transport services from both Hobart and Sorell.

Whilst major expansion of the Eastlands complex has been mooted, further growth in retail

investment has been constrained by:

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

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

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

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



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

Conclusion

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

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

Outcome sought

Reinforcement of the role of Eastlands and Cambridge Park as regional centres with complementary roles, further enhanced by growth in business and professional services in Rosny Park, and local retail activity centres that reflect local day to day purchase and hospitality needs.

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

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

Key Strategic Activities

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



RETAIL, BUSINESS AND PROFESSIONAL SERVICES

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Encourage, Facilitate and Directly Invest	As identified under infrastructure, Settlement & Built environment sections: Ensuring accessibility and attractiveness of retail and service precincts is a critical contribution to use and investment attraction.	2	An investment attraction environment.
	Continue to promote and facilitate direct private investment into visitor accommodation and/or hospitality services at Kangaroo Bay precinct and Rosny Hill Nature Recreation Area.	1	
	Determine which incentive/process characteristics make a difference to development, potentially complement “rate break” with an active, constructive stance on development; complement compliance with a successful outcomes focus and sense of priority in approval processes.	3	
Govern, plan and manage with quality information, contemporary process, respect and inclusion	Review the Clarence Activity Centre Strategy to develop approaches to increase flexibility in response to service needs/demands in peak use periods, for example, summer and/or weekends in local centres.	2	Strong retail development, flow-on employment. Attraction of consumers from adjacent LGAs.
	Consider and further develop the “Kangaroo Bay, Rosny Park Cultural, Creative Precinct Plan” proposal.	1	Enhance Clarence position in investment and creative industries and inner residential markets.
Market & Communicate our Positioning and Benefits	Promoting Clarence through cooperative marketing with retail precincts within regional media; for example advertising the benefits of the specific offer in conjunction with Clarence as a whole.	1	Awareness of attributes, conversion to demand and expansion of service scope and scale.
Plan and Provide for Beneficial Land Use	Facilitate expansion of the hospitality sector (accommodation, food services etc.) in conjunction with land use that enables experiencing the local environment, natural and built heritage, local events, and sport and recreation activities (eg. golf courses, beaches).	2	Economic benefit derived from City strengths.



EDUCATION & TRAINING

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

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

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

Formal Education and Qualifications

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

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

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

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

Lifelong Learning across multiple sectors

Business

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

There are many providers within the market. The simplest method is for Council and/or business support organisations to commence as a “post office” distributing opportunities. Networking with business can be used to identify needs that can be linked to providers.



This plan notes that Clarence is under represented in visitor accommodation and contemporary hospitality and food services, and includes strategies to facilitate direct private investment into visitor accommodation and hospitality services at Kangaroo Bay precinct, Rosny Hill Nature Recreation Area, and other places. In particular there is an opportunity for the establishment of hospitality training facilities in association with TasTafe/Rosny College and hotel investment at Kangaroo Bay precinct.

Construction sector related enterprises comprise a large part of the business profile of the city, as do retail/wholesale enterprises, and it would also be advantageous if local training opportunities for these key sectors was available.

Volunteering

The benefits of volunteering are high, they accrue to both the community and the individuals engaging in such activities. Clarence has a strong volunteering base and there are opportunities to build on known gaps, such as youth volunteers.

Engagement through groups, familial or neighbourhoods both addresses need and develops human and social capital within the community.

Recreation

Centres of excellence provide an opportunity to locate activity in conjunction with physical operations. An example of this is the location of cricket coaching at Bellerive Oval. Clubs throughout Clarence, ranging from sailing, through surf and Rural Youth all provide localised learning that carries over into other fields.

With the majority of the southern regions golf courses located in Clarence, the opportunity to develop a golf centre for excellence has been identified by the Royal Hobart Golf Club. This centre would see a new facility incorporating conference facilities developed and other clubs throughout Clarence engaged in the centre. Golf is an interesting barometer of changing values within society. Although golf club membership has declined, participation has increased. Commercial offers (offered as experiences) can arguably

replace some of those previously offered within the closed club environment.

Sea and estuary based recreation, surfing, swimming and boating ranging from pure relaxation through to competition is a key part of the Clarence culture. Clubs provide a basis on which to stimulate further activity and events leading to a wide range of learning and development outcomes.

These specific examples are included to demonstrate the direct and indirect benefit that can flow to a place by linking its existing asset base to new markets by changing its business model.

Conclusion

Success within dynamic and highly contested markets, requires an economy with high performing, productive and innovative businesses, outcomes which are dependent on knowledgeable, productive and innovative people.

There are major government and industry entities with responsibility to fund or provide education and training and the potential is to link further training with enterprises operating across all sectors of the economy. It is not Council's role to duplicate what is being provided, the opportunity is for Council to play a role, in conjunction with these entities, to support development of an innovative, vibrant place within which learning, innovation and success are identified and demonstrated in a manner that becomes "this is the Clarence approach".

Outcomes Sought

An increased focus on learning, innovation and success across the Clarence commercial, not for profit, and services community creating a place where learning, innovation and success is identified, demonstrated and celebrated.

Key Strategic Activities

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

EDUCATION AND TRAINING

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Build Productive Networks & Relationships	<p>Work with community organisations, in particular within the community services, recreation, and cultural arenas to explore the use of their facilities and expertise in provision of learning, coaching and training for the local community and as a visitor attractor.</p> <p>These can focus on traditional business, community services or emerging sport, recreation and other cultural pursuits and the management of associated service offers.</p>	2	<p>Strong stocks of human and social capital in providing both commercial and volunteer services.</p> <p>The potential to use existing resources as the basis to provide training or “Centre for Excellence” positioning in developing technical, service and management competencies can provide the basis for both economic activity and improvement in local service provision.</p>
Build Productive Networks & Relationships	Liaise with TasTafe to ensure that local training opportunities for key industry sectors within Clarence are available (eg. construction, retail, hospitality).	2	Training availability linked to sector needs.
Facilitate Learning, Creativity, Productivity & Innovation	Develop and promote a “Clarence Link” that facilitates community access to education and training offers.	2	Awareness and utilisation of learning opportunities.
	Negotiate with business and service associations to develop a stronger focus on delivery excellence, innovation and creativity within Clarence business awards associated with the sectors included in this plan.	1	<p>Increased levels and recognition of performance, productivity, innovation and creativity.</p> <p>Catalyst of an ideas, innovation/creativity culture across Clarence.</p>
	Council adopt an innovation stance with respect to its governance operations.	1	Demonstration of strategic plan objectives through improved performance and productivity across internal process and relationships with key stakeholders.



PUBLIC ADMINISTRATION, HEALTH & SAFETY

This sector provides significant employment for Clarence residents, and although that employment is not all within Clarence, these jobs still bring income to Clarence. The ability to create further flow-on from this is dependent upon Clarence's ability to provide the right investment and consumption offer.

Clarence Council is part of this government administration and service mix, and is well placed and capable of further applying strategies to improve both internal performance and productivity, and in its relationships with key stakeholders associated with this economic development plan.

Rosny Park, the city's civic precinct, is the location of the Council Chambers and Offices and state and federal services such as Service Tasmania, Tasmania Police, Rosny LINC, Mineral Resources, Worksafe Tasmania, and TMAG Archives. Other emergency response services, police and fire are distributed around the City. Across the city, the Tasmanian Police Academy, Tasmanian Fire Service, and Risdon Prison create a significant number of jobs and expenditure, again the potential flow-on to the local community is related to ensuring the Clarence offer captures this expenditure.

Health services focus at the primary community care level, general practice medicine, podiatrists, optometrists, dentists and other allied health professionals are distributed throughout Clarence and complemented by basic diagnostic services.

The potential to provide additional local services that are required on a regular basis, such as dialysis, could have the benefit of increasing local access and reduce pressure on the Royal Hobart Hospital.

Aged care has emerged as the major area of development. New investment by Southern

Cross Homes and Freemasons Homes has seen significant construction and care based employment growth. The centres reflect a continuum of care and reinforce Clarence's potential for further aged care investment. This centre based investment is augmented by an extensive home based care capacity and growth in aged care services to its older demographic.

Growth in other personal health and wellbeing services is evidenced by the use of public facilities for organised fitness and other activities.

Conclusions

Clarence has achieved a significant representation of operational support and training facilities within the City. This has been achieved by having appropriately zoned, accessible land available and the quality of services and infrastructure.

Other health and community based services reflect the population characteristics of the city and the proximity to south east Tasmania communities.

The proximity and quality of land and services available, together with the local workforce base, provides the potential to increase the focus on aged care investment (as the core growth area), and the further establishment of government administrative and operational services.

Outcome sought

Further investment and employment based on community based health services, residential care in aged and disability sectors, and personal services; and from the relocation of government agencies and operational arms to the City.

Key Strategic Activities

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

PUBLIC ADMINISTRATION, HEALTH AND SAFETY

STRATEGY	PROJECT/ACTIVITY	SEQUENCING	OUTCOME SOUGHT
Plan & Provide for Beneficial Land Use	<p>Identify potential futures sites and ensure land use conditions are in place to enable the development of:</p> <ul style="list-style-type: none"> community health and aged care facilities to cater for an increased and aging population. Public sector agencies and operational entities 	2	<p>A comprehensive aged and community primary care infrastructure that serves existing community and attracts residents and investment.</p> <p>Increased government investment and employment in Clarence.</p>
Build Productive Networks & Relationships	Work with the Council “Positive Ageing” network to focus on socioeconomic potential of facilities and in-home services, in particular the potential for local employment through National Disability Insurance Scheme (NDIS) policy.	1	Employment and volunteering balance and capacity across the community.
	Work with providers to identify needs for services and potential for establishment of health care residential and service facilities.	1	Increased investment and employment.
	Engage with other levels of government to pursue the relocation of government agencies and services in Clarence.	1	Increased investment, local spend and improved access, transport efficiency by decentralising from Hobart CBD.
Govern, plan and manage with quality information, contemporary process, respect and inclusion	Benchmark Council performance and levels of service to ensure that Clarence is an attractive place to do business compared to other places using local government benchmark data and information from other Australian jurisdictions.	1	Competitive service standards and costs.



FOUNDATIONS OF THE PLAN

This plan has been prepared with:

- consultation with representatives from key sectors;
- reference to Councils major strategies and plan;
- economic data and analysis drawn from Councils and regional strategies and plans and Australian Bureau of Statistics;
- Alderman input through a briefing session;
- workshop sessions with the “Project Management Team”; and
- review and input from Council’s “Executive Management Team”.

It is based on a “dynamic systems logic” approach to the design and implementation of governance, strategy and management framework.

The framework provides the basis for ongoing management of the plan and adaptation to opportunities and shocks. The approach is designed to facilitate multi-disciplinary input and complementary action to achieve agreed outcomes. The diagrammatic representation is used to place economic development into context and to help combine lay and professional input into the analysis of the current position, likely causes and the development of strategies and actions.

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

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 TENDER T1106-16 – TOPHAM STREET – RECONSTRUCTION WORKS

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- contracts and tenders for the supply of goods and services;
- information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;
- applications by Aldermen for a Leave of Absence.

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room”.