

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 6 NOVEMBER

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

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

1. APOLOGIES

Nil.

2. CONFIRMATION OF MINUTES

(File No 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 16 October 2017, as circulated, be taken as read and confirmed.

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

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

PURPOSE	DATE
Kangaroo Bay Precinct	
Kangaroo Bay Breakwater	
Hardwaste Collection Service	23 October
Seven Mile Beach Recreation Area	
Local Planning Schedules	
Risdon Vale Recreation Area	30 October

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

September Quarterly Report pending.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

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

Quarterly Reports

September Quarterly Report pending.

Representative Reporting

- **TASWATER CORPORATION**

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES**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 July 2017 to 30 September 2017.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

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

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

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

Project has been completed.

2.2. Cambridge Road, Mornington – Painted Bike Lines

Project has been completed.

2.3. Mornington Roundabout Pedestrian/Cycling Underpass

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

3. RECURRENT INITIATIVES

Nil.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Clarence Street Safety Assessment Report

Council decided to adopt Option 1 as its preferred option at its Meeting held on 3 July 2017.

Clarence Foreshore Trail – Simmons Park to Anzac Park

Design is well advanced.

Tasman Highway – Extension from Tasman Bridge to Montagu Bay Road

Shared funding is being sought from Department of State Growth (DSG), via a funding application submitted under the Vulnerable Road Users Program. Project deferred until funding arrangements have been agreed in the 2017/2018 State Budget.

Tasman Highway – Tasman Bridge to Mornington

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

Howrah and Tranmere Roads – Investigation of Bike Infrastructure

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

Clarence Foreshore Track – Marana Avenue to Montagu Bay Park

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

5. GOVERNANCE MATTERS.

Committee Meeting

The Committee held 1 meeting during the quarter on 14 August 2017.

6. EXTERNAL LIAISON

CyclingSouth Meeting was held on 29 August 2017.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Ald Sharyn von Bertouch
CHAIRPERSON

NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT

(File No 12-15-01)

Chairperson's Report – Alderman Kay McFarlane

Report to Council for the 3 month period 1 July 2017 to 30 Sep 2017.

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 Officers, implemented a range of activities which are set out below.

2. CAPITAL WORKS PROJECTS

Nil.

3. RECURRENT INITIATIVES**Green Army Program**

The Green Army Program is now finished with the Clarence Plains Area. The 2 consecutive programs yielded great results for participants, the local community and the natural areas in which they worked. The crew landscaped the entrance to Clarendon Vale Oval before the program finished several months ago. The Federal Government has scrapped the Green Army Program for now.

Work for the Dole Program

The Work for the Dole Program has also finished with a new program to start in the next few weeks. In the last quarter, the crew performed extensive pruning and landscaping work about the Rosny Foreshore Reserve.

Development of Reserve Activity Plans (RAP) 2017-18

The Canopus-Centauri Bushland Reserves Activity Plan has recently been endorsed by Council, as has the Richmond Recreation Reserve Activity Plan and the Bedlam Walls Bushland Reserve Activity Plan.

The Tranmere Coastal Reserve RAP is being revisited at present, with additional land being transferred to Council since the original plan was completed in 2011. Information for the updated plan is being collected as with a RAP being developed for Acton Trails and Reserves.

Implement Natural Area Reserve Activity Plans

Extensive planting of native coastal species has occurred at Rosny Foreshore Reserve in defined mulched areas along the multi-user paths near the Rosny Treatment Plant and She Oak Point.

Two exposed aggregate concrete slabs have been installed at the end of Lewis Avenue at the Council Coastal Reserve to allow 2 picnic tables and seat sets to be installed in the near future. Entrance landscaping, including the installation of several dry stone retaining walls, has been administered at the entrance ways to Seven Mile Beach at Lewis Avenue, Sunway's Avenue and Day Use Area 1.

An exposed aggregate concrete slab has been installed at Second Bellerive Bluff to install a seat, which will replace the old seat made and installed by a coastcare group approximately 2 decades ago.

Entrance landscaping has been achieved at the Radiata Drive Entrance to Wiena (Avoca) Bushland Reserve.

A dry stone retaining wall and minor landscaping work has been finished at the end of Seabird Lane at the entrance to Rosny Foreshore Reserve.

Wetland/Storm Water Retention Basins

Cambridge Park Wetland has recently been mowed and brush cut. Wetland plugs and forest tubes have been planted around the fringes of the wetland and cumbungi and rubbish has been collected and removed.

Drainage Swales

Kangaroo Bay Rivulet and Geilston Bay Rivulet have both had maintenance work performed including: brush cutting, weeding (inc cumbungi) and litter/debris removal. Advanced blackwoods have been planted on the banks of Kangaroo Bay Rivulet below the Edgeworth Soccer Ground.

Drop structures, to minimise erosion, have been upgraded at Kangaroo Bay Rivulet and the bioretention pond has been drained and silt/mud pumped out to allow maintenance of the irrigation system for Rosny Golf Course and manage silt levels.

Priority Weed Management

Significant weed control work has been administered in various Council natural areas including: Mortimer Bay Coastal Reserve, Racecourse Flats, Rosny Hill, Glebe Hill, Nowra Bushland Reserve, Rosny Golf Course, North Warrane Bushland, Blessington Street Coastal Reserve and the multi-user track between South Arm and Opossum Bay.

CCC Land and Coastcare Grants' Program

Land and Coastcare Grant Applications have been received from the following groups:

- Antarctic Climate and Ecosystem Co-operative Research Centre;
- Acton Park Landcare Group;
- Bellerive Bluff Land and Coastcare Group Inc;
- Glebe Hill Bushland Reserve Landcare;
- Lauderdale Primary School and CVA;

- Limekiln Point Landcare Group Inc;
- Mt Rumney Landcare;
- Pipe Clay Coastcare;
- Rosny-Montagu Bay Land and Coastcare Inc;
- Tranmere-Clarence Plains Land and Coastcare Inc.

The NRM and Grants Committee will be assessing and awarding funding to successful groups during October 2017.

Maintenance Clarendon Vale Rivulet

The Clarendon Vale Rivulet has undergone weed control, brush cutting and litter control since the Green Army Program finished there several months ago. Limestone gravel grout has been grouted about the Green Army rock paving next to Bruce Andrew's Memorial Seat and the plants maintained and watered.

The section of rivulet between Goodwins Road and Clarendon Vale House has undergone vegetation control, with silver wattle and other "leggy-like" species being thinned out to allow more effective maintenance and increase aesthetics.

Schools Landcare Support Program

The Richmond Primary School Landcare Site has recently undergone some maintenance work. Weeds have been removed, more plants installed, plants watered and more mulch applied.

Community Clean Up Program

Expressions of interest are being sought for groups to be involved in this years' program. Chris Johns will be co-ordinating the program for 2017-18.

Clean up Australia Day

Planning is underway for Clean Up Australia Day 2018.

Prison Program Project

The Prison Crew have continued with dry stone retaining wall work along the new gravel path from Gordons Hill Road to the Rosny Barn. Council has received positive feedback about the rock walls, with many local community members impressed with the work done so far. More rock work is to follow in the coming month or so.

The Prison Crew have continued with maintenance-type work in the natural areas about Risdon Vale and have also performed extensive vegetation management works about Grass Tree Hill Rivulet.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Nil.

5. GOVERNANCE MATTERS.

Committee Meeting

A committee meeting will be scheduled as need arises.

6. EXTERNAL LIAISON

The NRM and Grants Committee have assessed all Landcare Grant Applications and funds will be distributed to successful applicants during October 2017.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Ald Kay McFarlane
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 July 2017 to 30 September 2017.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

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

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

2. CAPITAL WORKS PROJECT**Tangara Trail – Black Peppermint Track**

As part of the Single Hill subdivision a corridor of public open space was handed over to Council which now forms a section of the Tangara Trail. A track has been constructed in the corridor and post and rail fences have been installed at the entrances.

Thoona Track

A stone arch bridge has been installed and a new track constructed that connects to Thoona Street in Geilston Bay.

Belbins Link Track in Clarence Mountain Bike Park

The track has been duplicated to create single-direction out-and-back tracks to eliminate potential collisions between mountain bikes.

Coal River Track

A new track has been constructed alongside the Coal River in the Richmond Recreation Reserve.

Brinktop Reserve Circuit Track

The carpark area off the Old Brinktop Road in Richmond has been formalised, illegally dumped rubbish has been removed and the area rehabilitated. A natural surface circuit track has been constructed around the reserve and a lookout seat will be installed, as there are great views over the Richmond Township and Coal River Valley. The track will eventually connect to the Richmond Park Track which will become publically accessible when the 10 Morgan Street, Richmond subdivision is complete.

3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES**Tangara Trail – Highway Track at Mt Rumney**

The track that runs parallel to the Tasman Highway on the re-use line has been upgraded and surfaced in sections.

Watton Track – Glebe Hill Reserve

The track has been upgraded and surfaced to provide a more comfortable walking surface.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Caves Hill Track to Flagstaff Hill Link Track

A Natural Values Assessment has been carried out and the proposed track realigned to avoid sensitive vegetation areas. A consultant has been appointed and work will commence in October on track construction.

Clarence Kayak Trail

A consultant has prepared a document identifying suitable kayak routes around the Clarence coastline and it will be launched later in the year.

Rokeby to Lauderdale Track

An Aboriginal Heritage Survey is underway as part of the Reserve Activity Assessment Process.

Clarence Coastal Trail – Pindos Park to Gully on Tranmere Foreshore

An Aboriginal Heritage Assessment has been carried out and quotes are being sought from track consultants. A letter will be sent to residents notifying them of the project.

Blessington Track to Fort Direction Road

A track alignment has been identified at Fort Direction. The Defence Force has undertaken an assessment process to approve a 10 year licence agreement with Council for a track to link the foreshore to Fort Direction Road and Potters Hill Reserve.

Meehan Range Strategic MTB Plan

The Tasmanian Parks and Wildlife Service suggests their Meehan Range Management Statement will be complete and approved for public consultation by December 2017. The Draft Meehan Range Strategic MTB Plan will be completed after the Management Statement is approved in order to go to public consultation.

5. GOVERNANCE MATTERS

Committee Meetings

One committee meeting was held on 17 August 2017.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Ald R James

CHAIRPERSON

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 16, 23 and 30 October 2017 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 16, 23 and 30 October 2017 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-2017/317 – 39 HILL STREET,
BELLERIVE – 2 MULTIPLE DWELLINGS**
(File No D-2017/317)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings at 39 Hill Street, Bellerive.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 8 November 2017 as agreed with the applicant.

CONSULTATION

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

- loss of privacy;
- lack of outdoor space; and
- stormwater issues.

RECOMMENDATION:

A. That the Development Application for 2 Multiple Dwellings at 39 Hill Street, Bellerive (CI Ref D-2017/317) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A5 – SEALED CAR PARKING.

3. ENG S1 – INFRASTRUCTURE REPAIR.
 4. ENG M1 – DESIGNS DA [ACCESS, CARPARK AND DRIVEWAYS, SERVICE UPGRADES OR RELOCATIONS].
 5. ENG M5 – EROSION CONTROL.
 6. Prior to any work commencing on-site, the developer must confirm that the location and depth of the stormwater lot connection is of adequate size and depth to support the development and carry out all necessary stormwater pipe modification, as required to service the lot. This confirmation or pipe modification must be shown on the engineering drawings required to be submitted for approval under Condition 4 prior to the commencement of works.
 7. The development must meet all required Conditions of Approval specified by TasWater notice dated 21 September 2017 (TWDA 2017/01205-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

The application initially proposed a 5 - 5.2m setback for Unit 1 from Hill Street, which was not consistent with the uniform setback of garages and carports within the street. The applicant agreed to revise the garage setback to comply with Acceptable Solution 10.4.2 A2 of the Scheme prior to advertising.

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 building envelope and private open space 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 subject site is a 761m² rectangular shaped allotment located on the southern side of Hill Street. The site is located 35m to the west of the Hill Street/River Street roundabout. The site is developed with a single storey weatherboard dwelling and 2 garages on either side of the dwelling. The site slopes gently to the south and access to the site is obtained directly from Hill Street via 2 crossovers located at either end of the property frontage onto Hill Street. The land is encumbered by a sewer main located parallel with the southern rear boundary.

The surrounding development context is characterised predominantly of Single Dwellings and a limited number of Multiple Dwelling developments, including those located at 26, 30, 32 and 33 Hill Street.

3.2. The Proposal

Application is made to demolish the existing weatherboard dwelling to allow for the construction of 2 Multiple Dwellings.

Proposed Unit 1 would front Hill Street with Unit 2 located in an offset manner to the rear. The units would have a mirrored floor layout which consists of a double garage, bedroom and rumpus on the lower level and an open plan living room and bedroom on the upper level.

Both units would have a floor area of 162.49m² over the 2 levels and would be constructed from brick veneer walls on the lower level and “Scyon Linea” cement sheet wall cladding for the upper level. Decks are proposed on the southern elevation of the lower and upper level of each unit. Private open space is allocated to the south of each unit.

Each unit would be allocated 2 on-site parking spaces in the form of a garage. One visitor park has been set aside for the use of both units.

The 2 existing driveway crossovers are proposed to be retained with a semi-circle turning area to be created in front of both units.

A copy of the proposal is included in Attachment 1.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

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

General Residential Zone

Clause	Standard	Acceptable Solution	Proposed
10.4.2 A3	Setbacks and building envelope for all dwellings.	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p> <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>Does not comply – the western elevation of the south-western corner of the garage and dwelling associated with Unit 1 would encroach beyond the building envelope for 1m (excluding eave overhang).</p> <p>In addition, the eastern elevation of the south-eastern corner of the garage and dwelling associated with Unit 2 would encroach beyond the building envelope for 0.8m (excluding eave overhang).</p> <p>complies</p>

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

Performance Criterion	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>Shadow diagrams have been submitted with the application to determine the winter shadowing effects caused by the proposed units upon adjoining residential properties.</p> <p>With respect to the Unit 1 encroachment, 3D models have been provided demonstrating the difference between the shadowing impacts caused by the existing dwelling and proposed Unit 1 upon the east facing windows associated with 37 Hill Street. The floor plan information for the existing dwelling at 37 Hill Street indicates that the east facing windows comprise 2 bedroom windows, a bathroom and laundry window. These windows are therefore excluded from the overshadowing assessment on the basis they do not form habitable room windows (other than a bedroom). However, the applicant provided 3D models demonstrating the shadowing caused by the existing dwelling on the subject site versus the shadowing impact caused by proposed Unit 1. The diagrams demonstrate that the existing dwelling causes partial sunlight loss to the southernmost bedroom window at 9am. By 10am all windows receive full sun. The shadowing caused by proposed Unit 1 would cause a marginal increase in sunlight loss, however, not to any detrimental effect in that by 10.30am all windows would receive full sun.</p> <p>With respect to the encroachments sought for Unit 2, the shadow diagrams demonstrate that the adjoining dwelling to the east at 12 River Street would not be affected by sunlight loss caused by proposed Unit 2 until 3pm on 21 June. The shadowing impact would therefore occur when the sun is beginning to set on the shortest day and offers limited thermal benefit. Given full morning, midday and early afternoon sun would be retained to the adjoining dwelling, the shadowing impact is considered reasonable.</p>

<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The private open space allocated to 37 Hill Street would be affected by sunlight loss between 9am and 11am on the shortest day. This area is currently subject to morning sunlight loss as a result of the existing dwelling on this site being located directly to the north of the private open space. Unit 1 would therefore not contribute to any additional overshadowing impact.</p> <p>The private open space associated with the adjoining dwelling to the east at 12 River Street is also subject to a similar impact, whereby the private open space would be gradually affected by sunlight loss from 2pm onwards on the shortest day. By 3pm the majority of the private open space would be shadowed. This is not considered unreasonable given the timing of the overshadowing impact.</p>
<p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p>	<p>The site does not adjoin a vacant lot therefore, Acceptable Solution 10.4.2 P3(a)(iii) is not applicable to the assessment of this application.</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>With respect to visual impact considerations, the proposed units have been designed to present as single storey buildings from the road frontage and transition into 2 storey buildings towards the rear. This is a common design response to counteract the slope of the land and is typical of the built form on adjoining properties and more broadly throughout Hill Street. The scale, bulk and form of the units is therefore considered relatively consistent with that of adjoining properties, with the main difference being the occupation of the site with 2 dwellings as opposed to 1. The buildings have been designed with quality materials and will present as modern buildings which is consistent with the appearance of existing multiple dwelling developments in the street. No adverse visual impact is therefore expected to arise as a result of the development.</p>

(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area</i> ".	Lastly, with respect to dwelling separation, the garages associated with each of the proposed Units would be partially constructed on the respective boundary with a similar wall length to the existing garages lining the boundaries. The site walls of the dwellings are articulated and incorporate a variety of building materials and architectural features to reduce the perception of mass. The setbacks are consistent with that of other dwellings in the street where buildings partially present directly upon the boundary.
--	---

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 3 representations were received. The following issues were raised by the representors.

5.1. Loss of Privacy

The representor has raised concern that the 2 storey design and inclusion of upper level decks close to the boundaries will impact upon the privacy of adjoining dwellings.

- **Comment**

The rear deck associated with Unit 1 would be located in excess of 3m from the side boundaries and 4m from the rear boundary, therefore complies with Acceptable Solution 10.4.6 A1 for privacy. The rear deck associated with Unit 2 would be located within 3m of a side boundary, however, screening to a height of 1.7m is proposed along the eastern elevation of the deck to comply with Acceptable Solution 10.4.6 A1.

The habitable room windows located on the eastern elevation of Unit 2 and on the western elevation of Unit 1 propose a minimum sill height of 1.7m above the finished floor level, therefore maintain compliance with Acceptable Solution 10.4.6 A2 with respect to privacy.

5.2. Lack of Outdoor Space

The representor has raised concern that the size of the private open space for each unit is too small to facilitate children's play and other forms of recreational activity. The representor is concerned that the lack of recreation opportunity on the site for children may lead to the children using the streets for recreational purposes, with this presenting a safety/anti-social behaviour issue.

- **Comment**

The private open space allocated to both units complies with the private open space requirements specified under Acceptable Solution 10.4.3 A2 of the Scheme. The proposed units would provide a medium density development and encourages diversity in housing choice to meet the varying needs of the community and an aging demographic.

5.3. Stormwater Issues

Concern has been raised by the representor that the proposed additional unit will exacerbate run-off issues into the adjoining properties to the south.

- **Comment**

The properties to the south of the subject site may currently experience overland run-off from upslope properties. The construction of a second unit within the rear of 39 Hill Street will reduce run-off issues experienced downslope, as stormwater will now be directed into an upgraded stormwater connection.

6. EXTERNAL REFERRALS

The application was referred to TasWater who have provided conditions of approval to be appended to the planning permit.

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal is for the development of 2 Multiple Dwellings at 39 Hill Street, Bellerive. The proposal satisfies all relevant Acceptable Solutions and Performance Criteria of the Scheme and is therefore recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (14)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

ATTACHMENT 1 LOCATION PLAN 39 HILL STREET, BELLERIVE



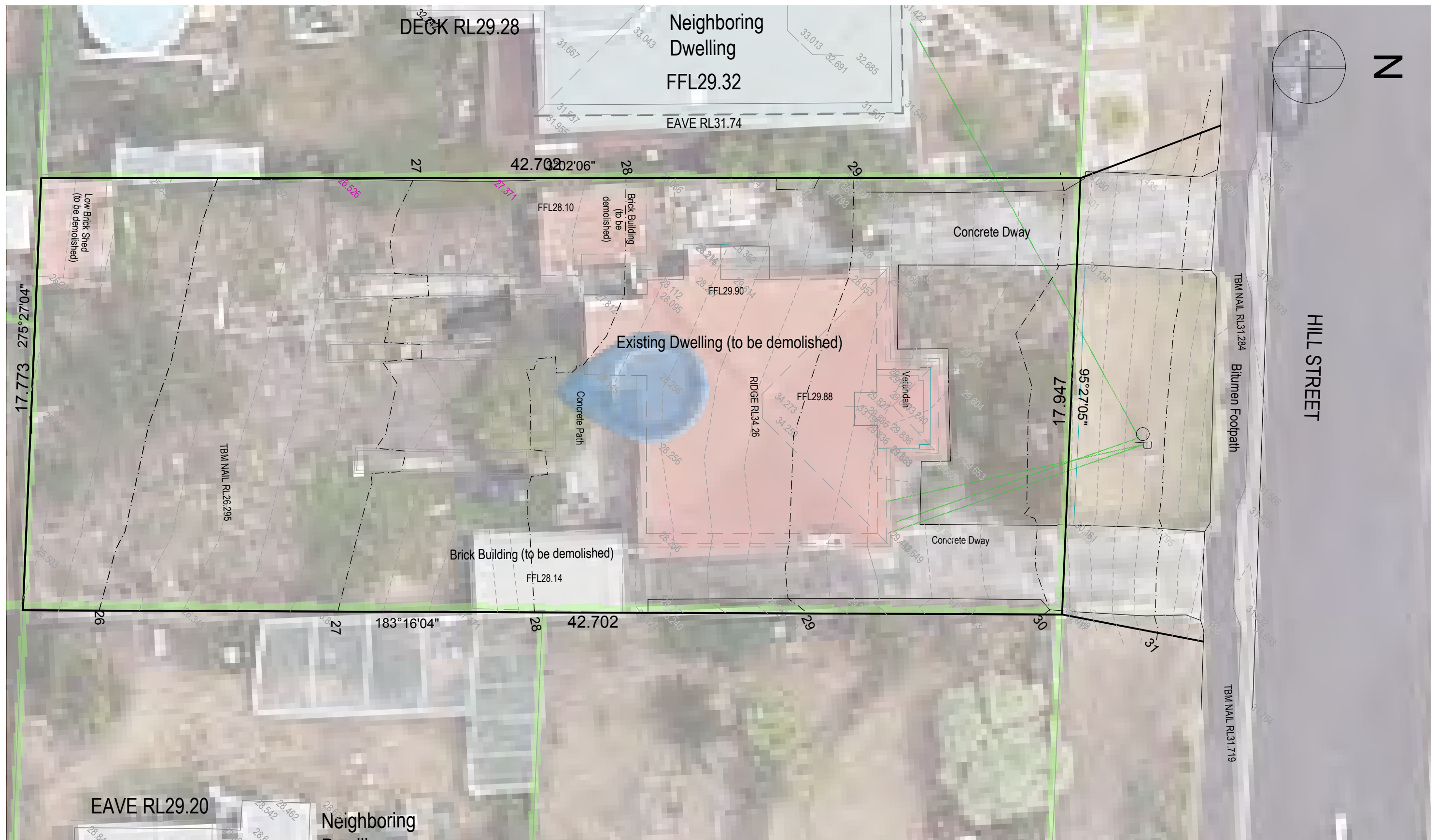
Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 19 October 2017 **Scale:** 1:784 @A4

39 Hill St, Bellerive



General Information	
Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	Luke & Erin Bugg
Building Classification	1a
Title Reference	216936/3
Design Wind Speed	#WIND SPEED
Soil Classification	#SOIL CLASS
Climate Zone	7
BAL	#BAL LEVEL
Corrosion Environment	Moderate
Zoning	General Residential

Drawing No:	Description
1	Existing Site Plan
2	Site Plan
3	Landscaping Plan
4	Turning Plan
5	Shadows June 21st
6	Overshadowing June 21st
7	Unit 1 Lower Floor Plan
8	Unit 1 Upper Floor Plan
9	Unit 1 Elevations
10	Unit 2 Lower Floor Plan
11	Unit 2 Upper Floor Plan
12	Unit 2 Elevations



Site Areas	
Site area	762 sqm
Total Building Area	186.98 sqm
Total Site Coverage	24.53%

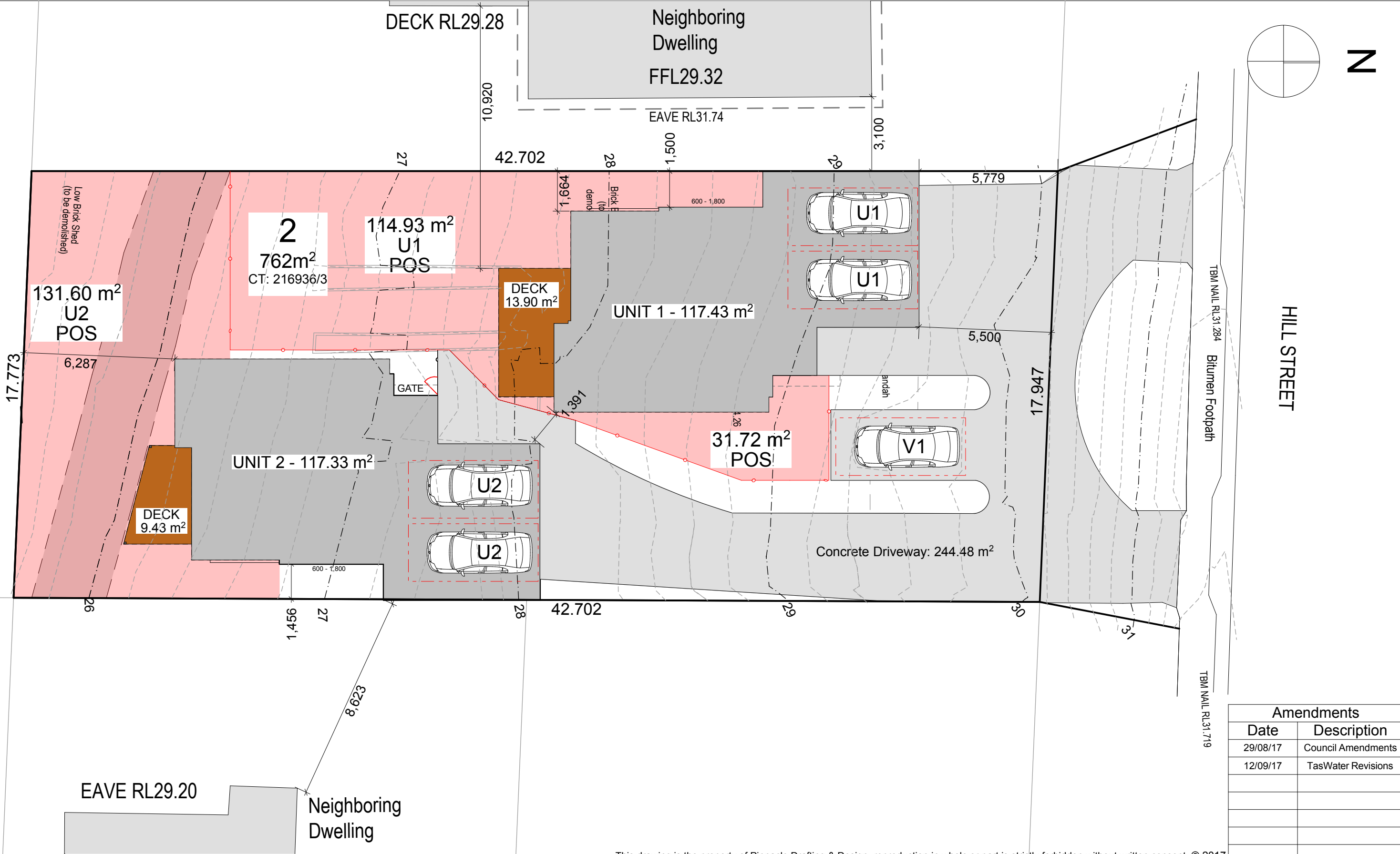
Existing Site Plan

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Proposal:	Multiple Dwellings	Scale: 1:150	Job No: 67-2017	Pg No: 1
Client:	Luke & Erin Bugg	Date: 05/06/17	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	

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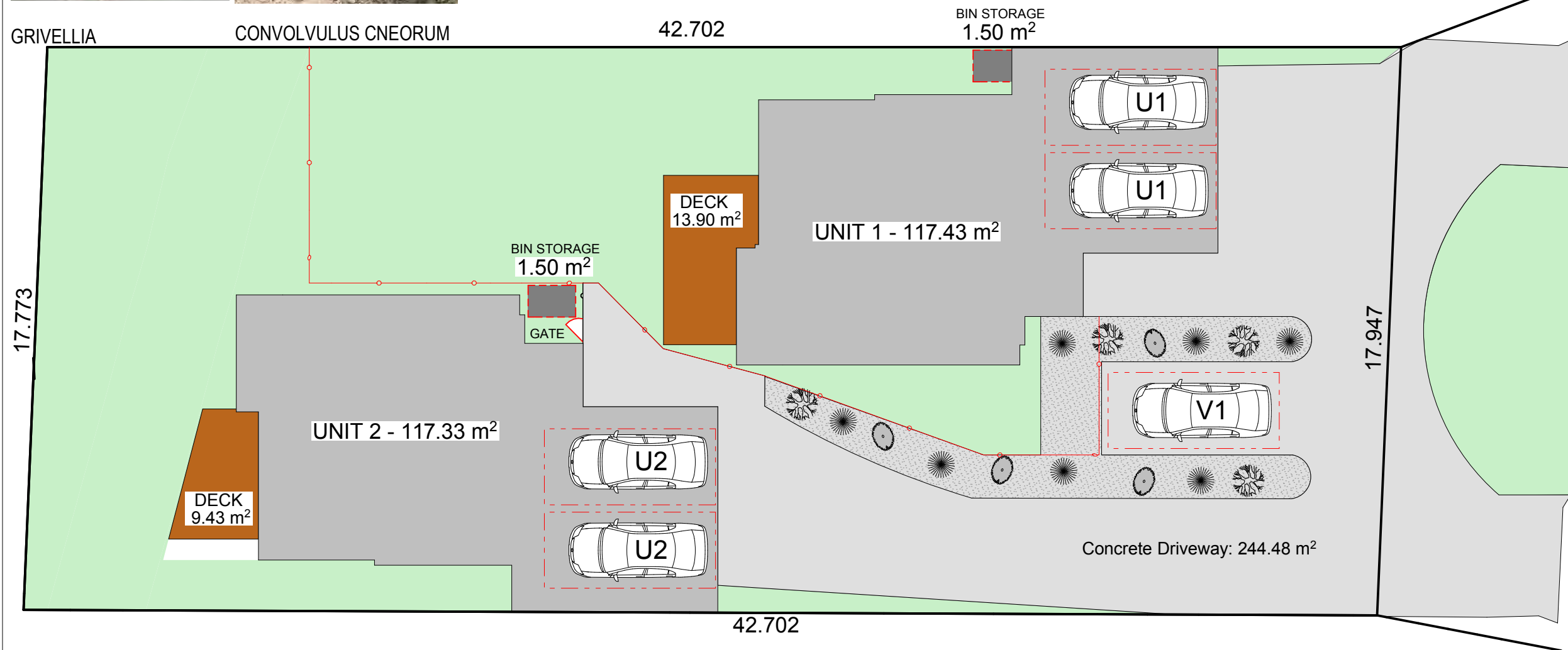
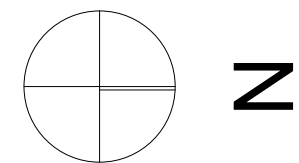
Site Plan

Site Areas	
Site area	762 sqm
Total Building Area	234.76 sqm
Total Site Coverage	30.8%

Proposal:	Multiple Dwellings	Scale: 1:150	Job No: 67-2017	Pg No: 2
Client:	Luke & Erin Bugg	Date: 05/06/17	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	
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Amendments	
Date	Description
29/08/17	Council Amendments
12/09/17	TasWater Revisions





CORDYLINE

PITTOSPORUM

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

Amendments	
Date	Description
29/08/17	Council Amendments
12/09/17	TasWater Revisions

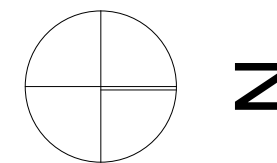
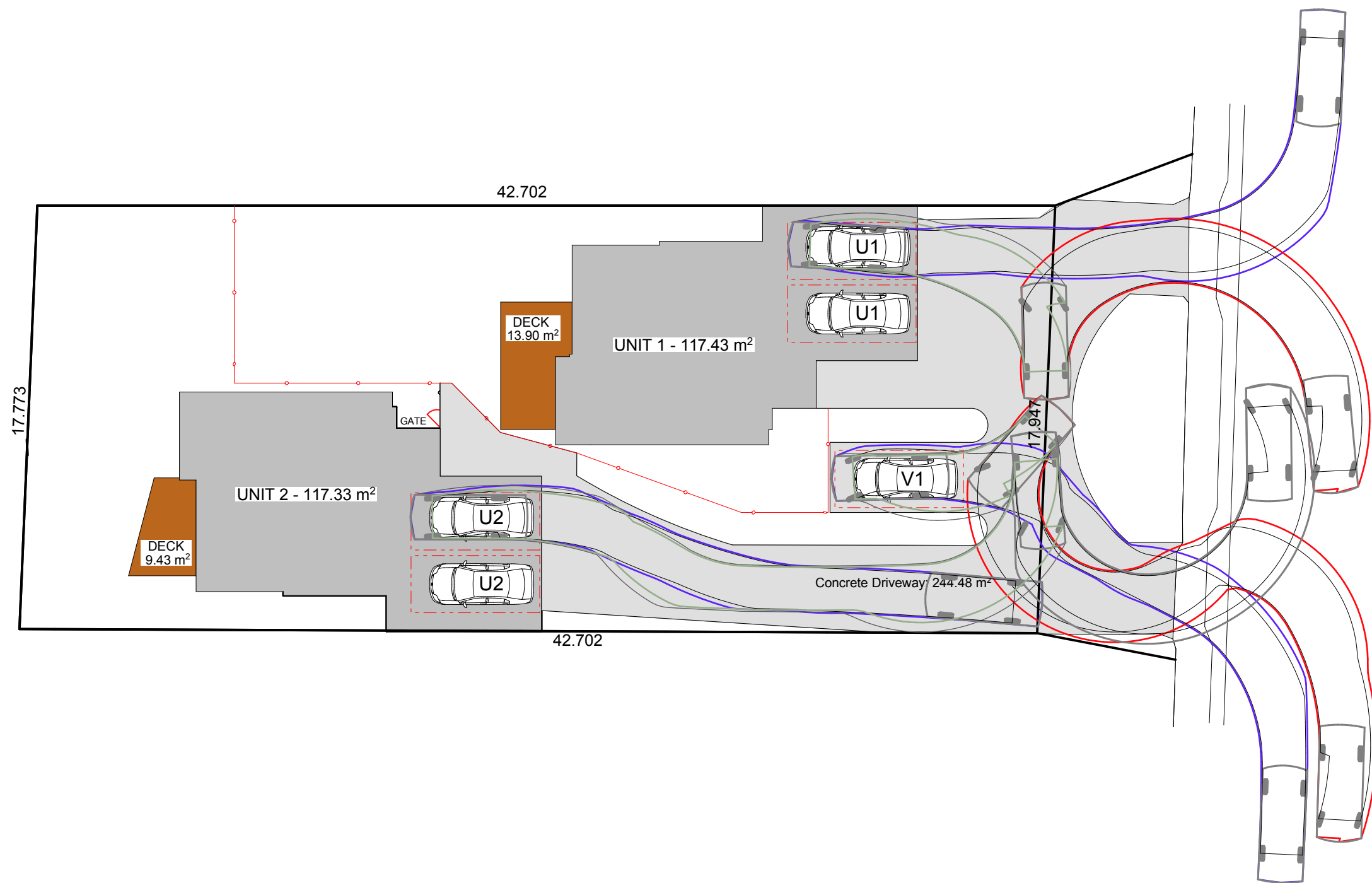
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Proposal:	Multiple Dwellings	Scale: 1:150	Job No: 67-2017	Pg No: 3
Client:	Luke & Erin Bugg	Date: 05/06/17	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	

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Landscaping Plan



Amendments	
Date	Description
29/08/17	Council Amendments
12/09/17	TasWater Revisions

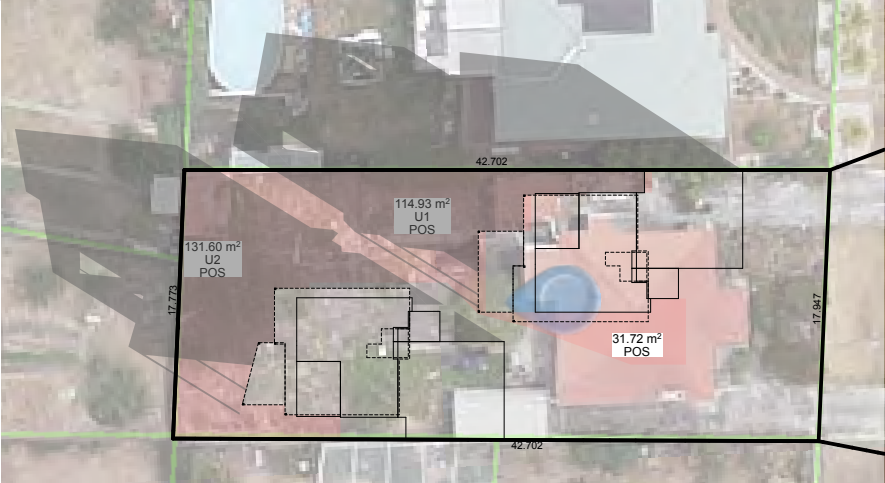
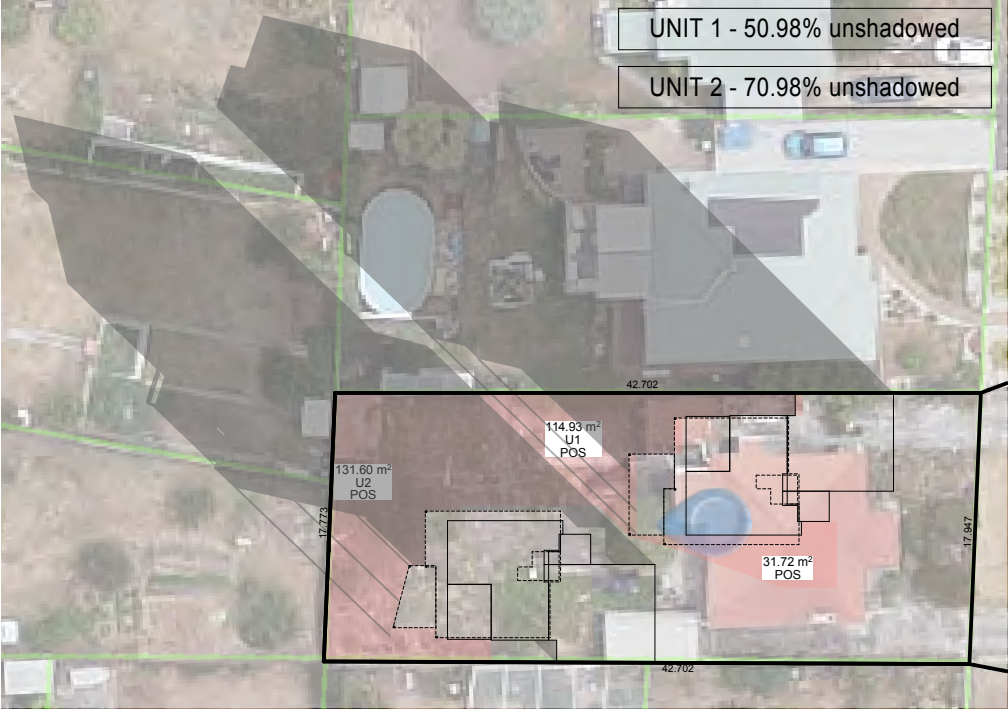
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Proposal:	Multiple Dwellings	Scale: 1:150, 1:200	Job No: 67-2017	Pg No: 4
Client:	Luke & Erin Bugg	Date: 05/06/17	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	

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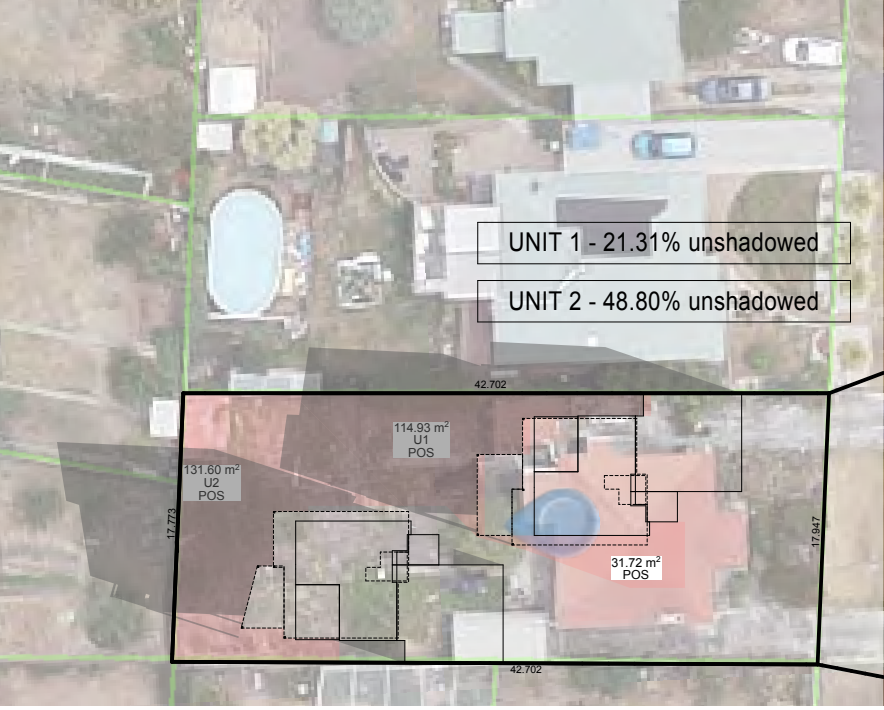


Turning Plan

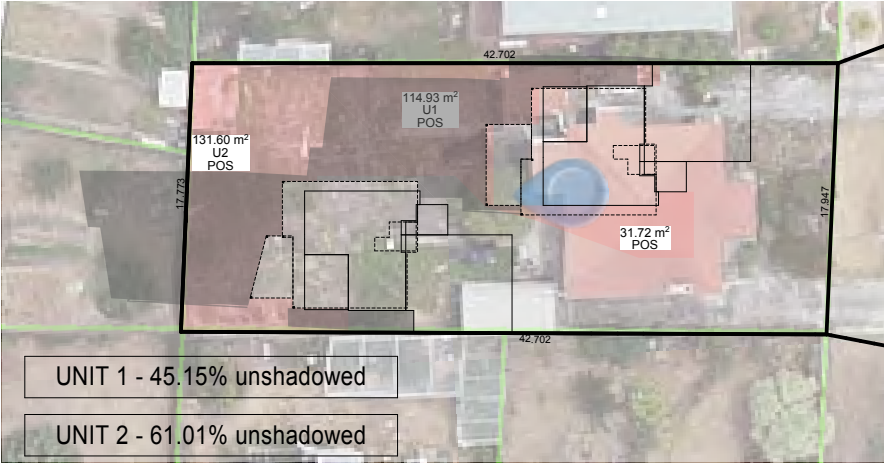


Shadows 21st June 1000

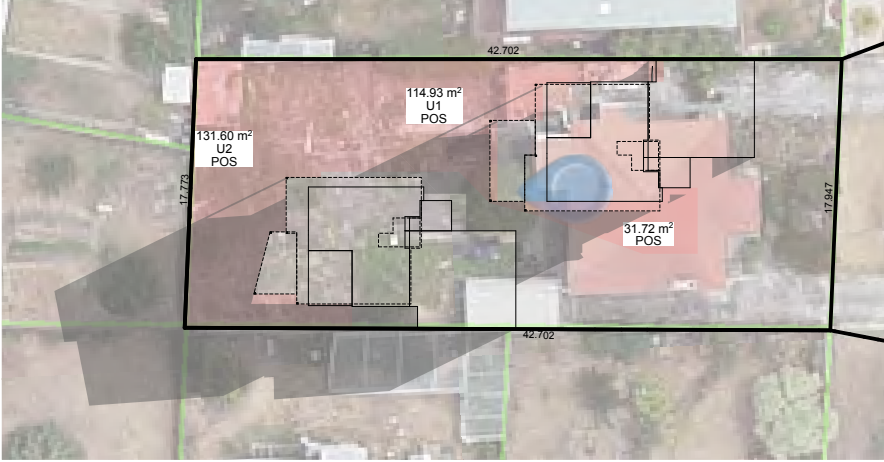
UNIT 1 - 36.17% unshaded
UNIT 2 - 37.71% unshaded



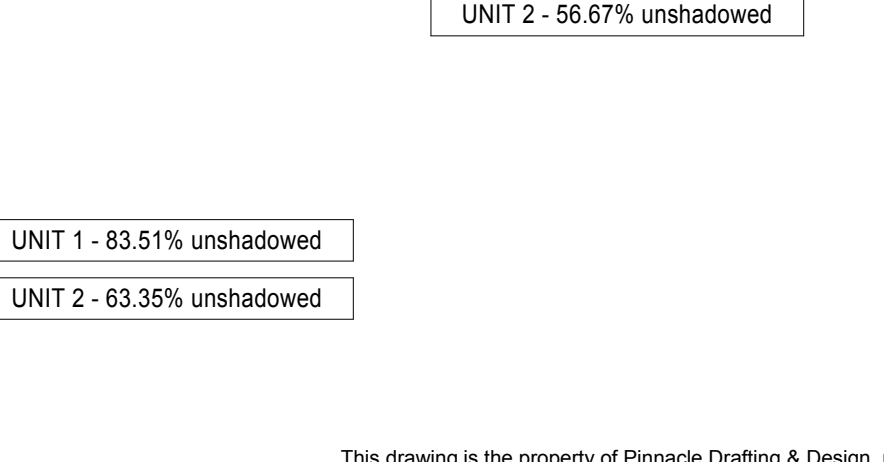
Shadows 21st June 1100



Shadows 21st June 1200

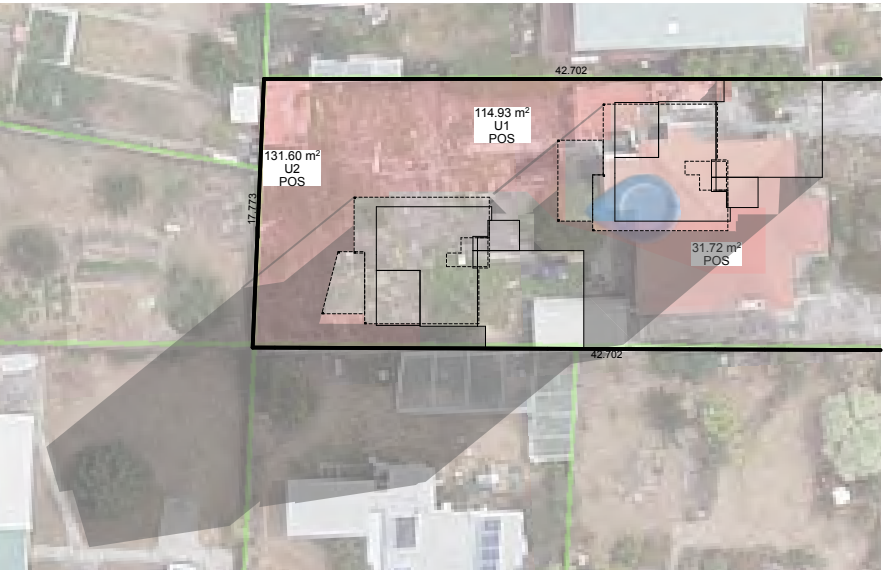


Shadows 21st June 1300



Shadows 21st June 1400

Shadows June 21st



Shadows 21st June 1500

UNIT 1 - 80.95% unshaded
UNIT 2 - 70.94% unshaded

Amendments	
Date	Description
29/08/17	Council Amendments
12/09/17	TasWater Revisions

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Proposal:	Multiple Dwellings	Scale:	1:500.76, 1:500	Job No:	67-2017
Client:	Luke & Erin Bugg	Date:	05/06/17	Engineer:	
Address:	39 Hill St, Bellerive	Drawn:	Matt	Building Surveyor:	
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Shadows 21st June 0900



Shadows 21st June 1100



Shadows 21st June 1200



Shadows 21st June 1500

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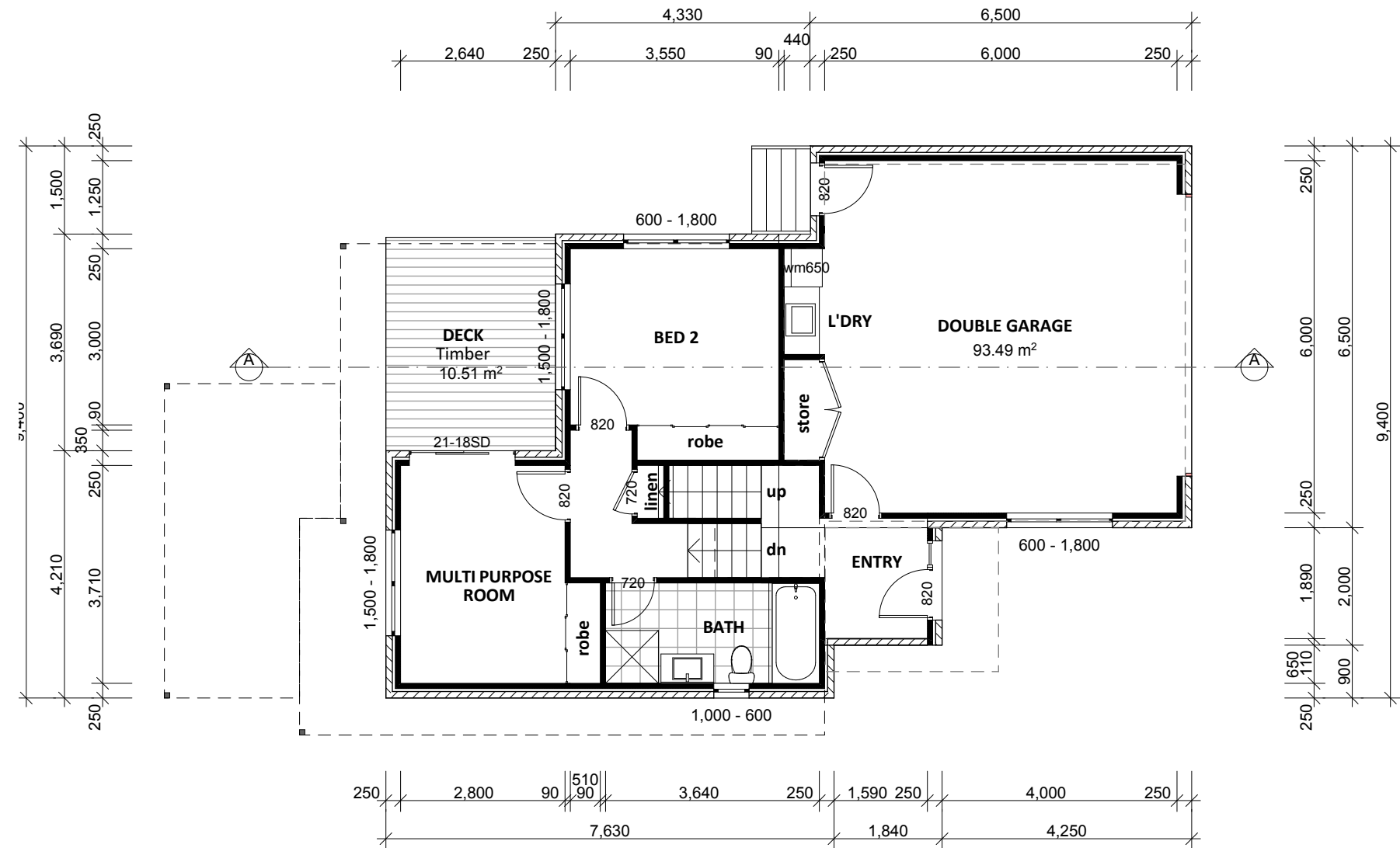
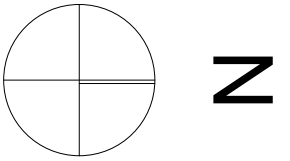
Proposal:	Multiple Dwellings	Scale: 1:500.76, 1:333.33	Job No: 67-2017	Pg No: 6
Client:	Luke & Erin Bugg	Date: 05/06/17	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	

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Amendments	
Date	Description
29/08/17	Council Amendments
12/09/17	TasWater Revisions



Overshadowing June 21st



Floor Areas	
Lower Floor	93.49 sqm
Upper Floor	68.98 sqm
Total	162.49 sqm
Lower Deck	10.51 sqm
Upper Deck	13.47 sqm

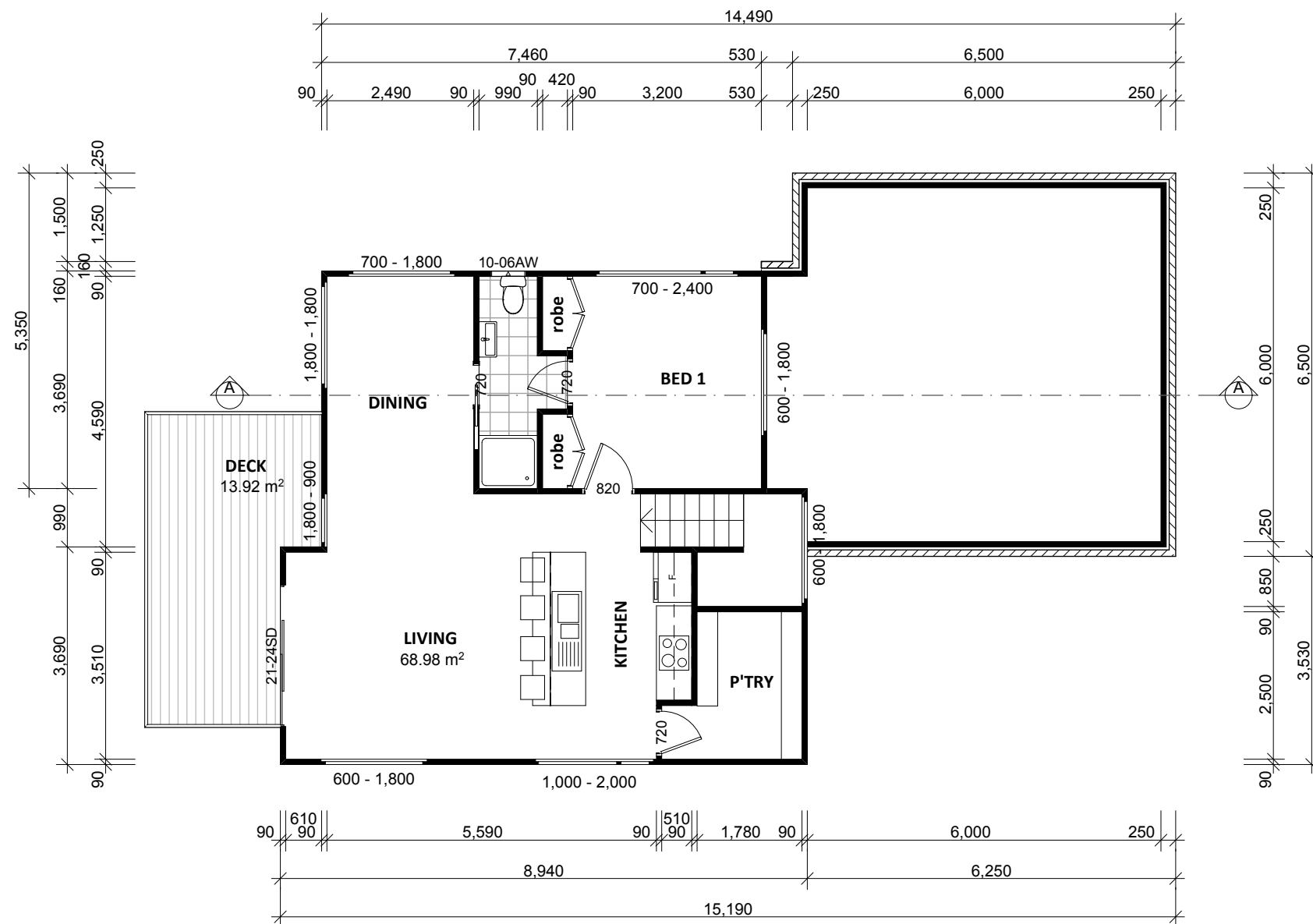
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Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 67-2017	Pg No: 7
Client:	Luke & Erin Bugg	Date: 05/06817	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	

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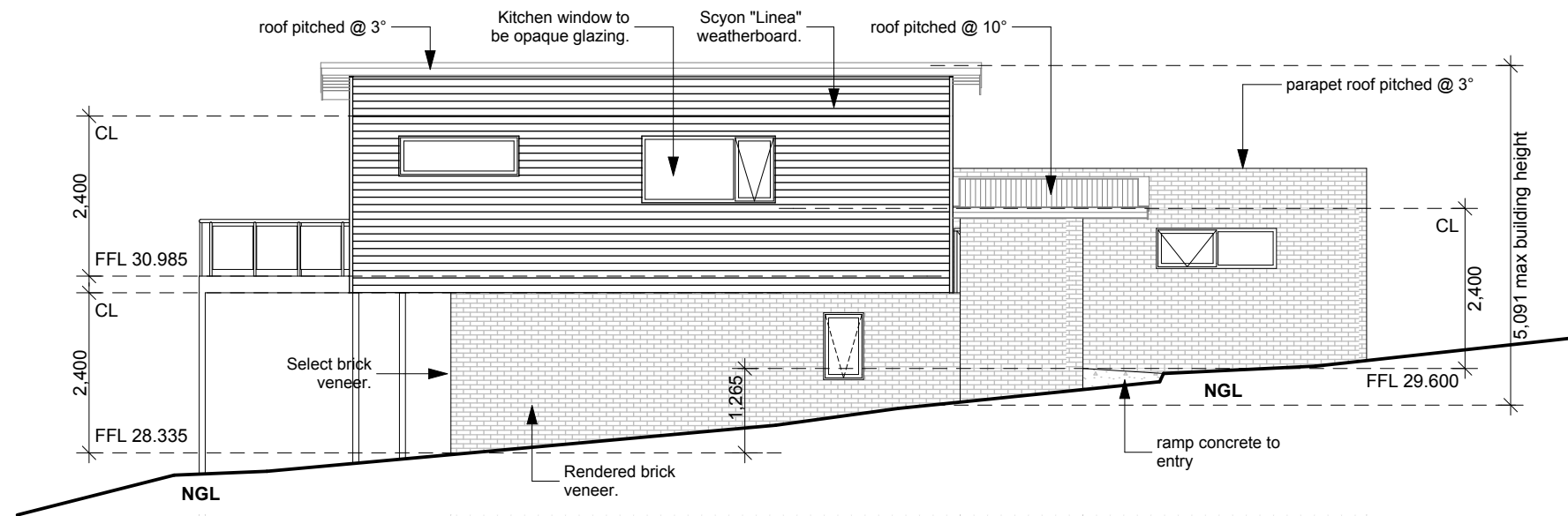


Unit 1 Lower Floor Plan

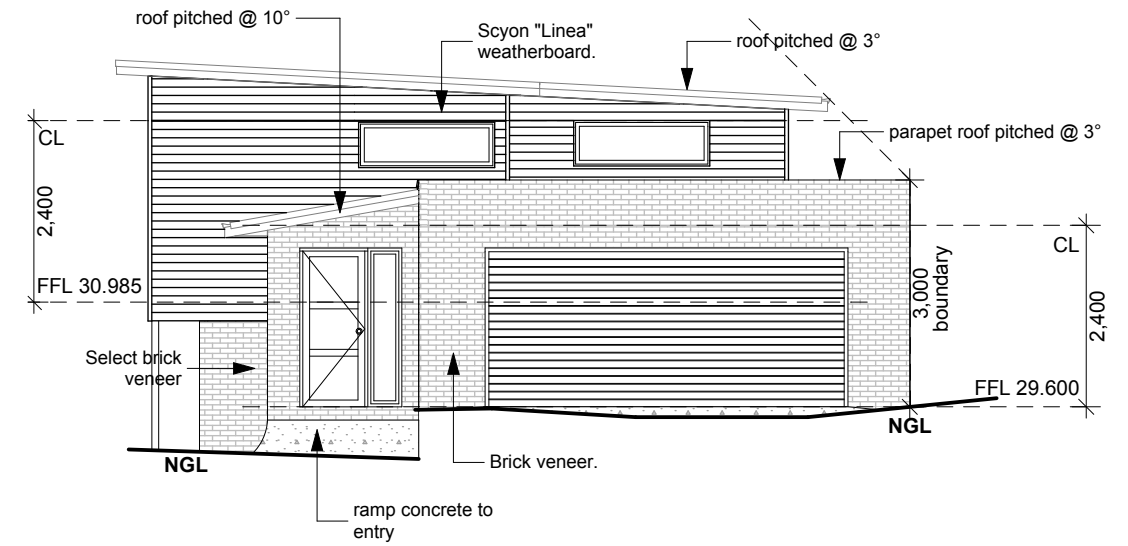


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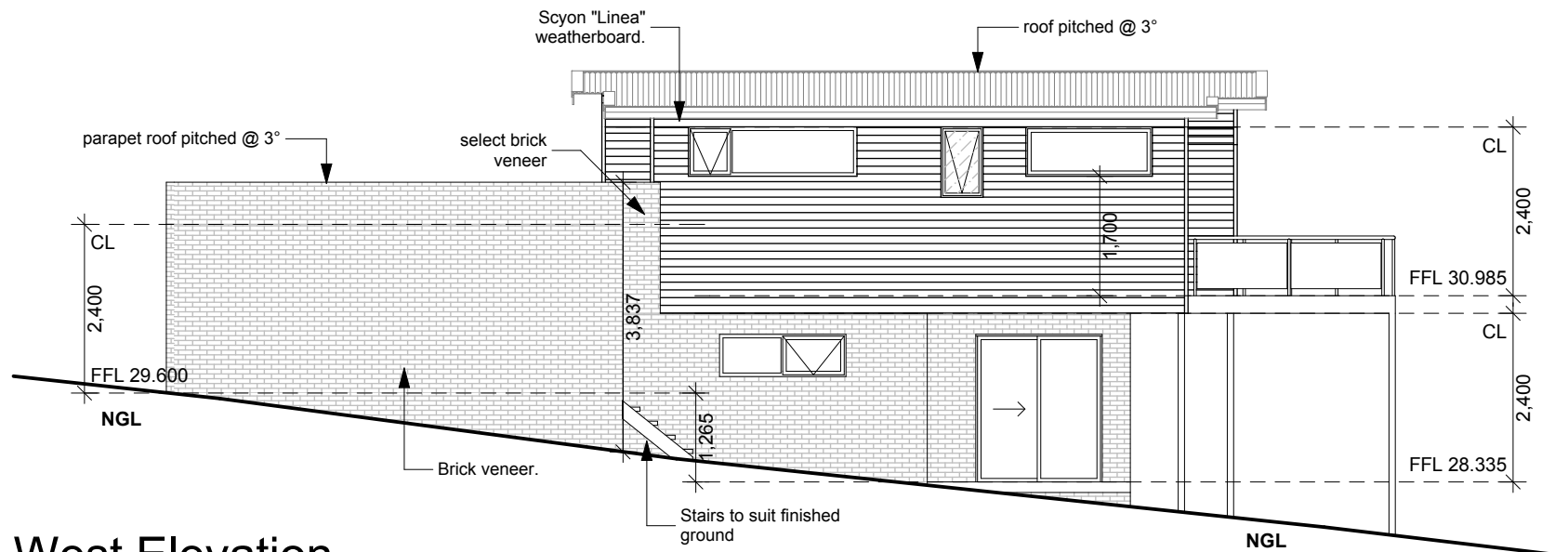
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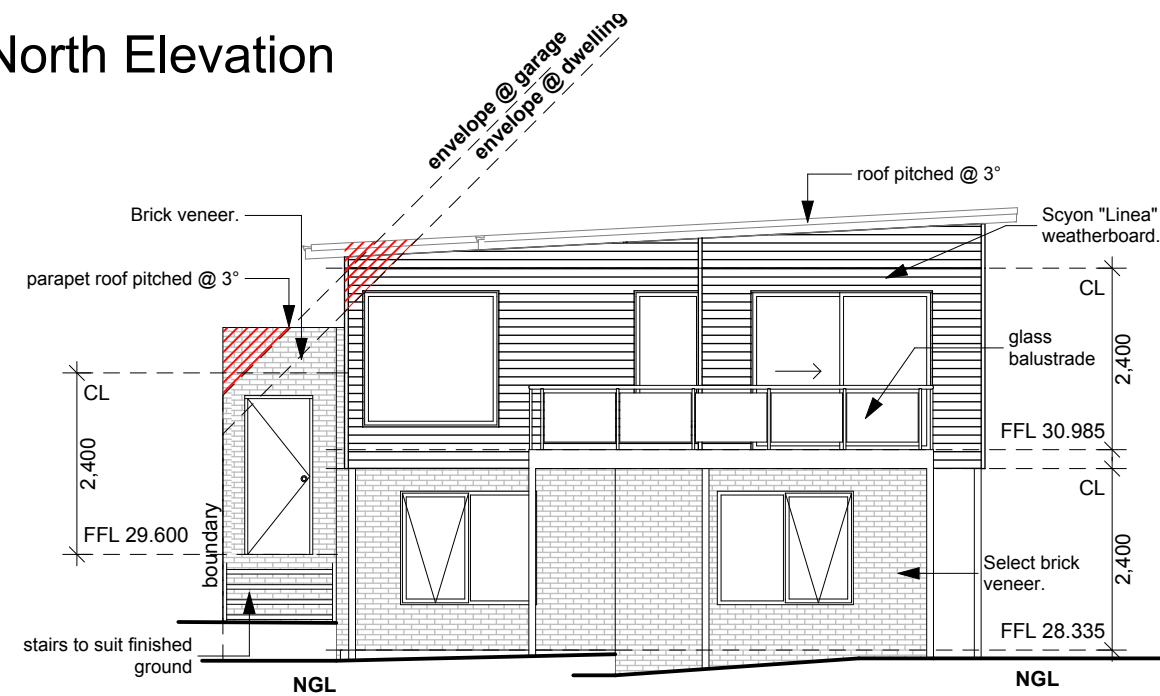
East Elevation



North Elevation



West Elevation



South Elevation

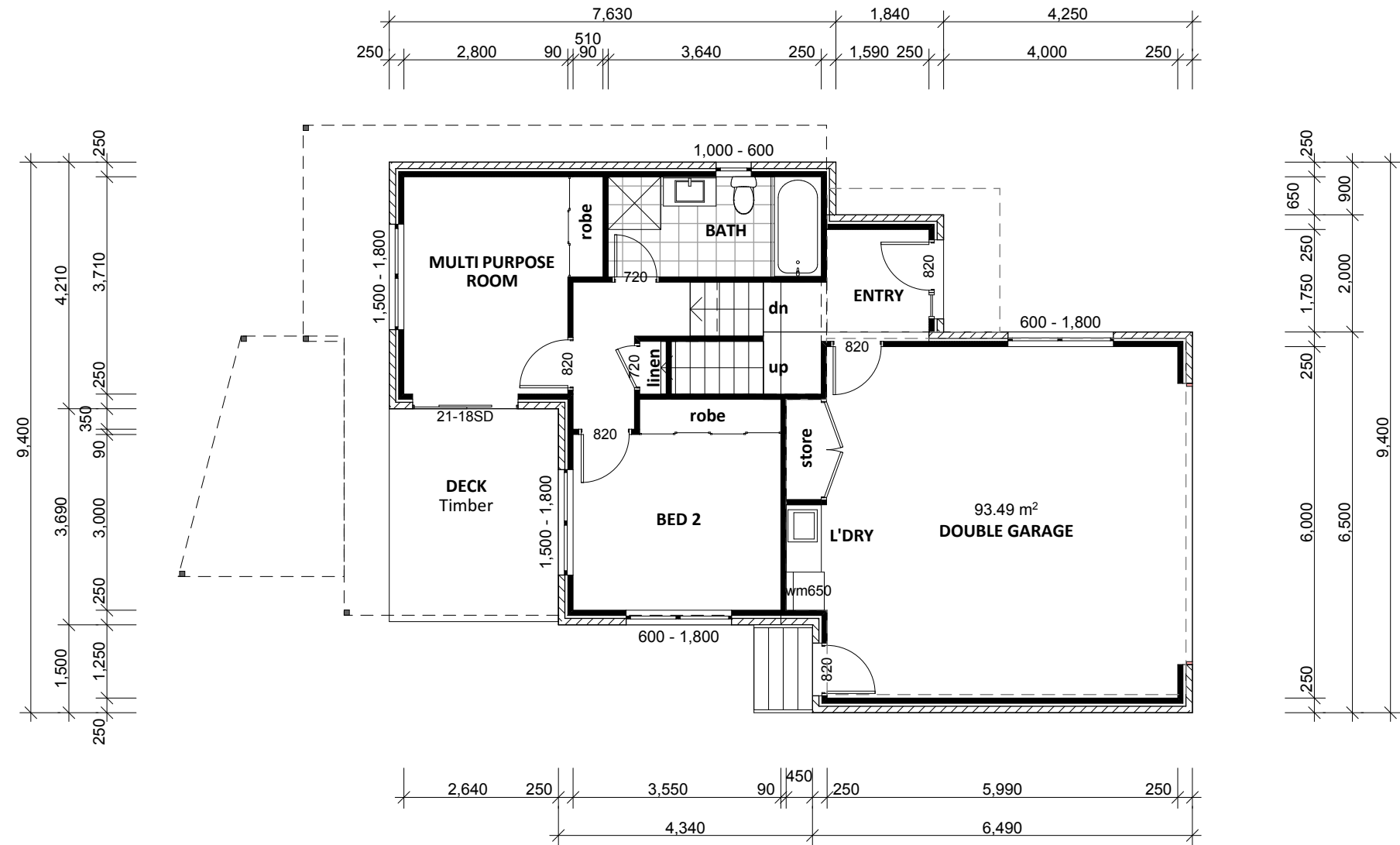
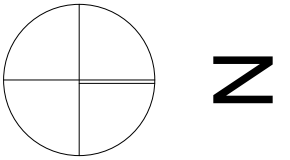
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Unit 1 Elevations

Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 67-2017	Pg No: 9
Client:	Luke & Erin Bugg	Date: 05/06817	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	
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Amendments	
Date	Description
29/08/17	Council Amendments





Floor Areas	
Lower Floor	93.49 sqm
Upper Floor	60.42 sqm
Total	153.90 sqm
Lower Deck	10.51 sqm
Upper Deck	13.47 sqm

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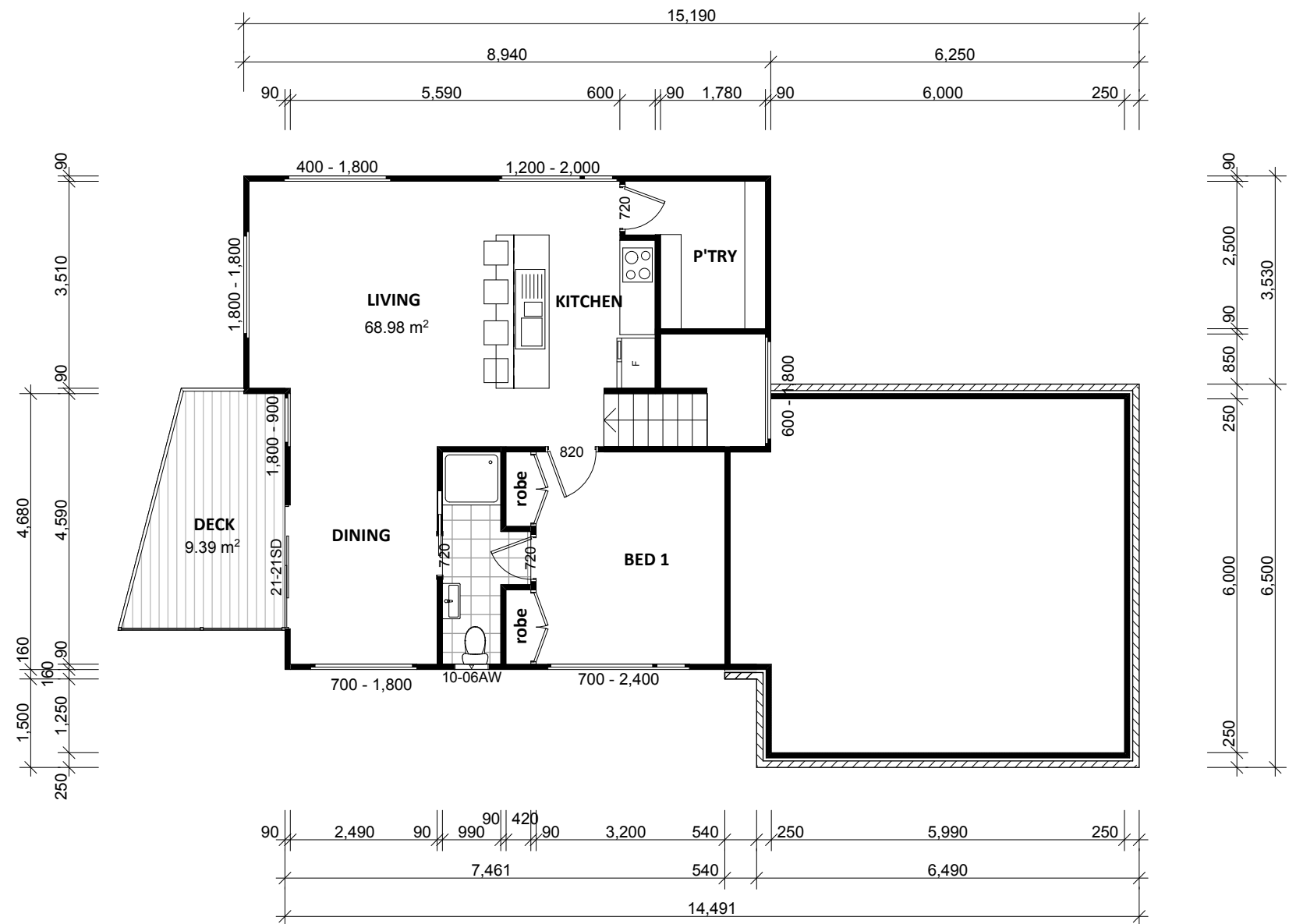
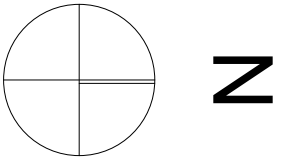
Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 67-2017	Pg No: 10
Client:	Luke & Erin Bugg	Date: 05/06817	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	

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Amendments	
Date	Description
29/08/17	Council Amendments



Unit 2 Lower Floor Plan1



Floor Areas	
Lower Floor	93.49 sqm
Upper Floor	60.42 sqm
Total	153.90 sqm
Lower Deck	10.51 sqm
Upper Deck	9.39 sqm

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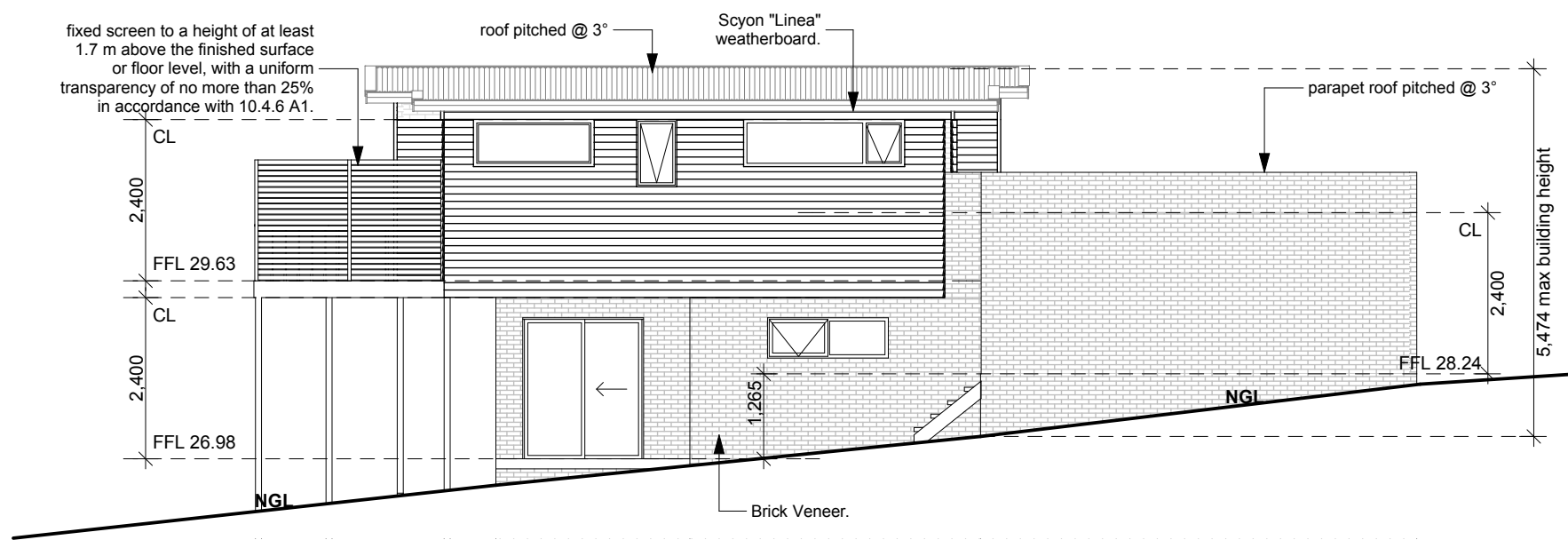
Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 67-2017	Pg No: 11
Client:	Luke & Erin Bugg	Date: 05/06817	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	

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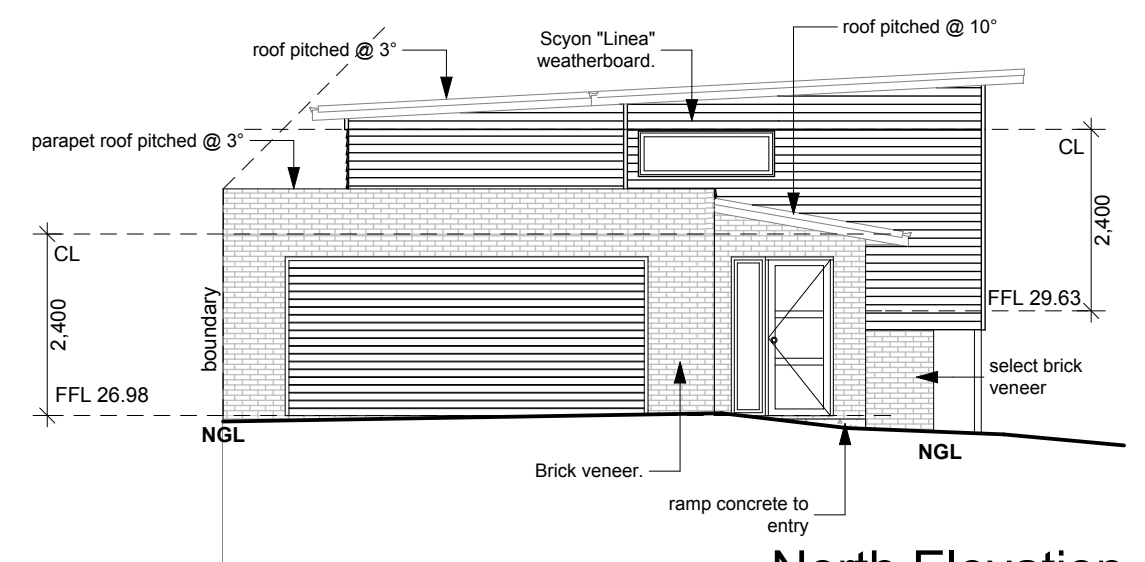
Amendments	
Date	Description
29/08/17	Council Amendments



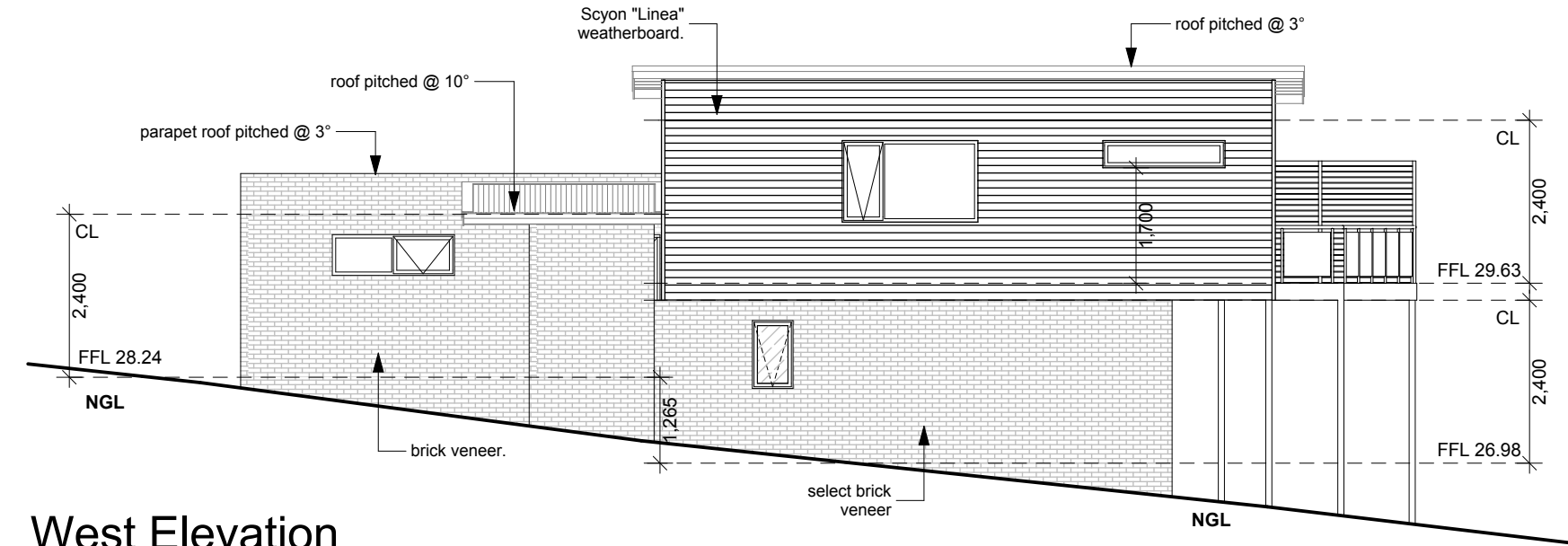
Unit 2 Upper Floor Plan



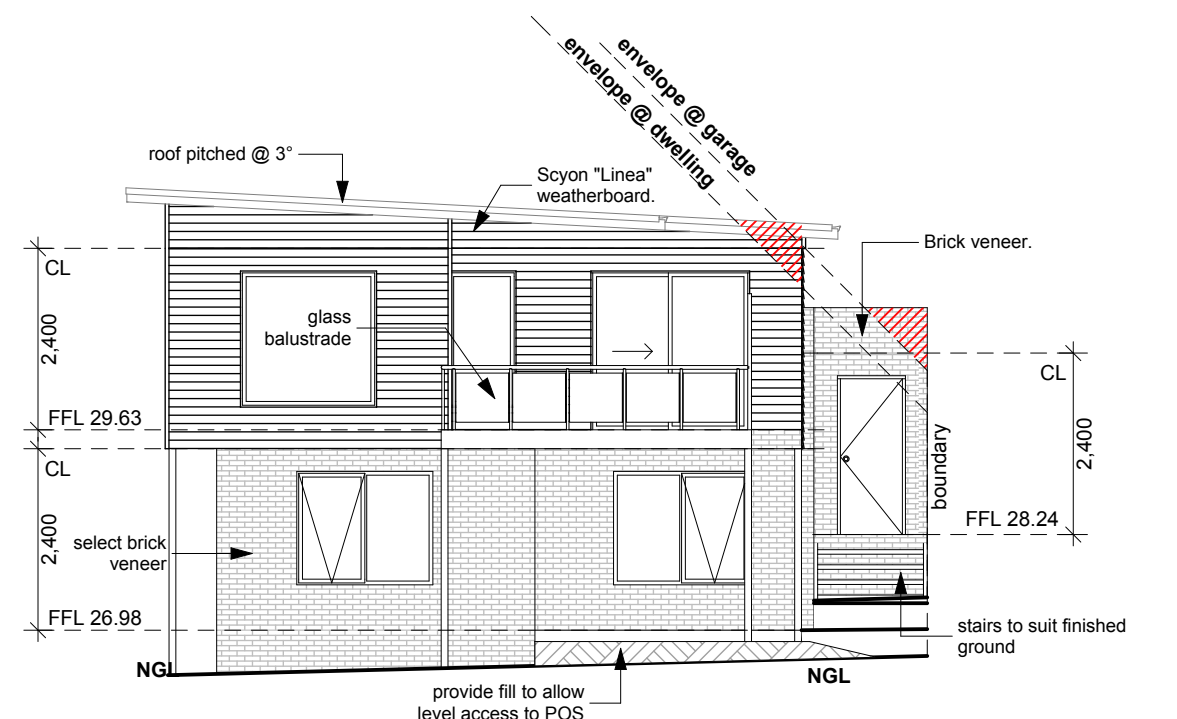
East Elevation



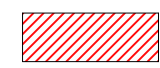
North Elevation



West Elevation



South Elevation

 - shows the discretion on the building envelope

Amendments	
Date	Description
29/08/17	Council Amendments

Unit 2 Elevations

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Proposal:	Multiple Dwellings	Scale: 1:100	Job No: 67-2017	Pg No: 12
Client:	Luke & Erin Bugg	Date: 05/06817	Engineer:	
Address:	39 Hill St, Bellerive	Drawn: Matt	Building Surveyor:	
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39 Hill Street, Bellerive



Photo 1: The subject site and existing dwelling when viewed from Hill Street.

**11.3.2 DEVELOPMENT APPLICATION D-2017/398 - 19 DILLON STREET,
BELLERIVE - DWELLING ADDITIONS**
(File No D-2017/398)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling Addition at 19 Dillon Street, Bellerive.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant until 10 November 2017.

CONSULTATION

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

- plans incorrect;
- pergola;
- site coverage and impervious area calculation not shown;
- electricity supply location is not shown; and
- height/visual impact.

RECOMMENDATION:

A. That the Development Application for Dwelling Additions at 19 Dillon Street, Bellerive (CI Ref D-2017/398) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

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

DEVELOPMENT APPLICATION D-2017/398 - 19 DILLON STREET, BELLERIVE - DWELLING ADDITIONS /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications; and
- Section 10 – General Residential Zones.

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

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

The site is a 354m² lot containing a single storey dwelling and outbuildings.

3.2. The Proposal

The proposal is for dwelling alterations and additions which consist of an extension to the eastern side of the dwelling, and a second storey dwelling. The proposal plans also show a swim/spa and the applicant has confirmed that this is an in ground spa with decking around. As the swim/spa and deck area is non-habitable and would have a maximum height of less than 2.4m above natural ground level, it is exempt from requiring planning approval.

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.

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A3	Setbacks and building envelopes for all dwellings	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:	

		<p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</p>	Does not comply as the second storey addition extends out of the building envelope on the eastern elevation by 1m and extends outside the envelope on the southern elevation by 0.25m.
		<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>	complies

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

Performance Criteria	Proposal
<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p>	
<p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>The applicant has provided overshadowing diagrams which show that the second storey addition will not cause any additional overshadowing to habitable rooms to the dwelling at 2/17 Dillon Street. However, the proposal will result in overshadowing to habitable rooms at 1/17 Dillon Street between 9am and 10m on 21 June.</p> <p>As the impact is for only a short time, it is considered reasonable.</p> <p>The diagrams also show that the northern elevation of the dwelling at 22 Abbott Street will be overshadowed by the development between 2.30 and 3pm on 21 June. As overshadowing is for a very short period of time and the windows would not be affected the remainder of the day, the proposal is considered reasonable.</p>
<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The overshadowing diagrams show that the proposal will cause additional overshadowing to the private open space 1/17 and 2/17 Dillon Street at 10am on 21 June. However, the overshadowing is reduced to approximately 24m² in the south-east end of the private open space for 2/17 and by approximately 1pm there is no overshadowing on either property.</p> <p>The northern part of the private open space for 22 Abbott Street would be overshadowed by the development between 1 and 3pm on 21 June. It is considered that the overshadowing does cause an unreasonable loss of amenity to the adjoining properties.</p>
<p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p>	not relevant

(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	The proposal results in a 2 storey dwelling which is consistent with the scale, bulk and proportions of other dwellings on adjoining lots. On this basis, the proposal is not considered to cause an unreasonable visual impact when viewed from the adjoining property.
(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i>	The setbacks to side boundaries are consistent with other dwellings in the immediate area which have walls within 1m of boundaries.

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. Plans Incorrect

Concern was raised that the proposal plans did not show the extent of the demolition, were not correct in identifying the property address, did not show the existing garage, did not clearly show the proposed ceiling heights of the second floor and did not accurately provide an accurate representation of the proposal.

- **Comment**

The proposal plans provided sufficient information required to assess against the provisions of the Scheme. It is noted that the site plan incorrectly showed the street number as 9 Dillon Street, however, it was clearly a typographical error as the title information and application showed 19 Dillon Street as the application address and was advertised as such.

The applicant submitted additional information following the advertising responding to the issues raised above to clarify some of the issues raised, including showing the ceiling height of the second floor, and showing the existing chimneys which are to be retained. None of the additional information affects the assessment of the one discretionary impact, which is the building envelope.

5.2. Pergola

Concern was raised that the existing “pergola” shown on the proposal is not a pergola, but a covered entertainment area.

- **Comment**

The applicant has confirmed that the building has a roof and is not a pergola, which is typically an un-roofed structure. Nevertheless, this building is existing and does not form part of the current application.

5.3. Site Coverage and Impervious Area Calculation not Shown

Concern was raised that the proposal does not include calculations for site coverage or the impervious surface of the site.

- **Comment**

Following the representations, the applicant provided clarification regarding the above issue. Amended plans were provided which included calculations showing the site coverage being 49% and the impervious area being 35%. This complies with Clause 10.4.3 A1 of the Scheme and has no bearing on the one discretion being assessed.

5.4. Electricity Supply Location is not Shown

Electricity supply to the site is not shown.

- **Comment**

This is not a relevant planning consideration.

5.5. Height

Concern was raised that the raised ceiling height of 2.7m for part of the second floor and the eastern wall which is located 0.53m from the boundary will result in an unreasonable visual impact when viewed from the adjoining lot to the north. The representor requested that the ceiling height be reduced to 2.4m which will reduce the overall height of the building.

- **Comment**

The eastern wall has a maximum height of 4.6m; 1m of this wall extends beyond the building envelope. As discussed above, the proposal is not considered to have an unreasonable visual impact on the amenity of the adjoining property, as the height and bulk of the development is similar to other 2 storey dwellings in the area. In addition, the proposal will not have an unreasonable impact from overshadowing or loss of privacy.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

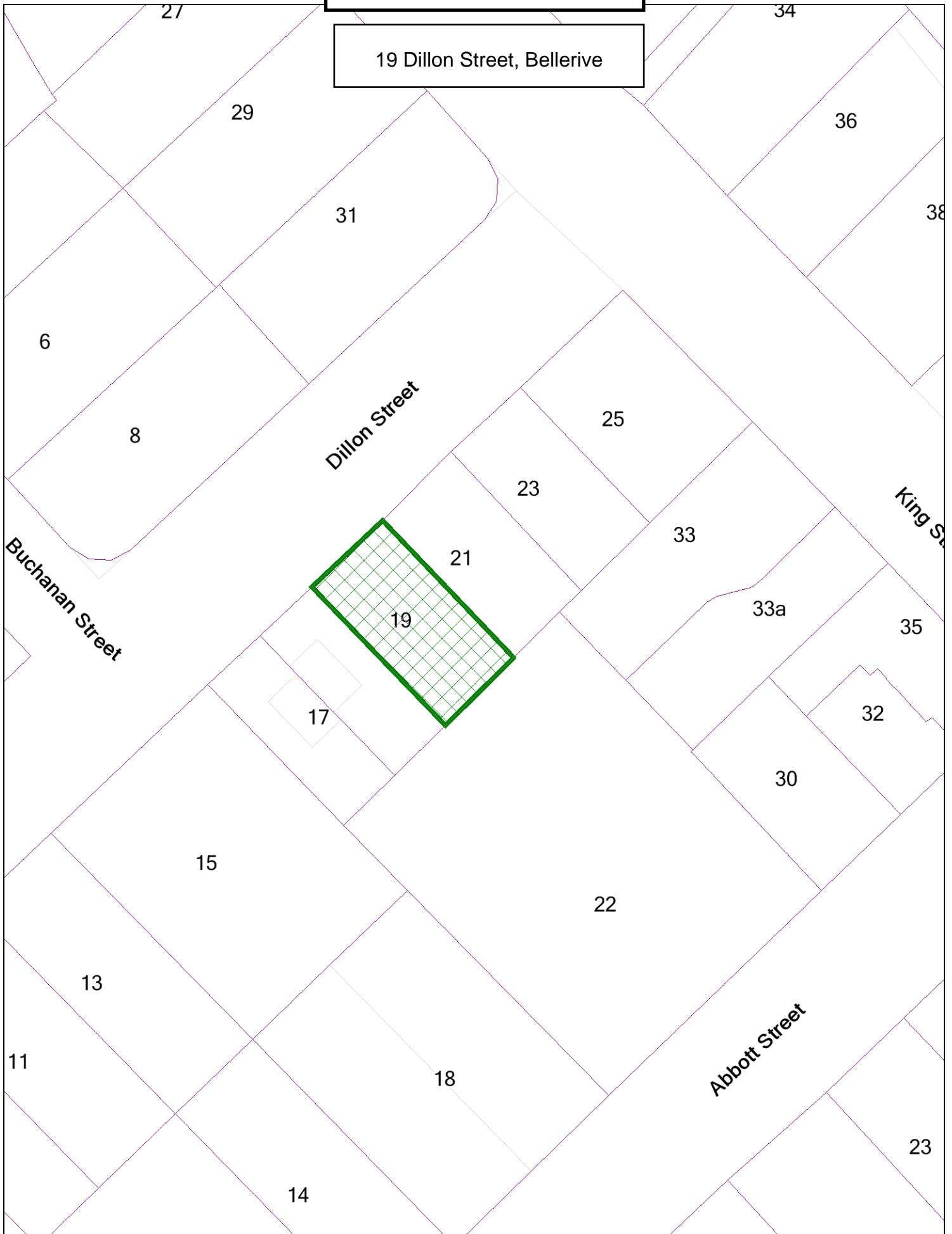
The proposal is for additions to a dwelling at 19 Dillon Street, Bellerive which requires a discretionary assessment of the building envelope standard. It is considered that the proposal will not result in an unreasonable impact on the amenity of the adjoining property owners and is recommended for approval.

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

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

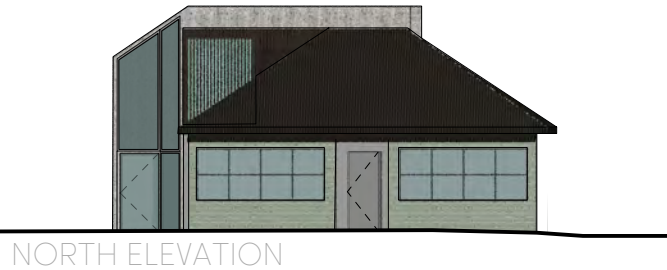
19 Dillon Street, Bellerive



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Friday, 27 October 2017 **Scale:** 1:677.3 @A4

NATHAN & TEGAN DARKE

PROPOSED RENOVATION // EXTENSION
9 DILLON STREET, BELLERIVE



DEVELOPMENT APPLICATION DRAWINGS
NOT FOR CONSTRUCTION

NOTES

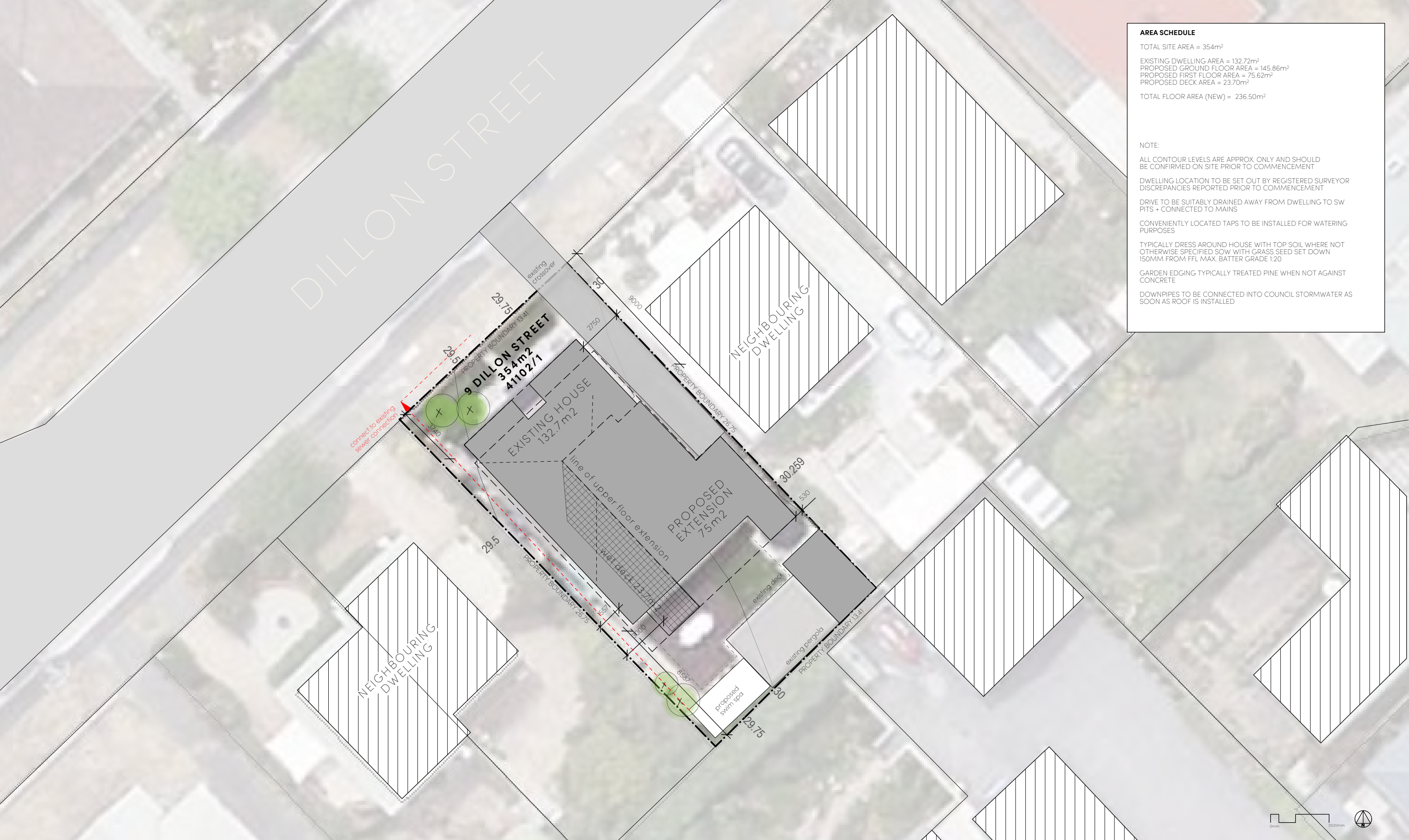
architect - Sam Haberle
accreditation no - CC5618 U
land title ref number - VOL 41102 FOLIO 1
climate zone - 7
BAL - n/a
existing floor area - 132.72m2
new floor area - 236m2
total floor area - 368.72m2
deck area - 23.7m2
Soil classification - n/a
corrosion environment - n/a
other hazards - n/a
wind - N3

DWG	DWG no	REV DATE	REV
Cover	A0-000	01/09/2017	A
Site	A1-001	01/09/2017	A
Existing / Demolition	A2-001	01/09/2017	A
Proposed Floor Plan	A2-002	01/09/2017	A
Proposed First Floor Plan	A2-003	01/09/2017	A
Elevations	A3-001	01/09/2017	A
Elevations	A3-002	01/09/2017	A
Sun Study Diagrams	A4-001	01/09/2017 18/9/17	A B

architecture
development
strategic design



REVISION A	DATE	01/09/2017	DESCRIPTION	Development Application
PROJECT	Renovation & Extension			do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS
CLIENT	Nathan & Tegan Darke			ISSUE DA
DWG	Cover			DWG # A0-000
	SCALE @ A3	n/a	DRAWN DP	PROJECT# J002273
	CHKD	JB		



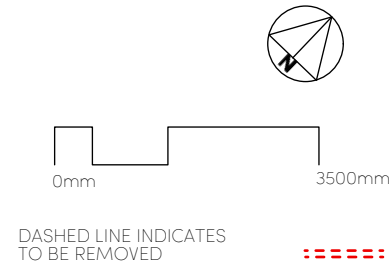
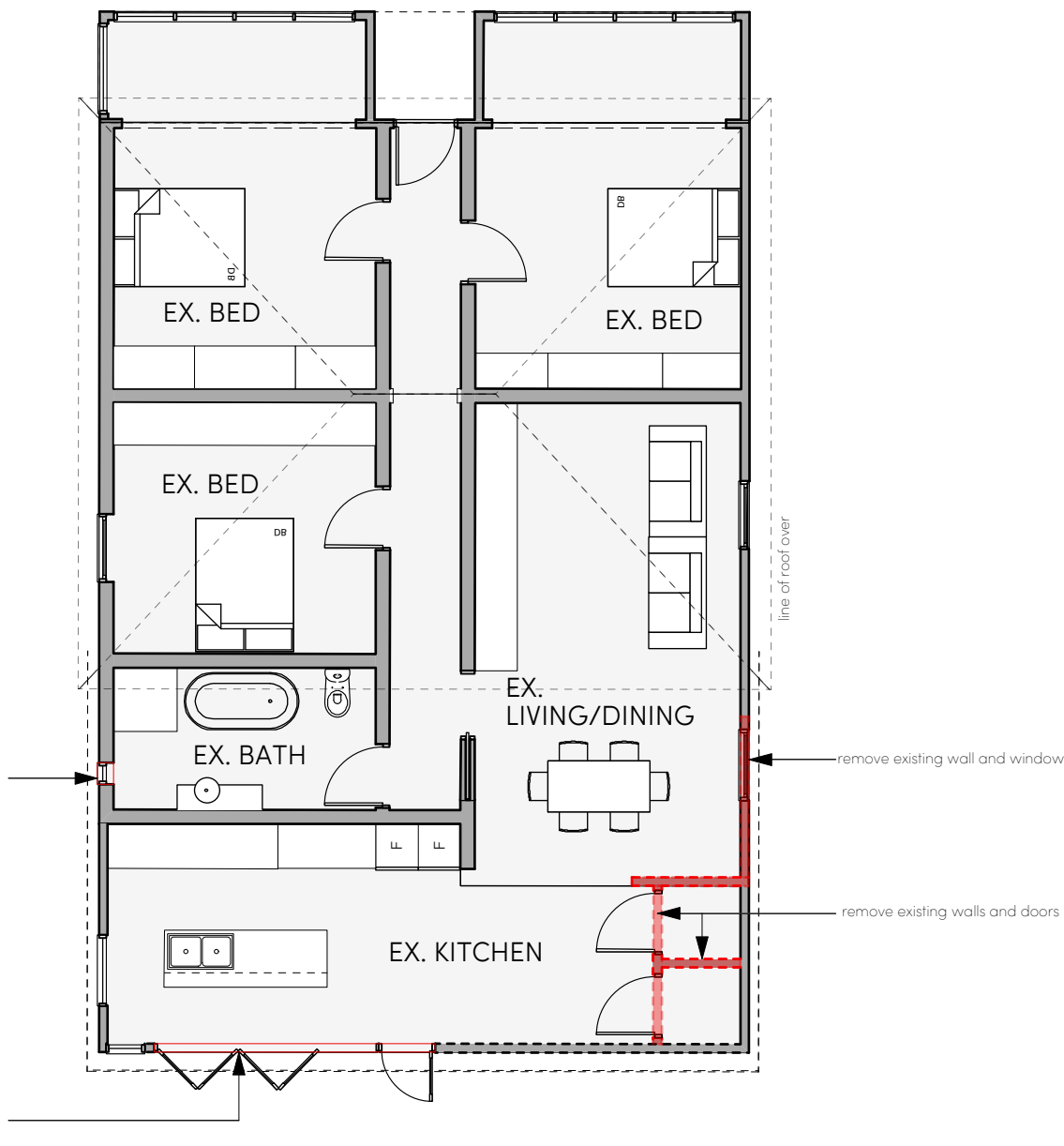
AREA SCHEDULE
TOTAL SITE AREA = 354m²
EXISTING DWELLING AREA = 132.72m²
PROPOSED GROUND FLOOR AREA = 145.86m²
PROPOSED FIRST FLOOR AREA = 75.62m²
PROPOSED DECK AREA = 23.70m²
TOTAL FLOOR AREA (NEW) = 236.50m²
NOTE:
ALL CONTOUR LEVELS ARE APPROX. ONLY AND SHOULD BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT
DWELLING LOCATION TO BE SET OUT BY REGISTERED SURVEYOR DISCREPANCIES REPORTED PRIOR TO COMMENCEMENT
DRIVE TO BE SUITABLY DRAINED AWAY FROM DWELLING TO SW PITS + CONNECTED TO MAINS
CONVENIENTLY LOCATED TAPS TO BE INSTALLED FOR WATERING PURPOSES
TYPICALLY DRESS AROUND HOUSE WITH TOP SOIL WHERE NOT OTHERWISE SPECIFIED SOW WITH GRASS SEED SET DOWN 150MM FROM FFL MAX. BATTER GRADE 1:20
GARDEN EDGING TYPICALLY TREATED PINE WHEN NOT AGAINST CONCRETE
DOWNPipes TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS ROOF IS INSTALLED

DEVELOPMENT APPLICATION DRAWINGS
NOT FOR CONSTRUCTION

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REVISION A	DATE	01/09/2017	DESCRIPTION	Development Application
PROJECT	Renovation & Extension			do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS
CLIENT	Nathan & Tegan Darke			ISSUE DA
DWG	Site			DWG # A1-001
CHKD	JB			PROJECT# J002273



DEMOLITION NOTES

CONFIRM ALL DIMENSIONS AND DETAIL ON SITE PRIOR TO COMMENCEMENT

ENSURE WALLS ARE NON LOAD BEARING PRIOR TO DEMOLITION AND SEEK ENGINEER'S DIRECTION AS REQUIRED

ALLOW FOR 2 SITE INSPECTIONS BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER AT TIME OF DEMOLITION FOR INSPECTION

MAKE GOOD ALL WORKS AFFECTED BY DEMOLITION

SUITABLY (WHERE POSSIBLE) RELOCATE OR OTHERWISE DECOMMISSION EXISTING PLUMBING AND ELECTRICAL SERVICES ASSOCIATED WITH DEMOLITION

GENERAL DEMOLITION: TO AS 2601

TEMPORARY SUPPORT

GENERAL: IF TEMPORARY SUPPORT IS REQUIRED, CERTIFICATION FOR ITS DESIGN AND INSTALLATION IS REQUIRED FROM A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR.

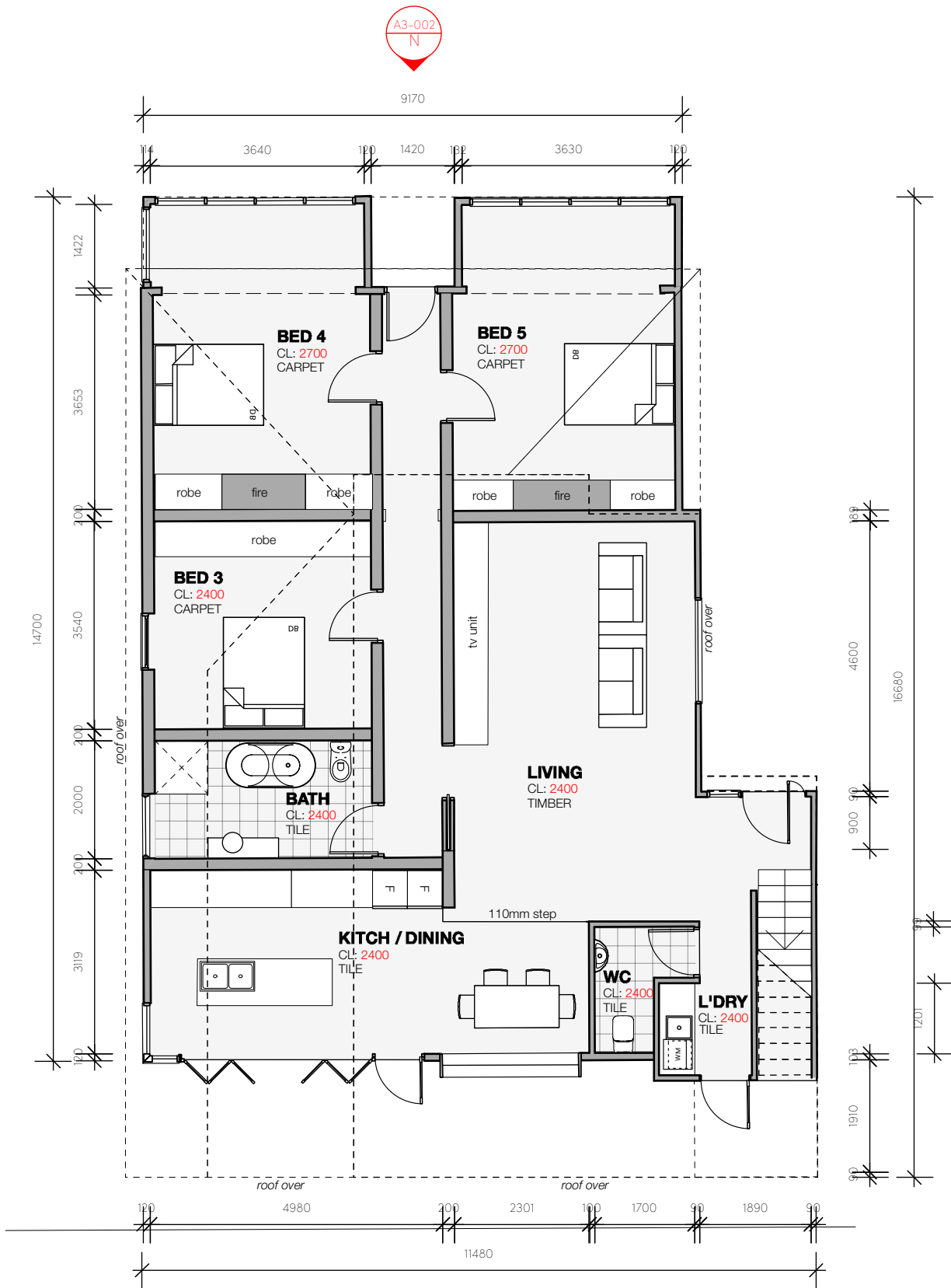
EXISTING BUILDINGS

UNTIL PERMANENT SUPPORT IS PROVIDED, PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED AND WHICH NORMALLY RELY FOR SUPPORT ON WORK TO BE DEMOLISHED.

ASBESTOS REMOVAL

METHOD: USE WET REMOVAL METHODS RECOMMENDED IN THE CODE OF PRACTICE FOR THE REMOVAL OF ASBESTOS (NOHSC:2002)

REVISION A	DATE	01/09/2017	DESCRIPTION	Development Application
PROJECT	Renovation & Extension			do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS
CLIENT	Nathan & Tegan Darke			ISSUE DA
DWG	Existing / Demolition			DWG # A2-001
	SCALE @ A3	1:100	DRAWN	DP
	CHKD	JB	PROJECT#	J002273



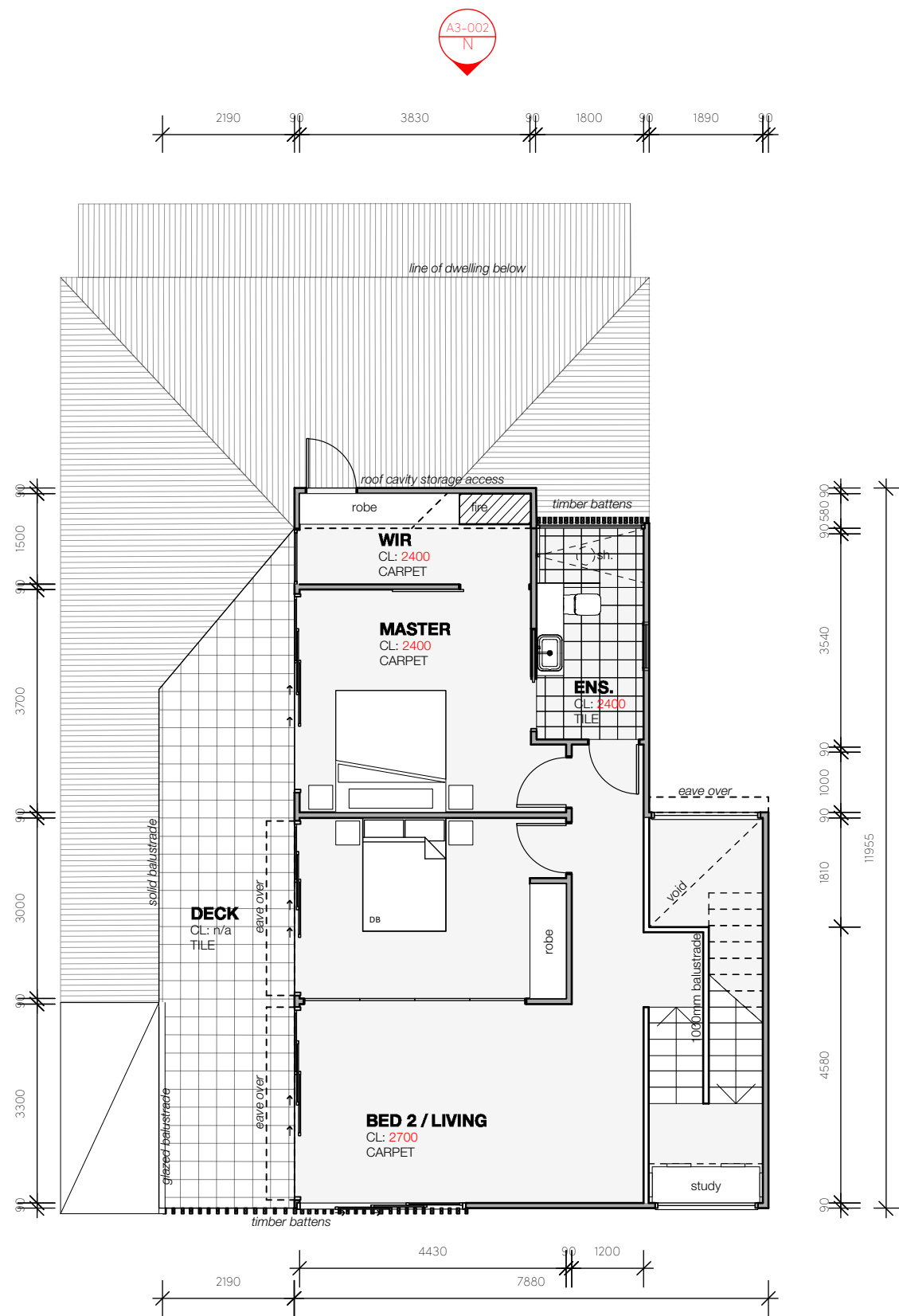
GROUND FLOOR PLAN
Scale: 1:100

stair note:
169mm c.o.s riser 270mm going nominal
clear finish tas oak stair tread, 50x200mm
hanger, hand rail 50mm
round stained tas oak, stair nosing 2x
routed grooves
with aliminium inset to comply with part
3.9.1.3 of the NCC

NOTES:
all window dimensions to aluminium to be confirmed on site
all glazing to comply with BCA 3.6 and AS1288 & AS2047
all wet areas to be comply with BCA 3.8.1 and AS3740
all timber framing to comply with BCA 3.4.3 and AS1684
all works to be in compliance with BCA 3.12 energy efficiency
all works to comply with BAL ASSESSMENT
window location dimension taken from external stud
frame



REVISION A	DATE	01/09/2017	DESCRIPTION	Development Application
PROJECT	Renovation & Extension			ISSUE DA
CLIENT	Nathan & Tegan Darke			DWG # A2-002
DWG	Proposed Floor Plan			PROJECT# J002273
SCALE @ A3		1:100	DRAWN	DP
CHKD		JB		



FIRST FLOOR PLAN
Scale: 1:100

stair note:
169mm c.o.s riser 270mm going nominal
clear finish tas oak stair tread, 50x200mm
hanger, hand rail 50mm
round stained tas oak, stair nosing 2x
routed grooves
with aliminium inset to comply with part
3.9.1.3 of the NCC

NOTES:
all window dimensions to aluminium to be confirmed on site
all glazing to comply with BCA 3.6 and AS1288 & AS2047
all wet areas to be comply with BCA 3.8.1 and AS3740
all timber framing to comply with BCA 3.4.3 and AS1684
all works to be in compliance with BCA 3.12 energy efficiency
all works to comply with BAL ASSESSMENT
window location dimension taken from external stud
frame

DEVELOPMENT APPLICATION DRAWINGS
NOT FOR CONSTRUCTION

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REVISION A	DATE	01/09/2017	DESCRIPTION	Development Application
PROJECT	Renovation & Extension			ISSUE DA
CLIENT	Nathan & Tegan Darke			DWG # A2-003
DWG	Proposed First Floor Plan			PROJECT# J002273
SCALE @ A3	1:100			
DRAWN	DP			
CHKD	JB			



SOUTH ELEVATION
Scale: 1:100



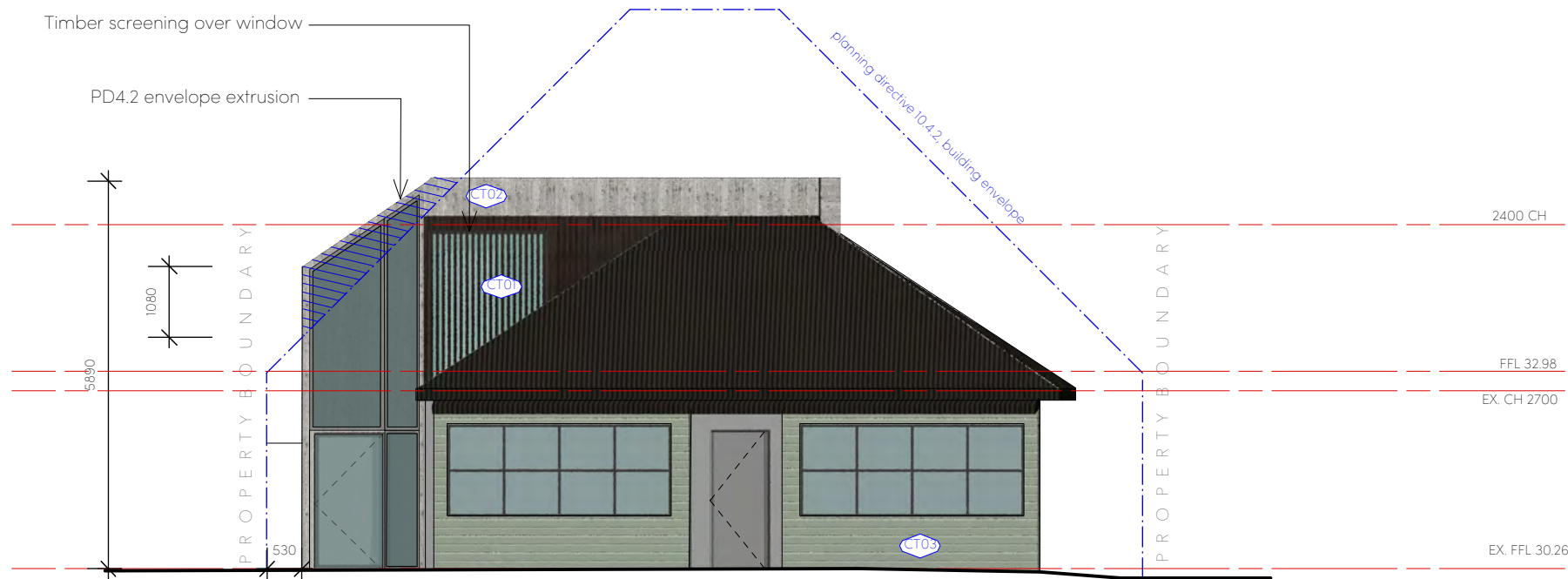
WEST ELEVATION
Scale: 1:100

DEVELOPMENT APPLICATION DRAWINGS
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REVISION A	DATE	01/09/2017	DESCRIPTION	Development Application
PROJECT	Renovation & Extension			ISSUE DA
CLIENT	Nathan & Tegan Darke			DWG # A3-001
DWG	Elevations			PROJECT# J002273
CHKD	JB			

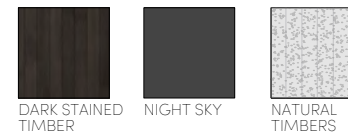


EXISTING DWELLING

PROPOSED EXTENSION

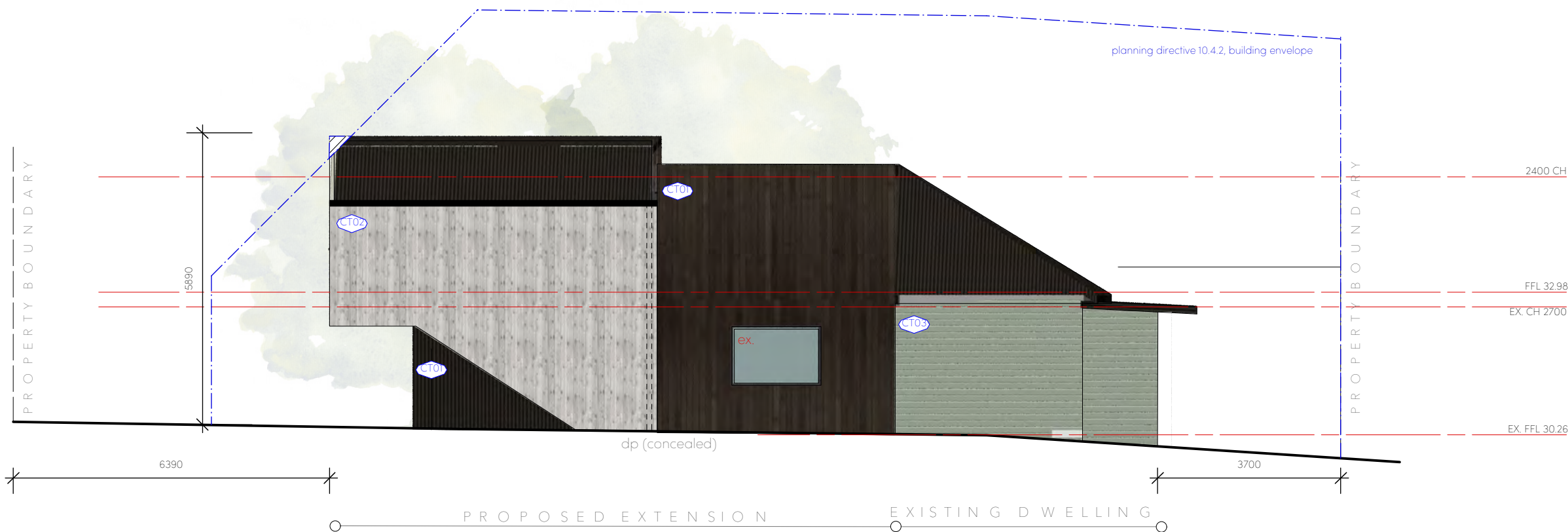
NORTH ELEVATION
Scale: 1:100

COLOUR SCHEDULE:
(or similar approved)



CLADDING SCHEDULE:

- CT01 - DARK STAINED TIMBER
- CT02 - JAMES HARDIE®, AXON™ GRAINED CLADDING installed to manufacturer's specifications, stained finish, light cedar
- CT03 - Existing Weatherboard

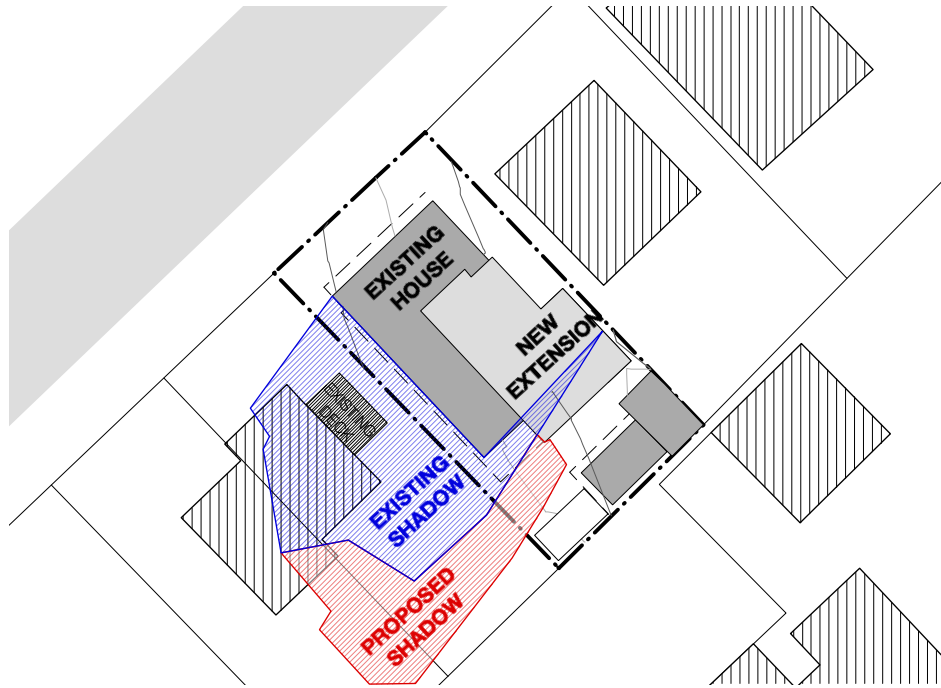


EAST ELEVATION
Scale: 1:100

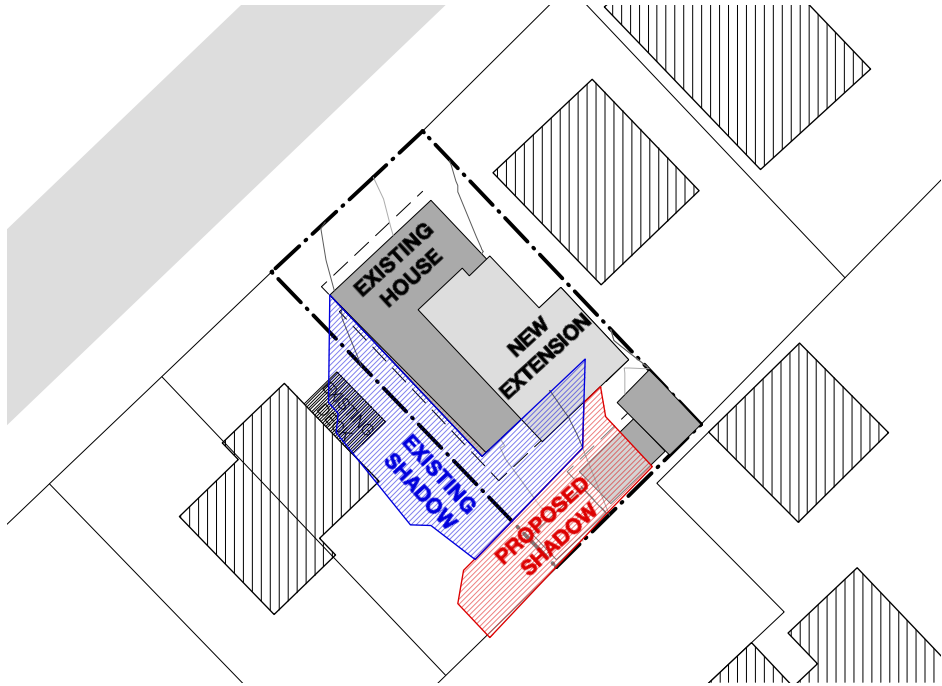
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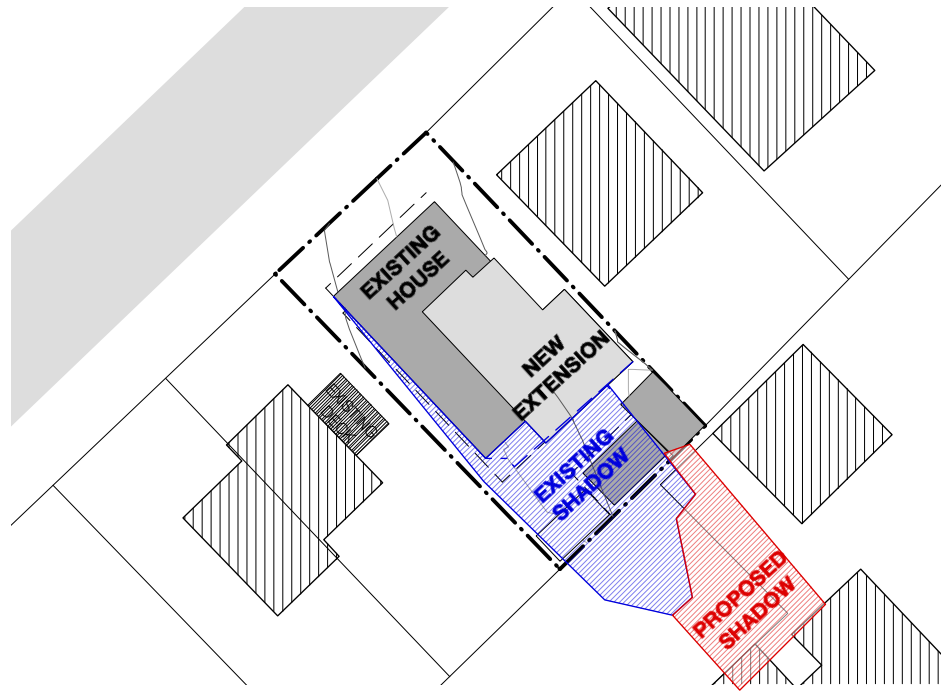
REVISION A	DATE	01/09/2017	DESCRIPTION	Development Application
PROJECT	Renovation & Extension			do not scale off plans all dimensions in millimetres confirm all dimensions on site all work to relevant NCC and AS
CLIENT	Nathan & Tegan Darke			ISSUE DA
DWG	Elevations			DWG # A3-002
CHKD	JB			PROJECT# J002273



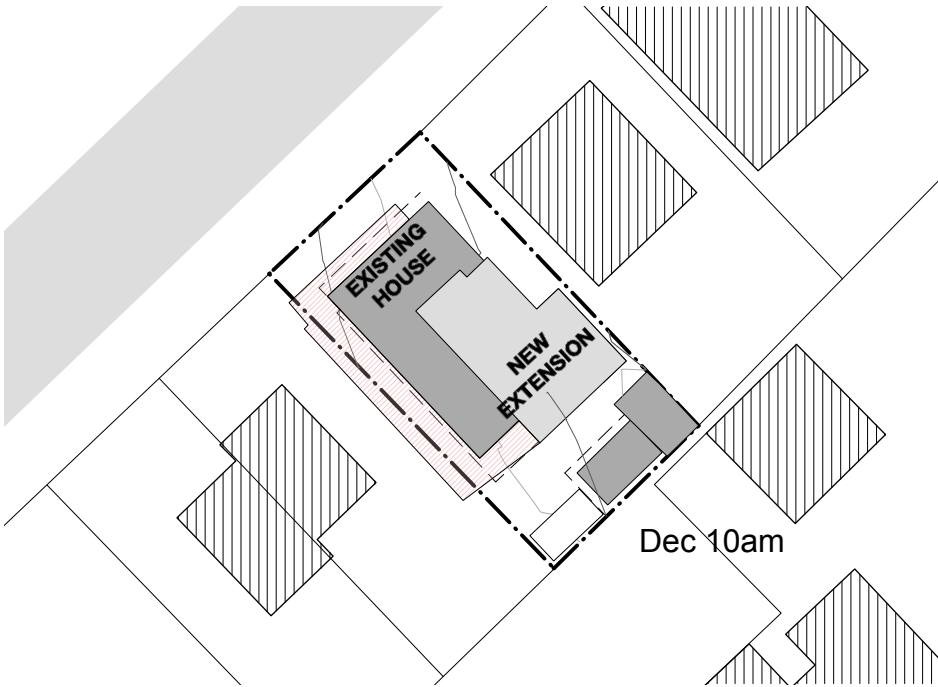
○ JUNE 10AM
Scale: 1:500



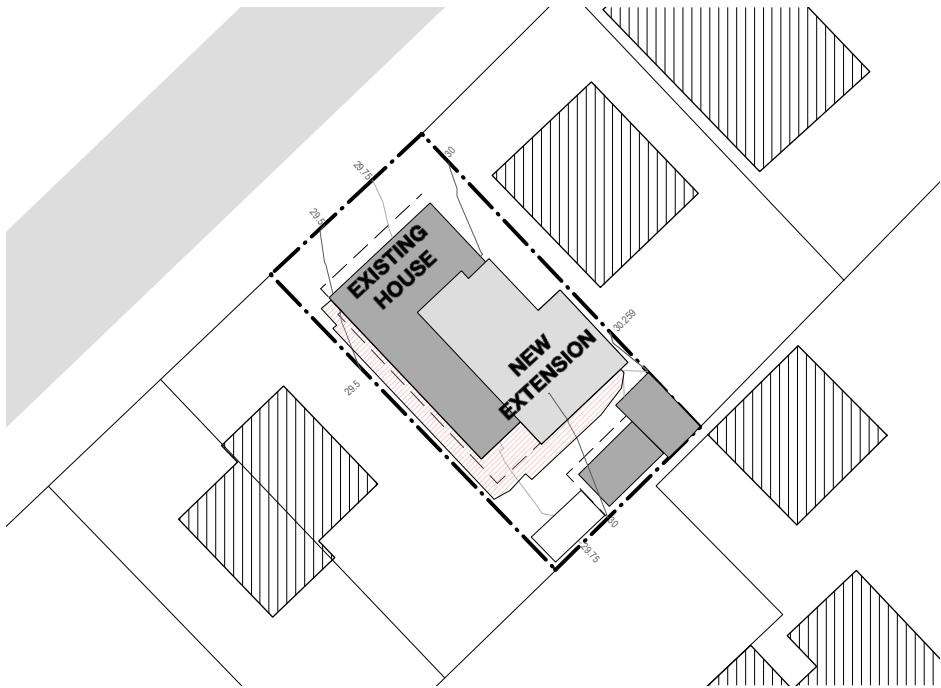
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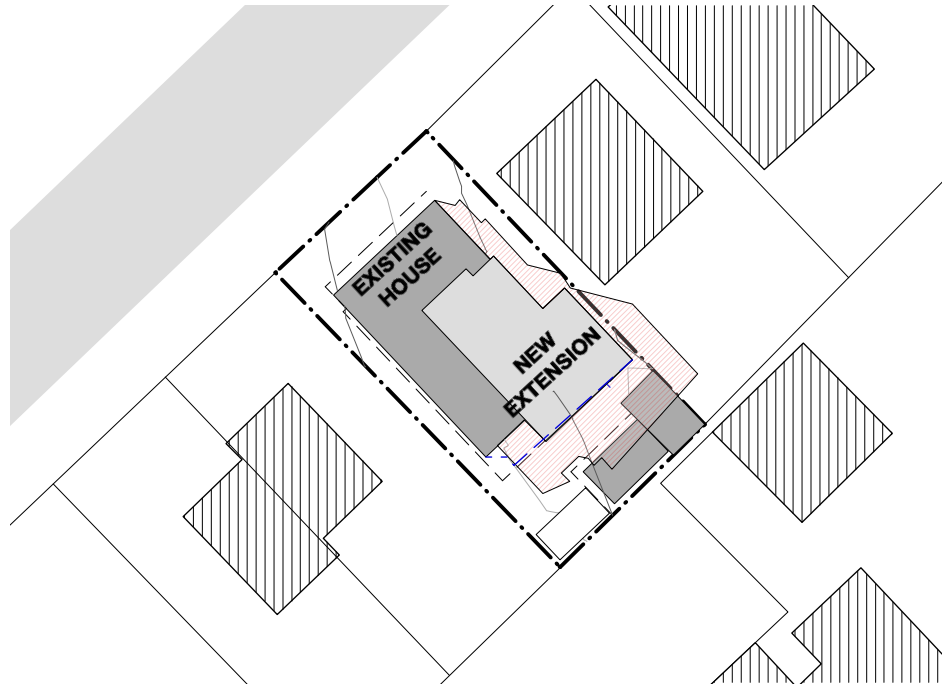
○ JUNE 3PM
Scale: 1:500



○ DECEMBER 10AM
Scale: 1:500



○ DECEMBER 12PM
Scale: 1:500



○ DECEMBER 3PM
Scale: 1:500

DEVELOPMENT APPLICATION DRAWINGS
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REVISION	B	DATE	18/9/17	DESCRIPTION	AMENDED SHADOW DIAGRAMS	ISSUE	DA
PROJECT				Renovation & Extension		SCALE @ A3	1:500
CLIENT				Nathan & Tegan Darke		DRAWN	DP
DWG				Sun Study Diagrams		CHKD	JB

19 Dillon Street, BELLERIVE



Site viewed from Dillon Street.

11.3.3 AMENDMENT APPLICATION A-2017/2 - 996 AND 998 OCEANA DRIVE, TRANMERE - REZONING TO LOCAL BUSINESS
(File No A-2017/2)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider a Section 33 application for a planning scheme amendment for rezoning from General Residential to Local Business at 996 and 998 Oceana Drive, Tranmere.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

CONSULTATION

Applications for a planning scheme amendment are not formally open for public comment until after Council has agreed to certify the Amendment and it has been publicly advertised.

RECOMMENDATION:

- A. That Council resolves, under Section 34(1)(a) of the Land Use Planning and Approvals Act 1993 to initiate draft Amendment A-2017/2 at 996 and 998 Oceana Drive, Tranmere.
- B. That Council resolves, under Section 35(1) of the Land Use Planning and Approvals Act 1993 that draft Amendment A-2017/2 at 996 and 998 Oceana Drive, Tranmere meets the requirements specified under Section 32.
- C. That Council resolves, under Section 35(2) of the Land Use Planning and Approvals Act 1993, to prepare and certify draft Amendment A-2017/2 at 996 and 998 Oceana Drive, Tranmere and sign the instrument as required.

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

ASSOCIATED REPORT

1. BACKGROUND

The subject lots at 996 and 998 Oceana Drive, Tranmere were created through the approval by the Tasmanian Planning Commission of a Section 43A Application for rezoning and 109 lot subdivision under A-2010/12 and SD-2010/63. The lots have recently been created and are the subject of this report.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential and subject to the Bushfire Prone Areas, Waterway and Coastal Protection and Natural Assets Codes under the Scheme.
- 2.2.** The application is submitted to Council in accordance with Section 33 of the Land Use Planning and Approvals Act 1993 (LUPAA) and seeks approval of a planning scheme amendment.
- 2.3.** If certified, the application will then be advertised for public comment and subject to further review on the basis of any representations received by Council, prior to it being forwarded to the Tasmanian Planning Commission (TPC) for final consideration.
- 2.4.** The relevant parts of the Scheme are:
- Part A – Purpose and Objectives;
 - Section 10.0 – General Residential Zone;
 - Section 20.0 – Local Business Zone;
 - Section E1.0 – Bushfire Prone Areas Code;
 - Section E11.0 – Waterway and Coastal Protection Code;
 - Section E23.0 – Natural Assets Code.

3. PROPOSAL IN DETAIL

3.1. The Site

The site is comprised of 2 parcels at 996 and 998 Oceana Drive, Tranmere. The combined area of both parcels is 3516m², which have a combined total frontage of 92.2m to Oceana Drive.

The site is largely clear of significant vegetation, slopes down to the north-west, is clear of structures and is located at the southern end of the established residential area at Droughty Point, Tranmere.

3.2. The Proposal

It is proposed to rezone the parcels the subject of this application from General Residential to Local Business.

The applicant intends that if approved the rezoning would provide for the submission of a future development application for a small-scale commercial precinct with capacity to serve the local community, consistent with the requirements of the proposed zone.

In addition to the planning report the applicant submitted the following documents to accompany the proposal:

- Traffic Impact Assessment (Milan Prodanovic – June 2017);
- Flora and Fauna Assessment (Andrew Welling – February 2009);
- Aboriginal Heritage Assessment (Sharnie Everett - 2009); and
- Geotechnical Assessment of Droughty Point (Rock Solid Geotechnics Pty Ltd – June 2009).

4. PLANNING ASSESSMENT

4.1. Section 30O - Amendment of Interim Planning Schemes

Section 30O(1) of LUPAA provides that an amendment to an Interim Planning Scheme may only be made to a *“local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy”*.

In this instance the proposed amendment proposes a change to zoning which can be considered subject to S30O(1). In terms of consistency with the regional land use strategy, the site is entirely located within the Southern Tasmanian Regional Land Use Strategy 2010-2035's (STRLUS) Urban Growth Boundary (UGB). The proposed amendment is for the conversion of urban zones and will not impact the activity centre hierarchy envisaged by the STRLUS. For this reason it is considered that the proposed amendment is consistent with the STRLUS and is consistent with S.30O(1) above.

4.2. Section 32 - Requirements for Preparation of Amendments

Section 32(1) of LUPAA specifies that amendments to planning schemes must:

- “(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
- (ea) must not conflict with the requirements of section 30O; and*
- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms”.*

In this context the proposed amendment will have implications for the site in relation to the range of uses that would be permissible on the site, subject to the approval of Council. The increased range of uses would primarily involve small-scale commercial activities such as food services, general retail and hire and business and professional services.

Visitor accommodation is permitted within both the existing and proposed zoning, and there are no uses under the current zoning that would become prohibited under the proposed rezoning. The range of business and number of tenancies will, it is considered, benefit the community and have no environmental or economic implications.

Section 32(2) of LUPAA specifies those elements of Section 20 – “*What can a planning scheme provide for*” also apply to amendments to planning schemes. In this instance it is considered that the proposed amendment is consistent with the relevant requirements.

4.3. Act Objectives

An amendment is to further the objectives of LUPAA. The objectives of Schedule 1 of LUPAA are as follows.

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

“(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity”.

Development is generally considered sustainable when there are no demonstrable adverse effects upon natural resources, ecological processes or genetic diversity.

The documentation accompanying the applications demonstrate that the area of land the subject of the amendment could be serviced and managed with negligible impact on ecological processes and genetic diversity of significance. The submitted flora and fauna assessment supports this, in that no areas of conservation significant have been identified within the site boundaries, thus satisfying this objective.

“(b) to provide for the fair, orderly and sustainable use and development of air, land and water”.

It is considered that the draft amendment would provide for a pocket of small-scale commercial development in an area that has largely had an absence of such local facilities. The growth of the catchment is demonstrated by recent data collected by the Australian Bureau of Statistics, in that land within proximity of the site is yet to be developed but is appropriately zoned (and subdivided) for residential purposes.

The supporting documentation confirms that the site is appropriate for future commercial development, in relation to management of known hazards relating to the presence of the Bushfire Prone Areas, Waterway and Coastal Protection and Natural Assets Codes over the site. The site is serviced by a main collector road (Oceana Drive) and in providing for future use and development to service the Tranmere area, it is considered that the proposed amendment would not cause conflict between land use. On this basis, it is considered that the amendment satisfies this objective.

“(c) to encourage public involvement in resource management and planning”.

Should Council resolve to initiate and certify the amendment, it will be advertised for public comment.

“(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)”.

If initiated by Council and ultimately approved by the Tasmanian Planning Commission, the proposed amendment could facilitate economic development through construction works, on-going infrastructure maintenance, subsequent commercial construction and associated on-going servicing.

“(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State”.

Development achieved through the amendment requires co-operative planning between the developers, TasWater, Council and to a degree, the general community.

PART 2 - Objectives of the Planning Process Established by this Act

“(a) to require sound strategic planning and co-ordinated action by State and local government”.

The amendment is consistent with the STRLUS and associated strategic directions for the region. It relates to land within the UGB as defined by the Strategy and represents a change from one urban zone to another, consistent with the Strategy. Should Council resolve to initiate and certify the amendment it would be subject to the Tasmanian Planning Commission’s assessment and determination.

“(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land”.

The Scheme’s UGB reflects the growth boundaries adopted and associated recommendations of the STRLUS and would modify what use and development may occur on the site. The implications of possible use and development are considered in further detail below and it is considered that this report appropriately responds to this objective.

“(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land”.

The proposals were accompanied by Flora and Fauna Assessment reports and Geotechnical Assessment for the site, which presented that the environmental values of the site are not significant. Reticulated sewer and water infrastructure is available to the site, with existing connections made.

The future site development would provide both social and economic benefits in the short term through the creation of jobs and will stimulate the local economy. In the longer term, the commercial presence would have a positive economic effect on local service providers and provide new business opportunities.

“(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels”.

The proposed amendment would provide for future commercial development consistent with the STRLUS for regional land use. On this basis the amendment is not considered to conflict with State Policies, which are discussed in further detail below.

“(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals”.

Not applicable, in that this proposal is for an amendment to the Scheme only.

“(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation”.

The proposal would benefit and enhance the residential amenity in terms of future provision of commercial infrastructure, improved access to services and provision for new local business opportunities. The Local Business zoning proposed would regulate the potential commercial uses and would ensure that significant impact upon adjacent or nearby residential amenity would not occur.

The scale of the rezoning would be unlikely to have flow on effects on the road network, and this is supported by the supporting TIA. For this and the reasons described above, it is considered that the liveability of the area would likely be improved by enhanced access to services, as required by this objective.

“(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value”.

The amendment would not impact any significant building or place. An Aboriginal Heritage Assessment was submitted in support of the dwelling which concludes there would be no known Aboriginal Heritages sites compromised or affected by the proposal. Issues associated with built heritage will require further consideration as part of future development of the site, in relation to the development standards of the zone.

“(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community”.

The existing infrastructure can adequately cater for the anticipated future development of the site, in relation to water and sewer infrastructure, and the road network providing access to the site.

“(i) to provide a planning framework which fully considers land capability”.

The land has previously been assessed as being suitable for urban purposes. It is suitably serviced and capable of being developed for the commercial purpose considered within the proposed Local Business Zone.

For the reasons outlined above the proposed amendments and associated proposals are not considered to meet all of the stated objectives and on this basis, it is recommend that Council initiates and certify the modified amendment as described.

4.4. Southern Tasmania Regional Land Use Strategy 2010-2035

The STRLUS is a regional level policy document that will control change, growth and future land use and development in Southern Tasmania over the next 25 year period. The proposed amendment must be demonstrably consistent with the Strategy.

Section 30O of the Act provides that the Scheme must be consistent with and likely to further the objectives and outcomes of the Strategy, and the relevant part of the Strategy is Part 18 – Activity Centres.

The proposed amendment relates to the future establishment of a local centre, as defined by the Activity Centre Network hierarchy established by the Strategy. The role of such a centre is to provide for day-to-day life in an urban environment, and to include associated services such as grocery/convenience store, with the catchment area being defined as local.

The amendment is consistent with the activity centre hierarchy defined, in that the Strategy provides that local centres are to be determined at the local level.

4.5. Clarence Interim Planning Scheme 2015

The relevant planning instrument is the Clarence Interim Planning Scheme. The site is within the General Residential Zone and is subject to the Bushfire Prone Areas, Waterway and Coastal Protection and Natural Assets Codes under the Scheme.

The proposal relates to local application of zones and represents a pocket of Local Business zoning in the established Tranmere settlement, in an area within the STRLUS UGB. The proposal represents the logical and orderly creation of a local activity centre (to be zoned Local Business), with direct frontage to Oceana Drive and access to existing infrastructure networks.

The proposed amendment is consistent with the relevant Scheme Purpose and Objectives as set out in Part A of the Scheme, in that the amendment would further the Regional and Local Objectives relevant to Activity Centres, by creating a local and accessible small-scale commercial development to service the growth of the Droughty Point peninsula, and Tranmere. The proposed amendment is consistent with the objectives of the Planning System and Planning Processes as set out by Schedule 1 of the Act.

In relation to the zoning proposed by the amendment, the proposed Local Business zoning would allow for business activities that involve and cater to the needs of the local community, in a manner that supports the expanding residential area in which the site is situated. The proposed zoning would enable use and development within the zone in a manner that services the local community and is compatible with residential amenity. On this basis, it is considered that the amendment would further the Zone Purpose Statements for the Local Business Zone.

In this context the proposal is considered consistent with the outcomes of the State Policies, furthers the objectives of Schedule 1 of LUPAA and consistent with Section 30O relating to the application of local provision of a planning scheme and Section 32 of the Act.

4.6. Tasmanian Planning Scheme – State Planning Provisions

The State Planning Provisions will, in due course, replace the present Interim Planning Scheme. The State Planning Provisions (SPPs) were approved in March 2017 and will become effective upon the approval of the Clarence Local Provision Schedule.

That said, the proposed amendment is consistent with the Planning Scheme Purpose and Objectives under Part A of the Scheme.

4.7. Gas Pipelines Act 2000

The development site is not within proximity of the gas pipeline and as such, has appropriate regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

5. REPRESENTATION ISSUES

Applications for a planning scheme amendment are not formally open for public comment until after Council has resolved to initiate and certify the draft amendment. Should this be the case, the draft amendment will be publicly exhibited in accordance with the statutory requirements.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, who advised that they did not object to the proposal and has no formal comments for the Tasmanian Planning Commission.

7. COUNCIL COMMITTEE RECOMMENDATION

The proposal was not referred to any Council Committees. Notwithstanding, should the amendment be initiated any Committee comments or recommendations may be provided prior to the preparation of the S39 Report.

8. STATE POLICIES**8.1. State Policy on the Protection of Agricultural Land 2009**

The State Policy for the Protection of Agricultural Land 2009 identifies its primary purpose as being “*to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land*”. The site consists of Class 4-6 land that has been degraded by past grazing practises. The site is not prime agricultural land and the site’s productive capacities are not significant due to the localised climate, erosion potential, lack of irrigation infrastructure and present General Residential Zoning. On this basis it is considered that the amendment would have no impact on the State’s agricultural land resource.

8.2. State Policy on Water Quality Management 1997

The purpose of the State Policy on Water Quality Management 1997 is “*to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System*”.

Given that the site is serviced by reticulated water, sewerage and stormwater, the most relevant sections of the policy is 17.2 and 33.1 relating to waste discharge, erosion and stormwater management which would be addressed at the time of future development of the site.

8.3. State Coastal Policy 1996

The State Coastal Policy 1996 is applicable in that the site is within the “Coastal Zone” as defined. The relevant Outcomes of the policy are discussed below.

Natural Resources and Ecosystems – Section 1.1

The 6 issues relevant under these outcomes are native flora and fauna diversity and habitats, weed management, water quality, sustainability of major ecosystems and natural processes, the protection of coastal features (ecological, geological and geomorphological) and compatibility with natural landscapes.

The site, particularly the area the subject of the amendment is heavily disturbed and cleared of vegetation. The Flora and Fauna Assessment provided with the application indicate that the development of the site would not impact any threatened species. Pollutants associated with stormwater can be managed through the incorporation of WSUD techniques and appropriate conditions.

Cultural and Historic Resources – Section 1.2

The Policy requires that Aboriginal sites and relics are managed in consultation with the Tasmanian Aboriginal people, and that significant sites are identified and conserved where possible. The supporting Aboriginal Heritage Assessment identifies a number of sites of significance in the vicinity of the site, but not within the boundaries of the subject site.

Cultural Heritage – Section 1.3

The Policy requires that places and items of cultural heritage significance are managed and conserved where appropriate. There are no items of significance within the boundaries of the site, either in relation to Aboriginal Heritage or the Tasmanian Heritage Register.

Coastal Hazards – Section 1.4

All land proposed for development is located well behind coastal cliff areas and away from mobile landforms.

Coastal Uses and Development – Section 2.1

The Policy requires that siting, construction and maintenance of buildings, engineering works and other infrastructure will be sensitive to the natural and aesthetic qualities of the coastal environment. Furthermore, water discharge into the coastal zone must comply with the provisions of the Environmental Management and Pollution Control Act 1994 (EMPCA). The subject site is sited well away from coastal cliff areas and mobile landforms.

Urban and Residential Development – Section 2.4

The Policy requires that development is located so to minimise or avoid adverse impacts on environmentally sensitive coastal areas. The Policy advocates compact residential settlements and discourages “ribbon development” or unrelated cluster developments along the coast.

The amendment is considered consistent with this requirement as it merely rezones land already set aside for development.

Transport – Section 2.5

The Policy requires that all transport infrastructure is consistent with the Policy and that coast-hugging roads are avoided, with vehicular access to the coast being provided by spur roads, as is the case with this proposal. The proposal relies upon existing access from Oceana Drive and is therefore consistent with this outcome.

Public Participation – Section 3.3

Should Council initiate and certify the proposed amendment it will be advertised in accordance with the statutory requirements.

9. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

10. CONCLUSION

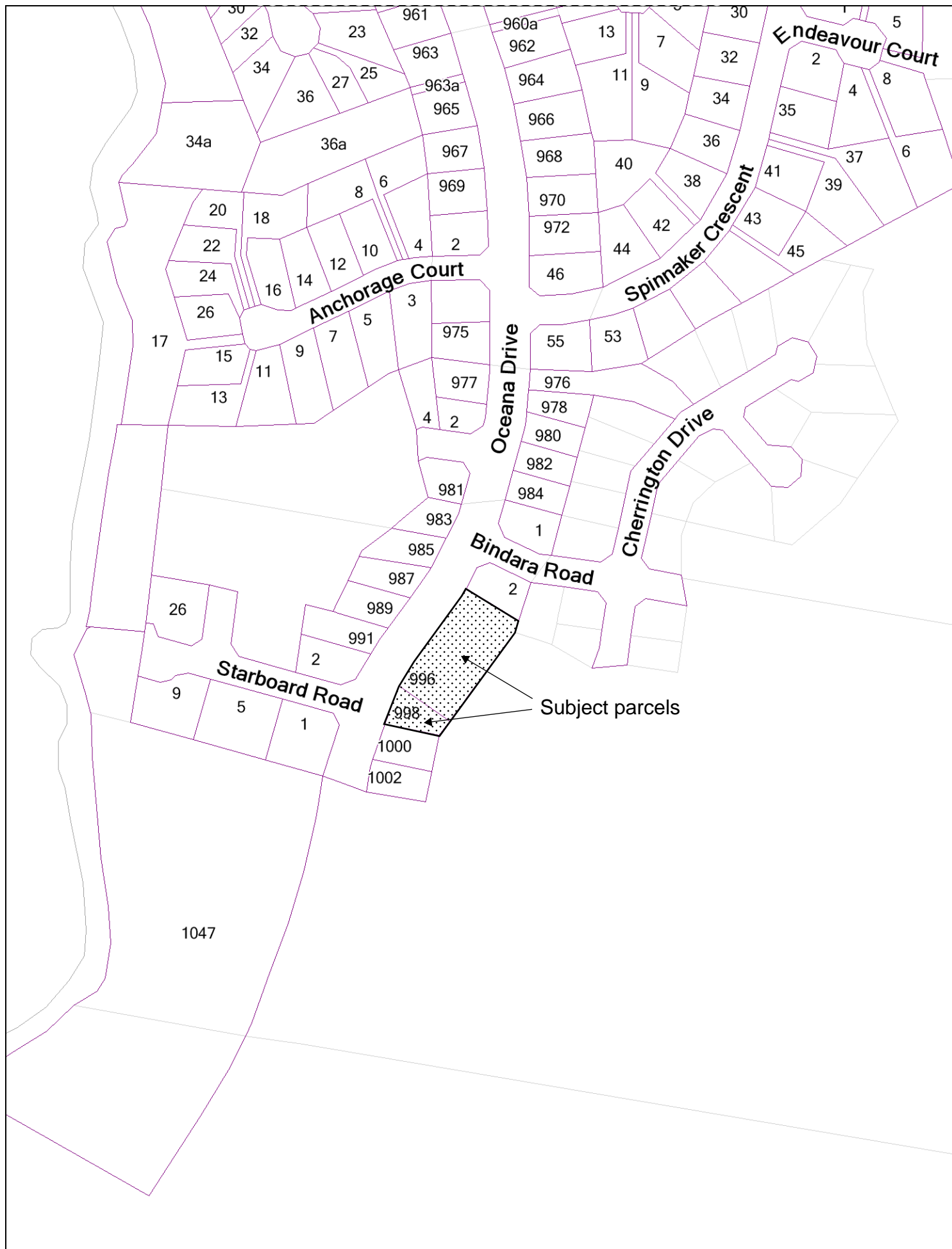
The proposed amendment is for the rezoning of 996 and 998 Oceana Drive, Tranmere from General Residential to Local Business. No development is proposed as part of this application.

For the reasons outlined in this report it is considered that the proposal satisfies all of the objectives of Section 32 of LUPAA. For this reason it is recommended that Council initiates and certifies the amendment as proposed.

Attachments: 1. Location Plan (1)
2. Subject Site Titles (4)
3. Site Photos (1)
4. CIPS 2015 Zone Maps and Draft Amendment (2)

Ross Lovell
MANAGER CITY PLANNING

LOCATION PLAN - 996 & 998 OCEANA DRIVE



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, 25 October 2017 **Scale:** 1:2,980 @A4

SEARCH OF TORRENS TITLE

VOLUME 171960	FOLIO 62
EDITION 2	DATE OF ISSUE 05-Jun-2017

SEARCH DATE : 10-Aug-2017

SEARCH TIME : 09.43 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 62 on Sealed Plan 171960

Derivation : Part of 49A-0R-20P Gtd. to A L Wise

Prior CT 170742/103

SCHEDULE 1

C481251 & C800827 TRANSFER to GREGORY JAMES CARR as personal
representative of Albert James Carr

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP171960 EASEMENTS in Schedule of Easements

SP171960 FENCING PROVISION in Schedule of Easements

SP147152 & SP170742 FENCING PROVISION in Schedule of Easements

A722658 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants
pursuant to Request to Amend No. E75536 made under
Section 103 of the Local Government (Building and
Miscellaneous Provisions) Act 1993. Search Sealed
Plan No. 171960 Lodged by SIMMONS WOLFHAGEN on
23-May-2017 BP: E75536

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Lot 63 on Sealed Plan 171960

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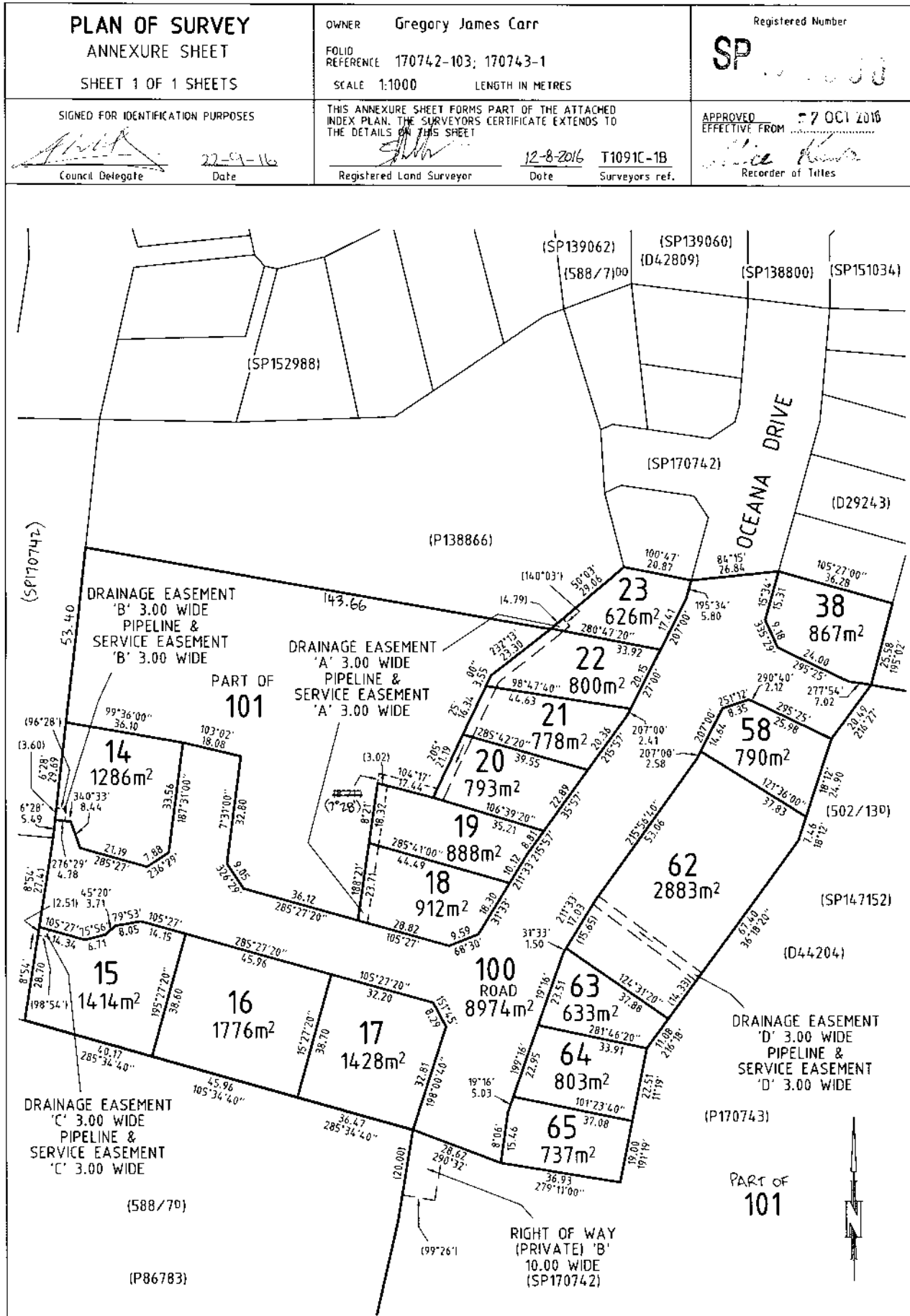
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Plan No. 171960 Lodged by SIMMONS WOLFHAGEN on
23-May-2017 BP: E75536

OWNER Gregory James Carr FOLIO REFERENCE 170742-103; 170743-1 GRANTEE Part of 60 acres located to Michael Lackey; part of 49A-OR-20P granted to Archibald Logan Wise	<h2 style="margin: 0;">PLAN OF SURVEY</h2> <p>BY SURVEYOR S. Roberts of PDA SURVEYORS 127 BATHURST STREET, HOBART</p> <p>LOCATION City of CLARENCE</p>	REGISTERED NUMBER <h1 style="margin: 0;">SP171960</h1> APPROVED - 7 OCT 2016 EFFECTIVE FROM <small>Recorder of Titles</small>
MAPSHEET MUNICIPAL CODE No. 107 (5224) LAST UPI No	SCALE: 1:2500 LENGTHS IN METRES SURVEYORS REF: T1091C-1B	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN
LOT 101 IS COMPILED FROM F. R. 170742-103 & THIS SURVEY









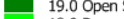
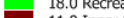
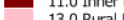
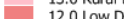




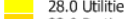
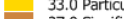
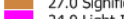
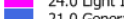
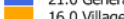
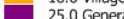





996 & 998 Oceana Drive, TRANMERE

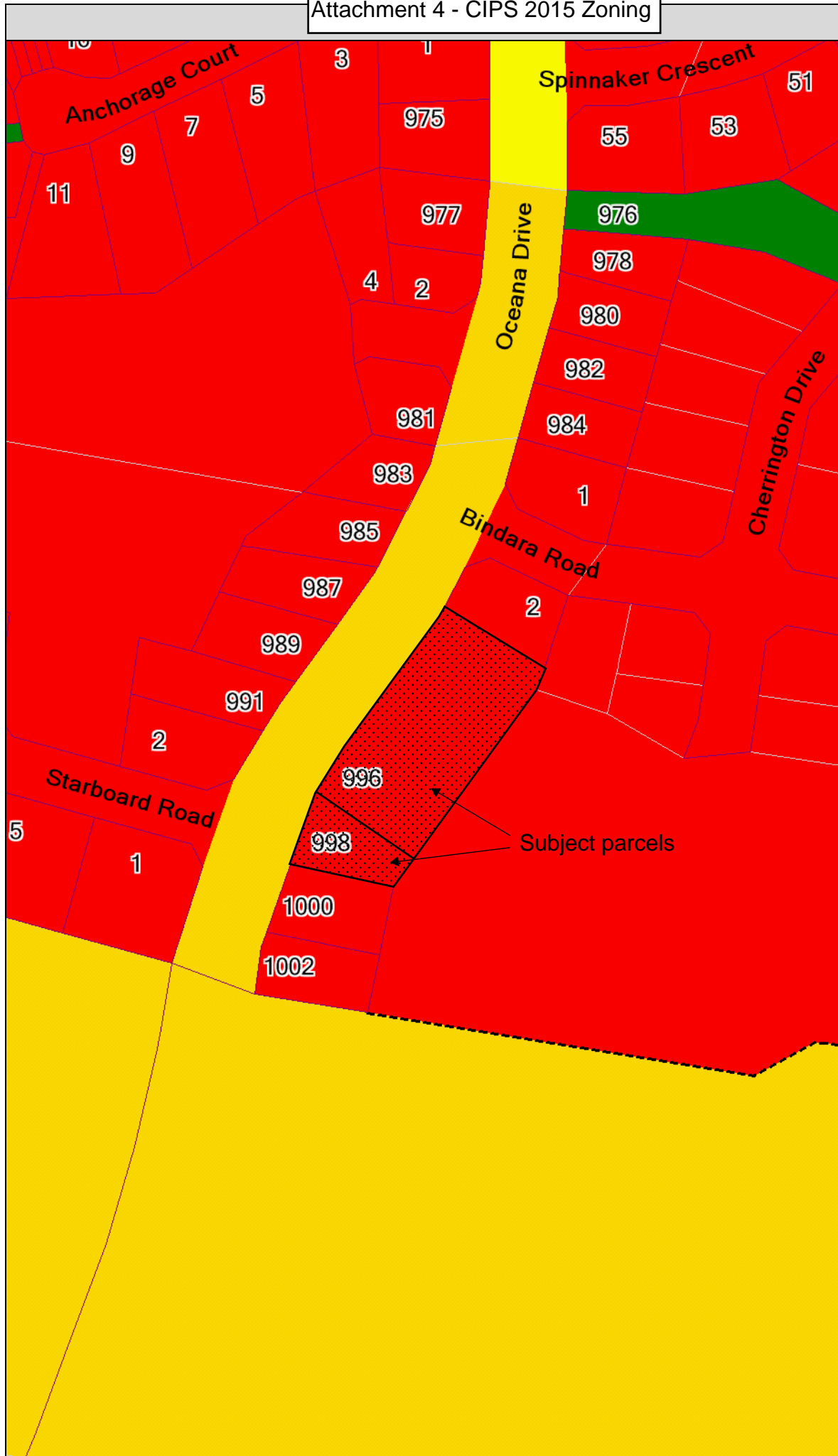


Aerial image showing outline of 996 and 998 Oceana Drive

(Note: Oceana Drive is now constructed for the full frontage of the site, and 40m to the south of the intersection of Starboard Road and Oceana Drive).

Legend

-  **Property**
-  **Title**
-  **Split Zone Boundary**
-  **IPS 2015**
-  14.0 Environmental Living
-  29.0 Environmental Management
-  19.0 Open Space
-  18.0 Recreation
-  11.0 Inner Residential
-  13.0 Rural Living
-  12.0 Low Density Residential
-  10.0 General Residential
-  20.0 Local Business
-  17.0 Community Purpose
-  26.0 Rural Resource
-  28.0 Utilities
-  33.0 Particular Purpose
-  27.0 Significant Agricultural
-  24.0 Light Industrial
-  21.0 General Business
-  16.0 Village
-  25.0 General Industrial
-  22.0 Central Business
-  23.0 Commercial
-  **Map Extents**



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Date: Wednesday, 25 October 2017 **Scale:** 1:1,735 at A4

CLARENCE CITY COUNCIL
CLARENCE INTERIM PLANNING SCHEME 2015
Amendment A-2017/2



Scale 1: 1000
Printed @ A3

(c) Clarence City Council

AMENDMENTS TO PLANNING SCHEME PLAN
Amendment A-2017/2

To rezone 996 and 998 Oceana Drive, Tranmere from
General Residential to Local Business

 **Local Business**

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

CORPORATE SECRETARY

**11.3.4 DEVELOPMENT APPLICATION D-2017/341 - 40 JACOMBE STREET,
RICHMOND - OUTBUILDING**
(File No D-2017/341)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an outbuilding at 40 Jacombe Street, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Resource and subject to the Riverine Inundation Hazard Area, Parking and Access and Stormwater Management codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 4 November 2017 and was extended with the consent of the applicant until 10 November 2017.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations (1 from Heritage Tasmania) were received raising the following issues:

- proximity of the outbuilding to heritage listed adjacent properties, namely St Luke's Burial Ground and Mill House in terms of visual impact resulting from proposed external finishes;
- proposed setbacks to the eastern side and rear boundary do not meet the standards in the Scheme; and
- the outbuilding scale, colours and materials are not consistent with the character of the Richmond Heritage Precinct.

RECOMMENDATION:

- A. That the Development Application for Outbuilding at 40 Jacombe Street, Richmond (CI Ref D-2017/341) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

Planning approval D-2008/265 was granted on 24 November 2008 for a garage/storage shed requiring a variation to side setback.

Subsequently, a partial change of use to dwelling and alterations for the outbuilding was given planning approved, D-2015/138 on 18 June 2015.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – Rural Resource Zone; and
- Section E6.0 – Inundation Prone Areas (Riverine), Parking and Access, Stormwater Management Codes.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a large residential property (CT Ref 49586/1) located adjacent to the Coal River. Access to the site is via a driveway off the unconstructed part of Jacombe Street. The owners have a current license agreement with the Crown to use this area of road.

3.2. The Proposal

The proposal is for a 9m x 6m Colorbond roof and clad outbuilding, adjacent to the existing dwelling.

The outbuilding would have an overall height above natural ground level of 4.53m and would be located in the north-eastern corner of the property, setback 5m from the rear boundary and 5.3m from the eastern side boundary.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

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

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

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Rural Resource Zone and relevant Codes with the exception of the following.

Rural Resource

Clause	Standard	Acceptable Solution (Extract)	Proposed
26.4.2 A2	Setback	Building setback from side and rear boundaries must be no less than: 50m	The proposed outbuilding would be setback 5m from the rear (northern boundary) and achieve a minimum 5.3m setback from the eastern side boundary.

The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 26.4.2 as follows.

Performance Criteria	Proposal
<i>“Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:</i>	The site is relatively flat with a gentle slope down towards Coal River. The outbuilding would be constructed on a concrete slab on approximately 225mm of fill which will maintain the character of the landscape.
<i>(a) the topography of the site;</i>	
<i>(b) the size and shape of the site;</i>	The site is an irregular shaped lot that adjoins the Coal River for the length of the western side boundary. As the site is approximately 85m wide at the location of the outbuilding and a proposal would not be able to achieve the setback of 50m prescribed by the Acceptable Solution.
<i>(c) the location of existing buildings on the site;</i>	The outbuilding would achieve a greater setback to the eastern side boundary than one of the existing outbuildings, which is located approximately 2m from the eastern side boundary. The outbuilding would be located at the end of the existing driveway 2.9m from the existing dwelling. Owing to this the location can be said to be consistent with existing buildings at the property.
<i>(d) the proposed colours and external materials of the building;</i>	The proposed colours of dune for the external walls and windspray for the roller door and roof are neutral colours that will not impact the surrounding landscape.
<i>(e) visual impact on skylines and prominent ridgelines;</i>	As the outbuilding would be situated in a corner of the property where a couple of established trees are located, it is not likely to have a visual impact on skylines of the surrounding rural landscape.

(f) <i>impact on native vegetation;</i>	Not applicable
(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; unless the lot is narrower than 40m at the location of the proposed building site”.</i>	The outbuilding setback variations being sought comply with the Performance Criteria allowance for a 5m setback, as the size of the property is approximately 1.38ha and a new lot must be at least 20ha.

Rural Resource

Clause	Standard	Acceptable Solution (Extract)	Proposed
26.4.2 A4	Setback	Buildings and works must be setback from land zoned Environmental Management no less than: 100m	The proposed outbuilding would be setback approximately 70m from the Coal River which is zoned Environmental Management.

The proposed variation must be considered pursuant to the Performance Criteria P4 of the Clause 26.4.2 as follows.

Performance Criteria	Proposal
<i>“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> (i) <i>the size of the site;</i>	The outbuilding would be located in the far eastern corner of the property and consequently as far from the Coal River as the Scheme allows with regard to the Performance Criteria reduced side boundary setback of 5m for sub-minimal sized lots.
(b) <i>the potential for the spread of weeds or soil pathogens;</i>	The property is residential and the existing dwelling and an existing outbuilding are located in closer proximity to the Coal River than the proposed outbuilding. Therefore the potential for spread of weeds or soil pathogens from the outbuilding is not likely.

(c) <i>the potential for contamination or sedimentation from water run-off;</i>	The outbuilding would include a gravity fed connection to a new water tank to reduce the potential for contamination or sedimentation from water run-off.
(d) <i>any alternatives for development</i> ".	not applicable

Rural Resource

Clause	Standard	Acceptable Solution (Extract)	Proposed
26.4.3 A2	Design	Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	The proposed colour for the external walls, door, window frame and corner flash - Dune has a light reflectance value of 42%.

The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause 26.4.3 as follows.

Performance Criteria	Proposal
<i>"Buildings must have external finishes that are non-reflective and coloured to blend with the rural landscape".</i>	The proposed colour Dune is a neutral tone and despite having 2% higher reflectivity than allowed under the Acceptable Solution, the variance is small and will not result in an unreasonable aesthetic impact on the rural landscape. In addition, Council's Heritage Advisor has advised that whilst the Heritage Precinct Code does not apply to the property, Dune is a muted earthy tone which is generally accepted where the Heritage Precinct Code applies.

Inundation Prone Area

Clause	Standard	Acceptable Solution (Extract)	Proposed
E15.7.4 A3	Riverine Inundation Hazard Area	The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60m ² .	The proposed total floor area of all non-habitable buildings on-site would be 74m ² .

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause E15.7.4 as follows.

Performance Criteria	Proposal
<p><i>“A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following:</i></p> <p><i>(a) risk to users of the site, adjoining or nearby land is acceptable;</i></p>	<p>A consultant’s Flood Impact Report prepared by Sustainable Environmental Assessment and Management (SEAM), dated 4 May 2015 was submitted and advertised with the application. This report was required as part of previous planning approval D-2015/138 for the change of use of an existing outbuilding to a dwelling.</p> <p>Council’s Development Engineers have reviewed the proposal and are satisfied that the risk to users of the site, adjoining or nearby land, is acceptable.</p>
<p><i>(b) risk to adjoining or nearby property or public infrastructure is acceptable;</i></p>	<p>Further to the above, Council’s Engineers are satisfied that there is no increase of risk to adjoining or nearby property, or public infrastructure as a result of the proposal.</p>
<p><i>(c) need for future remediation works is minimised;</i></p>	<p>not applicable</p>
<p><i>(d) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works”.</i></p>	<p>not applicable</p>

5. REPRESENTATION ISSUES

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

5.1. Proximity to Tasmanian Heritage Register Listed Properties

Concern was raised in relation to the proximity of the outbuilding to heritage listed adjacent properties, said to be St Luke’s Burial Ground and Mill House.

Comment

- Whilst Mill House located at 2 Wellington Street is heritage listed and shares part of the northern property boundary of 40 Jacombe Street, 2A Wellington Street, which does not contain a heritage listed property, shares the northern property boundary with 40 Jacombe at the location of the proposed outbuilding.
- St Luke's Burial Ground is located at 6A Wellington Street and does not share a property boundary with 40 Jacombe Street. No 4 Wellington is located in between 6A Wellington Street and 40 Jacombe. The applicant is conscious of the nearby Heritage listed properties and has chosen a location and colour scheme for the outbuilding that is sympathetic to the area.

5.2. Proposed Setbacks to the Eastern Side and Rear Boundary

Concern was raised that the proposed setbacks to the eastern side and rear boundary do not meet the standards in the Scheme for the Acceptable Solution or Performance Criteria.

Comment

- Whilst the proposal does not meet the 50m setback allowed under the Acceptable Solution, the Performance Criteria allow a reduced setback of 5m to side and rear boundaries for sub-minimal lots.

5.3. The Outbuilding Scale, Colours and Materials are not Consistent with the Character of the Richmond Heritage Precinct

Concern was raised that the outbuilding would not appear aesthetically consistent with the heritage character of the Richmond Precinct.

Comment

- The Scheme has provisions for ensuring development is consistent with heritage values by means of the Heritage Precinct Code and Heritage Place Code. Neither of these codes, however, apply to the property and the height of the outbuilding is almost half that allowed under the Acceptable Solution for the Rural Resource Zone.

- The applicant has proposed a colour scheme for the outbuilding walls and roof to match the existing dwelling. The position and orientation of the outbuilding have been selected so as to have a minimal impact upon heritage values in the area.
- Extensive established vegetation is located along the riverbank for the Coal River, which provides a screen when 40 Jacombe Street from the riverbank south of the Richmond Bridge. Established vegetation also provides a screen when 40 Jacombe Street is viewed from heritage listed Mill House (2 Wellington Street) and non-heritage listed 2A Wellington Street. The outbuilding would not be highly visible from St Luke's Burial Ground due to the slope of 4 Wellington Street, the property in between the St Luke's Burial Ground and 40 Jacombe Street.
- Council's Heritage Advisor has reviewed the issues raised by the representor and Heritage Tasmania along with numerous photos from a site visit and is comfortable with the proposed outbuilding.

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.

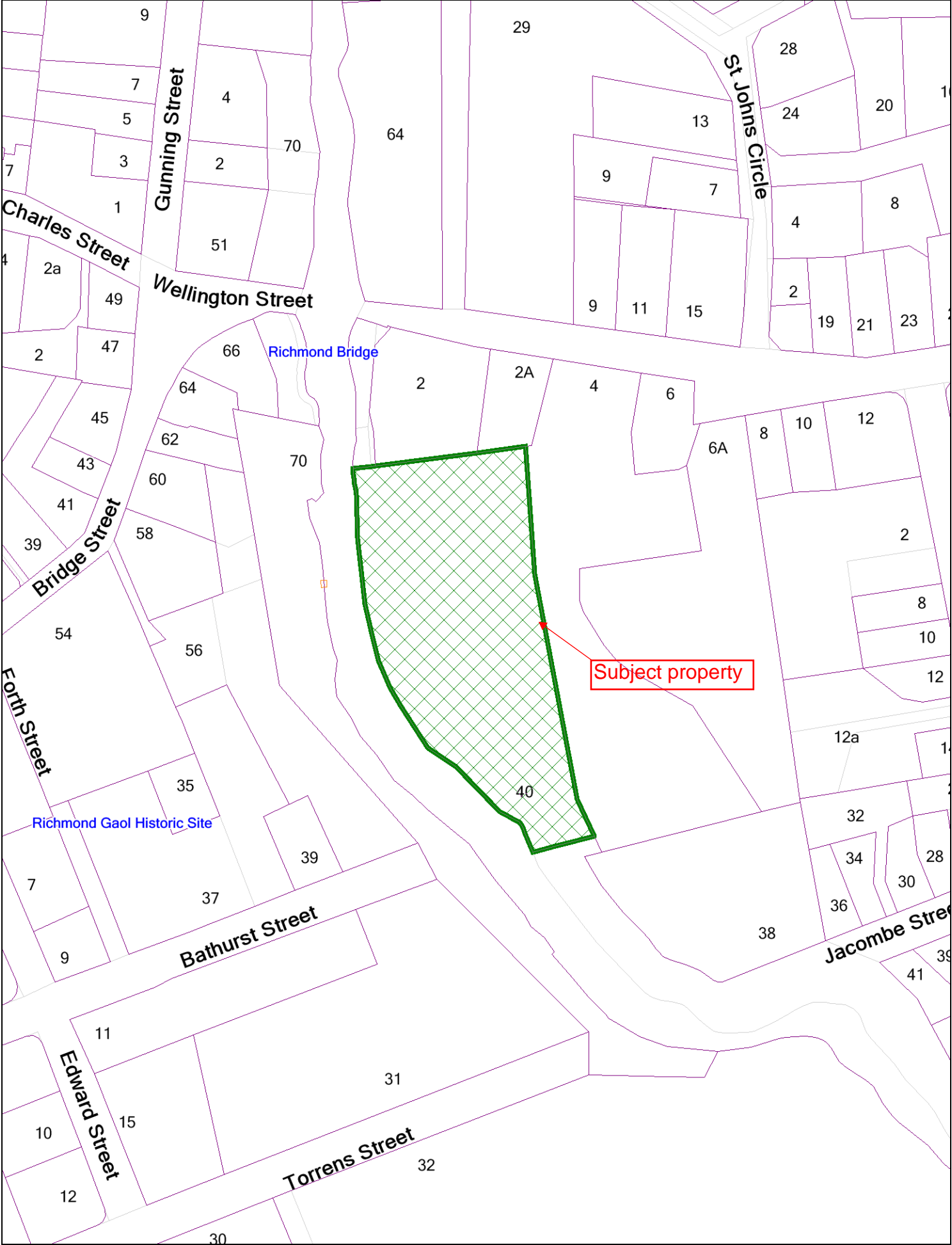
7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. CONCLUSION

The proposal is recommended for conditional approval.

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

Ross Lovell
MANAGER CITY PLANNING



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 25 October 2017 **Scale:** 1:2,453 @A4

Attachment 2

NEW OUTBUILDING / GARAGE
40 JACOMBE STREET, RICHMOND, 7025
FOR G. VOZAR

CERTIFICATE OF TITLE: VOLUME - 49586 FOLIO - 1
LAND AREA: 1.387ha
PID: 3373582

PLANNING SCHEME: CLARENCE INTERIM PLANNING SCHEME 2015
ZONE: 26.0 RURAL RESOURCE
OVERLAYS: WATERWAYS AND COSTAL PROTECTION AREAS
RIVERINE INUNDATION HAZARD AREA

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: NOT REQUIRED (CLASS 1 OA STRUCTURE NOT WITHIN AREA IDENTIFIED BY
COUNCIL BUSHFIRE PRONE AREA MAPPING)

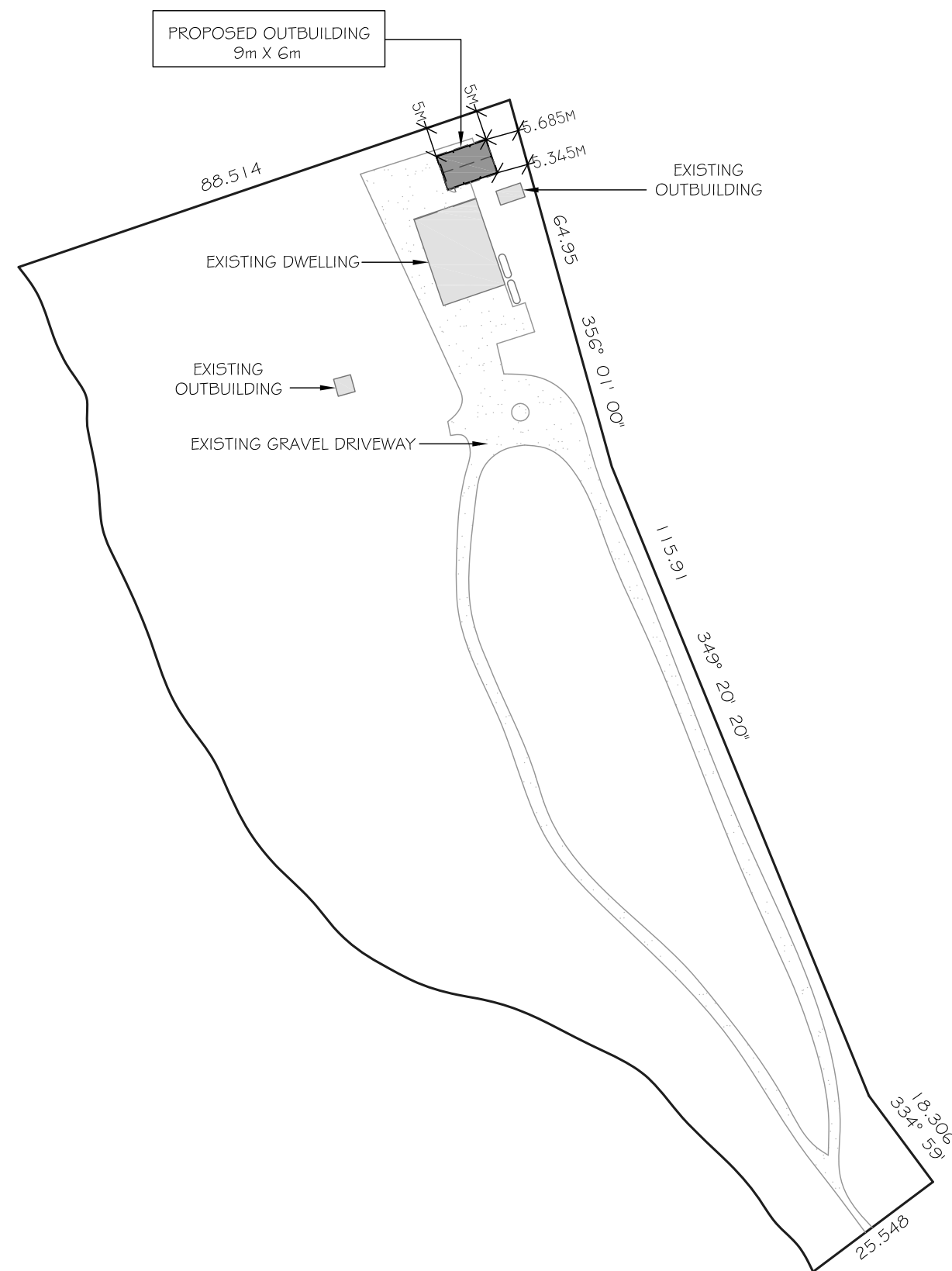
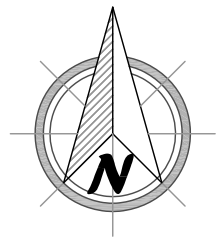
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

PAGE 1 - SITE PLAN 1:1000
PAGE 2 - LOCATION PLAN 1:200
PAGE 3 - ELEVATIONS
PAGE 4 - FLOOR PLAN
PAGE 5 - PLUMBING PLAN

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 81871





LOT AREA: 1.387ha (approx)

EXISTING DWELLING AREA: 173m²

EXISTING OUTBUILDINGS: 20m²

PROPOSED OUTBUILDING AREA: 54m²

VOL : 49586
FOLIO: 1
1.387ha (approx)

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

SITE PLAN 1 : 1 000

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2017

PROPOSAL : NEW OUTBUILDING / GARAGE

OWNER : G. VOZAR

ADDRESS: 40 JACOMBE STREET, RICHMOND, 7025

SCALE: 1 : 100

DATE: 4th AUGUST 2017

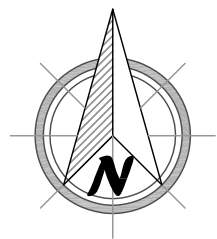
AMENDED:

DRAWN BY: ADRIAN BROWN CC6003R

PAGE: 01/05

JOB NO : 81871





PROPOSED OUTBUILDING
9m X 6m

LOT AREA: 1.387ha (approx)

EXISTING DWELLING AREA: 173m²

EXISTING OUTBUILDINGS: 20m²

PROPOSED OUTBUILDING AREA: 54m²

88.514

5000

5685

NEW WATER TANK

5345

EXISTING OUTBUILDING
4.4m x 2.5m

2900

EXISTING DWELLING

64.95

EXISTING WATER TANKS

356° 01' 00"

EXISTING GRAVEL DRIVEWAY

EXISTING OUTBUILDING
3m x 3m

VOL : 49586
FOLIO: 1
1.387ha (approx)

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

LOCATION PLAN 1:200

PROPOSAL : NEW OUTBUILDING / GARAGE

OWNER : G. VOZAR

ADDRESS: 40 JACOMBE STREET, RICHMOND, 7025

SCALE: 1:200

DATE: 4th AUGUST 2017

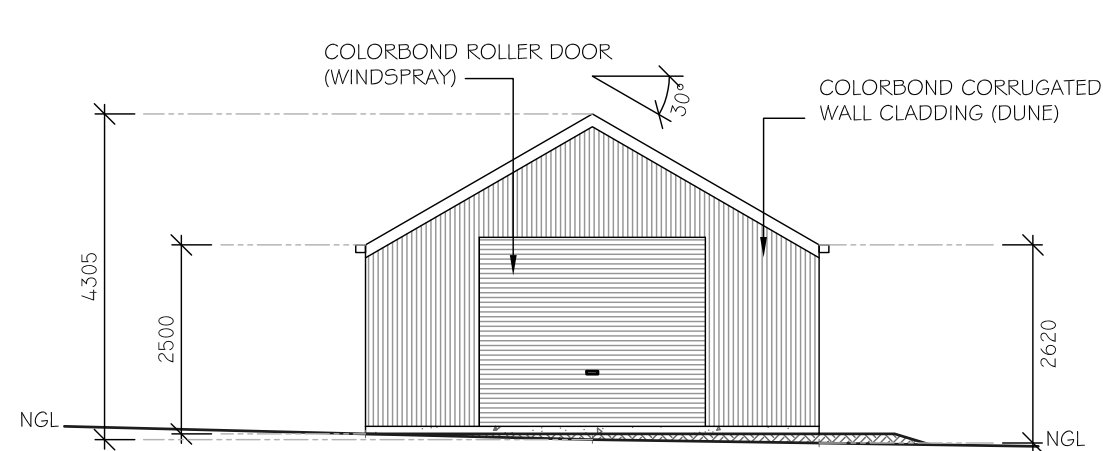
AMENDED:

DRAWN BY: ADRIAN BROWN CC6003R

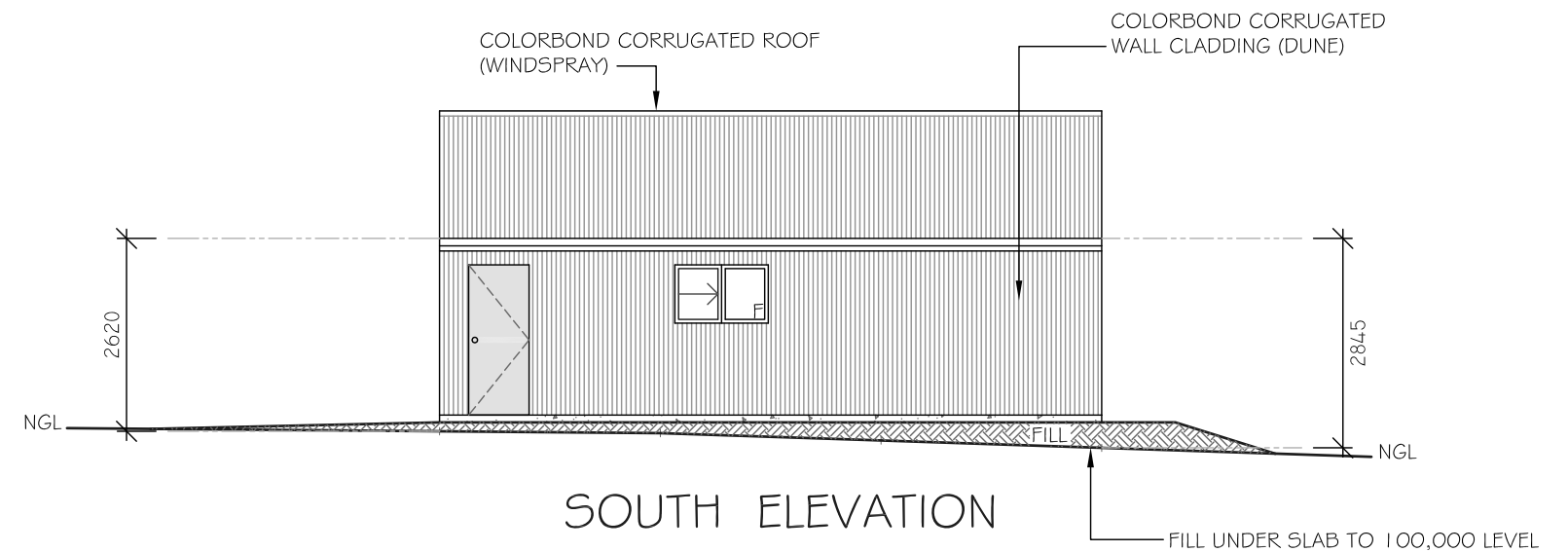
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JOB NO : 81871



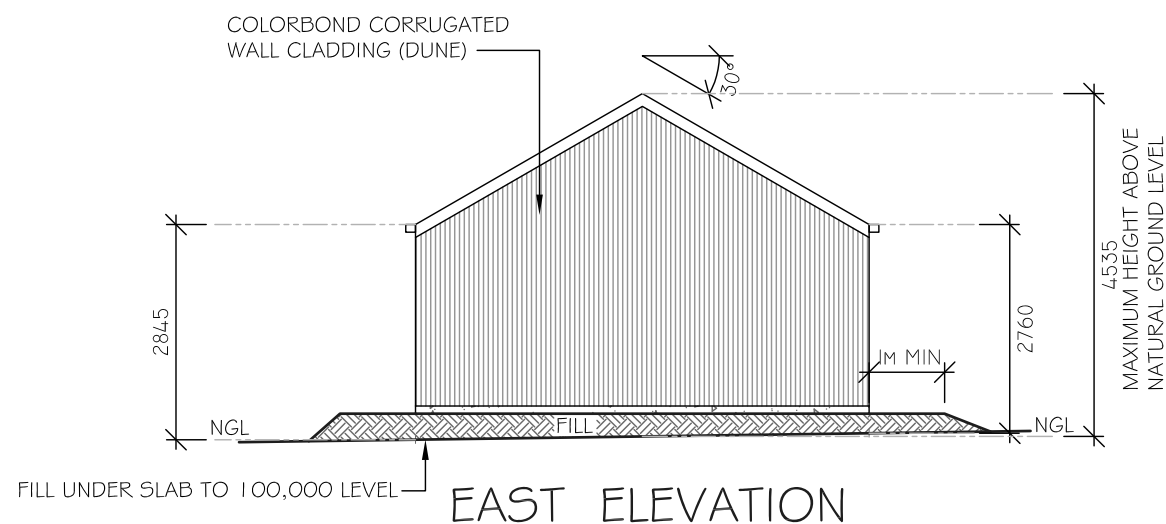


WEST ELEVATION

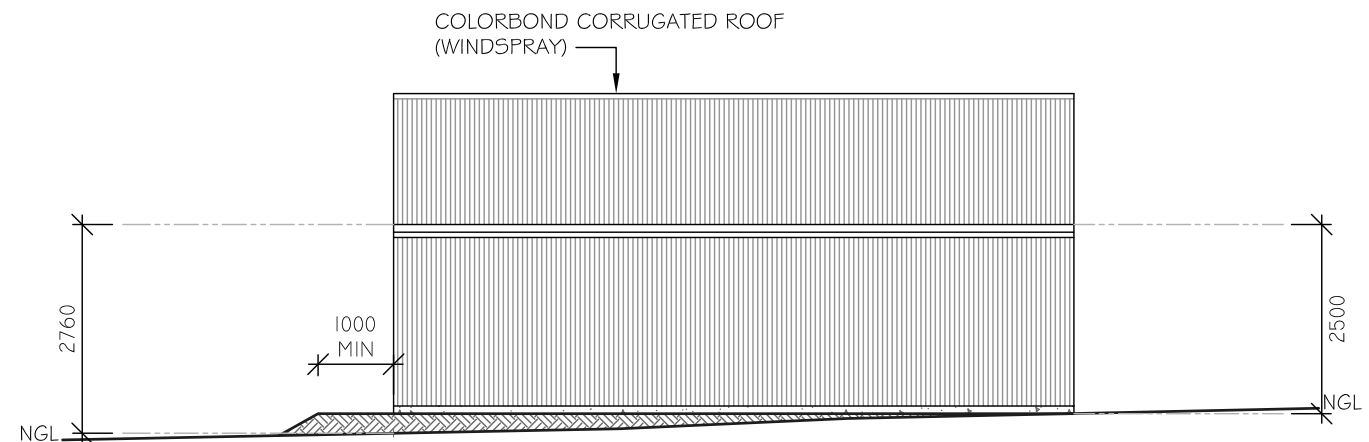


SOUTH ELEVATION

COLOUR'S (COLORBOND®):
 EXT. WALLS - DUNE
 ROOF - WINDSPRAY
 ROLLER DOOR - WINDSPRAY
 PA DOOR - DUNE
 WINDOW FRAME - DUNE
 GUTTER - WINDSPRAY
 CORNER FLASH - DUNE
 BARGE FLASHING - WINDSPRAY
 OPENING FLASH - WINDSPRAY



EAST ELEVATION



NORTH ELEVATION

REFER TO DRAWINGS BY NORTHERN CONSULTING FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

NOTE: MINIMUM FOUNDATION DEPTH SHOULD BE 100mm INTO NATURAL GROUND.
 IF FILL IS TO BE USED UNDER SLAB COMPACT IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm.

ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - 2400mm
 END WALL HEIGHT TO APEX - 4132mm

PROPOSAL : NEW OUTBUILDING / GARAGE

OWNER : G. VOZAR

ADDRESS: 40 JACOMBE STREET, RICHMOND, 7025

SCALE: 1:100

DATE: 4th AUGUST 2017

AMENDED:

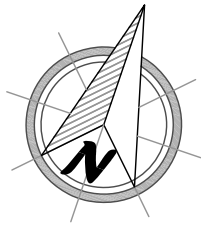
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PAGE: 03/05

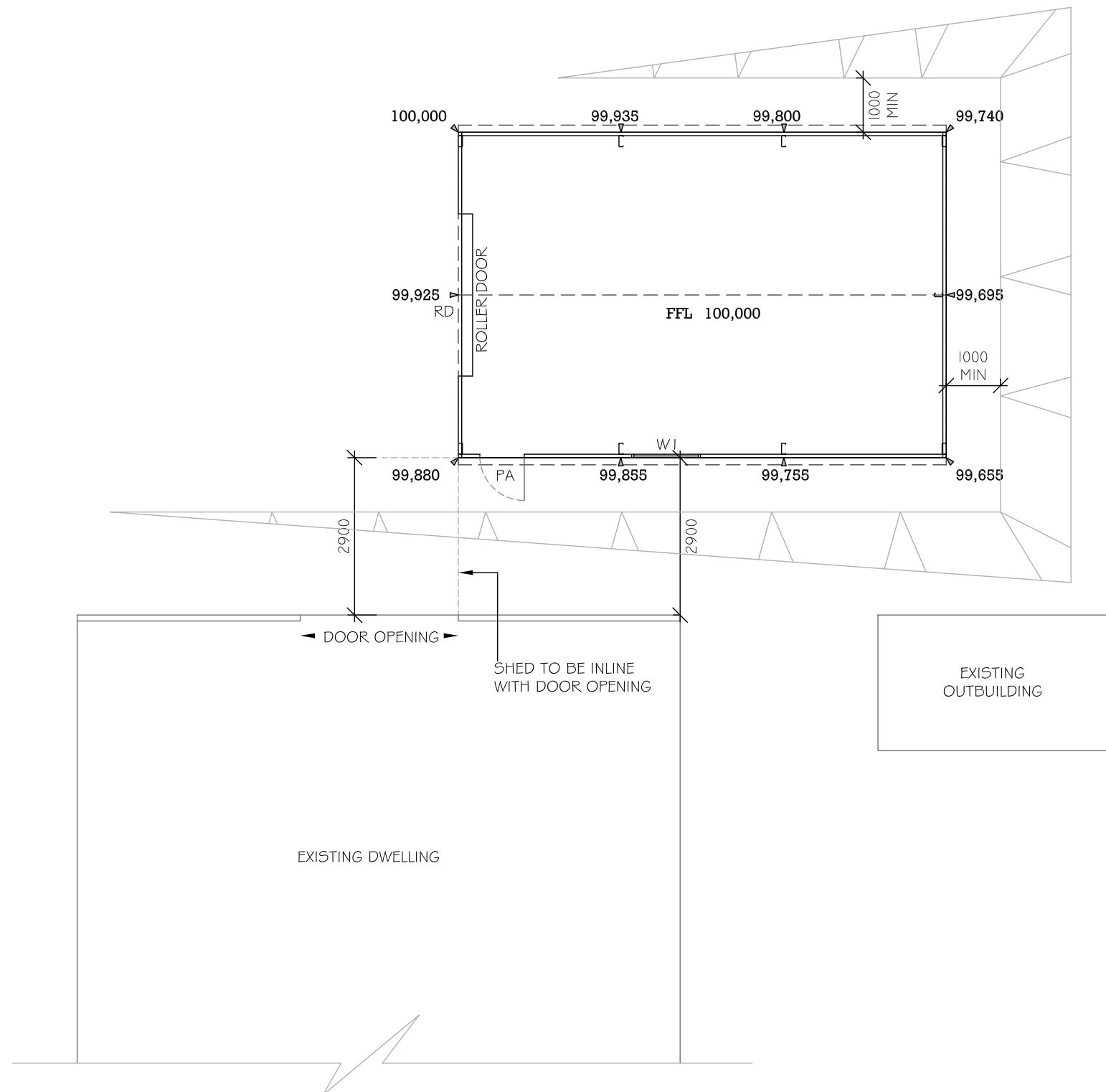
JOB NO : 81871



ELEVATIONS 1:100



WINDOW & DOOR SCHEDULE			
	ID	HEIGHT	WIDTH
WINDOWS	W1	790mm	1270mm
ROLLER DOOR	RD	2500mm	2990mm
ACCESS DOORS	PA	2040mm	820mm

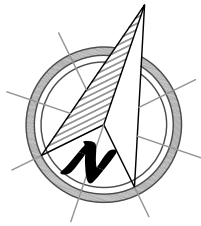


FLOOR PLAN 1:100

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2017

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : G. VOZAR
ADDRESS: 40 JACOMBE STREET, RICHMOND, 7025
SCALE: 1:100
DATE: 4th AUGUST 2017
AMENDED:
DRAWN BY: ADRIAN BROWN CC6003R
PAGE: 04/05
JOB NO : 81871





CONSTRUCTION GENERALLY:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS.
UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

GARAGE STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS'
DOCUMENTATION.

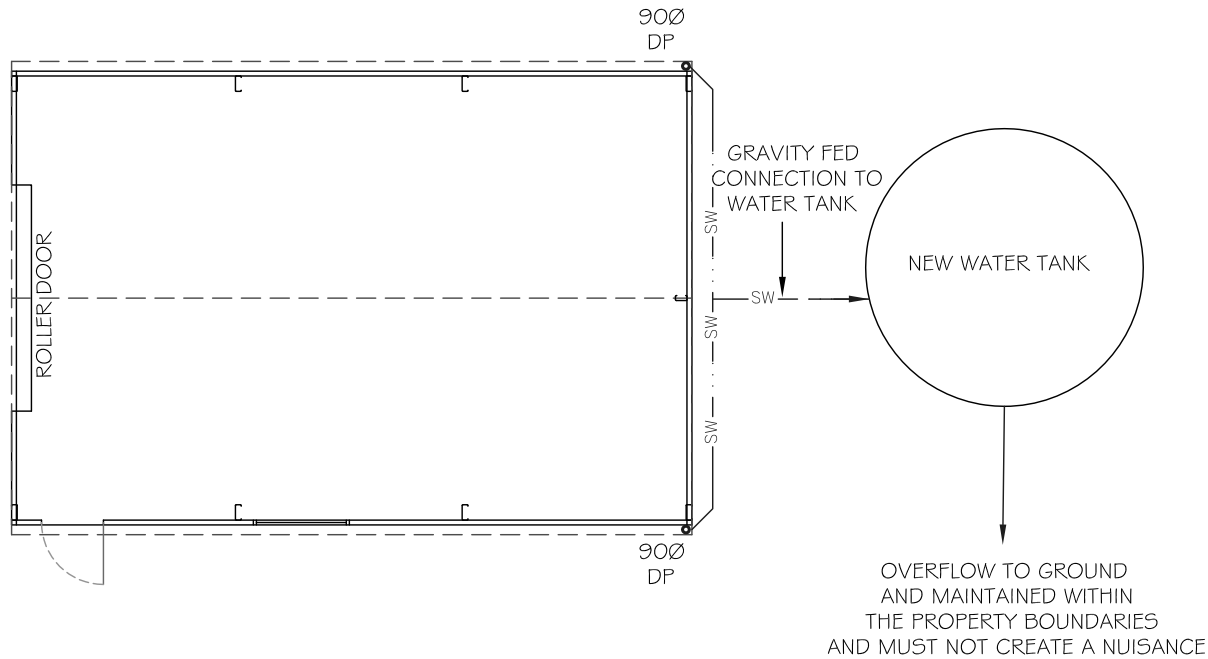
BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
NOT PROVIDED ON THIS SET OF PLANS.

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia PVC STORM WATER TO NEW WATER TANK.
OVERFLOW TO BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES
AND MUST NOT CREATE A NUISANCE.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.



PLUMBING PLAN 1:100

PROPOSAL : NEW OUTBUILDING / GARAGE
OWNER : G. VOZAR
ADDRESS: 40 JACOMBE STREET, RICHMOND, 7025
SCALE: 1:100
DATE: 4th AUGUST 2017
AMENDED:
DRAWN BY: ADRIAN BROWN CC6003R
PAGE: 05/05
JOB NO : 81871



Attachment 3



Looking towards 40 Jacombe Street from the northern adjacent property (2A Wellington Street)



Close up looking towards 40 Jacombe from 2A Wellington Street.



Mill House (2 Wellington Street) viewed from Wellington Street



Mill House (2 Wellington Street) from Richmond Bridge



View from Richmond Bridge looking across to Mill House (2 Wellington Street) and 40 Jacombe Street.



View from path alongside western side of Coal River



Existing dwelling roofline at 40 Jacombe when viewed from Coal River lower path



Further along path view of existing dwelling roof and location for proposed outbuilding



Vegetation screen located at 40 Jacombe Street along eastern side of Coal River



View towards St Luke's Burial Ground from path along western side of Coal River



Views above and below from the north western corner of St Luke's Burial Ground (part of Burial Ground site - closest to location of outbuilding) looking towards 40 Jacombe Street and Coal River



11.3.5 DEVELOPMENT APPLICATION D-2017/367 - 177 SAXON DRIVE, ACTON PARK (CT 172965/2) - DWELLING
(File No D-2017/367)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a dwelling at 177 Saxon Drive, Acton Park (CT 172965/2).

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and subject to the Parking and Access, Stormwater Management, Road and Railway Assets, 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.

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 25 October 2017, which has been extended with the consent of the applicant until 8 November 2017.

CONSULTATION

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

- stormwater management and water run-off and issues with water entering adjacent property;
- proposed front boundary setback;
- location of wastewater treatment system; and
- water flow from easement on western boundary of site.

RECOMMENDATION:

A. That the Development Application for a dwelling at 177 Saxon Drive, Acton Park (CT 172965/2) (CI Ref D-2017/367) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. All stormwater run-off from impervious surfaces within the site must be treated and discharged from site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council's Group Manager Engineering Services for approval prior to the issue of a building or plumbing permit. This report is to include the maintenance management regime/replacement requirements for the treatment facility.
- 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 lot was created by subdivision SD-2008/3, which was approved on 6 February 2008.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 13 – Rural Residential Zone;
- Section E6.0 – Parking and Access Code;
- Section E5.0 – Road and Railway Assets 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 a 5700m² internal lot accessed from the northern end of the cul-de-sac in Saxon Drive, Acton Park. The property is mostly clear of vegetation, with the exception of screening trees along the northern boundary and an established orchard in the western portion of the site. The site has a moderate slope to the north-west and is surrounded by established dwellings on rural residential sized lots.

3.2. The Proposal

The proposal is for a single storey dwelling to be located in the eastern portion of the site, 10.07m from the eastern boundary and 9.9m from the southern boundary. Adjacent the dwelling to the west is a proposed tennis court, which is bordered at the western end by a 6m x 17m workshop.

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 Residential Zone and Parking and Access, Stormwater Management, Road and Railway Assets, On-site Wastewater Management Codes with the exception of the following.

Rural Living

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.2	A2	Building setback from side and rear boundaries must be no less than 20m.	Northern setback – 11.7m; Eastern setback - 10.07m; Southern setback - 9.9m.

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

Performance Criteria	Proposal
<i>“Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i>	See below
<i>(a) the topography of the site;</i>	The site is gently sloping from south-east to north-west, with the dwelling and tennis court located in the most level portion of the site.
<i>(b) the size and shape of the site;</i>	The property is long and narrow, with a width of just over 40m. This makes meeting the 20m setback to each boundary difficult.
<i>(c) the location of existing buildings on the site;</i>	There are no existing buildings.
<i>(d) the proposed colours and external materials of the building;</i>	External colours will be a mix of vertical timber cladding, colorbond and blockwork in natural and black tones.
<i>(e) visual impact on skylines and prominent ridgelines;</i>	The proposal is not on a ridgeline or skyline.
<i>(f) impact on native vegetation;</i>	There is no native vegetation to be removed.

<p>(g) <i>be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i></p> <p>(i) <i>overlooking and loss of privacy;</i></p> <p>(ii) <i>visual impact, when viewed from adjoining lots, through building bulk and massing;</i></p>	<p>There is adequate separation between the proposal and adjoining dwellings to prevent any unreasonable impacts through overlooking or loss of privacy.</p> <p>The proposal has a maximum height of 4.2m above natural ground level, and together with the proposed screen plantings, it is considered there will be no visual impacts from bulk or massing when viewed from adjoining lots.</p>
<p>(h) <i>be no less than:</i></p> <p>(i) <i>10m; or</i></p> <p>(ii) <i>5m for lots below the minimum lot size specified in the acceptable solution; or</i></p> <p>(iii) <i>the setback of an existing roofed building (other than an exempt building) from that boundary.</i></p> <p><i>unless the lot is narrower than 40m at the location of the proposed building site”.</i></p>	<p>The lot is below the minimum lot size of 2ha and therefore a reduction in setback to 5m can be considered.</p>

Rural Living

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.3	A3	The combined gross floor area of buildings must be no more than 375m ²	Dwelling and workshop have a combined gross floor area of approximately 537m ² .

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

Performance Criteria	Proposal
<i>“The combined gross floor area of buildings must satisfy all of the following:</i>	See below
<i>(a) there is no unreasonable adverse impact on the landscape;</i>	The proposal is low in height and will be screened by existing and proposed vegetation. It is therefore considered there will be no adverse impacts on the landscape.

<i>(b) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;</i>	There are many examples of large dwellings and sheds in the immediate vicinity, and it is therefore considered the proposal, whilst large, is consistent with the domestic scale of dwellings in the area.
<i>(c) be consistent with any Desired Future Character Statements provided for the area”.</i>	There are no Desired Future Character Statements for the area.

Rural Living

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.3	A4	<p>Fill and excavation must comply with all of the following:</p> <p>(a) height of fill and depth of excavation is no more than 1m from natural ground level, except where required for building foundations;</p> <p>(b) extent is limited to the area required for the construction of buildings and vehicular access.</p>	There is some fill above 1m in height required at the north-western end of the proposed tennis court, and for the workshop foundation.

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

Performance Criteria	Proposal
<i>“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 proposal runs across the contours of the site and requires limited cut and fill given its size. The proposal is low in height, with a maximum of 4.2m above natural ground level, and it is considered will not detract from the landscape character of the area.
<i>(b) does not unreasonably impact upon the privacy for adjoining properties;</i>	The proposal will be sufficiently screened, and is adequate distance from adjoining dwellings to avoid unreasonably impacting on the privacy of adjoining properties.

(c) <i>does not affect land stability on the lot or adjoining land</i> ".	Council's Engineers have assessed the proposal and consider there will be no impact on land stability on the lot or adjoining land and detailed engineering designs will be required to be submitted as part of the building application.
---	---

Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1	A2	<p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	The proposal includes new impervious surfaces of 537m ² , without consideration of the tennis court area of 435m ² .

The proposed variation must be considered pursuant to the Performance Criteria P2 of the Clause E7.7.1 as follows.

Performance Criteria	Proposal
<i>"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>	The property is considered to be of sufficient size to detain all stormwater on-site. The site also has rights over a drainage easement traversing along the western property boundary, which then discharges to public stormwater infrastructure (creek). Detailed designs of the stormwater drainage will be required as part of the engineering drawings submitted as part of an application for a Plumbing Permit and approved as part of the Building application. It is also considered appropriate to condition any approval that stormwater run-off from impervious surfaces must be treated and discharged using Water Sensitive Urban Design principles in accordance with the State Stormwater Strategy 2010.

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 Management and Water Run-off and Issues with Water Entering Adjacent Property

The representor has expressed concern that the site will not be able to contain and manage its stormwater run-off once the development is constructed, particularly for the tennis court catchment area. The representor is also concerned that should water enter their property, this will cause the ground to become wet and soggy and will prevent heavy trucks from entering this area.

- **Comment**

The Scheme requires that stormwater from new impervious surfaces be disposed of to an appropriate stormwater system. It is considered the property is of sufficient size to detain stormwater on-site. As discussed above, detailed designs of the stormwater drainage will be required to be submitted as part of an application for a Plumbing Permit and approved as part of the Building Application.

5.2. Proposed Front Boundary Setback

The representor has expressed concern that the proposal does not meet the front boundary setback under the Scheme and will therefore need to be made compliant.

- **Comment**

Section 13.4.2 A1 of the Scheme requires a building setback from frontage of no less than 20m. The definition of frontage is “a boundary of a lot which abuts a road”. As the proposal is more than 20m from Saxon Drive, the proposal meets this Acceptable Solution.

5.3. Location of Wastewater Treatment System

The representor has concerns with the proposed location of the wastewater treatment system, in particular, that it is only 3m from the north-eastern boundary and the sub-surface drainage area is only 6.5m from this boundary.

- **Comment**

The proposal complies with the On-Site Wastewater Management Code, Section E23.0 of the Scheme, including the proposed setbacks to boundaries.

5.4. Water Flow from Easement on Western Boundary of Site

The representor has expressed concern with the 2m wide easement shown on the plan and where water from this easement is going to be directed.

- **Comment**

The property title has a drainage easement which extends along the western boundary and is in favour of both Lots 1 and 2 on the plan. This easement extends from the north-western corner in a westerly direction to discharge into the adjacent creek. Any water discharged into this easement will not impact on the representor's property.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

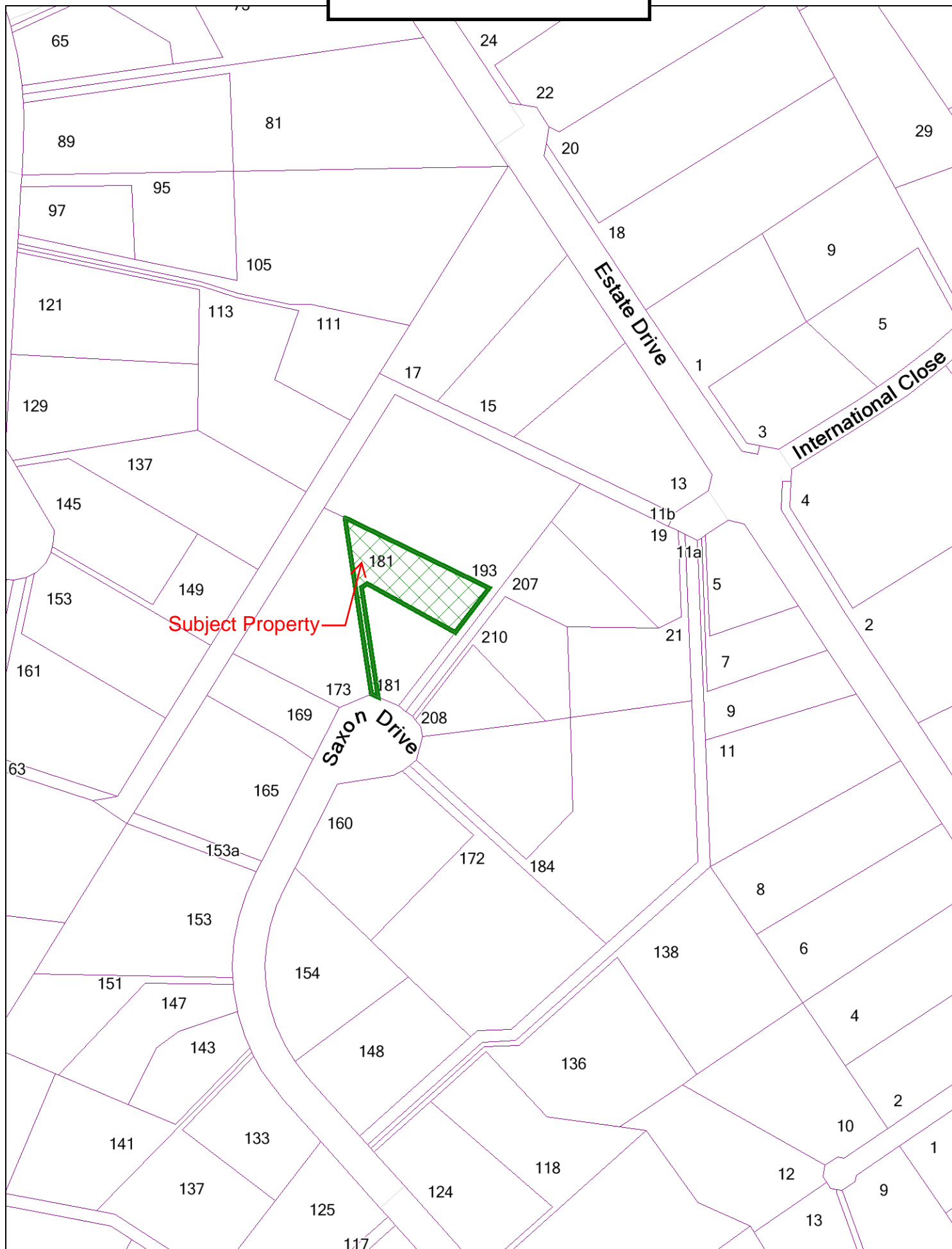
The proposal for a new dwelling at 177 Saxon Drive, Acton Park is recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (13)
3. Site Photo (1)

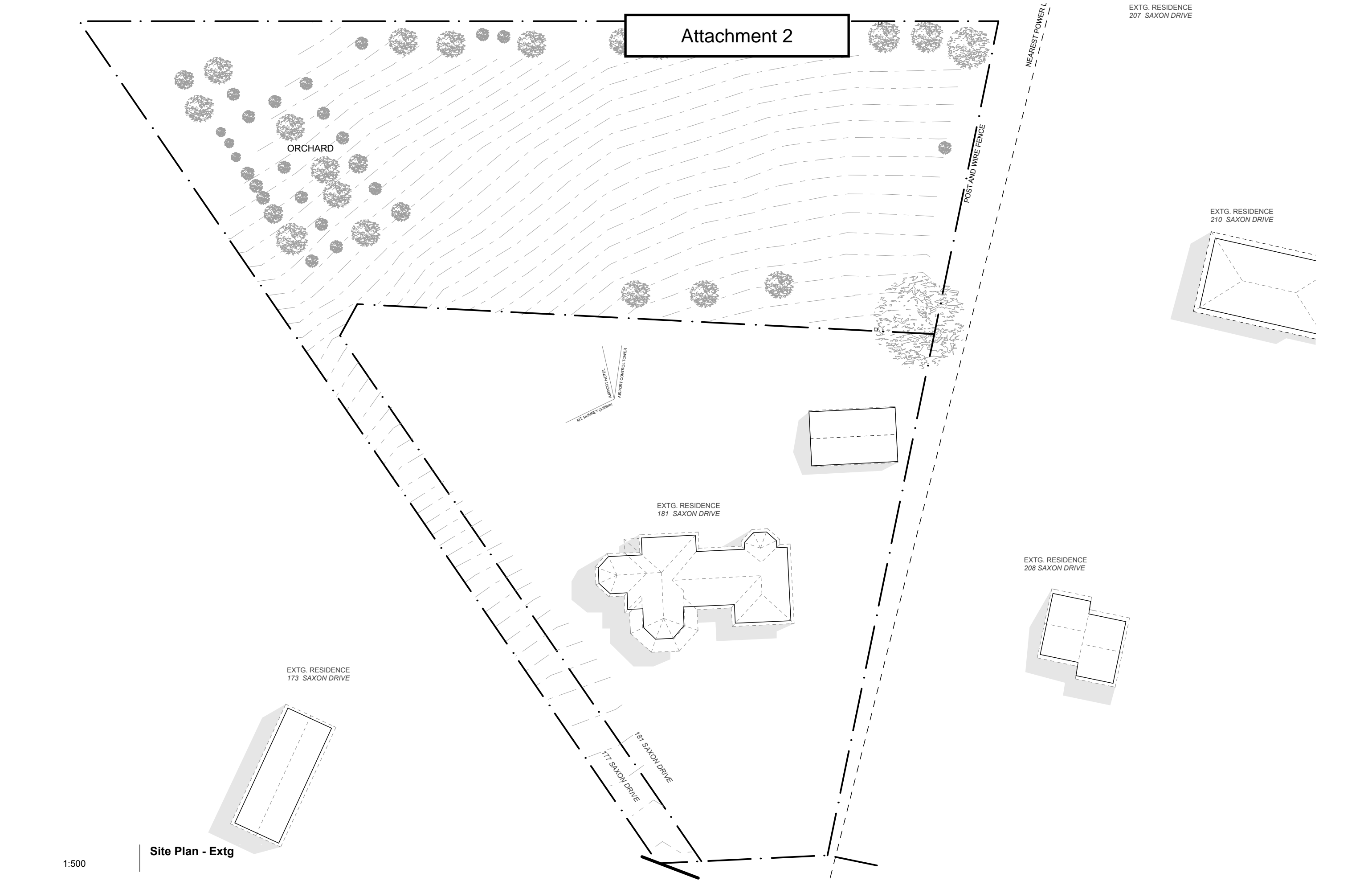
Ross Lovell
MANAGER CITY PLANNING

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

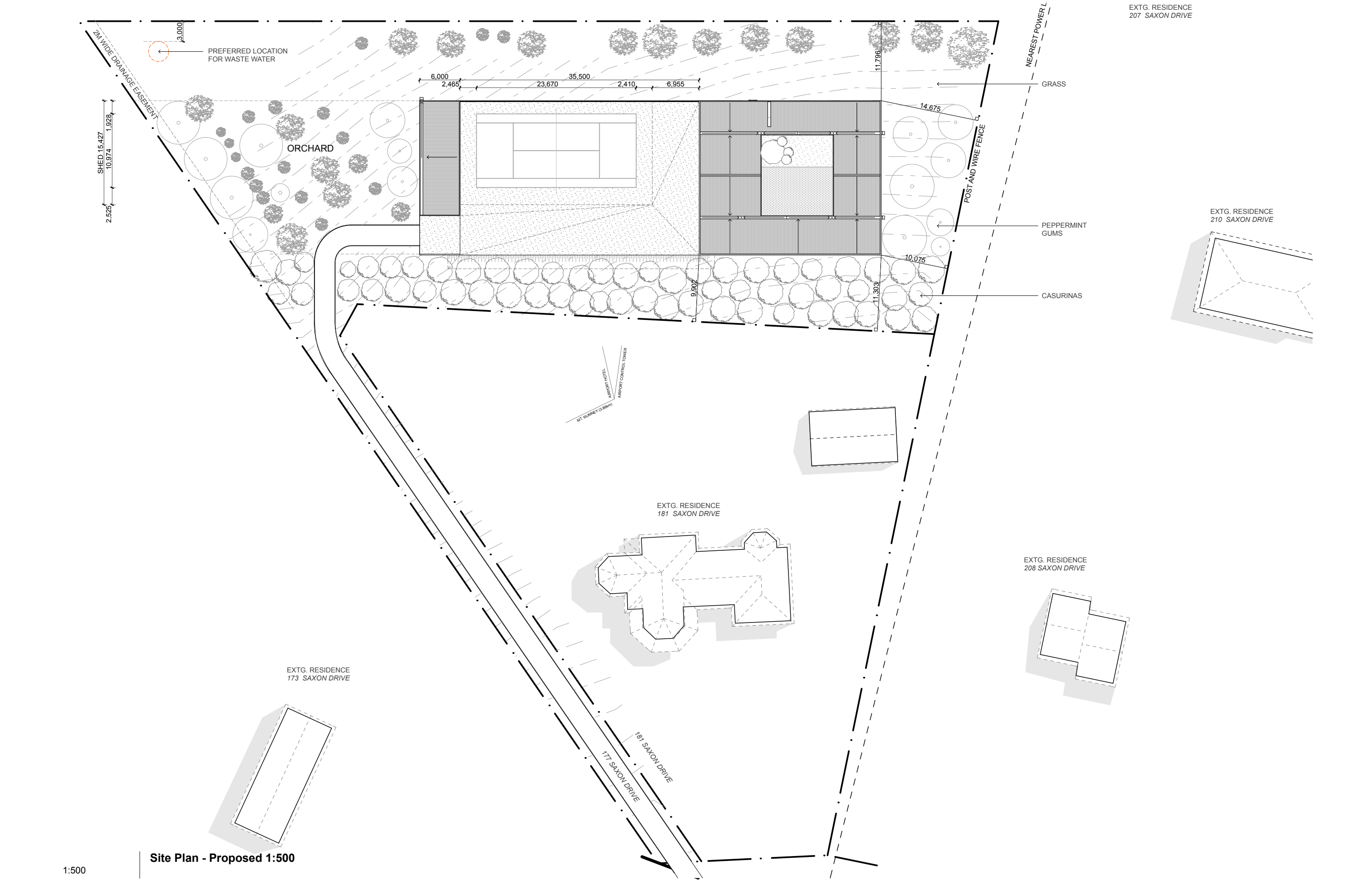
Attachment 1



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, 24 October 2017 **Scale:** 1:4,132 @A4



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
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Site Plan - Proposed 1:500

1:500

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Project No:
T17008

Client
JONATHAN TEW

Project Name
Saxon Drive House

Project Address
177 Saxon Drive, Acton Park, TAS, 7110

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	Development Approval	21.08.2017			

Drawing Title:

Site Plan Proposed 1:500

Scale:

AS SHOWN @ A3

Date:

4/9/17

Drawn By:

TB

Checked By:

TB

Status:

Planning

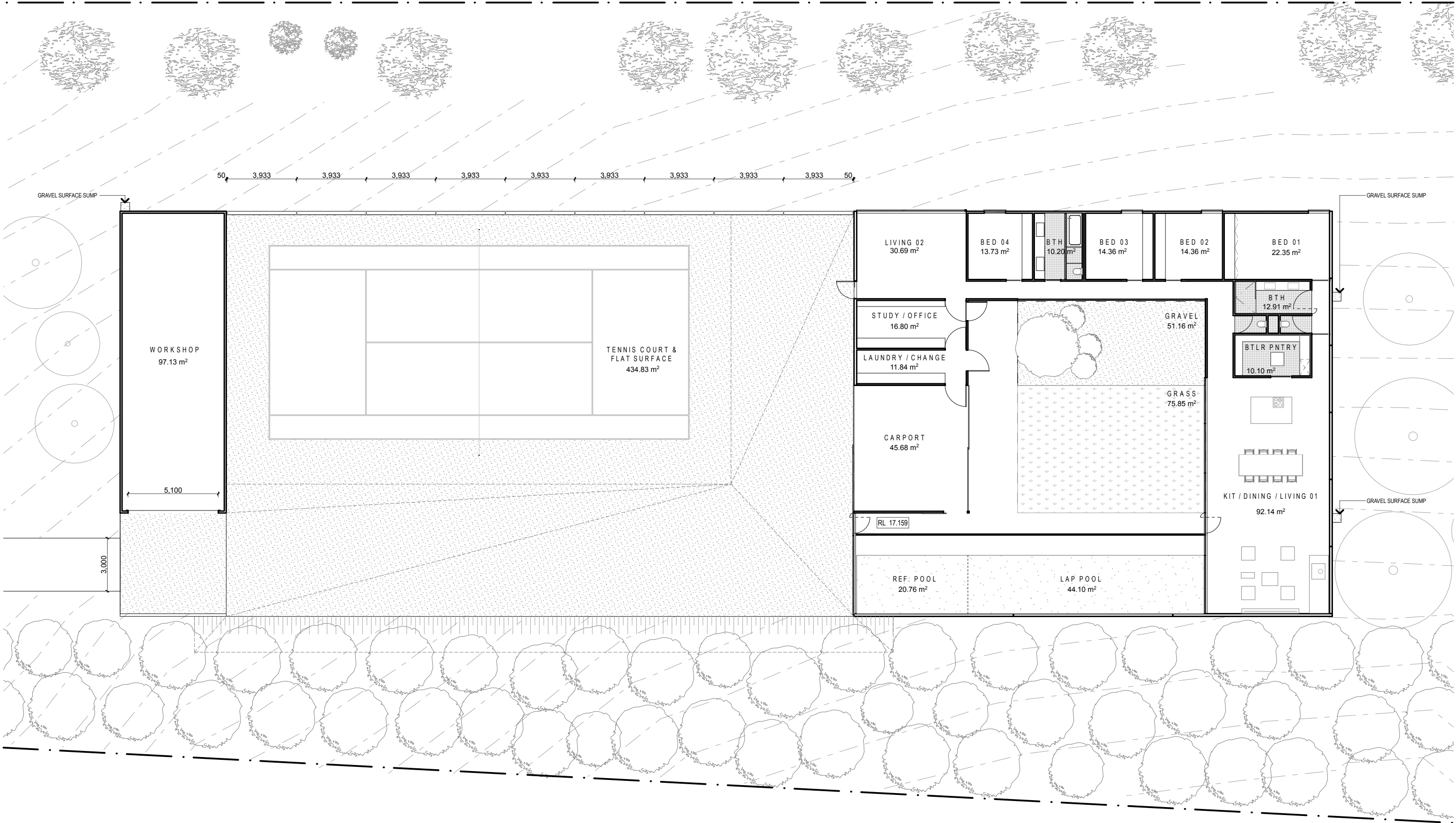
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Revision:

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Agenda Attachments - 177 Saxon Drive, Acton Park Page 3 of 15



1:200

Ground Floor Plan 1:200

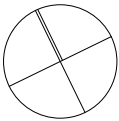


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A	Development Approval	21.08.2017			



Drawing Title:
Ground Floor Plan 1:200

Scale: AS SHOWN @ A3
Date: 4/9/17
Drawn By: TB
Checked By: TB
Status: Planning

Drawing No.:

A1.00

Revision:

A



- 1 - ENTRY
 - 2 - REFLECTION POOL
 - 3 - POOL
 - 4 - COURTYARD
 - 5 - CARPORT
 - 6 - 2ND LIVING ROOM
 - 7 - BEDROOM 3+4 (QUIET)
 - 8 - BEDROOM (CLOSE TO PARENTS)
 - 9 - BATHROOM (FUNCTIONAL ENSUITE) SKYLIGHT OVER
 - 10 - MASTER BEDROOM
 - 11 - 1ST LIVING ROOM
 - 12 - DINING/ENTERTAINING
 - 13 - KITCHEN
 - 14 - GARAGE DOORS
 - 15 - LAUNDRY CHANGE/STORAGE
 - 16 - STUDY/OFFICE
 - 17 - ENTERTAINMENT/JOINERY
 - 18 - BATHROOM AND DOUBLE SHWR
 - 19 - BUTLERS PANTRY
 - FRIDGE ETC + FULL HT JOINERY + PREP ISLAND
- LIVING WING: 217SQM
STUDY CARPORT LAUNDRY: 77.4SQM



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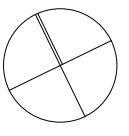
Project No:
T17008

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Project Name
Saxon Drive House

Project Address
177 Saxon Drive, Acton
Park, TAS, 7110

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
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Drawing Title:
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Scale: AS SHOWN @ A3

Date: 4/9/17

Drawn By: TB

Checked By: TB

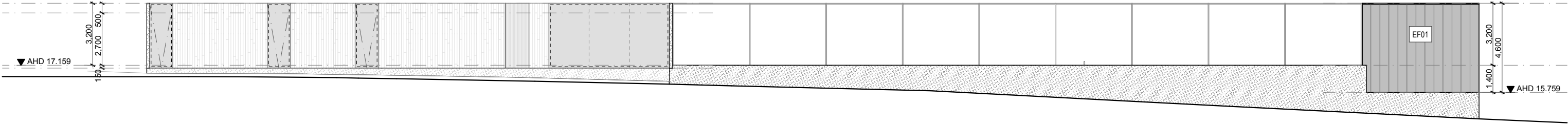
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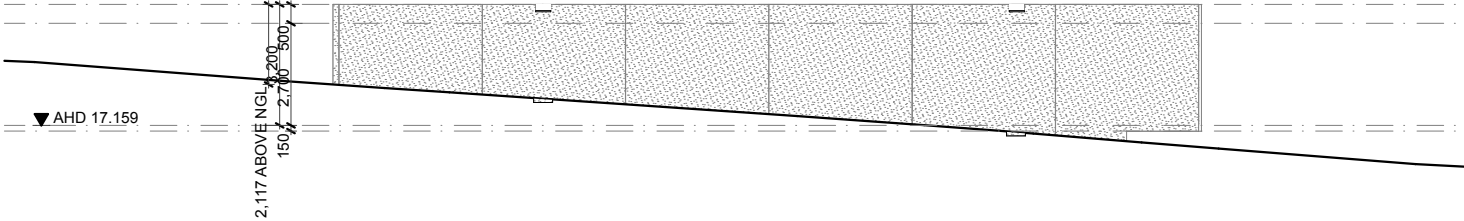
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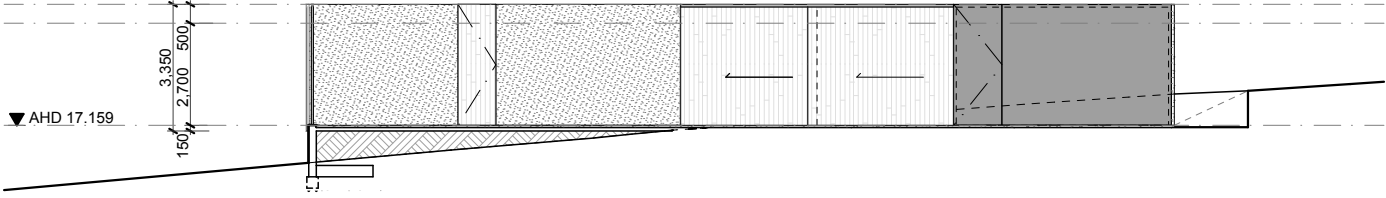
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North Elevation - Site



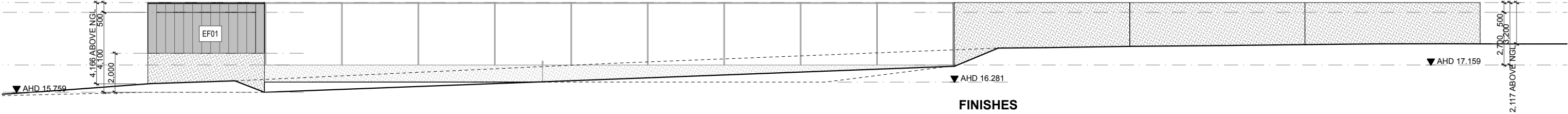
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East Elevation - Site



1:200

West Elevation - Site



1:200

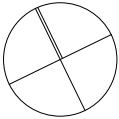
South Elevation - Site

FINISHES

KEY

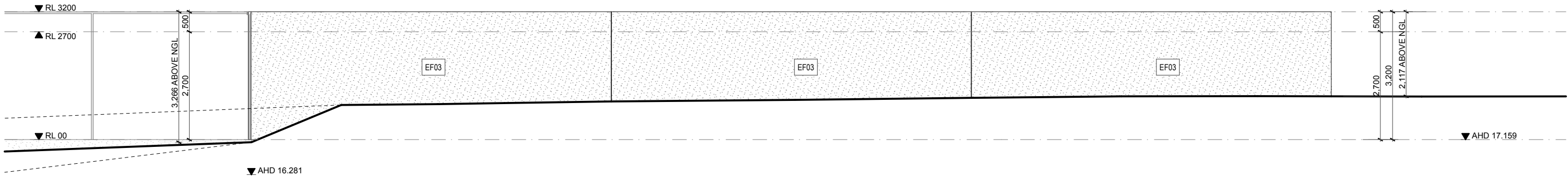
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FF02	FLOOR FINISH 02 TILE FLOORING	EF01	EXTERNAL FINISH 01 NON-REFLECTIVE COLORBOND SHEET CLADDING - BLACK	EF05	EXTERNAL FINISH 05 MATRIX CLADDING - BLACK	RF01	ROOF FINISH 01 COMPOUND ULTRA METAL PROFILED SHEET - MONUMENT
FF03	FLOOR FINISH 03 CONCRETE	EF02	EXTERNAL FINISH 02 TIMBER CLADDING - VERTICAL	EF06	EXTERNAL FINISH 06 GABION WALL		
FF04	FLOOR FINISH 04 GRAVEL	EF03	EXTERNAL FINISH 03 PRECAST CONCRETE	EF07	EXTERNAL FINISH 07 GLAZING		

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	Development Approval	21.08.2017			





1:100 North Elevation



1:100 South Elevation

FINISHES

KEY			
FF01	FLOOR FINISH 01 TIMBER FLOORING	FF05	FLOOR FINISH 05 TIMBER DECKING
FF02	FLOOR FINISH 02 TILE FLOORING	EF01	EXTERNAL FINISH 01 NON-REFLECTIVE COLORBOND SHEET CLADDING - BLACK
FF03	FLOOR FINISH 03 CONCRETE	EF02	EXTERNAL FINISH 02 TIMBER CLADDING - VERTICAL
FF04	FLOOR FINISH 04 GRAVEL	EF03	EXTERNAL FINISH 03 PRECAST CONCRETE
		EF04	EXTERNAL FINISH 04 BLOCKWORK WALL
		EF05	EXTERNAL FINISH 05 MATRIX CLADDING - BLACK
		EF06	EXTERNAL FINISH 06 GABION WALL
		EF07	EXTERNAL FINISH 07 GLAZING
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		RF01	ROOF FINISH 01 COMPOUND ULTRA METAL PROFILED SHEET - MONUMENT

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Project No:

T17008

Client

JONATHAN TEW

Project Name

Saxon Drive House

Project Address

177 Saxon Drive, Acton Park, TAS, 7110

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	Development Approval	21.08.2017			

Drawing Title:

Elevations

Scale:

AS SHOWN @ A3

Date:

4/9/17

Drawn By:

TB

Checked By:

TB

Status:

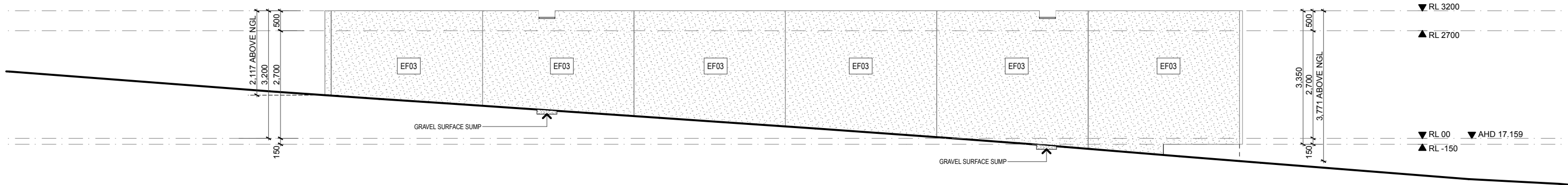
Planning

Drawing No.:

A2.02

Revision:

A



1:100

East Elevation



1:100

West Elevation

FINISHES

KEY

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FF02	FLOOR FINISH 02 TILE FLOORING	EF01	EXTERNAL FINISH 01 NON-REFLECTIVE COLORBOND SHEET CLADDING - BLACK	EF05	EXTERNAL FINISH 05 MATRIX CLADDING - BLACK	RF01	ROOF FINISH 01 COMPOUND ULTRA METAL PROFILED SHEET - MONUMENT
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FF04	FLOOR FINISH 04 GRAVEL	EF03	EXTERNAL FINISH 03 PRECAST CONCRETE	EF07	EXTERNAL FINISH 07 GLAZING		

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Elevations

Scale: AS SHOWN @ A3

Date: 4/9/17

Drawn By: TB

Checked By: TB

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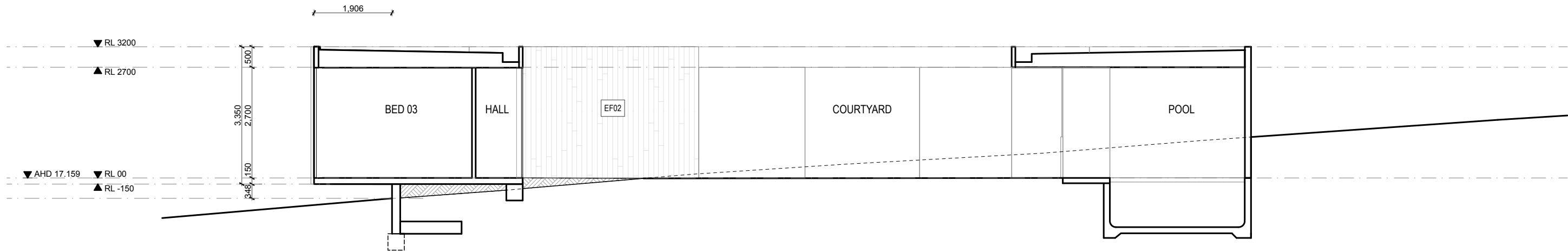
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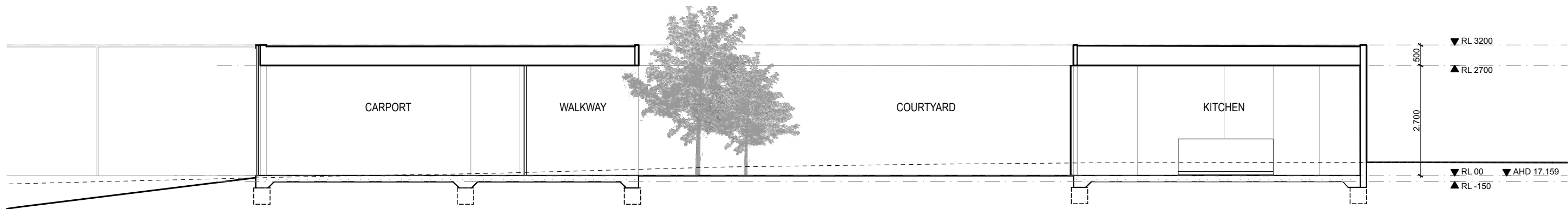
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Agenda Attachments - 177 Saxon Drive, Acton Park

Page 8 of 15



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SECTION A



1:100
SECTION B

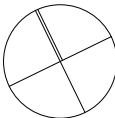


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Drawing Title:
Sections

Scale: AS SHOWN @ A3

Date: 4/9/17

Drawn By: TB

Checked By: TB

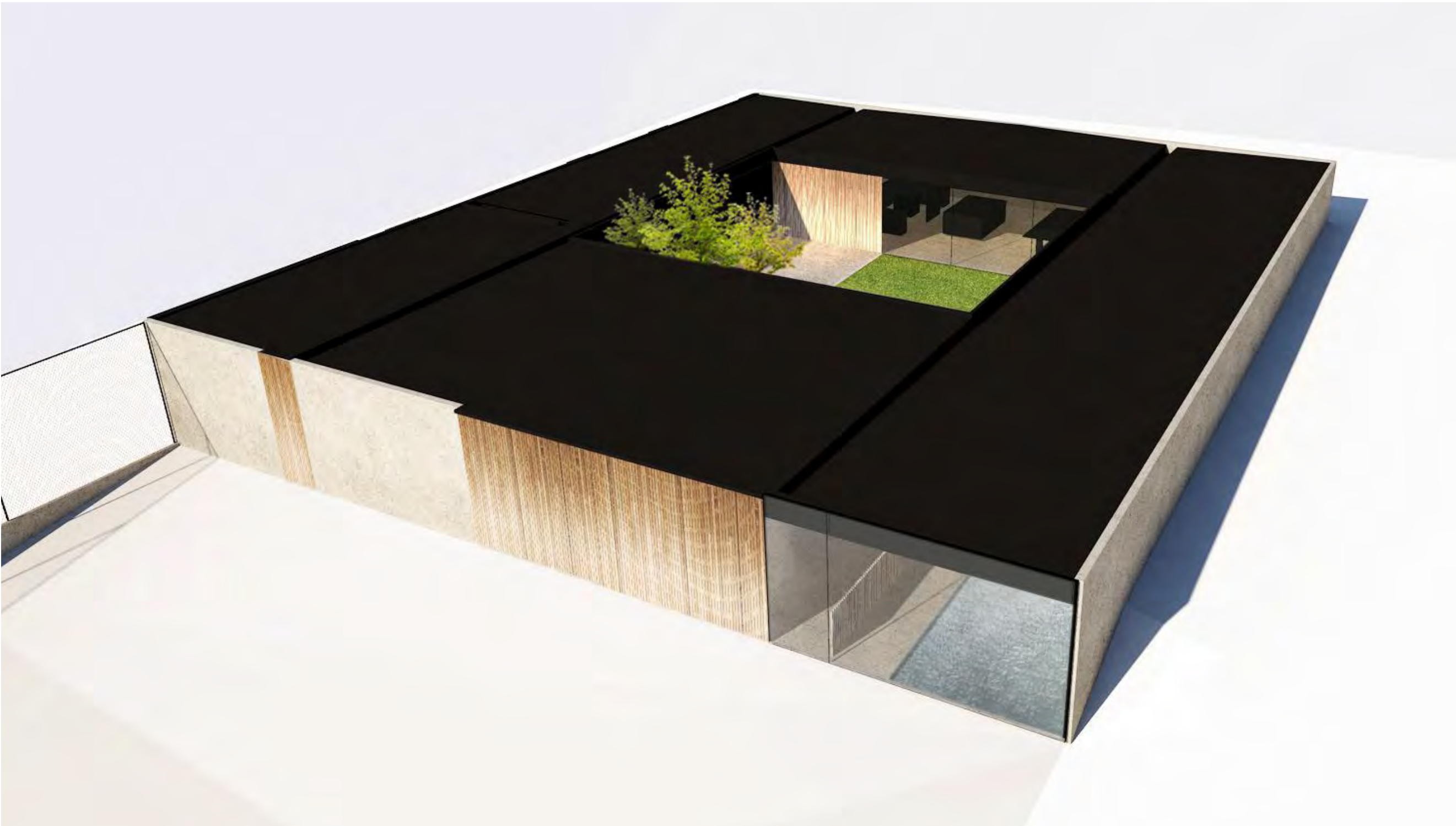
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Drawing No.:

A3.01

Revision:

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North East View

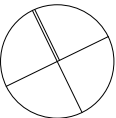


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Drawing Title:
Perspectives

Scale: AS SHOWN @ A3

Date: 4/9/17

Drawn By: TB

Checked By: TB

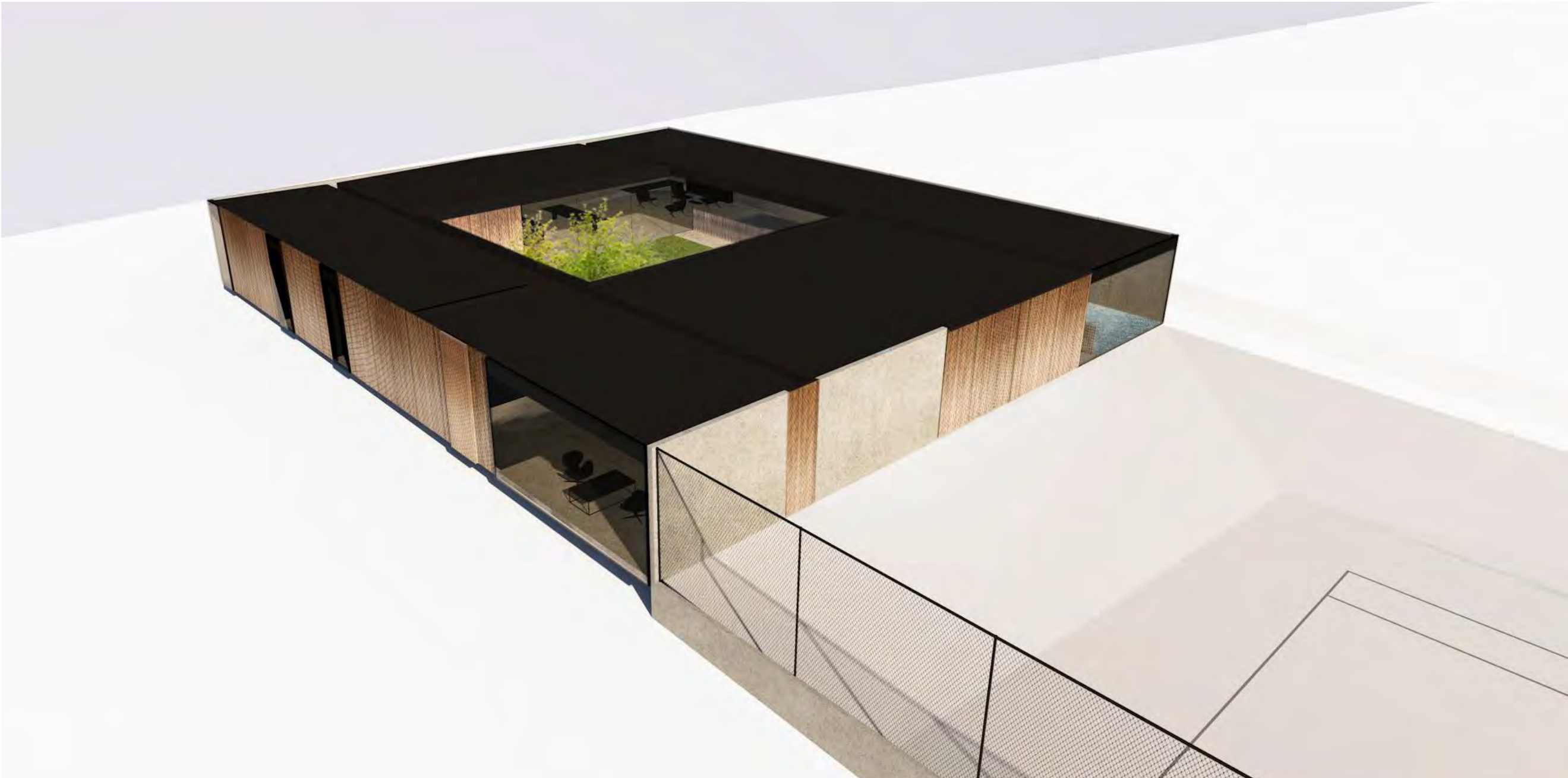
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Revision:

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South East View

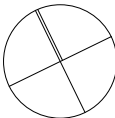


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Drawing Title:
Perspectives

Scale: AS SHOWN @ A3

4/9/17

TB

TB

Planning

Drawing No.:

A4.02

Revision:

A



North West View

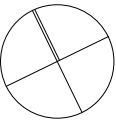


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Drawing Title:
Perspectives

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Date: 4/9/17
Drawn By: TB
Checked By: TB
Status: Planning

Drawing No.:
A4.03

Revision:
A



South West View



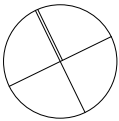
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A	Development Approval	21.08.2017			



Drawing Title:
Perspectives

Scale: AS SHOWN @ A3

Date: 4/9/17

Drawn By: TB

Checked By: TB

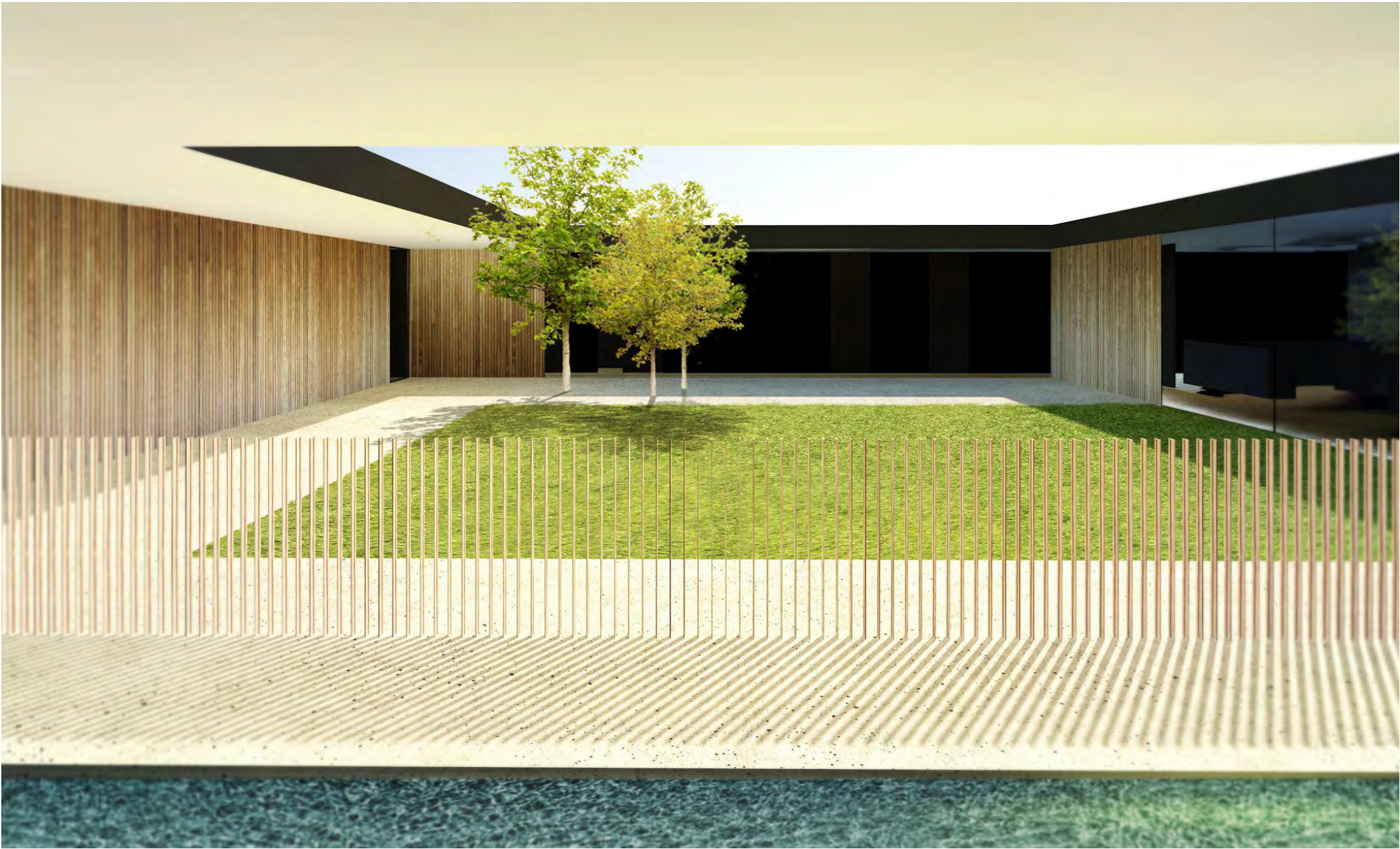
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Drawing No.:

A4.04

Revision:

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Courtyard View



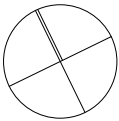
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Drawing Title:
Perspectives

Scale: AS SHOWN @ A3

4/9/17

TB

TB

Planning

Drawing No.:

Revision:

A4.05

A

Attachment 3



Aerial view of site and surrounding properties.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 SEVEN MILE BEACH SPORT AND ACTIVE RECREATION PRECINCT –
REVISED MASTER PLAN**

(File No)

EXECUTIVE SUMMARY**PURPOSE**

To consider the adoption of the revised Seven Mile Beach Sport and Active Recreation Precinct Master Plan following community consultation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016 – 2026 and Community Participation are relevant

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Local residents of Seven Mile Beach were written to and provided with the revised Seven Mile Beach Sport and Active Recreation Precinct Master Plan, for their comment. In addition to the mail out, information was available on Council's website, displayed in Council's foyer and a public display of the revised plan was held on Saturday, 30 September at Ramada Resort, Seven Mile Beach.

FINANCIAL IMPLICATIONS

The implementation of the final Seven Mile Beach Sport and Active Recreation Precinct Master Plan is planned to be staged over a number of financial years, subject to Council approval of future Annual Plans.

RECOMMENDATION:

- A. Following community consultation, amend the revised Seven Mile Beach Sport and Active Recreation Precinct Master Plan to include a stormwater catchment pond and associated fenced off-lead dog area surrounding the pond.
- B. That Council adopts the revised Seven Mile Beach Sport and Active Recreation Precinct Master Plan – Option 1, as per Attachment 1 to the Associated Report, as the final Seven Mile Beach Sport and Active Recreation Precinct Master Plan including the recommended amendment in "A" above.
- C. That Council authorise the General Manager to write to the residents of Seven Mile Beach and key stakeholders of Council's decision.
- D. That Council authorises the General Manager to make application for Development Approval based on the final Seven Mile Beach Sport and Active Recreation Precinct Master Plan.

**SEVEN MILE BEACH SPORT AND ACTIVE RECREATION PRECINCT –
REVISED MASTER PLAN /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Over recent years Council has experienced pressure to provide additional sporting facilities to meet demand. The State Government offered this parcel of land to Council to examine the opportunities to facilitate additional sporting facilities for the City.
- 1.2.** In 2014, Council engaged Inspiring Place to undertake consultation with the local residents of Seven Mile Beach and key sporting stakeholders to consider recreation opportunities for the parcel. Following extensive consultation a draft master plan for the parcel was formulated for Council's consideration.
- 1.3.** The draft Master Plan was presented at Council's Workshop held on Monday, 30 June 2014 seeking direction in relation to options for the development of 74 Surf Road, Seven Mile Beach. Council agreed to conduct further consultation on "Option B" which proposed an extension into the adjoining Crown Land for the regional multi-use sporting facilities and local amenities located on Council land, with space allowed for any possible Royal Hobart Golf Course extension.
- 1.4.** Following consultation, the Seven Mile Beach Sport and Active Recreation Precinct Master Plan was adopted by Council at its Meeting held on Monday, 10 November 2014.

Council's decision was:

- "A. That Council adopts the draft Seven Mile Beach Sport and Active Recreation Precinct Master Plan as the Final Seven Mile Beach Sport and Active Recreation Precinct Master Plan.*

B. That Council actively seek external funding to assist with the development of the Seven Mile Beach Sport and Active Recreation Precinct Master Plan”.

- 1.5.** The initial estimated cost to develop the land for a sporting precinct is approximately \$14 million. Council is endeavouring to obtain external funding via the Commonwealth Government Building Better Regions Fund in early 2018. The requirements for this application are extensive and Council has sought the assistance of external consultants experienced in obtaining high level funding from similar funding programs.
- 1.6.** In May 2017, Council engaged @Leisure Planners to review the existing master plan, prepare and lodge the Development Application and to make application to the 2018 Building Better Regions Fund. Review of the master plan by the consultant recommended amendments to the plan to improve functionality of the precinct.
- 1.7.** The proposed amendments included:
- main AFL oval moved from eastern side to central location;
 - original AFL replaced with multi-purpose sports fields;
 - sport pavilion located to allow for future development of indoor sports facilities; and
 - inclusion of outdoor netball/tennis courts.
- 1.8.** Council, at its Meeting of 4 September 2017 resolved to undertake community consultation on the revised master plan for the Seven Mile Beach Sports and Active Recreation Precinct.

2. REPORT IN DETAIL

- 2.1.** The period of consultation encouraged feedback in relation to the revised master plan for the Seven Mile Beach Sport and Active Recreation Precinct Master Plan:
- 514 letters were mailed to the residents of Seven Mile Beach;

- 63 (12.25%) submissions were received by Council;
- 27 members of the public attended the public display at Seven Mile Beach.

It was noted by Council officers that several attendees did not, or chose not to, sign the attendance sheet.

2.2. From the responses received the majority of people are in favour of the revised Master Plan. The broad breakdown of the responses are:

- | | | |
|----------------------------|----|---------|
| • supportive | 30 | (46.7%) |
| • supportive with concerns | 15 | (23.8%) |
| • not supportive | 18 | (28.5%) |

Those respondents who are “supportive with concerns” support the revised Master Plan in general and have requested that Council consider issues that they have identified as being important to them. Therefore the amount of support for the revised Master Plan is 45 (70.5%) with not supportive at 18 (28.5%).

2.3. From the submissions received by Council, below is a summary of the main issues for consideration in the final Master Plan:

- impact of development on the water table;
- increase in noise from the removal of pines;
- impact of lights from the sports grounds;
- traffic through the village and Woodhurst Road; and
- loss of off-lead dog walking.

2.4. From the submissions received by Council, new requests for the precinct master plan for consideration in the final Master Plan were:

- a swimming pool;
- indoor fitness centre/gym;

- a skate park;
- a pump track; and
- café/coffee shop.

2.5. Respondents raised concern that the removal of the pine trees required for this development and the need for irrigation for the ovals would impact the water table and potentially cause issues similar to that experienced in 2009. A requirement of the development will be to capture and contain the stormwater on the property. Therefore it is proposed to include, in the final Master Plan, a stormwater catchment pond which will capture the stormwater from the ovals, car park and buildings which will then be available to recycle as irrigation.

2.6. A further concern raised by respondents is the potential increase in noise resulting from the removal of the pine trees and emanating from both the sports grounds and Hobart Airport. The Master Plan includes a landscape buffer of 20-30m in width along the property boundaries to buffer against noise. The Planning Permit resulting from the Development Application will include noise level requirements for the use of a public address system at the sports grounds, but it will not regulate any crowd noise from spectators. In relation to noise impacting Seven Mile Beach residents from Hobart Airport, this is outside of Council's responsibilities.

2.7. Concern has been raised about the impact of the lighting systems for the sports grounds on local residences. The lighting design will be undertaken in accordance with Australian Standards for spillage. The distance from the closest proposed light tower to the nearest dwelling exceeds 300m and Council currently has compliant light towers on sports grounds that are within 20m of properties. Also the maintenance of the landscape buffer along the perimeter of the property will mitigate light concerns.

- 2.8.** A common concern amongst respondents was the potential impact of increased traffic through Seven Mile Beach heading to the sports precinct. It is acknowledged that those people intending to travel to the sports precinct and who live south of Seven Mile Beach are likely to travel through Seven Mile Beach. The main entry/exit to the sports precinct is from Grueber Road and it is expected that the majority of traffic will access via this location. A further concern is the location of the “Community Precinct” at the end of Woodhurst Road with increased traffic along this road for people accessing the community precinct. It is expected that the majority of people accessing the community precinct will be local residents of the area.
- 2.9.** A significant number of respondents are concerned at the loss of off-lead dog walking opportunities across the property. There have been numerous requests for Council to consider a dedicated off-lead dog area as part of the final Master Plan, stating the example at Dru Point, Margate. It is possible to include an off-lead dog area similar in design to the example at Dru Point by providing a dual fence around the perimeter of the stormwater pond and providing dog play activities/obstacles within this space.
- 2.10.** The suggestion to include a 50m indoor swimming pool and associated fitness centre/gym is outside the scope of this project and would be more aligned with private investment opportunities.
- 2.11.** Included in the responses was the suggestion of a skate park in the sports precinct. An old steel skate ramp was removed from behind the shop some years ago because of safety concerns. Due to the limited surveillance offered to this site from the village and the inconsistent presence of users a skate park located within the precinct would potentially create a management problem.
- 2.12.** A pump track has been suggested from the responses and it is considered possible to include a small facility within the area designated as the Community Precinct. It will be important to ensure effective surveillance of the pump track is obtained before inclusion in a future stage of this development.

- 2.13.** Contained in the responses is the suggestion of a café/coffee shop as part of the development. A canteen is proposed to be included in the ground floor of the “Sports Pavilion”. This facility will only be open during events and not as a commercial operation.
- 2.14.** The “Community Precinct” is noted as “possible future stage if feasible” on the draft Master Plan. Comment at its Workshop held on Monday, 9 October 2017 indicated that this component of the Master Plan is required but the final location/orientation be reviewed prior to construction.
- 2.15.** Council at its Meeting held on Monday, 16 October 2017, when considering this report, resolved the following Procedural Motion: *“That consideration of this Item be deferred for one Meeting pending discussion at a Council Workshop”*.
- 2.16.** Aldermen at Council’s Workshop held on Monday, 30 October 2017 discussed the virtues of the previously adopted Inspiring Place prepared Master Plan (Attachment 2) and the Revised Master Plan (Attachment 1) prepared by @Leisure Planners. In order to capture the feedback from the most recent consultation and discussion at its Workshop, there are now 2 options for consideration:
- Option 1 - Revised Master Plan as prepared by @Leisure Planners (Attachment 1); or
 - Option 2 – Modify Revised Master Plan prepared by @Leisure Planners by swapping the AFL Oval with the multi-purpose venue and positioning the sports pavilion between these areas. Similar in layout to the Inspiring Place prepared Master Plan (Attachment 2).
- 2.17.** The main elements of the Master Plans raised for discussion at the Workshop included:
- location of the sports pavilion;
 - community precinct; and
 - Tangara Trail linkages.

- 2.18.** The primary sporting venue will be the AFL Oval and the associated sports pavilion. The Community AFL Facility Guidelines recommend that the sports pavilion be located to the north west of the Oval. This provides for better spectator comfort by not looking into a late afternoon sun and also provides protection from prevailing winds. Discussion at the Workshop suggested that the sports pavilion be located between the AFL oval and the multi-purpose sports field, as per Attachment 2, that allows for spectators to view both venues. Should this option be favoured then the AFL Oval will need to be repositioned to the east, Option 2, to provide spectator viewing to the primary venue whilst spectators viewing games on the multi-purpose venue will need to tend with the glare from the sun and prevailing winds. It should be noted that the revised @Leisure Planners Master Plan includes smaller change facilities associated with the multi-purpose venue for use by local and community clubs/groups.
- 2.19.** Discussion at the Workshop with regard to the Community Precinct was based around repositioning the structures closer to the eastern boundary and creating more open space, potentially for dog walking/exercise area.
- 2.20.** Discussion also occurred in relation to the Tangara Trail linkage within the site. The original Inspiring Place Master Plan showed the Tangara Trail quite close to the main sporting activity and this potentially could cause concern with the interaction of horses, spectators and traffic. The revised @Leisure Master Plan proposes that the Tangara Trail be located on the western side of the site furthest away from the main sporting precinct and separated from the off-lead dog area.
- 2.21.** Below is a table indicating the pros and cons of each Option.

Option 1 - (Attachment 1)

Pro's	Con's
Main AFL Oval located centrally with associated pavilion in the north-west corner. Potential future use of pavilion associated with modern indoor stadium that could service South East Tasmania.	Main arena is closer to Seven Mile Beach Village. The multi-use venue does not have nearby spectator facilities.
Multi-use venue is defined for multi-sports based on recent consultation. Positioned closest to the main entrance to the site primarily for local/casual use. Provision of smaller change facilities adjacent to the multi-use venue.	
Tangara Trail proposed along the western side of the site, furthest away from the main sporting activities to reduce the interaction of horses, spectators and traffic.	
Proposes formalised circuit trails for training and casual physical activities.	
Include Community Precinct.	
Provision of adequate parking spaces (450).	
	The extent of clearing of pine trees yet to be fully determined, but likely to be only impacted by the scope of the development footprint.

Option 2 – Modified @Leisure Planners Master Plan

Pro's	Con's
Main AFL Oval located to the east with associated pavilion in the north-west corner. Pavilion can provide for users of both the AFL oval and the multi-purpose venue.	Should a future indoor stadium be considered then this facility will require its own facilities for change rooms and social areas.
Tangara Trail proposed along the western side of the site, furthest away from the main sporting activities to reduce the interaction of horses, spectators and traffic.	
Proposes formalised circuit trails for training and casual physical activities.	
Includes Community Precinct.	

Provision of adequate parking spaces (450).	
	The extent of clearing of pine trees yet to be fully determined, but likely to be only impacted by the scope of the development footprint.

3. CONSULTATION

3.1. Community Consultation

In accordance with Council's Community Participation Policy, the period of consultation was open for 3 weeks from Monday, 18 September 2017 to Friday, 6 October 2017.

Local residents of Seven Mile Beach were written to and provided with the revised Seven Mile Beach Sport and Active Recreation Precinct Master Plan, for their comment. In addition to the mail out, information was available on Council's website, displayed in Council's foyer and a public display of the revised plan held Saturday, 30 September at Ramada Resort, Seven Mile Beach.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Consultation has occurred with State Sporting Organisations to inform the revised Seven Mile Beach Sport and Active Recreation Master Plan in preparation for the community consultation.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Adoption of the revised Seven Mile Beach Sport and Active Recreation Master Plan aligns with Council Strategic Plan 2016 – 2026, being:

- a regional approach to the planning of major sporting facilities;
- planning for and providing new sporting and recreation facilities to meet community demand.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Implementation of the Master Plan will require consideration of the impacts of rising sea level and Council's Interim Planning Scheme 2015 requirements.

7. FINANCIAL IMPLICATIONS

7.1. An amount of \$600,000 is allocated in the 2017/18 Capital Works Programme to prepare development application, undertake detailed design and prepare a submission for the Australian Government's Building Better Regions Fund.

7.2. It is proposed that the development of the Master Plan be staged over a number of financial years, subject to Council approval as part of future Annual Plans regardless of the outcome of the grant application to the Building Better Regions Fund.

8. ANY OTHER UNIQUE ISSUES

8.1. @Leisure Planners have sought preliminary planning advice regarding the proposal from Council's City Planning Group. Following the review by City Planning, the consultant has received advice that the parcel is zoned for the purpose of Open Space with the development subject to relevant codes under the Clarence Interim Planning Scheme 2015, being:

- Road and Rail Assets;
- Parking and Access;
- Inundation Prone Area;
- On-site Wastewater Management;
- Public Art; and
- Airport Buffer.

- 8.2.** In readiness to lodge a Development Applicant, @Leisure Planners are required to provide acceptable development solutions to comply with the relevant codes, which has been expressed by the community through consultation .

Examples:

- how to manage traffic and parking on-site.
- how to manage wastewater/irrigation.
- how to undertake development in a flood prone area.
- how to manage sports ground lighting for adjacent properties.

9. CONCLUSION

- 9.1.** As a result of the community consultation the final Seven Mile Beach Sport and Active Recreation Master Plan to include provision for a stormwater catchment pond and a fenced dog off-lead area surrounding the pond.
- 9.2.** The Master Plan prepared by @Leisure Planners Option 1 (Attachment 1) that meets the needs of the potential user groups while maintaining consideration of the requests of the local residents.
- 9.3.** The land at 74 and 87 Surf Road, Seven Mile Beach is a key parcel of recreational land and as such its future development as envisaged in the final Seven Mile Beach Sport and Active Recreation Master Plan is recommended.
- 9.4.** Following Council's consideration of this report it is recommended that the residents of Seven Mile Beach and key stakeholders be advised of Council's decision.

Attachments: 1. @Leisure Planners Revised Seven Mile Beach Sport and Active Recreation Master Plan (1)
2. Inspiring Place Seven Mile Beach Sport and Active Recreation Master Plan (1)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

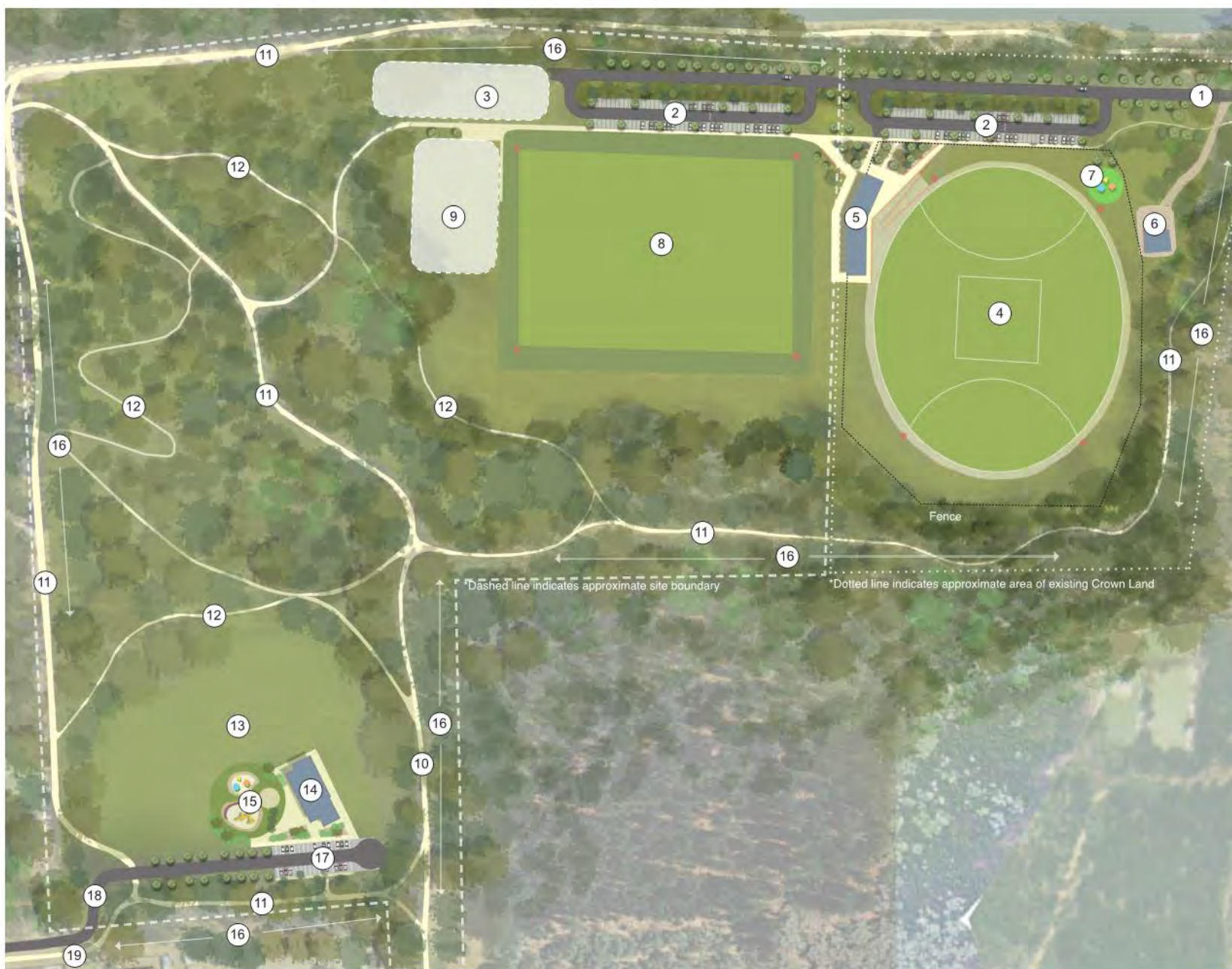


Job Number: **EJ-170995** Drg No: **SK-01**
Scale: **1:1000 @ A1** Revision: **P3**
Date: **27.09.2017**
Job Leader: **SDS**

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e info@etcharch.com.au w www.etcharch.com.au
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KEY:

- ① New entry road to connect to proposed upgrading of Holyman Drive from the Tasman HWY to Surf Road
- ② Carpark, capacity for 164 cars (82 per sub area)
- ③ Possible overflow carpark
- ④ AFL standard sports oval
- ⑤ Sports complex with clubrooms, function rooms, kitchen, kiosk, toilets, changerooms, storage and offices. Ground floor amenities to service both sports oval and multi purpose sports fields.
- ⑥ Proposed shed with gravel road for maintenance and workshop
- ⑦ Playground
- ⑧ Space for 2 x multiuse sports fields
- ⑨ Potential zone for future sports or active recreation facilities
- ⑩ Existing Tangara Trail continues in fire break to Surf Road
- ⑪ Potential Tangara Trail links and shared trails
- ⑫ Shared trails for walking, bike riding, running and walking with dogs
- ⑬ Community green space for active recreation and informal events
- ⑭ Local community hall / multiuse facility with public toilet, located outside of potential inundation risk area
- ⑮ Local community play facility with picnic / bbq shelter
- ⑯ Retention of vegetation as buffer to adjoining land uses
- ⑰ Carpark - 30 car capacity
- ⑱ New entry road, with primary access off Woodhurst Ave and Lewis Ave
- ⑲ Provide dog bag bin at trail entry



PROJECT

7MB Sports and Active Recreation Precinct Masterplan

CLIENT

Clarence City Council

SCALE

1:2000 @ A3

NORTH



DATE

November 2014

inspiring place
 placemaking: landscape + environment + tourism + recreation
 210 Collins St Hobart TAS 7000
 P +61 3 6231 1818
 www.inspiringplace.com.au



11.6 FINANCIAL MANAGEMENT

The General Manager will table the Audit Report and Financial Statements for the year ended 30 June 2017.

11.7 GOVERNANCE

11.7.1 QUARTERLY REPORT TO 30 SEPTEMBER 2017

(File No 10/02/05)

EXECUTIVE SUMMARY

PURPOSE

To consider the General Manager's Quarterly Report covering the period 1 July to 30 September 2017.

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 2016-2026.

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 September 2017 be received.

ASSOCIATED REPORT

The Quarterly Report to 30 September 2017 has been provided under separate cover.

Andrew Paul

GENERAL MANAGER

11.7.2 CREATION OF EASEMENT – CLIFTON BEACH PARK

(File No C029-465)

EXECUTIVE SUMMARY**PURPOSE**

To consider a request from TasNetworks to create an easement over Council's land at 465 Clifton Beach Road for cabling.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

TasNetworks has a statutory obligation to maintain a register of its easements and agreements and has in more recent times sought to formalise these arrangements for the creation of easements over public land. The Electricity Supply Act 1995 provides TasNetworks with a head of power to establish electricity infrastructure in or over public land subject to the agreement with the relevant land management authority. Any disputes on such agreement may be the subject of appeal to the Energy Regulator.

As the proposed creation of an easement represents a transaction of an interest in Council land, this decision is required to be dealt with under the Local Government Act 1993 and requires the support of an Absolute Majority decision of Council.

CONSULTATION

Council officers have discussed the design with Aurora representatives regarding the location of the easement.

FINANCIAL IMPLICATIONS

Costs associated with the establishment of the easement should be borne by the beneficiary and will not impact on Council's Annual Plan.

RECOMMENDATION:

- A. That Council endorses the proposed creation of an easement in favour of TasNetworks on Council land at 465 Clifton Beach Road, Clifton Beach for new cabling.
- B. Settlement costs, including Council's legal costs associated with the formal creation of the easement are to be borne by TasNetworks and that they be required to pay the processing fee as provided for under Council's list of Fees and Charges 2017/2018.

- C. That Council's agreement to the establishment of an easement is on the condition that TasNetworks undertakes all remedial works in respect to the installation of the cabling.

NB: A decision on this Item requires an Absolute Majority of Council.

ASSOCIATED REPORT

1. BACKGROUND

A request has been received from TasNetworks to provide an easement for cabling on Council land at 465 Clifton Beach Road, Clifton Beach.

2. REPORT IN DETAIL

- 2.1.** TasNetworks has applied to Council to install a new low voltage cable over the Clifton Beach Park at 465 Clifton Beach Road, Clifton Beach.
- 2.2.** The new cable is required for the purpose of improving power quality to properties in Thompson Way, Clifton Beach.
- 2.3.** The cable will be installed to avoid the existing trees and playground equipment and prior to installation Council officers will meet with contractors on-site to confirm the exact location.
- 2.4.** TasNetworks requires approval from Council to register on the title to 465 Clifton Beach Road an easement for the area of cabling being installed on the property.

3. CONSULTATION

3.1. Community Consultation

Not applicable.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Council officers have met with TasNetworks representatives to discuss the proposal.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Nil.

5. EXTERNAL IMPACTS

None identified.

6. RISK AND LEGAL IMPLICATIONS

6.1. TasNetworks has a statutory obligation to maintain a register of its easements and agreements and has in more recent times sought to formalise these arrangements for the creation of easements over public land. The Electricity Supply Act 1995 provides TasNetworks with a head of power to establish electricity infrastructure in or over public land subject to the agreement with the relevant land management authority. Any disputes on such agreement may be the subject of appeal to the Energy Regulator.

6.2. As the proposed creation of an easement represents a transaction of an interest in Council land, this decision is required to be dealt with under the Local Government Act 1993 and requires the support of an Absolute Majority decision of Council.

7. FINANCIAL IMPLICATIONS

Costs associated with the establishment of the easement should be borne by the beneficiary and will not impact on Council's Annual Plan.

8. ANY OTHER UNIQUE ISSUES

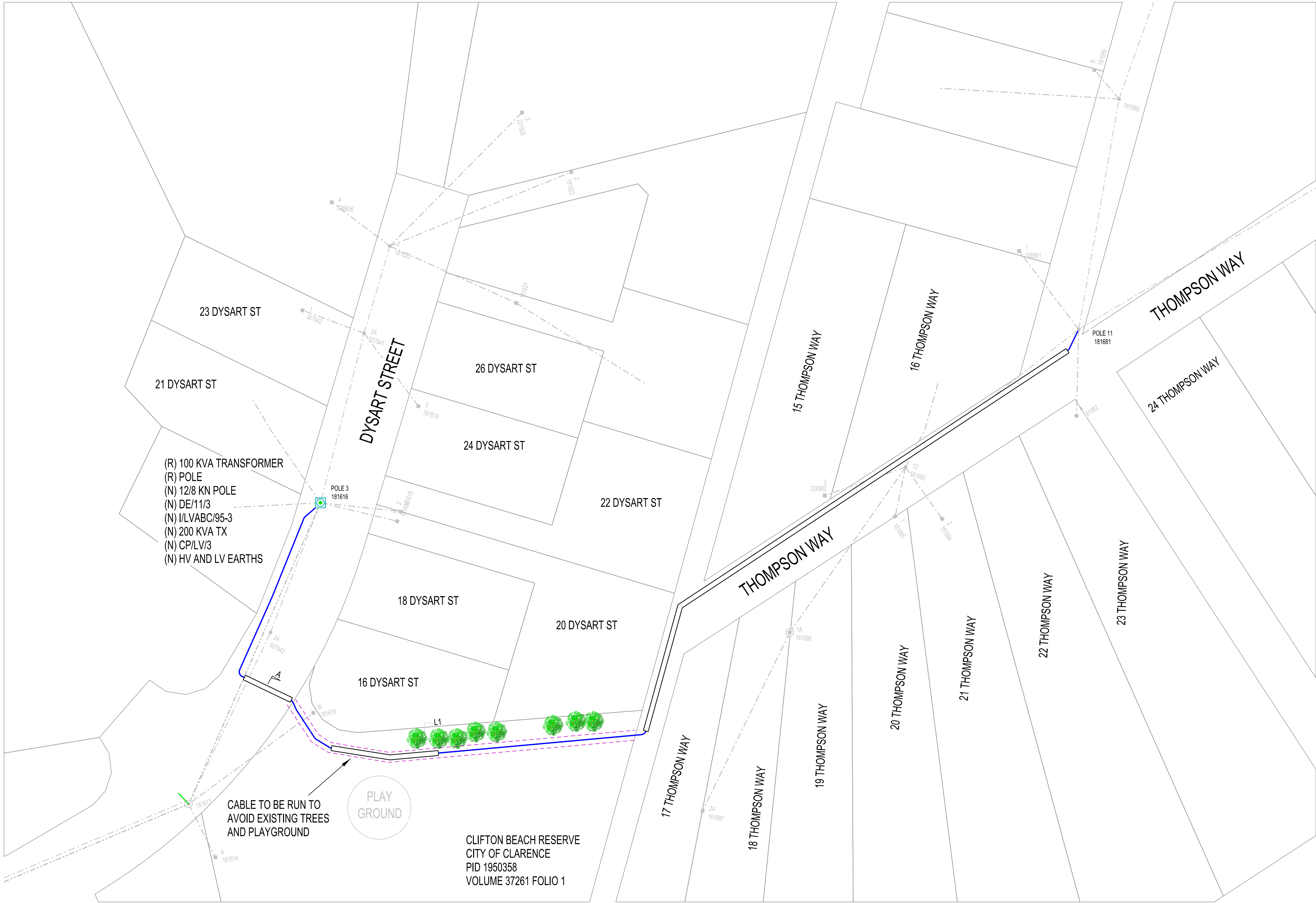
None identified.

9. CONCLUSION

It is not considered that the location of the proposed easement will have any adverse impact on Council's public land holdings in this location and as such the request is supported.

Attachments: 1. TasNetworks Proposal Plan (1)

Andrew Paul
GENERAL MANAGER



CABLE SCHEDULE

DO NOT EXCEED CABLE MAXIMUM PULLING TENSION OR MINIMUM BENDING RADIUS
REFER TO CABLE SPECIFICATION SHEETS TO OBTAIN THESE VALUES

CABLE	95mm²	185mm²	240mm²	300mm²	400mm²	CABLE TYPE
L1				304m		a 4/c x pvc LV
TOTAL				304m		a 4/c x pvc LV

LEGEND

EXISTING (E)	NEW (N)
--- HV OH LINE	--- LV OH LINE
--- LV OH LINE	--- LV POLE
--- SERVICE POLE	--- HV POLE
--- LV POLE	--- HV/LV POLE
--- HV POLE	--- TRANSFORMER
--- HV/LV POLE	--- EARTH
--- TRANSFORMER	--- LV U/G CABLE
--- EARTH	--- DUCT
	--- EASEMENT

ATTENTION

ALL CABLES MUST BE INSTALLED IN
ACCORDANCE WITH TASNETWORKS UNDERGROUND
DESIGN & CONSTRUCTION STANDARD 'DS-D-UG-01'

NOTIFY TASNETWORKS JOB MANAGER DAILY
WHEN CABLE WORK IS IN PROGRESS

OVERHEAD NOTES

- ALL POLE FOOTING DEPTHS TO BE DIRECT BURIED AS PER D-OH1-3.2/1
UNLESS OTHERWISE SPECIFIED.
- ALL BACKFILL FOR POLE FOOTINGS TO BE COMPACTED NATURAL FILL
UNLESS OTHERWISE SPECIFIED.

EXCAVATION NEAR TASNETWORKS

CABLES AND EQUIPMENT

- ALL UNDERGROUND SERVICES TO BE LOCATED PRIOR TO ANY EXCAVATIONS
DIAL 1100 "DIAL BEFORE YOU DIG" TO ARRANGE LOCATIONS
- ALL EXCAVATIONS WITHIN 1.0m OF TASNETWORKS CABLES AND EQUIPMENT MUST
BE UNDERTAKEN BY TASNETWORKS PERSONNEL OR THEIR AUTHORISED CONTRACTORS.
- ADVICE MUST BE SOUGHT FROM TASNETWORKS FOR ANY EXCAVATIONS WITHIN 3.0m
OF POLES OR STAYS.

UNDERGROUND CABLES

CABLE ROUTES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND MAY
VARY SUBJECT TO SITE CONDITIONS ENCOUNTERED DURING INSTALLATION WORKS.

ADVICE SHOULD BE SOUGHT FROM TASNETWORKS FOR ACCURACY OF CABLE ROUTES.

DUCTS

TASNETWORKS DUCTS SHALL BE EITHER:

UPVC PRESSURE PIPE CLASS 4.5 ORANGE TO AS/NZS 1477
BEDDED IN SAND AND PROTECTED BY PVC COVERING.

OR,

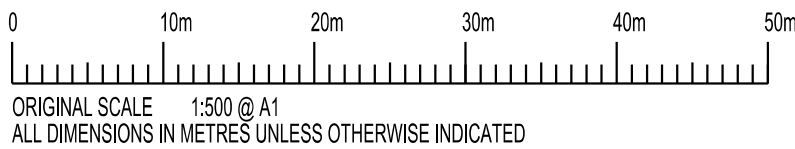
RIGID UPVC HEAVY DUTY ELECTRICAL CONDUIT TO AS/NZS 2053
BEDDED IN SAND ONLY

WHERE FOOTPATHS ARE ADJACENT TO KERBS, ROAD CROSSINGS
ARE TO EXTEND TO AT LEAST THE FULL WIDTH OF FOOTPATHS.


AS BUILT RECORDS

CONSTRUCTED TO DESIGN	NAME	SIGNED	DATE
Civil Contractor Representative			
TasNetworks Works Team Leader Advisor			
TasNetworks Construction Crew			
TasNetworks Works Team Leader			
As-Built's attached in WASP			
Z / Number			

No.	Revision Description	Drawn	Date



Reference Drawings

<div>Copyright © - TASNETWORKS</div> <div>NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF TASNETWORKS</div> <div><div>TasNetworks Delivering your power</div></div> <div>ABN 24 167 521 228</div>			Designed: C.OWENS	Date: 8.9.17	TASMANIAN NETWORKS PTY LTD									
			Drawn: C.OWENS	Date: 8.9.17	Title CLIFTON BEACH - THOMPSON WAY SOPOR SOLAR PHIL SPENCER MAINS PLAN				Drawing No.		AS-27376			
			Checked: X.Xxxxx	Date: 00.00.00					Sheet No. 1 of 1		Size: A1	Scale: 1:500		
			Approved: X.Xxxxx	Date: 00.00.00					Project: 193346		Revision:			
			File: WASPI\\...\\193346 as-27376.dgn											

11.7.3 PARTNERSHIP GRANTS

(File No 09-17-06A)

EXECUTIVE SUMMARY**PURPOSE**

To consider the Partnership Grants Assessment Panel's recommendations for the allocation of financial assistance in respect of the 2017/2018 Partnership Grants.

RELATION TO EXISTING POLICY/PLANS

Community Grants Policy and social plans including Youth Plan; Cultural Arts Plan; Positive Ageing Plan; Health and Wellbeing Plan; Cultural History Plan; Community Participation Policy; Clarence Events Plan; Access Plan and Community Safety Plan.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

There is an annual budget for the Community Grants Program including the Partnership Grants.

RECOMMENDATION:

That Council approves financial grants amounting to \$33,250.00 to:

- Clarendon Vale Neighbourhood Centre Inc – “Mini TSO 18 – Culture in the Vale” - \$3,000;
- Young Leaders of Tasmania – “All Abilities Program” - \$12,000;
- Rural Alive and Well Inc – “Community Capacity and Education in Mental Health to Assist with Suicide Prevention” - \$12,000; and
- Clifton Beach Surf Life Saving Club – “Provision of Trailer for Establishment of Beach Patrols” - \$6,250.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The annual Partnership Grants closed on 1 October 2017 and 5 applications were received (refer Attachment).
- 1.2.** The Community Grants Assessment Panel reviewed all applications and has recommended 4 projects be funded albeit for reduced amounts.

2. REPORT IN DETAIL

2.1. The Partnership Grants program was advertised in Council's Rates News, Eastern Shore Sun and on Council's website.

2.2. Applications for this round of the Partnership Grants closed on 1 October 2017 and a total of 5 applications were received for funding totalling \$55,058.00.

2.3. A budget of \$30,000 is available for the 2017/18 financial year for Partnership Grants to fund projects in this round along with an additional \$3,250 in unspent funds from the previous round.

2.4. Of the 5 applications received, 4 applications have been recommended for approval and 1 application was not supported. To enable the support of 4 applications, the Grants panel agreed that reduced funding be offered. The 4 applicants were contacted and all agreed that their projects will still be viable with reduced funding. The details are as follows.

- In respect to the Clarendon Vale Neighbourhood Centre's application for \$3,050.00 for the "Mini TSO 18 – Culture in the Vale" project, the Grants panel agreed that this project was worth supporting as the project aims to bring a cultural activity to the community in who would otherwise not have access or capability to attend TSO performances. The panel noted the partnerships and collaboration with other organisations for this project, including the Clarendon Vale Neighbourhood Centre, the Child and Family Centre, the TSO and the Eastside Activity Centre. Funds will be used to put towards hosting the concerts.

Key points in respect to the assessment criteria:

- potential to benefit the local and wider community by bringing an opportunity for people to attend a music performance they would otherwise not have access to;
- a lot of pre-planning has gone into hosting the concert;

- aligns with Council’s Strategic Plan, Events Plan and Health and Wellbeing Plan; and
- good co-contribution.

This project is supported with reduced funding of \$3,000.00.

- 2.5.** In respect to the Young Leaders of Tasmania’s application for \$15,000.00 for the “All Abilities Program” project, the Grants panel agreed that this project was worth supporting as the project would support an activity to provide leadership skills to Grade 6 students from local schools becoming a buddy to students from the Southern Support School to build relationships, setting goals, gaining confidence as well as encouraging personal growth and development. It also provides career opportunities in the disability sector for these students. Funds will be used to put towards a project co-ordinator and program resources.

Key points in respect to the assessment criteria:

- potential for future volunteers;
- applicants have “lived” experiences;
- aligns with Council’s Access Plan and Youth Plan; and
- own contribution via volunteers.

This project is supported with reduced funding of \$12,000.00.

- 2.6.** In respect to the Rural Alive and Well Inc application for \$14,008 for the “Community Capacity Building and Education in Mental Health to Assist with Suicide Prevention” project. The program provides training for 60 participants with skills to give initial help to someone developing a mental health problem or experiencing a crisis. Funds will be used to put towards hosting, catering and resources for training sessions in Lauderdale, Acton and South Arm and Coal River area. The Grants Panel agreed that this project would provide the training to support Mental Health in rural communities.

Key points in respect to the assessment criteria:

- aligns with Strategic Plan, Health and Wellbeing Plan and Positive Ageing Plan;

- potential for partnerships; and
- benefit to the Clarence community.

This project is supported with reduced funding of \$12,000.00.

- 2.7.** In respect to the Clifton Beach Surf Life Saving Club's application for \$8,000 for the "Provision of Trailer for Establishment of Beach Patrols" project, the Grants Panel agreed that this project will provide the necessary equipment the volunteers need to provide beach patrols and transport equipment for junior training programs and surf carnivals. The funds will be used to put towards the purchase of the custom built trailer.

Key points in respect to the assessment criteria:

- trailer can be used to transport equipment to other carnivals;
- potential to reach the wider community and enables the club to promote surf lifesaving to local schools; and
- aligns with Council's Health and Wellbeing Plan.

This project is supported with reduced funding of \$6,250.

- 2.8.** In respect to the Ten Lives Cat Centre's application for \$15,000 for the "Edu-Cat" program, although the application was well written it did not rank as highly as the other recommended applications.

Key points in respect to the assessment criteria:

- no alignment with Council's strategic goals;
- State legislation (Cat Management Plan) not enacted yet;
- lack of partnerships; and
- no demonstrated support from the Education Department.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. The Partnership Grants aim to support groups for amounts of up to \$15,000.00 for one-off activities or projects that benefit the Clarence community.

4.2. The Grants program is a strategic investment tool, assisting the community to meet and respond to Council's priorities and vision as outlined in the Strategic Plan 2016-2026. It enables Council to contribute to the community by:

- being a city which values diversity and encourages equity and inclusiveness, where people of all ages and abilities have the opportunity to improve their health and quality of life;
- being a city that values its natural environment and seeks to protect, manage and enhance its natural assets for the long term environmental, social and economic benefit of the community;
- becoming a well-planned liveable city with services and supporting infrastructure to meet current and future needs; and
- being a city that fosters creativity, innovation and enterprise.

4.3. It operates in the context of other related Council Policies, Plans and activities for example: Youth Plan; Cultural Arts Plan; Positive Ageing Plan; Cultural History Plan; Health and Wellbeing Plan; Community Participation Policy and Clarence Events Plan; Access Plan and the Community Safety Plan.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

A budget of \$30,000.00 is available for the 2017/18 financial year to fund projects in this round, along with an additional \$3,250 in unspent funds from the previous round.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The Partnership Grants Assessment Panel has assessed 5 applications and 4 are recommended to Council for approval for \$33,250.00 as in the attached schedule.

Attachments: 1. Partnership Grants October 2017 Schedule (6)

Andrew Paul
GENERAL MANAGER

Partnership Grants – October 2017	
APPLICATIONS SUPPORTED FOR CONSIDERATION	
Applicant:	Clarendon Vale Neighbourhood Centre Inc.
Project:	Mini TSO 18 – Culture in the Vale
Amount Requested:	Requested: \$3,050.00
<p>Project Description: Working in collaboration with Clarence Plains Child & Family Centre (CPCFC), the Clarendon Vale Neighbourhood Centre Inc. (CVNC) is developing a new initiative for the National Families Week celebration on May 16, 2018. The pilot event is called the Mini -TSO: Culture in the Vale event. This free all-inclusive social event is aimed at local Clarence Plains families with children aged 0 to 8 years of age and will offer two orchestral performances by the Tasmanian Symphony Orchestra (TSO). The Kindergarten, Prep and Grade 1 classes from the local primary schools will be invited to participate, along with other local groups and families. The Eastside Activities Centre is large enough to cater the set up and performance needs of the TSO and will also suitably house 300 parents, carers and children who are anticipated to attend the event. The project will be managed by staff of the CVNC Inc. in collaboration with the CPCFC. Negotiations are underway with Metro Tasmania to supply the transport and Bayview Secondary College to supply students to assist with the promotion of the performance and set up on the day of the event. Invitations will also be extended to representatives of Clarence City Council and the media to attend, launch and publicise the event. Parents, carers and children will be collected from two pick-up points, the CVNC Inc. and the Rokeby Neighbourhood Centre Inc. They will then be transported to and from the venue in Droughty Point Road, Rokeby. The TSO will then perform two concerts, with the event concluding around 3.30pm.</p>	
<p>Comments: This Grants panel agreed that this project was worth supporting as the project aims to bring a cultural activity to the community in the Clarendon Vale who would otherwise not have access or capability to attend TSO performances. The panel noted the partnerships and collaboration with other organisations for this project including the Clarendon Vale Neighbourhood Centre, the Child and Family Centre, the TSO and the Eastside Activity Centre. The funds will be used to host the TSO.</p> <p>Key points against the criteria include:</p> <ul style="list-style-type: none"> • potential to benefit the local and wider community by bringing an opportunity for the community to attend a music performance they would otherwise not have access to; • alot of pre-planning has gone into hosting the concert; • aligns with Council's Strategic Plan, Events Plan and Health & Wellbeing Plan; and • good co-contribution <p>In respect of reduced funding - After contacting the applicant they advised that they will be able to still run the concerts if they were offered a lesser amount of \$3,000.</p>	
Recommendation: The application is supported for the amount of \$3,000.00.	

Applicant: Young Leaders of Tasmania

Project: All Abilities Program

Amount Requested: \$15,000.00

Project Description: Young Leaders of Tasmania have partnered with Southern Support School to deliver a structured leadership program designed to engage primary and secondary students. Participants from grade 6 and above will visit the support school and undertake core activities throughout the course of a school year; including building relationships, assisting others and setting goals, evaluating and reflecting on leadership and sharing success.

Our vision is for "All Tasmanian youth reaching their full potential".

Our mission is "Acknowledge, celebrate and promote leadership development in Tasmanian youth".

The Program Objectives are:

- to increase personal growth and leadership potential amongst young Tasmanians;
- to increase workforce participation and career aspirations in the disability sector for young Tasmanians;
- to increase living standards and expectations for all Tasmanians; and
- to create awareness, understanding and strengthen community ties.

Program Activities include:

DISCOVERY AND BUILDING RELATIONSHIPS

Students spend time learning about the Support School and getting to know their buddy student and their form of communication.

ASSISTING OTHERS AND SETTING GOALS

Students work with their 'buddy' student and start planning and setting activities and goals to encourage growth and development. Students will support and encourage their 'buddy' students, to help them to achieve their best and assist them in learning key life skills.

EVALUATING AND REFLECTING ON LEADERSHIP

Students spend time evaluating their goals and keeping a reflective journal as the year progresses.

SHARING SUCCESS

Students participate in events and presentations within their school and broader community in order to help others understand values of disability, effective decision-making, supporting others and how all members of the community benefit society.

The Program will conclude with a celebration student achievements during the school year. This event will be a formal type ceremony where all stakeholders and members of the program will come together to celebrate leadership and award certificates and prizes for outstanding results. The aim is to have this ceremony represented and supported by local dignitaries and members of parliament.

The project aims are:

- to increase personal growth and leadership potential amongst young Tasmanians;
- to increase workforce participation and career aspirations in the disability sector for young Tasmanians;
- to increase living standards and expectations for all Tasmanians; and
- to create awareness, understanding and strengthen community ties.

Comments: The Grants Panel agreed that this project was worth supporting as it would support an activity to provide leadership skills to students by assisting students with a disability to gain confidence and encourage growth and development. The funds requested will be used to go towards a project coordinator and resources.

Key points against the criteria:

- potential for future volunteers;
- applicants have 'lived' experiences;
- aligns with Council's Access Plan; and
- own contribution via volunteers.

In respect of offering reduced funding - after contacting the applicant, they advised that they are still keen to go ahead anyway so they will go ahead with less funding and maybe source other stakeholders.

Recommendation: This application is supported for the amount of \$12,000.00

Applicant:	Rural Alive and Well Inc.
Project:	Community Capacity Building and Education in Mental Health to Assist with Suicide Prevention
Amount Requested:	\$14,008

Project Description: RAW is proposing as a part of the partnership to train 60 individuals in the Clarence Municipality in Adult Mental health First Aid (MHFA). The 12 hour MHFA course teaches adults (18 years and over) key skills to give initial help to someone developing a mental health problem or experiencing a crisis. These individuals will gain the ability to identify, understand and respond to signs of depression, anxiety, trauma, psychosis, substance abuse problems, suicidal thought as well as behaviours, panic attacks and self-injury. The course will give an understanding of their own views and feelings about mental health issues and disorders, create confidence in providing support to others and advising individuals to seek professional help.

It is proposed that 3 MHFA course are to be held (maximum of 20 participants for each course) to assist and benefit the rural and greater communities in Clarence including Lauderdale, Action and South Arm and the Coal River Valley. These courses are suggested to take place early in 2018.

RAW is also proposing to provide 6 mental health information sessions. Presentation will cover the following signs and symptoms of mental health issues; tools that work; where to get help, and helping others.

RAW presentations aim to help reduce the stigma association with mental illnesses (such as depression and anxiety) and overcome the barriers that prevent people from seeking help as well as equipping individuals to help and support their colleagues, family members and friends if they are doing it tough.

RAW in collaboration with Clarence City Council working groups, assist with advocacy and planning regarding individuals and community Mental health and wellbeing, capacity building and resilience in suicide prevention. Allowing and supporting cultural safe practices for rural individuals to support individual which are in at risk groups.

Comments: The Grants Panel agreed that this project was worth supporting as it could see the benefits of providing Mental Health support in rural communities. The funds requested will be put towards hosting, catering and resources required for the courses.

Key points against the criteria:

- aligns with Strategic Plan, Health & Wellbeing Plan and Positive Ageing Plan;
- potential for partnerships?
- benefit to the Clarence community.

In respect of offering reduced funding - after contacting the applicant, they advised that they can still host the program with some rejigging.

Recommendation: This application is supported for the amount of \$12,000.00.

Applicant:	Clifton Beach Surf Life Saving Club
Project:	Provision of Trailer for Establishment of Beach Patrols
Amount Requested:	\$8,000
<p>Project Description: Clifton Beach SLSC provides patrols and beach surveillance for all visitors to the beach. Integral to this is the beach patrol and rescue equipment. The existing trailer is no longer serviceable and requires urgent replacement to ensure equipment is able to be transported to the shoreline for establishment of patrols. The patrol trailer also enables patrols to be moved further along the beach to heavily visited beach areas and identified blackspots. Clifton Beach is around 30 minutes from Hobart and as the closest surf beach; the local population rises significantly during the summer season. In the past season, volunteers saved the lives of 36 people, performed 89 preventative actions and administered 47 first aid treatments. These statistics support the important service the volunteer surf lifesavers provide to the local community. Regardless, the region continues to receive and increase in beach/coastal visitations annually and the volunteers are unable to patrol further expanses of beach without appropriate transport and equipment.</p> <p>Due to the harsh environment the equipment deteriorates regardless of how well it is maintained. The trailer is essential for the transportation of equipment to patrols bases to ensure first aid and rescue equipment is immediately accessible. Additionally the trailer is used to carry surf sport equipment down to the beach to support the 111 junior members during their training sessions.</p> <p>The club has designed a purpose-built trailer that will service the mobile patrols as well as transport surf sport equipment used by the juniors to surf carnivals. Outside patrols hours the trailer will be housed at the Clubhouse with the inflatable rescue boat on board ready to be deployed when asked by emergency services. Ideally this project will be completed prior to commencement of the summer surf season on 1 December 2017.</p>	
<p>Comments: The Grants Panel agreed that this project was worth supporting as the club exists through lots of community participation through its volunteers and junior surf programs. The funds will be put towards the purchase of the trailer.</p> <p>Key points against the criteria:</p> <ul style="list-style-type: none"> • trailer can be used to transport equipment to other carnivals; • potential to reach the wider community and enables the club to promote surf lifesaving to local schools; • aligns with Council's Health & Wellbeing Plan; and • good co-contribution. • <p>In respect of offering reduced funding - after contacting the applicant, they advised that they may be able to find additional funds elsewhere or get some sponsorship but they would still go ahead with the trailer purchase.</p>	
Recommendation: This application is supported for the amount of \$6,250.00.	
4 Applications supported	Total \$33,250.00

Partnership Grants – October 2017	
APPLICATIONS NOT SUPPORTED FOR CONSIDERATION	
Applicant:	Ten Lives Cat Centre
Project:	Edu-Cat
Amount Requested:	\$15,000.00
<p>Project Description: Edu.Cat is a new Australian Curriculum aligned Feline Education Program for K-Yr7 students, developed by a Science Curriculum expert and teacher in conjunction with Ten Lives Cat Centre, to foster responsible cat ownership whilst engaging, empowering and inspiring students in Science, Technology, Engineering and Maths.</p> <p>Edu.Cat will be offered to all Kindergarten to Year 7 classes in the Clarence Local Government area. With 100% uptake of the Program, the 60 minute Edu.Cat classroom session will be presented to 6100 students (based on the 2016 My School Website figures). All Teachers will be provided with Teacher Guide Books, Student Workbooks and any other support material required to assist the Science, Technology, Engineering and Maths (STEM) Activities.</p> <p>Phase 1: Print Student Workbooks.</p> <p>Phase 2: By end December 2017 - All schools will be contacted by phone to book meetings to establish working relationships with Principals and Ten Lives Community and Education Officer Rose Bray. An Edu.Cat Program kit will be provided to principals to share the resources with their teaching staff to encourage bookings for 2018.</p> <p>Phase 3: 22 January 2017 to 28 February 2018 - Social Media Campaign “Are you ready to take the Edu.cat STEM Challenge?”</p> <p>Phase 4: Ongoing - Delivery of Edu.Cat Program.</p> <p>Phase 5: Ongoing - Actively pursuing bookings from classes not booked into Edu.Cat.</p> <p>Phase 6: Ongoing - Social Media Campaign “We took the Edu.cat STEM Challenge?”</p> <p>Comments: The Grants Panel agreed that although this was a well written application the project did rank as highly against the criteria for the following reasons:</p> <ul style="list-style-type: none"> • no alignment with Council’s strategic goals; • State legislation (Cat Management Plan) not enacted yet; • lack of partnerships; and • no demonstrated support from the Education Department. <p>Recommendation: For the reasons above, this application is not supported by the Grants Panel.</p>	
1 Application not supported	Total \$15,000.00

Partnership Grants – October 2017	
Application Summary	
2017-2018 funds available for Partnership Grants (October 2017)	\$30,000.00
Carry over of funds existing from October 2016	\$3,250.00
5 Applications received requesting a total of \$55,058.00 in grant funding	\$55,058.00
4 Applications are supported at a total of \$33,000.00	\$33,250.00
The total grant funding recommendation for the October 2017 round	\$33,250.00

11.7.4 KANGAROO BAY WHARF SITE SALE AND DEVELOPMENT CONTRACT VARIATION
(File No K021-20)**EXECUTIVE SUMMARY****PURPOSE**

to advise about and seek Council's approval for necessary changes to the current contract for the sale of the Kangaroo Bay Wharf Site to Chambroad Overseas Investment Australia Pty Ltd.

RELATION TO EXISTING POLICY/PLANS

Not applicable.

LEGISLATIVE REQUIREMENTS

Not applicable.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

None.

RECOMMENDATION:

- A. That Council approves the amendment of the current contract dated 25 May 2017 made with Chambroad Overseas Investment Australia Pty Ltd for the sale of the Wharf Site at Kangaroo Bay to allow the purchaser the alternative of developing the subject site in accordance with any permit which may be granted for its latest Development Application D2017/444, or any minor amendment of the same.
- B. That Council authorises the General Manager to negotiate the terms of and sign on behalf of Council the required contract amendment.

ASSOCIATED REPORT**1. REPORT IN DETAIL**

- 1.1.** On 1 May 2017, Council authorised the General Manager to sign on behalf of Council a sale and development agreement with Chambroad Overseas Investment Australia Pty Ltd ("Chambroad") for the sale of the development site known as the Wharf Site at Kangaroo Bay.

- 1.2.** The current sale and development agreement, which was entered into on 25 May 2017, contains a Condition 6.1 which requires that:

“The Purchaser must develop the Land as a hotel and hospitality training school and related uses (‘the Development’) substantially in accordance with the planning permit dated 23 January 2017 reference number D-2016/506.....(‘the Permit’) including any minor amendment of the same made pursuant to Section 56 of the Land Use Planning and Approvals Act”.

This clause limits development on the site to that subject of the current permit and not any subsequent permit.

- 1.3.** In response to community concerns Chambroad has now proceeded to prepare a further revised design, which it has submitted as an alternative proposal under development application D2017/444. That application only proposes design changes to the hospitality training school building, not to the hotel building on the site.
- 1.4.** If a permit is granted for the latest revised design Chambroad will effectively have 2 design options open to it for the hospitality training school building. However, the current sale and development contract only contemplates the design for that building that is subject of the current permit. Accordingly, Chambroad’s lawyers have requested relief from the present contract requirement which obliges it to proceed only in accordance with the current permit.
- 1.5.** If a permit is issued for the current development application the contract variation will allow Chambroad to proceed to build the hospitality training school in accordance with either the current permit, or the most recently issued permit.

2. CONSULTATION

2.1. Community Consultation

Not applicable.

2.2. State/Local Government Protocol

Not applicable.

2.3. Other

None.

3. EXTERNAL IMPACTS

None.

4. RISK AND LEGAL IMPLICATIONS

There are none. This is a purely commercial decision which reasonably accommodates the outcome Chambroad is looking to achieve, namely, dealing with concerns of the local community about design aspects of the hospitality training school building as presently approved.

5. FINANCIAL IMPLICATIONS

None.

6. ANY OTHER UNIQUE ISSUES

None.

7. CONCLUSION

It is reasonable for Council to resolve in accordance with the recommendation appearing earlier in this report.

Attachments: Nil

Andrew Paul
GENERAL MANAGER

11.7.5 AUSTRALIAN COASTAL COUNCIL COMMITTEE OF MANAGEMENT VACANCY
(File No)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to enable Council to consider nominating an elected member as one of the Tasmanian representatives on the Committee of Management of the Australian Coastal Council.

The Australian Coastal Council (formerly the National Seachange Taskforce) is an established national body to represent the interests of coastal Councils and communities experiencing the effects of rapid growth in development, particularly along coastlines.

Clarence has been a member Council for a number of years.

The Coastal Council has proven to be an organisation that has the capacity to provide a voice for member Councils on coastal issues and to be a strong advocate to the Australian Government on behalf of its members.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026 in part provides that Council will: *"...acknowledge and respond to the impact of climate change by continuing to work with all levels of government to meet national climate change objectives..."*

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

If a Council nominee is successful in being elected to the Australian Coastal Council then there would be some costs associated with representative attendance at the meetings. These costs could be met from existing budget allocations.

RECOMMENDATION:

That Council nominates an Alderman as a Tasmanian representative to the Australian Coastal Council Committee of Management.

**AUSTRALIAN COASTAL COUNCIL COMMITTEE OF MANAGEMENT VACANCY
/contd...**

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council is a member of the Australian Coastal Council.
- 1.2.** The Committee of Management consists of two member Council representatives from each State. Ald von Bertouch is one of the Tasmanian representatives. Appointment terms are for two years with election of each representative being held at alternate Annual General Meetings of the Committee. Ald von Bertouch's term on the Committee of Management is due to expire in November 2017 and nominations are sought for the next two year term.

2. REPORT IN DETAIL

- 2.1.** The Australian Coastal Council is an established national body to represent the interests of coastal Councils and communities. The body was formerly known as the National Seachange Taskforce but underwent a name change in July 2015.
- 2.2.** Clarence Council has been a member for a number of years.
- 2.3.** The Australian Coastal Council has proven to be an effective advocate for coastal Councils, in particular being an effective vehicle for input into Australian Government Policy formulation.
- 2.4.** It would be in the interests of Clarence Council to continue to be represented on the Australian Coastal Council Committee of Management as it gives Council the capacity to have input directly into the policy position of an organisation that has the capacity to influence Australian Government policy in regard to coastal issues.

3. CONSULTATION

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2016-2026 in part provides that Council will:
"...acknowledge and respond to the impact of climate change by continuing to work with all levels of government to meet national climate change objectives...".

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

If a Council nominee is successful in being elected to the Australian Coastal Council then there would be some costs associated with representative attendance at the meetings. These costs could be met from existing budget allocations.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. Ald von Bertouch's term on the Committee of Management is due to expire in November 2017 and nominations are sought for the next two year term.

9.2. It would be in the interests of Council to make a nomination and continue Council's representation on the Committee.

Attachments: Nil

Andrew Paul
GENERAL MANAGER

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil.

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

12.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

12.4 QUESTIONS WITHOUT NOTICE

An Alderman may ask a Question without Notice of the Chairman or another Alderman or the General Manager. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will not be recorded in the minutes.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, an Alderman or the General Manager may decline to answer a question without notice.

13. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

13.1 APPLICATIONS FOR LEAVE OF ABSENCE

13.2 TENDER T1192-17 – ANNUAL HARDWASTE COLLECTION SERVICE

This report has been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- contracts and tenders for the supply of goods and services;
- applications by Aldermen for a Leave of Absence;

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room”.