

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 18 MARCH 2019**

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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 25 February 2019, 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:

<b>PURPOSE</b>	<b>DATE</b>
Sandford Oval School Road, Sandford Office Accommodation	4 March
Parking Strategy Community Consultation Strategy	12 March

**RECOMMENDATION:**

That Council notes the workshops conducted.

<b>5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE</b> (File No)
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In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

## **6. TABLING OF PETITIONS**

(File No. 10/03/12)

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

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

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

**7. PUBLIC QUESTION TIME**

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

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

**7.1 PUBLIC QUESTIONS ON NOTICE**

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

Nil.

**7.2 ANSWERS TO QUESTIONS ON NOTICE**

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

Nil.

**7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE**

Nil.

**7.4 QUESTIONS WITHOUT NOTICE**

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

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

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

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

**8. DEPUTATIONS BY MEMBERS OF THE PUBLIC**

(File No 10/03/04)

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

**9. MOTIONS ON NOTICE****9.1 NOTICE OF MOTION - ALD MULDER  
WASTE MANAGEMENT**

(File No 10-03-05)

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

“That Council request an Officer’s report for a Council workshop on future options for better collection and processing of green waste co-mingled recycling and general waste”.

**EXPLANATORY COMMENT**

Green waste is collected monthly.

- Some mainland Councils have moved to weekly collection of combined Food Organics and Green Organics (FOGO).
- The Copping facility has geared up to gas extraction which has emissions as well as energy benefits.

General rubbish collected weekly, Co-mingled recycling fortnightly.

Combining general rubbish (minus putrescibles) and recycling would enable sorting, and diversion to:

- landfill (or high temperature incineration);
- recyclables for immediate use; and
- recyclables for future use in specific landfill cells for future mining.

T Mulder  
**ALDERMAN**

***ACTING GENERAL MANAGER’S COMMENTS***

*A matter for Council determination.*

**9.2 NOTICE OF MOTION - ALD BLOMELEY  
BEAUTIFICATION OF TASMAN HIGHWAY**  
(File No 10-03-05)

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

- “A. That this Council calls upon the State Government to collaborate with Council to undertake a beautification program of works along the Tasman Highway, from the airport roundabout to the Tasman Bridge.
- B. That the State Government be responsible for the ongoing regular maintenance of this program and all associated costs”.

**EXPLANATORY NOTES**

The Tasmanian tourism industry is booming and unquestionably, Hobart Airport plays an integral role as the gateway to our State.

Over the past 4 years, Hobart Airport has experienced 6% year-on-year growth, with 2.6 million people making their way through the terminal in the past year. Hobart Airport is the first or last stop for 60% of visitors to our State.

As first (and last) impressions do matter, the visually unappealing journey, attributed in large part to the poor maintenance of roadside vegetation from Hobart Airport to the Tasman Bridge, significantly detracts from our beautiful State and the overall visitor experience.

The Department of State Growth, who are responsible for the Tasman Highway, claims to “regularly collects rubbish and trims, mows and maintains roadside vegetation”.

As the gateway to our State, this section of key infrastructure is deserving of far greater attention than that currently being provided.

“Beautification” is defined as: “improve the appearance of”.

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**NOTICE OF MOTION - ALD BLOMELEY  
BEAUTIFICATION OF TASMAN HIGHWAY /contd...**

Hobart City Council has demonstrated just how well this can be done with the well maintained garden beds in the centre of the Tasman Highway from the Bridge of Remembrance through to the intersection with the Brooker Highway, as a fitting welcome to their City.

B Blomeley  
**ALDERMAN**

***ACTING GENERAL MANAGER'S COMMENTS***  
*A matter for Council determination.*

**9.3 NOTICE OF MOTION - ALD EDMUNDS  
SINGLE USE PLASTICS - SURVEY**  
(File No 10-03-05)

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

“That Council include a question(s) seeking the views of Clarence residents and businesses on the phasing out of single-use plastics in its waste management survey later this year”.

**EXPLANATORY NOTES**

Hobart City Council has passed a motion to ban single use plastics (SUP) by 2021. Launceston City Council is expected to vote on a similar motion in the near future.

The previous (2014-18) Clarence City Council set aside funds to survey residents on hard waste, green waste, recycling and waste management in 2019.

With this in mind, rather than proceed with a yes/no motion on SUP, the Council should take the time to gauge the views of residents and local businesses on this topic while keeping a watchful eye on developments in Hobart and other Councils that adopt a phasing out of single use plastics.

The exact wording of the question(s) put to residents and business will be developed at a workshop later this year before the survey goes out.

L Edmunds  
**ALDERMAN**

***ACTING GENERAL MANAGER’S COMMENTS***

*A matter for Council determination.*

**9.4 NOTICE OF MOTION - ALD WALKER  
STCA MEMBERSHIP**  
(File No 10-03-05)

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

“That Council sees no demonstrable benefit provided to Clarence by the Southern Tasmanian Council Authority (STCA), accordingly Council will notify all STCA member Councils of its intention not to renew its membership in 2019-2020 financial year and seek their views on winding up the Authority”.

**EXPLANATORY NOTES**

- With STCA’s diverse membership it appears to take a lowest common denominator approach on positions. As such it does not effectively represent the views and needs of urban and rural members with clarity. This seems particularly acute in relation to identifying and championing priorities at a State and Federal level.
- In recent times STCA changed its name to Think South to counter its inability to gain traction with the media and general public. This was singularly unsuccessful and it reverted back to STCA.
- Planning issues, priorities and challenges being faced by urban Councils are quite different to those in rural Councils.
- The waste management strategies undertaken by STCA could be better served on a state-wide basis.
- Member Councils can leave the STCA if they provide 3 months’ notice. This allows for an orderly departure or ideally a wind up of STCA in the remainder of the 2018-2019 financial year.

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**NOTICE OF MOTION - ALD WALKER**  
**STCA MEMBERSHIP /contd...**

- STCA Currently is currently operating without a CEO making the costs of a wind up modest.
- Another STCA member Council has already flagged its intention to leave STCA.

J Walker  
**ALDERMAN**

***ACTING GENERAL MANAGER'S COMMENTS***  
*A matter for Council determination.*

**10. REPORTS FROM OUTSIDE BODIES**

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

**10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES**

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

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

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

**Quarterly Reports**

December Quarterly Report pending.

**Representative Reporting**

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**  
Representatives: Ald James Walker  
(Ald Luke Edmunds, Deputy Representative)

**Quarterly Reports**

The Copping Refuse Disposal Site Joint Authority has distributed the Quarterly Summary of its Meetings for the period ending 8 March 2019 (refer Attachment 1).

The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Report for the period 1 October to 31 December 2018.

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

**Representative Reporting**

- **TASWATER CORPORATION**

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



## Copping Refuse Disposal Site Joint Authority

8 March 2019

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

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

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

Ms Kim Hossack  
Acting General Manager  
Tasman Council  
1713 Main Road  
NUBEENA, TAS, 7184

Dear General Manager,

### **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORTS**

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

#### **Authority Meeting held on 7 March 2019**

Matters dealt with:

- The Minutes of the Authority's General Meeting held on 31 December 2018 were accepted.
- The Minutes of the meetings of the Board of Southern Waste Solutions held on 14 November 2018 and 12 December 2018 were noted.
- The December 2018 Quarterly Report was presented and accepted.
- An update on Southern Waste Solutions activities was provided, including discussion of increased waste volumes from Glenorchy City Council (GCC), budget considerations for FY2019/20 and an update on recent discussions regarding possible entry of GCC into the Authority.
- An update on C Cell Pty Ltd activities was provided, noting that the C Cell Board has not met since the last report and therefore there are no minutes to note. It was noted that the C Cell is

operating well and ahead of initial projections. It was also noted that the next C Cell Board meeting is scheduled for April 2019.

- A report on gas royalties arising from reclaimed gas at the Copping site was considered, with discussion also including commissioning of an electricity generation plant. The Copping site is now generating, on average, 1MW of electricity per day into the Tasmanian grid.
- A pilot wetland leachate treatment system was approved.
- An amendment to the C Cell Management Agreement was approved.
- A request by the Blue Hills Sporting Shooters Association for purchase of a defibrillator unit was considered. Further investigation of whether an onsite unit can be positioned to allow access will be undertaken.
- One matter was considered in closed meeting.

The December 2018 Quarterly Report is **attached**.

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

#### **Board Meeting held on 14 November 2018**

Matters dealt with:

- The Minutes of the Board meetings held on 29 October 2018, as amended, were accepted.
- The Monthly Operational Overview and Financial Report for October 2018 was received and noted.
- The Environmental Policy was reviewed and approved.
- The Strategic Plan review was initiated.
- An update on various property matters was provided.
- Development of an induction manual for new Authority Representatives was initiated.

#### **Board Meeting held on 12 December 2018**

Matters dealt with:

- The Minutes of the Board meeting held on 14 November 2018 were accepted.
- The Monthly Operational Overview and Financial Report for November 2018 was received and noted.
- Additional capital expenditure to extend the concrete waste drop-off area was approved.

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

C\ - Clarence City Council, 38 Bligh Street, Rosny Park  
Mobile: +61 0418 990 868 E-Mail: [inelson@nelsonhr.com.au](mailto:inelson@nelsonhr.com.au)  
ABN: 87 928 486 460

- A request that SWS provide its Strategic Plan to Waste Strategy South was considered.
- An update on council representative appointments to the Authority was provided.
- A report regarding use of low contamination soil for cell cover was requested.

### **C Cell Pty Ltd Board Meeting on 29 October 2018**

Matters dealt with:

- The Minutes of the Board meeting held on 18 July 2018 were accepted.
- The Operations and Financial Reports for the period ending 30 September 2018 were received and noted.
- The Southern Waste Solutions monthly management reports for June 2018, July 2018 and August 2018 were received and noted.
- The possible use of 'posi-shell' technology for cover of C Cell waste was discussed.
- A budget balance sheet for 2018/19 was noted.

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

Yours sincerely,



**Ian Nelson**  
**Secretary**

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

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## **11. REPORTS OF OFFICERS**

### **11.1 WEEKLY BRIEFING REPORTS**

(File No 10/02/02)

The Weekly Briefing Reports of 25 February, 4 and 11 March 2019 have been circulated to Aldermen.

#### **RECOMMENDATION:**

That the information contained in the Weekly Briefing Reports of 25 February, 4 and 11 March 2019 be noted.

**11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS**

### **11.3 PLANNING AUTHORITY MATTERS**

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

**11.3.1 DEVELOPMENT APPLICATION D-2019/34 - 57 ALLUMBA STREET, HOWRAH - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)**  
(File No D-2019/34)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings (1 existing + 1 new) at 57 Allumba Street, Howrah.

**RELATION TO PLANNING PROVISIONS**

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

**LEGISLATIVE REQUIREMENTS**

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 20 March 2019.

**CONSULTATION**

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

- impact on privacy; and
- removal of the existing trees.

**RECOMMENDATION:**

- A. That the Development Application for 2 Multiple Dwellings (1 existing + 1 new) at 57 Allumba Street, Howrah (CI Ref D-2019/34) be approved subject to the following conditions and advice:
1. GEN AP1 – ENDORSED PLANS.
  2. ENG A2 – CROSSOVER CHANGE (5M).
  3. ENG A5 – SEALED CAR PARKING.

4. ENG M1 – DESIGN DA.
  5. ENG S1 – INFRASTRUCTURE REPAIR.
  6. The stormwater soakage drains must be designed and certified by a suitably qualified person and must be included within the engineering plans submitted and approved by Council's Group Manager Engineering Services.
  7. The development must meet all required Conditions of Approval specified by TasWater notice dated 31 January 2019 (TWDA 2019/00100-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.

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## **ASSOCIATED REPORT**

### **1. BACKGROUND**

No relevant background.

### **2. STATUTORY IMPLICATIONS**

- 2.1. The land is zoned General Residential under the Scheme.
- 2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3. The relevant parts of the Planning Scheme are:
  - Section 8.10 – Determining Applications;
  - Section 10 – General Residential Zone; and
  - Section E6.0 – Parking and Access and Stormwater Management Codes.
- 2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

### **3. PROPOSAL IN DETAIL**

#### **3.1. The Site**

The site is a 761m<sup>2</sup> rectangular shaped allotment located at Allumba Street, Howrah and contains a single dwelling. It is surrounded by residential development. The site is level and predominantly cleared of vegetation. Access is provided Allumba Street.

The site contains a single dwelling. The area surrounding the site is similarly zoned General Residential and is characterised by residential development.

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

An application is made to construct a 2 storey 3 bedroom unit. The proposed unit would be sited 4m from the rear boundary. It would occupy a floor area of 157.01m<sup>2</sup> and have a maximum height of 6.4m. The unit would have an area of private open space in excess of 73.5m<sup>2</sup>.

The proposed unit would be constructed of weatherboard and rendered masonry walls and have aluminium framed windows and a pitched Colourbond roof.

Waste storage facilities would be provided in a communal storage area and access would be via a shared driveway running along the east 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 General Residential Zone and Parking and Access Codes with the exception of the following.

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
10.4.2 A3	Setbacks and building envelope for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</p> <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.</p>	Does not comply – rear of the proposed unit cuts through building envelope by 2.15m.

The proposed variation must be considered pursuant to the Performance Criteria 3 of the Clause 10.4.2 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<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>Complies - the degree of building envelope encroachment is illustrated in the elevation plans. The upper level of the proposed unit encroaches on the building envelope on the east side elevation.</p> <p>The officer’s assessment indicates that the shadows cast by the proposed unit are reasonable. The proposal will not cause any reduction in sunlight to a habitable room of a dwelling on an adjoining lot.</p>
<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>Complies - no overshadowing impacts would occur to the property to the west at 226 Clarence Street. This is due to the westerly orientation of this adjoining property in relation to the subject site. The diagrams indicate the adjoining property to the south at 228 Clarence Street would be affected by some morning overshadowing from the proposed unit. The proposed unit will not cause more than 50% of private open space of 228 Clarence Street to receive less than 3 hours sunlight between 9.00am and 3.00pm on 21 June; 230 Clarence Street will also be impacted by some minor overshadowing after 12.30pm.</p>
<p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p>	<p>not applicable</p>
<p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>Complies - it is considered that the southern elevation of the proposed unit extending outside of the building envelope would not add significantly to the visual bulk when viewed from the adjoining properties at 228 Clarence Street, 226 Clarence Street, 55 Allumba Street, 59 Allumba Street and 230 Clarence Street.</p>

<p>(d) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area</i>”.</p>	<p>The separation and siting of the units are compatible with the surrounding area. The distances between dwellings on adjoining lots vary from 7m to 2.6m. The horizontal distance between the proposed unit on 57 Allumba Street and 228 Clarence Street would be 16m and between 57 Allumba Street and 226 Clarence Street it would be 18m.</p> <p>The unit would also provide visual articulation through the use variation in roof profile, levelled design and height.</p> <p>In addition, the maximum height of the proposed unit is under the maximum height allowed by the Acceptable Solution.</p>
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Clause	Standard	Acceptable Solution	Proposed
E6.6.1 A1	Number of car parking spaces	<p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1.</p>	Does not comply – the proposal does not provide a visitor car parking space.

The proposed variation must be considered pursuant to the Performance Criteria 1 of the Clause 6.6.1 as follows.

Performance Criteria	Proposal
<p><i>“The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i></p> <p>(a) <i>car parking demand;</i></p> <p>(b) <i>the availability of on-street and public car parking in the locality;</i></p>	<p>It is considered that, due to the relatively modest size of the proposed unit and the existing unit, 4 car parking spaces would be sufficient to cater for the anticipated visitor demand.</p> <p>Complies - Allumba Street is a low traffic volume street, where most of the existing dwellings have off-street parking available to them. Therefore, it can be considered that there will be a surplus of on-street parking available to cater for potential visitors.</p>

(c) <i>the availability and frequency of public transport within a 400m walking distance of the site;</i>	Complies - the nearest metro bus stop is located in front of 230 Clarence Street, which is located within 400m walking distance from the site.
(d) <i>the availability and likely use of other modes of transport;</i>	Complies - the surrounding area is topographically level, and therefore it is suitable for other modes of transportation, such as bicycling.
(e) <i>the availability and suitability of alternative arrangements for car parking provision;</i>	not applicable
(f) <i>any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i>	not applicable
(g) <i>any car parking deficiency or surplus associated with the existing use of the land;</i>	not applicable
(h) <i>any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i>	not applicable
(i) <i>the appropriateness of a financial contribution in-lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i>	A cash-in-lieu contribution is not required for this development as there is no public parking planned in the immediate area that would service the site.
(j) <i>any verified prior payment of a financial contribution in-lieu of parking for the land;</i>	None
(k) <i>any relevant parking plan for the area adopted by Council;</i>	not applicable
(l) <i>the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”.</i>	not applicable

## 5. REPRESENTATION ISSUES

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

**5.1. Privacy**

The representor has raised concerns regarding the privacy of their private open space. The representor is concerned that the proposed development will be overlooking their backyard and anticipates that the trees that are bordering the property boundaries will be cut down.

- **Comment**

With reference to Clause 10.4.6 A1 and 10.4.6 A3 - Privacy for all dwellings, the proposed unit meets the Acceptable Solution as it does not have any windows in habitable rooms that have a setback of less than 3m from the side boundary and 4m from the rear boundary with a floor level more than 1m above the natural ground level. Therefore, the 2 storey form will not have an impact on the privacy of the adjoining dwellings.

In relation to landscaping, Council has no statutory authority to intervene with respect to landscaping or maintenance of private garden areas in this multiple dwelling development.

**6. EXTERNAL REFERRALS**

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

**7. STATE POLICIES AND ACT OBJECTIVES**

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

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

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

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

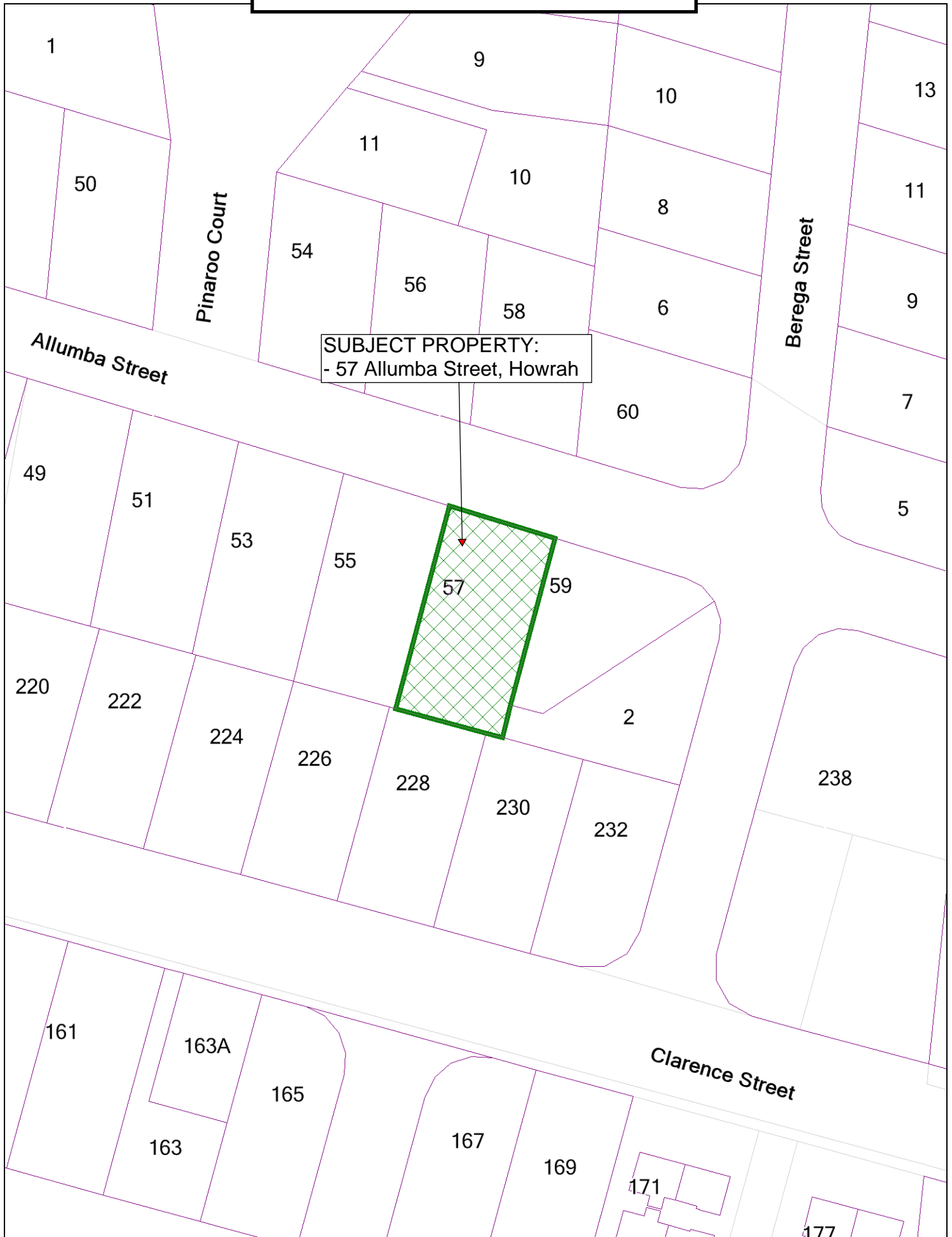
**9. CONCLUSION**

The proposal is recommended for a conditional approval.

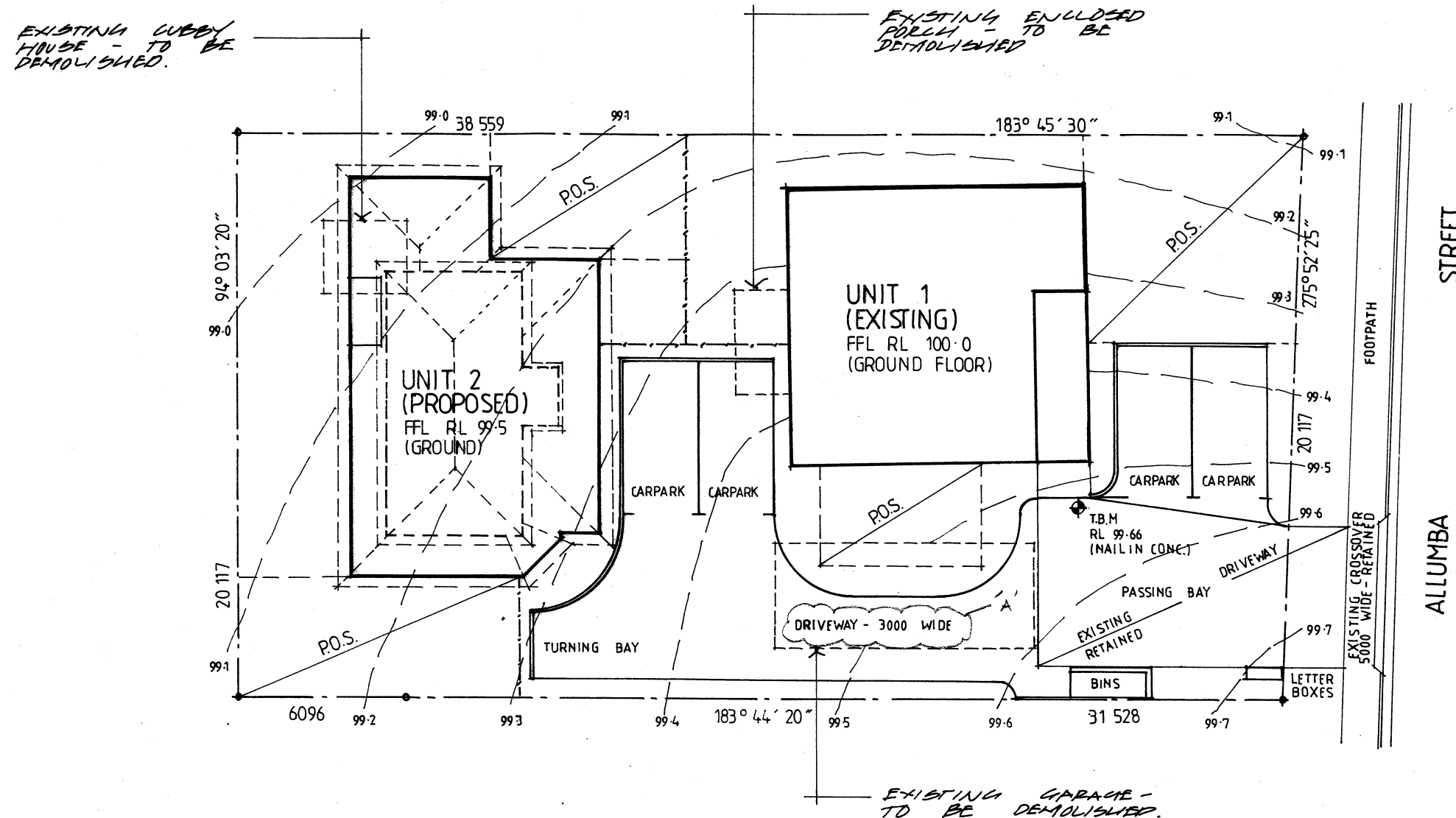
Attachments: 1. Location Plan (1)  
2. Plans (7)  
3. Site Photo (1)

Ross Lovell  
**MANAGER CITY PLANNING**

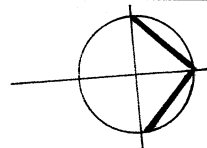
# Attachment 1



**Disclaimer:** This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 7 March 2019 **Scale:** 1:875.7 @A4



SITE PLAN - PROPOSED 1:200



## DRAWING SCHEDULE

- DA01 SITE PLAN - PROPOSED
- DA02 SITE / GROUND FLOOR PLANS - PROPOSED
- DA03 FLOOR PLANS - PROPOSED (UNIT 2)
- DA04 ELEVATIONS - PROPOSED (UNIT 2)
- DA05 SITE ELEVATION - PROPOSED

- MD01 SITE & FLOOR PLANS - EXISTING (UNIT 1)
- MD02 ELEVATIONS - EXISTING (UNIT 1)

## PLANNING SUMMARY

PROPOSED MULTIPLE DWELLING DEVELOPMENT

57 ALLUMBA STREET, HOWRAH

LOT No.3 C/T 55604 761.3m<sup>2</sup>

ZONE : GENERAL RESIDENTIAL

OVERLAYS : NIL

SITE COVER :

UNIT 1 GROSS FLOOR AREA (FOOTPRINT) = 106m<sup>2</sup>UNIT 2 GROSS FLOOR AREA (FOOTPRINT) = 114.66m<sup>2</sup>TOTAL PROPOSED SITE COVER = 220.66m<sup>2</sup> = 28.99%AREA OF SITE FREE OF IMPERVIOUS SURFACES = 250m<sup>2</sup> = 32.8% +

PRIVATE OPEN SPACE :

UNIT 1 80m<sup>2</sup> +UNIT 2 75m<sup>2</sup> +

## STORMWATER NOTES:

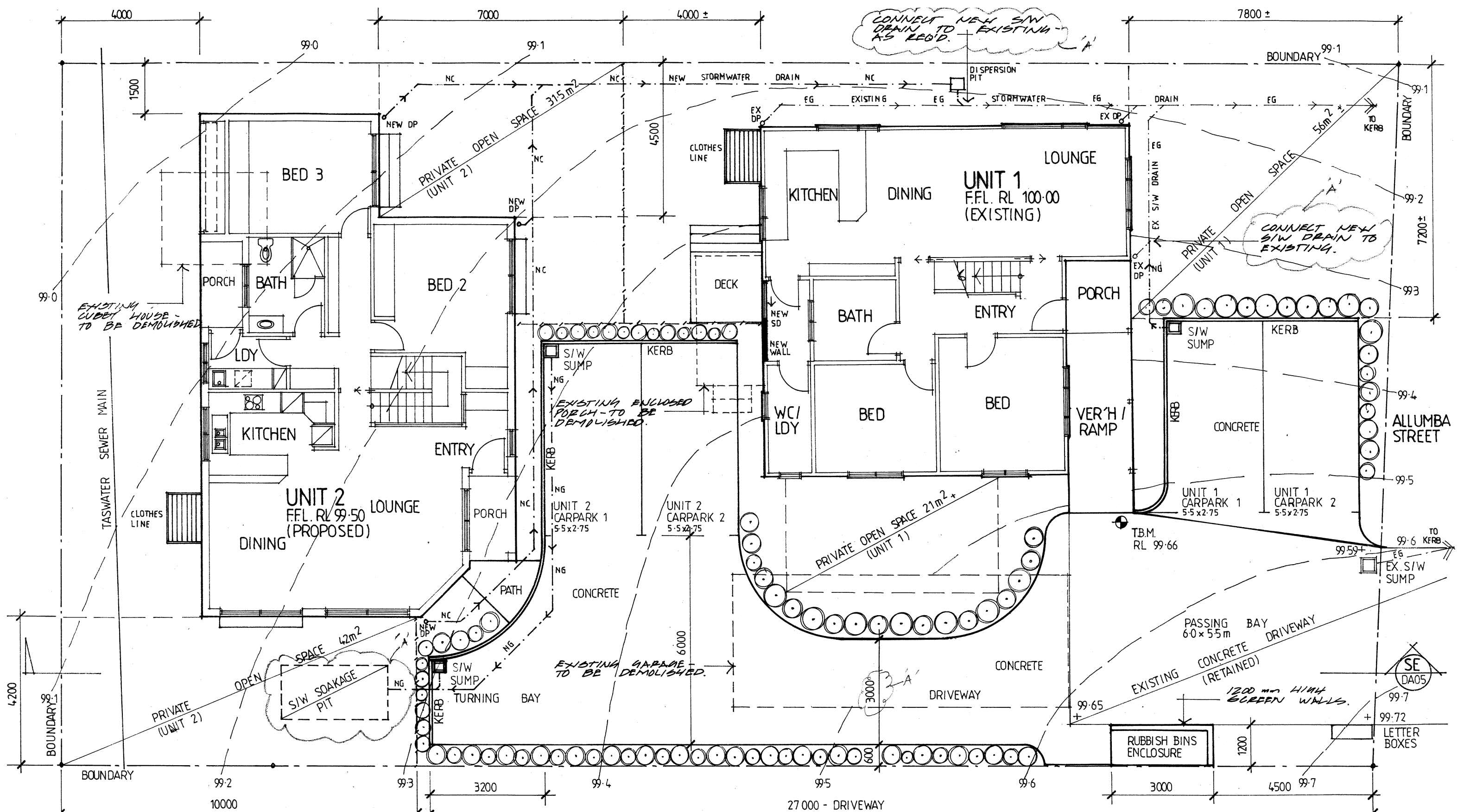
1. REFER TO DRAWING NUMBER DAO2 FOR FULL CONCEPT STORMWATER DESIGN.
2. PROPOSED UNIT 2 - NEW 'CHARGED' STORMWATER DRAINAGE SYSTEM.
3. EXISTING UNIT 1 - EXISTING STORMWATER DRAINS TO KERB.
3. PROPOSED CARPARKS / DRIVEWAY - NEW STORMWATER SUMPS / PITS WITH STORMWATER DRAINS TO NEW SOAKAGE PIT / TRENCH.

A	AMENDMENTS AS PER CCU P.F.I. LETTER - DRIVEWAY WIDTH INCREASED, STORMWATER DRAINAGE AMENDED.	6.2.19
No.	REVISION	DATE

PROPOSED MULTIPLE DWELLING DEVELOPMENT  
1 NEW & 1 EXISTING  
57 ALLUMBA STREET, HOWRAH

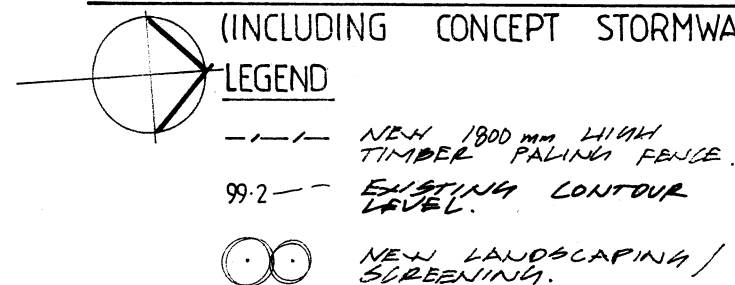
FOR J. KENT &amp; I. BARIC

JAN '19 DRG. No. KB - DA01A



# **SITE / GROUND FLOOR PLANS (PROPOSED) 1:100**

(INCLUDING CONCEPT STORMWATER DRAINAGE)



## **STORMWATER LEGEND**

- EG → EXISTING STORMWATER DRAIN (GRAVITY FALL)
- NG → NEW STORMWATER DRAIN (GRAVITY FALL)
- NC → NEW STORMWATER DRAIN (CHARGED PIPES SYSTEM)

## **STORMWATER NOTE:**

STORMWATER DRAINAGE DESIGN SHOWN ON THIS DRAWING IS CONCEPTUAL ONLY - FOR THE DEVELOPMENT APPLICATION STAGE. FULL HYDRAULIC DESIGN TO BE UNDERTAKEN FOR BUILDING / PLUMBING PERMIT APPLICATION STAGE.

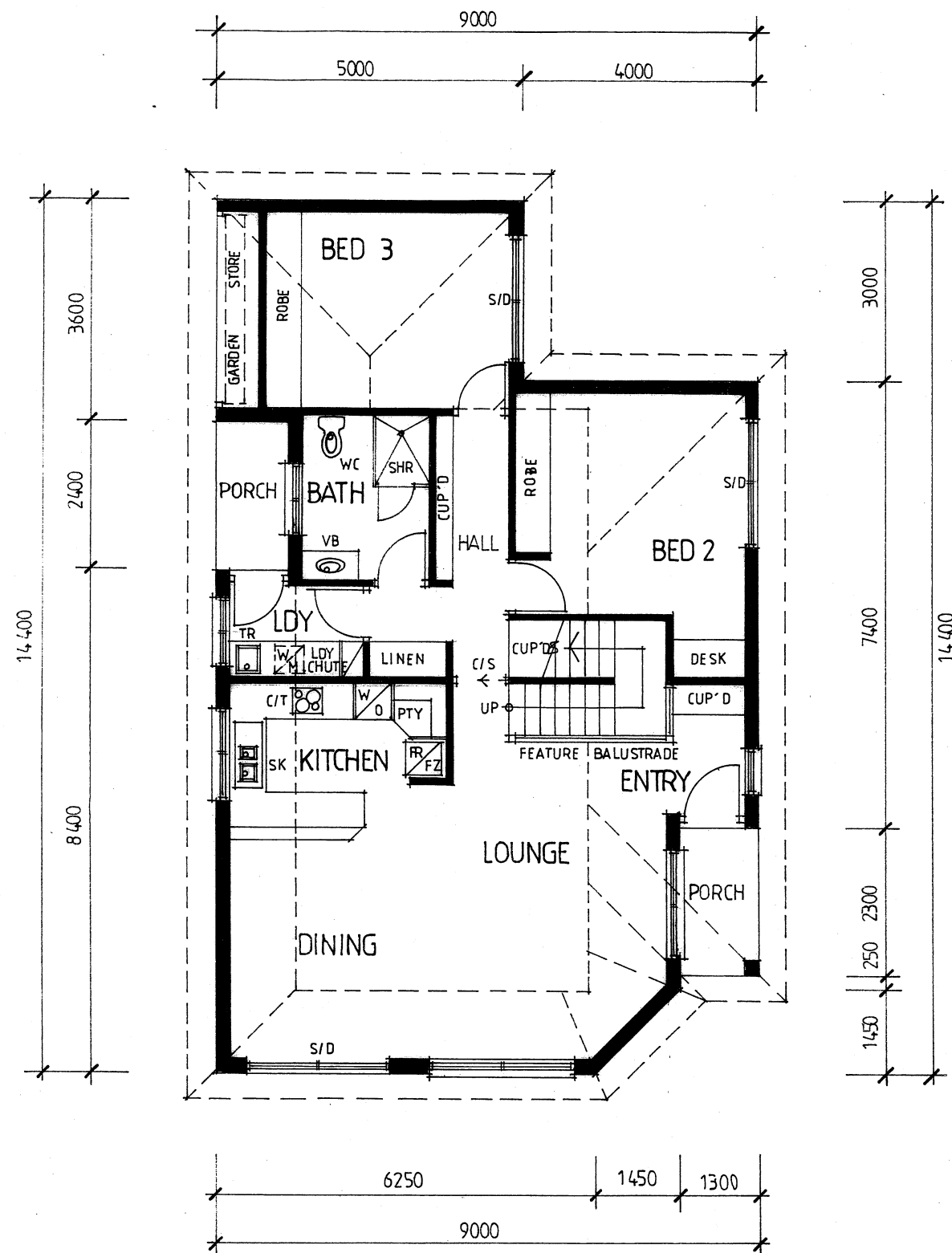
A AMENDMENTS AS PER CCC R.F.J. LETTER - S/W DRAINAGE AMENDED 6.2.19

No	REVISION	DATE
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**PROPOSED MULTIPLE DWELLING DEVELOPMENT**  
1 NEW & 1 EXISTING  
57 ALLUMBA STREET, HOWRAH

FOR J. KENT & I. BARIC

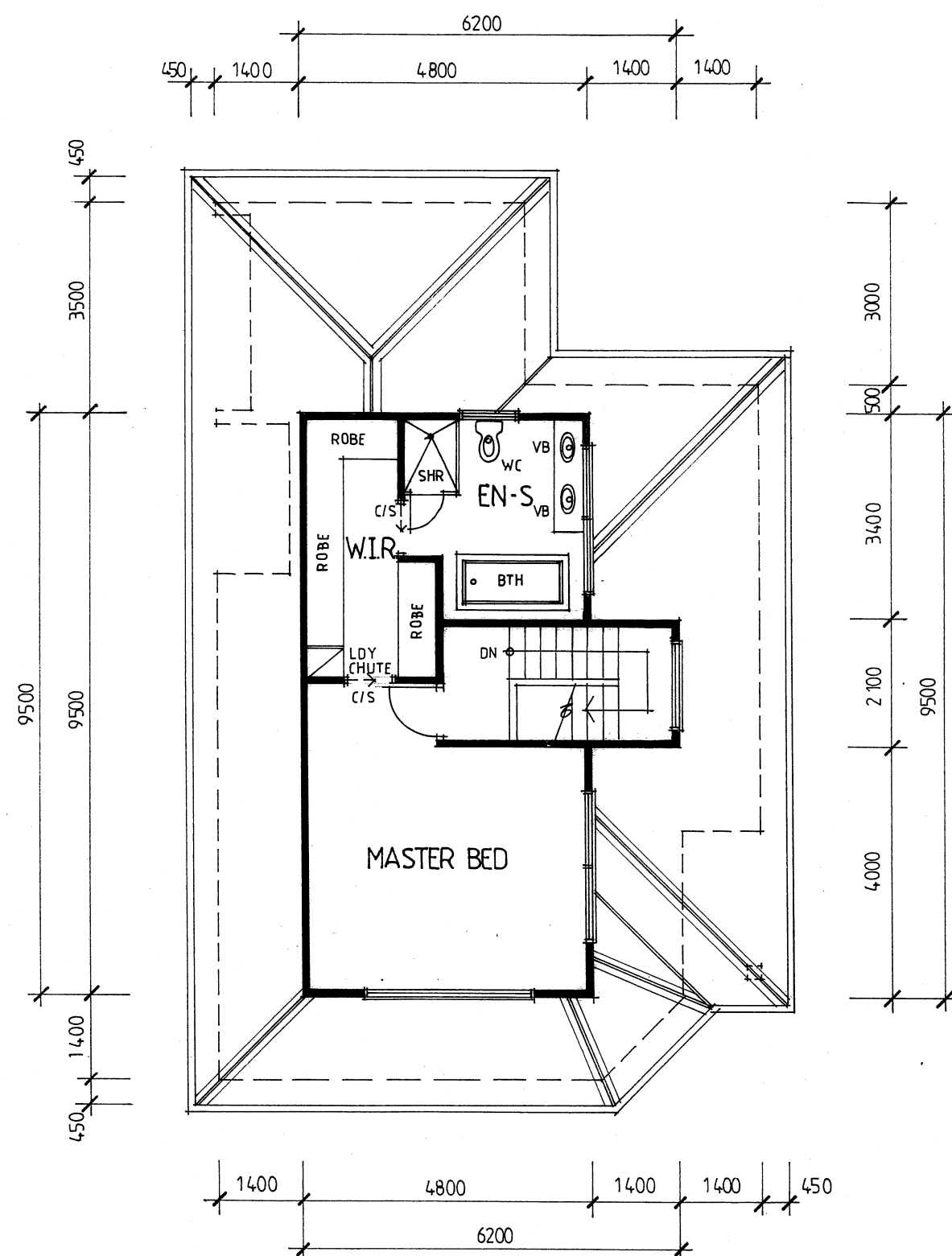
JAN '19 DRG. No. KB-DA02A



GROUND FLOOR PLAN 1:100

GROSS FLOOR AREA = 108.47m<sup>2</sup>  
(NOT INCLUDING PORCHES)

UNIT 2 FLOOR PLANS - (PROPOSED)



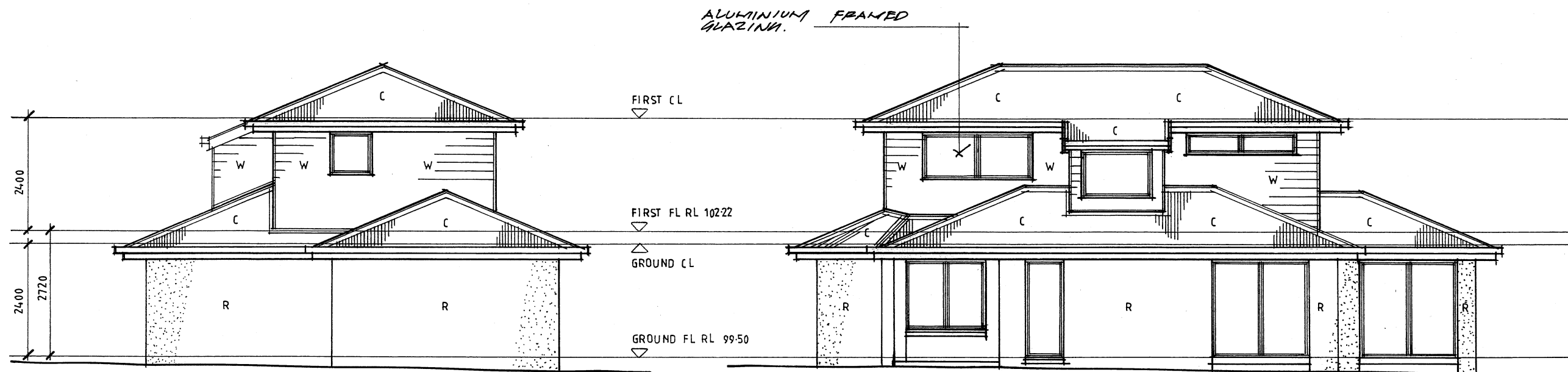
FIRST FLOOR PLAN 1:100

GROSS FLOOR AREA = 48.54m<sup>2</sup>

PROPOSED MULTIPLE DWELLING  
DEVELOPMENT  
1 NEW & 1 EXISTING  
57 ALLUMBA STREET, HOWRAH

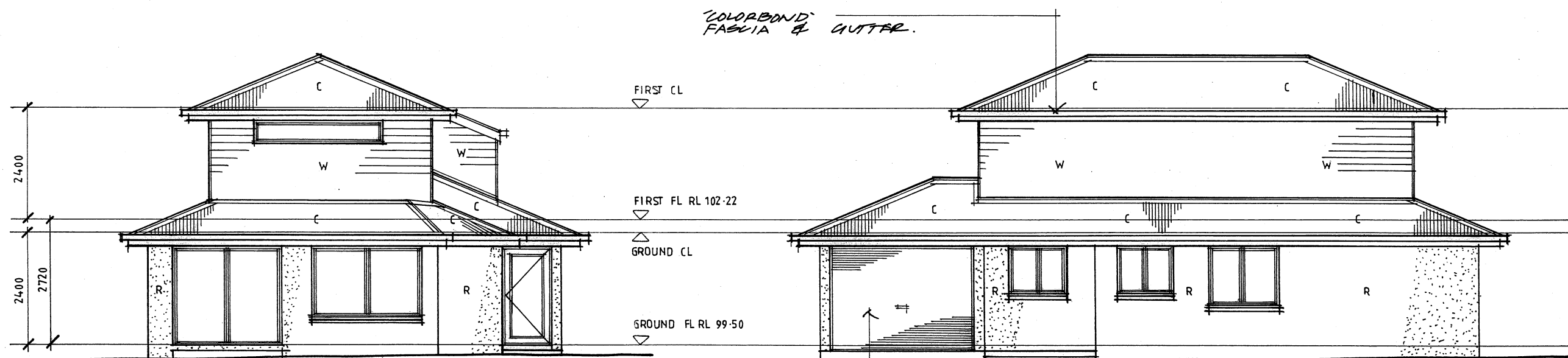
FOR J. KENT & I. BARIC

JAN '19 DRG No KB-DA03



WEST ELEVATION 1:100

NORTH ELEVATION 1:100



EAST ELEVATION 1:100

SOUTH ELEVATION 1:100

## UNIT 2 ELEVATIONS -(PROPOSED)

### LEGEND (FINISHES & COLOURS)

- C COLORBOND CUSTOM ORB  
ROOF SHEETING -  
COLOUR: GREY.
- W CEMENT SHEET  
WEATHERBOARDS -  
COLOUR: CREAM.
- R RENDERED MASONRY WALLS -  
COLOUR: CREAM.

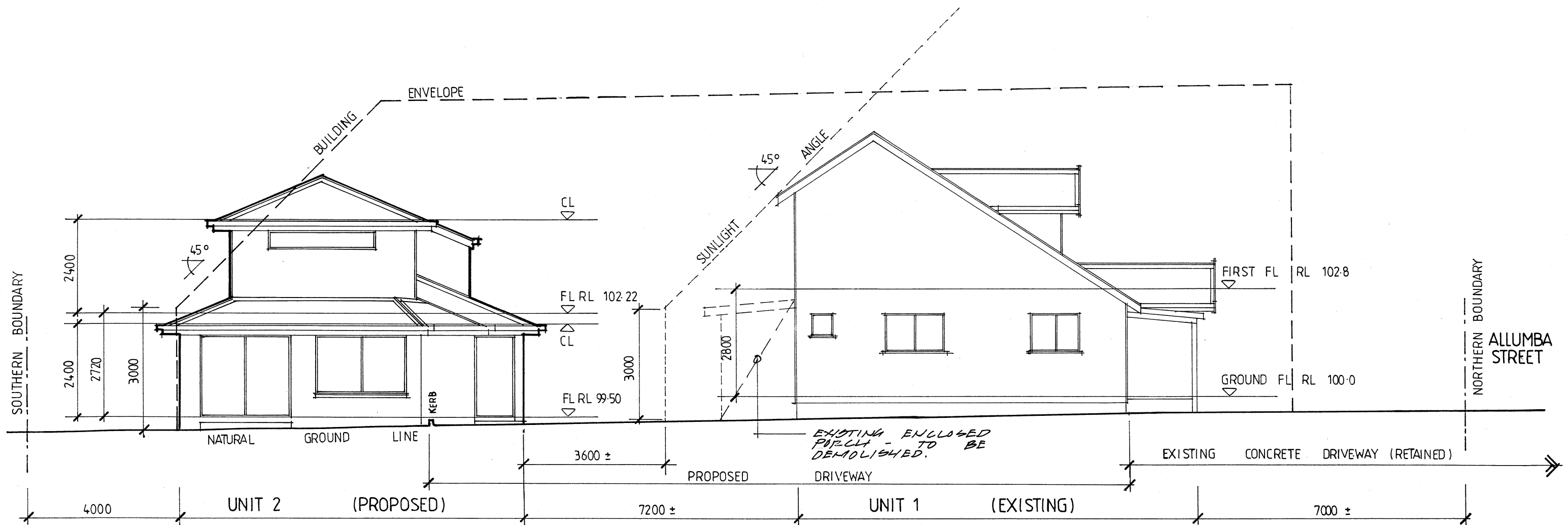
### NOTE:

PROPOSED UNIT 2 COLOURS  
TO MATCH EXISTING RESIDENCE  
(UNIT 1).

PROPOSED MULTIPLE DWELLING  
DEVELOPMENT  
1 NEW & 1 EXISTING  
57 ALLUMBA STREET, HOWRAH

FOR J. KENT & I. BARIC

JAN '19 DRG No KB-DA04

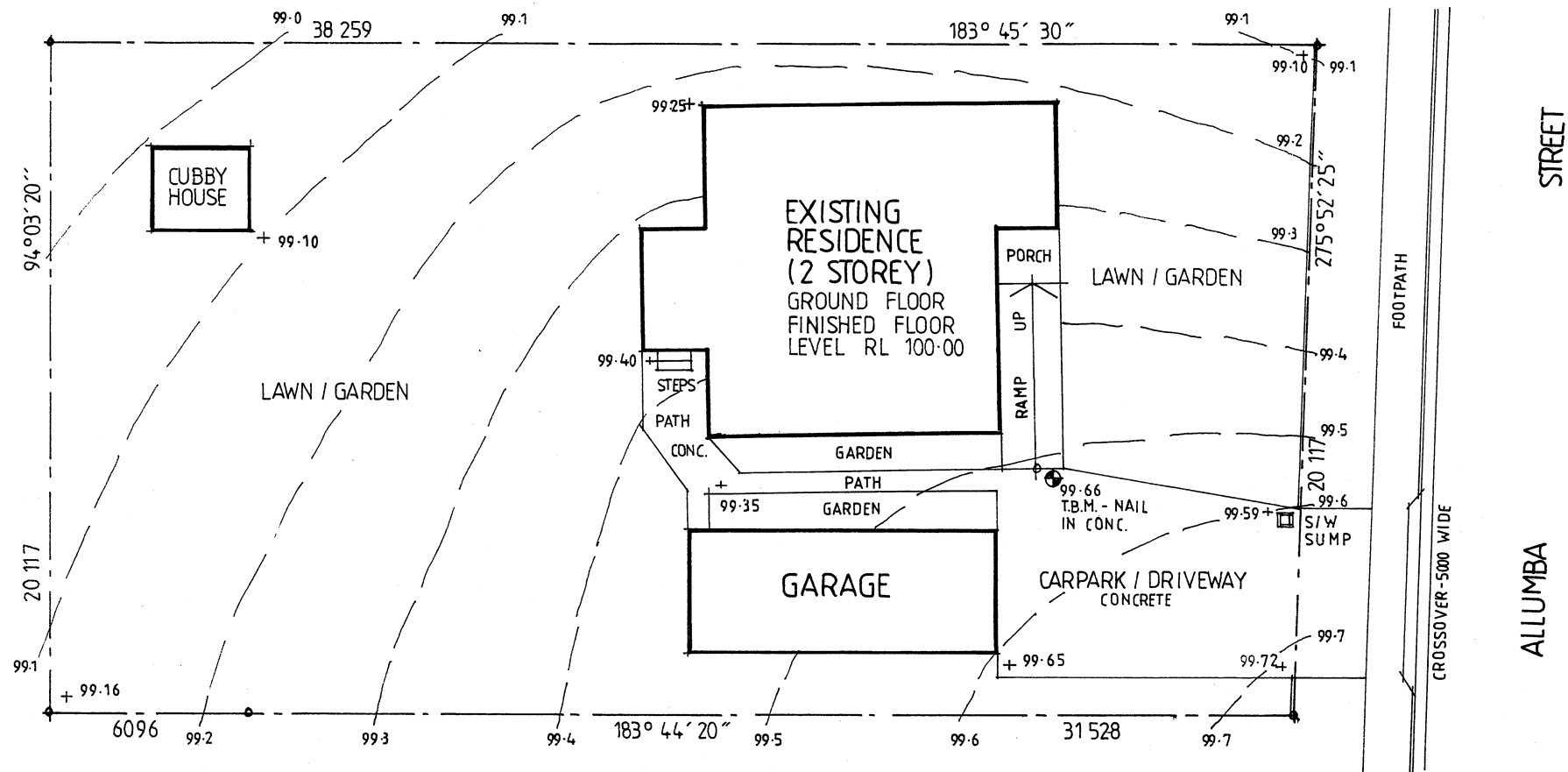


SE  
DA02 SITE ELEVATION (EAST) 1:100

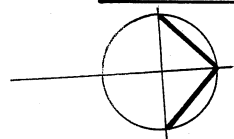
PROPOSED MULTIPLE DWELLING  
DEVELOPMENT  
1 NEW & 1 EXISTING  
57 ALLUMBA STREET, HOWRAH

FOR J. KENT & I. BARIC

JAN '19 DRG No. KB-DA05



**SITE PLAN - EXISTING 1:200**

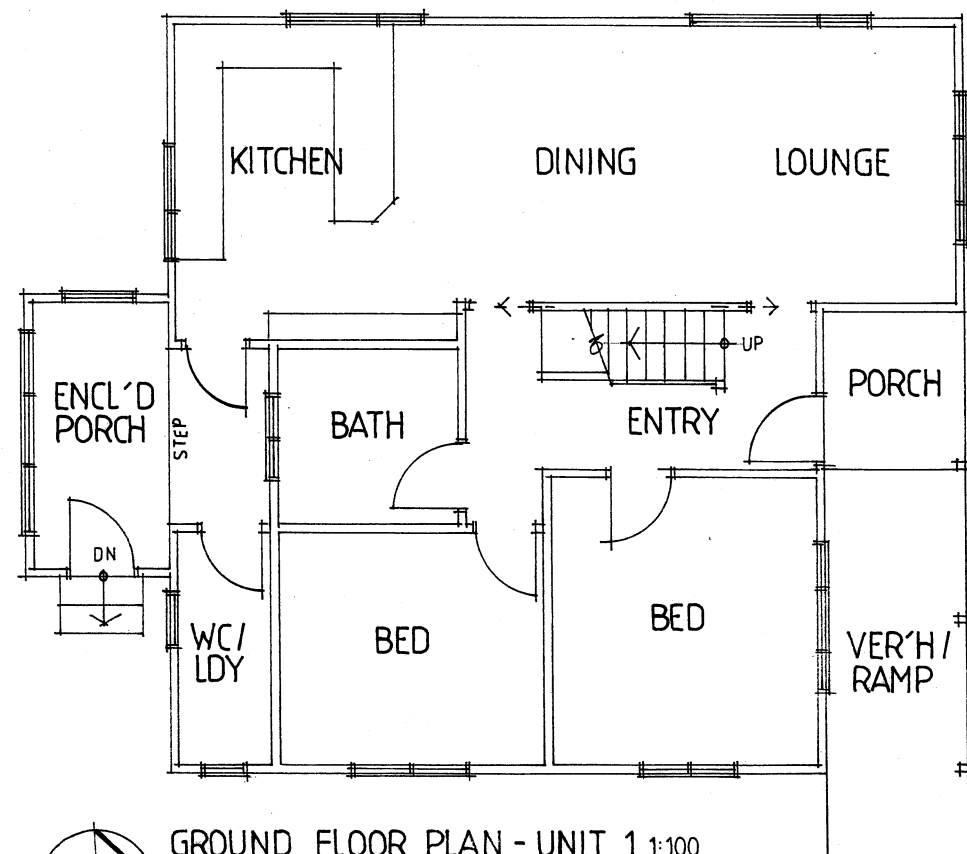


**LEGEND**

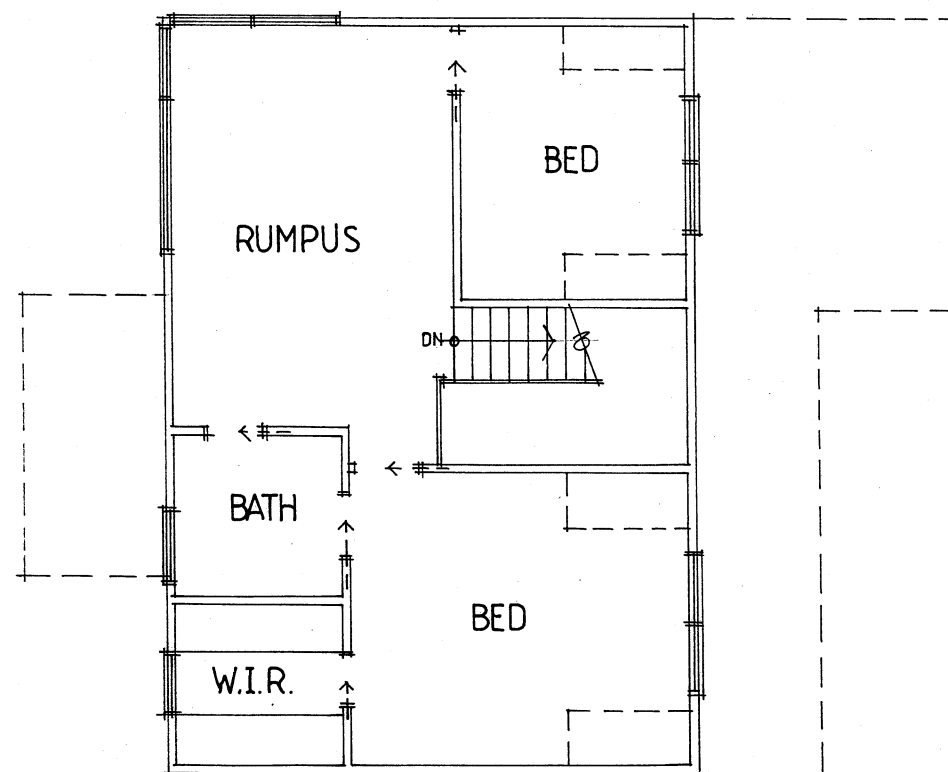
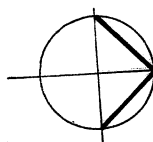
- 99.2 INDICATES CONTOUR LEVELS.
- + 99.65 INDICATES SPOT LEVELS.

**NOTE:**

1. CONTOUR INTERVAL - 100 mm
2. LEVEL DATUM IS ARBITRARY - NOT RELATED TO THE A.H.D. (AUSTRALIAN HEIGHT DATUM)



**GROUND FLOOR PLAN - UNIT 1 1:100  
(EXISTING RESIDENCE)**

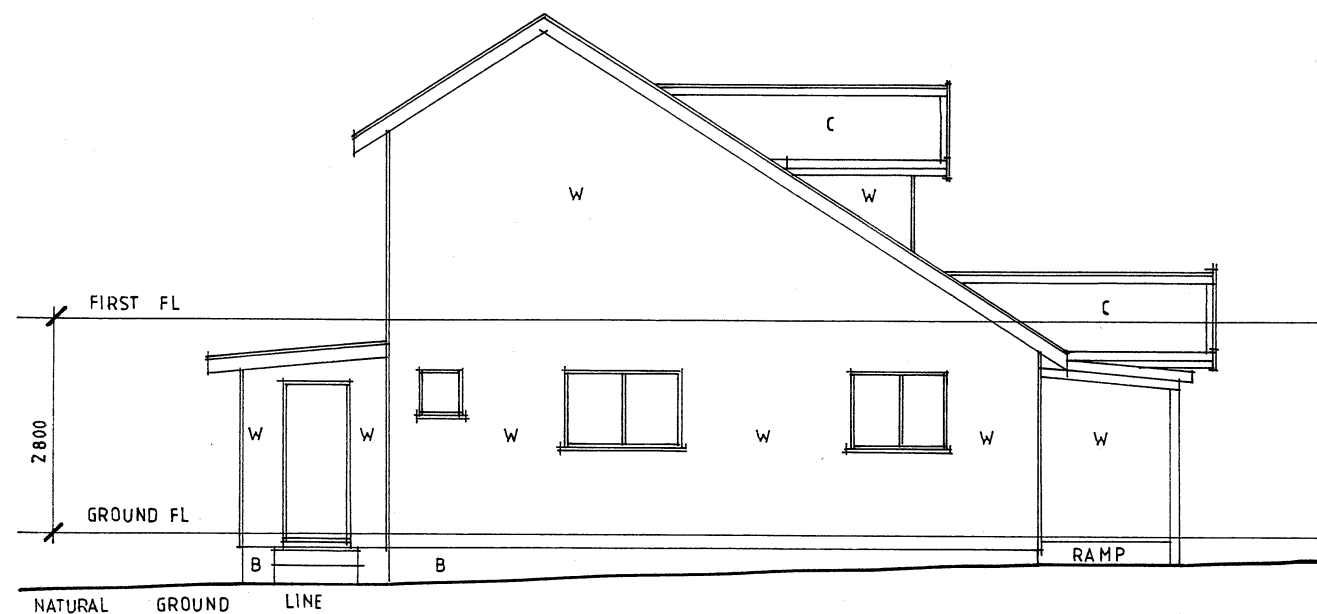


**FIRST FLOOR PLAN - UNIT 1 1:100  
(EXISTING RESIDENCE)**

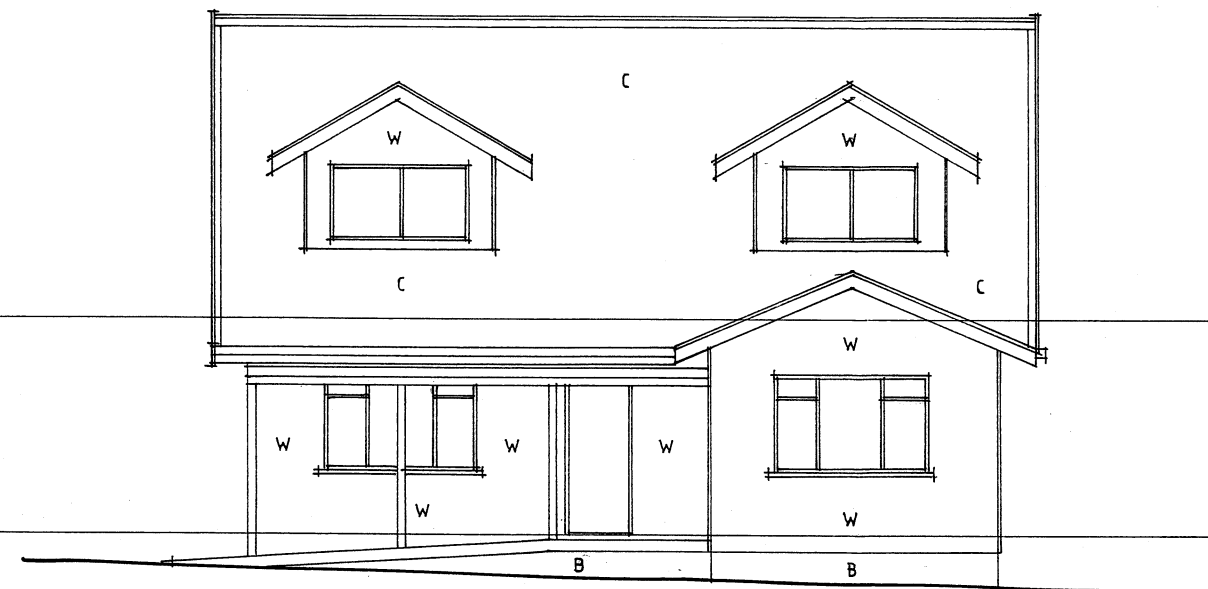
**MEASURED PLANS OF  
EXISTING RESIDENCE  
57 ALLUMBA STREET, HOWRAH**

**FOR J.KENT & I. BARIC**

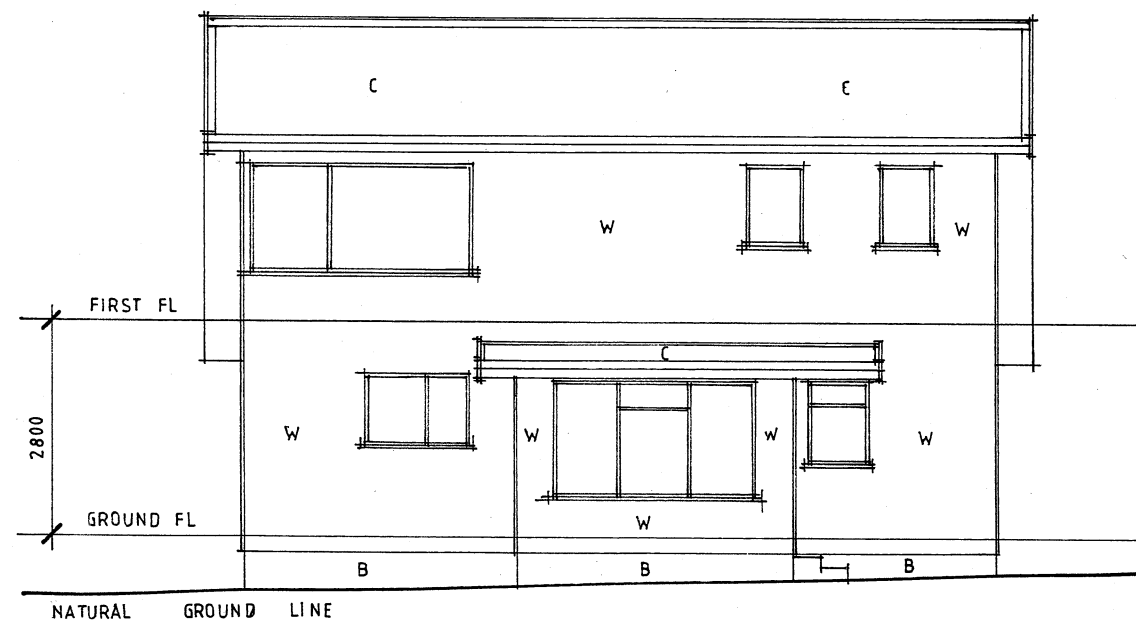
**JAN '19 DRG No KB-MD01**



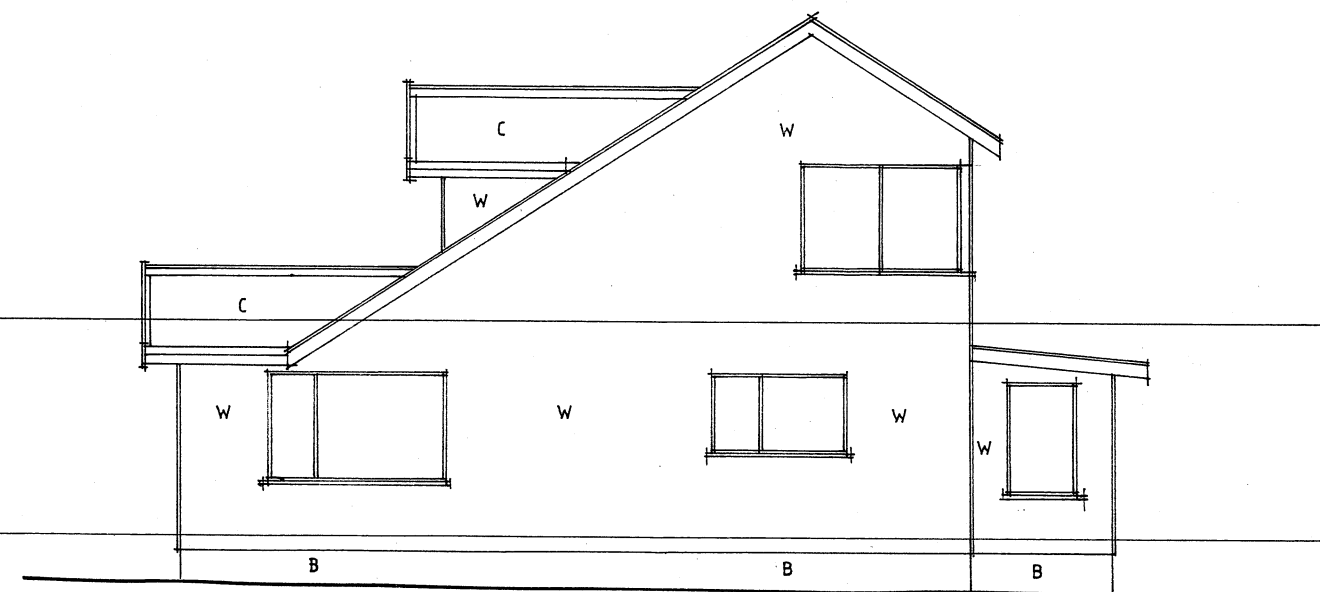
EAST ELEVATION 1:100



NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

ENCLOSED  
PORCH  
(TO BE DEMOLISHED  
FOR MULTIPLE  
DWELLING  
DEVELOPMENT)

UNIT 1 ELEVATIONS - (EXISTING)

LEGEND

- C 'COLORBOND' CUSTOM ORB ROOF SHEETING.
- W TIMBER WEATHERBOARDS - PAINTED.
- B BLOCKWORK FOUNDATION WALL.

MEASURED ELEVATIONS OF  
EXISTING RESIDENCE  
57 ALLUMBA STREET, HOWRAH

FOR J.KENT & I. BARIC

## Attachment 3

**57 Allumba Street, HOWRAH**



**Site viewed from Allumba Street**

**11.3.2 DEVELOPMENT APPLICATION D-2018/721 - 320 FLAGSTAFF GULLY LINK ROAD, WARRANE AND CROWN ROAD RESERVATIONS (CLARENCE MOUNTAIN BIKE PARK) - TOILETS AND PICNIC SHELTER**  
(File No D-2018/721)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for toilets and a picnic shelter at 320 Flagstaff Gully Link Road, Warrane and Crown road reservations (Clarence Mountain Bike Park).

**RELATION TO PLANNING PROVISIONS**

The land is zoned Utilities and subject to the Parking and Access Code, Stormwater Management Code and Natural Assets 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 20 March 2019 as agreed with the applicant.

**CONSULTATION**

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

- location of development;
- building design; and
- compliance with disability access requirements.

**RECOMMENDATION:**

A. That the Development Application for toilets and picnic shelter at 320 Flagstaff Gully Link Road, Warrane and Crown road reservations (Clarence Mountain Bike Park) (CI Ref D-2018/721) be approved subject to the following conditions and advice:

1. GEN AP1 – ENDORSED PLANS.

2. All landscaping works shown on Concept Master Plan (Drawing Number 6573-1) must be completed and verified as being completed to the satisfaction of Council's Manager City Planning prior to the commencement of the use. All landscape works must be maintained:
  - in perpetuity by the existing and future owners/occupiers of the property;
  - in a healthy state; and
  - in accordance with the approved landscape plan.

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

3. All works (including on-site servicing) must be undertaken generally in accordance with "Wetlands and Waterways Works Manual" (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010) to the satisfaction of Council's Manager City Planning.
4. The development must meet all required Conditions of Approval specified by TasWater notice dated 21 February 2019 (TWDA 2018/01951-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.

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## **ASSOCIATED REPORT**

### **1. BACKGROUND**

Council, at its Meeting of 21 July 2008 resolved to issue a permit (D-2008/161) for Stage 1 of the Clarence Mountain Bike Park consisting of a number of tracks and jump areas catering for beginners to advanced bike riders. The approval relates to Crown land located outside of the Meehan Range Nature Recreation Area and includes 320, 360, 380 and 400 Flagstaff Gully Link Road.

The approval included an informal car parking area adjacent to Flagstaff Gully Link Road to accommodate a minimum of 60 vehicles and a new access onto Flagstaff Gully Link Road to provide access to the carpark. An existing fire trail provides pedestrian and rider access from the car parking area to the trail head.

The facility was envisaged to cater for 2-30 riders at any given time during the week and up to 50 riders on the weekends. The site has increased in popularity with mountain bikers resulting in increased pressure for toilet facilities to be provided for riders to improve the facility and to minimise environmental impacts. In response, Council obtained planning approval (D-2016/530) on 9 February 2017 for the construction of 2 separate toilet cubicles nestled within native vegetation to the north of the fire trail linking the carpark and trail head.

The original approval for the Mountain Bike Park recognised that events require suitable toilet facilities during events and a permit condition provided for this.

- **The Reason for Lodging the Current DA**

The provision of permanent toilet facilities will reduce the reliance on temporary toilet facilities by event organisers, will enhance the enjoyment of the park by riders and contribute to the responsible management of the park from a public health and natural values perspective.

TasWater have advised that the waste outlet crossing the TasWater trunk main would have to be fully encased in concrete as well as other provisions to protect their asset. This has resulted in considerable increased expense to the project. It is therefore proposed to amend the location of the toilets to an area below the trunk main.

## **2. STATUTORY IMPLICATIONS**

**2.1.** The land is zoned Utilities under the Scheme.

**2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme relating to use, landscaping, car parking, stormwater management and development within a waterway area.

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

- Section 8.10 – Determining Applications;
- Section 28.0 – Utilities Zones;

- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code;
- Section E11.0 – Waterway and Coastal Protection Code; and
- Section 27.0 – Natural Assets Code.

**2.4.** The proposed works would be located outside of the area of the site covered by the Biodiversity Protection Area – High Risk and will not require the removal of any native vegetation. Accordingly, the proposal does not require an assessment against the requirements of the Natural Assets Code.

**2.5.** A small proportion of the site is covered by the Landside Code (Low Hazard Area). The proposed works would not be located within the hazard areas identified on the planning scheme maps therefore the Landslide Code does not apply to the assessment of the application.

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

### **3. PROPOSAL IN DETAIL**

#### **3.1. The Site**

The site includes 2 road reservation lots presently owned by the Crown and managed by the Department of State Growth. The larger of the titles forms part of the road reservation containing the northern ramps linking Flagstaff Gully Link Road to the Tasman Highway. Both lots are located at the southern end of the Meehan Range and form the entrance to the Clarence Mountain Bike Park, which is accessed via an informal gravel carpark located adjacent to Flagstaff Gully Link Road.

A southern section of the site is cleared with the remainder of the site consisting of native vegetation. A number of existing tracks are located throughout the site and in the adjoining Meehan Ranges.

The site is currently used for recreational purposes including the Clarence Mountain Bike Park and walking trail access to the adjoining Meehan Range. The Mountain Bike Park comprises an extensive network of purpose built cross-country and down-hill oriented trails catering for beginner to advanced riders. The flatter ground located adjacent to the Tasman Highway contains the trail head, skills park and carpark adjacent to Flagstaff Gully Link Road.

### **3.2. The Proposal**

Application is made to construct toilet facilities and a picnic shelter within the Clarence Mountain Bike Park.

The toilet facilities would consist of 2 separate, single cubicle pods located to the west of the skills park and adjacent to the fire trail providing access to the main trail head located 500m to the east.

The buildings would have a rendered finish with a moulded roof structure. The buildings would each be 2.4m wide by 2.6m long. The buildings would have a maximum height of 2.7m above natural ground level. Due to the slope of the land, minor excavation works will be required to provide a levelled platform.

The toilets would be serviced with three, 3,000 litre septic tanks and a large irrigation area located downslope to the south. Water tanks to provide for handwashing and toilet flushing would be located upslope of the toilets.

No vegetation removal is required to enable the construction of the toilet facilities.

A landscape buffer comprising native trees, shrubs and grasses is proposed on the southern (outer) side of the wastewater irrigation area to screen the toilet facilities from the Tasman Highway and associated interchange.

A 7m long by 4m wide shelter is proposed to the north of the skills park along the main trail head. The shelter is exempt from requiring a permit in accordance with Clause 6.2.2 of the Scheme.

Consent from the Department of State Growth, the relevant land manager, has been provided with the application.

The toilets are intended to provide a temporary public health benefit until the Draft Meehan Range Strategic Mountain Bike Plan is completed and adopted by Council. The draft plan is currently being developed as a joint project between Tasmanian Parks and Wildlife Service and Clarence City Council officers. The draft plan is likely to include a future internal carpark (as the existing gravel carpark is at capacity during peak times), a public vehicle access road and a permanent amenities building that will include toilets and possibly bike hire/repair and kiosk. It is expected that the draft plan will be ready for public consultation later in the year, once Tasmanian Parks and Wildlife Service approve their Meehan Range Management Statement. Once the draft plan is implemented, the temporary toilets will be removed and replaced with a permanent solution.

#### **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 is considered to form an ancillary use to the approved “Sport and recreation” use conducted on the site. Where a proposal is for a development associated with an existing discretionary use, Clause 9.2.1 allows for that use to be considered as a permitted use where the proposal does not establish a new use or substantially intensify the existing use.

The proposal meets the Scheme’s relevant Acceptable Solutions of the Utilities Zone, Parking and Access Code, Stormwater Management Code and Waterway and Coastal Protection Code with the exception of the following.

**Utilities Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
28.3.5 A1	Discretionary Use	No Acceptable Solution.	Does not comply – given there is no Acceptable Solution, consideration is required under the corresponding Performance Criteria.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause 28.3.5 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“P1 - Discretionary use must not compromise or reduce the operational efficiency of an existing or intended utility having regard to all of the following:</i>	See below assessment.
<i>(a) the compatibility of the utility and the proposed use;</i>	The land proposed to accommodate the toilet facility, required irrigation areas and landscaping has not been identified as being required for road or transport infrastructure and is recognised as forming part of the Clarence Mountain Bike Park therefore providing an important recreational facility for the region.

<i>(b) the location of the proposed use in relation to the utility;</i>	<p>The toilets maintain an adequate separation from the Tasman Highway, Flagstaff Gully Link Road and associated access ramps so as to not compromise future road widening/re-alignment works therefore ensuring negligible impact upon the operational efficiency of the nearby State and local road network. It is further noted that the infrastructure is relocatable should a need to convert the land to another use arise in the future.</p> <p>The Department of Stage Growth, the relevant road authority, have indicated they have no objection to the proposal.</p>
<i>(c) any required buffers or setbacks;</i>	as per above
<i>(d) access requirements”.</i>	as per above

Clause	Standard	Acceptable Solution	Proposed
28.4.3 A1	Landscaping	Landscaping is not required along the frontage of the site if the building has nil setback to frontage.	Does not comply - sporadic plantings are located within the road reservation, however, the plantings form mostly remnant vegetation and do not extend along the full frontage of the site with the Tasman Highway and Flagstaff Gully Link Road. New plantings are proposed in the form of a landscape buffer around the southern edge of the area identified for the installation of the wastewater irrigation beds. The landscape buffer would not extend the full frontage with the Tasman Highway interchange.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause 28.3.4 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“P1 – Landscaping must be provided to satisfy all of the following:</i>	See below assessment.
<i>(a) enhance the appearance of the development;</i>	The proposed plantings, together with the existing roadside vegetation, will act to partially screen the development from the Tasman Highway whilst also enhancing the appearance of the site. The planting arrangement will provide for a range of plant height and forms to create diversity, interest and amenity to users of the park and nearby motorists.  A landscape plan can be required by permit condition.
<i>(b) provide a range of plant height and forms to create diversity, interest and amenity;</i>	as per above
<i>(c) not create concealed entrapment spaces;</i>	The plantings consist of gums, wattles, native grasses and ground cover species which will partially screen the toilet facility whilst also allowing for visual permeability from the park to the adjoining road network. A condition is recommended to this effect.
<i>(d) be consistent with any Desired Future Character Statements provided for the area”.</i>	not applicable

#### **Parking and Access Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E6.6.1 A1	Number of car parking spaces	“Sport and recreation” – Subject to a Parking Impact Assessment.	Does not comply – no additional parking is proposed.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause E6.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“P1 – The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i>	See below assessment.

<i>(a) car parking demand;</i>	<p>An informal carpark is provided for the mountain bike part adjacent to Flagstaff Gully Link Road. The carpark accommodates parking for approximately 60 vehicles. The Code does not provide a car parking rate for a “Sport and recreation” use and rather relies upon a determination to be made by Council having regard to the nature of the sport and recreation use.</p> <p>With the recent surge in the popularity of mountain biking within the Hobart community, Council is aware that the carpark is operating at capacity at peak times such as weekends and events. Council has identified the need to provide a new carpark within the park to alleviate pressure on the existing carpark; however, this is subject to funding considerations and consideration of the integration of the carpark into the mountain bike park strategy being prepared for the site.</p> <p>Notwithstanding these issues, the toilet facilities will not increase parking demand in that the provision of the toilets will not increase usage of the park. Rather, the toilet facilities will provide a facility for existing and future users of the park to enhance the overall amenity of the park.</p>
<i>(b) the availability of on-street and public car parking in the locality;</i>	as per above
<i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i>	not applicable
<i>(d) the availability and likely use of other modes of transport;</i>	not applicable
<i>(e) the availability and suitability of alternative arrangements for car parking provision;</i>	not applicable

(f) <i>any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i>	not applicable
(g) <i>any car parking deficiency or surplus associated with the existing use of the land;</i>	not applicable
(h) <i>any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i>	not applicable
(i) <i>the appropriateness of a financial contribution in-lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i>	not applicable
(j) <i>any verified prior payment of a financial contribution in-lieu of parking for the land;</i>	not applicable
(k) <i>any relevant parking plan for the area adopted by Council;</i>	not applicable
(l) <i>the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”.</i>	not applicable

**Stormwater Management Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E7.7.1 A1	Stormwater drainage and disposal	Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	Does not comply – in the absence of reticulated stormwater infrastructure within the area, stormwater generated by the proposed development is proposed to be disposed of on-site in the form of soakage trenches.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause E7.7.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“P1 - Stormwater from new impervious surfaces must be managed by any of the following:</i>	See below assessment.
<i>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</i>	Council’s Development Engineer has advised that the land area of the property is sufficient to enable all stormwater to be retained and/or reused on the site. Details of the stormwater disposal system, such as trenches and/or rainwater tanks, would need to be submitted with applications for building and plumbing permits as normally required.
<i>(b) collected for re-use on the site;</i>	as per above
<i>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council”.</i>	not applicable

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

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E11.7.1 A1	Buildings and Works	Buildings and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.	Does not comply – there is no building area located on the site in which to site a building. The proposed wastewater irrigation beds would be located within the Waterway and Coastal Protection Area covering Kangaroo Bay Rivulet.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause E11.7.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“P1 - Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</i>	See below assessment.

(a) <i>avoid or mitigate impact on natural values;</i>	The proposed wastewater infrastructure would be located within an existing cleared grassed area located to the north of the northern bank of Kangaroo Bay Rivulet. The separation provided from the waterway is considered adequate to protect stream flows and natural values of the creek.
(b) <i>mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;</i>	as per above
(c) <i>avoid or mitigate impacts on riparian or littoral vegetation;</i>	The proposal would not cause the loss of riparian vegetation.
(d) <i>maintain natural streambank and streambed condition, (where it exists);</i>	No works are proposed within the waterway.
(e) <i>maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i>	No works are proposed within the waterway.
(f) <i>avoid significantly impeding natural flow and drainage;</i>	No works are proposed within the waterway that would impact upon natural flow and drainage.
(g) <i>maintain fish passage (where applicable);</i>	No works are proposed within the waterway.
(h) <i>avoid landfilling of wetlands;</i>	not applicable
(i) <i>works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and 'Tasmanian Coastal Works Manual' (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided".</i>	It is recommended that a condition be included on the permit requiring any works conducted near the waterway to be carried out in accordance with the DPIPWE "Wetlands and Waterways Works Manual".

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E11.7.1 A3	Buildings and Works	Buildings and Works within a Potable Water Supply Area must be within a building area on a plan of subdivision approved under this planning scheme.	Does not comply - there is no building area located on the site in which to site a building. The proposed wastewater irrigation beds would be located within the Waterway and Coastal Protection Area covering Kangaroo Bay Rivulet.

The proposed variation must be considered pursuant to the Performance Criteria (P3) of the Clause E11.7.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“P3 - Buildings and works within a Potable Water Supply Area must satisfy all of the following:</i>	See below assessment.
<i>(a) ensure no detriment to potable water supplies;</i>	Kangaroo Bay Rivulet does not form part of the potable water supply. A main trunk water line is located within a close proximity to the location of the toilet facilities; however, the water supply is piped thereby ensuring the protection of water quality.
<i>(b) be in accordance with the requirements of the water and sewer authority”.</i>	TasWater have approved a wayside connection to service the proposed toilets and future development of the park.

## **5. REPRESENTATION ISSUES**

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

### **5.1. Location of Development**

The representor has raised concern that the location of the toilet facilities is not made clear in the advertised documents.

- **Comment**

The mountain bike park is located across numerous titles owned by the Crown. The proposed toilets would be located on Crown land known as 320 Flagstaff Gully Link Road and the adjoining Crown road reservation. The address information is made clear in the advertisement along with a reference to the toilets being associated with the Clarence Mountain Bike Park. The plans clearly detail the location of the toilets and shelter in relation to the Tasman Highway, interchange and Clarence Mountain Bike Park.

**5.2. Building Design**

The representor has raised concern in relation to the roofing arrangements for the building. Specifically, concern is raised that the roofing does not appear to extend to the eave.

- **Comment**

The roof design incorporates internal guttering from the edge of the parapet wall extending around the perimeter of each building. The buildings are prefabricated and have been designed to comply with National Construction Code requirements.

**5.3. Compliance with Disability Access Requirements**

Concern is raised in relation to compliance with disability access requirements. Specifically, concern is raised that the toilet facilities do not allow unisex access and are not accessible from the public carpark.

- **Comment**

The Clarence Mountain Bike Park and walking tracks in the Meehan Range have grown considerably in popularity. Due to the increased level of usage, the need for unisex toilets for bushwalkers and mountain bike riders using the park was identified 2 years ago, to address a public health issue.

Two portable toilets were removed from Simmons Park during the redevelopment of this park for refurbishment in preparation for re-use at the Clarence Mountain Bike Park. The toilets will be positioned in a location adjacent to the mountain bike skills park, which is a natural gathering spot for park users. Under the current configuration of the park, there is no public vehicle access or DDA compliant access to the mountain bike park from the gravel carpark on Flagstaff Gully Link Road, which is 200m away.

Due to a lack of power on-site, the automated sliding doors have been modified to manual swinging doors. As a result, the toilets do not meet DDA compliance. As the access track, the mountain bike park and the area around the toilets are not DDA compliant either, the toilets are exempt from meeting DDA requirements as confirmed by a building surveyor.

**6. EXTERNAL REFERRALS**

- 6.1.** The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.
- 6.2.** The proposal was referred to the Department of State Growth who have advised that they do not object to the proposal.

**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**

Council's Strategic Plan 2016-2026 under the Promoting Health section provides the following Strategy to: *"Promote active and healthy lifestyles through provision and support for active and passive recreation programs and activities"*.

Also, Council's Strategic Plan 2016-2026 under Parks and Recreation Facility's section offer the following Strategy to: *"Planning for and providing new sporting and recreation facilities to meet community demand"*.

**9. CONCLUSION**

The proposal for toilets and picnic shelter at 320 Flagstaff Gully Link Road, Warrane and Crown road reservation (known as the Clarence Mountain Bike Park) is considered to satisfy all relevant acceptable solutions and performance criteria of the Scheme and is accordingly recommended for conditional approval.

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

Ross Lovell  
**MANAGER CITY PLANNING**

# Attachment 1



**Disclaimer:** This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 27 February 2019 **Scale:** 1:5,836 @A4



CONCEPT MASTER PLAN  
SCALE 1:500

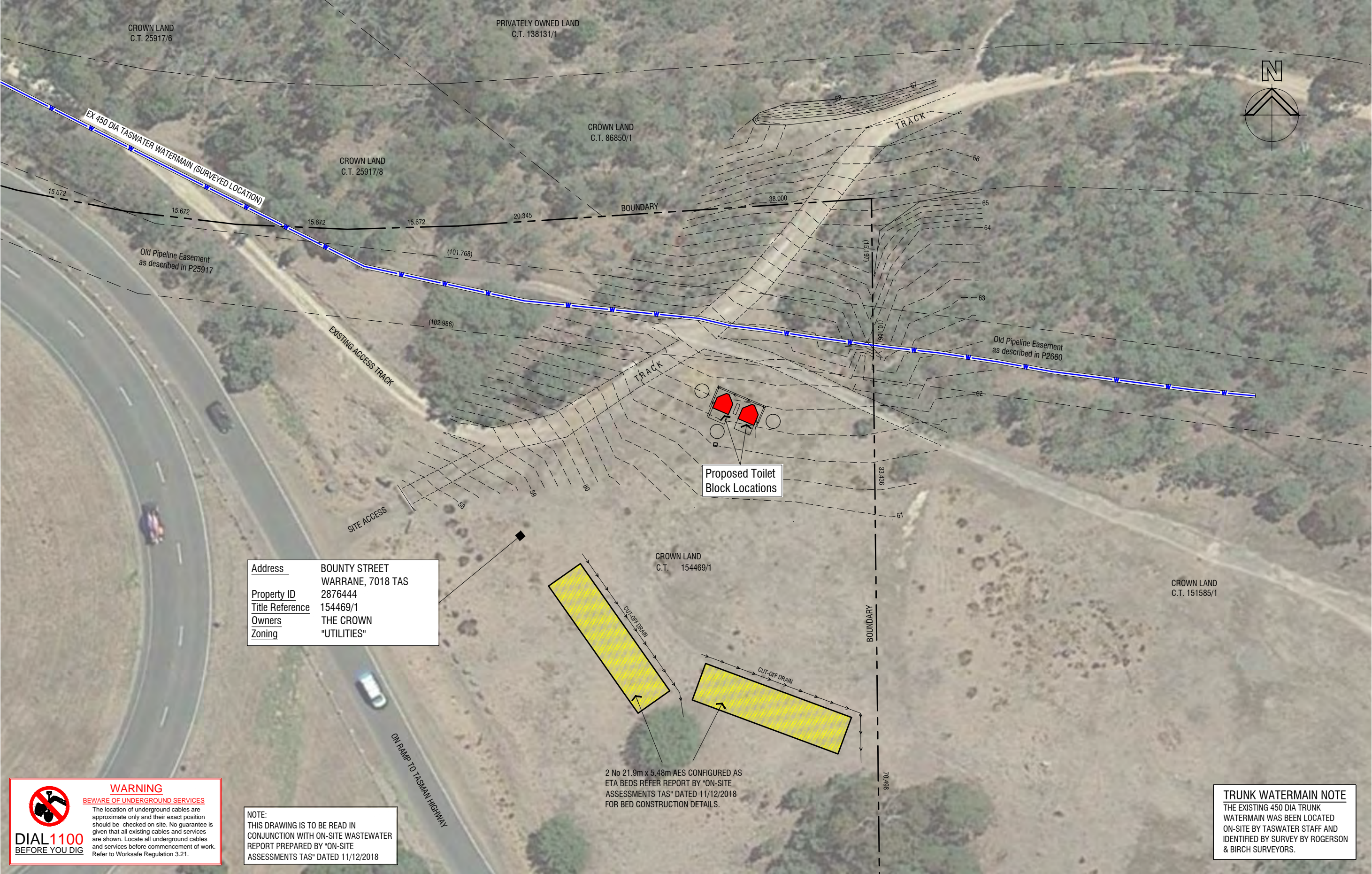
NOTES

CONCEPT PLAN ONLY, FULL DESIGN MUST BE COMPLETED IN ACCORDANCE WITH AUSTRROADS GEOMETRIC DESIGN GUIDELINES. DEPARTMENT OF STATE GROWTH HAVE NOT BE CONSULTED IN THE GENERATION OF THIS DOCUMENT.

STATUS				PRELIMINARY	
F	TOILET BLOCK ADDED (2No. TOTAL)	T.J.P.	31-01-19	SCALE	1:500
E	MINOR DRAWING CHANGES	T.J.P.	30-01-19	DATUM	GDA94 / AHD
D	ACCESS RD. CHANGED, PLANTING ADDED	T.J.P.	02-01-19	DRAWN	TJP 31/01/19
C	EXTENT OF WORKS, SETBACKS ADDED	T.J.P.	29-11-18	DRAFT CHECK	----
B	PRELIMINARY	T.J.P.	14-09-18	DESIGN CHECK	----
A	PRELIMINARY	J.M.N.	27-04-18	APPROVED	----
No.	REVISIONS	INITIAL	DATE	ENGINEER	----



CLARENCE MOUNTAIN BIKE PARK CARPARK FACILITY / ACCESS ROAD CONCEPT MASTER PLAN		
6573-1	100493 / 100242	A1
DRAWING NUMBER	PROJECT NUMBER	



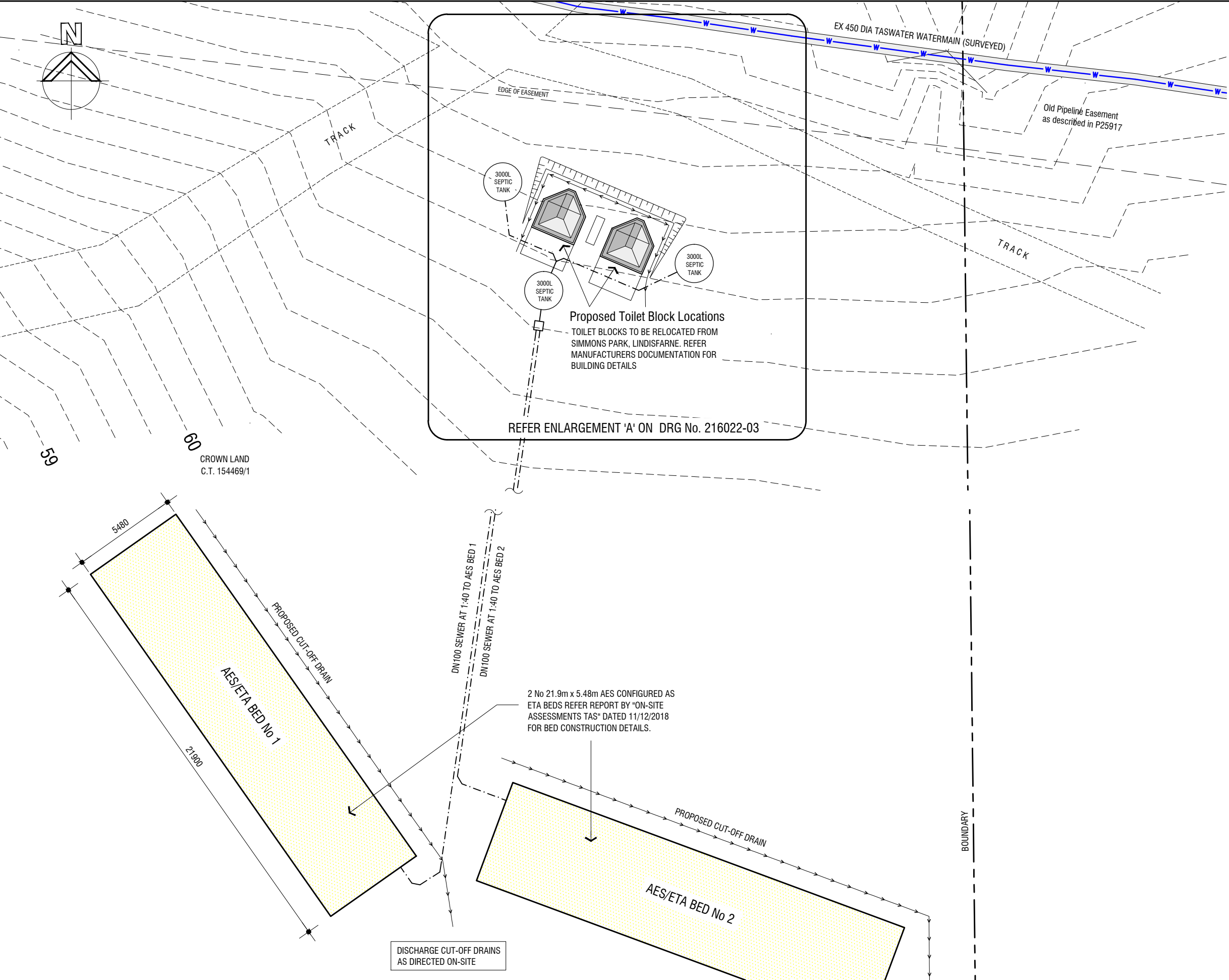
Address BOUNTY STREET  
WARRANE, 7018 TAS  
Property ID 2876444  
Title Reference 154469/1  
Owners THE CROWN  
Zoning "UTILITIES"

NOTE:  
THIS DRAWING IS TO BE READ IN  
CONJUNCTION WITH ON-SITE WASTEWATER  
REPORT PREPARED BY "ON-SITE  
ASSESSMENTS TAS" DATED 11/12/2018

2 No 21.9m x 5.48m AES CONFIGURED AS  
ETA BEDS REFER REPORT BY "ON-SITE  
ASSESSMENTS TAS" DATED 11/12/2018  
FOR BED CONSTRUCTION DETAILS.

TRUNK WATERMAIN NOTE  
THE EXISTING 450 DIA TRUNK  
WATERMAIN WAS BEEN LOCATED  
ON-SITE BY TASWATER STAFF AND  
IDENTIFIED BY SURVEY BY ROGERSON  
& BIRCH SURVEYORS.

No.		Revision	Date	<div>COPYRIGHT:</div> <div>"This document is and shall remain the property of Henry Design &amp; Consulting. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document is prohibited."</div>	<div><div>Henry</div><div>design • Consulting</div><div>ABN 91 115 998 724 ACN 115 998 724</div><div>Unit 1/ 2 Kennedy Drive Cambridge 7170 TAS Ph (03) 6248 5195</div></div>	DESIGNED		DRAWN		CLIENT		<div>DRAWING TITLE</div> <div>MOUNTAIN BIKE PARK TOILET BLOCKS BOUNTY STREET, WARRANE</div> <div>OVERALL SITE PLAN</div>	DRG NO.		REV
E		TOILET BLOCKS & WASTEWATER DISPOSAL AREAS RELOCATED	13/01/2018			PAH	PAH	CLARENCE CITY COUNCIL					216022-01		F
F		WATER CONN ADDED, CARPARK DELETED & WASTEWATER SYSTEM AMENDED	29/01/2019			CHECKED	APPROVED	PROJECT CLARENCE MOUNTAIN BIKE PARK TOILETS							
						SCALE: 1:250 (A1) & 1:500 (A3)		DATE: JAN 2018		CAD FILE No:					SHEET OF



**WARNING**

**BEWARE OF UNDERGROUND SERVICES**

The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

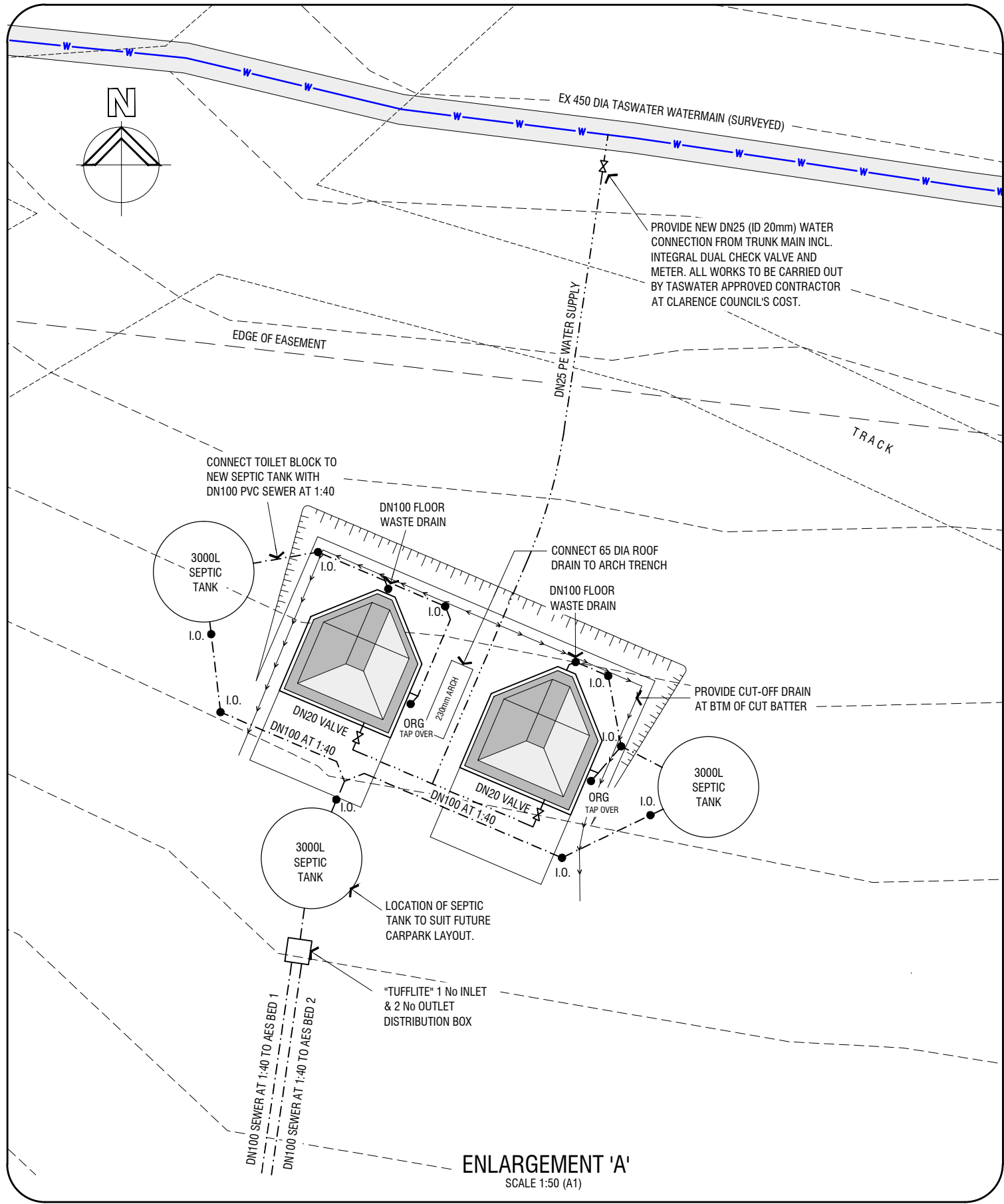
NOTE:  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ON-SITE WASTEWATER REPORT PREPARED BY "ON-SITE ASSESSMENTS TAS" DATED 11/12/2018

**TRUNK WATERMAIN NOTE**  
THE EXISTING 450 DIA TRUNK WATERMAIN WAS BEEN LOCATED ON-SITE BY TASWATER STAFF AND IDENTIFIED BY SURVEY BY ROGERSON & BIRCH SURVEYORS.

**SANITARY SEWER & WATER SUPPLY NOTES**

- ALL PLUMBING WORKS TO BE IED OUT IN ACCORDANCE WITH AS3500 - PLUMBING AND DRAINAGE CODE, TASMANIAN PLUMBING REGULATIONS 2004, THE BCA AND TO COUNCIL REQUIREMENTS.
- THE FINAL LOCATION OF ALL NEW SEWER LINES ARE TO BE CONFIRMED ON-SITE.
- UNLESS SHOWN OTHERWISE THE FOLLOWING MINIMUM GRADES ARE TO BE ADOPTED:  
Ø50 - 1:40 (1.25%)  
Ø65 - 1:40 (1.25%)  
Ø100 - 1:60 (1.65%)
- ALL PIPE TRENCHES IN TRAFFICABLE AREAS ARE TO BE BACKFILLED TO UNDERSIDE OF BASECOURSE LAYER WITH COMPACTED FCR.
- ALL SEWER PIPE TO BE DWV CLASS SN6 SCJ UPVC.
- VENTS TO TERMINATE ABOVE ROOF WITH APPROVED VENT COWL. PROVIDE "DEKTITE" OR SIMILAR WEATHERPROOF FLASHING.
- FLOOR WASTES TO BE CHARGED WITH A WASTE PIPE OR TAP PRIMING DEVICE IN ACCORDANCE WITH AS3500 CLAUSE 4.6.8.
- ALL INSPECTION OPENINGS IN PAVED AREAS TO BE FITTED WITH BOLTED CAP AT FINISHED SLAB LEVEL.

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E	TOILET BLOCKS & WASTEWATER DISPOSAL AREAS RELOCATED	13/01/2018				PAH	PAH	CLARENCE CITY COUNCIL					MOUNTAIN BIKE PARK TOILET BLOCKS BOUNTY STREET, WARRANE
F	WATER CONN ADDED, CARPARK DELETED & WASTEWATER SYSTEM AMENDED	29/01/2019				CHECKED	APPROVED	PROJECT CLARENCE MOUNTAIN BIKE PARK TOILETS					
						SCALE: 1:100 (A1), 1:200 (A3)		DATE: JAN 2018	CAD FILE No:				

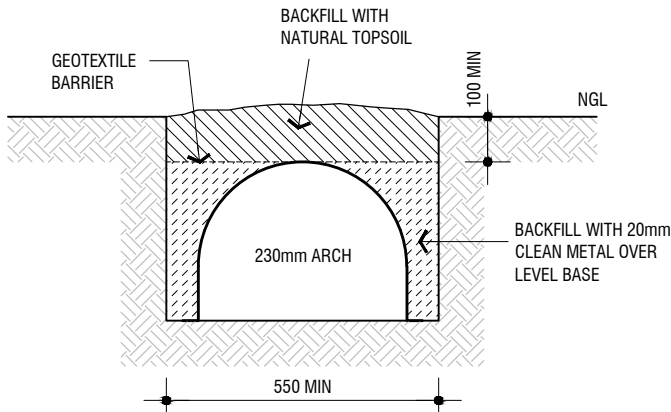


**TRUNK WATERMAIN NOTE**  
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**NOTE:**  
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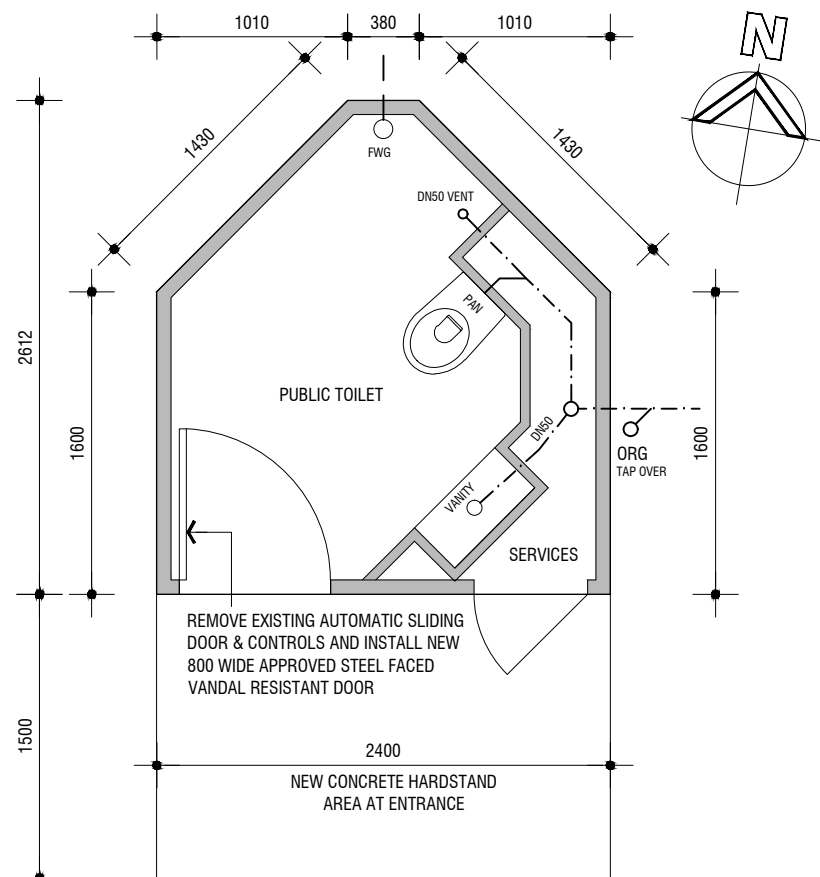
**WARNING**  
**BEWARE OF UNDERGROUND SERVICES**  
The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

- TASWATER NOTES:**
1. THE LIVE WATER CONNECTION MUST BE PERFORMED BY TASWATER AT DEVELOPERS COST.
  2. ALL TASWATER WORKS MUST BE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILLING.
  3. ALL TASWATER WORKS ARE TO BE IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND ANY TASWATER SUPPLEMENTS TO THIS CODE.THE CONTRACTOR SHALL PROTECT ALL TASWATER ASSETS AND ANY DAMAGE TO TASWATER ASSETS MUST BE PROMPTLY REPORTED TO TASWATER. ANY REPAIRS ARE TO BE CARRIED OUT BY TASWATER AT CONTRACTORS COST.
  4. ALL PIPES IN TRAFFICABLE AREAS TO BE BACKFILLED WITH FCR TO FINISHED SURFACE LEVEL.
  5. THE CONTRACTOR IS TO ARRANGE FOR AN "AS BUILT" SURVEY OF THE AS INSTALLED WATER INFRASTRUCTURE BY A REGISTERED SURVEYOR IN ACCORDANCE WITH TASWATER REQUIREMENTS.

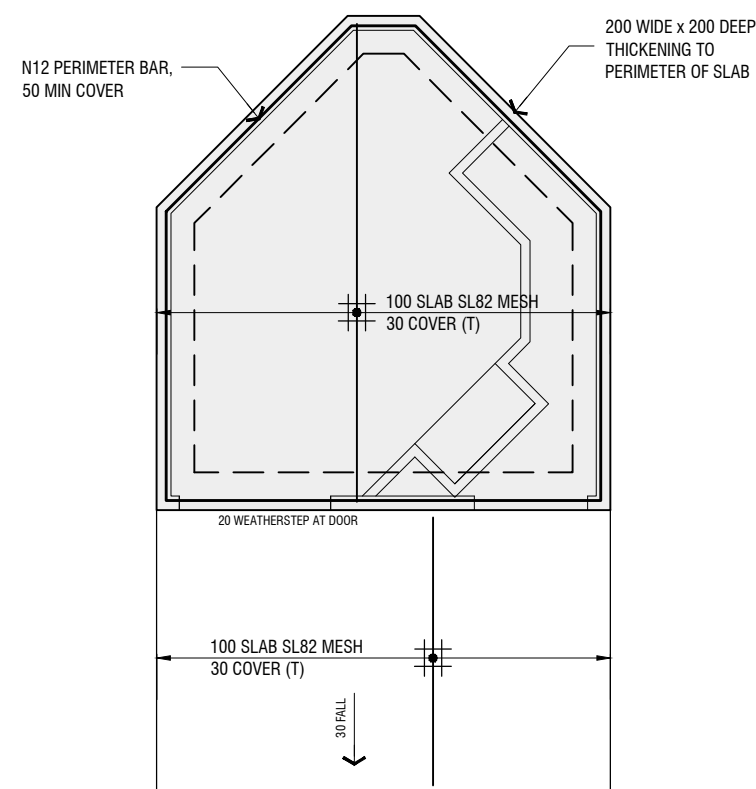


**ROOFWATER SOAKAGE TRENCH**

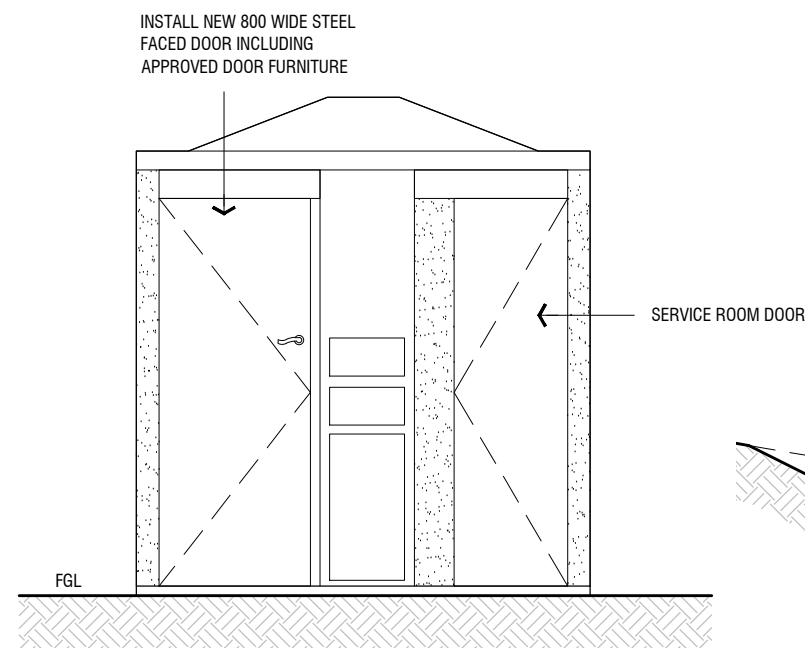
No.		Revision	Date	<div>COPYRIGHT:</div> <div>"This document is and shall remain the property of Henry Design &amp; Consulting. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document is prohibited."</div>	<div><div>Henry</div><div>design + consulting</div><div>ABN 91115 998 724</div><div>ACN 115 998 724</div><div>Unit 1 / 2 Kennedy Drive</div><div>Cambridge 7170 TAS</div><div>Ph (03) 6248 5195</div></div>	DESIGNED		DRAWN		CLIENT		<div>DRAWING TITLE</div> <div>MOUNTAIN BIKE PARK TOILET BLOCKS</div> <div>BOUNTY STREET, WARRANE</div> <div>ENLARGED SITE PLAN</div>	DRG NO.		REV
E	TOILET BLOCKS & WASTEWATER DISPOSAL AREAS RELOCATED		13/01/2018			PAH	PAH	CLARENCE CITY COUNCIL					216022-03	F	
F	WATER CONN ADDED, CARPARK DELETED & WASTEWATER SYSTEM AMENDED		29/01/2019			CHECKED	APPROVED	PROJECT		CLARENCE MOUNTAIN BIKE PARK TOILETS					
						SCALE:	AS SHOWN		DATE:	JAN 2018			CAD FILE No:		



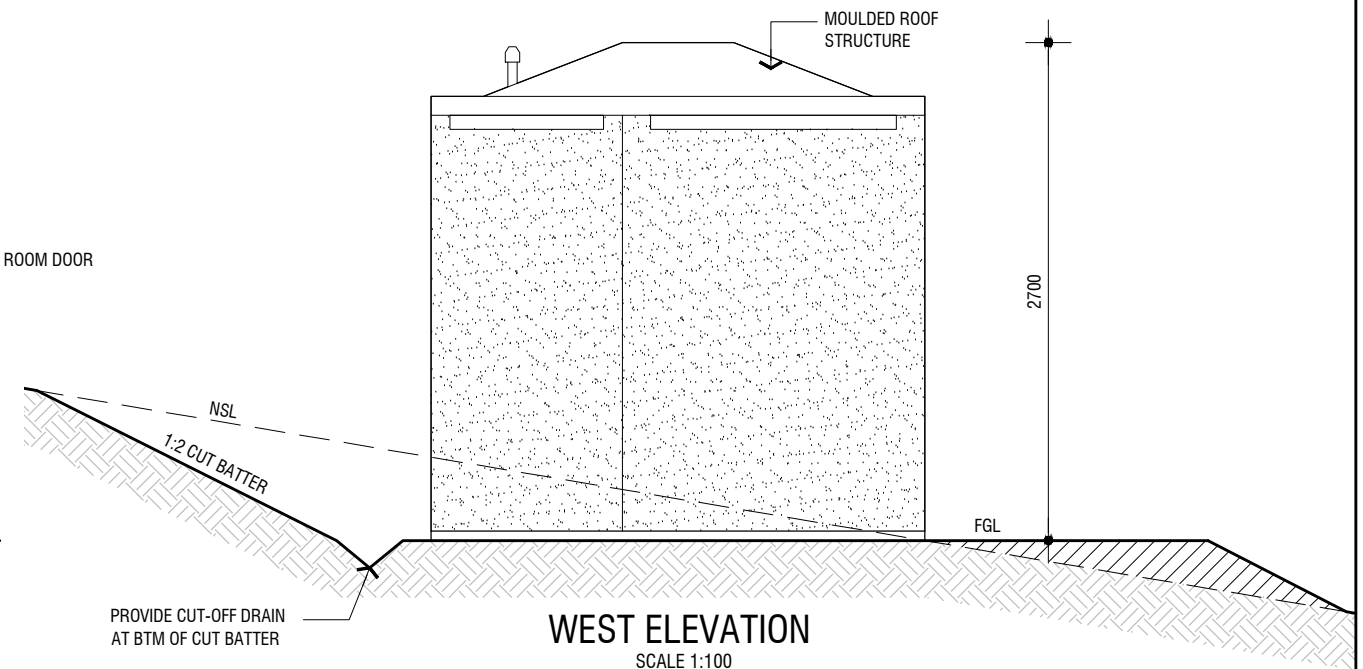
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SCALE 1:100



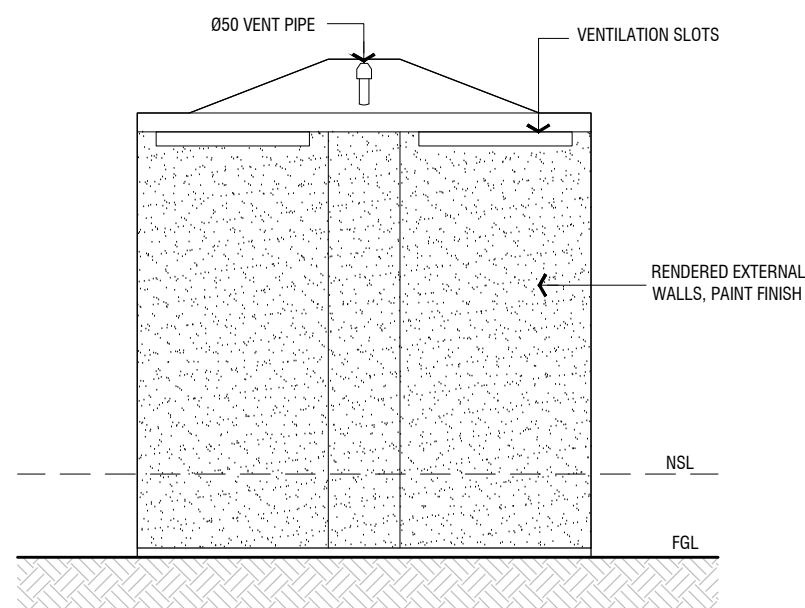
**TYPICAL SLAB PLAN**  
SCALE 1:100



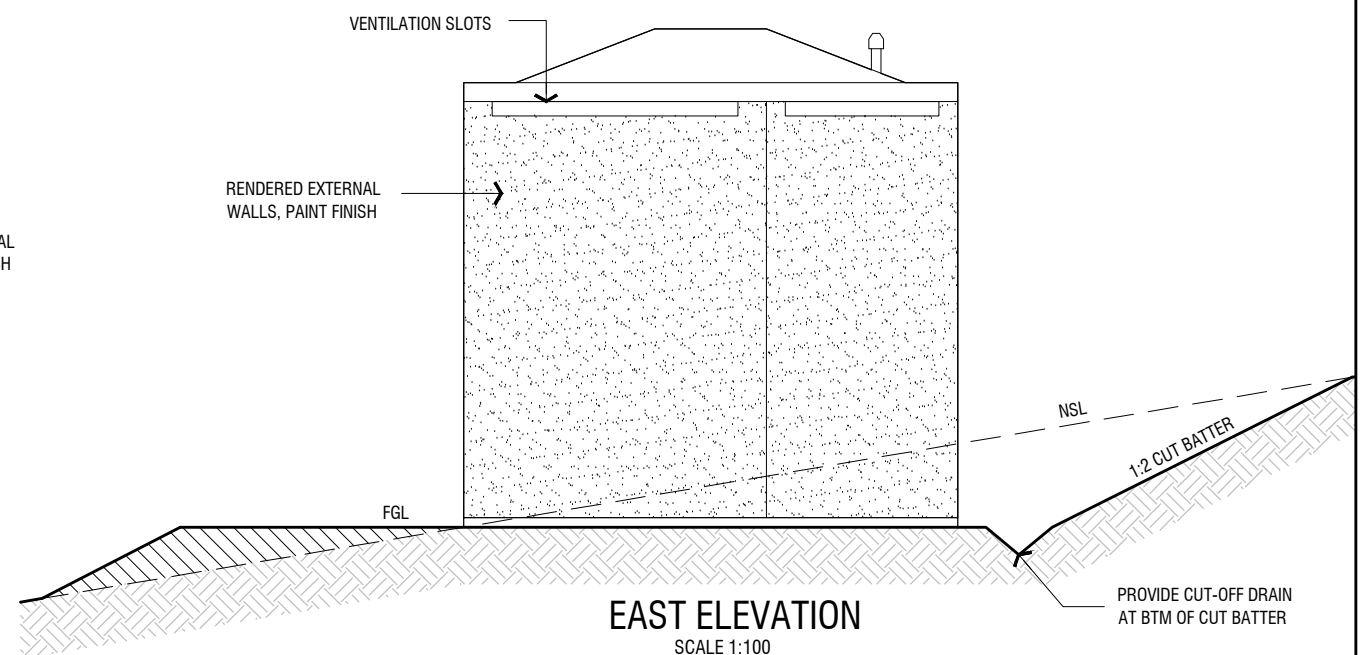
**SOUTH ELEVATION**  
SCALE 1:100





**WEST ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100

No.	Revision	Date	COPYRIGHT:		DESIGNED	DRAWN	CLIENT	DRAWING TITLE	DRG NO.	REV	
E	TOILET BLOCKS & WASTEWATER DISPOSAL AREAS RELOCATED	13/01/2018	"This document is and shall remain the property of Henry Design & Consulting. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document is prohibited."	 design • Consulting ABN 91 115 998 724 ACN 115 998 724 Unit 1 / 2 Kennedy Drive Cambridge 7170 TAS Ph (03) 624 8 5195	PAH	PAH	CLARENCE CITY COUNCIL	MOUNTAIN BIKE PARK TOILET BLOCKS BOUNTY STREET, WARRANE	216022-04	F	
F	BUILDING HEIGHT ADDED	29/01/2019			CHECKED	APPROVED	PROJECT CLARENCE MOUNTAIN BIKE PARK TOILETS				
					SCALE: 1:50 (A1), 1:100 (A3)		DATE: JAN 2018	CAD FILE No:	TYPICAL FLOOR PLAN, SLAB PLAN & ELEVATIONS	SHEET OF	A1

**320 Flagstaff Gully Link Road, Warrane and Crown road reservations  
(Clarence Mountain Bike Park)**



*Photo 1: The car park and entrance to the Clarence Mountain Bike Park.*



*Photo 2: The location of the toilet block and overflow parking area for event days.*

**11.3.3 DEVELOPMENT APPLICATION D-2019/32 - 15 ACTON ROAD, WITH ACCESS OVER 17 ACTON ROAD, ACTON PARK - ADDITIONS AND ALTERATIONS**

(File No D-2019/32)

**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for additions and alterations at 15 Acton Road, with access over 17 Acton Road, Acton Park.

**RELATION TO PLANNING PROVISIONS**

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

**LEGISLATIVE REQUIREMENTS**

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

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

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the applicant's consent until 21 March 2019.

**CONSULTATION**

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

- traffic congestion;
- dangerous intersection;
- inadequate parking;
- no alternative transport; and
- traffic impact statement.

**RECOMMENDATION:**

- A. That the Development Application for additions and alterations at 15 Acton Road, with access over 17 Acton Road, Acton Park (Cl Ref D-2019/32) 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 – DESIGN DA.
5. LAND 1A – LANDSCAPE PLAN.
6. The development must meet all required Conditions of Approval specified by TasWater notice dated 6 February 2019 (TWDA 2019/00098-CCC).

**ADVICE**

Council's building department has advised that the proposed works are to comply with Disability (Access to Premises- Building) Standards 2010.

**ADVICE**

Council's plumbing department has advised that a plumbing CLC will be required before works are to commence.

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

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

The site is subject to the following approvals and permits:

- D-2006/171 - Child Care Centre;
- D-2008/64 - Child Care Centre;
- A-2010/8 - Rezoning from Rural Residential to Special Use (Educational and/or Child Care Centre);
- SD-2011/3 - Subdivision;
- D-2011/260 - Identification signage and outbuilding; and
- D-2014/3 - Shade structure.

**2. STATUTORY IMPLICATIONS**

- 2.1.** The land is zoned Community Purpose 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 – Community Purpose Zone; and
  - Section E6.0 – Parking and Access and Stormwater Management Codes.
- 2.4.** Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

### **3. PROPOSAL IN DETAIL**

#### **3.1. The Site**

The site is a 7015m<sup>2</sup> irregular shaped allotment, located at Acton Road, Acton Park. It is surrounded by rural living setting. The site is eastwards sloping and partly cleared of vegetation. Access is provided via Acton Road. The site has an existing carpark with 18 car spaces.

The site contains an existing childcare centre which will be extended as part of the works. The area surrounding the site is zoned Community Purpose and is used as an educational precinct.

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

The proposal is to extend the existing childcare centre by 310m<sup>2</sup>. It involves relocating the Outside School Program that used to operate in Lauderdale Primary School. There will be no increase in the number of children attending the Outside School Program, only a change in the location in which the program will operate from. The new extension would increase the total floor area to 495m<sup>2</sup>.

External finishes and elements include tresa clad walls, colour band features, high light glazing, new entry stairs and a handrail. The area in front of the new undercover entry would be paved. Existing windows would be reglazed.

The proposal also includes a new sealed car parking area for 18 cars in front of the proposed extension. The proposed car parking area will result in total of 36 car parking spaces on-site. The proposed carpark would have external lighting and access would be provided via a 6m wide existing right-of-way over 17 Acton Road. Landscaping would be proposed in front of the proposed extension.

#### **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 Community Purpose Zone and Parking and Access and Stormwater Management Codes with the exception of the following.

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
17.3.1 A1	Hours of operation	Hours of operation of a use within 50m of a residential zone must be within: (a) 8.00am to 8.00pm Mondays to Fridays inclusive;	Does not comply - the service will operate outside 6.30am - 8pm Mondays to Fridays inclusive.

		(b) 9.00am to 6.00pm Saturdays; (c) 10.00am to 5.00pm Sundays and Public Holidays;  except for office and administrative tasks.	
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The proposed variation must be considered pursuant to the Performance Criteria 1 of the Clause 17.3.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“Hours of operation of a use within 50m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent”.</i>	<p>Complies - the proposed hours of use are from 6.30am to 8pm Monday to Friday inclusive. It is noted that the proposed development site is located adjacent to Lauderdale Primary School and the nearest residential dwelling is located 140m from the proposed development site.</p> <p>In addition, the proposed use will not include any commercial vehicle movements. It is also considered that the proposed development will seek a variation of 1.5 hours, which can be considered reasonable. This can also be considered to be necessary for the childcare centre from an operational point of view. The varied hours also alleviate traffic and parking concerns, as parents would be dropping their children off at different times.</p> <p>The childcare centre has been operating under these hours and Council has not received any complaints in relation to the hours of operation.</p> <p>On the basis of the location of the proposed development and activities involved in the use, it is considered that the requirements of this performance criterion are met.</p>

Clause	Standard	Acceptable Solution	Proposed
17.3.2 A1	Noise	<p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm and 7.00am;</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	Does not comply - the proposal did not include a noise report, and therefore it has to be assessed against the performance criteria.

The proposed variation must be considered pursuant to the Performance Criteria 1 of the Clause 17.3.2 as follows.

Performance Criteria	Proposal
<i>“Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone”.</i>	Complies - the applicant has provided a copy of an approved application to the Tasmania Planning Commission which states that the land is designed to function as an educational precinct, which supports the proposed use of the site in this manner. It is noted that the proposed development is situated between established Lauderdale Primary School and an Early Education and Care Service.

	<p>The proposal will not include any commercial vehicle movements and the noises generated by the proposed use will mainly include children's voices and vehicle movement, which can be considered acceptable considering both the use of the site and the location of the site next to a high traffic volume road (Acton Road).</p> <p>Furthermore, the closest dwelling is located 140m away from the proposed development site and Council has no record of any noise complaints in relation to the site.</p> <p>On the basis of the low level of activity in terms of noise generating activities, it is considered that the requirements of this performance criterion are met.</p>
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Clause	Standard	Acceptable Solution	Proposed
17.4.3 A1	Design	<p>Building design must comply with all of the following:</p> <p>(a) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</p> <p>(b) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the façade;</p>	<p>Does not comply - the proposed development does not provide windows and door openings at ground level in the front façade that are 40% or more of the surface area. Also, the expanse of blank wall in the ground level front façade is greater than 50% of the length of the façade.</p>

The proposed variation must be considered pursuant to the Performance Criteria 1 of the Clause 17.4.3 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</i></p> <p><i>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</i></p> <p><i>(c) at large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space”.</i></p>	<p>Complies - as the proposal provides more windows than the existing development in the front façade, it improves the passive surveillance of site. The proposal provides openings and windows on 20% of the surface area of the ground floor level. The proposed carpark and the perimeter will be appropriately illuminated, improving the passive surveillance of the site. The proposal will not create any entrapment spaces around the building site and provides well-lit access to the proposed building.</p> <p>The proposal includes various architectural treatments such as varied cladding materials, feature colour band treatments and a butterfly style roof design. These treatments will contribute positively to the surrounding streetscape and public spaces. The proposed building will provide visual articulation through the variation in roof profile and height.</p>

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
17.4.4 A1	Passive surveillance	<p>Buildings design must comply with all of the following:</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40% of the surface area of the ground floor level façade;</p>	Does not comply - the proposed development does not provide windows and door openings at ground level in the front façade that are 40% or more of the surface area. Also, the expanse of blank wall in the ground level front façade is 70% or greater of the length of the façade.

		(c) or new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a carpark which amount to no less than 30% of the surface area of the ground floor level façade.	
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The proposed variation must be considered pursuant to the Performance Criteria 1 of the Clause 17.4.4 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</i></p> <p><i>(b) locate windows to adequately overlook the street and adjoining public spaces;</i></p> <p><i>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa”.</i></p>	<p>Complies - it can be considered that the proposed development includes windows that overlook the adjoining public spaces such as the proposed carpark. The proposal will not create any entrapment spaces around the building site and provides well-lit access to the proposed building.</p> <p>The windows on the western elevation that cover 20% of the ground floor area of the building façade provide direct view lines into the building and vice versa.</p> <p>In addition, the proposed extension increases the amount of windows and openings in the front façade and therefore, it can be considered that the proposal improves passive surveillance.</p>

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
6.6.1 A1	Number of car parking spaces	<p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>except if:</p>	Does not comply - the proposal provides 18 car parking spaces and is 7 car parking spaces short of meeting an acceptable solution.

		(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;	
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The proposed variation must be considered pursuant to the Performance Criteria 1 of the Clause 6.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i></p> <p><i>(a) car parking demand;</i></p>	<p>Complies - it is considered that, due to the nature of the proposed use which involves parents dropping their children off and not staying on-site for long periods of time, there will be a steady turnover of car parking demand on-site. The traffic impact statement provided with the application states that, during the peak traffic hours, the maximum car parking demand would be 13 car parking spaces for parent pick up/set down.</p> <p>Taking into consideration staff and their parking demand, there will be up to 8 staff members at the facility, requiring a car parking supply of 6 car parking spaces, assuming that some staff travel to work by other means of transportation or car share.</p> <p>In addition, the proposed after hours childcare centre previously operated in Lauderdale Primary School, which is located on an adjacent lot (13 Acton Road). Therefore, it can be considered that relocating the use to 15 Acton Road will not generate additional car parking demand.</p>
<p><i>(b) the availability of on-street and public car parking in the locality;</i></p>	<p>Complies - it can be considered that, in the event there would be a shortage of car parking bays in the new carpark, there is an extensive amount of alternative car parking available in the immediate area of the site.</p>

<i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i>	Complies - the site is located approximately 280m from Metro Bus Stop No 78 which serves Metro Bus routes 634, 635, 646, X34 and X44.
<i>(d) the availability and likely use of other modes of transport;</i>	The site is accessible to vehicle, non-authorized and pedestrian traffic.
<i>(e) the availability and suitability of alternative arrangements for car parking provision;</i>	not applicable
<i>(f) any car parking deficiency or surplus associated with the existing use of the land;</i>	not applicable
<i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i>	not applicable
<i>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i>	not applicable
<i>(i) the appropriateness of a financial contribution in-lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i>	A cash-in-lieu contribution is not required for this development as there are no public parking areas planned in the immediate area that would service this site.
<i>(j) any verified prior payment of a financial contribution in-lieu of parking for the land;</i>	None
<i>(k) any relevant parking plan for the area adopted by Council;</i>	not applicable
<i>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”.</i>	not applicable

## **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. Traffic Congestion**

Concern was raised that Acton Road is congested at the location of the proposed development and the proposal will worsen the situation.

- **Comment**

The proposal will not lead to an increase in the number of children attending the Outside School Care program. The proposal is to relocate the service from 13 Acton Road to 15 Acton Road. Council's Engineers assessed the proposal against E6.6 - Parking and Access code and were satisfied that it complies with all the relevant standards.

## **5.2. Dangerous Intersection**

Concern was raised that the intersection of South Arm Road and Acton Road is dangerous and congested.

- **Comment**

The proposed use will have very minimal impact on the traffic load on Acton Road, as the proposal is to relocate the After Hours Child Care Centre from 13 Acton Road to 15 Acton Road. There will be no increase in the number of children attending the service. It can be considered that the proposed use will not have any impact on the function of the intersection of South Arm Road and Acton Road.

## **5.3. Inadequate Parking**

Concern was raised that the parking provided on-site is inadequate.

- **Comment**

The proposal was assessed against E6.6- Parking and Access code and Council's Engineers were satisfied that the parking provided on-site will be within acceptable parameters given the operational nature of the carpark.

## **5.4. No Alternative Transport**

Concern was raised that there is no alternative method of transportation available.

- **Comment**

There is metro bus stop no 78 on South Arm Road, which is within 280m walking distance from the site. The metro bus stop provides routes to Howrah, Oakdowns, Bellerive, Seven Mile Beach, Lauderdale, Shoreline Central, Hobart City, Rosny Park and Roches Beach.

In addition, the area is adequately serviced with walkways.

### **5.5. Traffic Impact Statement**

Concern was raised that the traffic impact statement provided was inaccurate and outdated.

- **Comment**

The traffic impact statement was prepared by a suitably qualified person. Most of the traffic data was collected in 2015, however, this is considered to be recent in terms of its statistical value. Council's Engineers are satisfied that the statement is applicable as there have been no significant changes to consider.

## **6. EXTERNAL REFERRALS**

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

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

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

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

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

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

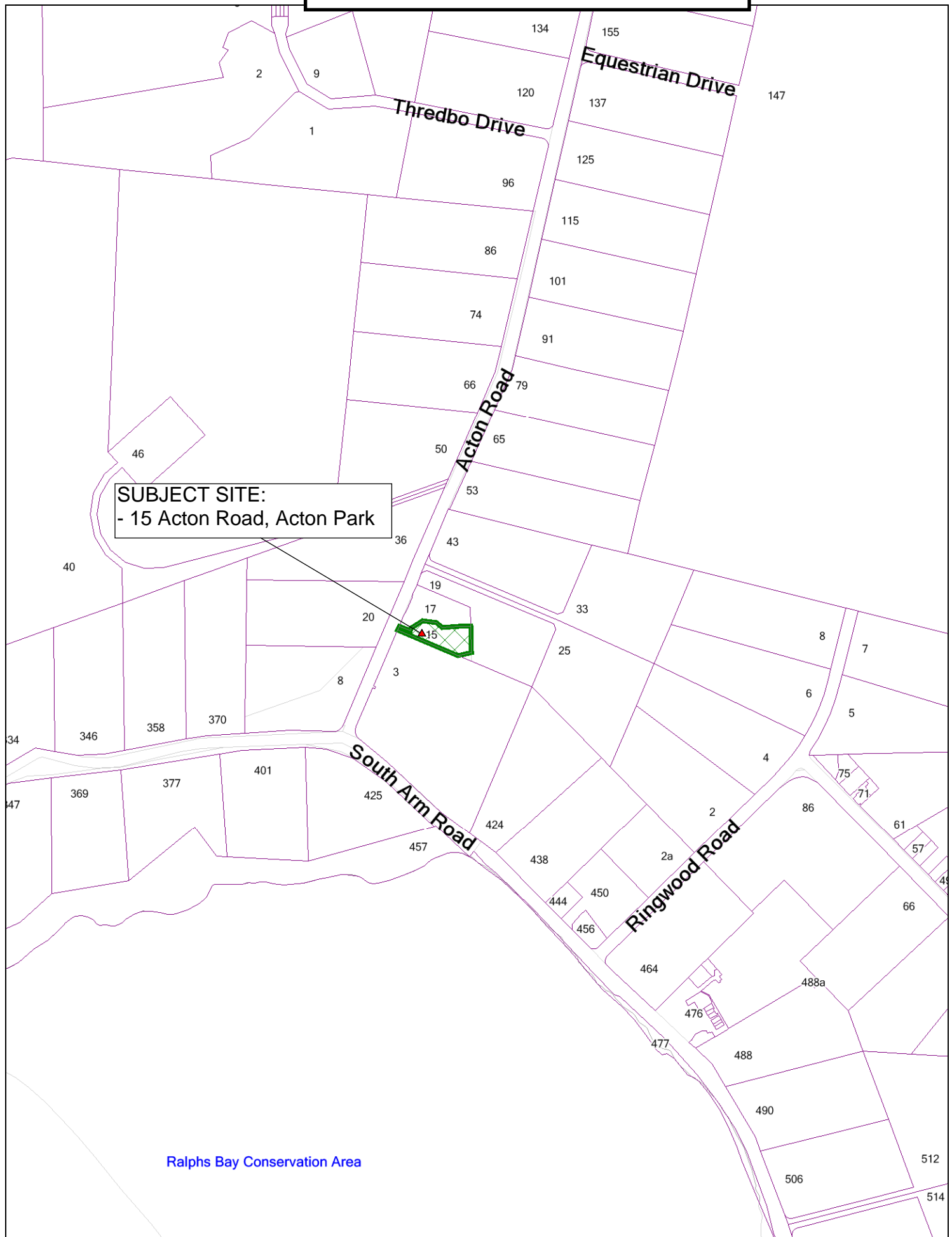
**9. CONCLUSION**

The proposal is recommend for a conditional approval.

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

Ross Lovell  
**MANAGER CITY PLANNING**

## Attachment 1



**Disclaimer:** This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 7 March 2019 **Scale:** 1:7,001 @A4

## Attachment 2



**Vision:**  
Shaping the future for children

**Mission:**  
Passionate people;  
empowered to make a difference

**Philosophy:**  
'All children and educators  
have the opportunity to imagine,  
explore and discover'

24 January 2018

Mr Ross Lovell  
Manager City Planning  
Clarence City Council

Dear Mr Lovell,

RE: Development Application for 15 Acton Road, Acton Park (Lauderdale) Child Care Centre and Outside School Hours Care (A005-15)

Thank you for your preliminary advice contained within your letter dated 14 November 2018.

I can advise that the proposed extension to the current service (Lauderdale Early Learning Centre) will operate between the hours of 6.30am – 6.30pm, Monday to Friday. There will be an increase of 40 children under 5 years of age (Long Day Care, LDC) accessing the service. The proposed development will also cater for 60 children between 5-12 years of age during before and after school care (Outside School Hours Care, OSHC). These 60 children currently attend our service at the neighbouring Lauderdale Primary School located within a space approximately 30 meters from the proposed development. There will therefore be no increase in the number of children attending the Outside School Hours Care program, only a change in the location in which the program will operate from.

The Lauderdale Early Learning Centre has worked in partnership with the Lauderdale Primary School for many years to support families and children outside of the school's operating hours. The Lauderdale Primary School continues to experience significant student population growth, and this is expected to continue for many years. Until the school receives a capital funding allocation to extend the school, it is relying on reconfiguring existing spaces within the school to meet student numbers. This reconfiguration has not been ideal and has inadvertently affected the appropriateness of the space available for Outside School Hours Care. The development of the proposed purpose built Outside School Hours Care facility will take pressure off the current school infrastructure and assist the school to meet its student population growth. The service will continue to work in close collaboration with the Lauderdale Primary School and will continue to be seen as an extension to the school with the outdoor area opening up to the school's outdoor area and footpaths between the facilities.

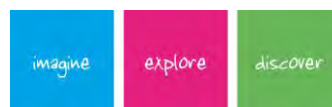
The proposed new facility has been designed to complement the existing early education and care building on site, including the cladding, external lighting and natural outdoor play spaces. Although there is an existing kitchen within the new facility it will mainly be used for cooking activities with children. All food preparation will be undertaken in the main Long Day Care building using the existing commercial kitchen. Rubbish collection will be via the existing bin storage area located adjacent to the existing car park and all deliveries will be made to the main building, therefore there will be no increase in commercial vehicle movements due to this development.

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**Discovery Early Learning Centre – Head Office**

PO Box 39, Ulverstone Tasmania 7315.

**p:** (03) 6425 1019 **e:** admin@discoveryelc.com.au **w:** www.discoveryelc.com.au



In relation to clause 17.3.1 (A1), the service will operate outside of the 8am – 8pm acceptable solution, however it must be noted that this proposed development is located next to a large primary school and at the site of an existing early learning service. In any case, the closest residential building is located at least 130 meters from the proposed development site.

In relation to clause 17.4.4, the glazing on the western side of the proposed building (facing the car park) has been designed to meet the needs of the occupants of the building. It was impractical and troublesome to have windows and doors of no less than 40% of the western wall's surface area. The car park will be appropriately illuminated, and the perimeter of the building will also be illuminated to integrate with the design of the existing building.

Regarding the above development standards under the community purpose zone, it needs to be noted that we successfully applied to have the property rezoned from 'Rural Residential (SU9)' to 'Special Use (SU7)' in 2011 under the advice of the Clarence Council that this was the best way to manage the land into the future. There was also an additional row in the table at clause 6.12.4 of the ordinance identifying SU9 as the map code with the title of the specified use being 'Educational and/or Child Care Centre'. It was our understanding that this enabled the development of the site for Educational / Child Care purposes into the future and that future development for this use was not subject to a planning approval. This rezoning caused the dwelling to become a non-conforming use, however this was assessed by the Tasmanian Planning Commission as being "a minor issue that is likely to be only temporary until the strategic intent of the land as an educational precinct is fully realised". Please refer to the Tasmanian Planning Commission Permit and Report attached for further details.

In relation to vehicle parking and access, please refer to the traffic impact report by Traffic Engineer Milan Prodanovic. We are confident that the proposed number of car spaces is more than adequate to cater for the proposed development and the site in general. Our peak parking demand periods are very complementary to that of the Lauderdale Primary School (our peak periods are different to the school's peak periods). Outside of the school peak periods of parking demand (8.30am – 9.00am and 2.30pm – 3.00pm) there is ample parking available in the immediate vicinity should our proposed car park be full during our peak periods. This includes parking being available along Acton Road, along our driveway and within the school car park that surrounds our property. The school car park is available for use by the public during and outside of school hours including to access the Lauderdale Community Centre after hours. It is envisaged that families collecting their children from the After School Care program (Outside School Hours Care) will continue parking in their current locations. I also note that many families currently collect their younger children from the LDC building and their older children from the OSHC building, meaning that many families have one drop off / collection for multiple children which reduces the demand for parking. I also note that several of our Educators use the bus system, of which there is a bus stop directly in front of the Early Learning Centre which also reduced the demand for parking spaces we require.

I note that the site has already been landscaped and no additional or notable landscaping is proposed at this time.

Please do not hesitate contacting me should you require further information relating to our development application.

Yours Sincerely,



Lyndon Walsh  
Business Manager

5 February 2019

Ms Paola Barlund  
Planner  
Clarence City Council

Dear Ms Barlund,

RE: Development Application for 15 & 17 Acton Road, Acton Park (Lauderdale) Child Care Centre and Outside School Hours Care (A005-15)

Thank you for your letter dated 4 February 2019.

As requested, I have amended our application form to include 17 Acton Road. Please see attached. We were of the understanding that both properties were 15 Acton Road (15 & 15a) so apologies for that oversight. As discussed on the phone this morning, I can confirm that the Schedule of Easements for both 15 & 17 Acton Road were provided with the original application.

Regarding compliance with 17.3.2 A1/P1, I reiterate that this site is earmarked for further development as an educational precinct. I note the report attached to our application from the Tasmanian Planning Commission which states that the strategic intent of the land as an educational precinct, which supports the appropriateness of our proposed development. In any case, the proposed development is situated in between an established Primary School and Early Education and Care service. There will be no noise emissions other than acceptable children's voices and vehicle movements. I also note that the closest dwelling is a good 130 meters from the proposed building and outdoor area. The proposed building and outdoor area is actually further away from the closest dwelling than both the primary school buildings and the main early learning centre on the neighbouring properties.

Regarding compliance with 17.3.3 A1/P1, I can confirm that there are no significant outdoor lights proposed for the site. We will install security lighting around the perimeter of the building to meet safety requirements and the car park will be illuminated to meet building related requirements. I reiterate that the closest dwelling is over 130 meters from the proposed building and due to the vegetation, topography of the area and the distance between, the lighting proposed will have no impact on that dwelling.

Please do not hesitate contacting me should you require further information relating to our development application.

Yours Sincerely,



Lyndon Walsh

Business Manager

Site -  
15 Acton Road,  
Lauderdale



# Discovery Early Learning Centre

1805                      15 Acton Road, Lauderdale  
                                 TAS 7021  
  
28/11/2018              Discovery Early Learning Centres Pty Ltd

Planning Application

## Architectural Drawings

- A101    Site Plan
- A201    Existing & Demolition Plan
- A202    Ground Floor Plan
- A301    Elevations - 1
- A302    Elevations - 2
- A401    3D Views - 1
- A402    3D Views - 2



**x-squared**  
ARCHITECTS

HOBART  
1st Floor, 125 Collins Street  
Hobart Tasmania 7000  
t: 03 6224 9370

LAUNCESTON  
Suite 4, 1st Floor, 39 Paterson Street  
Launceston Tasmania 7250  
t: 03 6334 9590

e: admin@xsa.net.au

www.xsa.net.au

# PLANNING APPLICATION

REVISIONS  
A 28/11/2018 Planning Application  
B 23/01/2019 Revisions to Car Park

DRAWING  
Site Plan

PROJECT TITLE  
Discovery Early Learning Centre

PRINCIPAL  
Discovery Early Learning Centres Pty Ltd

PROJECT ADDRESS  
15 Acton Road, Lauderdale TAS 7021

JOB NUMBER  
1805

DATE  
28/11/2018

SCALE @ A3  
As indicated

DRAWN  
JMW  
CHECKED  
PS

A101<sub>B</sub>

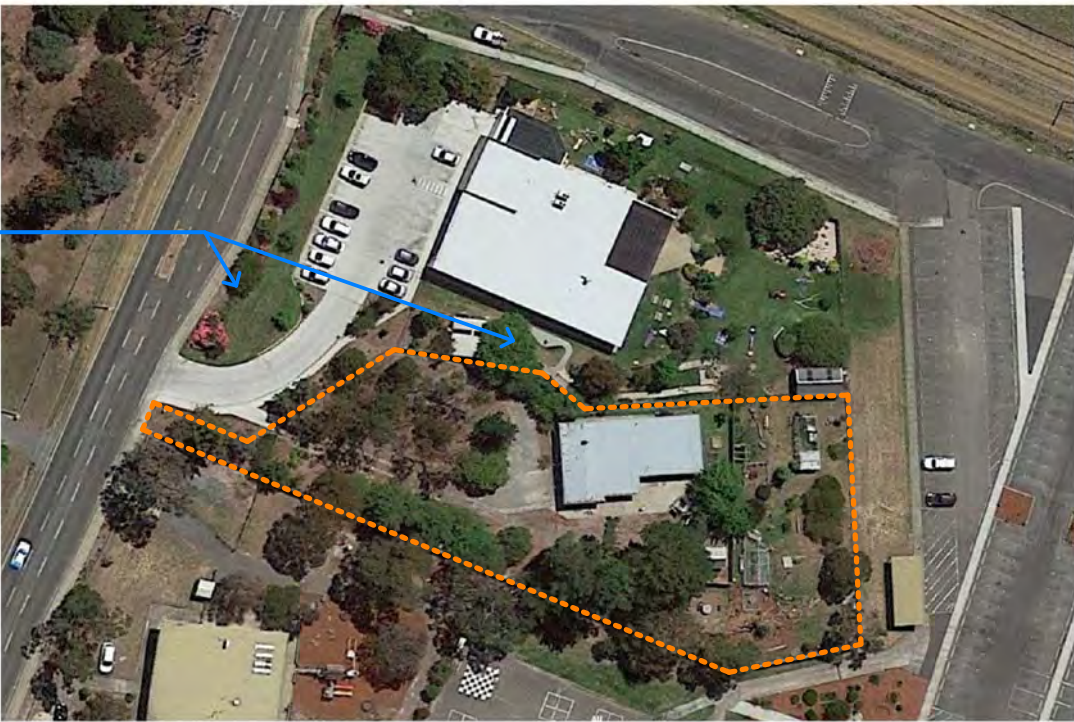


HOBART  
1st Floor, 125 Collins Street  
Hobart Tasmania 7000  
t: 03 6224 9370

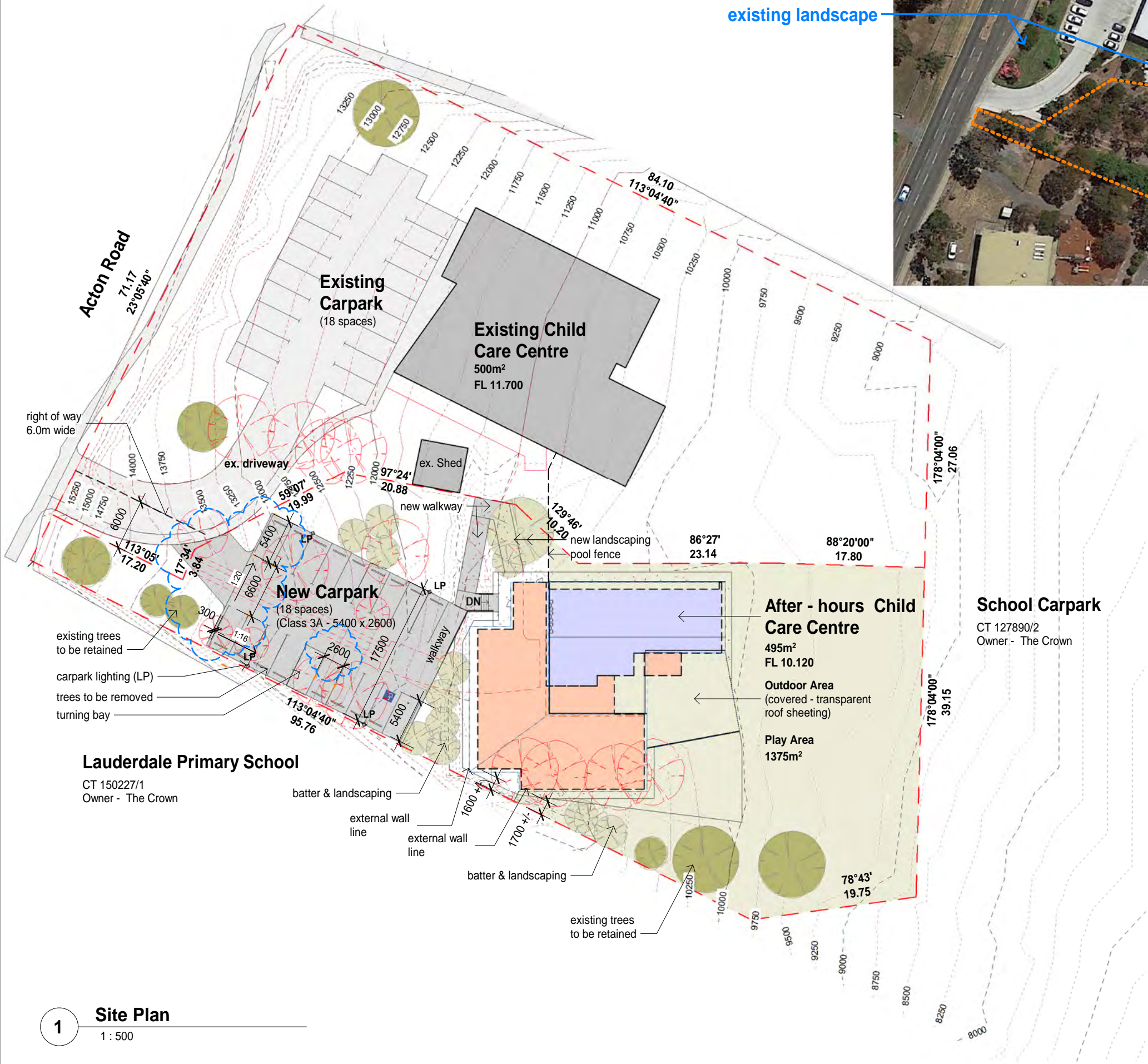
LAUNCESTON  
Suite 4, 1st Floor, 39 Paterson Street  
Launceston Tasmania 7250  
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e: admin@xsa.net.au

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existing landscape



## Area Schedule

	existing floor area -	195m² +/-
	new addition -	310m² +/-
TOTAL FLOOR AREA -		495m² +/-

# PLANNING APPLICATION

REVISIONS  
A 28/11/2018 Planning Application

DRAWING  
Existing & Demolition Plan

PROJECT TITLE  
Discovery Early Learning Centre

PRINCIPAL  
Discovery Early Learning Centres Pty Ltd

PROJECT ADDRESS  
15 Acton Road, Lauderdale  
TAS 7021

JOB NUMBER  
1805

DATE  
28/11/2018

SCALE @ A3  
1 : 100

DRAWN  
JMW  
CHECKED  
PS

A201 A



HOBART  
1st Floor, 125 Collins Street  
Hobart Tasmania 7000  
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LAUNCESTON  
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t: 03 6334 9590

e: admin@xsa.net.au

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existing roof line

form new opening

remove internal walls,  
doors & fixtures as shown

Existing Residence  
RL 10120

remove existing roof  
to existing ridge line

remove existing window  
& wall

remove existing walls,  
doors & windows  
as shown

form new opening

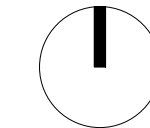
remove existing walls,  
doors & windows  
as shown

1

## Ground Floor - Demolition

1 : 100

0 1 2 3 4 5m



# PLANNING APPLICATION

REVISIONS  
A 28/11/2018 Planning Application

DRAWING  
Ground Floor Plan

PROJECT TITLE  
Discovery Early Learning Centre

PRINCIPAL  
Discovery Early Learning Centres Pty Ltd

PROJECT ADDRESS  
15 Acton Road, Lauderdale  
TAS 7021

JOB NUMBER  
1805

DATE  
28/11/2018

SCALE @ A3  
1 : 100

DRAWN  
JMW  
CHECKED  
PS

## A202<sub>A</sub>

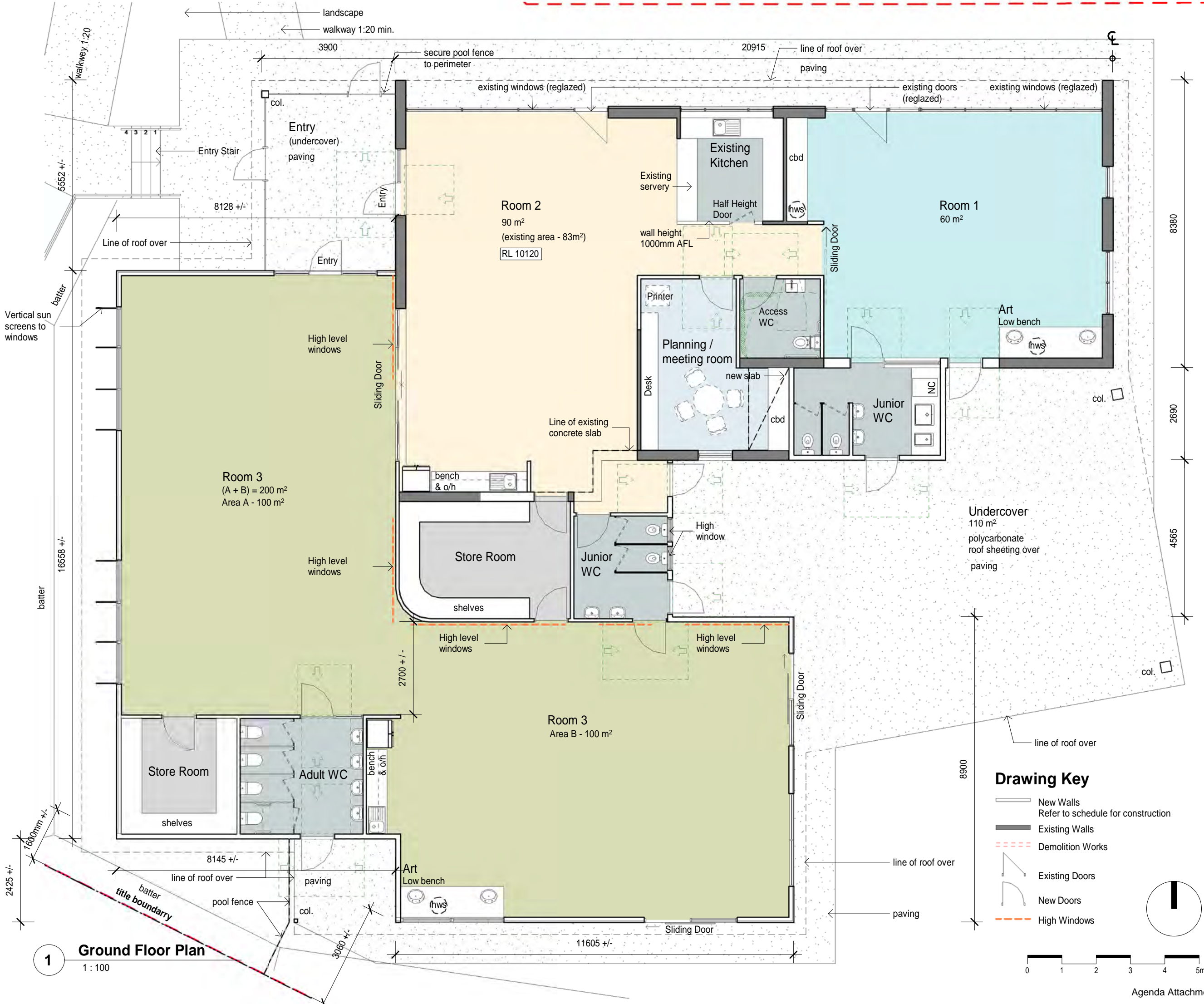


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Ground Floor Plan

1 : 100

# PLANNING APPLICATION

REVISIONS  
A 28/11/2018 Planning Application

DRAWING  
Elevations - 1

PROJECT TITLE  
Discovery Early Learning Centre

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1805	28/11/2018

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PS

A301 A

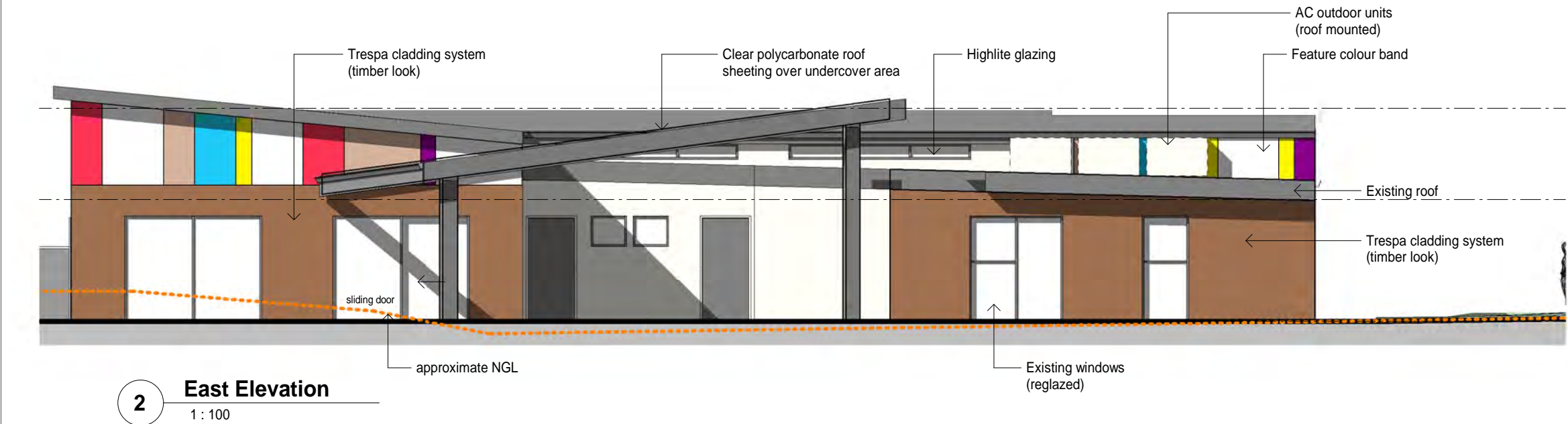
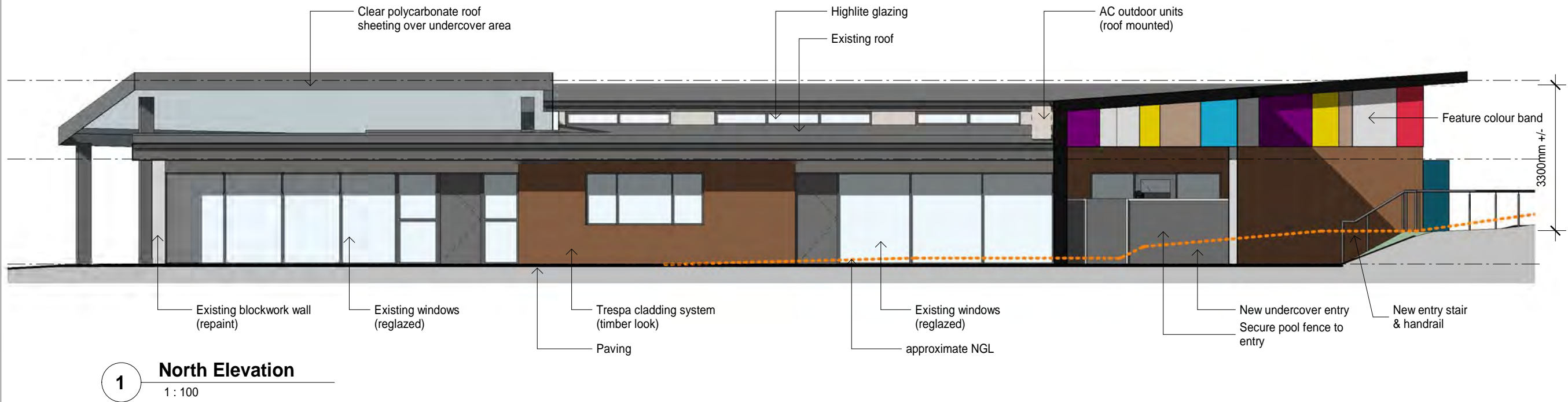


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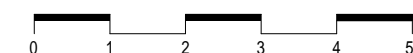


<b>REVISIONS</b>	
A	28/11/2018 Planning Application

DRAWN JMW	A302
CHECKED PS	

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## Attachment 3

### **15 Acton Road, with access over 17 Acton Road, ACTON PARK**



**Site viewed from Acton Road**

**11.3.4 DEVELOPMENT APPLICATION D-2018/720 - 15 BAYFIELD STREET AND 5 WINKLEIGH PLACE, ROSNY PARK - DRIVE THROUGH TAKEAWAY SHOP**

(File No D-2018/720)

**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a drive through Takeaway Shop at 15 Bayfield Street and 5 Winkleigh Place, Rosny Park.

**RELATION TO PLANNING PROVISIONS**

The land is zoned Central Business and subject to the Parking and Access and Signs 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 27 March 2019.

**CONSULTATION**

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

- noise;
- odour; and
- rubbish.

**RECOMMENDATION:**

A. That the Development Application for drive through Takeaway Shop at 15 Bayfield Street and 5 Winkleigh Place, Rosny Park (CI Ref D-2018/720) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLANS [details of the outdoor furniture, including umbrellas, which are compatible with the streetscape works in Bayfield Street].

3. ENG A5 – SEALED CAR PARKING.
  4. ENG S1 – INFRASTRUCTURE REPAIR.
  5. ENG M1 – DESIGNS DA “add additional dot point, external carpark lighting”.
  6. LAND 1A – LANDSCAPE PLAN add additional dot points, “type of hard and soft landscaping and furniture compatible with the streetscape improvements undertaken in Bayfield Street”.
  7. LAND 2 – LANDSCAPE BOND (COMMERCIAL).
  8. GEN C2 – CASH-IN-LIEU [\$48,000] [4].
  9. GEN S6 – SIGN CONTEXT.
  10. GEN S7 – SIGN MAINTENANCE.
  11. GEN S7 – SIGN ILLUMINATION HOURS.
  12. The development must meet all required Conditions of Approval specified by TasWater notice dated 3 December 2019 (TWDA 2018/01949-CCC).
  13. ADVICE 3 – FOOD SPECIFICATIONS ADVICE.
  14. ADVICE 6 – FOOD REGISTRATION ADVICE.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

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## **ASSOCIATED REPORT**

### **1. BACKGROUND**

No relevant background.

### **2. STATUTORY IMPLICATIONS**

**2.1.** The land is zoned Central Business 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 – Central Business Zones;
- Section E6.0 – Parking and Access Code; and
- Section E17.0 – Signs Code.

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

### **3. PROPOSAL IN DETAIL**

#### **3.1. The Site**

The site is vacant 730m<sup>2</sup> lot located on the south side of Bayfield Street, 20m east of Winkleigh Place. The Winkleigh Place abuts the southern boundary.

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

The proposal is for a drive through take away shop. Pedestrian access to the shop is from Bayfield Street and through the Winkleigh Place carpark. The existing vehicular access from Bayfield Street is proposed to be removed so that the site has vehicular access only from the Winkleigh Place carpark.

The building is single storey with a floor area of 130m<sup>2</sup>. An external dining area is proposed between the building and Bayfield Street and umbrellas are proposed to be located over this area.

Five car parking spaces are proposed to be located on-site. Vehicular access is proposed from the Council’s carpark and requires the removal of 3 car parking spaces. The applicant has proposed that the carpark will be reconfigured to provide for these 3 spaces nearby in the carpark.

The applicant is aware that the development is deficient in the number of car parking spaces required by the Scheme and acknowledges that a condition for a cash-in-lieu contribution may be required.

An illuminated pylon sign fronting Bayfield Street and awning signage on the northern and southern elevation is proposed.

Landscaping is proposed along the street frontage and around the pylon sign and in the carpark area at the rear of the building. The applicant is aware of the recent Bayfield Street improvements and is agreeable to working with Council to ensure that the palette of materials used for the landscaping and front setback is compatible with these works.

#### **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 Central Business Zone and Parking and Access and Signs Codes with the exception of the following.

**Central Business Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
22.4.2 A1	Setback	<p>Building setback from frontage must be parallel to the frontage and must be no less than:</p> <ul style="list-style-type: none"> <li>• 3m, if facing a Residential zone.</li> <li>• 9m, if fronting Bayfield Street or Ross Avenue.</li> <li>• nil if fronting any other street.</li> </ul>	The building is located 2.5m to Bayfield Street frontage.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 22.4.2 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“Building setback from frontage must satisfy all of the following:</i></p> <p><i>(a) be consistent with any Desired Future Character Statements provided for the area;</i></p> <p><i>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</i></p>	<p>The proposal is considered to be compatible with the Desired Future Character Statements as the site will be redeveloped with a commercial building that presents well to the street, vehicular access to the site is removed from Bayfield Street, and a forecourt area fronting Bayfield Street is provided. The access and drive through will also activate the south side of the building, contributing to commercial development facing the Winkleigh Street car park.</p> <p>The proposed building façade is located 3.810m from the street frontage with the roof extending to within 2.5m of the boundary. The adjoining building at 13 Bayfield Street is located 4.1m from the front boundary and the adjoining building to the east at 17 Bayfield Street is located 2.4m from the street frontage.</p>

	<p>The building directly opposite has its entrance located on the front boundary with the rest of the building located approximately 4m from the front boundary. It is considered that the setback is compatible with the setbacks of adjoining buildings.</p>
<p>(c) <i>enhance the characteristics of the site, adjoining lots and the streetscape;</i></p>	<p>The proposal is considered to enhance the characteristics of the site by providing sufficient area between the building and frontage to provide for outdoor dining. Landscaping is also proposed which will enhance the streetscape providing that it is consistent with the recent streetscape improvements made to Bayfield Street.</p>
<p>(d) <i>provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</i></p>	<p>The building is located on a relatively narrow lot and therefore does not present a long building façade.</p>
<p>(e) <i>provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</i></p>	<p>The variation will provide adequate area between the street and the building for an outdoor dining area and excellent passive surveillance of the forecourt is provided.</p>
<p>(f) <i>in the case of properties in Bayfield and Ross Streets, where appropriate, providing a forecourt designed to give adequate space for some form of public use, such as outdoor dining, relaxation, landscaping or public art.</i></p>	<p>Outdoor dining fronting Bayfield Street is proposed.</p>
<p>(g) <i>any Desired Future Character Statements provided for the area”.</i></p>	<p>As discussed above in (a).</p>

**Central Business Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
22.4.3 A1	Design	<p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing façade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p>	<p>complies</p> <p>complies</p> <p>Does not comply as the southern (rear) elevation has a blank section of the wall that is 60% the length of the wall.</p> <p>complies</p> <p>not applicable</p>

	(f) not include security shutters over windows or doors with a frontage to a street or public place;	complies
	(g) provide awnings over the public footpath if existing on the site or on adjoining lots.	not applicable
	(h) not include a vehicle driveway to the frontage;	complies
	(i) provide compatible footpaths with adjoining footpaths.	complies

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 22.4.3 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“Building design must enhance the streetscape by satisfying all of the following:</i></p> <p><i>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</i></p> <p><i>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</i></p> <p><i>(c) treat large expanses of blank wall in the front façade and facades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</i></p> <p><i>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</i></p>	<p>The access from Bayfield Street adequately addresses the street.</p> <p>Full length windows are located along the northern elevation facing Bayfield Street which offers excellent passive surveillance.</p> <p>The southern (rear) elevation fronting the car parking area for the site and Winkleigh Place beyond contains a large area for a painted wall graphic which will contribute positively when viewed from the public car park.</p> <p>not applicable</p>

(e) <i>ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</i>	not applicable
(f) <i>not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</i>	not applicable
(g) <i>only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</i>	not applicable
(h) <i>be consistent with any Desired Future Character Statements provided for the area.</i>	As discussed previously, the development is considered consistent with the Desired Future Character Statements provided for the area.
(i) <i>ensure corner sites reinforce the prominence of the location.</i>	not applicable
(j) <i>front setback areas must be designed to enhance the streetscape and public access, through suitable paving, integrated with the public footpath, landscaping, seating or artworks”.</i>	Given the recent streetscape improvements to Bayfield Street, it is important to ensure that the front setback area is appropriately developed so that it is compatible. This has been discussed with the applicant who is agreeable to working with Council to ensure that the landscaping and outdoor furniture is appropriate.

**Central Business Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
22.4.4	Passive Surveillance	<p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p>	complies

		<p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a carpark which amount to no less than 30% of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external carpark.</p>	<p>complies</p> <p>Does not comply as the southern elevation facing the carpark has glazing of 14%.</p> <p>complies</p> <p>none proposed</p> <p>lighting not shown</p>
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The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 22.4.3 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“Building design must provide for passive surveillance of public spaces by satisfying all of the following:</i>	

(a) <i>provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</i>	Entrances to the building are clearly visible from Bayfield Street and the Winkleigh Place carpark.
(b) <i>locate windows to adequately overlook the street and adjoining public spaces;</i>	Full length windows are located on the northern elevation which overlook Bayfield Street. A large window and door and drive through service window are located on the southern elevation which will overlook the carpark.
(c) <i>incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</i>	The full length windows on the northern elevation allow pedestrians to see in and out of the building.
(d) <i>locate external lighting to illuminate any entrainment spaces around the building site;</i>	External lighting has not been proposed but will be required by a permit condition, if the development is approved.
(e) <i>provide external lighting to illuminate car parking areas and pathways;</i>	as above
(f) <i>design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</i>	Access to the building is highly visible and offers sight lines from adjoining properties and the public carpark.
(g) <i>provide for sight lines to other buildings and public spaces”.</i>	as above

**Central Business Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
22.4.5 A1	Landscaping	Landscaping along the frontage of a site is not required if all of the following apply: (a) the building extends across the width of the frontage, (except for vehicular access ways); (b) the building has a setback from the frontage of no more than 1m.	does not comply  does not comply

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 22.4.5 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“Landscaping must be provided to satisfy all of the following:</i></p> <p><i>(a) enhance the appearance of the development;</i></p> <p><i>(b) provide a range of plant height and forms to create diversity, interest and amenity;</i></p> <p><i>(c) not create concealed entrapment spaces;</i></p> <p><i>(d) be consistent with any Desired Future Character Statements provided for the area”.</i></p>	<p>Landscaping is proposed along the frontage of the site which will enhance the appearance of the development.</p> <p>A permit condition requiring a landscape plan is recommended for inclusion which will require a range of plant height and forms in accordance with this criteria.</p> <p>Entrapment spaces are not created.</p> <p>The treatment of the front setback area of the site is consistent with the Desired Future Character Statements for the area which encourages accessible outdoor spaces and suitable landscaping consistent with the recent Bayfield Street streetscape improvements.</p>

### **Parking and Access Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E6.6.1 A1	Number of car parking spaces	<p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1 (which would require 20 spaces plus queuing area for 5-12 vehicles); except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan (9 spaces).</p>	<p>Car parking is calculated in accordance with the Clarence Planning Scheme 2007 which results in 9 spaces being required for the development; 5 spaces are provided on-site. Three of the car parking spaces in Council’s carpark are proposed to be relocated to provide for vehicular access to the site. Council’s Engineers are satisfied that the relocated spaces will function appropriately.</p>

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E6.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i></p> <p>(a) <i>car parking demand;</i></p> <p>(b) <i>the availability of on-street and public car parking in the locality;</i></p> <p>(c) <i>the availability and frequency of public transport within a 400m walking distance of the site;</i></p> <p>(d) <i>the availability and likely use of other modes of transport;</i></p> <p>(e) <i>the availability and suitability of alternative arrangements for car parking provision;</i></p> <p>(f) <i>any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i></p> <p>(g) <i>any car parking deficiency or surplus associated with the existing use of the land;</i></p> <p>(h) <i>any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i></p>	<p>The proposal creates an additional demand for car parking in the Rosny Park area.</p> <p>Located adjacent to public car parking.</p> <p>Located within close proximity to public transport.</p> <p>It would be anticipated that some customers would walk or ride bikes.</p> <p>none proposed</p> <p>not relevant</p> <p>The existing use has a car parking deficiency as described above.</p> <p>Not relevant as the proposal is for a substantial redevelopment of the vacant site.</p>

(i) <i>the appropriateness of a financial contribution in-lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i>	Cash-in-lieu is considered appropriate in this case and is consistent with previous Council decisions to take cash-in-lieu for the provision of additional car parking in the area. It is recommended that a permit condition be included requiring cash-in-lieu at \$12,000 for each of the 4 deficient spaces. As discussed previously, the applicant was aware of this Scheme requirement in making this application.
(j) <i>any verified prior payment of a financial contribution in-lieu of parking for the land;</i>	not relevant
(k) <i>any relevant parking plan for the area adopted by Council;</i>	An Interim car parking plan which allows the Clarence Planning Scheme 2007 to be used for the calculation of car parking when it results in a lesser amount than the current CIPS (which would require 20 spaces plus queuing area for 5-12 vehicles). Accordingly, under the policy, the rate imposed is 9 spaces.
(l) <i>the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”.</i>	not applicable

**Parking and Access Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E6.6.4 A1	Number of Bicycle Parking Spaces	The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2 (2 for employees and 3 for customers)	none proposed

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E6.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<i>“The number of on-site bicycle parking spaces provided must have regard to all of the following:</i>	

<i>(a) the nature of the use and its operations;</i>	Given the nature of the business which includes a driveway through, it would be expected that the number of people accessing the site using bicycles would be low.
<i>(b) the location of the use and its accessibility by cyclists;</i>	The site is located adjacent to the Winkleigh Place carpark and Bayfield Street which provides easily accessible areas to park bicycles.
<i>(c) the balance of the potential need of both those working on a site and clients or other visitors coming to the site”.</i>	It is considered that given the nature of the use and the accessibility to public parking, it is reasonable to vary the requirement for bicycle parking.

**Parking and Access Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E6.7.7 A1	Lighting of Parking Areas	Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 “Basis of Design” and Clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	The proposal plans do not show lighting in the carpark area.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E6.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following:</i></p> <p><i>(a) enables easy and efficient use of the area;</i></p>	As the site will be used outside daylight hours, it is recommended that a permit condition be included requiring lighting to be shown in the engineering designs.

<i>(b) minimises potential for conflicts involving pedestrians, cyclists and vehicles;</i>	External lighting will ensure that conflicts are minimised.
<i>(c) reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;</i>	External lighting will help discourage crime and anti-social behaviour by improving surveillance.
<i>(d) prevents unreasonable impact on the amenity of adjoining users through light overspill;</i>	Given the commercial nature of the area it is considered that external lighting will not unreasonably impact on the amenity of the area.
<i>(e) is appropriate to the hours of operation of the use”.</i>	External lighting is appropriate as the business operates outside daylight hours.

**Signs Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E17.7.1 A1	Standards for Signs	A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.	Does not comply as the proposed pylon sign has a maximum height of 6.8m; and the awning fascia sign on the northern and southern elevations will have lettering 0.580m in height.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E17.7.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:</i></p> <p><i>(a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;</i></p> <p><i>(b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;</i></p>	<p>The proposed signage is integrated into the design of the building and outdoor areas and is not considered to dominate the building or streetscape.</p> <p>The dimensions of the signage is considered appropriate.</p>

<i>(c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;</i>	The materials are considered appropriate and a permit condition is recommended to ensure that it is satisfactorily maintained.
<i>(d) not result in loss of amenity to neighbouring properties;</i>	The site is located within a commercial area and is not considered to result in a loss of amenity to adjoining properties which are also commercial.
<i>(e) not involve the repetition of messages or information on the same street frontage;</i>	The lettering on the signage has not been included in the application, however, the number of signs is considered reasonable.
<i>(f) not contribute to or exacerbate visual clutter;</i>	The 2 awning signs on the building are not considered to result in visual clutter.
<i>(g) not cause a safety hazard”.</i>	The signage will not cause a fire hazard.

**Signs Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E17.7.1 A2	Standards for Signs	<p>The number of signs per business per street frontage must comply with all of the following:</p> <p>(a) maximum of 1 of each sign type;</p> <p>(b) maximum of 1 window sign per window;</p> <p>(c) if the street frontage is less than 20m in length, the maximum number of signs on that frontage is 3;</p> <p>(d) if the street frontage is 20m in length or greater, the maximum number of signs on that frontage is 6.</p> <p>except for the following sign types, for which there is no limit;</p>	<p>Does not comply as there is more than one sign type on the street frontage.</p> <p>No window signage proposed.</p> <p>not applicable</p> <p>complies</p>

		(i) building site; (ii) name plate; (iii) newspaper day bill; (iv) open/closed; (v) real estate; (vi) street number; and (vii) temporary sign.	
--	--	--	--

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause E6.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“The number of signs per business per street frontage must:</i></p> <p>(a) <i>minimise any increase in the existing level of visual clutter in the streetscape; and where possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs;</i></p> <p>(b) <i>reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs;</i></p> <p>(c) <i>not involve the repetition of messages or information.</i></p>	<p>The Bayfield Street streetscape will contain 1 pylon sign and 2 awning signs and the number of awning signs are not considered to result in visual clutter in the streetscape.</p> <p>not considered necessary</p> <p>It is considered that the 2 awning signs will not result in a unreasonable repetition of information.</p>

## **5. REPRESENTATION ISSUES**

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

### **5.1. Noise**

Concern was raised that the proposal will result in an adverse impact to the customers of the adjoining business through noise from vehicles.

- **Comment**

There are no standards under the Scheme that relate to noise for this site, given that it is not located adjoining a Residential zone. Therefore, this issue does not have determining weight.

## **5.2. Odour**

Concern was raised that the development will result in cooking odour.

- **Comment**

This issue is not a relevant planning consideration and if it becomes an issue in the future, it would be dealt with separately under the Environmental Management and Pollution Control Act 1994.

## **5.3. Rubbish**

Concern was raised regarding the impact on rubbish generated by the development.

- **Comment**

The issue of rubbish disposal is not a relevant planning consideration and therefore does not have determining weight.

## **6. EXTERNAL REFERRALS**

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

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

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

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

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

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

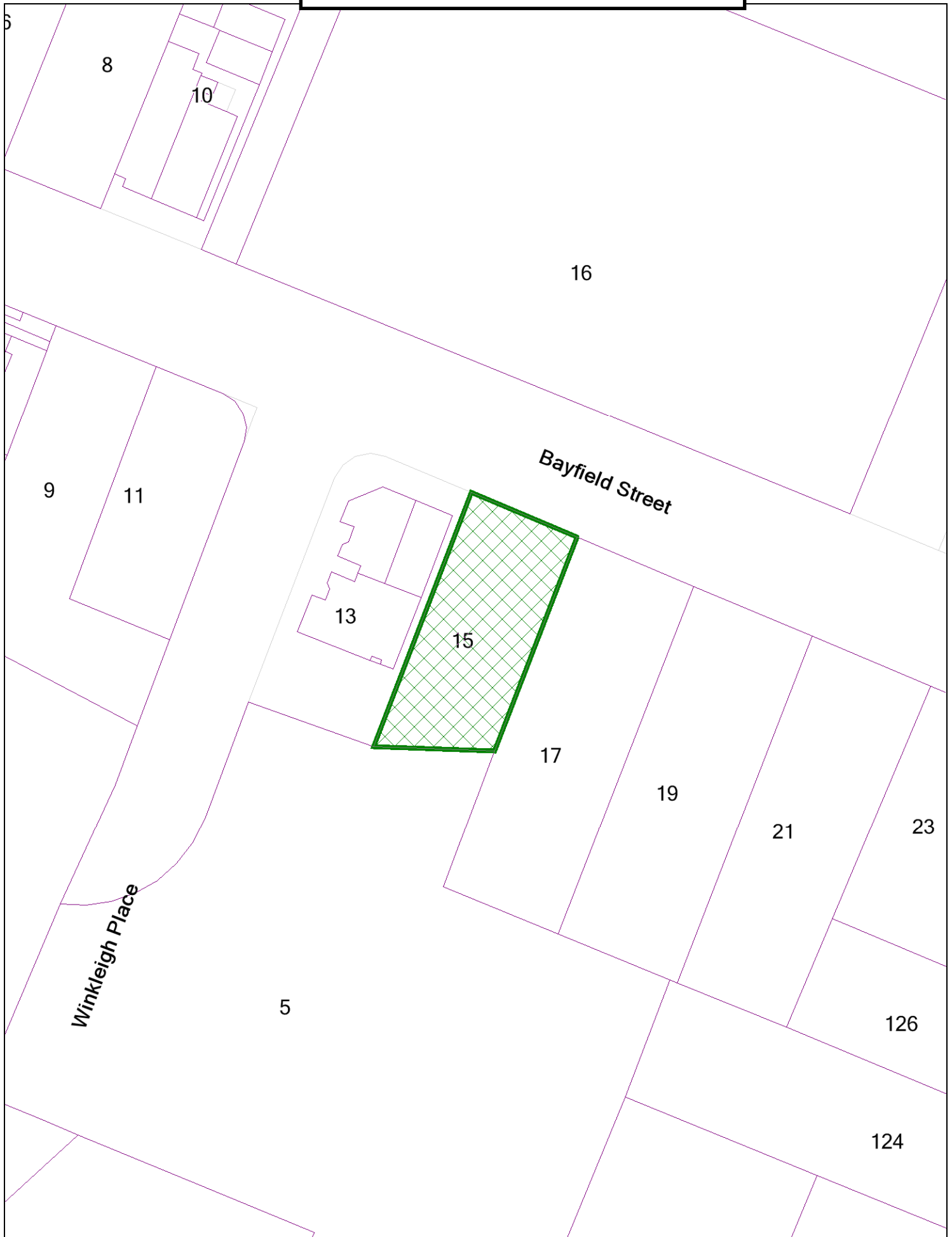
**9. CONCLUSION**

The proposal is for a drive through take away shop and is recommended for approval. The design is complimentary with the recent Bayfield streetscape improvements and supports Council's long term objective of promoting rear accessibility from a consolidated Winkleigh Place carpark. Permit conditions will ensure that the materials chosen for the landscaping and outdoor furniture are compatible with the Bayfield Street streetscape.

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

Ross Lovell  
**MANAGER CITY PLANNING**

# Attachment 1



**Disclaimer:** This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Friday, 8 March 2019 **Scale:** 1:767.4 @A4

# 15 BAYFIELD STREET DEVELOPMENT

- NEW DRIVE-THROUGH OUTLET -  
15 BAYFIELD STREET, ROSNY PARK, TAS 7018



1 LOCALITY PLAN  
1 : 500

DRAWING LEGEND		
DWG NO.	NAME	ISSUE
1710-DD-000	LOCALITY PLAN	3
1710-DD-100	EXISTING SITE PLAN	3
1710-DD-110	PROPOSED SITE PLAN	3
1710-DD-200	PROPOSED FLOOR PLAN	3
1710-DD-210	PROPOSED FITOUT PLAN	1
1710-DD-220	PROPOSED ROOF PLAN	1
1710-DD-300	PROPOSED BUILDING ELEVATIONS	1
1710-DD-400	PERSPECTIVES	1

DEVELOPMENT SCHEDULE	
TOTAL SITE AREA	730m <sup>2</sup>
IMPERVIOUS SITE AREA <i>(including building footprint)</i>	691m <sup>2</sup>
LANDSCAPING	39m <sup>2</sup>
GROSS FLOOR AREA	140m <sup>2</sup>
NET LEASABLE AREA	130m <sup>2</sup>
EXISTING CARPARKS REMOVED	3
NEW CARPARKS ADDED	8
NET CARPARKS ADDED	5

DA ISSUE	
GENERAL NOTES	
01.	THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE COPYRIGHT AND THE PROPERTY OF VIOTO ARCHITECTS AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT PERMISSION.
02.	DO NOT SCALE - USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.
03.	ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURE OF ANY ITEM.
04.	WHERE DEMOLITION WORK IS INCLUDED, ALLOW TO MAKE GOOD ALL AFFECTED SURFACES.
05.	ENSURE THAT ALL CONDITIONS OF THE BUILDING CERTIFICATION ARE COMPLIED WITH.
06.	WHERE AMBIGUITIES OR DISCREPANCIES EXIST, THE ARCHITECT SHALL BE CONTACTED FOR CLARIFICATION.
07.	ALL MATERIALS AND WORKMANSHIP FOR EACH TRADE / PRODUCT TO COMPLY WITH CURRENT AND RELEVANT AUSTRALIAN STANDARDS.
08.	ALL CONSTRUCTION METHODS AND MATERIALS TO COMPLY WITH ALL RELEVANT SECTIONS OF THE BCA.
09.	ALL MATERIALS, SYSTEMS AND THE LIKE TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND DATA.

3	DA ISSUE	TF	09.10.2018
2	PRELIMINARY ISSUE	TF	28.09.2018
1	PRELIMINARY ISSUE	TF	26.09.18

issue	revision	initials	date
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ACN 141 589 826

**VIOTO**

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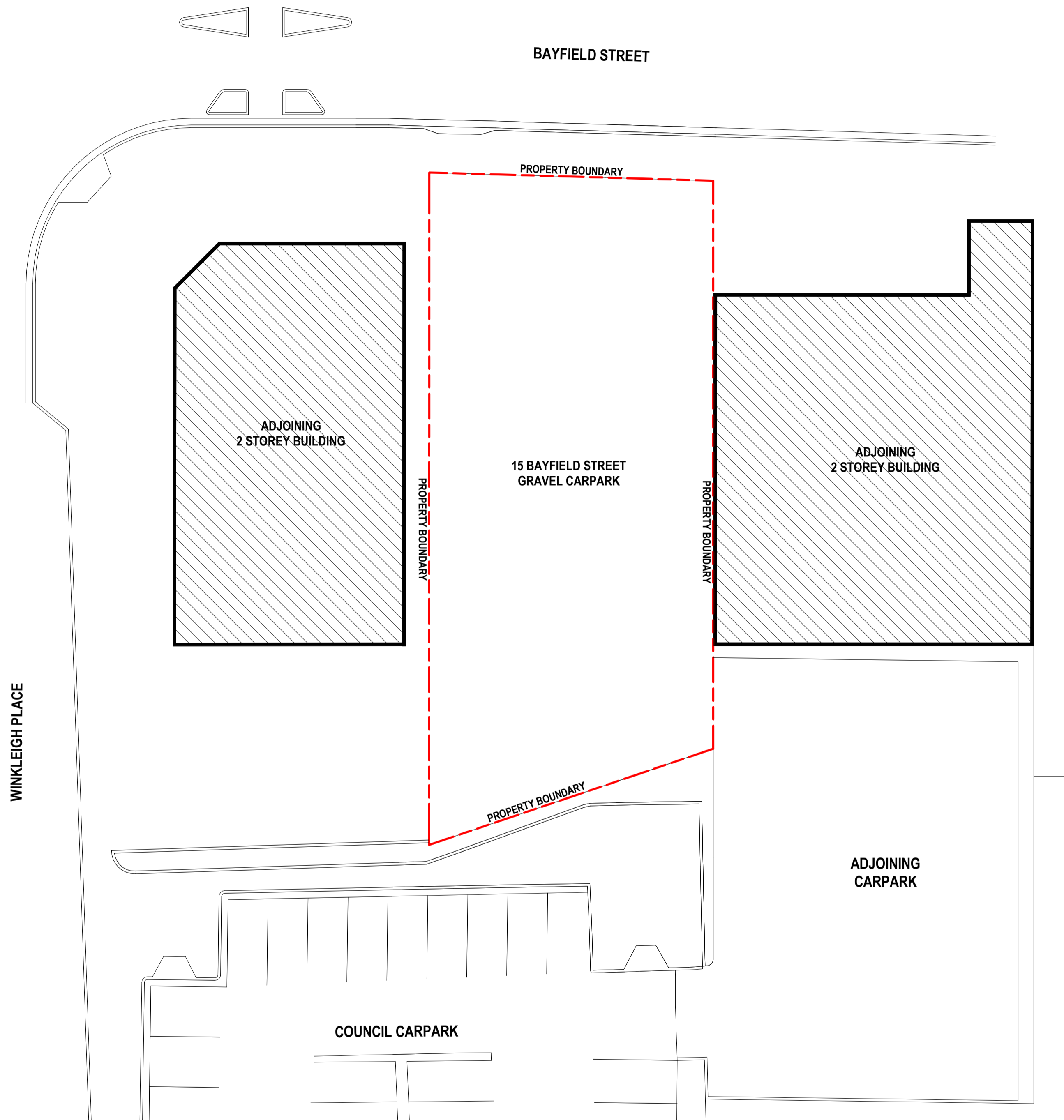
07 3354 2278

client	Chau Nominees
project	15 Bayfield Street Development
address	15 BAYFIELD STREET, ROSNY PARK, TAS 7018

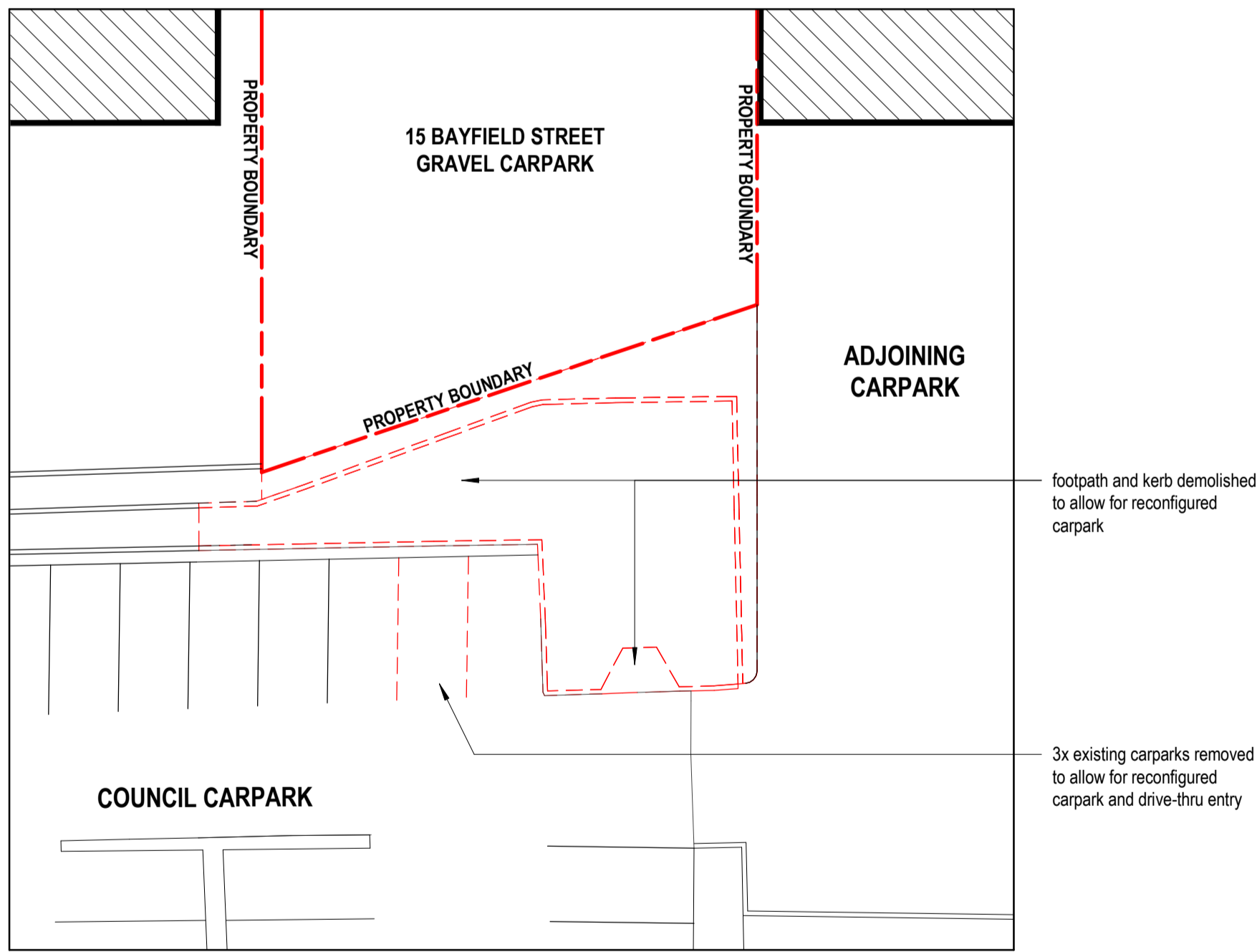
drawing title LOCALITY PLAN

drawn:	TF
date:	28.09.2018
scale:	As indicated @A1

drawing number	issue
1710-DD-000	3



1 SITE PLAN -EXISTING  
1 : 200



2 CARPARK DEMOLITION PLAN  
1 : 200

3	DA ISSUE	TF	09.10.2018
2	PRELIMINARY ISSUE	TF	28.09.2018
1	PRELIMINARY ISSUE	TF	26.09.18

issue	revision	initials	date
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client **Chau Nominees**

project **15 Bayfield Street Development**

address **15 BAYFIELD STREET,  
ROSNY PARK, TAS 7018**

drawing title **EXISTING SITE PLAN**

drawn: **TF**

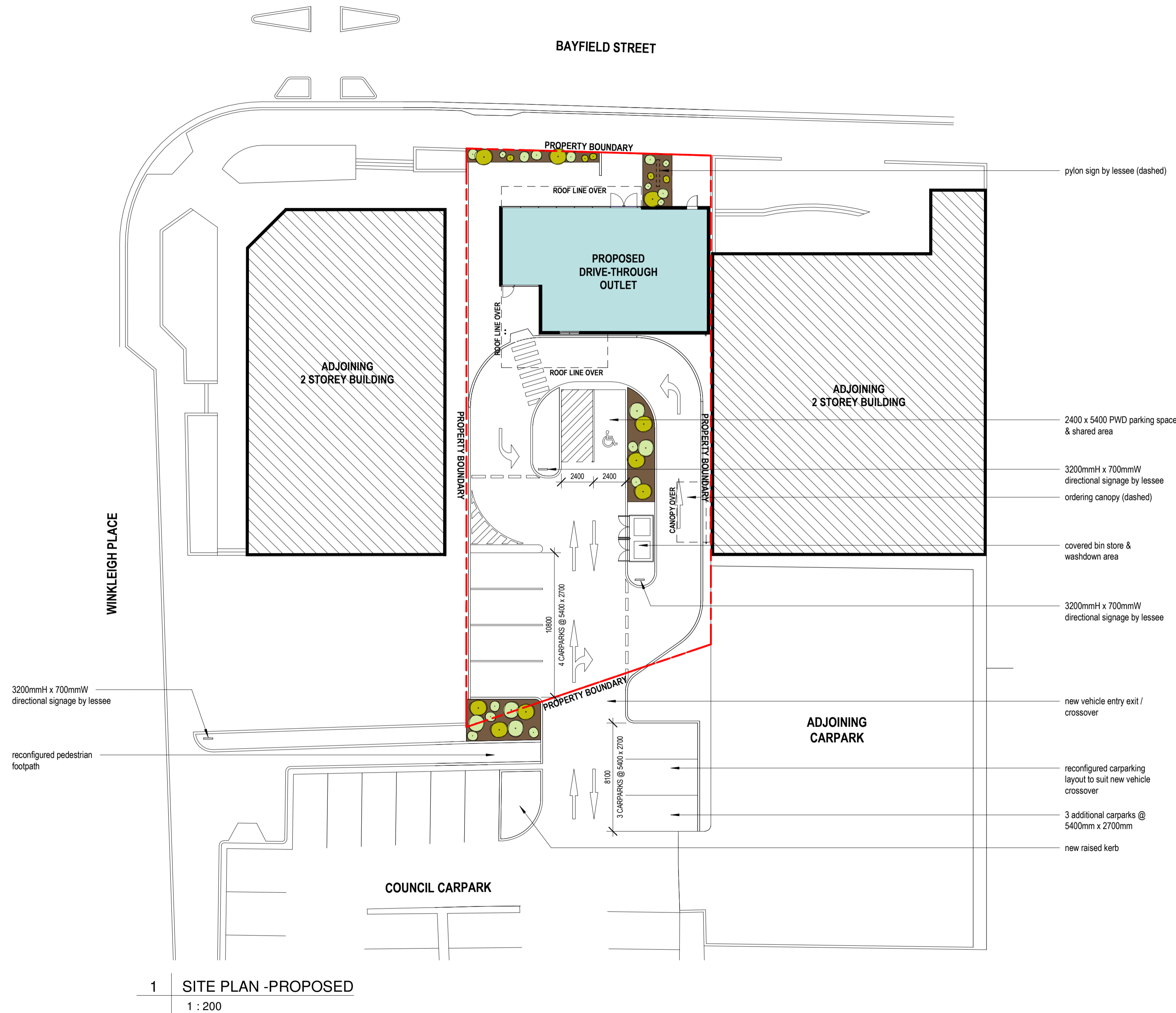
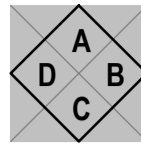
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scale: **As indicated @A1**



drawing number **1710-DD-100**

issue **3**



3	DA ISSUE	TF	09.10.2018
2	PRELIMINARY ISSUE	TF	28.09.2018
1	PRELIMINARY ISSUE	TF	26.09.18

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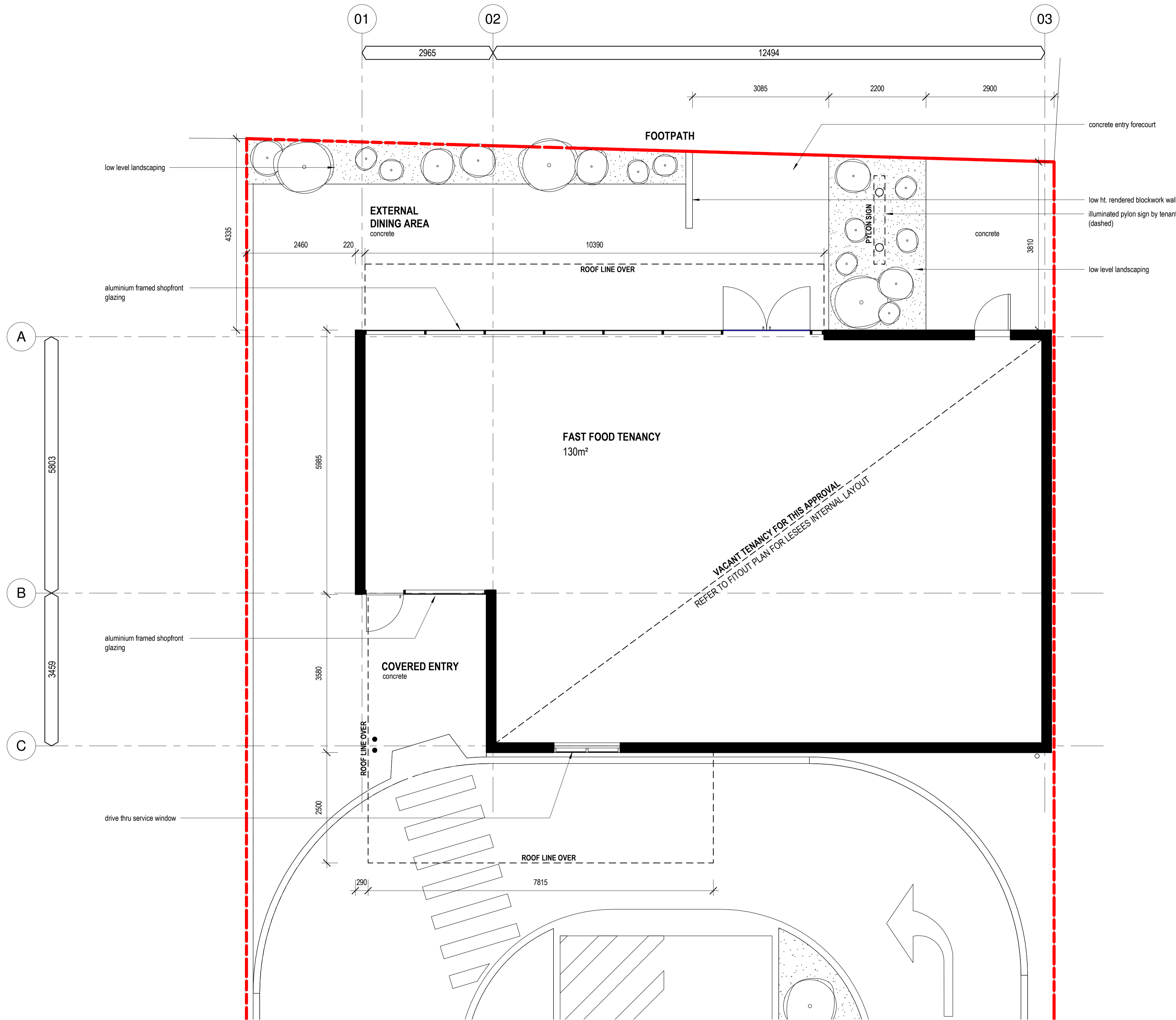
client **Chau Nominees**  
project **15 Bayfield Street Development**  
address **15 BAYFIELD STREET,  
ROSNY PARK, TAS 7018**

drawing title **PROPOSED SITE PLAN**

drawn: **TF**  
date: **28.09.2018**  
scale: **As indicated  
@A1**  
drawing number **1710-DD-110**  
issue **3**



01. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH THE BCA AND AS1288.
02. HANDRAILS AND BALUSTRADES TO COMPLY WITH BCA AND BE CONSTRUCTED TO TAKE LOADING FORCES TO AS1170.1.
03. A SUITABLE SUBSTRATE IS TO BE INSTALLED UNDER INTERNAL VINYL FLOORS TO COMPLY WITH AS 1884 - 2012.
04. ANY EXPOSED CONDUITS TO BE CHASED IN TO WALLS AND PLASTERED/ RENDERED OVER.
05. ALL WET AREAS TO HAVE A SETDOWN AS NOMINATED IN THE PLANS TO ALLOW FOR FLUSH DOOR THRESHOLDS AND FALL TO FLOOR WASTES.
06. ALL WET AREAS TO BE SHEETED WITH APPROVED FIBRE CEMENT SHEETING AND TO BE CONSTRUCTED AND WATERPROOFED IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE BCA AND AS3740.
07. PROVIDE LIFT-OFF HINGES TO TOILET AND BATHROOM DOORS.



1 PROPOSED FLOOR PLAN  
1 : 50

3	DA ISSUE	TF	09.10.2018
2	PRELIMINARY ISSUE	TF	28.09.2018
1	PRELIMINARY ISSUE	TF	26.09.18

issue revision initials date  
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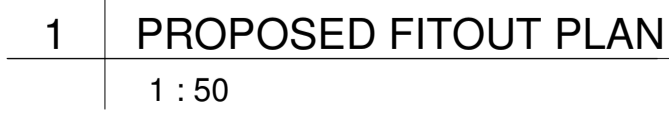
client **Chau Nominees**  
project **15 Bayfield Street Development**  
address **15 BAYFIELD STREET,  
ROSNY PARK, TAS 7018**

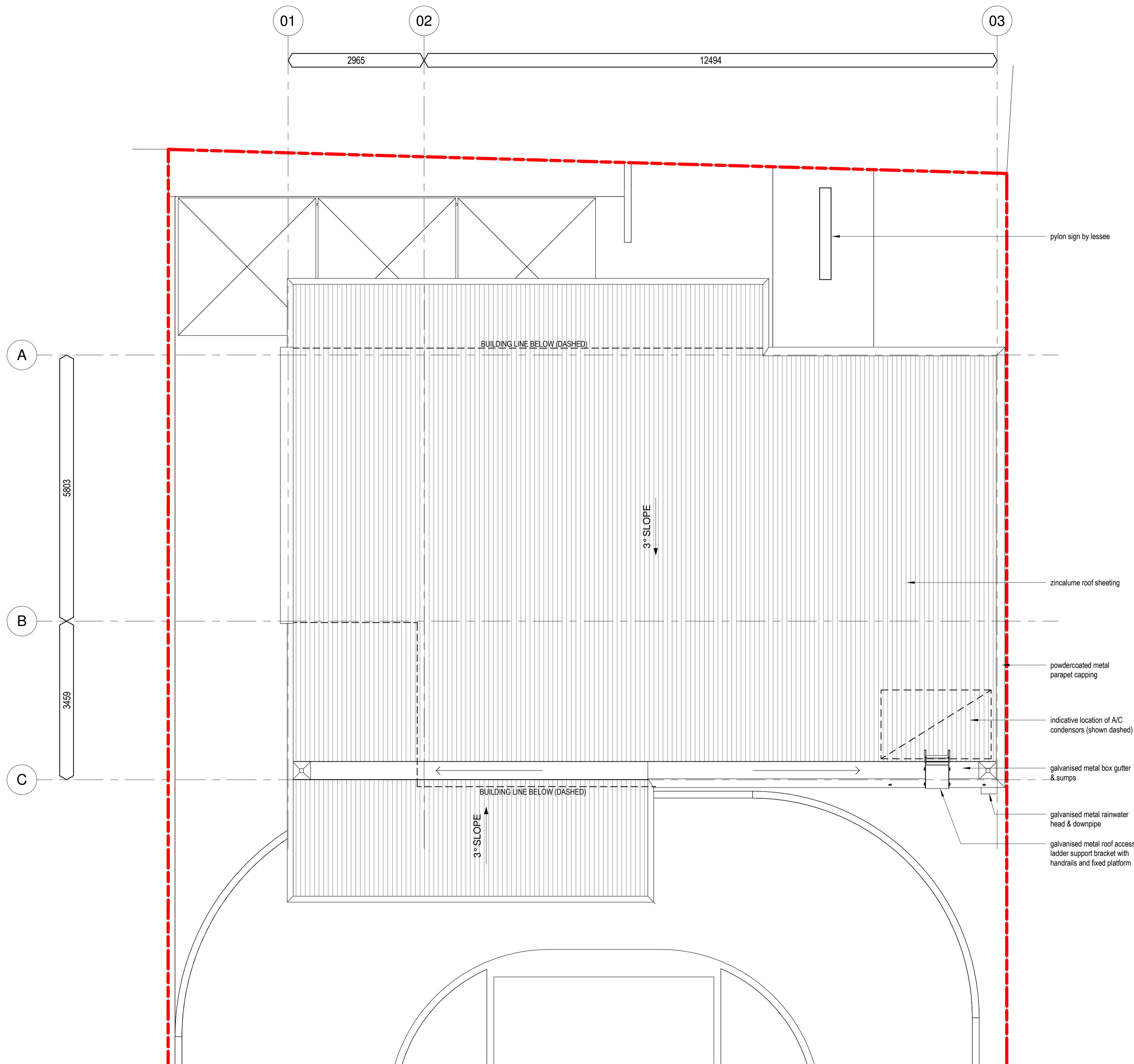
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drawn: **TF**  
date: **28.09.2018**  
scale: **1 : 50 @A1**

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drawing number **1710-DD-200** issue **3**





1 | PROPOSED ROOF PLAN  
1 : 50

1	DA ISSUE	TF	09.10.2018
issue	revision	initials	date
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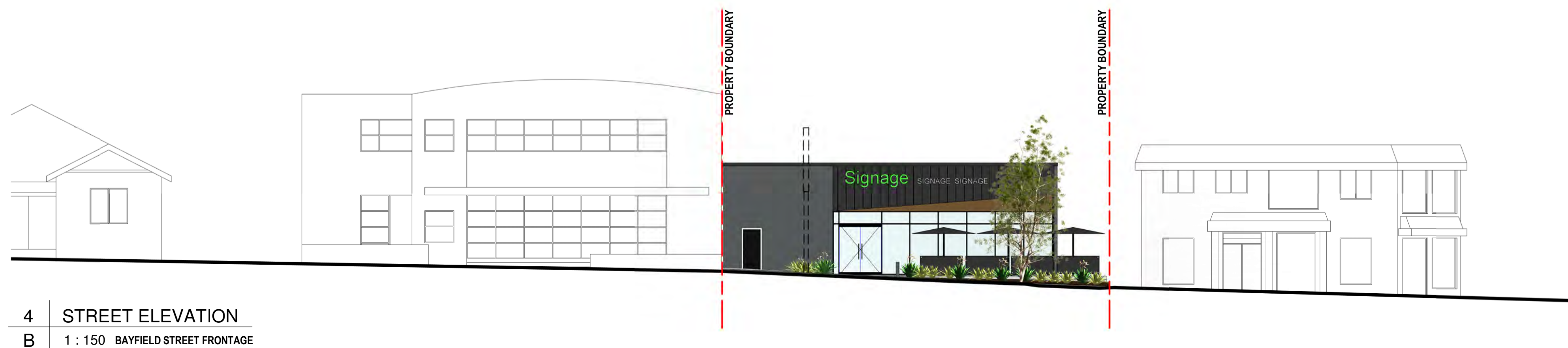
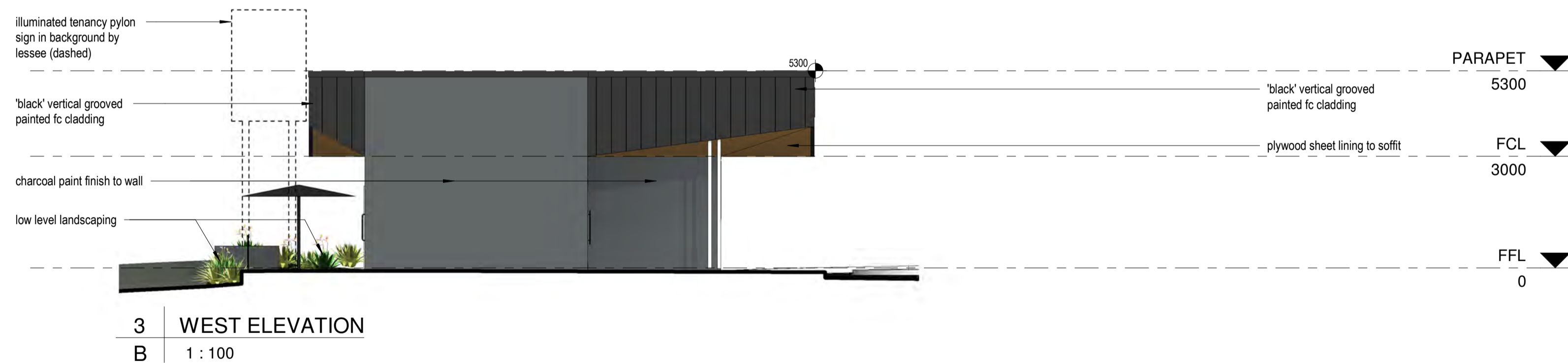
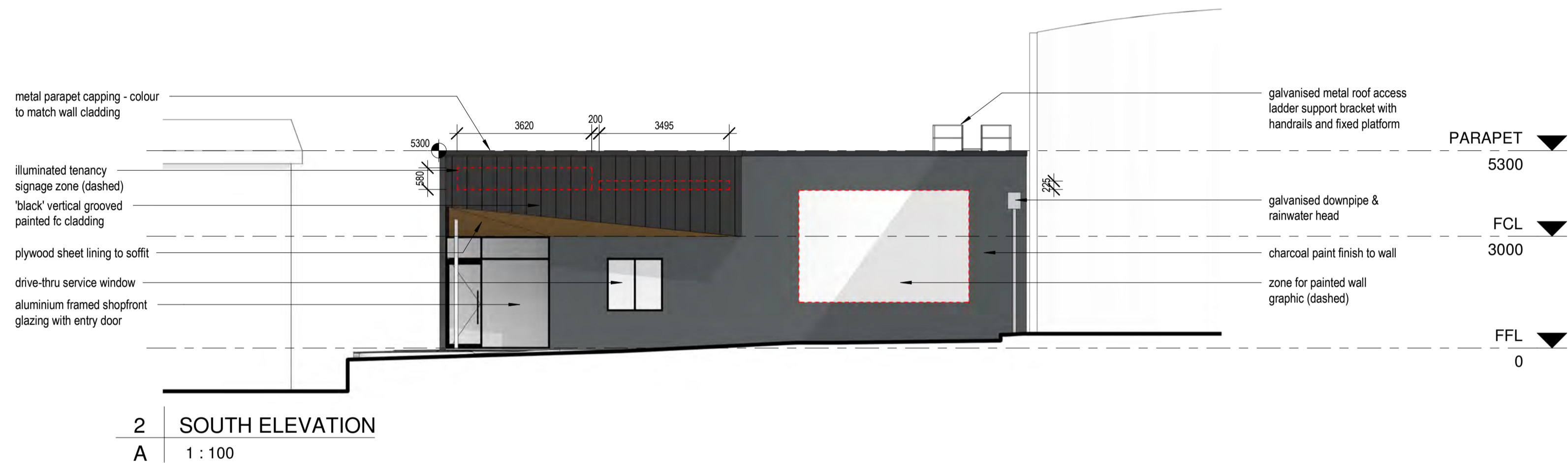
client	Chau Nominees
project	15 Bayfield Street Development
address	15 BAYFIELD STREET, ROSNY PARK, TAS 7018

drawing title **PROPOSED ROOF PLAN**

drawn:	TF
date:	28.09.2018
scale:	1 : 50 @A1



drawing number	issue
1710-DD-220	1



1 DA ISSUE TF 09.10.2018

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client Chau Nominees  
project 15 Bayfield Street Development  
address 15 BAYFIELD STREET,  
ROSNY PARK, TAS 7018

drawing title PROPOSED ELEVATIONS

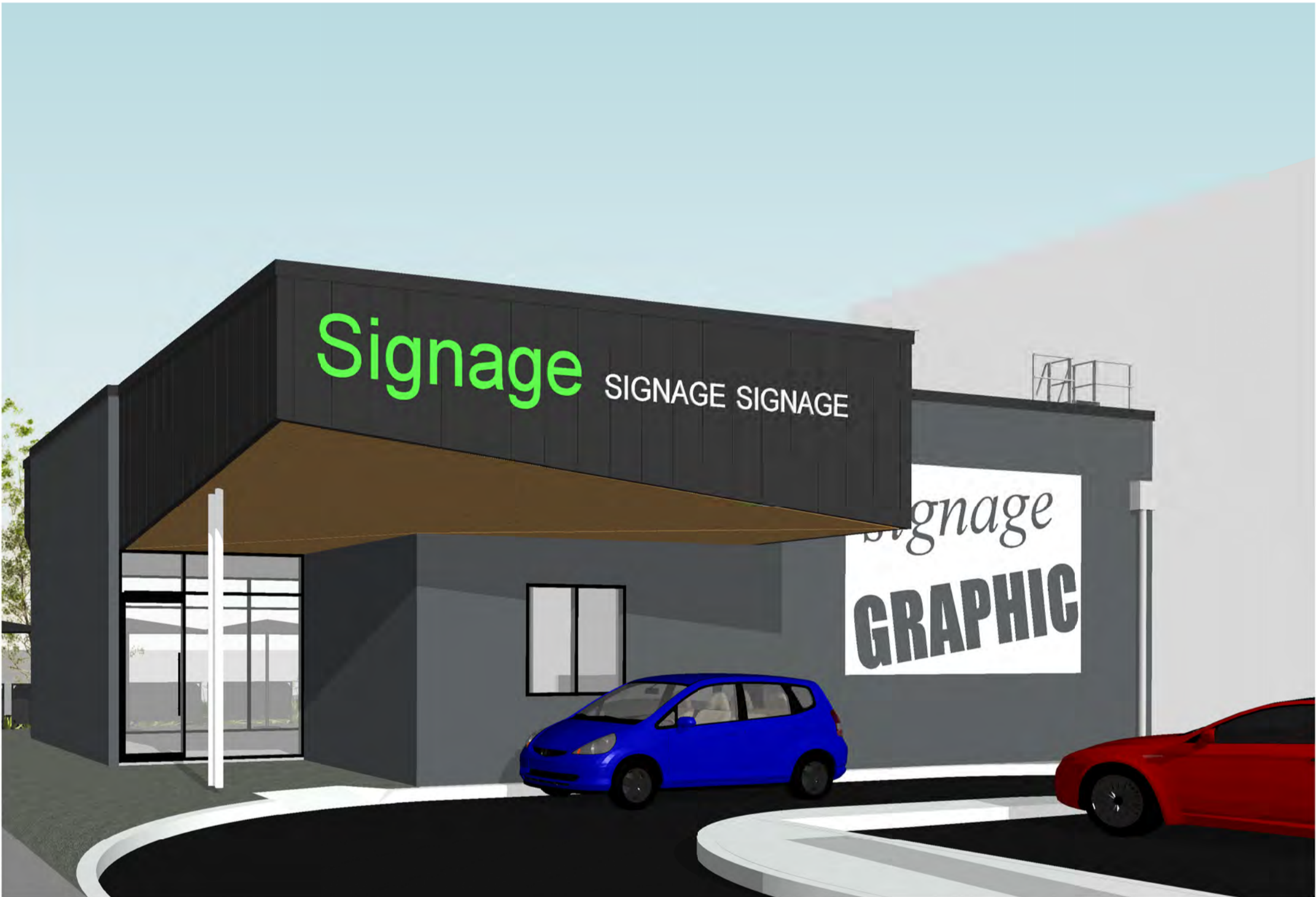
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date: 28.09.2018  
scale: As indicated @A1

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drawing number 1710-DD-300 issue 1



1BAYFIELD STREET VIEW



2DRIVE-THRU VIEW

1DA ISSUETF09.10.2018

issue	revision	initials	date
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client	<b>Chau Nominees</b>
project	<b>15 Bayfield Street Development</b>
address	<b>15 BAYFIELD STREET, ROSNY PARK, TAS 7018</b>

drawing title**ARTIST IMPRESSIONS**

drawn:	<b>TF</b>
date:	<b>28.09.2018</b>
scale:	

drawing number	issue
<b>1710-DD-400</b>	<b>1</b>

**15 Bayfield Street & 5 Winkleigh Place, ROSNY PARK**



**Site viewed from Bayfield Street.**



**Site viewed from Winkleigh Place carpark.**

**11.3.5 SUBDIVISION APPLICATION SD-2018/11 - 91, 93, 145 AND 163 PASS ROAD AND 22 GOODWINS ROAD, ROKEBY - 169 LOT SUBDIVISION**  
(File No SD-2018/11)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 169 Lot Subdivision at 91, 93, 145 and 163 Pass Road and 22 Goodwins Road, Rokeby.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential, Open Space, Rural Resource and Particular Purpose and subject to the Bushfire Prone Areas, Road and Railway Assets, Waterways and Coastal Protection Areas, Landslide and Stormwater Management Codes and the ParanVille Specific Area Plan under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

**LEGISLATIVE REQUIREMENTS**

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 18 March 2019.

**CONSULTATION**

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

- increase in vermin;
- ratio of affordable housing;
- impact on native wildlife/vegetation; and
- increase in traffic.

**RECOMMENDATION:**

A. That the application for a 169 Lot Subdivision at 91, 93, 145 and 163 Pass Road and 22 Goodwins Road, Rokeby (CI Ref SD-2018/11) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. An amended staging plan showing the public open space lots in Stage 1 must be submitted to and approved by Council's Manager City Planning, prior to the commencement of use. The development must only proceed in accordance with the approved stages.
3. GEN F5 – PART 5 AGREEMENT [The establishment and maintenance of hazard management areas to the north, east and west in accordance with the recommendations of the report by N Creese, 14 December 2017].
4. ENG A1 – NEW CROSSOVER [TSD-R09 (urban)] [3.6M].
5. ENG S1 – INFRASTRUCTURE REPAIR.
6. ENG S4 – STORMWATER CONNECTION.
7. ENG S10 – UNDERGROUND SERVICES.
8. ENG M2 – DESIGNS SD add additional dot point "Public Open Space walking trail".
9. ENG M4 – POS ACCESS.
10. ENG M5 – EROSION CONTROL.
11. ENG M7 – WEED MANAGEMENT.
12. ENG M8 – EASEMENTS.
13. ENG M9 – FILLING OF LAND.
14. ENG R1 – ROAD NAMES.
15. ENG R2 – URBAN ROAD.
16. ENG R5 – ROAD EXTENSION.
17. ENG R6 – VEHICLE BARRIERS.
18. GEN POS2 – POS STAGING.
19. PROP 2 – POS FENCING.
20. PROP 3 – TRANSFER.
21. GEN AM4 – CONSTRUCTION HOURS.

22. Details of how the works will be carried out in accordance with the “Wetlands and Waterways Works Manual” (DPIWE, 2003) and “Tasmanian Coastal Works Manual” (DPIPWE, Page and Thorp, 2010) and the recommendations of the Natural Values Assessment (North Barker, 14 January 2019) must be submitted to and approved by Council’s Group Manager Engineering Services, prior to the issue of the approved engineering drawings.
23. All stormwater designs for the development must include 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 the approved engineering drawings. This report is to include the maintenance management regime/replacement requirements for any treatment facilities.

The detailed engineering drawings are to include specific details on all works associated with existing waterways through the site (Stokell Creek and Sawpit Gully) which are to be supported with detailed hydraulic calculations. These works shall include, but not limited to, clearing, forming and reshaping along with associated structures, diversion works, detention and stormwater treatment. The designs are to ensure ease of maintenance, protect all properties from flooding during a 1% AEP event and comply with safety requirements associated with stormwater detention and treatment facilities being accessible by the public.

24. LAND 5 – SUBDIVISION LANDSCAPING.
25. LAND 4 – LANDSCAPE BOND (SUBDIVISION).
26. The development must meet all required Conditions of Approval specified by TasWater notice dated 4 September 2018 (TWDA 2018/00259-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**

A Section 43A application for a combined Planning Scheme Amendment and 327 lot subdivision known as ParanVille was approved on 1 February 2012 and the amendment introduced rezoning and a Specific Area Plan.

There have been 2 subdivision permits issued for the stages within the ParanVille site being SD-2009/62 and SD-2013/16.

The SD-2009/62 Permit was associated with the original planning scheme amendment A-2009/18 and has now expired.

The SD-2013/16 Permit has been extended once and expired on 1 December 2018. However, if requested prior to 1 May 2019, this permit may (at the discretion of Council) be extended until 1 December 2020. This permit effectively replaces the permit for SD-2009/62 but amended the lot layout and increases the number of residential lots from 322 to 550.

On 17 February 2017, Council issued a Permit SD-2016/31 for 179 lots. This permit has once been extended to 17 February 2021.

More recently, 175 lot subdivision was approved at 163 Pass Road on 1 October 2018 but has not yet been commenced.

## **2. STATUTORY IMPLICATIONS**

**2.1.** The land is zoned General Residential, Open Space, Rural Resource and Particular Purpose under the Scheme.

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

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

- Section 8.10 – Determining Applications;
- Section 10.0 – General Residential Zones;
- Section 19.0 – Open Space Zone;
- Section 26.0 – Rural Resource Zone;
- Section 33.0 – Particular Purpose Zone; and
- Section F4.0 – ParanVille Specific Area Plan.

- 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 part of the estate known as “ParanVille”. The subdivision is located on a 20ha lot contained within CT 164406/2 (91 Pass Road) and road access is provided over 145 and 163 Pass Road. Interim bushfire hazard management areas are also proposed over 89, 93 and 145 Pass Road. No 22 Goodwins Road is included in the application as services are proposed to be constructed through this lot.

The site is vacant, generally consisting of pasture. Stockwell Creek runs through the site, generally parallel to the western boundary of the site and a tributary runs through the site towards the east.

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

The proposal is for a residential subdivision which forms a “future stage” of the ParanVille Specific Area Plan. Access is provided through the approved subdivision SD-2016/31 at 89 Pass Road and from Holmfield Road, Mosman Road and Acme Drive.

A 6.6ha portion of the site is proposed to be transferred to Council as public open space. The public open space area follows the line of the existing watercourses and links to the public open space zoned land further north.

### **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, Open Space, Rural Resource and Particular Purpose Zones and Bushfire Prone Areas, Road and Railway Assets, Waterways and Coastal Protection Areas, Landslide and Stormwater Management Codes and the ParanVille Specific Area Plan with the exception of the following.

##### **General Residential**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
10.6.1 A1	Development standards for subdivision	The size of each lot must comply with the minimum and maximum lot sizes specified in Table 10.1, except if for public open space, a riparian or littoral reserve or utilities.	Lots 10, 27, 28 and 129 are all adjoining public open space lots and exceed 600m <sup>2</sup>

The proposed variation must be considered pursuant to the Performance Criteria A1 of the Clause 10.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“The size of each lot must satisfy all of the following:</i></p> <p><i>(a) variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints;</i></p>	<p>The lot layout has been directed substantially by the indicative position of the roads and open spaces area of the ParanVille Specific Area Master Plan. All lots that exceed the maximum lot size are bound by road, walkways and public open space which minimises the area that can be used for development. On this basis, the proposal is considered satisfactory.</p>

<i>(b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area”.</i>	not applicable
--	----------------

**General Residential**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
10.6.1 A3	Development standards for subdivision	The frontage for each lot must comply with the minimum and maximum frontage specified in Table 10.2, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.	Does not comply as Lots 51, 52, 71, 72 84 and 85 have a frontage of less than 15m.  Lots 7, 8, 23 – 30, 94, 96 – 99, 129, 141 and 169 all adjoin public open space and have a frontage greater than 15m.

The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“The frontage of each lot must satisfy all of the following:</i></p> <p><i>(a) provides opportunity for practical and safe vehicular and pedestrian access;</i></p> <p><i>(b) provides opportunity for passive surveillance between residential development on the lot and the public road;</i></p> <p><i>(c) is no less than 6m”.</i></p>	<p>Council’s Engineers are satisfied that the frontage for each lot will provide for practical and safe vehicular and pedestrian access.</p> <p>The lots provide adequate frontage to allow for passive surveillance.</p> <p>All frontages exceed 6m.</p>

**General Residential**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
10.6.1 A5	Development standards for subdivision	Subdivision is for no more than 3 lots.	As per subdivision plans.

The proposed variation must be considered pursuant to the Performance Criteria P5 of the Clause 10.6.1 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“Arrangement and provision of lots must satisfy all of the following;</i></p> <p><i>(a) have regard to providing a higher net density of dwellings along:</i></p> <p><i>(i) public transport corridors;</i></p> <p><i>(ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;</i></p> <p><i>(iii) within 200m of business zones and local shops;</i></p> <p><i>(b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;</i></p> <p><i>(c) staging, if any, provides for the efficient and ordered provision of new infrastructure;</i></p> <p><i>(d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;</i></p>	<p>Lots do not front public transport corridors. The lot layout facilitates the approximate density anticipated in the ParanVille Specific Area Plan and considered satisfactory.</p> <p>The subdivision provides linkages with the approved subdivision to the west and is consistent with the Master Plan in the ParanVille Specific Area Plan and provides linkages to the undeveloped lot to the north. The proposal will not compromise the development of the adjoining lots in accordance with the Specific Area Plan.</p> <p>Staging is considered to develop the land in an efficient and orderly manner. However, the public open space lot is not shown on the staging plan and a permit condition is recommended to require this lot in Stage 1.</p> <p>The proposal includes a large area of public open space which follows the existing creek line. The proposal is generally in accordance with the layout approved by the ParanVille Specific Area Plan, however, some changes to the road layout were made to improve the amenity of the public open space.</p>

<p>(e) <i>is consistent with any applicable Local Area Objectives or Desired Future Statements</i>".</p>	<p>As a result of these changes, the majority of the public open space fronts the road and will offer excellent passive surveillance of the public spaces. The other area of public open space that are located behind dwellings have walkways 10m wide and offer direct views from the road network into these spaces.</p> <p>There are no Local Area Objectives or Desired Future Statements for this zone.</p>
--	---

### General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.6.3 A1	Ways and Public Open Space.	No Acceptable Solution.	Requires assessment against the Performance Criteria.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 10.6.1 as follows.

Performance Criteria	Proposal
<p><i>"The arrangement of ways and public open space within a subdivision must satisfy all of the following:</i></p> <p>(a) <i>connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i></p> <p>(b) <i>connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</i></p> <p>(c) <i>connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i></p>	<p>The proposal provides adequate connections through the site to public open space and will provide connections to the public open space approved as part of the Master Plan.</p> <p>Road connections are provided to the approved subdivisions to the west and to the undeveloped General Residential zoned land to the north and east.</p> <p>The proposal provides for connections to roads shown in the Master Plan.</p>

<p>(d) <i>convenient access to local shops, community facilities, public open space and public transport routes is provided;</i></p>	<p>The proposed road will provide connections to community facilities and shops in the surrounding areas of Howrah and Rokeby.</p>
<p>(e) <i>new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</i></p>	<p>The subdivision provides for excellent passive surveillance through its layout whereby the road fronts a large proportion of the public open space. Where the open space is located at the rear of dwellings, 10m wide walkways are provided and these areas have clear sight lines into the spaces from the road network.</p>
<p>(f) <i>provides for a legible movement network;</i></p>	<p>The subdivision layout is consistent with the ParanVille Specific Area Plan which includes provisions for walking/cycling paths and public open space areas.</p>
<p>(g) <i>the route of new ways has regard to any pedestrian and cycle way or public open space plan adopted by the Planning Authority;</i></p>	<p>Thirty percent of the site is provided as public open space which exceeds the minimum requirement required by the Council Policy.</p>
<p>(h) <i>Public Open Space must be provided as land or cash-in-lieu, in accordance with the relevant Council policy.</i></p>	<p>Public open space is provided and is generally consistent with the ParanVille Specific Area Plan.</p>
<p>(i) <i>new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</i></p> <ul style="list-style-type: none"> <li>(i) <i>the width of the way;</i></li> <li>(ii) <i>the length of the way;</i></li> <li>(iii) <i>landscaping within the way;</i></li> <li>(iv) <i>lighting;</i></li> <li>(v) <i>provision of opportunities for 'loitering';</i></li> <li>(vi) <i>the shape of the way (avoiding bends, corners or other opportunities for concealment)".</i></li> </ul>	<p>It is considered that the design and layout of the public open space areas minimise opportunities for criminal behaviour, through its location fronting the road, the width of walkways being 10m, and clear sight lines into these areas from the road network.</p>

**General Residential Zone**

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.6.4 A4	Services	The subdivision includes no new road.	Does not comply as new roads are proposed.

The proposed variation must be considered pursuant to the Performance Criteria P1 of the Clause 10.6.1 as follows.

Performance Criteria	Proposal
<i>“The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply”.</i>	Any permit issued will require engineering designs to be provided to Council which ensure that fibre ready facilities and underground electricity supply are provided.

**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. Increase in Vermin**

Concern was raised that further development and subdivision will result in an increase in vermin.

- Comment**

This issue is not a relevant planning consideration and cannot have determining weight.

**5.2. Ratio of Affordable Housing**

Concern was raised regarding the current level of affordable housing in the Rokeby and Clarendon area and the issue that this creates, such as lack of amenities and anti-social behaviours.

- Comment**

The proposal is for a subdivision only. The issue of whether the lots are developed for affordable housing is not a relevant planning consideration and cannot have determining weight.

**5.3. Impact on Native Wildlife/Vegetation**

Concern was raised that the proposal will have an adverse impact on the native flora and fauna in the area.

- **Comment**

The proposal is in accordance with the ParanVille Specific Area Plan which incorporated key areas of native vegetation into the Open Space zoned areas of the site. The Natural Values Assessment (North Barker, 14 January 2018) concludes that the development provides an opportunity to formally protect the remaining native vegetation along Stokell Creek and implement weed management and restoration activities. On this basis, it is considered that the proposal will not have an adverse impact on the native flora and fauna provided that the recommendations of the report are met.

**5.4. Increase in Traffic**

Concern was raised that the proposal will result in an increase in traffic to the area.

- **Comment**

A Traffic Impact Assessment was provided with the development and demonstrates that the proposed road network and connections are satisfactory. Council's Engineer considers that the existing road network is adequate to cope with the additional traffic generated by the subdivision.

**6. EXTERNAL REFERRALS**

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

**7. STATE POLICIES AND ACT OBJECTIVES**

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

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

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

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

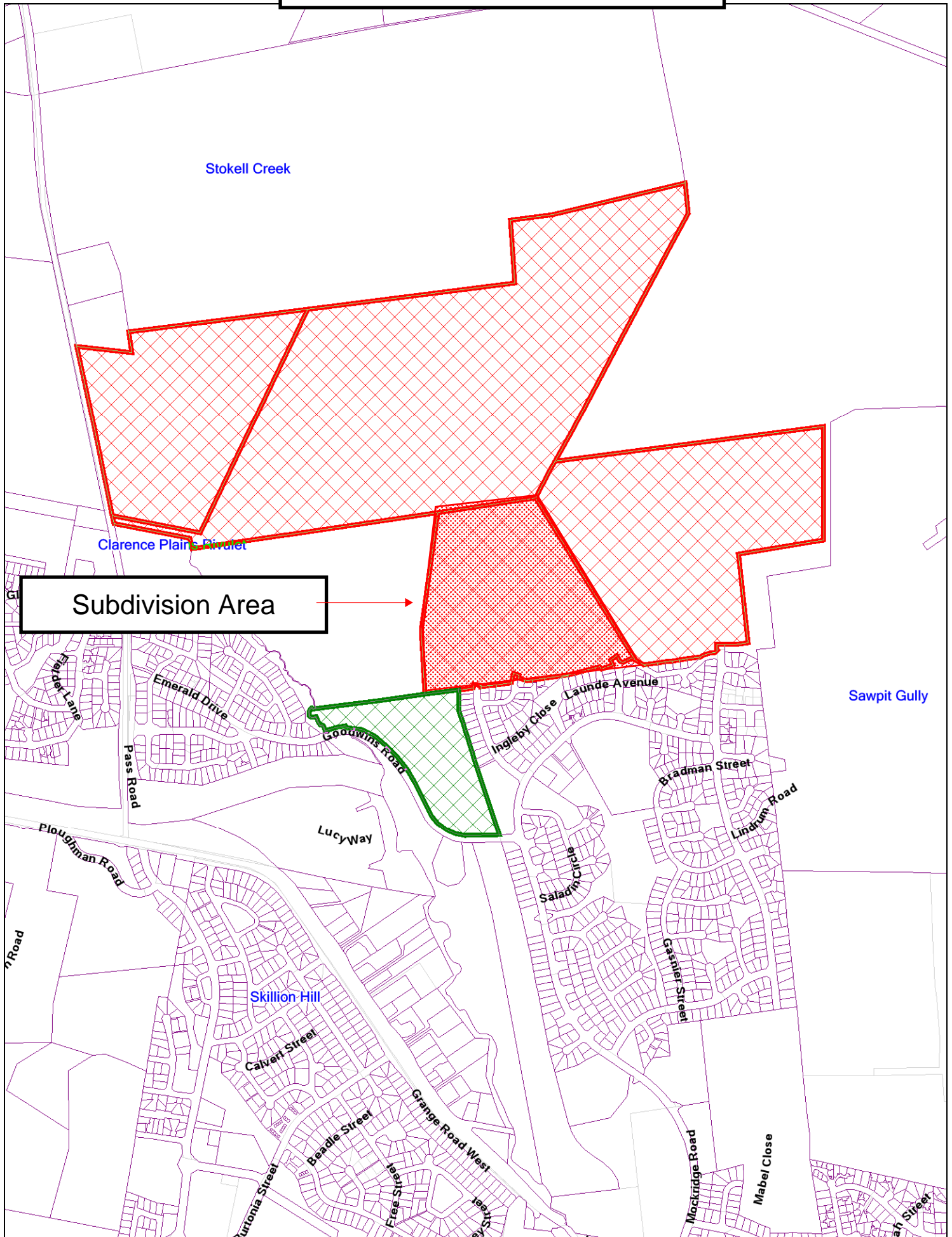
**9. CONCLUSION**

The proposal is for a 175 lot subdivision is recommended for approval.

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

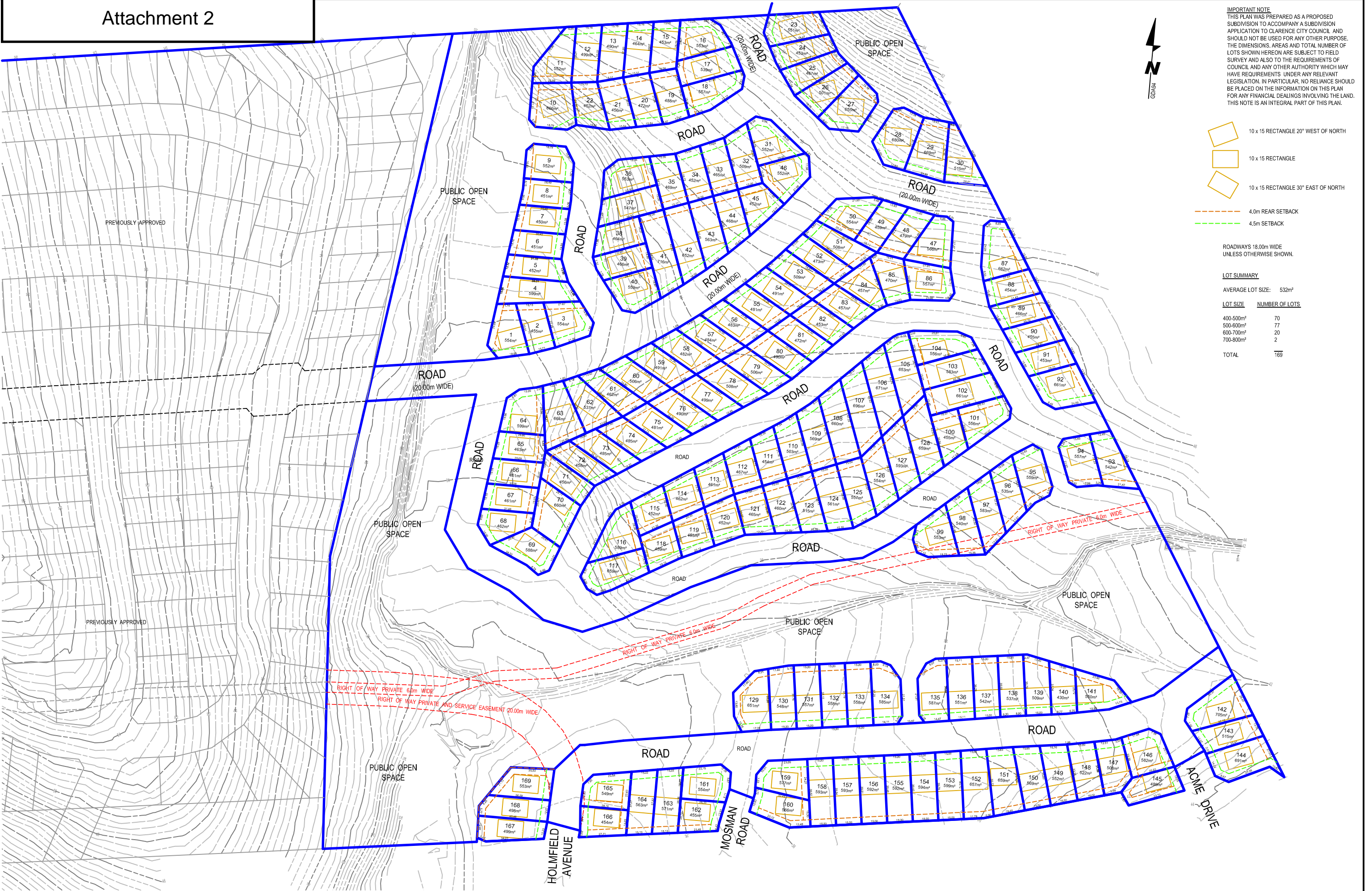
Ross Lovell  
**MANAGER CITY PLANNING**

# Attachment 1



**Disclaimer:** This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Friday, 8 March 2019 **Scale:** 1:12,770 @A4

Attachment 2

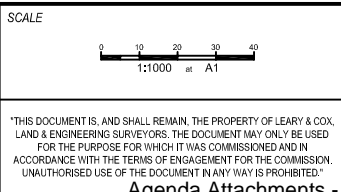


**LEARY & COX**  
LAND & ENGINEERING SURVEYORS

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Project Name and Address
<p>91 PASS ROAD          ROKEBY          TAS 7019</p>

<i>Drawing Title</i>	
SUBDIVISION PROPOSAL PLAN	
<i>Client</i>	GOLD MANIA HOLDINGS PTY LTD C.T.164406/2



Contour Interval <div style="font-size: 2em; text-align: center;">0.50 m</div>		FILE REF: <div style="font-size: 3em; text-align: center;">9899</div>	
Date <div style="font-size: 1.5em; text-align: center;">21-08-2018</div>			
SHEET <div style="font-size: 1.5em; text-align: center;">1 of 4</div>		Geocivil Ref AutoCAD Ref <div style="font-size: 1.2em; text-align: center;">989901 989901</div>	
DRAWN <div style="font-size: 1.2em; text-align: center;">KS</div>		DATUM Horiz. <div style="font-size: 1.2em; text-align: center;">G.D.A. D.H.</div>	



OPENSACE AND STREETSCAPE LANDSCAPE CONCEPT

The Concept Plan shows the general directions proposed for landscape design. The final design will reflect engineer's resolved details, further infrastructure information and provide detail of specific recreation destinations or incidents, including seating or play opportunities in the POS and possibly in street spaces.

OPEN SPACE SYSTEM -

Stokel Creek and Sawpit Gully Tributary Junction

The creek and tributary will be reprofiled in accordance with a final design by Hutchings Spurr and shaped to accommodate storm event flows and limited local runoff from the adjacent lots. The practical feasibility of rehabilitation with riparian species will be explored with the project engineers and environmental consultants including consideration of establishment viability and maintenance costs for Council. It is anticipated that the finalised design would be park-like in character, with all areas readily accessible for maintenance, and detailed so that the original alignment of watercourses would be immediately recognisable.

Water treatment ponds will be constructed at the junction of the 2 arms of the watercourses. The design would be natural in appearance. The area would be fenced initially and may be opened later when informal surveillance is available.

It is anticipated that the area will be primarily maintained by mowing. Planting locations and trails should allow for efficient mowing, with vegetation primarily laid out in in long lenses consistent with contours.

- 1 Multiple use all weather emergency and maintenance accesses and recreational use, may require bridges
- 2 Minor POS trails for recreation, walking and cycleway connectivity
- 3 Utility trail - maintenance and other access, recreation and connectivity
- 4 Prominent entrances into the reserve from adjacent roads
- 5 Open relatively level parkland area suitable for active play, perimeter seats
- 6 Rehabilitate steep areas near the water finishing pools as open woodland

Retained open woodland

- 7 An open grassy woodland area is to be retained. The woodland is to be restructed and a multiple use perimeter fire trail and walkway constructed in accordance with an updated Bushfire Hazard Management Plan.

STREETSCAPE

- A Paved entry threshold off the major entry road link to Pass Road, to be detailed consistent others along the major entry road.
- B Intersections along the two main roads in the proposed subdivision are limited to 3 way junctions that are identified by minor thresholds at the entry onto side streets. Thresholds will be constructed with a colour similar to but darker than those along the major entry road and also be narrower.
- C Minor roundabout and pedestrian refuges on the arced entry road would have a wide drivable outer annulus, and subject to engineering detail, may have a raised central planting area.
- D 2 micro roundabouts and pedestrian refuges in the road along the north of the waterway parkland to slow traffic. Subject to engineering detail microundabouts would be largely (possibly completely) drivable.
- E Pedestrian refuges in perimeter roads alongside parkland slow traffic and highlight park entries.
- F Road narrowing at a park entry makes the entry more prominent and cues slower driving speeds.
- G Pedestrianisation of a long internal road to cue slower driving speeds - drivable bulbing at entries and a central refuge that also highlights the the footpath changing from the upper to the lower side of the street.

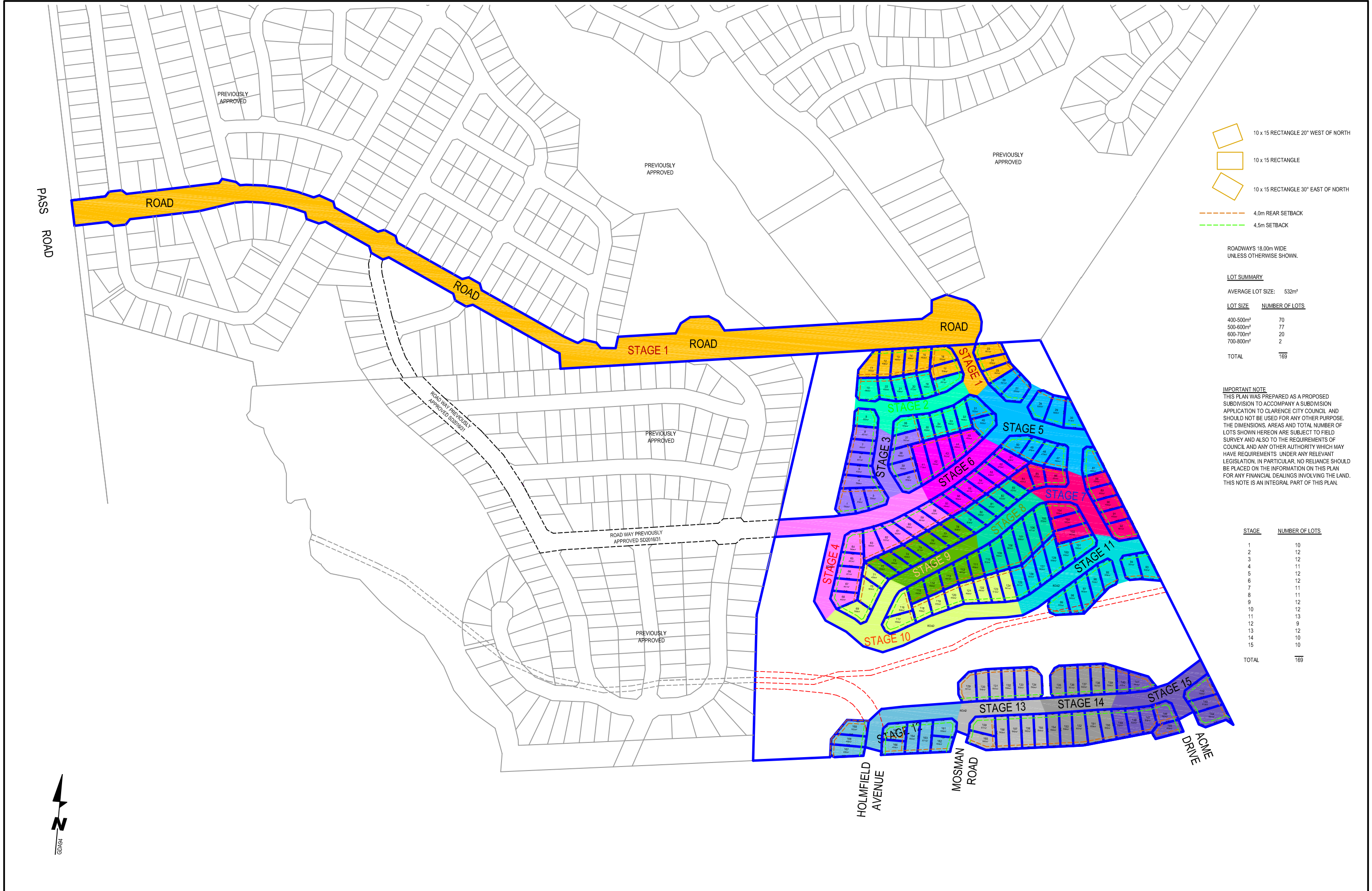
Street trees

Where practical with consideration of the final locations of services and as nature strip width allows, street trees will be planted close to every second side boundary between adjacent lots - with more substantial trees on the lower sides of road for privacy.

Street tree size and formality should reflect the road hierachy. Main roads have more formal taller trees, whereas trees on low traffic pedestrian friendly roads are a variety of sizes and more informal in habit.

Local native trees to be used close to POS areas, sparsely planted to minimise fire hazard.





AMENDMENTS		
No.	Revision/Issue	Date
	ACCESS TO PASS ROAD ADDED	22-11-17
	STAGING ADDED	22-02-2018
	AMENDED PROPOSAL PLAN	21-08-2018



**LEARY & COX**  
LAND & ENGINEERING SURVEYORS

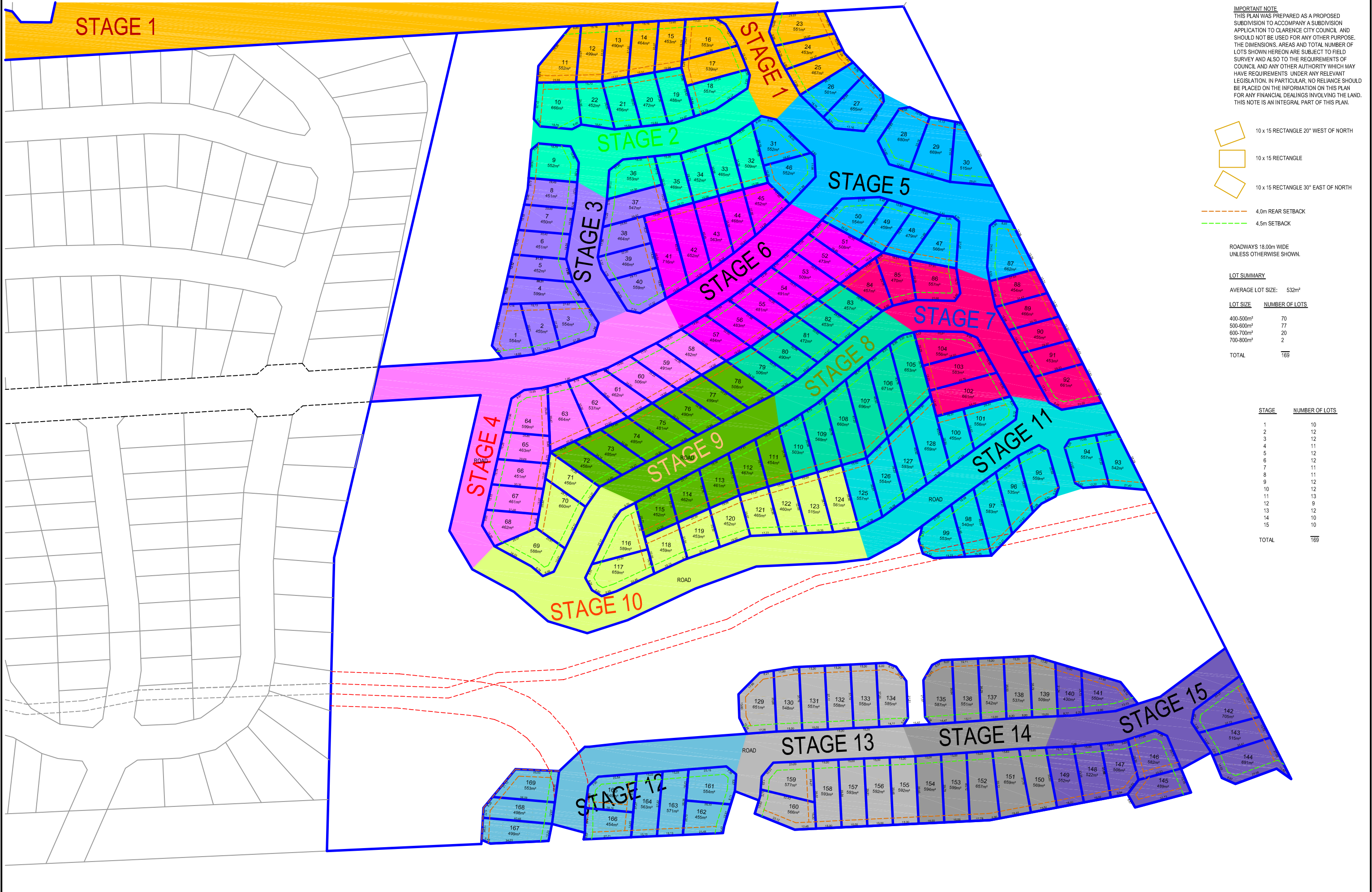
Unit G04 40 Mollie Street,  
HOBART TAS 7000  
P 03 6118 2030  
E admin@learyandcox.com

Project Name and Address
91 PASS ROAD ROKEBY TAS 7019

Drawing Title
SUBDIVISION PROPOSAL PLAN STAGING
Client
GOLD MANIA HOLDINGS PTY LTD C.T.164406/2

SCALE
0 10 20 40 80 1:2000 at A1
Contour Interval
0.50 m
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FILE REF:
9899
Geocivil Ref
989901
AutoCAD Ref
989901
DATUM
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Horz:
G.D.A.
Vert:
AHD



IMPORTANT NOTE  
THIS PLAN WAS PREPARED AS A PROPOSED  
SUBDIVISION TO ACCOMPANY A SUBDIVISION  
APPLICATION TO CLARENCE CITY COUNCIL. AND  
SHOULD NOT BE USED FOR ANY OTHER PURPOSE.  
THE DIMENSIONS, AREAS AND TOTAL NUMBER OF  
LOTS SHOWN HEREON ARE SUBJECT TO FIELD  
SURVEY AND ALSO TO THE REQUIREMENTS OF  
COUNCIL AND ANY OTHER AUTHORITY WHICH MAY  
HAVE REQUIREMENTS UNDER ANY RELEVANT  
LEGISLATION. IN PARTICULAR, NO RELIANCE SHOULD  
BE PLACED ON THE INFORMATION ON THIS PLAN  
FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND.  
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

- 10 x 15 RECTANGLE 20° WEST OF NORTH
- 10 x 15 RECTANGLE
- 10 x 15 RECTANGLE 30° EAST OF NORTH
- 4.0m REAR SETBACK
- 4.5m SETBACK

ROADWAYS 18.00m WIDE  
UNLESS OTHERWISE SHOWN.

LOT SUMMARY

AVERAGE LOT SIZE: 532m²

LOT SIZE	NUMBER OF LOTS
400-500m²	70
500-600m²	77
600-700m²	20
700-800m²	2
TOTAL	169

STAGE	NUMBER OF LOTS
1	10
2	12
3	12
4	11
5	12
6	12
7	11
8	11
9	12
10	12
11	13
12	9
13	12
14	10
15	10
TOTAL	169

AMENDMENTS		
No.	Revision/Issue	Date
	ACCESS TO PASS ROAD ADDED	22-11-17
	AMENDED PROPOSAL PLAN	21-08-2018



Unit G04 40 Mollie Street,  
HOBART TAS 7000  
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## SCALE

A horizontal graphic scale bar with tick marks at 0, 10, 20, 30, and 40. Below the bar, the text "1:1000 at A1" is printed.





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**Agenda Attachments -**

Contour Interval	0.50 m
Date	21-08-2018
SHEET	2 of 2
DRAWN	KS
CHECKED	TS

FILE REF:	9899
Geocivil Ref	989901
AutoCAD Ref	989901
DATUM	Horz: G.D.A. Vert: A.H.D.



-   $\phi$  225 PVC SEWER
-   $\phi$  200 WATERMAIN
-  525 DA STORMWATER
-  (TEMPORARY) EARTH BUND APPROX.

## Attachment 3

### **91, 93, 145 and 163 Pass Road & 22 Goodwins Road, Rokeby**



***Photo 1: The site when viewed from the northern end of Holmfield Avenue.***



***Photo 2: The site when viewed in a south-easterly direction from Pass Road.***

**11.3.6 DEVELOPMENT APPLICATION D-2018/667 - 239 BLIGH STREET, WARRANE - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)**  
(File No D-2018/667)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple dwellings (1 existing + 1 new) at 239 Bligh Street, Warrane.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and subject to the Parking and Access and Electricity Infrastructure 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 was extended with the consent of the applicant until 20 March 2019.

**CONSULTATION**

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

- loss of privacy; and
- overshadowing.

**RECOMMENDATION:**

A. That the Development Application for 2 Multiple Dwellings (1 existing + 1 new) at 239 Bligh Street, Warrane (Cl Ref D-2018/667) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLAN [sill height of the window on the western elevation increased to a minimum of 1.7m from floor level].
3. ENG A5 – SEALED CAR PARKING.

4. ENG S1 – INFRASTRUCTURE REPAIR.
  5. ENG M1 – DESIGNS DA.
  6. The development must meet all required Conditions of Approval specified by TasWater notice dated 19 November 2019 (TWDA 2018/01808-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.

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## **ASSOCIATED REPORT**

### **1. BACKGROUND**

No relevant background.

### **2. STATUTORY IMPLICATIONS**

- 2.1. The land is zoned General Residential under the Scheme.
- 2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3. The relevant parts of the Planning Scheme are:
  - Section 8.10 – Determining Applications;
  - Section 10 – General Residential Zones;
  - Section E6.0 – Parking and Access Codes; and
  - Section E8.0 – Electricity Transmission Infrastructure Protection 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 residential property in Warrane, containing a single dwelling with access from Bligh Street.

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

The proposal is for a second dwelling (Unit 1) located at the rear of the existing dwelling. The dwelling is proposed to be 2 storey and contains a single garage. Four car parking spaces are proposed on-site.

### **4. PLANNING ASSESSMENT**

#### **4.1. Determining Applications [Section 8.10]**

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

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

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

Reference to these principles is contained in the discussion below.

#### **4.2. Compliance with Zone and Codes**

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

**General Residential Zone**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
10.4.2 A3	Setbacks and building envelopes 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>complies</p> <p>Does not comply as the proposed dwelling (Unit 1) is located 3m from the rear boundary.</p> <p>complies</p>

		(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).	
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The proposed variation must be considered pursuant to the Performance Criteria P3 of the Clause 10.4.2 as follows.

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p> <p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>The proposed dwelling (Unit 1) is located directly west of the dwelling at 2/241 Bligh Street which is located 4.5m off the shared boundary. That dwelling has a living room and bedroom window located on its western elevation. The proposal will overshadow this dwelling after 1pm on 21 June, however, as it will not be affected for 4 hours during the morning, the proposal is not considered to unreasonably overshadow this dwelling.</p> <p>The proposed dwelling (Unit 1) is located north of the backyard of the dwelling at 6 Crozier Place and will cause part of this area to be overshadowed. However, the area to be overshadowed forms a small part of the private open space and will not adversely impact the amenity of this lot.</p> <p>The proposed dwelling (Unit 1) will overshadow the private open space of the adjoining dwelling at 237 Bligh Street during the morning on 21 June for approximately 2 hours. However, as the dwelling will not affect the site for the remainder of the day, will not unreasonably impact that dwelling.</p>

<p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p> <p>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p> <p>(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>not applicable.</p> <p>The proposed dwelling is a 2 storey dwelling consistent with the size and scale of other dwellings in the area and therefore is not considered to have an unreasonable visual impact.</p> <p>The proposed setback is consistent with the separation of dwellings in the area.</p>
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**Parking and Access Code**

<b>Clause</b>	<b>Standard</b>	<b>Acceptable Solution</b>	<b>Proposed</b>
E6.6.1 A1	Number of car parking spaces	<p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1 (5 spaces);</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	Four car parking spaces (2 per dwelling). No visitor space is proposed.

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

<b>Performance Criteria</b>	<b>Proposal</b>
<p><i>“The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i></p> <p>(a) <i>car parking demand;</i></p>	<p>The 2 car parking spaces proposed for each dwelling is considered adequate to meet the demand of potential occupants.</p>

<i>(b) the availability of on-street and public car parking in the locality;</i>	There is sufficient on street parking available for visitors to the site.
<i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i>	The site is located approximately 160m walking distance from Cambridge Road.
<i>(d) the availability and likely use of other modes of transport;</i>	Other modes of transport such as bikes could be used.
<i>(e) the availability and suitability of alternative arrangements for car parking provision;</i>	none proposed
<i>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i>	not applicable
<i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i>	not applicable
<i>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i>	not applicable
<i>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i>	not applicable
<i>(j) any verified prior payment of a financial contribution in-lieu of parking for the land;</i>	not applicable
<i>(k) any relevant parking plan for the area adopted by Council;</i>	not applicable

<i>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code”.</i>	not applicable
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## **5. REPRESENTATION ISSUES**

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

### **5.1. Loss of Privacy**

Concern was raised that the proposal would result in overshadowing from the upper level.

- **Comment**

The development meets the privacy standards in the zone. However, the applicant was agreeable to raising the sill height of the window facing the representor’s property to ensure that their privacy was protected. A permit condition to achieve this outcome is recommended.

### **5.2. Overshadowing**

Concern was raised that the proposal will result in overshadowing the private open space of the adjoining dwelling.

- **Comment**

As discussed above, the proposed dwelling will result in overshadowing to the private open space to the dwelling at 237 Bligh Street, however, as this is limited to 2 hours in the morning on 21 June, the impact of the development is considered to meet the Performance Criteria.

## **6. EXTERNAL REFERRALS**

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

**7. STATE POLICIES AND ACT OBJECTIVES**

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

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

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

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

**9. CONCLUSION**

The proposal for Multiple Dwellings at 239 Bligh Street is recommended for approval.

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

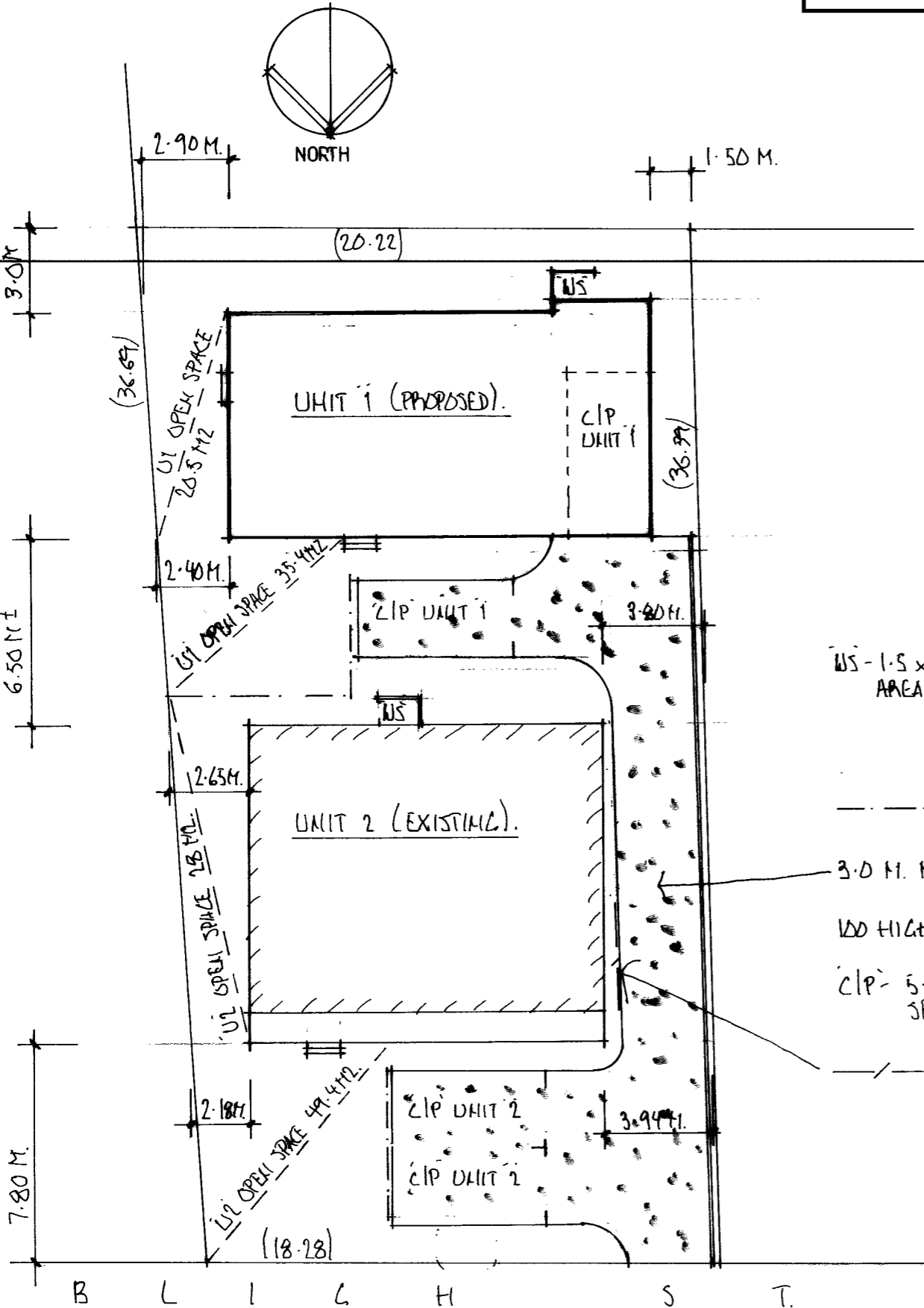
Ross Lovell  
**MANAGER CITY PLANNING**

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



**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, 8 March 2019 **Scale:** 1:752.9 @A4

## Attachment 2



site plan 1:200

DRAWING LIST:-

- DWG. NO. 1P OF 5, SITE PLAN
- DWG. NO. 2P OF 5, UNIT 1 LWR. FLOOR PLAN.
- DWG. NO. 3P OF 5, UNIT 1 UPP. FLOOR PLAN.
- DWG. NO. 4P OF 5, UNIT 1 ELEVATIONS.
- DWG. NO. 5P OF 5, UNIT 2 FLOOR PLAN & ELEVATIONS.

PROJECT NOTES:-

- AREA OF UNIT 1, 121.5 M<sup>2</sup> (LWR FLOOR) + 34.8 M<sup>2</sup> (UPP. FLOOR).
- AREA OF UNIT 2 (EXISTING), 127.5 M<sup>2</sup> (EXC. DECK).
- AREA OF SITE, 706 M<sup>2</sup>.
- PROPERTY I.D. (THE LIST) 5161380.

WS - 1.5 x 1.0 M LONG WASTE BIN STORAGE  
AREA WITH 1.2 M HIGH SCREEN FENCE

— · — · — DENOTES 1.5M HIGH SCREEN FENCE

- 3.0 M. MIN. WIDE CONIC DRIVE WAY.

100 HIGH KERB TO DRIVEWAY EDGE

C/P- 5.5 X 2.75 M. CAR PARKING SPACES.

—/— DENOTES 1.7M. HIGH SCREEN FENCE.

PROPOSED UNIT DEVELOPMENT  
FOR MR. T. DUY TRAN.

AT NO. 239 BLIGH ST,  
WARRANE.

date SEP 2018

scale 1:100 , 1:200

(GRANT SCOTT ACC. NO. CC1366).

DWG. NO. 1P OF 5.

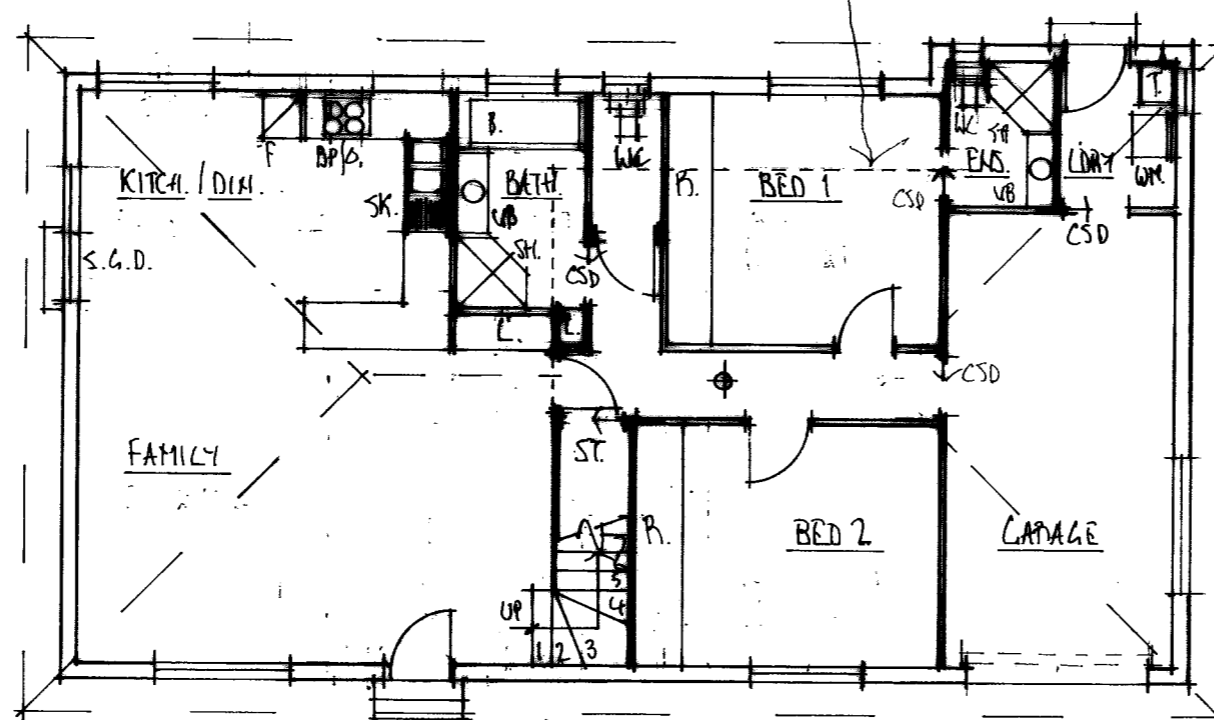
• DEMOTES CEILING MOUNTED HARD WIRED, INTER CONNECTED SMOKE ALARMS WITH BATTERY BACK UP.

C

15.000

LINE OF ROOM ABOVE.

LINE OF ROOM ABOVE.



lower floor plan - unit 1

A

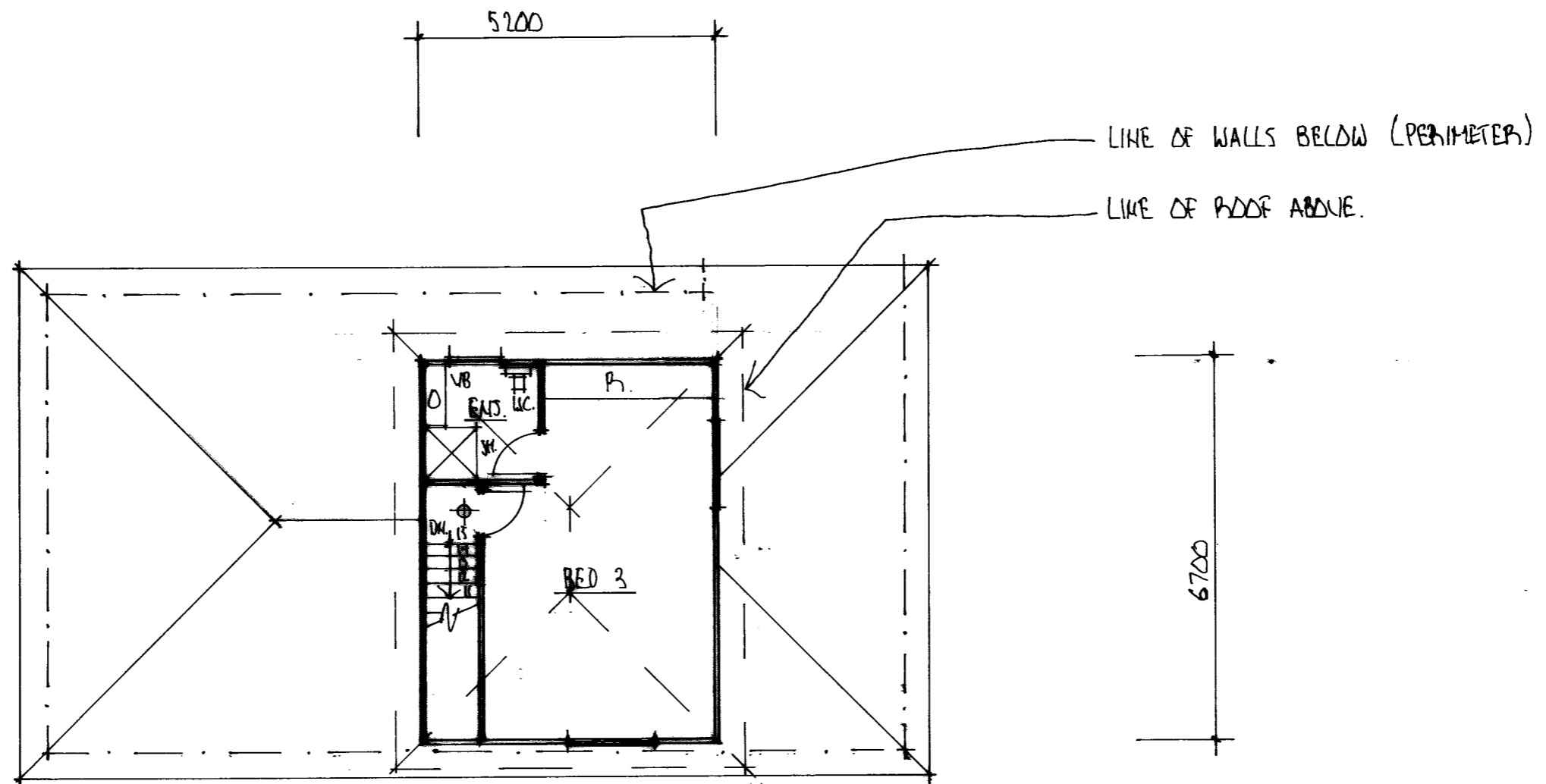
PROPOSED UNIT DEVELOPMENT  
FOR MR. T. DUY TRAN.  
AT NO. 239 BLIGH ST.,  
WARRANE.

DATE. SEP 2018.

SCALE, 1:100

(GRANT SCOTT ALL. NO. CL1366).

DWG. NO. 2P OF 5.



upper floor plan - unit 1

PROPOSED UNIT DEVELOPMENT  
FOR MR. T. DUY TRAN.

AT NO. 239 BLIGH ST.,  
WARRANE.

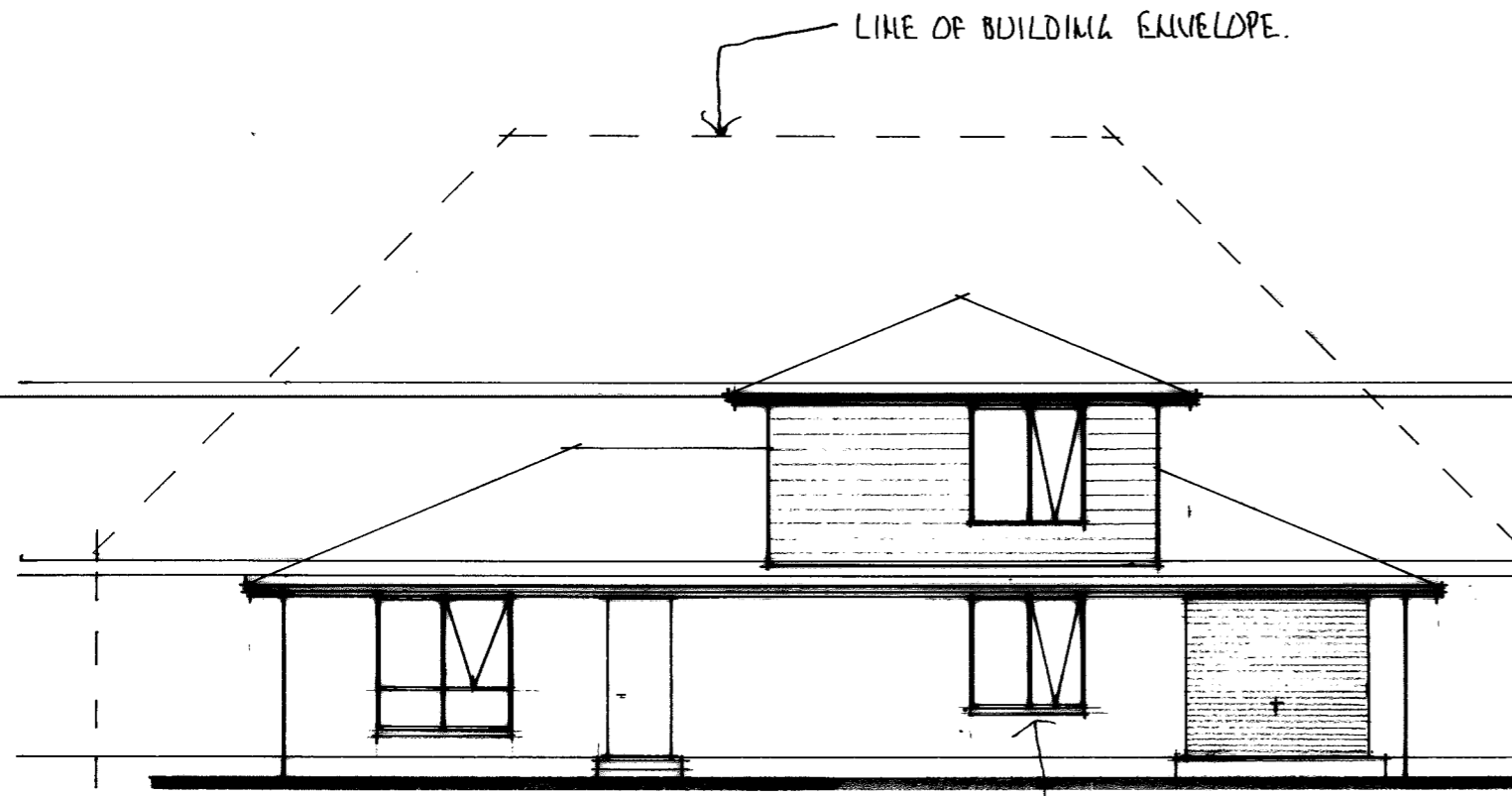
DATE. SEP. 2018.

SCALE. 1:100

(GRANT SCOTT A/C. NO. C/1366).

DWG. NO. 3 P. OF 5.

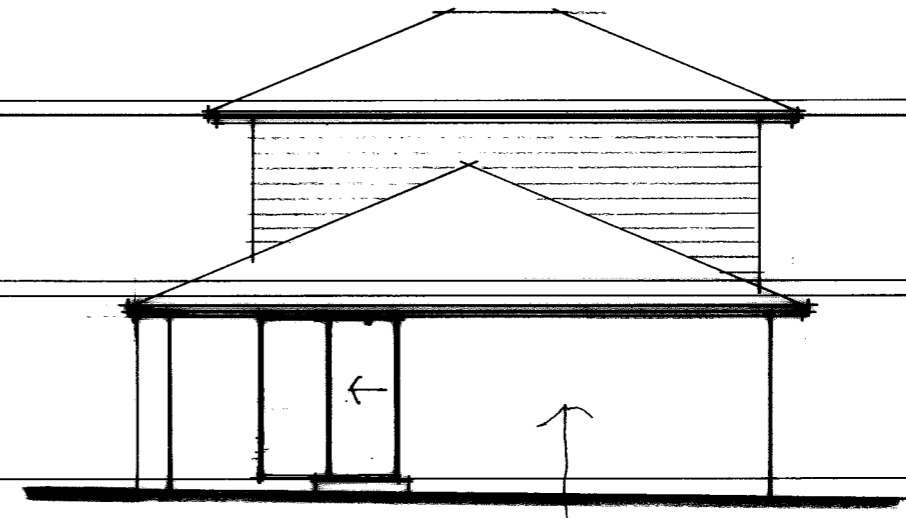
LINE OF BUILDING ENVELOPE.



elevation A

BRICK SILLS

6500 ±  
MAX. HEIGHT



elevation B

FACE BLOCK

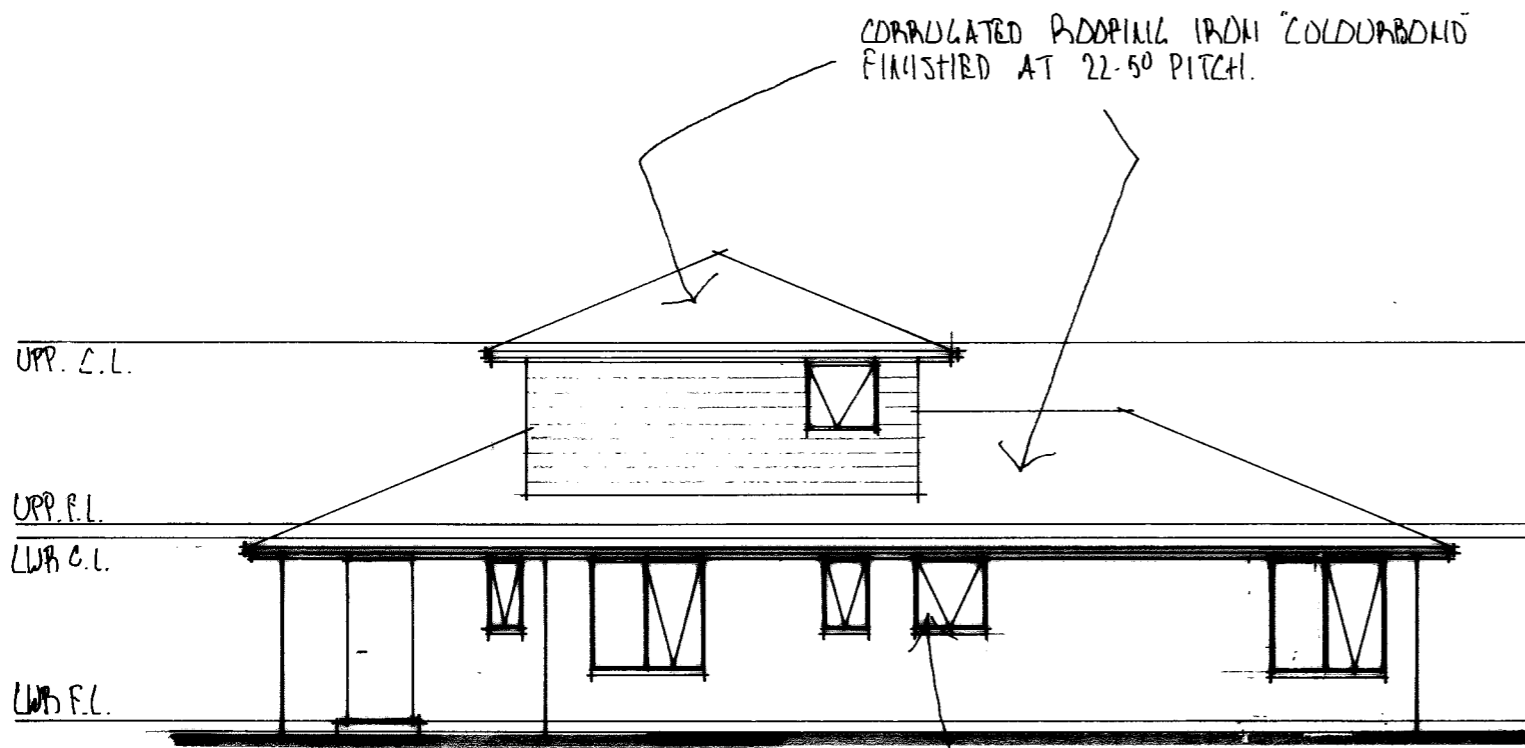
UPP. C.L.

UPP. F.L.

LWR. C.L.

LWR. F.L.

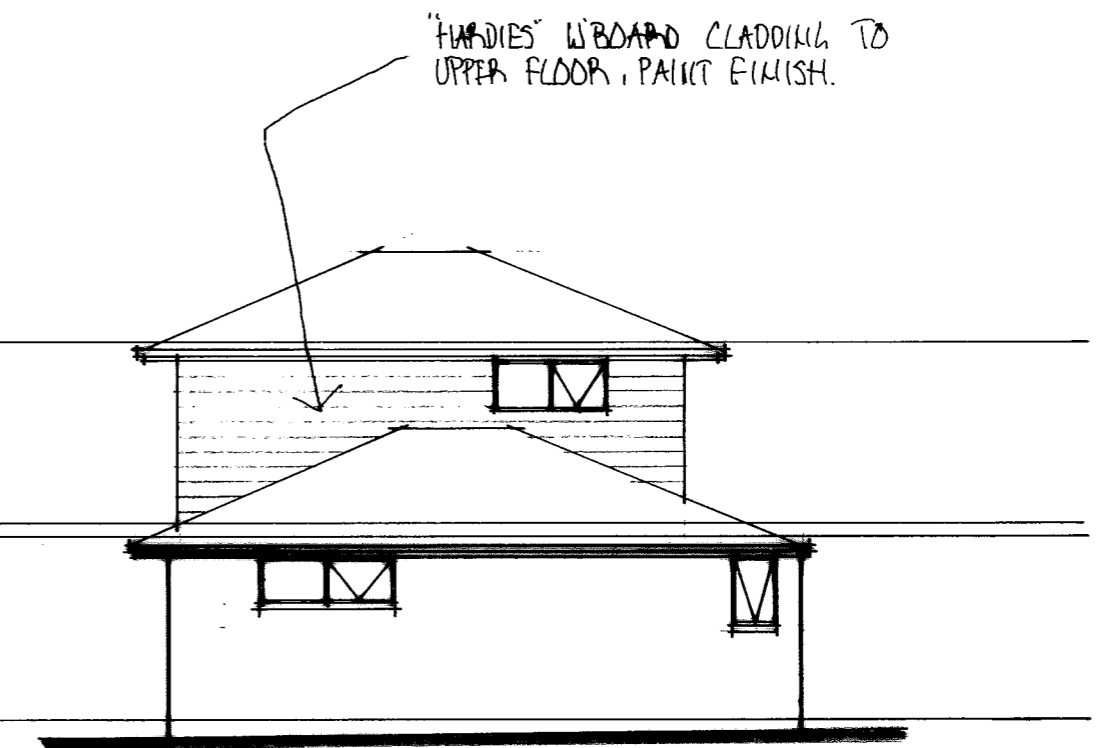
CORRUGATED ROOFING FROM "COLDUPROD" FINISHED AT 22.5° PITCH.



elevation C

ALUMINIUM FRAMED WINDOWS.

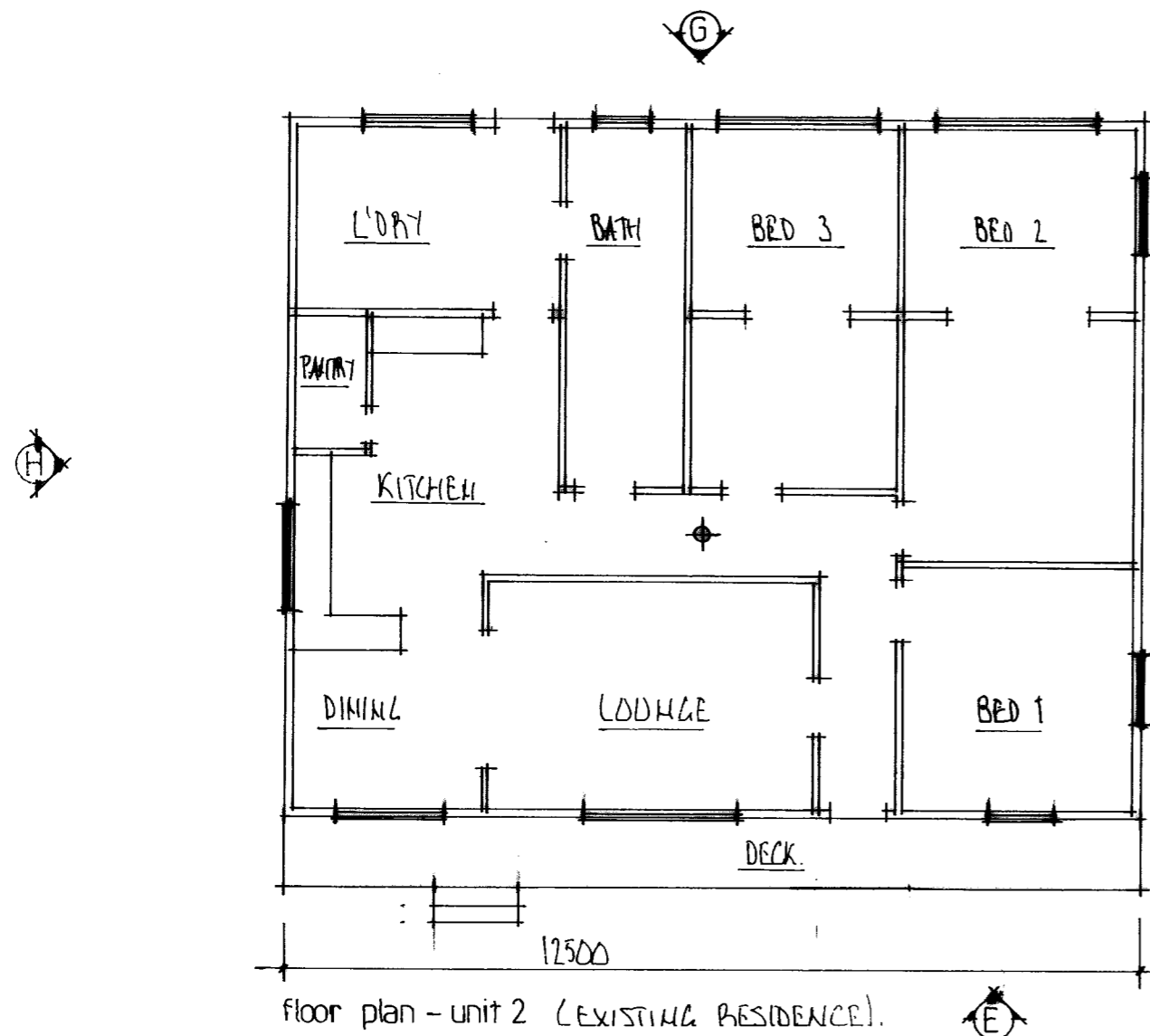
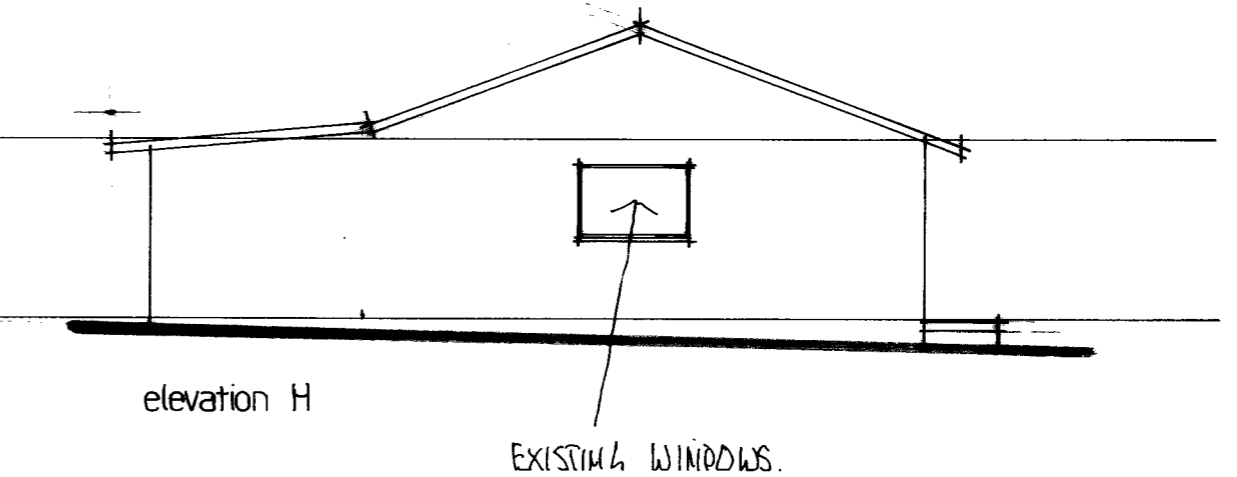
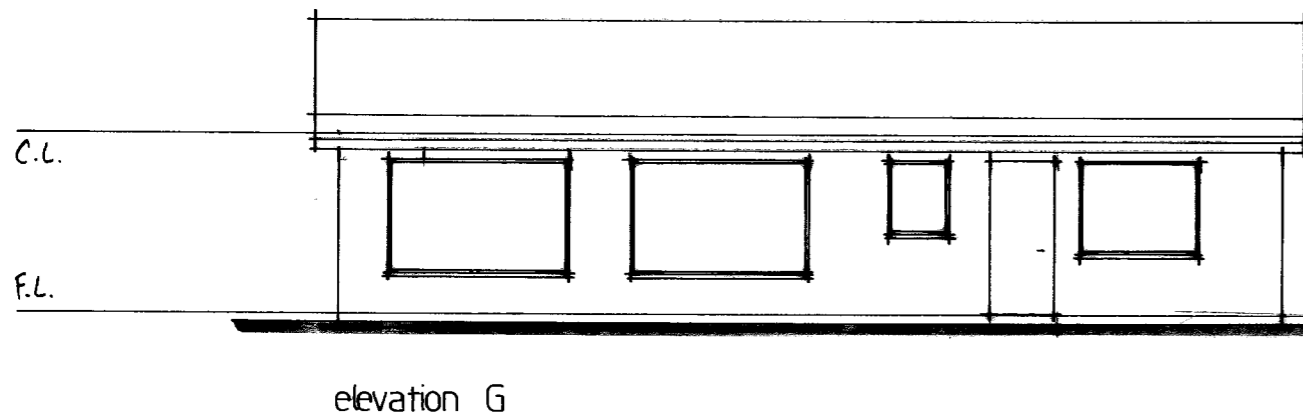
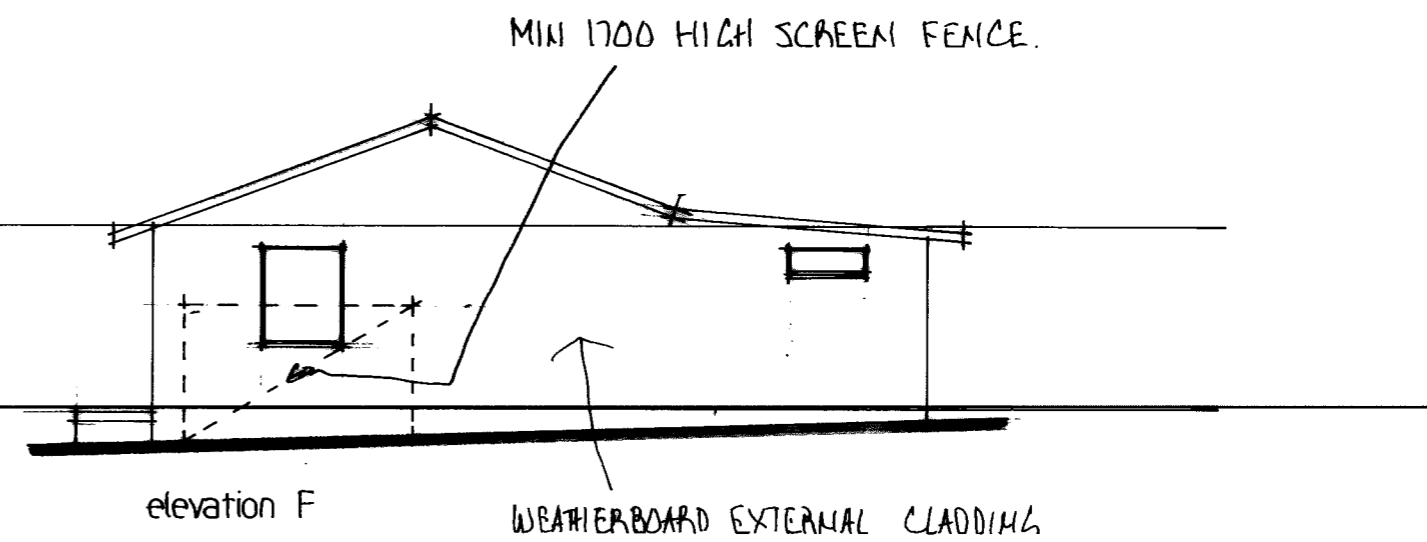
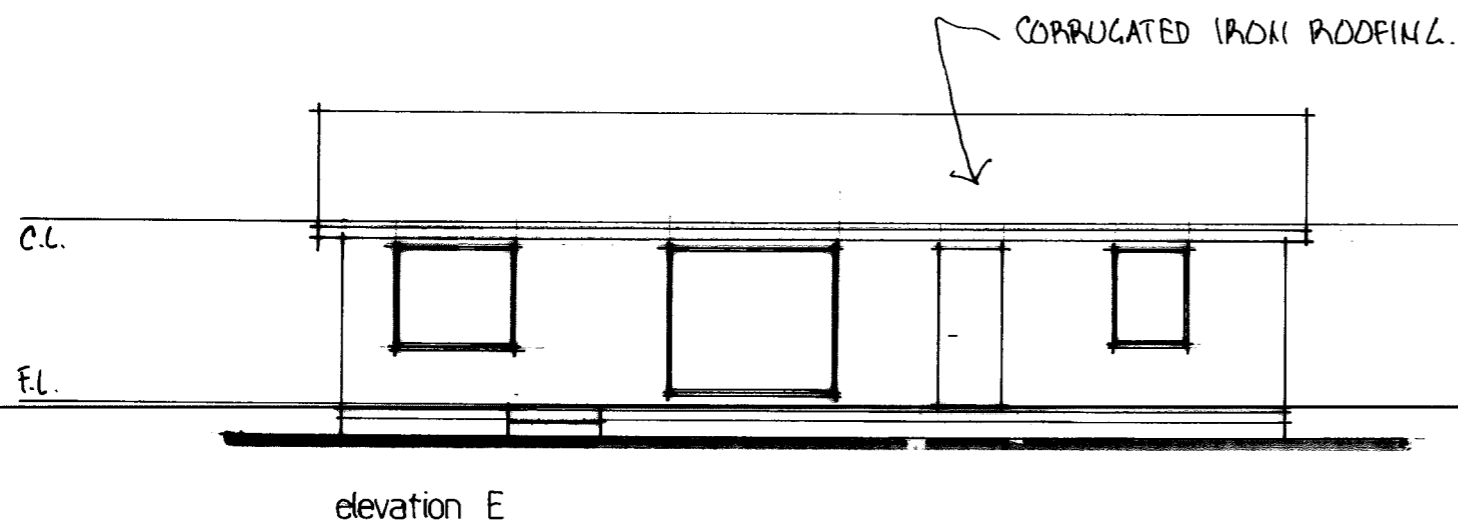
2400 MM  
2400 MM



elevation D

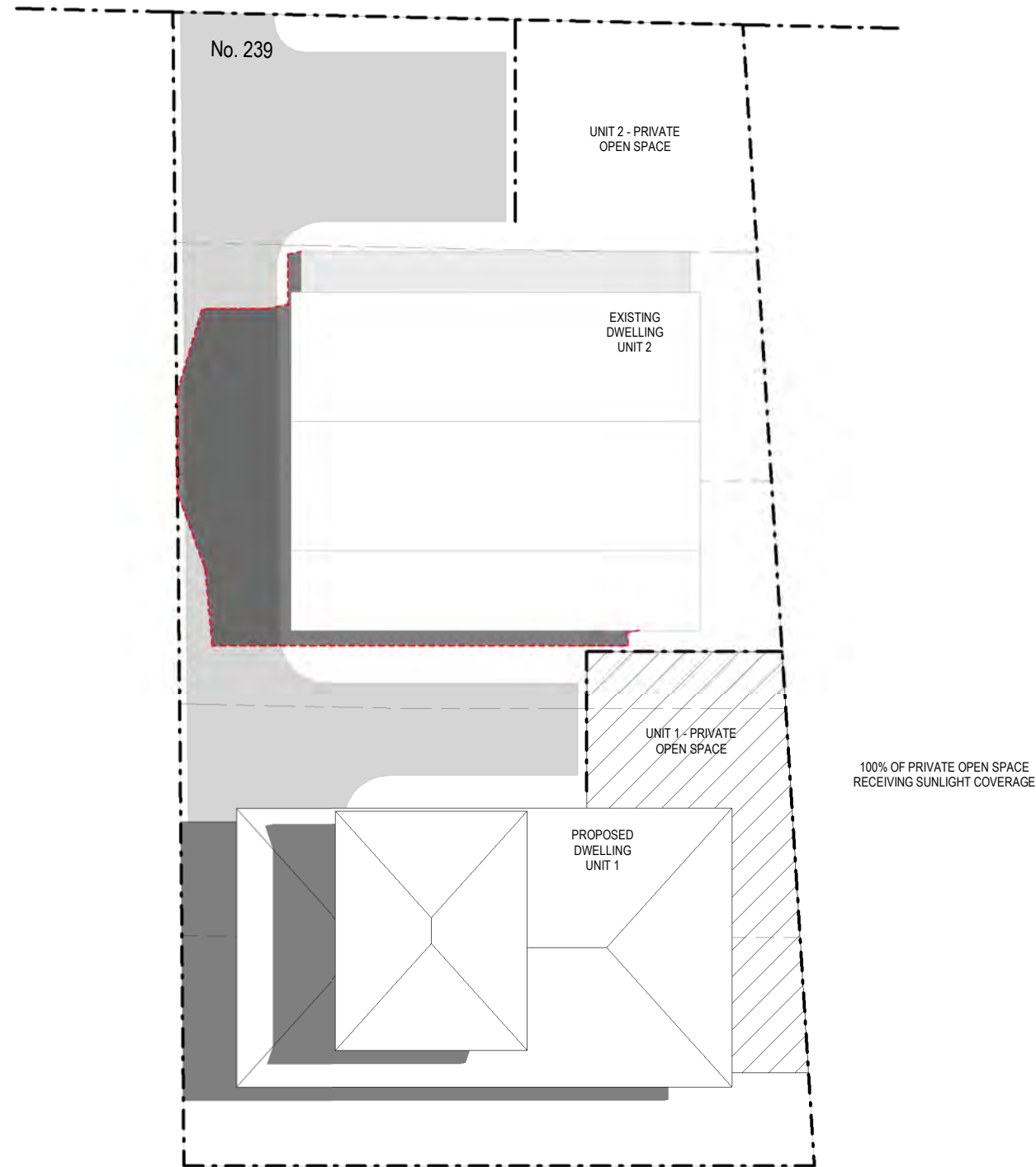
"FIBRES" WBOARD CLADDING TO UPPER FLOOR, PAINT FINISH.

PROPOSED UNIT DEVELOPMENT FOR MR. T. DUY TRAIL.  
AT NO. 239 BLIGH ST., WARRANE.  
DATE, SEP. 2018 SCALE, 1:100 (LAWYER SCOTT ALL. NO. CL1366).  
DWG. NO. 4 OF 5



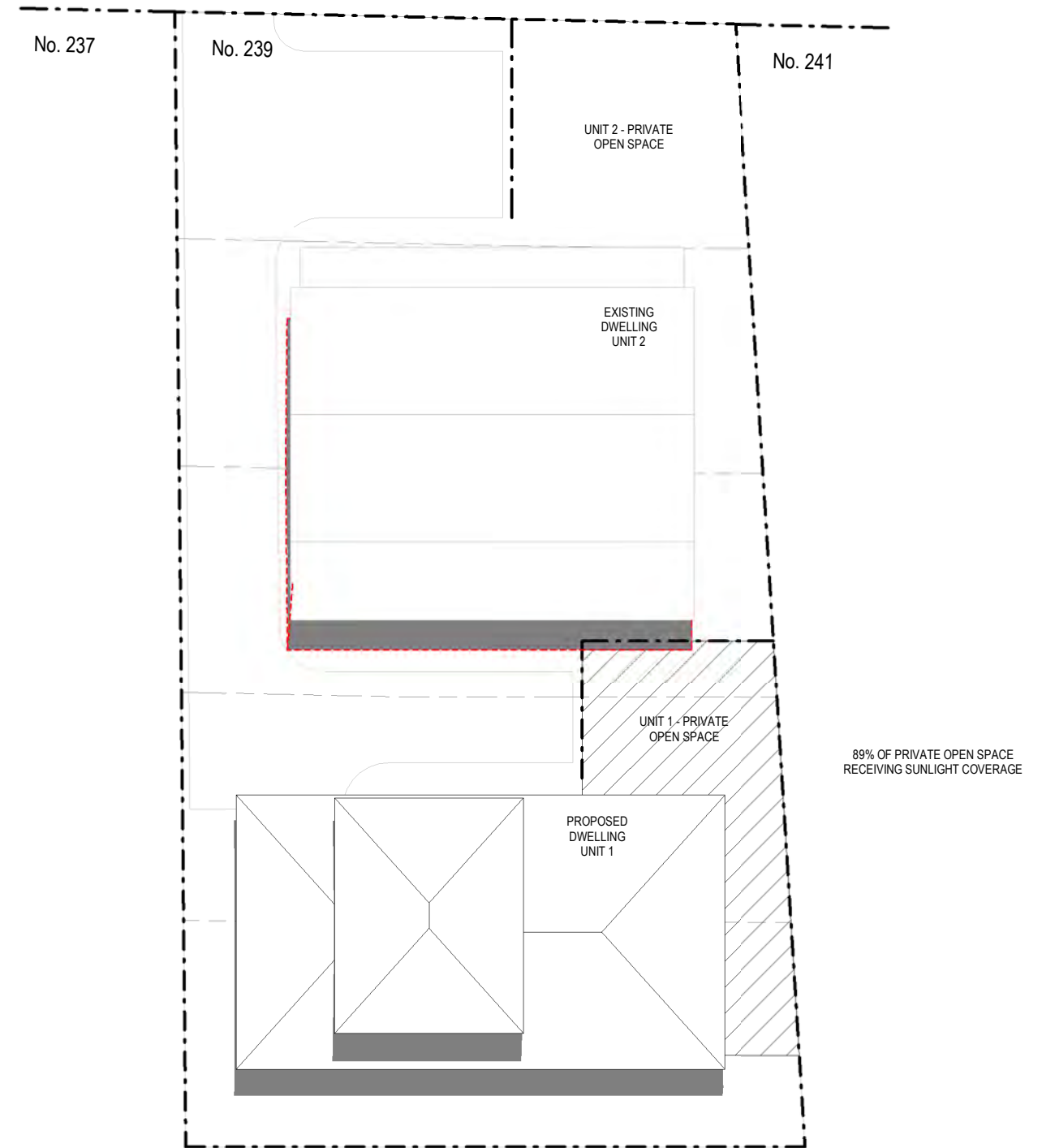
PROPOSED UNIT DEVELOPMENT.  
FOR MR. T. DUY TRAN.  
AT NO. 239 BLIGH ST.,  
WARRANE.  
DATE. SEP. 2018  
SCALE. 1:100  
(GRANT SCOTT ALL. NO. CL1366).  
DWG. NO. 5 P OF 5.

BLIGH STREET



9.00am 21st December

BLIGH STREET



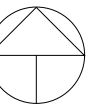
12.00pm 21st December

PLANNING APPLICATION

--- RED DASHED LINE DENOTES EXTENT OF SHADOW CAST FROM EXISTING DWELLING

NOTE:  
EXISTING DWELLING & SITE INFORMATION COMPILED FROM

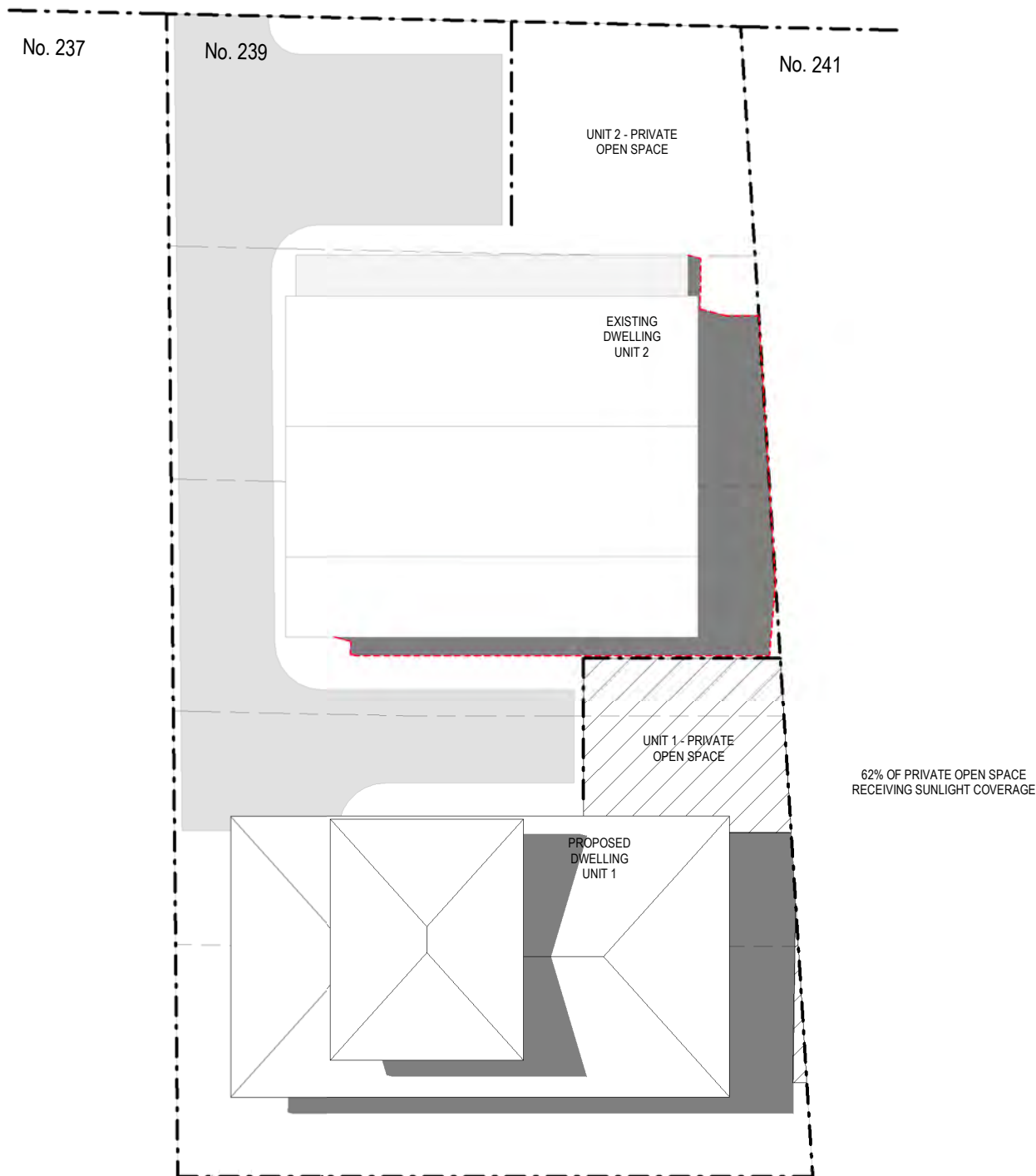
- GOOGLE MAPS,
- GOOGLE STREET VIEW,
- LIST MAPS DATA,
- STATE AERIAL PHOTOGRAPHY,
- CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS
- SITE MEASUREMENTS



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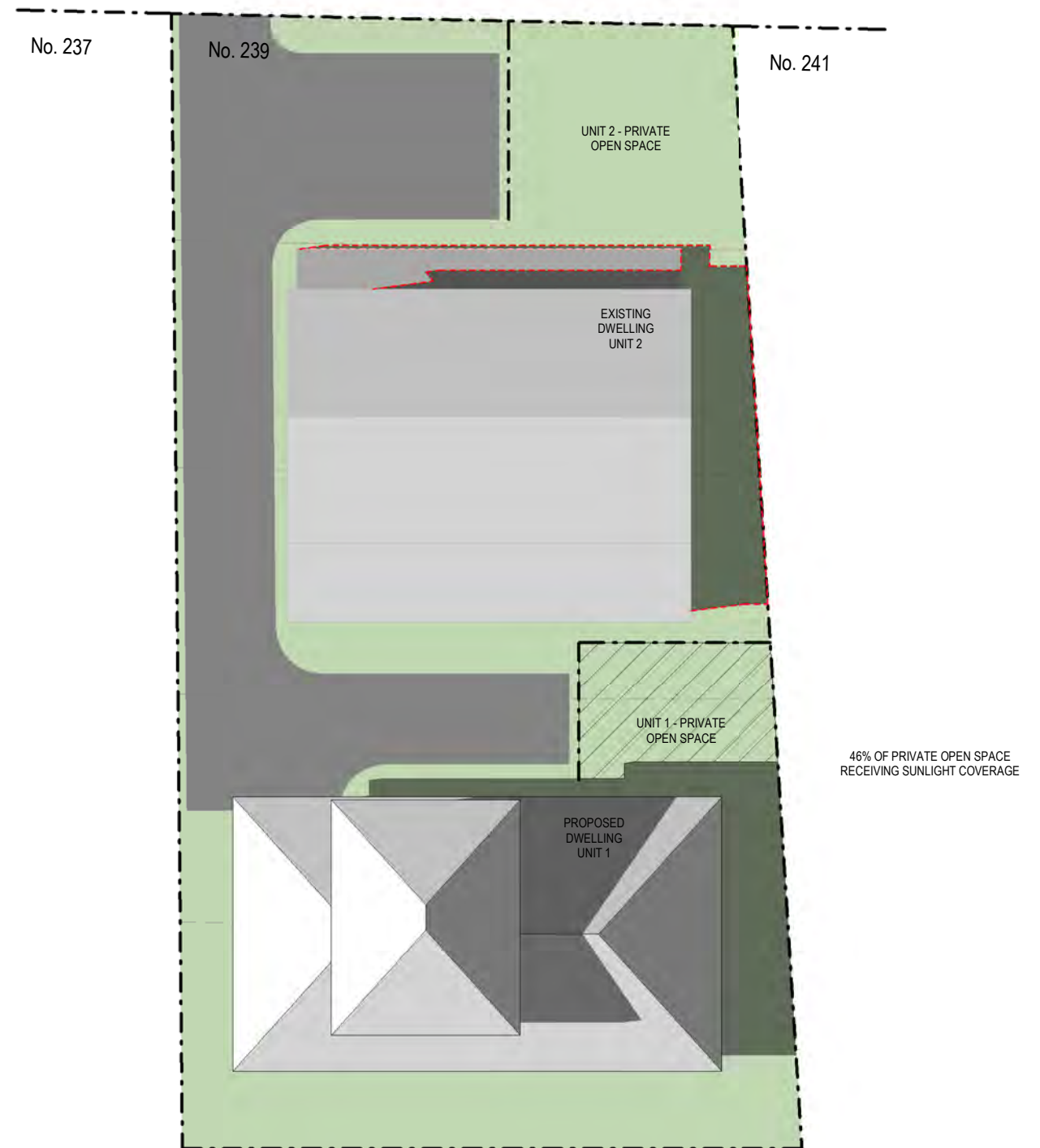
DRAWING: SHADOW STUDY - SUMMER SOLSTICE - SHEET 1			
CLIENT:	MR. T. DUY TRAN	DRAWN: TH	DRAWING NUMBER
PROJECT ADDRESS	239 BLIGH STREET, WARRANE, TAS	DATE: 5-12-18	SD1

BLIGH STREET



3.00pm 21st December

BLIGH STREET

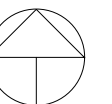


5.00pm 21st December

PLANNING APPLICATION

----- RED DASHED LINE DENOTES EXTENT OF  
SHADOW CAST FROM EXISTING DWELLING

NOTE:  
EXISTING DWELLING & SITE INFORMATION COMPILED FROM  
• GOOGLE MAPS,  
• GOOGLE STREET VIEW,  
• LIST MAPS DATA,  
• STATE AERIAL PHOTOGRAPHY,  
• CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS  
• SITE MEASUREMENTS



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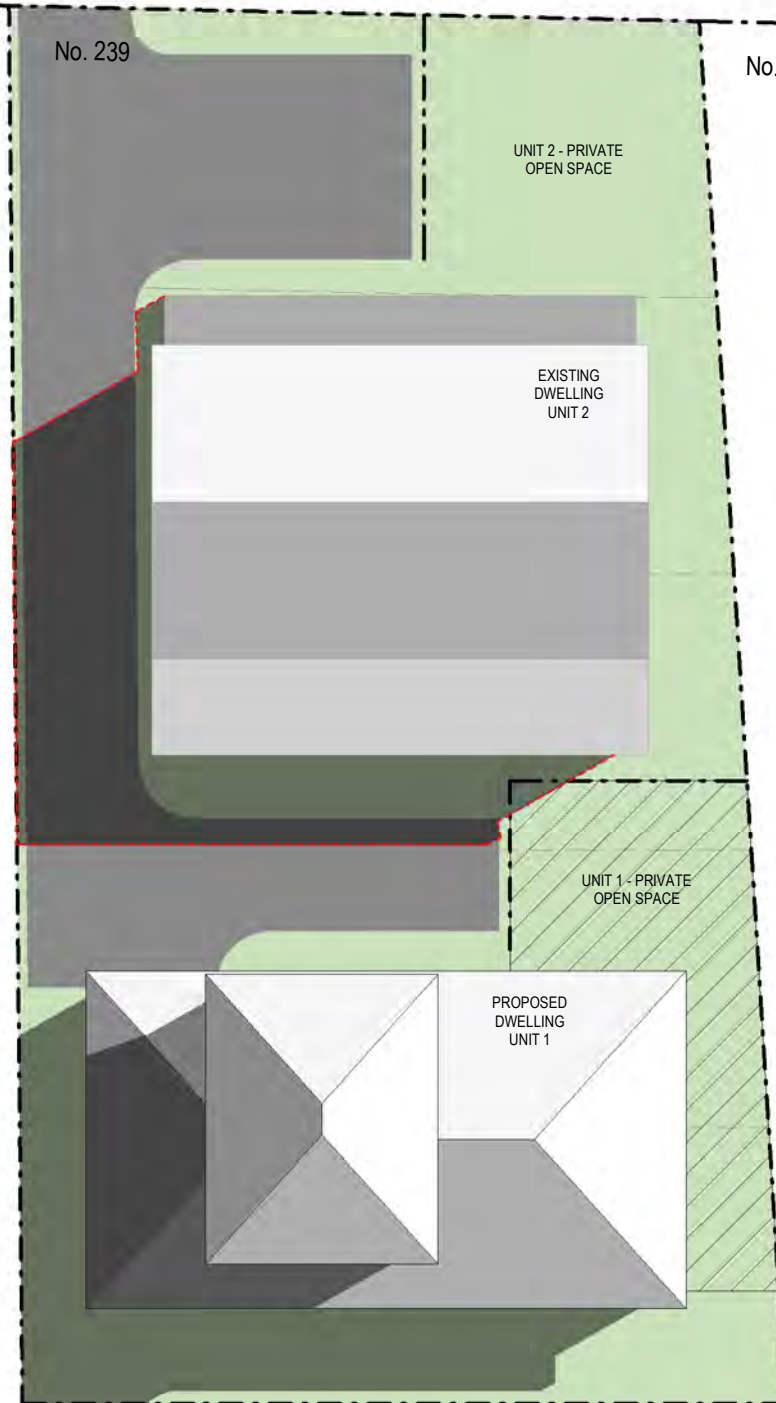
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CLIENT:	MR. T. DUY TRAN	DRAWN:	TH
PROJECT ADDRESS	239 BLIGH STREET, WARRANE, TAS	DATE:	5-12-18
		DRAWING NUMBER	SD2

BLIGH STREET

No. 237

No. 239

No. 241



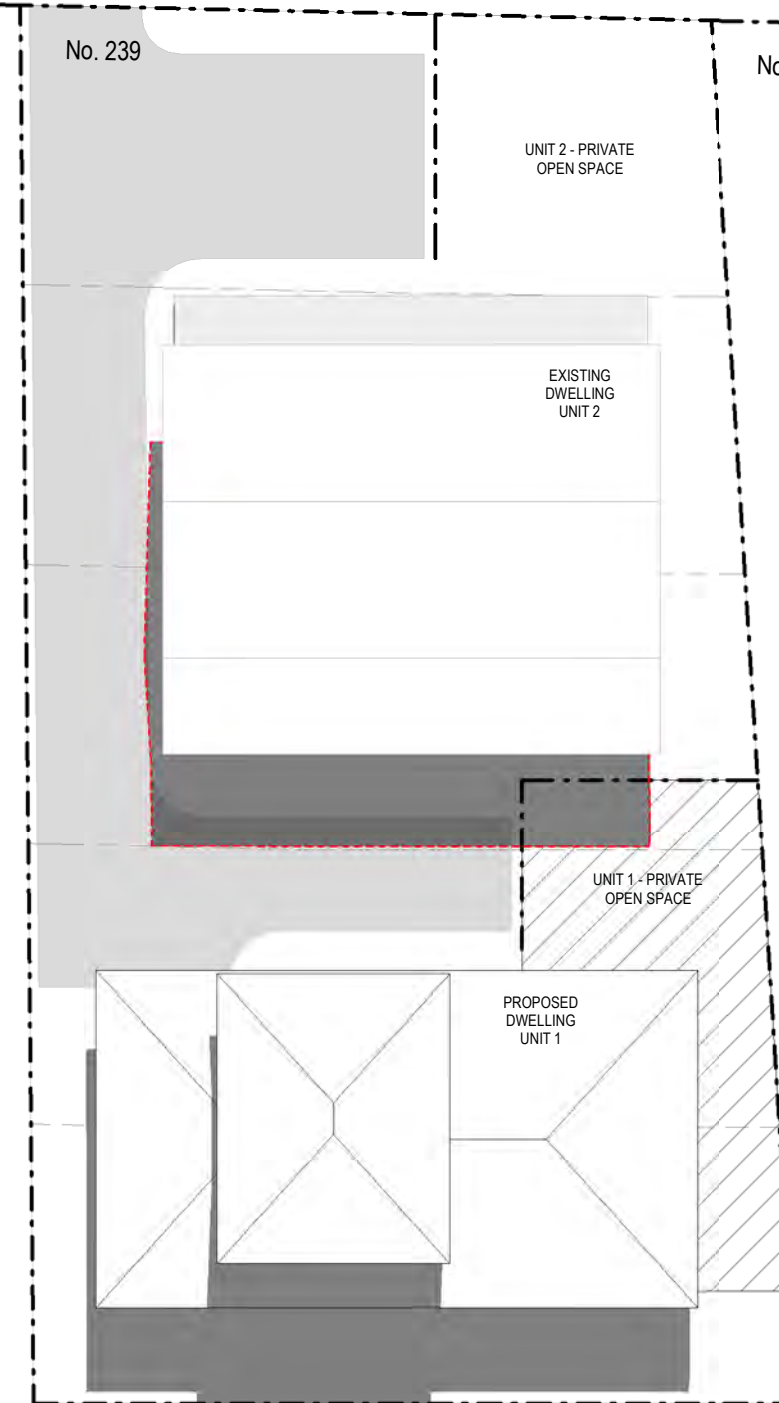
9.00am 20th March

BLIGH STREET

No. 237

No. 239

No. 241

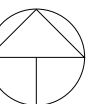


12.00pm 20th March

PLANNING APPLICATION

--- RED DASHED LINE DENOTES EXTENT OF  
SHADOW CAST FROM EXISTING DWELLING

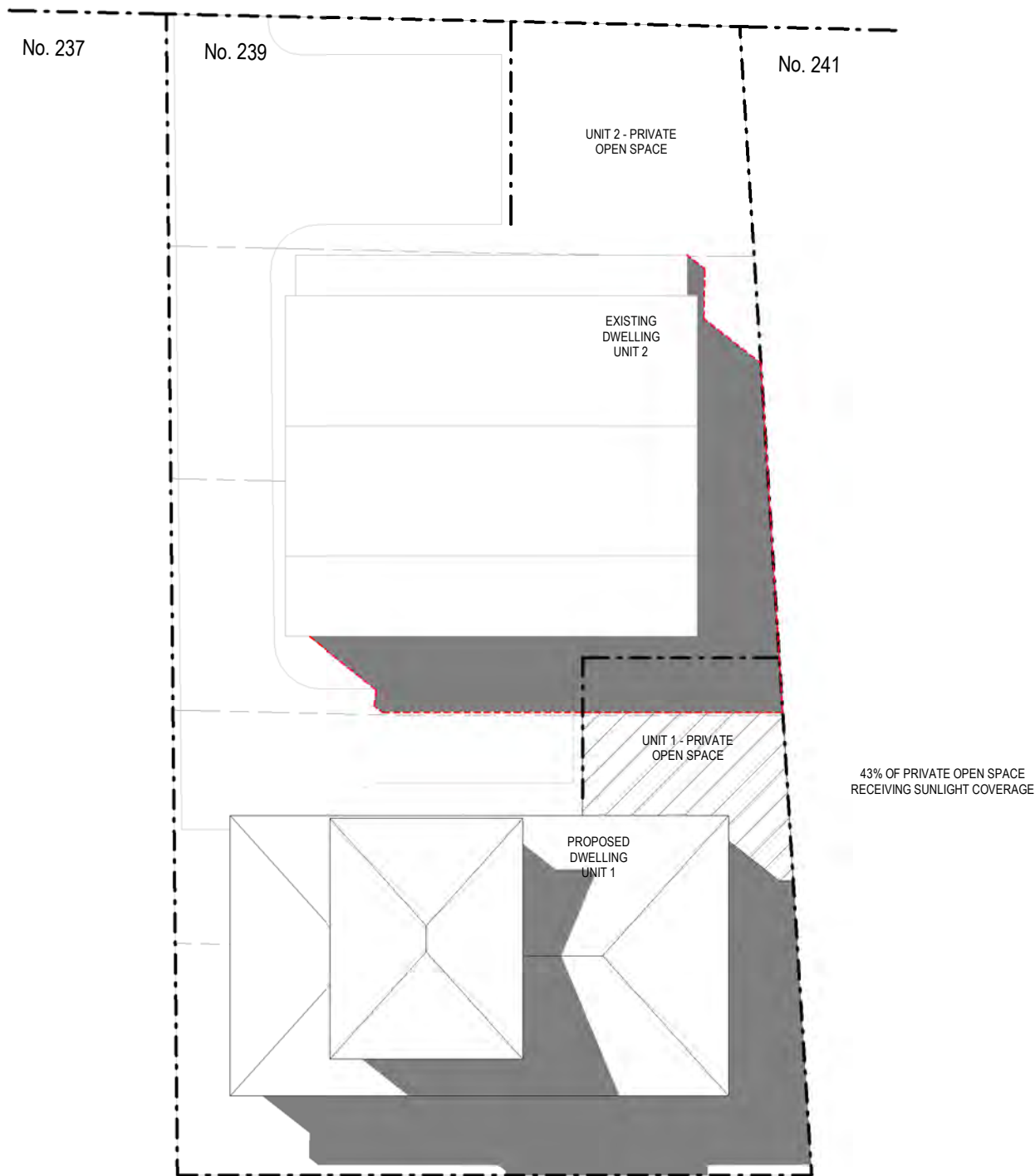
NOTE:  
EXISTING DWELLING & SITE INFORMATION COMPILED FROM  
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• GOOGLE STREET VIEW,  
• LIST MAPS DATA,  
• STATE AERIAL PHOTOGRAPHY,  
• CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS  
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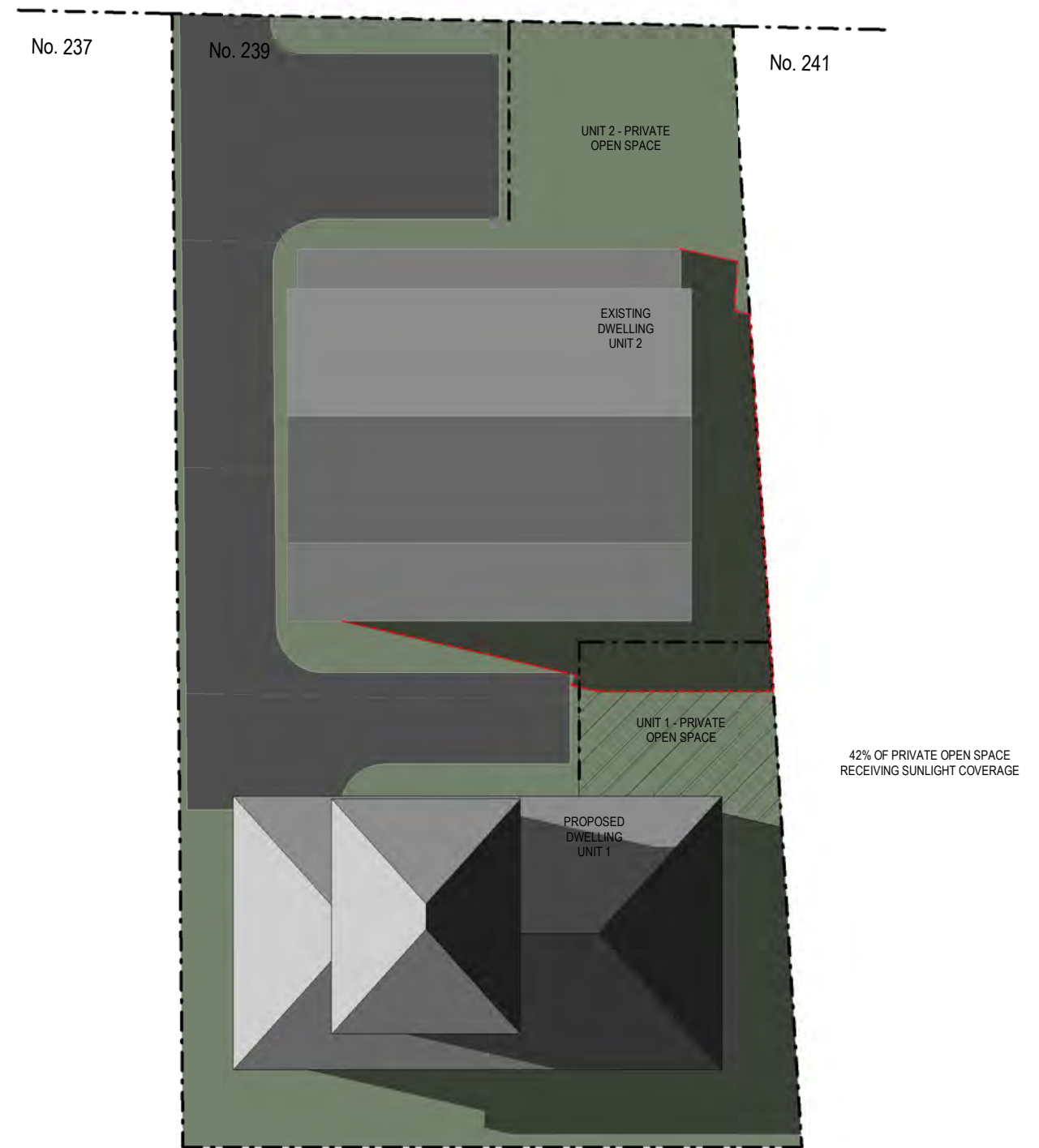
DRAWING:			
SHADOW STUDY - AUTUMN EQUINOX - SHEET 1			
CLIENT:	MR. T. DUY TRAN	DRAWN:	TH
PROJECT ADDRESS	239 BLIGH STREET, WARRANE, TAS	DATE:	5-12-18
		DRAWING NUMBER:	SD3

BLIGH STREET



3.00pm 20th March

BLIGH STREET

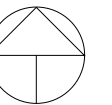


5.00pm 20th March

PLANNING APPLICATION

--- RED DASHED LINE DENOTES EXTENT OF  
SHADOW CAST FROM EXISTING DWELLING

NOTE:  
EXISTING DWELLING & SITE INFORMATION COMPILED FROM  
• GOOGLE MAPS,  
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• LIST MAPS DATA,  
• STATE AERIAL PHOTOGRAPHY,  
• CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS  
• SITE MEASUREMENTS



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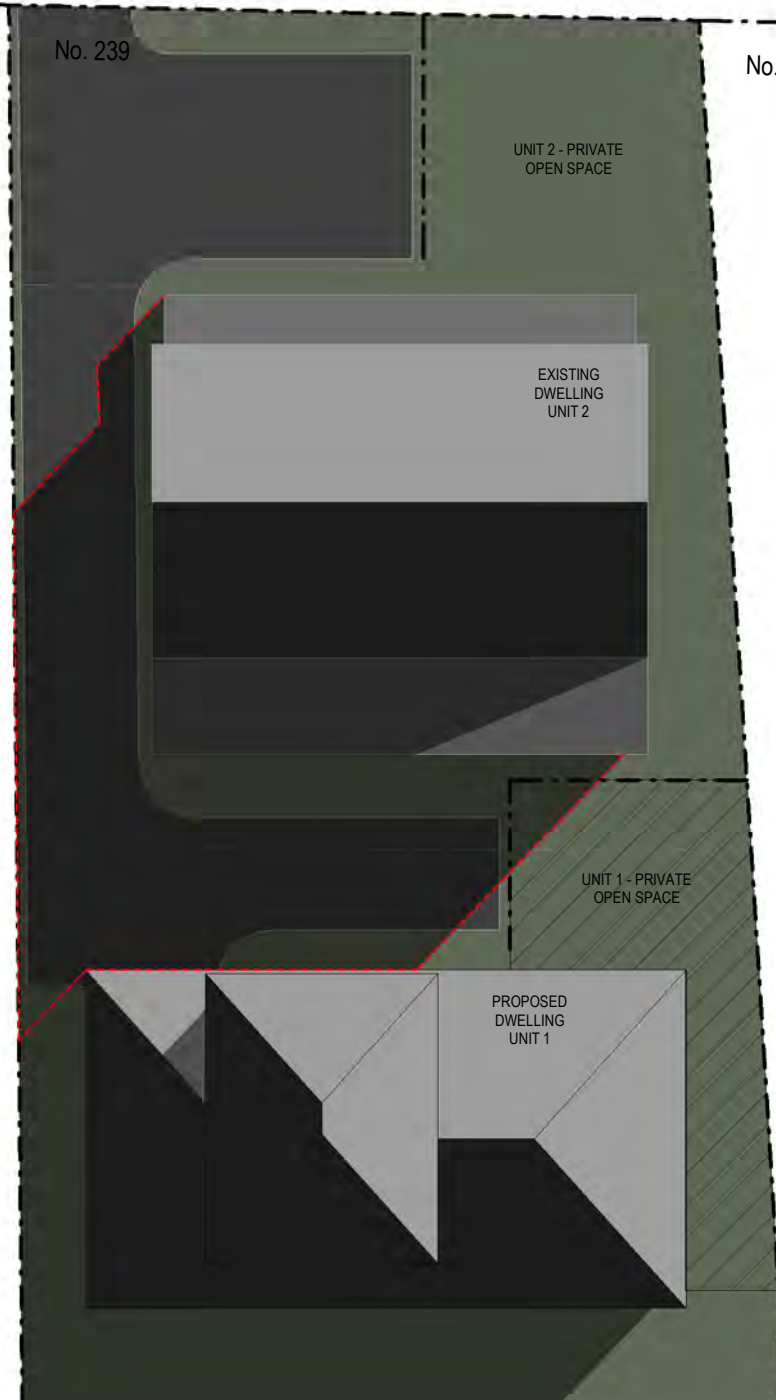
DRAWING: SHADOW STUDY - AUTUMN EQUINOX - SHEET 2			
CLIENT:	MR. T. DUY TRAN	DRAWN:	TH
PROJECT ADDRESS	239 BLIGH STREET, WARRANE, TAS	DATE:	5-12-18
			DRAWING NUMBER SD4

BLIGH STREET

No. 237

No. 239

No. 241



86% OF PRIVATE OPEN SPACE  
RECEIVING SUNLIGHT COVERAGE

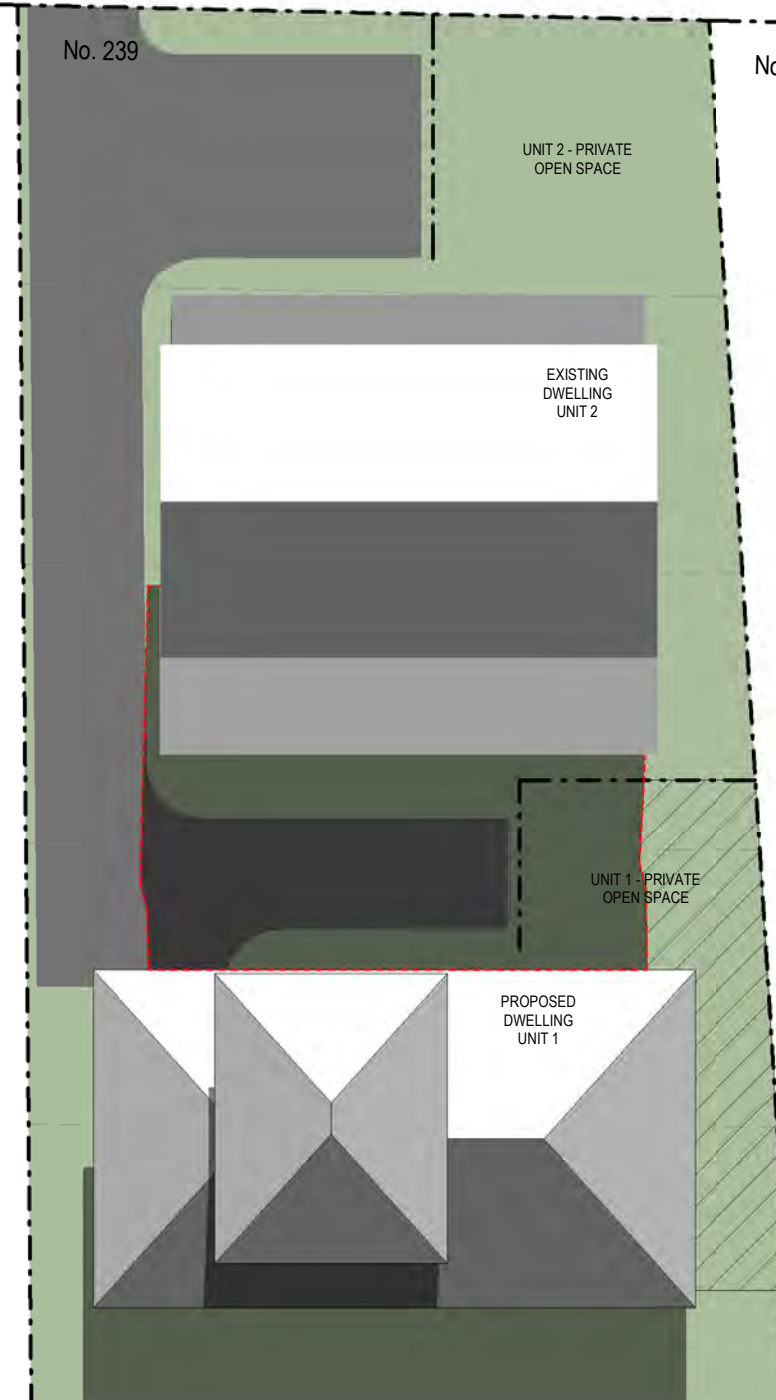
9.00am 21st June

BLIGH STREET

No. 237

No. 239

No. 241



62% OF PRIVATE OPEN SPACE  
RECEIVING SUNLIGHT COVERAGE

12.00pm 21st June

PLANNING APPLICATION

----- RED DASHED LINE DENOTES EXTENT OF  
SHADOW CAST FROM EXISTING DWELLING

NOTE:  
EXISTING DWELLING & SITE INFORMATION COMPILED FROM  
• GOOGLE MAPS,  
• GOOGLE STREET VIEW,  
• LIST MAPS DATA,  
• STATE AERIAL PHOTOGRAPHY,  
• CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS  
• SITE MEASUREMENTS



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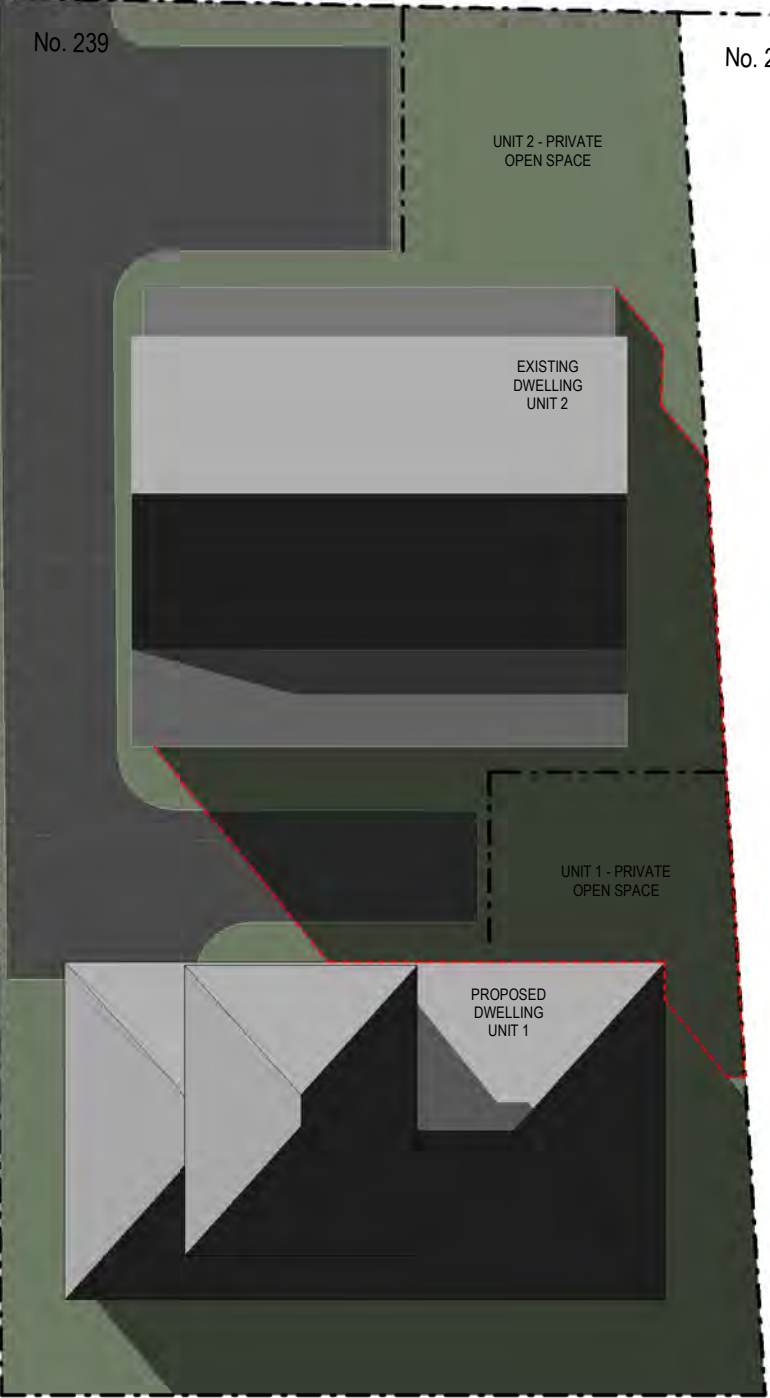
DRAWING: SHADOW STUDY - WINTER SOLSTICE - SHEET 1			
CLIENT:	MR. T. DUY TRAN	DRAWN:	TH
PROJECT ADDRESS	239 BLIGH STREET, WARRANE, TAS	DATE:	5-12-18
		DRAWING NUMBER	SD5

BLIGH STREET

No. 237

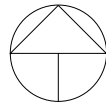
No. 239

No. 241



3.00pm 21st June

NOTE:  
EXISTING DWELLING & SITE INFORMATION COMPILED FROM  
• GOOGLE MAPS,  
• GOOGLE STREET VIEW,  
• LIST MAPS DATA,  
• STATE AERIAL PHOTOGRAPHY,  
• CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS  
• SITE MEASUREMENTS



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PLANNING APPLICATION

----- RED DASHED LINE DENOTES EXTENT OF  
SHADOW CAST FROM EXISITNG DWELLING

DRAWING: SHADOW STUDY - WINTER SOLSTICE - SHEET 2

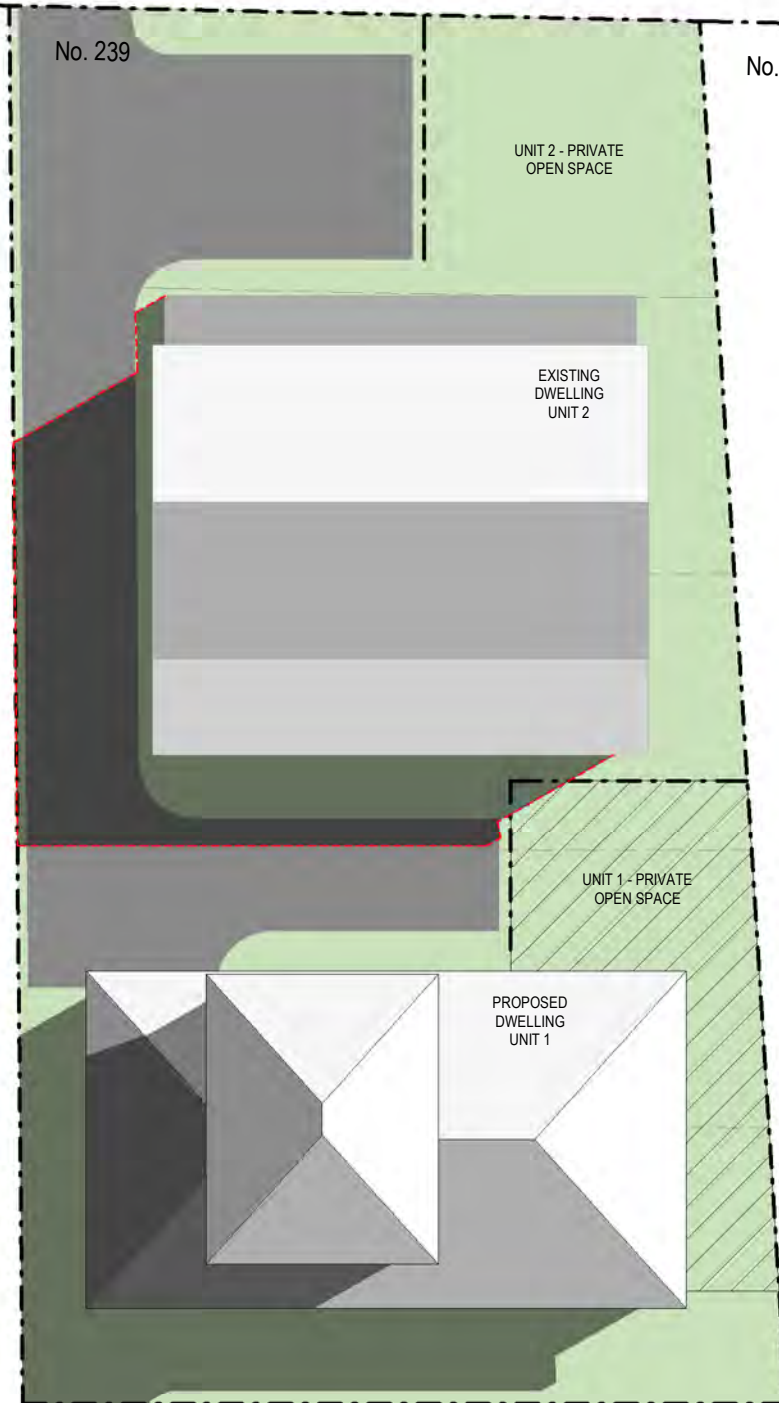
CLIENT:	MR. T. DUY TRAN	DRAWN:	TH	DRAWING NUMBER
PROJECT ADDRESS:	239 BLIGH STREET, WARRANE, TAS	DATE:	5-12-18	SD6

BLIGH STREET

No. 237

No. 239

No. 241



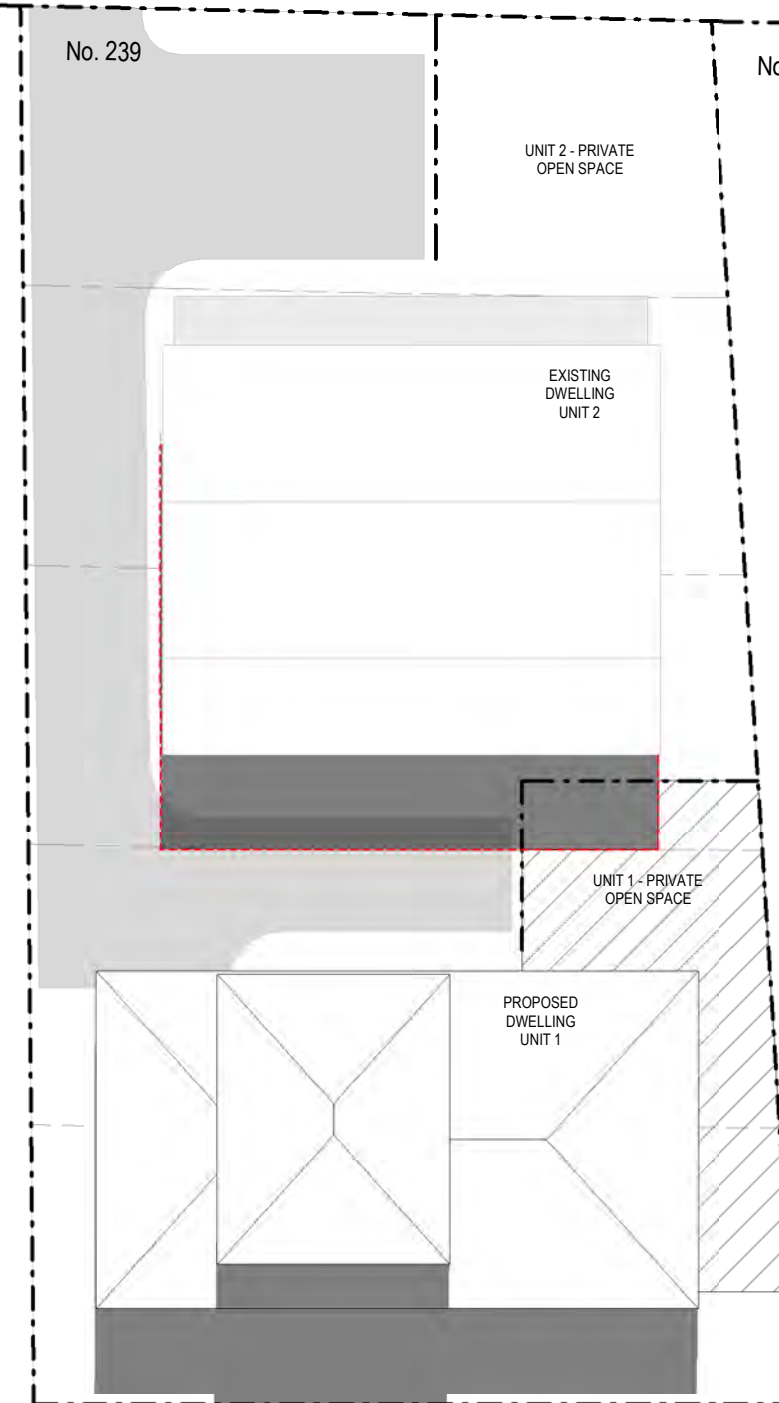
9.00am 22nd September

BLIGH STREET

No. 237

No. 239

No. 241

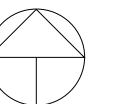


12.00pm 22nd September

PLANNING APPLICATION

--- RED DASHED LINE DENOTES EXTENT OF  
SHADOW CAST FROM EXISTING DWELLING

NOTE:  
EXISTING DWELLING & SITE INFORMATION COMPILED FROM  
• GOOGLE MAPS,  
• GOOGLE STREET VIEW,  
• LIST MAPS DATA,  
• STATE AERIAL PHOTOGRAPHY,  
• CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS  
• SITE MEASUREMENTS



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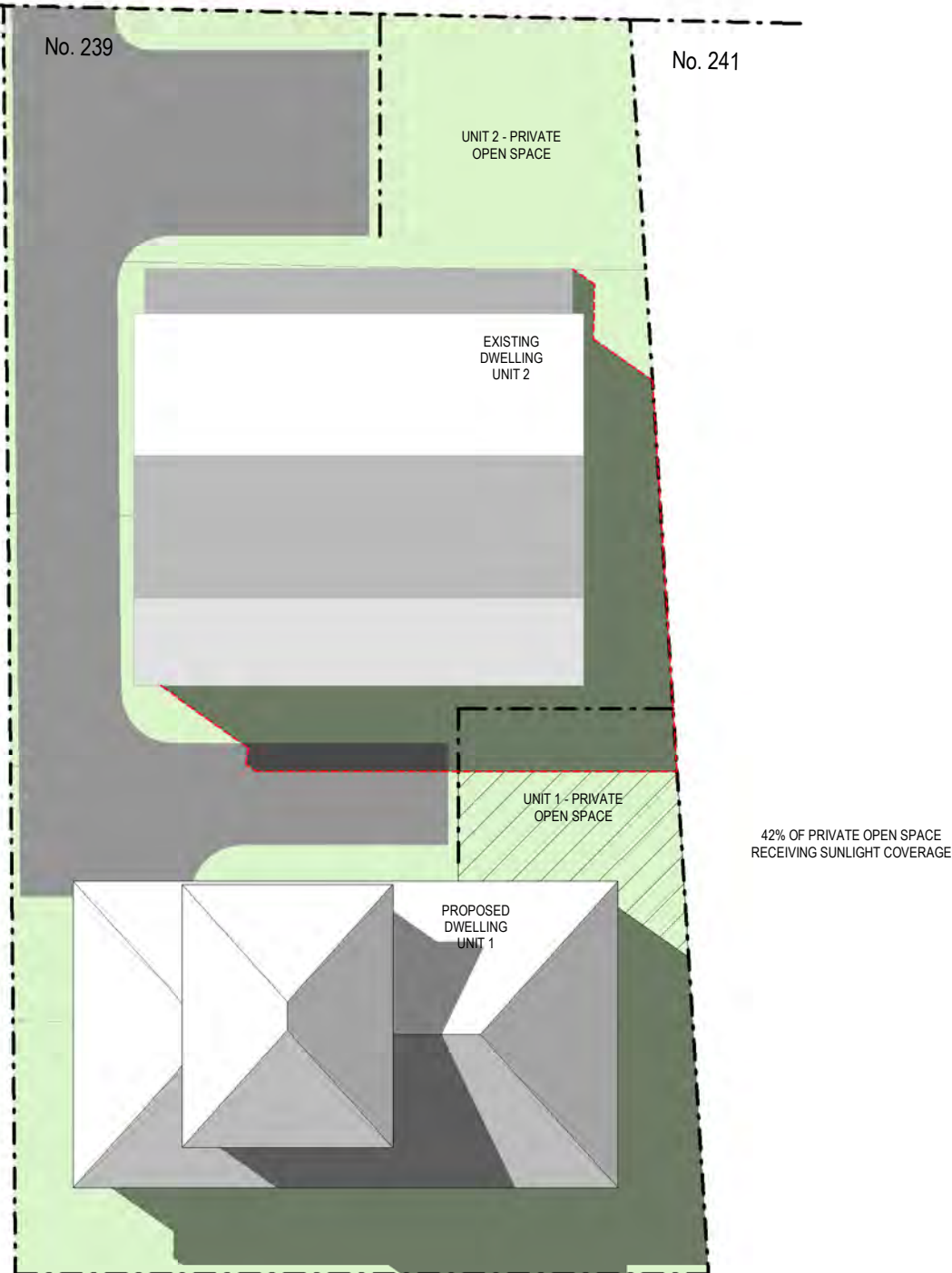
DRAWING: SHADOW STUDY - SPRING EQUINOX - SHEET 1			
CLIENT:	MR. T. DUY TRAN	DRAWN:	TH
PROJECT ADDRESS	239 BLIGH STREET, WARRANE, TAS	DATE:	5-12-18
			DRAWING NUMBER SD7

BLIGH STREET

No. 237

No. 239

No. 241



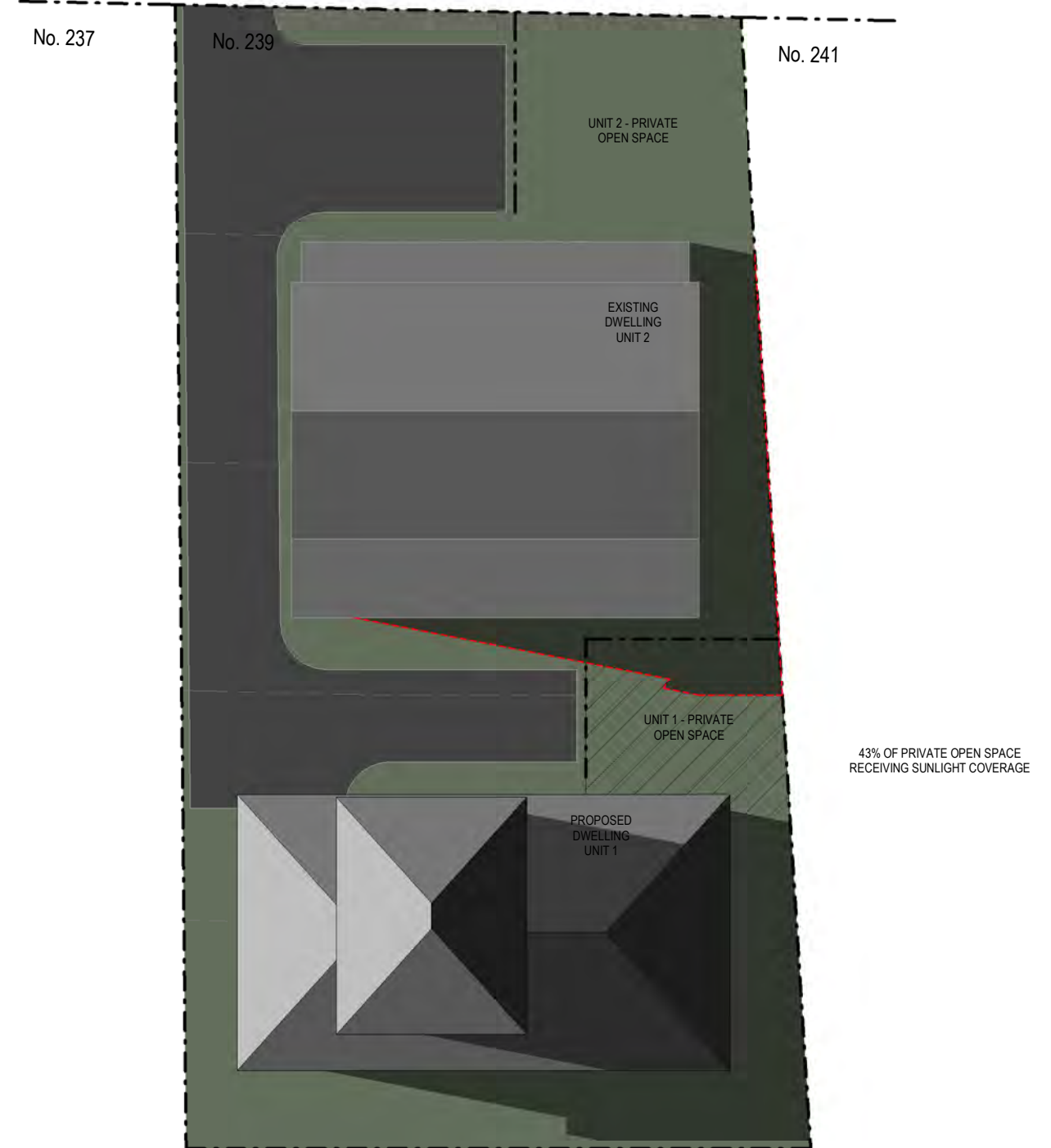
3.00pm 22nd September

BLIGH STREET

No. 237

No. 239

No. 241

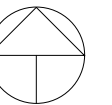


5.00pm 22nd September

PLANNING APPLICATION

--- RED DASHED LINE DENOTES EXTENT OF  
SHADOW CAST FROM EXISTING DWELLING

NOTE:  
EXISTING DWELLING & SITE INFORMATION COMPILED FROM  
• GOOGLE MAPS,  
• GOOGLE STREET VIEW,  
• LIST MAPS DATA,  
• STATE AERIAL PHOTOGRAPHY,  
• CLARENCE CITY COUNCIL EXISTING BUILDING RECORDS  
• SITE MEASUREMENTS



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DRAWING: SHADOW STUDY - SPRING EQUINOX - SHEET 2			
CLIENT:	MR. T. DUY TRAN	DRAWN:	TH
PROJECT ADDRESS:	239 BLIGH STREET, WARRANE, TAS	DATE:	5-12-18
			DRAWING NUMBER SD8

**239 Bligh Street, Warrane**



***Photo 1: The subject site when viewed from Bligh Street.***

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

Nil Items.

**11.5 ASSET MANAGEMENT****11.5.1 OPTIONS TO UPGRADE THE GRAVEL SECTION OF SCHOOL ROAD, SANDFORD**

(File No)

**EXECUTIVE SUMMARY****PURPOSE**

To consider upgrading the gravel section of School Road, Sandford.

**RELATION TO EXISTING POLICY/PLANS**

Council's Strategic Plan 2016/2026 is relevant.

**LEGISLATIVE REQUIREMENTS**

Clarence City Council is responsible for the maintenance of School Road under the Local Government (Highways) Act 1982.

**CONSULTATION**

No community consultation has been undertaken.

**FINANCIAL IMPLICATIONS**

Funds were allocated in the 2016/2017 Annual Plan to undertake the upgrade of the gravel section of School Road. Following this, headworks charges of \$148,500 have been received.

**RECOMMENDATION:**

- A. That Council resolves to upgrade the gravel section of School Road, Sandford to meet the requirements of Council's By-Laws, in accordance with Option 1 as reported.
- B. That Council's adopted Estimates be amended to include an income of \$148,500.00 from Headworks Reserves and the Capital Construction expenditure.

NB: A decision to undertake the full upgrade of the gravel section of School Road requires an Absolute Majority of Council.

---

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

- 1.1. The area of Sandford considered in this report has a Specific Area Plan to facilitate the development of potentially 53 additional rural residential lots off School Road. The land prior to rezoning was zoned rural.

One of the key elements for the rezoning was the establishment of a road linkage between Rifle Range Road and South Arm Road. This link is via Valleyfield Drive, Germain Court, Remi Place, Easy Road and School Road.

- 1.2.** Currently the southern 640m length section of School Road is single lane (approximately 4m width) with a gravel surface. Refer to the plan in Attachment 1.
- 1.3.** In 2015, Council approved a subdivision application SD-2015/33, a 16 additional lot subdivision at 211 School Road, Sandford with a headworks charge of \$8,638 per lot (subject to CPI) for the future upgrade of the gravel section of School Road. The headworks calculation was based on the proportion of School Road which services the subdivision.
- 1.4.** In 2016, Council approved a subdivision application SD-2015/67, a 4 additional lot subdivision at 84 School Road, Sandford with a headworks charge of \$8,637.50 per lot (subject to CPI).
- 1.5.** To date \$148,500 has been received as cash for headworks charges.
- 1.6.** A cost estimate for upgrading the 640m length of School Road to contemporary standards was costed in 2016 to be approximately \$445,000.
- 1.7.** Council allocated \$400,000 in the 2016/2017 Annual Plan for the upgrade of School Road.
- 1.8.** Of consideration with this report is the issue that headworks charges cannot be charged to developers for completed works, ie if the gravel section of School Road is built to the standard of our current By-Laws, headworks charges cannot be invoiced to future developers.

**2. REPORT IN DETAIL**

- 2.1.** School Road's road width and surface treatment does not meet current By-Law standards, which are 6m seal width with a 1.0m gravel shoulder on each side.
- 2.2.** With development underway and anticipated growth in the area there will be increased traffic generated from both the local subdivisions, as well as through traffic from Rifle Range Road to South Arm Road.
- 2.3.** The existing single lane gravel road is not considered safe for continued growth in road traffic and is therefore recommended for upgrading.
- 2.4.** There are 2 options to upgrade the gravel section of School Road. These have differing implications on the collection of future headworks charges.
- 2.5.** Option 1 involves the full upgrade of the gravel section of School Road by bitumen sealing to comply with our By-Laws, with all roadside hazards removed and the installation of suitable drainage to also occur. Current budget costs are \$534,000. The increase from the 2016 estimate is due to rising construction costs and market competition. No further headworks charges will be able to be collected, foregoing an estimated \$102,700 in future headworks funds.
- 2.6.** Option 2 involves upgrading School Road to a minimum standard, 5m wide gravel road pavement. Roadside hazards, including vegetation, will be removed and minor drainage works undertaken. It is anticipated this Option will cost approximately \$150,000. These works can commence following completion of usual Tender process. Headworks charges would continue to be collected for future subdivisions and will contribute towards funding a future full upgrade. The timing of future subdivisions is unknown.
- 2.7.** Proceeding with Option 1 upgrades the road to current standards. Should Council proceed with Option 2 it is likely complaints from motorists having to use a gravel road will continue to be received.

- 2.8.** Council presently has \$394,900 of funds in the Annual Plan for the upgrade of School Road. After adding the headworks charges received (\$148,500), Council has total funds of \$543,400 available for the proposed works.

**3. CONSULTATION**

**3.1. Community Consultation**

No community consultation has been undertaken.

**3.2. State/Local Government Protocol**

Nil.

**3.3. Other**

Nil.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS**

Council's Strategic Plan 2016/2026 within the Goal Area A Prosperous City contains the following Strategy to: *"Facilitate and/or directly invest in foundation projects and infrastructure aimed at driving further investment and growth"*.

**5. EXTERNAL IMPACTS**

Nil.

**6. RISK AND LEGAL IMPLICATIONS**

- 6.1.** Clarence City Council is responsible for the maintenance of School Road under the Local Government (Highways) Act 1982.
- 6.2.** The gravel section of School Road is considered too narrow for the anticipated continued growth in traffic along the road in the future.

**7. FINANCIAL IMPLICATIONS**

- 7.1.** Council allocated \$400,000 in the 2016/2017 Annual Plan for the upgrade of School Road. Following expenditure to date on consultant fees for the design of the full upgrade, the current remaining funds are \$394,900.
- 7.2.** Since the 2016/17 Annual Plan, Council has received \$148,500 in headwork charges associated with subdivision of lots on School Road.
- 7.3.** Therefore total funds available for the upgrade are \$543,400.
- 7.4.** Should Council decide to undertake the full upgrade, it will forego future headworks charges for any future lots subdivided on School Road. This is estimated to be \$102,700.
- 7.5.** Should Council decide to undertake the full upgrade (Option 1, sealing the road), a change to the adopted Estimates is required, as the budget income and expenditure needs to reflect the required change.
- 7.6.** In order to change the Estimates this Agenda Item requires an absolute majority of Council.

**8. ANY OTHER UNIQUE ISSUES**

The actual cost of the full upgrade of School Road will not be realised until Tenders have been received and construction is complete. Therefore it is recommended the entire headworks income be added to Council's existing allocation for budgeting purposes.

**9. CONCLUSION**

- 9.1.** The existing single lane gravel section of School Road is not considered safe for continued growth in road traffic and is therefore recommended for upgrading.

**9.2.** Council has sufficient funds to undertake the full upgrade of the gravel section to meet the requirements of our By-Laws. However, if Council proceeds with the full upgrade, it will forego future headworks charges estimated to be \$102,700.

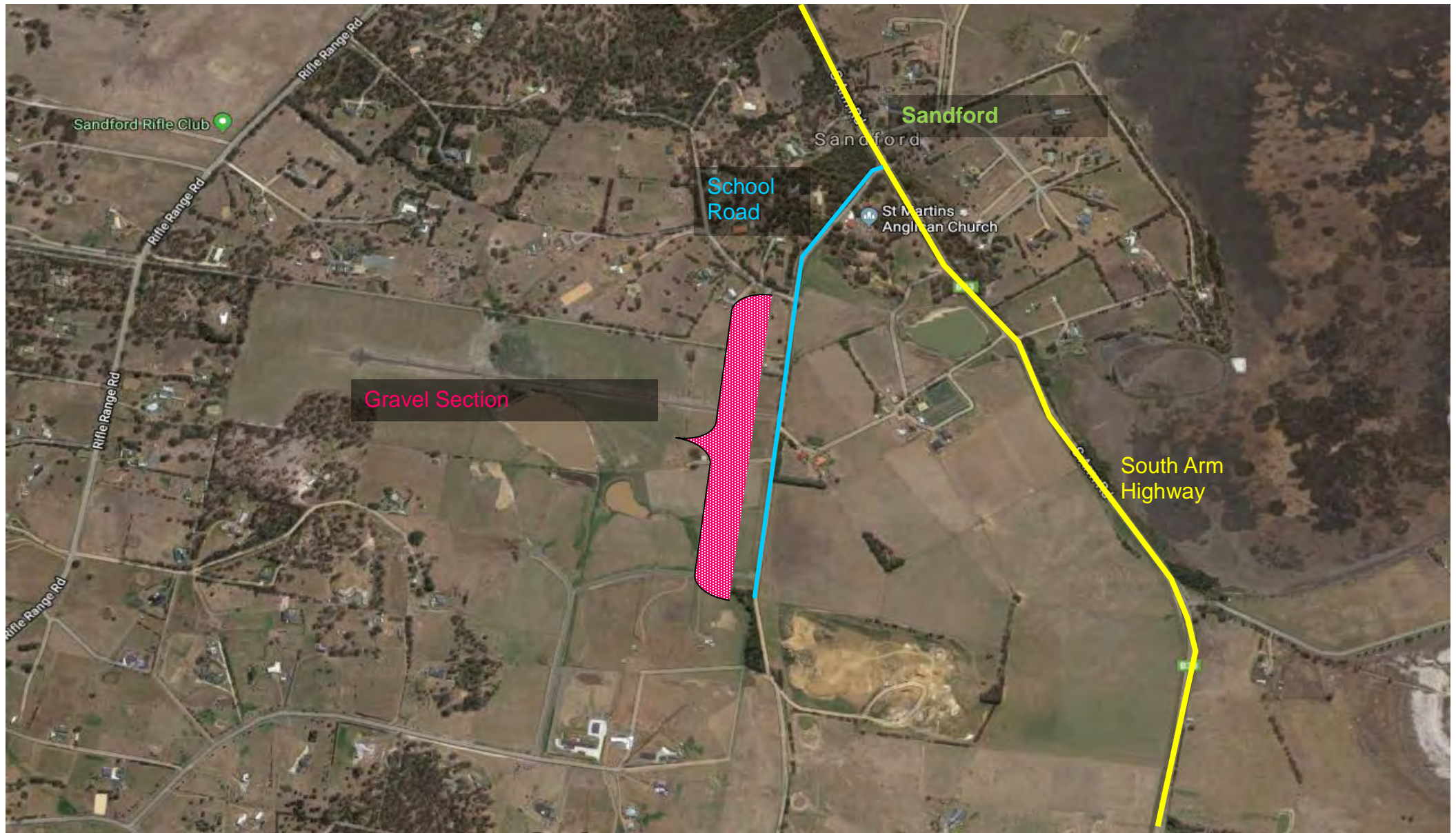
**9.3.** This is a decision for Council.

Attachments: 1. Plan of the Gravel Section of School Road, Sandford (1)

Ross Graham

**GROUP MANAGER ENGINEERING SERVICES**

## Attachment 1



**11.5.2 RECREATION NEEDS ANALYSIS 2019**

(File No)

**EXECUTIVE SUMMARY****PURPOSE**

To consider the adoption of the Recreation Needs Analysis, for the purpose of informing Council's forward planning for sport and recreation provisions.

**RELATION TO EXISTING POLICY/PLANS**

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

**LEGISLATIVE REQUIREMENTS**

Nil.

**CONSULTATION**

The majority of Clarence based sporting clubs and associations have participated in the development of the Recreation Needs Analysis and provided their collective needs to inform future sport and recreation provisions.

**FINANCIAL IMPLICATIONS**

No direct financial impacts are arising from the adoption of the Recreation Needs Analysis. Strategic actions contained in the document will require further planning prior to seeking future budget allocations.

**RECOMMENDATION:**

- A. That Council adopts the Recreation Needs Analysis 2019, including the Guiding Principles, to inform future planning and investment for the provision of sport and recreation facilities.
- B. In addition to the actions contained within the Recreation Needs Analysis, that Council establish a new Special Committee – the Sport and Recreation Consultative Committee - to assist with the implementation of the Recreation Needs Analysis and other strategic matters affecting sport and recreation within the municipality.
- C. That the creation of a Sport and Recreation Consultative Committee be reported to a future Council Meeting for the purpose of approving a constitution for the new special committee.

**RECREATION NEEDS ANALYSIS 2019 /contd...**

---

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

- 1.1.** Council, at its Meeting of 24 July 2017 considered a Notice of Motion in relation to a recreational needs analysis for Clarence and adopted: *“That Council receive a report from officers within 2 months, outlining a process, cost and scope of a recreational needs analysis for Clarence”*.
- 1.2.** Council, at its 25 September 2017 Meeting allocated \$45,000 in the 2017/2018 Annual Plan to undertake a Recreation Needs Analysis (RNA) to assist city wide planning and provision for sport and recreation.
- 1.3.** In accordance with Council’s Procurement Policy, an expression of interest was advertised for 3 weeks seeking a suitably qualified Sport and Recreation Planner. Council received 3 submissions, with ROSS Planning being the successful respondent based on previous experience with similar projects and engaged by Council to undertake the development of a Recreation Needs Analysis (RNA).
- 1.4.** The RNA involved 3 important stages:
  - analysis of the supply and demand for Council’s sport and recreation facilities including trends/challenges affecting current and future demand for community sport;
  - facility inspections of Council’s existing sport and recreation facilities; and
  - consultation with Clarence clubs, State Sporting Organisations/Peak Bodies, and a community and club specific online survey.

Primarily the RNA provides strategic actions for Council to implement on a sport by sport basis over the next decade (10 year period).

**2. REPORT IN DETAIL**

**2.1.** The RNA is a strategic review (ie point in time capture) of the current and projected demand, participation, planning and provision for sport and recreation across the City of Clarence.

**2.2.** The strategic review included popular or mainstream sports that are currently provided at Council owned or managed facilities. The following table provides a list of the sports contained within the Recreation Needs Analysis:

Archery	Hockey
Athletics	Lawn Bowls
Australian Rules Football	Model Aircraft
Basketball	Mountain Biking
Cricket	Netball
Croquet	Orienteering
Cycling	Recreation Boating
Dog Obedience/Agility	Rugby Union
Equestrian	Surf Life Saving
Football (Soccer)	Tennis
Golf	Touch Football
Gymnastics	Triathlon

**2.3.** For each of the sports listed in 2.2, the Recreation Needs Analysis provides recommendations to inform future planning and investment by Council.

**2.4.** In addition to sporting usage and facilities, the RNA assessed the quality and provision of Council parks and reserves, including strategic direction for Council in relation to future planning and development.

**2.5.** High level trends and themes captured through the RNA include:

- whether the quality and condition of existing sporting surfaces and facilities is adequate to service the basic needs for community sport;
- that numerous facilities are under-utilised and/or require planning and development to maximise use;
- that there is an under-supply of indoor sports facilities;

- Seasonal Creep (seasons starting earlier and/or lengthening of the competitive season);
- the growth in female participation in sport;
- that some clubs are struggling to attract and retain volunteers;
- that membership fees and the cost of running a club are increasing; and
- that there is an additional financial burden to compete in higher level competitions.

**2.6.** To assist with the implementation of the actions contained in the RNA, the document recommends the adoption of guiding principles to assist with future recreation planning.

#### **Guiding Principles**

- prioritise projects that maximise use of existing assets through efficient use of sports surfaces and buildings;
- prioritise projects that have an immediate impact on participation growth, promote year round access and/or increase the existing capacity of sporting facilities;
- promote projects that maximise value for money and support the needs of the Clarence community, peak sporting bodies and broader government objectives;
- continue to identify and plan for new modern sporting facilities, where the need is demonstrated;
- future sporting facilities will be fit for purpose and promote universal design to provide for all ages, genders, cultures and abilities;
- ensure facility development contributes to the viability and sustainability of Clarence sporting clubs; and
- identify shared facility provisions and investment through strategic partnerships with local clubs, peak bodies, state agencies and all levels of government.

- 2.7.** A workshop was held with Council on 18 February 2019 on the draft Recreation Needs Analysis, where interest was expressed on the formation of a new special committee – the Sport and Recreation Consultative Committee - to assist with the receipt of requests from sport clubs and to provide consultative guidance on the implementation of the actions contained in the RNA.

### **3. CONSULTATION**

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

There has been extensive consultation with the community in accordance with Council's Community Participation Policy.

This has included:

- targeted Club interviews;
- State/Peak Body phone interviews;
- Club and Community specific online survey; and
- 3 Council workshops including the presentation of the Draft Recreation Needs Analysis.

Council received 436 responses to the community survey with the top 8 popular recreation activities from respondents being:

- |                         |     |
|-------------------------|-----|
| • walking               | 73% |
| • bushwalking           | 45% |
| • sport                 | 36% |
| • gardening             | 35% |
| • playing in the park   | 35% |
| • swimming (pool)       | 28% |
| • swimming (open water) | 27% |
| • running               | 27% |

**3.2. State/Local Government Protocol**

Nil.

**3.3. Other**

Nil.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS**

Council's Strategic Plan 2016-2026 under the Goal Area A Well Planned Liveable City has the following Parks and Recreation Facilities Strategies to:

*“Develop and implement a sport and active recreation strategy to monitor trends and changing needs, and provide sport and recreation infrastructure through a planned approach which encourages partnerships with local clubs, state or regional sporting organisations, and other levels of government”.*

*“Work with government agencies, community organisations, and private providers with a view to sharing existing and planned assets for sport and recreation”.*

*“Planning for and providing new sporting and recreation facilities to meet community demand”.*

**5. EXTERNAL IMPACTS**

Not applicable.

**6. RISK AND LEGAL IMPLICATIONS**

Not applicable.

**7. FINANCIAL IMPLICATIONS**

**7.1.** Actions arising out of the implementation of the Recreation Needs Analysis will require considerable investment by Council over an extended period of time.

**7.2.** As a guiding principle, the RNA recommends shared facility provisions and investment through strategic partnerships with local clubs, peak bodies, state agencies and all levels of government.

**8. ANY OTHER UNIQUE ISSUES**

- 8.1.** The presentation of the Draft Recreation Needs Analysis to Council identified the lack of a reference group/committee, to act in a facilitative role for sport and recreation.
- 8.2.** In addition to the actions contained within the RNA, Council is encouraged to establish a new special committee – the Sport and Recreation Consultative Committee (name to be confirmed), and act as a facilitator for sport and recreation provisions across the City of Clarence.
- 8.3.** Further consultation with Council will be required to finalise the functions and constitution of the proposed Sport and Recreation Consultative Committee.

**9. CONCLUSION**

- 9.1.** It is proposed that Council adopt the Recreation Needs Analysis, including the Guiding Principles, to inform future planning and investment for the provision of sport and recreation facilities.
- 9.2.** In addition to the actions contained within the Recreation Needs Analysis, Council consider establishing a new special committee – the Sport and Recreation Consultative Committee - to assist with the implementation of the RNA and other strategic matters affecting sport and recreation.

Attachments: 1. Recreation Needs Analysis 2019 (76)

Ross Graham  
**GROUP MANAGER ENGINEERING SERVICES**



Clarence... a brighter place



# Recreation Needs Analysis

March 2019





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and sport  
specialists

#### Version control

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V08	6 March 2019	Final	Scott Walker	Dion Collins	Alex Chipchase

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# Background

## Introduction

The Recreation Needs Analysis is a strategic review of current and projected demand for sport and recreation across the City of Clarence. It examines supply and demand to identify gaps in provision of sport and recreation facilities.

This Analysis is a point in time capture of the demand for sport and recreation across the municipality, for the purpose of informing Council's future planning and investment in sport and recreation over the next ten (10) years. The strategic context of this Analysis is summarised in Appendix 4.

This project has identified previous reactive and ad hoc planning practices for sport and recreation, coupled with limited opportunities for the development of new 'greenfield' sites across the Local Government Area (LGA) due to the topography of Clarence.

This lack of forward planning for sport and recreation has resulted in increasing pressure on Council facilities to meet demand and community expectations, including their ability to cater for increased female participation in sport.

## Process

The methodology undertaken to develop this Analysis included:

### Background research and analysis

This stage involved undertaking a document and management arrangements review; and a demographic, recreation and sporting trends analysis.

### Sport and recreation facility audit

Inspections of all relevant sport and recreation facilities were undertaken, including the development of a spatial inventory (mapping).

### Consultation

Consultation was extensive and included:

- ☐ targeted interviews with clubs, associations and peak sporting bodies that operate across the LGA
- ☐ online club and community surveys
- ☐ interviews and workshops with Council staff.

### Analysis of current and future demand

Data collected was analysed to identify gaps in provision, now and projected for future needs.

### Draft Analysis

This Analysis draft report was developed following the above steps and the development of recommendations for the future.

### Finalisation

Following a review of this draft by Council and the community, any relevant amendments will be made to produce the final Recreation Needs Analysis for Clarence City Council.

## Limitations

The following limitations of the Recreation Needs Analysis are noted:

- ☐ accuracy of club membership/participation data and peak body data
- ☐ response rate to online surveys and interviews – not all sports participated in the project
- ☐ condition audit – only visual inspections were undertaken, with some facilities requiring further assessment to capture actual remaining asset life
- ☐ the changing nature of participation data - data needs to be considered over at least a three to five year period to fully understand the relevant trends
- ☐ for the purpose of this project, the document will provide broad strategic direction for each of the sports which are currently available in Clarence
- ☐ Council undertook consultation regarding the community's use of Council's parks and reserves. However, as Council has existing strategies relating to the use and development of open space (eg. Track and Track Strategy, Bicycle Strategy and Action Plan, and Tangara Trail Management Plan), these documents will provide over-arching direction to Council separate to the Recreation Needs Analysis.



# Executive summary

As mentioned in the introduction, the Clarence Recreation Needs Analysis has been developed to inform Council's future planning and investment in sport and recreation over the next ten (10) years.

## Community needs

The City of Clarence currently has a population of 55,659, of which Aboriginal and/or Torres Strait Islander people made up 3.5%.

The city's population is projected to reach over 60,000 people by 2031. In this time, the proportion of people aged 65 and over will increase to 25.5%, up from 18.9% in 2016.

A community profile analysis is provided in Appendix 1.

Council received 436 responses to the community survey, with the top five recreation activities in Clarence City shown in the table below.

Activity	%
walking	73
bushwalking	45
sport	36
gardening	35
playing in the park	35
swimming (pool)	28
swimming (open water)	27
running	27

The top five community priorities focus on both improving existing facilities and developing new facilities. There is particular focus on improving the walking and cycling network.

Council received 50 responses to the club survey. Formal interviews have also taken place with upwards of 12 clubs in addition to informal discussions that took place during facility inspections.

Most clubs in Clarence have facilities that are suitable for their needs. However, the most commonly unsuitable elements include canteen/kiosk facilities, public toilets and seating/shade/water. A small number of clubs also identified that facilities currently exceed their needs.

A more detailed summary of both the community and sporting club survey is provided in Appendix 2.

## Guiding principles

The Guiding Principles that are to be applied for the future provision of sport and recreation opportunities are:

- ☐ Prioritise projects that maximise use of existing assets through efficient use of sports surfaces and buildings.

- ☐ Prioritise projects that will have an immediate impact on participation growth, promote year round access and/or increase the existing capacity of sporting facilities (eg. playing surface and ancillary amenities).
- ☐ Promote projects that maximise value for money and support the needs of the Clarence community, peak sporting bodies and broader government objectives.
- ☐ Continue to identify plan for new modern sporting facilities, where the need is demonstrated.
- ☐ Future sporting facilities will be fit for purpose and promote universal design to provide inclusive opportunities for all ages, genders, cultures and abilities.
- ☐ Ensure facility development contributes to the viability and sustainability of Clarence sporting clubs.
- ☐ Identify shared facility provision and investment through strategic partnerships with local clubs, peak bodies, state agencies and all levels of government.

## Facilities

- |  |  |
|--|--|
| <input type="checkbox"/> Archery               | <input type="checkbox"/> Hockey                |
| <input type="checkbox"/> Athletics             | <input type="checkbox"/> Lawn bowls            |
| <input type="checkbox"/> Australian Football   | <input type="checkbox"/> Model aircraft        |
| <input type="checkbox"/> Basketball            | <input type="checkbox"/> Mountain biking (MTB) |
| <input type="checkbox"/> Cricket               | <input type="checkbox"/> Netball               |
| <input type="checkbox"/> Croquet               | <input type="checkbox"/> Orienteering          |
| <input type="checkbox"/> Cycling               | <input type="checkbox"/> Recreational boating  |
| <input type="checkbox"/> Dog obedience/agility | <input type="checkbox"/> Rugby Union           |
| <input type="checkbox"/> Equestrian            | <input type="checkbox"/> Surf Life Saving      |
| <input type="checkbox"/> Football (soccer)     | <input type="checkbox"/> Tennis                |
| <input type="checkbox"/> Golf                  | <input type="checkbox"/> Touch football        |
| <input type="checkbox"/> Gymnastics            | <input type="checkbox"/> Triathlon.            |

Below are observations from inspection of Council sport and recreation facilities.

## Overview of facility inspections

- ☐ Playing surfaces generally in good condition
- ☐ Multiple sporting precincts require master planning
- ☐ Swimming pool and golf course require planning and investment
- ☐ Limited opportunities to develop sport at greenfield sites
- ☐ A mix of modern facilities which are contemporary and older facilities which require development

## Trends

### Recreation

Participation patterns in recreation are changing at a community level, toward non-organised/informal recreation activities such as walking, cycling and other outdoor recreation pursuits.

### Sport

With many sports extending the lengths of pre-season and season fixtures, and the trend toward year-round sport with a number of codes, the shared use of fields is becoming difficult. Upgrades such as lighting and playing surface improvements, can allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Increased shared use of ancillary facilities (e.g. clubhouses, carparks) is another way to address current issues and to make better use of under-utilised facilities.

A more detail analysis of the relevant sport and recreation trends is provided in Appendix 3.

## Gap analysis

Clarence City Council provides an appropriate number and range of sport and recreation opportunities. The vast majority of any gaps in provision can be addressed by better utilisation of existing facilities (guided by reviewed hire conditions and master plans) and increased use of Department of Education facilities.

Given the changing participation rates of some sports, there are some instances where the primary use of current facilities should be reviewed to maximise use for summer and winter codes.

## Summary of recommended actions and future directions

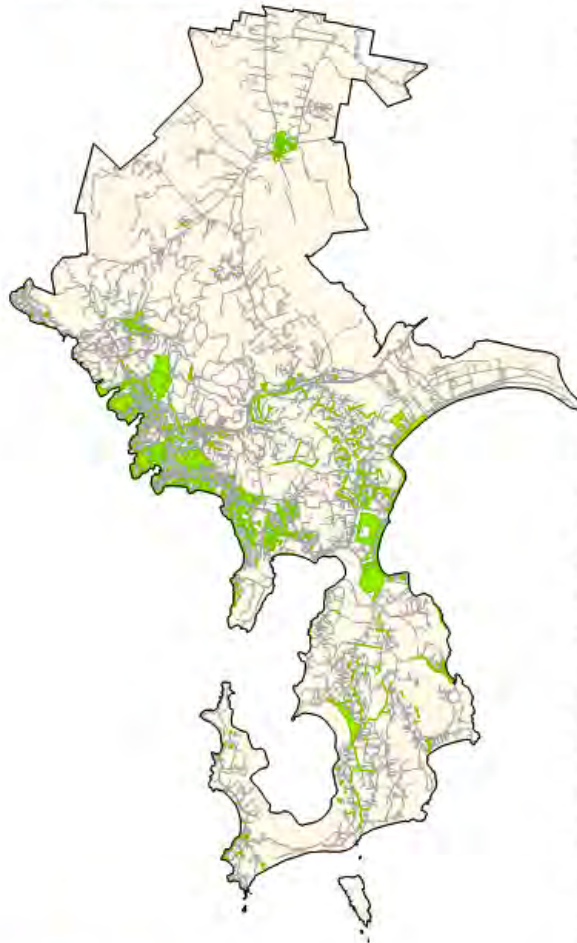
A ten year priority list of recommendations has been developed, summarised as follows:

- ☐ Prior to developing new sport and recreation facilities, review the allocation and hire of Council sporting facilities to ensure existing facilities are utilised in an efficient and appropriate manner.
- ☐ Undertake master/precinct plans for several key sites
- ☐ Develop city-wide strategies for the future provision and distribution of:
  - Indoor/aquatic facilities
  - High participation sports (AFL, Soccer and Cricket)
  - Lawn bowls and tennis
  - Skate/scooter and BMX facilities.



# Recreation and sport in Clarence

Map 1. Open space in Clarence City Council LGA



## Open space in Clarence

Providing open space and recreation facilities and services for the health and wellbeing of locals and visitors is an important part of what Council does.

Open space includes land and water bodies that are broadly available for public recreation, pedestrian and cycle movement, sport or for nature conservation purposes. Open space is the over-arching term for sports parks and parks.

For the purpose of this Analysis, open space has been divided into Recreation Parks and Sports Parks.

As noted in the limitations of this project (page 1), while Council's park & reserves (Recreation Parks) were considered within this Analysis, other existing strategies relating to the planning, use and development of open space will provide over-arching direction to Council separate to the Recreation Needs Analysis.

### Recreation parks

Settings for passive recreation and social activities. Parks provide a range of embellishments such as play equipment, kickabout areas, skate parks, picnic facilities, formalised walks, gardens, landscaped areas, access to water bodies and car parking.

### Sports parks

Designed to primarily support a range of active recreation activities for training and competition. These sports parks are designed to accommodate the playing surface and infrastructure requirements of specific sports. Free, unrestricted access to the community is provided at times when formal active recreation activities are not being conducted. Examples of sports parks include ovals and tennis courts.

The sports/activities covered by this Analysis include:

- |  |  |
|--|--|
| <input type="checkbox"/> Archery                   | <input type="checkbox"/> Hockey                |
| <input type="checkbox"/> Athletics                 | <input type="checkbox"/> Lawn bowls            |
| <input type="checkbox"/> Australian Rules Football | <input type="checkbox"/> Model aircraft        |
| <input type="checkbox"/> Basketball                | <input type="checkbox"/> Mountain biking (MTB) |
| <input type="checkbox"/> Cricket                   | <input type="checkbox"/> Netball               |
| <input type="checkbox"/> Croquet                   | <input type="checkbox"/> Orienteering          |
| <input type="checkbox"/> Cycling                   | <input type="checkbox"/> Recreational boating  |
| <input type="checkbox"/> Dog obedience/agility     | <input type="checkbox"/> Rugby Union           |
| <input type="checkbox"/> Equestrian                | <input type="checkbox"/> Surf Life Saving      |
| <input type="checkbox"/> Football (soccer)         | <input type="checkbox"/> Tennis                |
| <input type="checkbox"/> Golf                      | <input type="checkbox"/> Touch football        |
| <input type="checkbox"/> Gymnastics                | <input type="checkbox"/> Triathlon.            |

# Recreation

As noted previously, while Council's recreation parks were considered within this Analysis, other existing strategies provide more detailed direction to Council, separate to this Analysis.

## Parks and playgrounds

The network of parks and playgrounds offer a range of opportunities for residents in Clarence. The quality and amenity of these opportunities vary between the hierarchy of provision, from local to district and regional. Site visits conducted in the development of this Analysis revealed that Council has had some great success in executing quality parks and playgrounds.

### Quality outcomes

Council has recently invested significantly in the construction of high-level regional parks including:

- ☐ Simmons Park
- ☐ Kangaroo Bay Park
- ☐ Bellerive Beach Park.



Simmons Park



Kangaroo Bay Park



Bellerive Beach Park

### Pocket parks/ Single use play

Council has acquired a number of less functional parks via subdivision and/or reactive planning in recent decades. These parks don't offer high play value; aren't accessible for people of all ages and abilities; and are often encumbered by services. In future small single use play spaces (ie. pocket parks) are not recommended as they offer little value to the community and require ongoing maintenance. Some examples of this are:

- ☐ Glebe Hill
- ☐ Various sites in Risdon Vale.



## Asset replacement

Site visits conducted in the development of this Analysis also revealed that Council has replaced some playground assets at the end-of-life rather than conducting quality planning to determine if the asset is still appropriate, in regard to meeting demand/community expectations, or in regard to preferred location. An example of where this process may have benefited from improved planning (review of demand) is the recently replaced playground in the Geilston Bay Recreation area.



Geilston Bay Recreation Area



Geilston Bay Recreation Area

## Walking and pathway network

The walking and pathway network provides significant recreation opportunities for the community to walk, jog, run and cycle. The existing network is extensive, however there are opportunities to build on it and improve connectivity. Council has worked hard to secure the Clarence Foreshore Trail (Geilston Bay to Howrah) which is 14.5km long and represents a significant achievement. There are currently 26 short walks under 2.5 hours and six long trails listed on Council's website.



Kangaroo Bay Park



Clarence Foreshore Trail - Kangaroo Bay

## Skate, scooter, BMX facilities

Skate, scooter and BMX facilities offer significant recreation opportunities to residents and young people in Clarence. While many facilities are labelled skate parks, in reality they also provide for people on scooters and BMX bikes. There are currently seven skate parks in the Clarence LGA:

- ☐ Kangaroo Bay Skate Park (regional)
- ☐ Lauderdale Skate Park (local)
- ☐ Clarendon Vale Skate Park (local)
- ☐ Geilston Bay Skate Park (local)
- ☐ Richmond Skate Park and BMX track (local)
- ☐ Risdon Vale Skate Park (local)
- ☐ Rokeby Skate Park (local)
- ☐ Clarence Mountain Bike Park (regional).

These facilities can be classified into a hierarchy from local to district and regional. The Kangaroo Bay Skate Park has been identified as the best in the Tasmania by Southern Tasmania Skateboarding Association. It is a regional-level facility that draws visitors from a larger catchment than smaller parks.

Smaller skate parks such as Risdon Vale and Geilston Bay offer local-level experiences. These parks still need to offer a mix of elements that are different to other local facilities in the area.

Moving forward, a number of district parks may be developed to replace local facilities at Lauderdale, Rokeby and Clarendon Vale. Modern skate park designs incorporate an element of flow and offer variety in slopes, height and features, with extensive consultation with users underpinning the design process.

To ensure a strategic approach to the provision of these popular facilities, it is recommended that Council undertake a dedicated Skate, Scooter and BMX Strategy, to guide future planning and development.



Kangaroo Bay Skate Park



Kangaroo Bay Skate Park



Clarendon Vale Skate Park



Lauderdale Skate Park

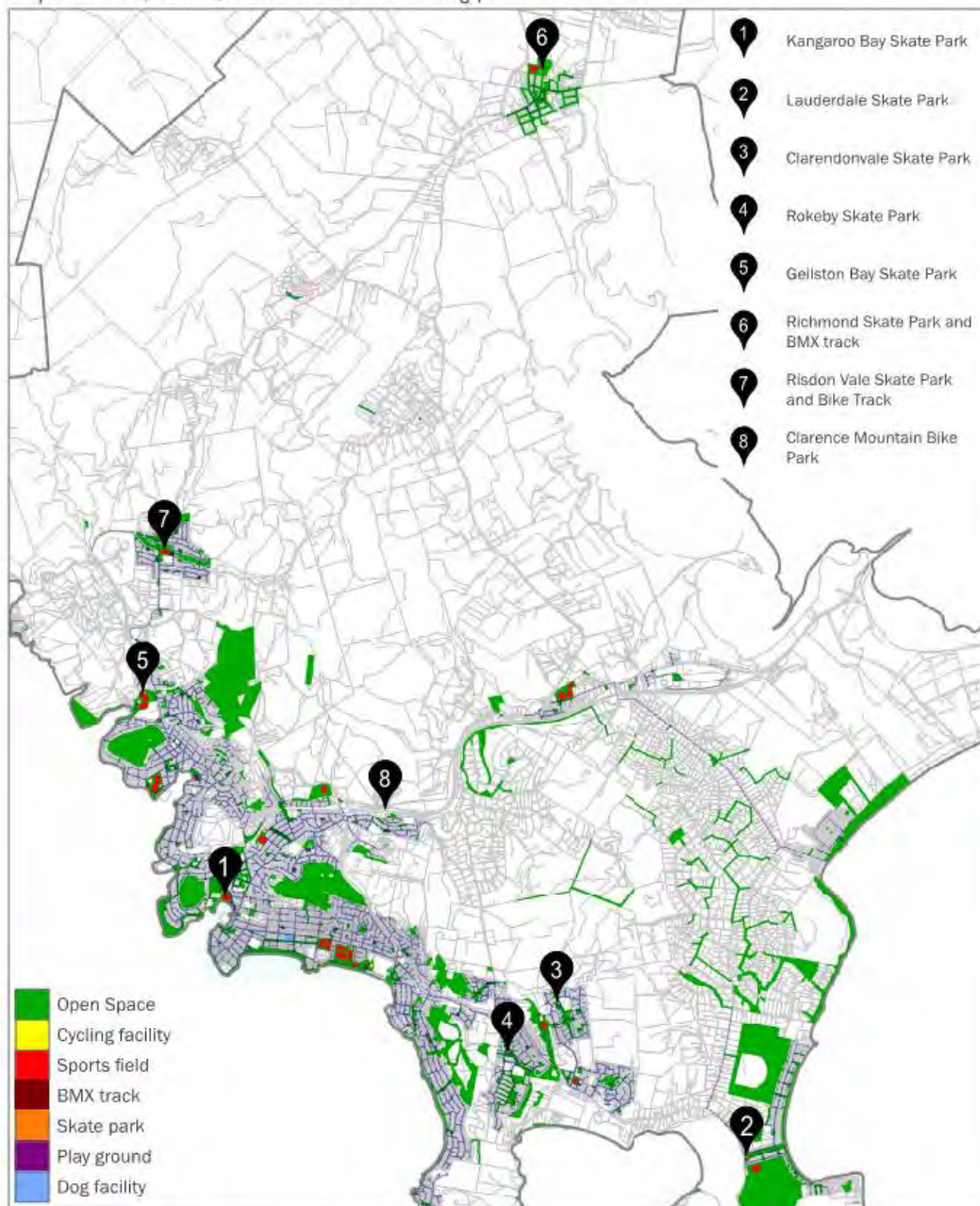


Richmond BMX



Richmond Skate Park

Map 2: Skate, scooter, BMX and mountain biking facilities in Clarence



# Sports

A detailed analysis of sports participation data and facility needs has highlighted trends and themes relevant to Clarence:

- ☐ Clarence is home to a suitable range and variety of sporting opportunities
- ☐ Participation in sport is changing with some sports declining in popularity as opposed to growth in other codes, while overall, participation in organised, formal sport is not as popular as unorganised, informal active recreation
- ☐ The quality and condition of sporting surfaces and facilities is adequate to service the basic needs of community sport
- ☐ There is growth in female participation in non-traditional sports (AFL, Cricket and Soccer)
- ☐ A number of existing facilities are under-utilised
- ☐ There is an under-supply of indoor sports courts across the City of Clarence
- ☐ Local clubs have noted hardship attracting /retaining volunteers
- ☐ Membership/subscription fees and the cost of running a club are increasing, with an influx of organisations contacting Council noting financial hardship.

The sports below have been reviewed to inform the Recreation Needs Analysis:

- |  |  |
|--|--|
| <input type="checkbox"/> Archery                   | <input type="checkbox"/> Hockey                |
| <input type="checkbox"/> Athletics                 | <input type="checkbox"/> Lawn bowls            |
| <input type="checkbox"/> Australian Rules Football | <input type="checkbox"/> Model aircraft        |
| <input type="checkbox"/> Basketball                | <input type="checkbox"/> Mountain biking (MTB) |
| <input type="checkbox"/> Cricket                   | <input type="checkbox"/> Netball               |
| <input type="checkbox"/> Croquet                   | <input type="checkbox"/> Orienteering          |
| <input type="checkbox"/> Cycling                   | <input type="checkbox"/> Recreational boating  |
| <input type="checkbox"/> Dog obedience/agility     | <input type="checkbox"/> Rugby Union           |
| <input type="checkbox"/> Equestrian                | <input type="checkbox"/> Surf Life Saving      |
| <input type="checkbox"/> Football (soccer)         | <input type="checkbox"/> Tennis                |
| <input type="checkbox"/> Golf                      | <input type="checkbox"/> Touch football        |
| <input type="checkbox"/> Gymnastics                | <input type="checkbox"/> Triathlon.            |

The following section provides a detailed overview for each of the codes to inform future planning and development.



# Archery

## Membership considerations

There is one archery club operating within the Clarence LGA, the Hobart Archers Inc (HA), located at Roscommon Reserve, Lauderdale.

Current membership includes 29 junior and 60 senior archers, with the Club looking at increasing membership through continuing the provision of regular beginner sessions on Saturdays. HA currently cater for people with a disability and is also looking at increasing participation for these members. It also caters for school and community use.

Registered participants	3 year participation trend	% of Clarence population
89	Stable	0.16%

## Provision

The facility is licensed by the Club and is considered the best venue in Tasmania for archery.

The facility caters for target, clout and field archery and HA have future plans to undertake facilities development to improve opportunities for Para Archery.

With the sport being highly weather dependent, HA have proposed an indoor facility to allow activities in adverse conditions. The Hobart Archers have long term aspirations to develop the facility to a standard to enable national events. Such a development would service the current and future needs of the sport in Clarence.

## Current facilities

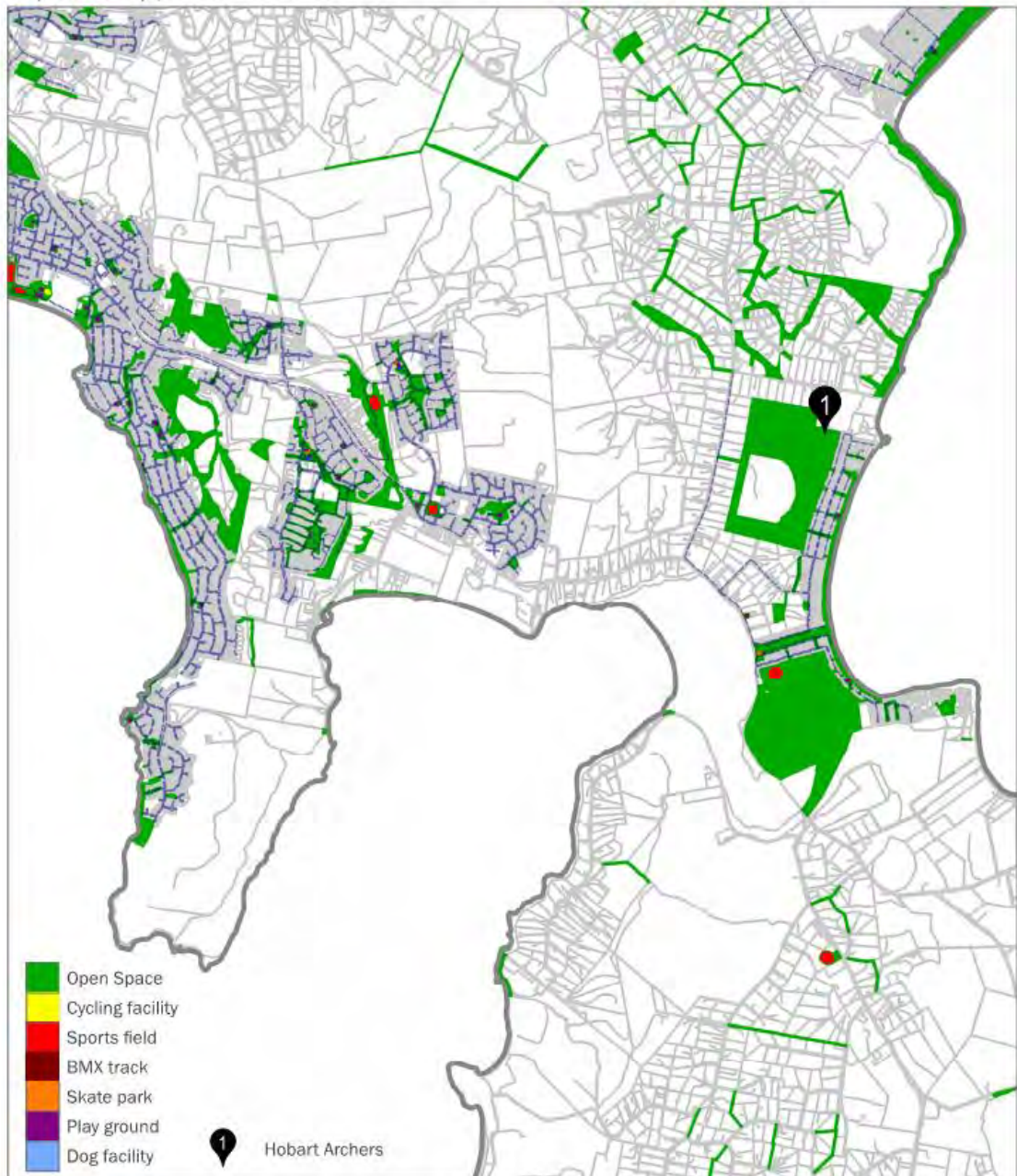
The archery facility is located at Roscommon Reserve, with the overall site (120ha) shared with the Tasmanian Equestrian Centre. However, for obvious reasons, the two activity areas are distinctly separate.

Facilities utilised by the Club include:

- ☐ Small but functional clubhouse
- ☐ Target (various range distances), clout and field archery areas
- ☐ Storage containers.



Map 3: Archery facilities in Clarence





### Strategic direction

- Undertake a Facility Develop Plan to guide future development of Roscommon, with key areas for consideration to include, but not be limited to:
  - existing Equestrian Centre infrastructure
  - future needs of the Hobart Archers
  - other possible uses/users.

### Recommended actions

- Ensure that any developments at the Roscommon site reflect the state/national level of both archery and equestrian facilities and be planned accordingly.

# Athletics

## Membership considerations

Clarence is home to two athletics clubs, Clarence Little Athletics Club (CLAC) based at Clarence High School, and Eastern Suburbs Athletic Club, which operate from the Domain Athletic Centre (Hobart).

The CLAC is the second largest of its type in the state. As with most athletics clubs, the CLAC experiences spikes in participation at types of international events (such as the Olympics), but overall membership is steady with typical fluctuations of +/- 10%. Unfortunately for the sport, it suffers more than most sports with drop-off rates after the junior ranks

Registered participants	3 year participation trend	% of Clarence population
239	Stable	0.43%

## Provision

The current facility is of a high standard and has capacity for future growth in club membership.

It should be noted that participants in Little Athletics traditionally travel to venues/clubs due to their specific nature and to access highly regarded coaches and training facilities, as is the case with the CLAC.

CLAC share the facility with cricket during the summer period, and with AFL during the winter season. CHS have exclusive access to ovals during school hours.

Given the regional nature of the facility, and its ability to cater for future growth, no further athletics facilities are required within the LGA.

## Peak body input

Athletics Tasmania were contacted as part of the Analysis, however, no comment was provided regarding the current and future provision of Athletics in Clarence.

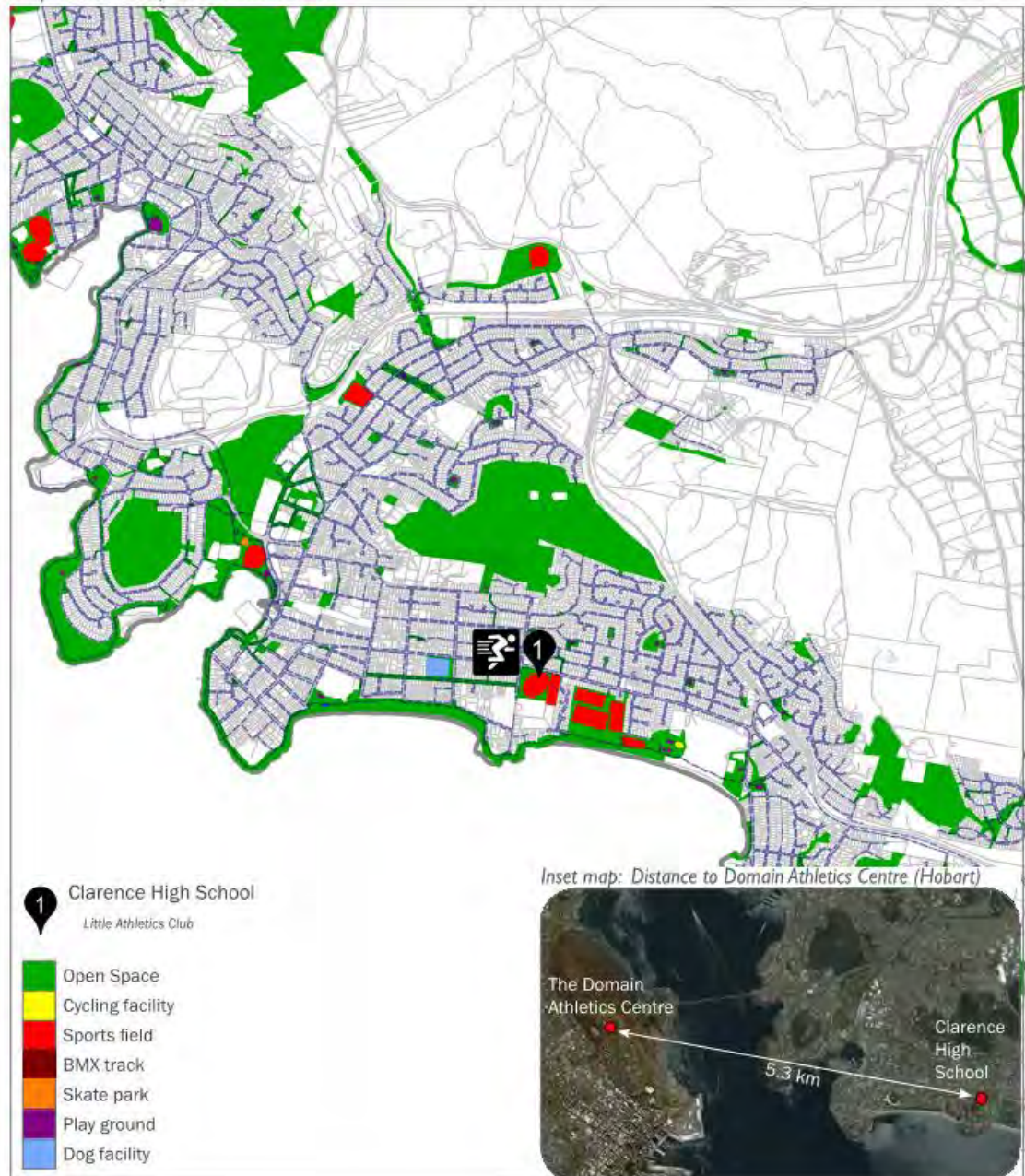
## Current facilities

The athletics facility is located at Clarence High School. It is a modern athletics facility including:

- ☐ modern two-storey pavilion
- ☐ 400 metre grass track (only of its kind in Southern Tasmania)
- ☐ 100 metre straight
- ☐ long jump pit
- ☐ field infrastructure
- ☐ field lights.



Map 4: Athletics facilities in Clarence





#### Strategic direction

- ☐ Support the club to continue to operate from Clarence High School and maintain as the City's preferred athletics facility
- ☐ Continue to monitor the club's membership and facility needs.

#### Recommended actions

- ☐ Mend the gate of the long jump pit
- ☐ Enable use of field lighting for early season events.

# Australian Rules Football

## Membership considerations

There are 8 AFL clubs within the Clarence LGA including:

- ☐ Clarence Junior Football Club (358)
- ☐ Clarence District Football Club (128)
- ☐ Lauderdale Football and Sports Club (517)
- ☐ Lindsfarne Junior Football Club (311)
- ☐ Lindsfarne Football Club (153)
- ☐ Lindsfarne Masters Football Club (69)
- ☐ Richmond Football Club (128)
- ☐ OHA Football Club (80)

The Clarence municipality has one of the highest AFL participation rates in the state. In recent years, the LGA has experienced growth in junior and female football, while senior men's participation has remained stable.

Clubs competing in higher level competition (ie. state wide league) noted the additional financial obligations to complete in this league.

Registered participants	3 year participation trend	% of Clarence population
1,744	Growth	3.13%

## Provision

Council facilities have varying levels of use with some ovals nearing capacity (eg. ANZAC Park and Lauderdale Oval); other ovals are under-utilised (Richmond Oval and Geilston Bay Ovals); or are not currently used for AFL (Risdon Vale and Cambridge Memorial Ovals).

Clubs generally expressed a need for access to ovals for pre-season training. This is challenging for Council as the majority of facilities are in use for cricket over the summer period. Council is encouraged to review current hire practices relating to pre season training requirements for summer and winter codes.

Risdon Vale Oval has the capacity to be developed for female and junior football, while North Warrane Oval would be suitable for senior level use but is not currently used for AFL.

Council has undertaken planning to develop a regional sporting precinct at Seven Mile Beach, South Eastern Regional Sport Centre to support summer and winter use, including AFL. Council was unsuccessful with a Commonwealth funding application. Council is encouraged review the priority of this proposal in conjunction with key stakeholders and co-investors (eg. State Government, AFL Tasmania and Cricket Tasmania).

## Peak body input

AFL Tasmania:

- ☐ A statewide review of junior/youth football was recently released by AFL Tasmania
- ☐ Overall male participation in the sport has decreased in the past decade (junior and senior). In contrast, there has been a recent spike in female participation due to the popularity of AFLW.
- ☐ Clarence is one of the largest LGA's for AFL participation, and this is likely to continue through the coming decade.

## Current facilities

### Ovals

There are 9 facilities in Clarence including:

- ☐ Anzac Park (two ovals)
- ☐ Blundstone Arena
- ☐ Geilston Bay (two ovals)
- ☐ Lauderdale oval
- ☐ Richmond oval
- ☐ Clarence High School
- ☐ Cambridge oval (not used for AFL)
- ☐ Risdon Vale oval (not used for AFL)

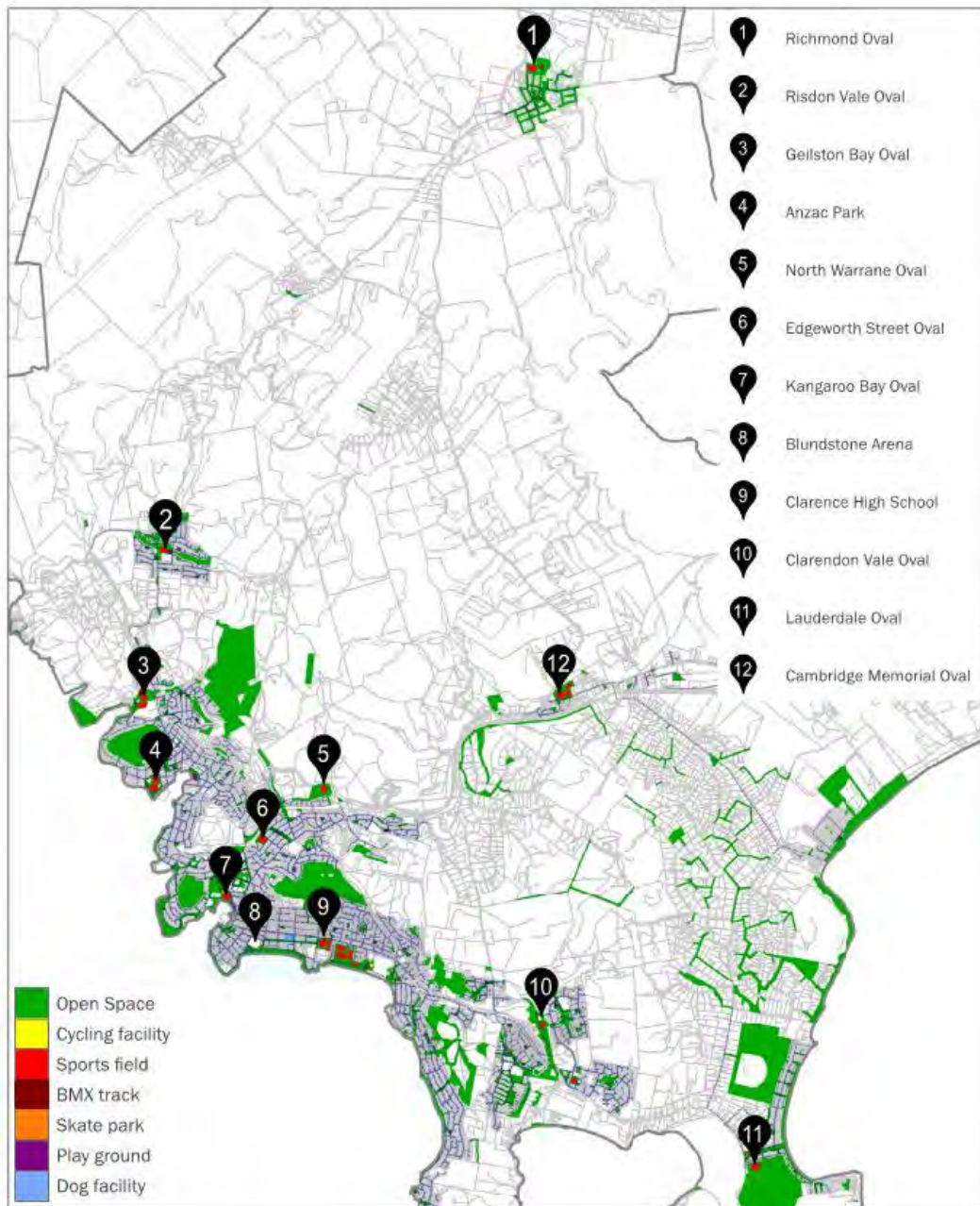
Overall, playing fields for the sport are in good condition, with some surfaces suffering wear and tear issues towards the end of the winter season.

### Schools with ovals

- ☐ Bayview Secondary College
- ☐ Clarence High School
- ☐ Howrah Primary School
- ☐ Lindsfarne North Primary School
- ☐ Montague Bay Primary School

Bayview Secondary College has the potential to be developed for community level sport including AFL. Council is encouraged to undertake planning to test the demand for a regional sporting precinct in the Clarence Plains catchment.

Map 5: Australian Rules Football facilities in Clarence





### Strategic direction

- ☐ Continue to monitor membership trends and facility requirements of all clubs
- ☐ Review Council hire and allocation practices relating to AFL
- ☐ Maximise use of existing facilities such as Geilston Bay Ovals, Richmond Oval and Clarence High School
- ☐ Facility development to be consistent with AFL Community Facilities Guidelines and seek co-investment in facility development
- ☐ Work with AFL Tasmania to understand the new strategic framework for the delivery of community football
- ☐ For future sporting precincts, seek to provide at least two AFL ovals as a minimum footprint

### Recommended actions

- ☐ Undertake planning to develop Bayview Secondary College, as a regional sporting precinct including AFL.
- ☐ Develop Risdon Vale Oval for junior and senior women's use
- ☐ Resolve pre season training access through greater use of Council facilities and/or additional use of Department of Education facilities
- ☐ Undertake a master plan of Geilston Bay sporting precinct to cater for community sport
- ☐ Finalise Anzac Park Master Plan, including the upgrade of the football pavilion
- ☐ Review Council's position regarding the proposed regional sporting precinct at Seven Mile Beach

# Basketball

## Membership considerations

Clarence United Basketball Association (CUBA) is the peak body for administering the sport on the eastern shore.

CUBA has experienced continual growth in participation in recent seasons with this trend expected to continue.

The Association expects to have approximately 900 players in 2018, with Basketball Tasmania reporting 578 participants for 2017.

Registered participants	3 year participation trend	% of Clarence population
900	Growing	1.62%

## Provision

Current facilities do not cater sufficiently for current or future demand for basketball.

The Warrane Sports Centre is a one court facility that has undergone cosmetic improvements over recent years. Although the venue itself well presented and maintained (considering its age), the single court facility can not cater for current, let alone future, demand and is at capacity.

The Clarence Sports Centre is a non-Council facility, managed by the National Fitness Southern Recreation Association (NFSRA). The venue has two court and is also at capacity during peak periods. Council understands the facility is approaching end of life. With its location adjacent to the aquatic centre, there is potential to develop an integrated leisure precinct that could provide a range of indoor sport and recreation and aquatic opportunities.

It is noted that both facilities are non-compliant due to court run offs and not being of a modern standard for basketball and/or other indoor sports.

A new, multi-court development is proposed for the Western Shore (Glenorchy) and it's also understood that an indoor sporting facility is being considered within the Sorell municipality (Pembroke Park). Even with consideration of these possible developments, the City of Clarence may still need a multi-court facility to replace the current facilities, and provide for the growth of basketball (and other indoor sports and recreation activities).

## Peak body input

Basketball Tasmania:

- ☐ Clarence has 10% of state's participation, but is under-supplied in regard to courts
- ☐ Growth in participation in Clarence is likely to continue
- ☐ Basketball Tasmania's main infrastructure priority is the development of a multi-court indoor facility adjacent to the Derwent Entertainment Centre.

## Current facilities

### Warrane Sports Centre

The Centre is leased from Council by the South Tasmanian Basketball League. Facilities include:

- ☐ 1 court (non-compliant)
- ☐ Court-side spectator seating
- ☐ Mezzanine multi-purpose area
- ☐ Meeting room
- ☐ Administration offices
- ☐ Toilets and change.

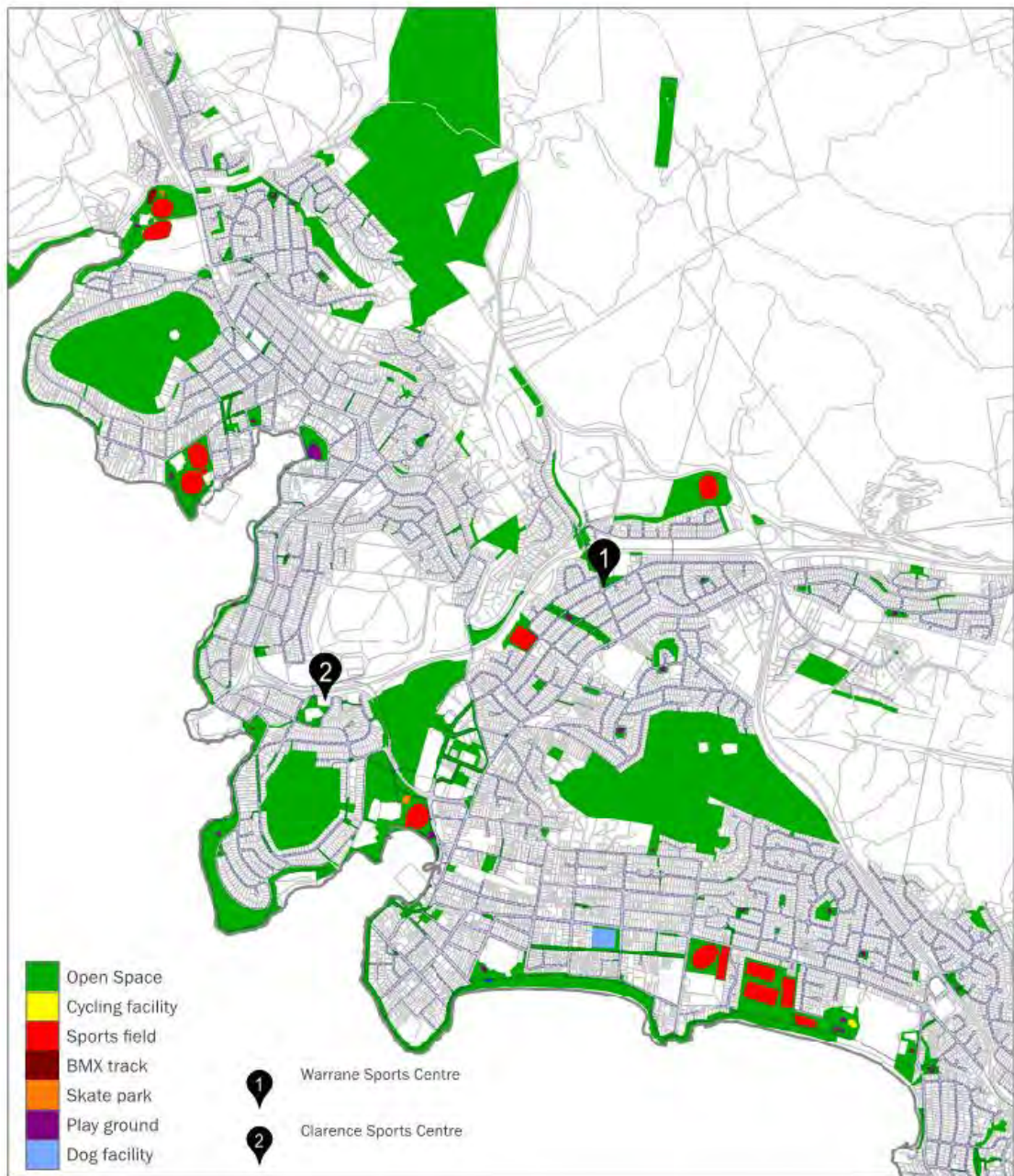
### Clarence Sports Centre

This is a non-Council managed by the National Fitness Southern Recreation Association. Facilities include:

- ☐ 2 multi-purpose courts
- ☐ Mezzanine multi-purpose area
- ☐ Spectator seating
- ☐ Table Tennis Hall (converted from previous squash courts)
- ☐ Small kitchenette/ kiosk
- ☐ Meeting room
- ☐ Toilets and change.



Map 6: Basketball facilities in Clarence





### Strategic direction

- Undertake a feasibility study regarding the provision of indoor sporting across the LGA and Eastern Shore. Considerations should include, but not be limited to:
  - existing facilities and proposed developments in neighbouring areas (such as Derwent Entertainment Centre and Pembroke Park)
  - the integration of aquatic and indoor sports facilities where possible
  - determination of demonstrated demand
  - population projections (i.e. identified growth areas)
  - review of Council's aquatic facilities could be included in the scope of this study.

### Recommended actions

- Continue to support the operations of the Warrane Sports Centre
- Investigate options to utilise Department of Education indoor sporting facilities
- Maintain current levels of asset management practices in regard to the Warrane Sports Centre.

# Cricket

## Membership considerations

Within the Clarence LGA, there are 2 premier league clubs:

- Clarence District Cricket Club (381)
- Lindisfarne Cricket Club (363)

There are also 8 clubs participating in the Southern Cricket Association competition:

- Derwent CC (60)
- Hobart CC (33)
- MacKillop Belas CC (56)
- Montagu Bay CC (63)
- Richmond/Cambridge CC (70)
- Rokeby CC (35)
- Sandford CC (33)
- St Aidans CC (100)

Registered participants	3 year participation trend	% of Clarence population
1,194	Increasing	2.15%

## Provision

Although Cricket Tasmania has identified an under-supply of turf wickets across Southern Tasmania, there are opportunities to ensure that provision across the Clarence LGA is well positioned to cater for current use and future growth.

Especially in regard to junior cricket, local schools could be better utilised to provide appropriate facilities, without the need to acquire further land. Council is encouraged to liaise with the Department of Education to identify suitable sites.

Existing facilities such as ANZAC Park, Clarence High School and Geilston Bay Oval, have the capacity to cater for future use with further development at each site.

With participation growth expected to continue in the short term, Council should review the current practice of making facilities available to clubs based outside of the Clarence LGA, sometimes to the detriment of local clubs. This could be addressed by reviewing allocation practices for the hire of Council facilities.

Council currently maintains two turf pitches within the LGA, and does so to a high standard. The full financial and operational implications of this practice should be reviewed, and if it is to continue (or indeed expand), the appropriate budgets should be made available.

## Peak body input

Cricket Tasmania:

- has advised of an under-supply of turf wickets across southern Tasmania, with their preferred provision rate being 2 turf wickets/Premier League Club
- there is a need to identify a new site to develop synthetic pitches and training facilities
- the proposed Seven Mile Beach Precinct could provide an overflow oval on the Eastern Shore
- the current growth in participation is expected to continue, primarily in youth/junior and female cricket
- there is a need for universal design principles to be applied for new and existing facilities.

## Current facilities

### Fields

- Bellerive Oval (leased to Cricket Tasmania)
- Cambridge Memorial Oval
- Clarendon Vale Oval
- Geilston Bay Oval
- Kangaroo Bay Sports Ground
- Anzac Park
- North Warrane Oval
- Richmond Oval
- Risdon Vale Oval
- Sandford Oval

The existing cricket fields across the LGA are generally in good condition, with Anzac Park and Kangaroo Bay Oval, Council's premier cricket facilities.

It was noted that playing surfaces at Kangaroo Bay Oval and ANZAC Park only meet the minimum standard (65m boundary) and can't be increased to the recommended distance (75m boundary).

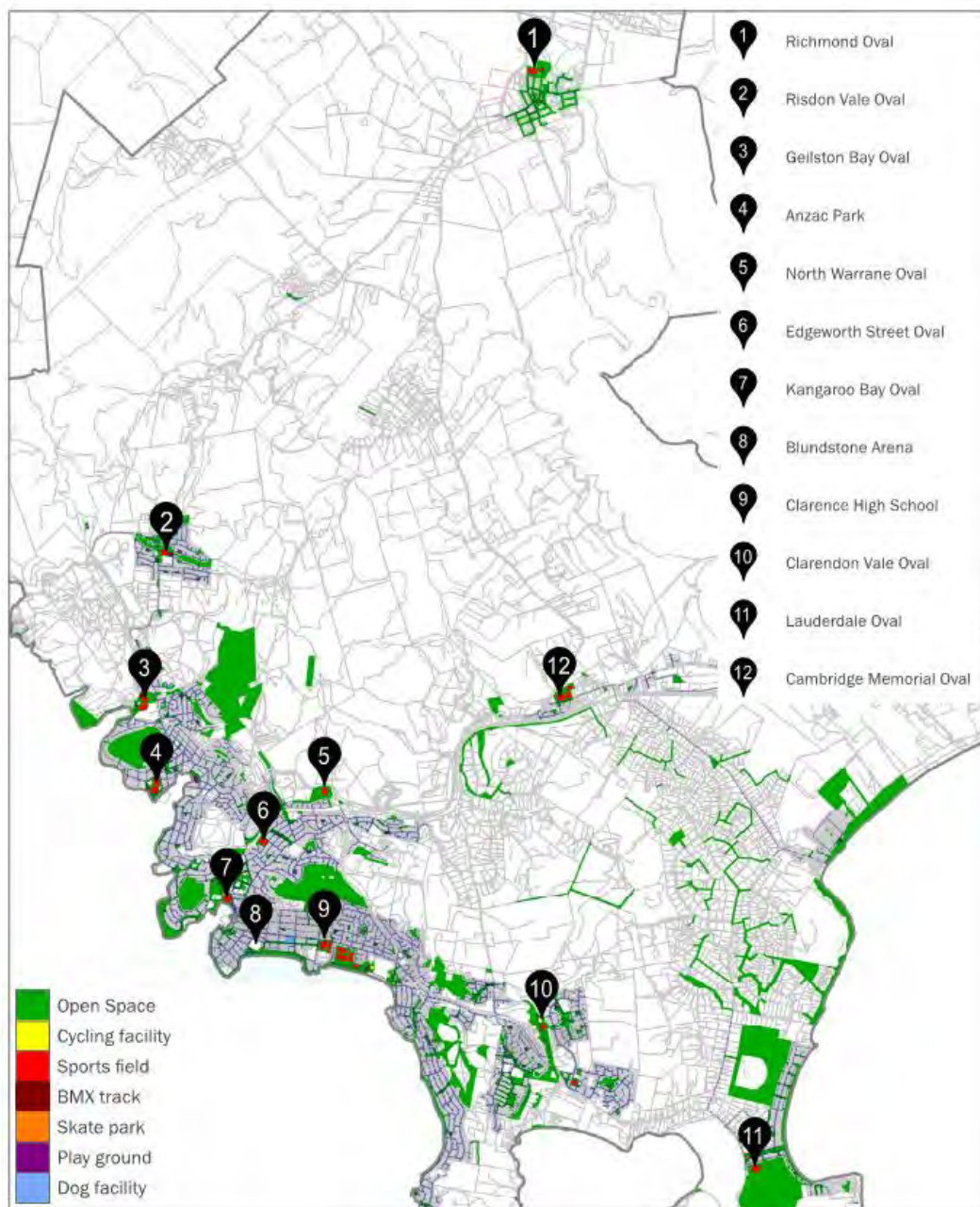
### Ancillary facilities

The vast majority of cricket fields are accompanied by more than adequate ancillary facilities such as pavilions, practice nets, canteens and car parking.

It should be noted that training facilities at ANZAC Park are less than functional due to the number of nets available (turf & synthetic), the orientation of the facilities, and the lack of separation from the tennis facility.

In addition, training facilities at Kangaroo Bay Oval (turf and synthetics) are at capacity, with no opportunity for further development at the site.

Map 7: Cricket facilities in Clarence





### Strategic direction

- ☐ Future upgrades/new facilities to be undertaken in accordance with Cricket Australia facility guidelines, especially in regard to the development of female friendly facilities
- ☐ Seek opportunities to identify new locations to develop synthetic and turf cricket facilities
- ☐ Review hiring agreements to give priority to locally based clubs
- ☐ Review Council's role in regard to the maintenance of turf wickets
- ☐ Liaise with the Department of Education (DoE) in regard to utilising DoE land for the development of future facilities

### Recommended actions

- ☐ Finalise the ANZAC Park Master Plan and ensure future development is functional and code compliant (eg. orientation of cricket nets).
- ☐ Undertake planning to develop Bayview Secondary College, as a regional sporting precinct including Cricket.
- ☐ In conjunction with the Department of Education, Investigate opportunities to:
  - develop junior/synthetic training facilities at Clarence High School
  - develop a junior sports precinct at Rokeby Primary School

# Croquet

## Membership considerations

The Eastern Shore Croquet Club is the only croquet club within Clarence. The Club is located at 61 South Street, Bellerive, and has been operating from the site since 1974.

Registered participants	3 year participation trend	% of Clarence population
68	Stable	0.12%

## Provision

There is one croquet facility located within Clarence which is sufficient for current and future participation levels of the sport.

The club has aspirations to relocate to an alternate site with four courts and a new pavilion proposed. Four courts will allow the club to host state and national level events. There is limited land available within the Clarence LGA to develop such a proposal.

The club are currently engaged in discussion with State Government regarding an unembellished parcel of land close to the existing facility.

## Peak body input

Croquet Tasmania:

- there are 400 players statewide, serviced by 10 clubs
- in general, there is an under supply of lawns in southern Tasmania.

## Current facilities

- 2 lawns
- club house facility
- small number of off-street car parks

The two lawns are in good condition, located on different levels within the site and with attractive gardens and landscaping.

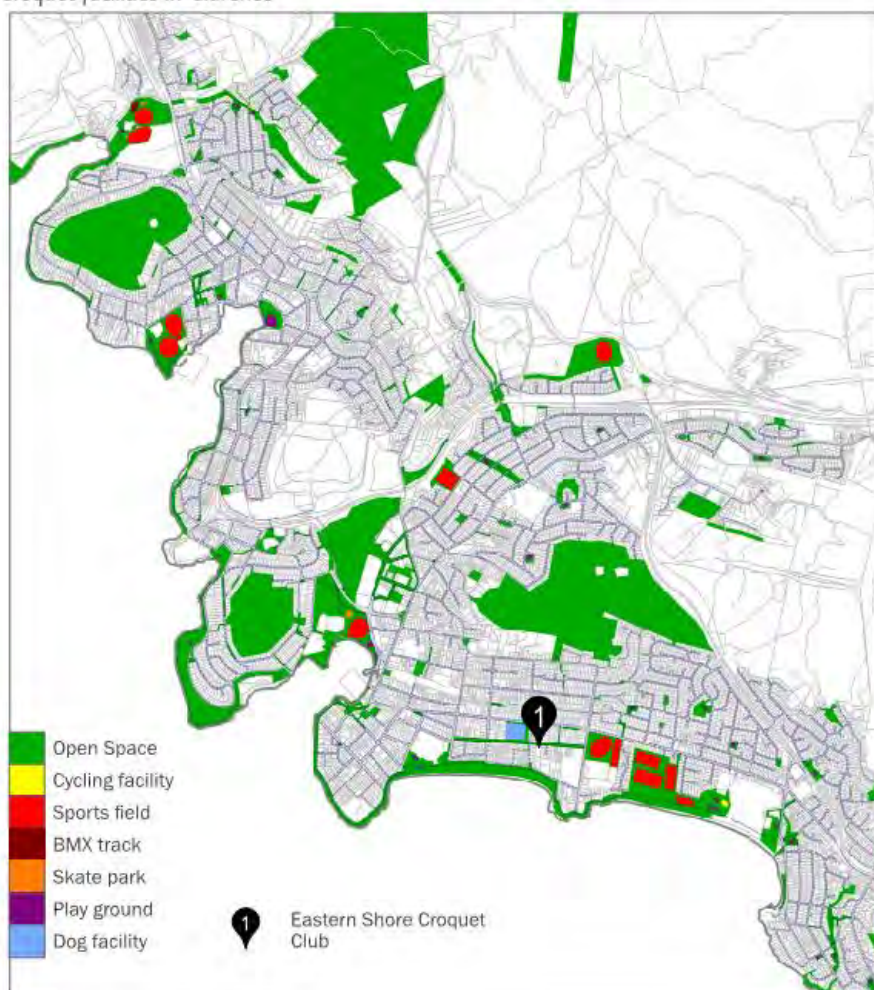
The clubhouse is neat and functional, although the club has identified the need for a larger facility to accommodate the club's social activities (cards, club meetings, and social events).

The addition of lighting would allow evening/night events.

The club has been able to keep their operational costs manageable but there would be concerns if these costs, which can be significant given the nature of the playing surface, increase in the future.



Map 8: Croquet facilities in Clarence



#### Strategic direction

- ☐ Continue to be engaged in the Club's feasibility for possible relocation.

#### Recommended actions

- ☐ Work in partnership with the Club to understand planning requirements for the existing site and/or a new facility.

# Dog obedience and agility

## Membership considerations

The Eastern Shore Dog Club is the only dog club in Clarence, operating from the South Street Reserve, Bellerive.

Overall, membership is steady, with a rise in social membership negated by a decline in competition membership. It should be noted that the club membership does not include the high level of use of the facility by the general community.

Registered participants	3 year participation trend	% of Clarence population
300	Stable	0.54%

## Provision

Although the Club is the only of its type across the LGA, there is no demonstrated demand for additional dog club facilities.

Given the trend of increasing community use of dog off-leash areas nationally, Clarence is well positioned to cater for this use through the current provision of 11 off-lead exercise areas and a further 13 nominated on-lead exercise areas. These areas are in addition to the dog park at South Street Reserve.

The facility is used as an overflow car parking for major events at Blundstone Arena and booked for community events (up to 6 times annually). This type of use impacts on the condition of the park surface.



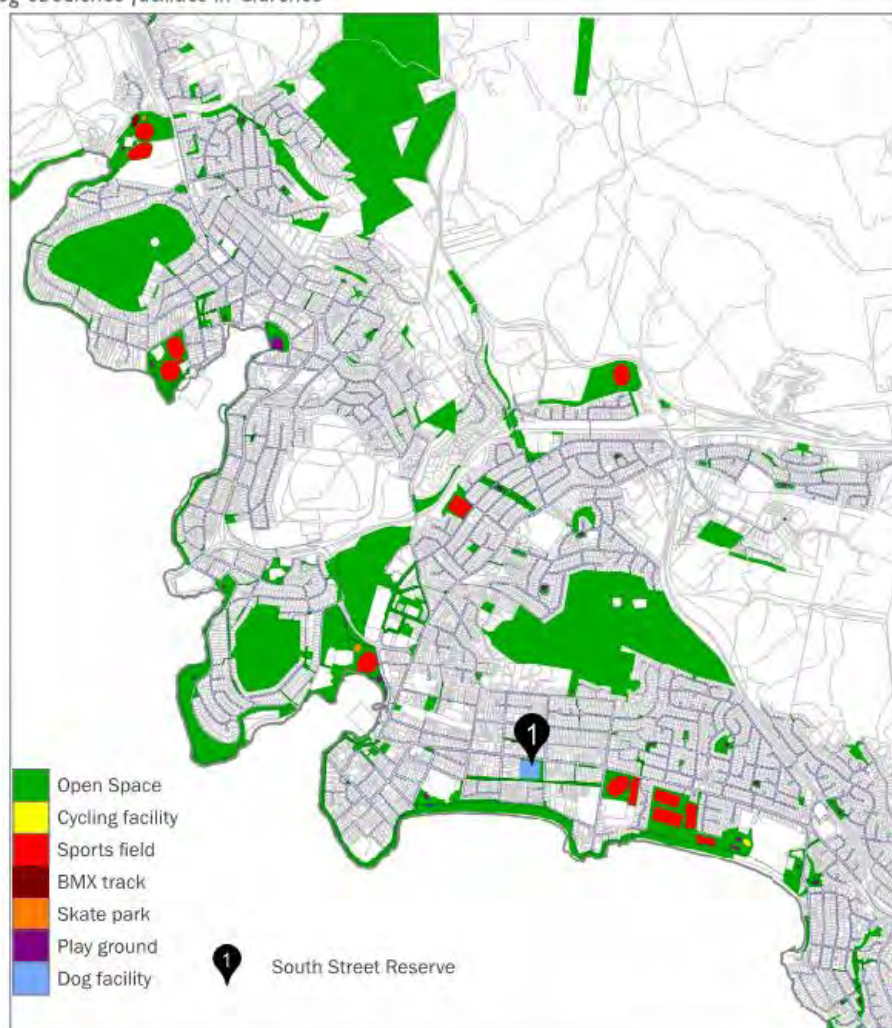
## Current facilities

- ❑ club facility that has been recently expanded to provide additional meeting space and storage
- ❑ the significantly uneven sparsely grassed surface condition of the dog park area within the Reserve is an ongoing issue, resulting in the Club not being able to host competitive events.

Council has allocated funds to improve the condition of the surface (fencing to restrict use and an irrigation upgrade).



Map 9: Dog obedience facilities in Clarence



#### Strategic direction

- ☐ Support the Club to continue its operations from the South Street Reserve.

#### Recommended actions

- ☐ Work closely with the club to understand future facility requirements
- ☐ Monitor the effectiveness of the surface renovation post-works, to ensure the ground is suitable for dog activities.

# Equestrian

## Membership considerations

Clarence has a high percentage of horse ownership across the municipality, with Roscommon being the primary location for equestrian in the LGA. The site is leased to Equestrian Tasmania, with a management committee (Tasmania Equestrian Centre - TEC) established to manage operations of the site.

The TEC comprises representatives from the users groups being:

- ☐ Tasmanian Show Jumping Association
- ☐ Southern Tasmanian Eventing Association
- ☐ Dressage Association Tasmania
- ☐ Hobart and District Pony Club.

TEC membership varies from 450 - 500 members annually. TEC have noted an increase in casual use of the facility, approximately 70 members for 2018.

Registered participants	3 year participation trend	% of Clarence population
700	Stable	1.26%

## Provision

Given the expansive nature of the site, it has the ability to continue to provide the required equestrian opportunities for Clarence for the future.

The northern aspect of the site is home to the Hobart Archers (archery club), with the site developed by the current tenants with minimal support or financial assistance from Council.

It is recommended that future development of Roscommon is supported by Council and involves a thorough planning process to negate ad-hoc planning and ensure modern facility development.

## Peak Body input

Equestrian Tasmania:

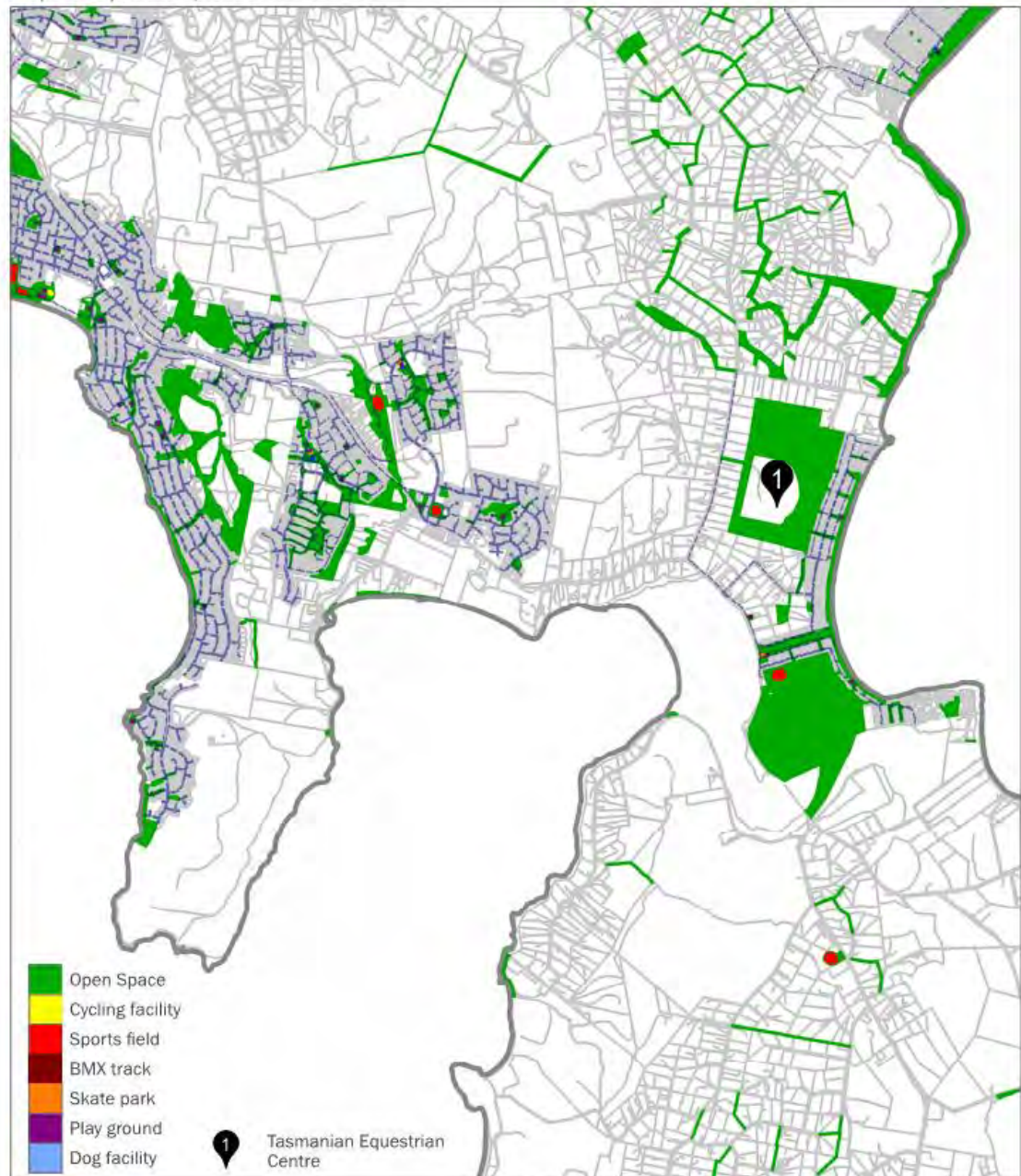
- ☐ 1680 members in Tasmania with growth experience in past three years.
- ☐ Committed to providing support to TEC with regard to future development of the site
- ☐ Roscommon is the preferred location as the state level facility and subsequently, the site need to be developed to this standard

## Current facilities

- ☐ The existing club rooms are old and not functional
- ☐ Roscommon is one of Council's largest parcels of open space. The site is expansive and contains a variety of equestrian-specific infrastructure:
  - four open sand arenas (three arenas require renewal)
  - show jumping park
  - cross country course
  - fenced grass arena
- ☐ Wetlands are located in the south east corner of the site. Generally Roscommon is low lying with sections of the site prone to localised flooding
- ☐ The precinct is accessible to the local community with an existing trail network connecting to the site
- ☐ There is evidence of previous facility development being undertaken in an ad-hoc manner.



Map 10: Equestrian facilities in Clarence





### Strategic direction

- Undertake a Facility Development Plan to inform future infrastructure priorities for Roscommon including, but not limited to:
  - existing TEC and Hobart Archers infrastructure
  - the possibility of joint use development for equestrian and archery
  - additional uses/user groups
  - management of the site.

### Recommended actions

- Ensure that any developments at the Roscommon site reflect the state/national level requirements of both equestrian and archery facilities and be planned accordingly.

# Football (Soccer)

## Membership considerations

Clarence is home to two premier league clubs, being Clarence United FC and Olympia Warriors FC, with participation pathways from junior to senior level.

Youth soccer is administered by the Eastern Region Junior Soccer Association (ERJSA) within Clarence, with age groups ranging from 6 to 12.

In addition, there are smaller clubs which play in lower level competitions (e.g. Nelson Eastern Suburbs FC and Barnesworth FC).

Over a four year period, youth participation has varied from 1,200-1,300 members (ERSJA), with total club membership remaining constant at 600 members.

Registered participants	3 year participation trend	% of Clarence population
1,854	Stable	3.33%

## Provision

The current level of provision of soccer facilities across the LGA is adequate for current demand.

Better utilisation of existing facilities will allow Council to service pre season training requirements and future demand, especially if sites such as Cambridge Oval is developed to accommodate rectangular sports.

In addition, Wentworth Park has the capacity to cater for additional demand and Department of Education sites such as Howrah, Lindisfarne North and Rokeby Primary Schools also present future opportunities for community level use.

Olympia FC have been established at Dampier Street Sportsgrounds, a facility that was previously used for hockey. The Club has experienced membership growth in recent season, with the existing layout of the site not to a modern standard, constrained and problematic to develop.

Given the relatively close proximity of Edgeworth Street and Dampier Street Sportsgrounds, consideration could also be given to improved programming to cater for greater use (ie. youth, junior and senior), without infrastructure (such as junior goals) limiting the use of the sites.

Similar to AFL, clubs that compete in higher levels competitions (ie NPL) have noted the additional financial obligations to compete at this level.

## Current facilities

### Fields

- ☐ Edgeworth Street Sportsground
- ☐ Dampier Street Sportsground
- ☐ Kangaroo Bay Oval
- ☐ Wentworth Park
- ☐ Richmond Oval
- ☐ Cambridge Oval
- ☐ North Warrane Oval
- ☐ ANZAC Park (training only)
- ☐ Risdon Vale Oval.

Access to club rooms across the LGA for soccer varies from the clubs being secondary users of other's facilities to dedicated clubhouses such as that at Dampier Street Sportsground.

## Peak body input

Football Federation Tasmania (FFT) have identified that senior male participation in the sport has been stable in recent years and that while junior numbers are typically male dominated (3:1), female participation has long been established, resulting in an increased need for universal design of change rooms and amenities.

The key facilities identified by FFT within the Clarence LGA include:

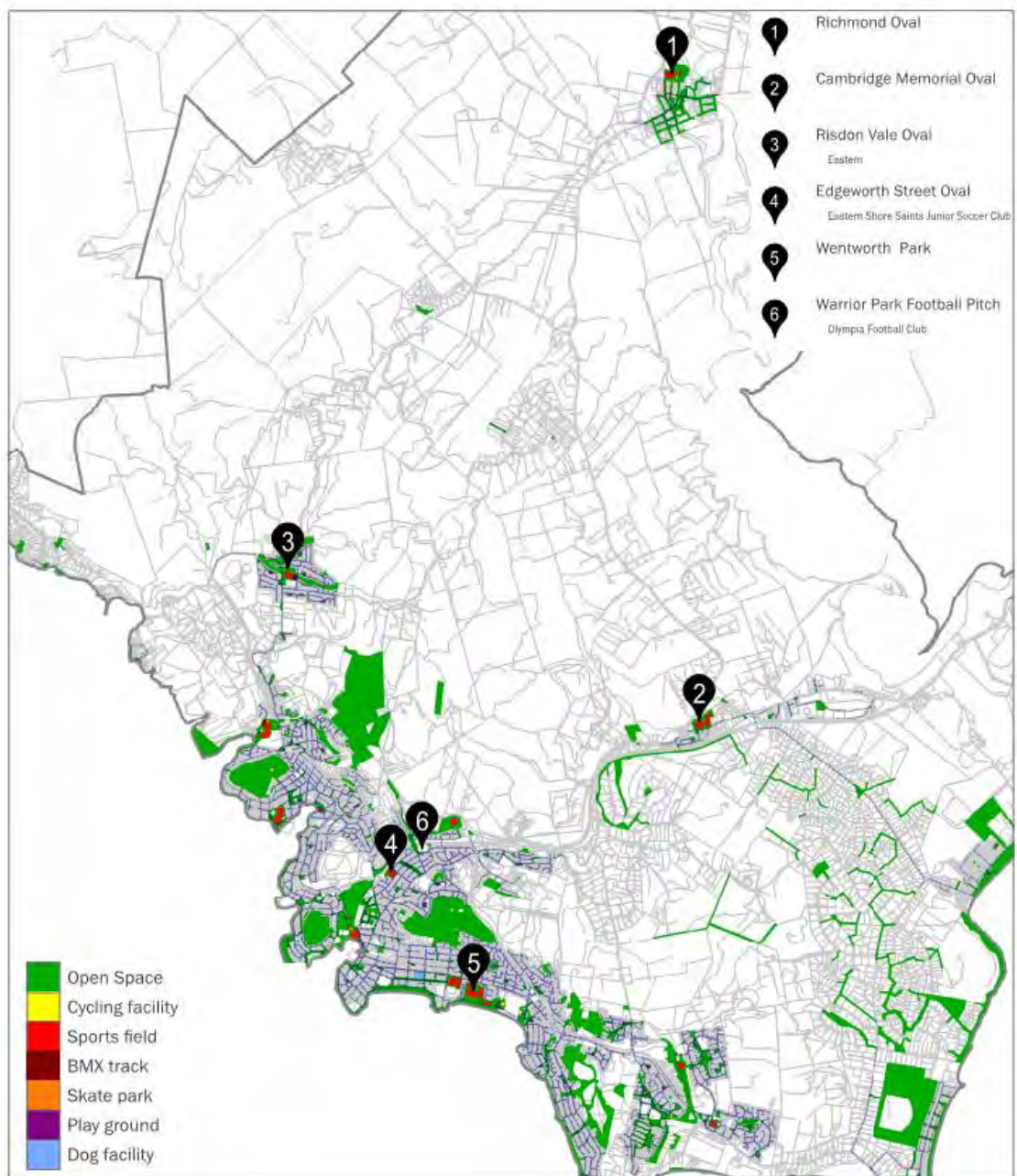
- ☐ Wentworth Park
- ☐ Cambridge Oval (new pitch)
- ☐ Dampier Street Sportsground
- ☐ Edgeworth Street Sportsground.

FFT identified strategic priorities for Clarence and more broadly throughout Tasmania being:

- ☐ Additional playing surfaces
- ☐ Synthetic surfaces
- ☐ Universal design
- ☐ Pre season training.



Map 11: Football facilities in Clarence





### Strategic direction

- ☐ Continue to monitor participation trends and City-wide infrastructure needs for soccer
- ☐ Liaise with Department of Education to identify opportunities to develop additional sites for community level football.
- ☐ Develop/upgrade facilities to FFA/FFT guidelines especially in regard to universal design.

### Recommended actions

- ☐ In partnership with FFT, develop a Clarence-wide Football Facilities Strategy to guide future planning and development
- ☐ Master plan the Wentworth Park precinct to maximise use for rectangular codes.
- ☐ Review hire and allocation practices to maximise use of existing facilities including Cambridge Oval, Edgeworth Street and Wentworth Park.

# Golf

## Membership considerations

There are five golf clubs and two public golf courses within the Clarence LGA. The five clubs are private organisations operating on freehold land while the Rosny Park Golf Course, is on Council land (and managed by the YMCA under a lease arrangement).

Club managed facilities:

- ☐ Llanherne Golf Club Inc.
- ☐ Richmond Golf Club Inc.
- ☐ Royal Hobart Golf Club Inc.
- ☐ Tasmania Golf Club Inc.
- ☐ South Arm RSL Golf Club
- ☐ Coal Valley Golf Links (public course).

Council course:

- ☐ Rosny Park Golf Course.

Proposed Development:

- ☐ Arm End Reserve (Public links course and recreation reserve at Opossum Bay)

Of the club managed facilities, combined membership is in excess of 1900 members annually, which has remained stable during the past four years. In addition, Rosny Park Golf Course has approximately 120 members, with annual visitations nearing 20,000.

Rosny Park Golf Course is managed by the YMCA with a lease in place since 2010.

Registered participants	3 year participation trend	% of Clarence population
2000	Stable	N/A

## Provision

Upon review of the provision of golf facilities in Clarence, an over supply of golf is noted and the development of additional golf facilities by Council is not recommended.

From consultation with YMCA, it was highlighted that patrons use the course predominantly due to the lower green fees than club managed courses within Clarence and southern Tasmania.

Furthermore, with rising operational costs and limited financial resources available, the YMCA have sought assistance from Council by means of lease fee reduction.

## Peak body input

Golf Tasmania

- ☐ In excess of 10,200 club members in Tasmania operating from 67 course based clubs.
- ☐ Similar to other sports, existing clubs need to review management practices to remain viable in the longer term
- ☐ In the early stages of developing a state wide facilities strategy.
- ☐ New initiatives to grow participation (My Golf - 5 to 12 years; Swing Fit - female introductory program; and Play ( - shorter format of golf).

## Current facilities

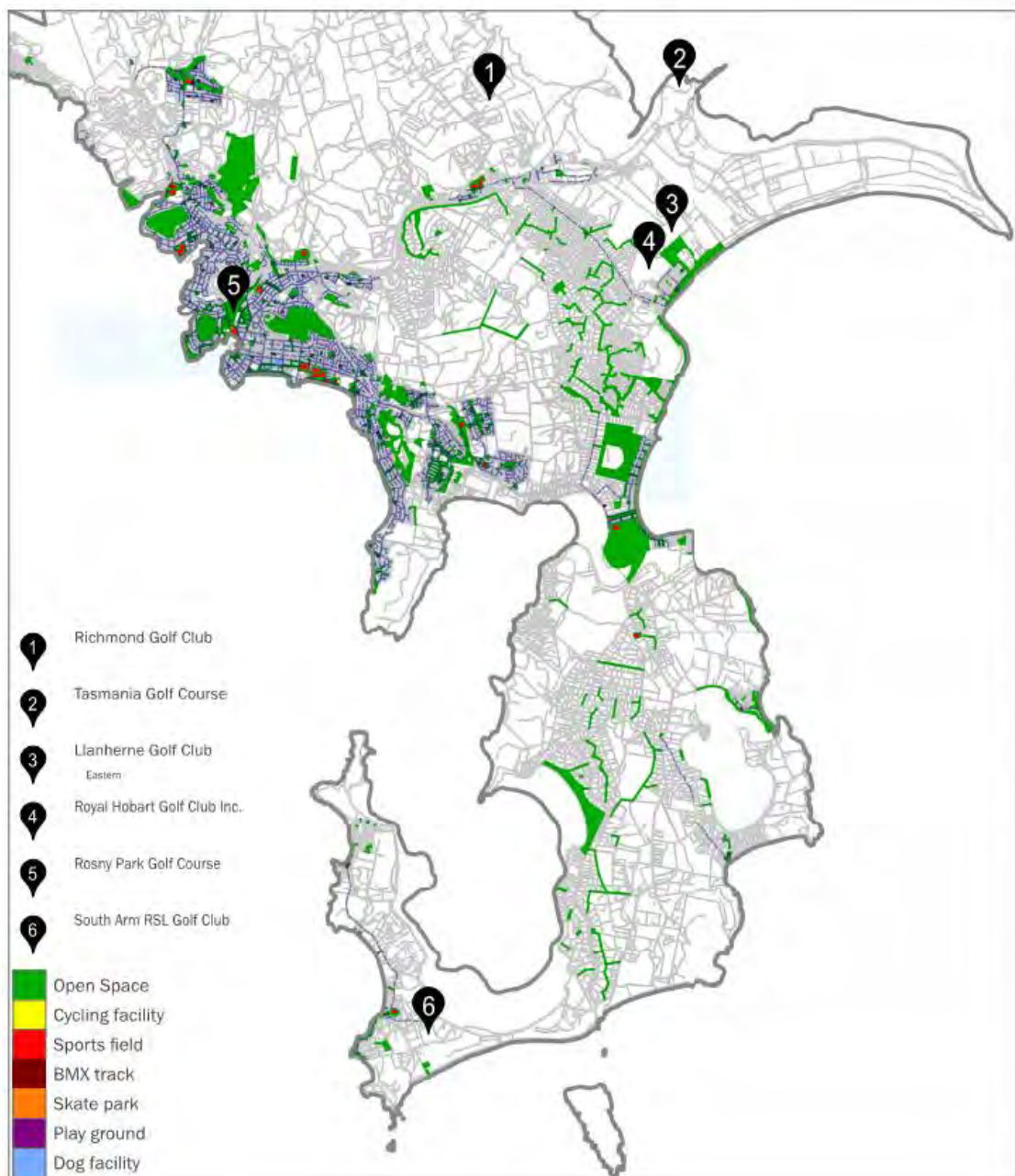
Rosny Park Golf Course is generally in fair condition but is not considered to be at a high standard for golf. The club building and amenities are outdated and not considered contemporary.

In addition, the existing irrigation system is failing and may require upgrade.

It should be noted that the club house is not a traditional golf club house used for the social benefits of members and other events, but purely an administrative and maintenance facility, with sales of minor items.



Map 12: Golf facilities in Clarence





#### Strategic direction

- Undertake master planning for the Rosny Park green belt to guide future development
  - it is preferred to include Charles Hand Park and Rosny Park Tennis and Bowls Clubs in the scope of the planning project.

#### Recommended actions

- In the short term, liaise with the YMCA to review the operation of the golf course.

# Lawn bowls

## Membership considerations

There are four lawn bowls clubs operating in Clarence:

- ☐ Beltana Bowls Club
- ☐ Cremorne Bowls and Community Club (freehold)
- ☐ Howrah Bowls Club
- ☐ Rosny Park Bowls Club

Council understands there are in excess of 500 registered members across Clarence. This figure doesn't include casual/ social bowls participation.

Clubs noted a change in participation with a preference for social membership (pay to play) as opposed to club membership (full fee paying).

Registered participants	3 year participation trend	% of Clarence population
516	Decline	0.93%

## Provision

The Clarence LGA currently has an over supply of bowls facilities.

With the general decline of the sport, the current provision level needs to be reviewed, with consideration given to the increasing maintenance and operational costs balanced against the relatively low participation rates. Exacerbating this issue is the close proximity of some clubs, resulting in these clubs competing for the same members/participants to remain viable.

Current club management practices are often based on outdated concepts (ie. bar takings as the primary revenue stream) and needs to be reviewed to ensure viable facilities into the future. The low level of use during the winter months is evidence of this, with limited use of club facilities during this period.

## Peak body input

Bowls Tasmania were contacted but no comment was provided.

## Current facilities

Beltana BC:

- ☐ 3 outdoor greens, 1 of which is synthetic
- ☐ Large, ageing club house with views over greens.

Howrah BC:

- ☐ 1 natural grass green
- ☐ 1 indoor green
- ☐ Large, functional club house with the ability to host functions.

Rosny Park BC:

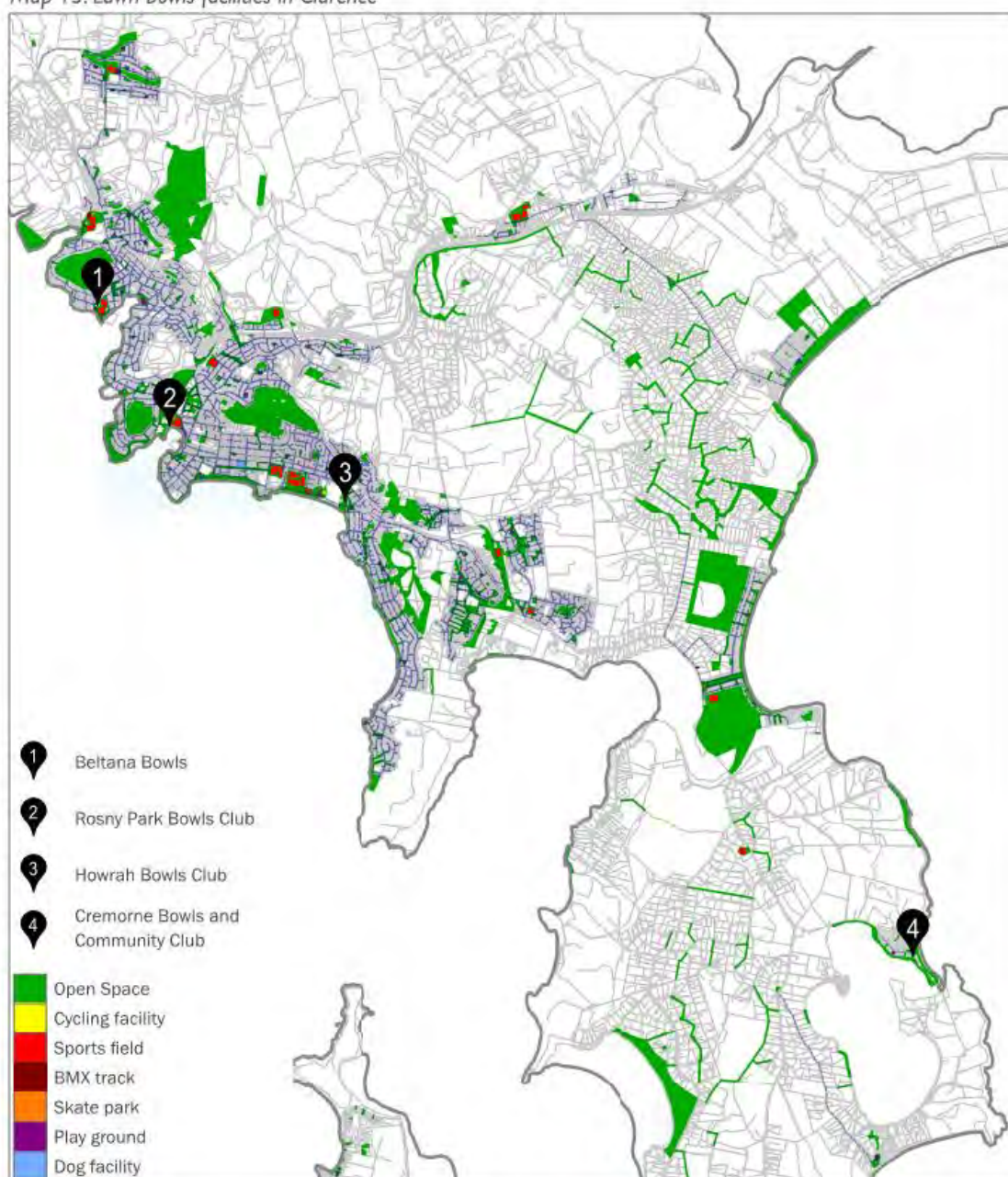
- ☐ 3 outdoor, natural grass greens
- ☐ Shared large club building with Clarence RSL - attractive and functional
- ☐ Panoramic water views from both club house and greens
- ☐ Large, sealed car parking areas.

Cremorne Bowls Club:

- ☐ 1 synthetic green (recently upgraded)
- ☐ Large club house that is heavily used by the local community as a social hub.



Map 13: Lawn bowls facilities in Clarence





### Strategic direction

- ☐ Review the provision of facilities across the Clarence LGA including considerations such as:
  - viability of clubs, including their ability to maintain sites and facilities
  - the locations of existing clubs
  - opportunities for assistance from Bowls Tasmania/Australia.

### Recommended actions

- ☐ Continue discussions with Rosny Park Bowls Club to review their financial position and forward planning for the club.

# Rugby union

## Membership considerations

There is one rugby club that is based in Clarence, the Eastern Shore Rugby Union Club.

Typically the Club has fielded three teams (Men's, Women's and Colts) in a state wide competition. For 2018, the Club were unable to field a team in the Men's competition.

The Club's membership has varied over the years, but has never shown significant growth.

Nation-wide, even in the traditional rugby States of Queensland and New South Wales, participation in rugby union is declining.

Registered participants	3 year participation trend	% of Clarence population
43	Decline	0.08%

## Provision

There is no indication that further rugby union facilities are required in the Clarence LGA, now, or into the future.

Given the trend of declining participation in the sport nationally, consideration for further facilities in the future should only be based if this trend changes and a demonstrated demand becomes evident.

## Peak body input

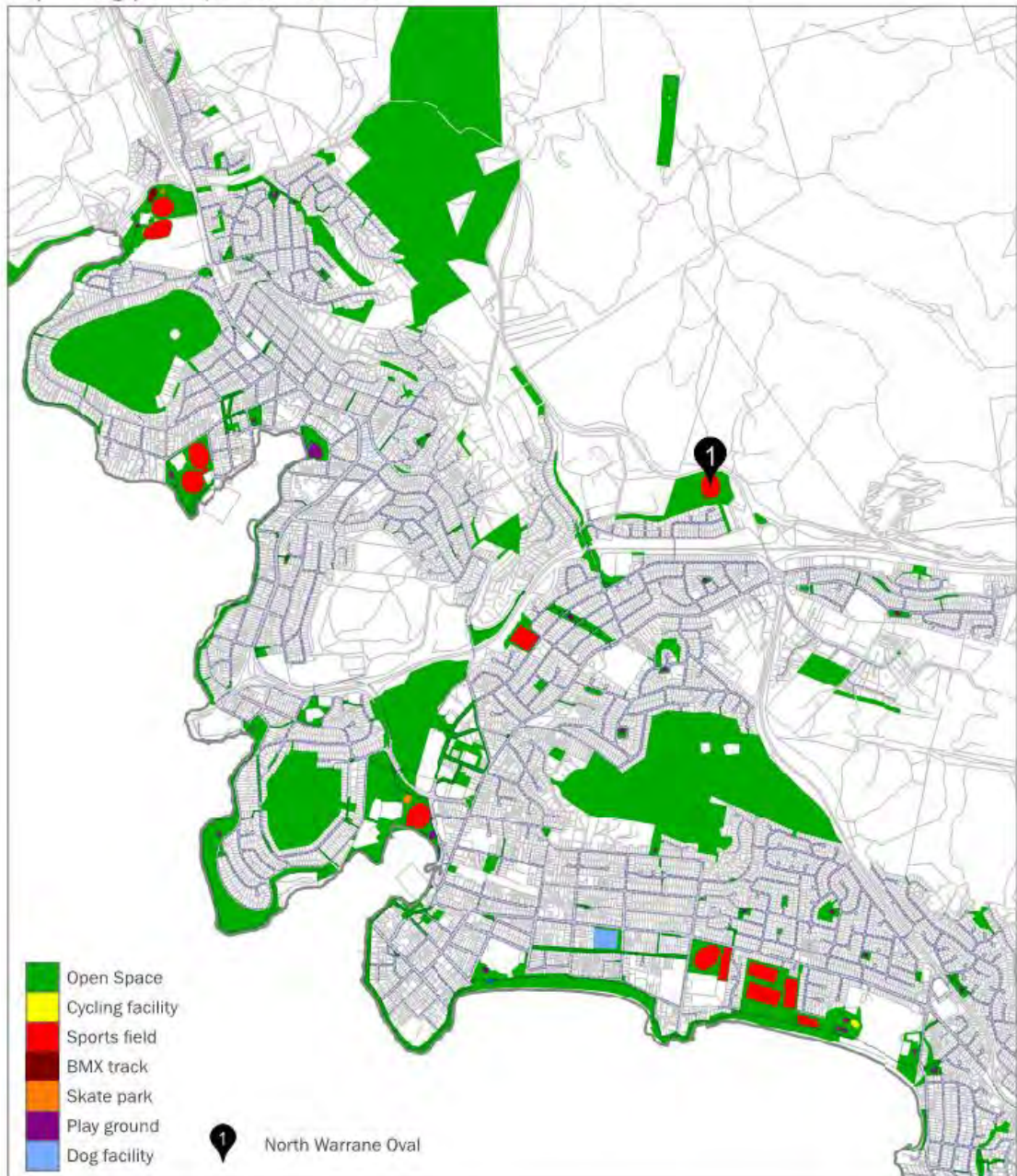
No comment was provided by Rugby Tasmania.

## Current facilities

- ☐ Facilities at North Warrane Oval are shared in the winter season with the Nelson Eastern Suburbs Football (soccer) Club
- ☐ The playing surface is of a very high quality and lit to a high standard
- ☐ The rugby clubhouse is ageing but functional, however, while it is licensed, it is not freely accessible to other users of the site (or least perceived not to be)
- ☐ Modern change/toilet facilities are on site, utilised by the soccer and cricket users.



Map 14: Rugby union facilities in Clarence





#### Strategic direction

- ☐ Monitor membership trends of the Club; and the sport in both the Clarence LGA and the State.

#### Recommended actions

- ☐ Support the Club's operations from the site.
- ☐ If Club becomes unviable, investigate alternative uses of the site.

# Tennis

## Membership considerations

There are 5 tennis clubs operating within the Clarence LGA:

- ☐ Geilston Bay (150)
- ☐ Lindsfarne Memorial (176)
- ☐ Richmond (43)
- ☐ Rosny Park (201)
- ☐ Sunshine. (420).

Although there is significant participation in the sport across the LGA, there has been a small decline in participation in recent years, consistent with state and national participation trends. It is noted that Clarence is one of the larger LGAs for club membership with approximately 25% of Tasmania's total participants.

Similar to other sports, Tennis nationally has experienced a change in participation with a preference for social participation (eg. pay to play) as opposed to club membership (eg. full fee paying). With the introduction of modern initiatives, such as Book a Court, clubs now have the ability to capture and understand participation trends for club and social members.

Registered participants	3 year participation trend	% of Clarence population
990	Decline	1.78%

## Provision

Clarence is well placed for the future provision of the sport, with all of the existing facilities not operating at capacity.

There is no demonstrated need for additional tennis facilities in Clarence. It is recommended that Council review the location of existing tennis facilities that operate from within the same catchment area, thus creating a duplication of facilities and clubs competing for members to remain viable.

## Peak body input

Tennis Tasmania:

- ☐ There are varying participation trends across the clubs within Clarence (growth, stable and decline).
- ☐ There is capacity for greater community use of existing courts through undertaking initiatives such as 'Book A Court'
- ☐ Some of the existing facilities do not have the capacity to expand in their current location due to site constraints.

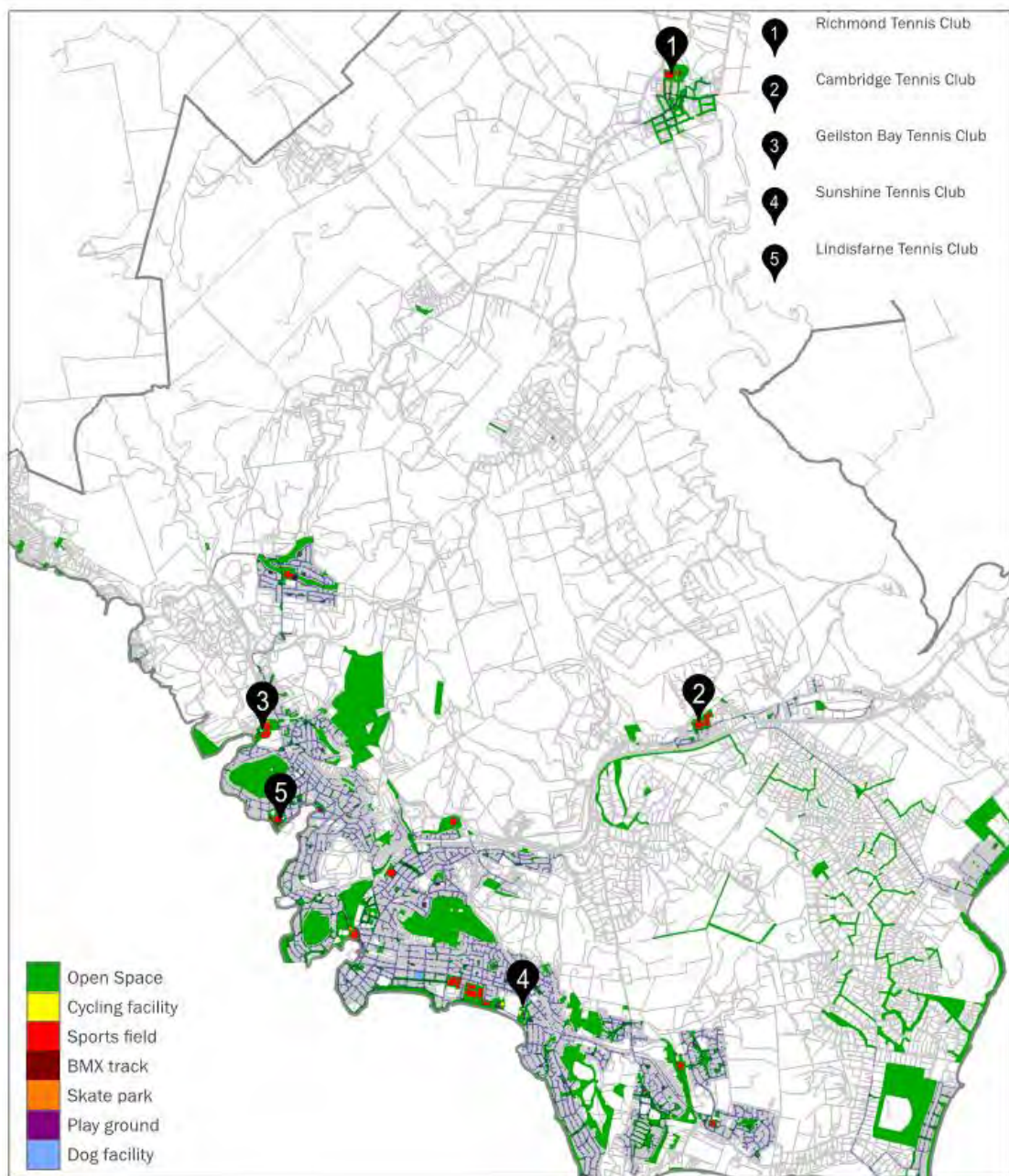
## Current facilities

In general, tennis facilities are ageing, with 5-6 court provision and without the ability to expand due to site constraints.

Ancillary facilities such as club rooms are also ageing and not of an appropriate size to cater for club growth. Club volunteers are burdened with the dual roles of managing club operations and maintaining ageing facility infrastructure.



Map 15: Tennis facilities in Clarence





### Strategic direction

- ☐ Monitor ongoing viability of clubs and where appropriate, review the distribution of facilities to avoid duplication
- ☐ Maximise use of existing facilities through greater use of underutilised courts.
- ☐ Liaise with Tennis Tasmania to investigate the future need for a district tennis facility (8 courts proposed).

### Recommended actions

- ☐ Continue to monitor membership trends and infrastructure needs
- ☐ Work with clubs to implement initiatives such as 'Book A Court' that may assist to increase participation and also more accurately record the use of tennis facilities.

# Touch football

## Membership considerations

Southern Touch is the peak body for touch football in southern Tasmania and exclusively operate from Wentworth Park..

Participation rates for the sport at a national and state level are generally stable, yet this trend hasn't played out locally.

Souther Touch noted a continual decline in membership since a peak in 2008/2009. Current membership is in excess of 1600 with the majority of the members participating in the summer season (typically 75% of the membership base).

Members can choose to join one of four anchor clubs or enter a team separately. The anchor clubs provide the bulk of the volunteers, who assist with the operation of the sport.

Registered participants	3 year participation trend	% of Clarence population
1,660	Decline	2.98%

## Provision

Southern Touch offer two seasonal competitions (eg. summer and winter) with summer the preferred competition for participants. The facility is shared with soccer during winter and cricket during summer.

The current level of provision is adequate, now and into the future. No further dedicated touch facilities will need to be considered, especially considering the nature of the sport, where it can effectively utilise almost any outdoor sports field to operate.

## Peak body input

Southern Touch Inc have provided the following information regarding the provision of their sport:

- Increasing junior participation (14-18 years) is the current focus, which will hopefully increase the transition from junior to senior participation
- Variations to the traditional game are being considered, such as a 'kick' version of touch
- One major role is the provision of volunteers to assist with running the association
- Due to the decline in participation, there is no identified need for new grounds
- Supportive of master planning the Wentworth Park precinct to guide future use and development
- Wentworth Park:
  - considered a great venue, used to host state and national tournaments
  - playing surface is in good condition, the lights are adequate in general but there are poorer lighting levels on outlying surfaces
  - modern change facilities but older club rooms.

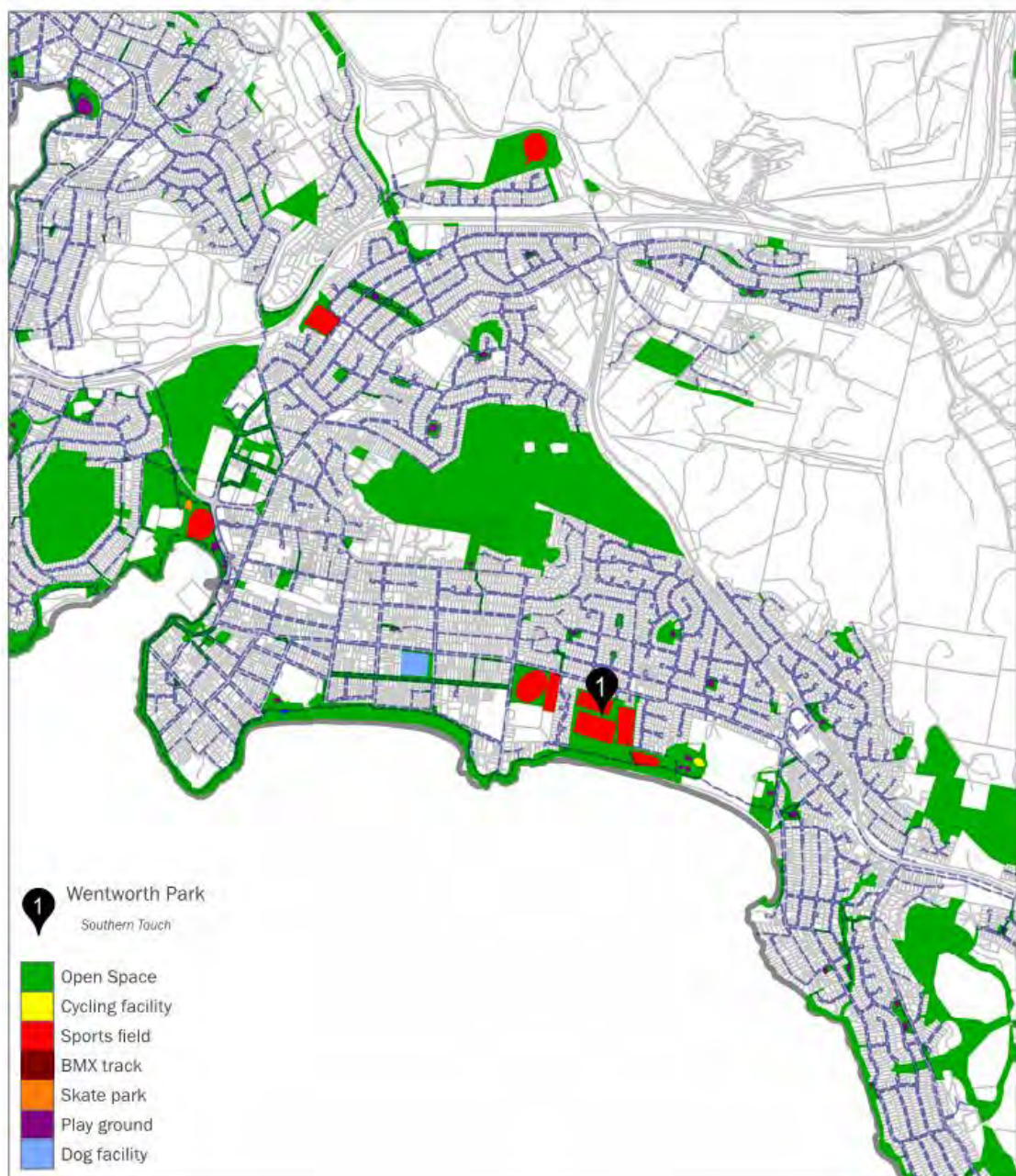
## Current facilities

- Field space able to provide up to 8 full size touch fields (depending on use by other sports)
- Large, shared and functional clubhouse with dedicated touch office within
- Additional new, large change room facilities in separate building to club rooms.

Consideration should be given to the impact that touch football's use of Wentworth Park has on other users, with other field use heavily restricted, especially during summer.



Map 16: Touch football facilities in Clarence





### Strategic direction

- Undertake master planning to guide future development of Wentworth Park.
  - It is recommended to include Clarence High School, Wentworth Play Park, and Howrah Primary School in the scope of project.

### Recommended actions

- Review current hire fees for the facility, including consideration of:
  - fees being reflective of the level of use of sporting fields
  - responsibilities for internal and external cleaning and maintenance of buildings.

## Clarence Aquatic Centre

The Clarence Aquatic Centre is the only Council-owned pool within the LGA. The Clarence Aquatic Centre (the Centre) has been managed by the YMCA since 2004, with the current lease agreement due to expire in 2028. The Centre is used by a variety of groups and/or organisations, which has increased steadily in recent calendar years.

### Membership/usage:

Visitations totalled in excess of 70,000 for 2017/18 (including 9,000 visit passes; 24,000 casual uses; and 38,000 member passes). There is an extensive School Program that offered almost 29,000 learn to swim classes over the 2017/18 season. This is in addition to the over 42,000 participants of the public learn to swim programs offered. The location of the Centre within the Clarence is provided on the following map.

### Programs/activities:

- ☐ Casual/lap swimming
- ☐ School carnivals and classes
- ☐ Learn to swim classes
- ☐ School holiday programs
- ☐ Exercise programs (aqua aerobics, Zumba, etc)
- ☐ Parties.

### Facilities:

Facilities at the venue include:

- ☐ 8 Lane, 50m heated indoor pool
- ☐ 10m x 12m heated indoor program pool
- ☐ Heated indoor beach entry toddlers pool
- ☐ Swim Shop (swimming apparel/equipment)
- ☐ Café
- ☐ Inflatables
- ☐ Barbecue and picnic area
- ☐ Disabled access.

While the Centre offers a range of facilities and programs, there are some issues regarding the existing facilities that will need to be addressed:

- ☐ The change facilities are outdated and not sufficient to meet current demand. Additional, modern amenities will need to be developed in coming years
- ☐ The plant room, built in the 1960s, is also ageing, resulting in increasing maintenance costs
- ☐ There is a lack of adequate parking for peak use periods which is exacerbated by commuters parking in the aquatic centre car park.
- ☐ There is also a lack of meeting/program room space to offer dry exercise programs, meetings and classroom opportunities.

A photovoltaic (solar) heating system was installed in 2017 to defray day energy consumption, with further panels to be installed in the 2018/19 Capital Works Program.

Given the proximity of the site to other centres (such as the Hobart Aquatic Centre at The Domain) and the current population of the Clarence LGA (well within the generally accepted provision rate for aquatic centres 1:100,000 people), it is not expected that further Council aquatic facilities will be required into the future.

However, this Recreation Needs Analysis has identified the need to undertake a combined review of aquatic (and indoor sporting facilities) to guide future planning and investment for the City of Clarence.



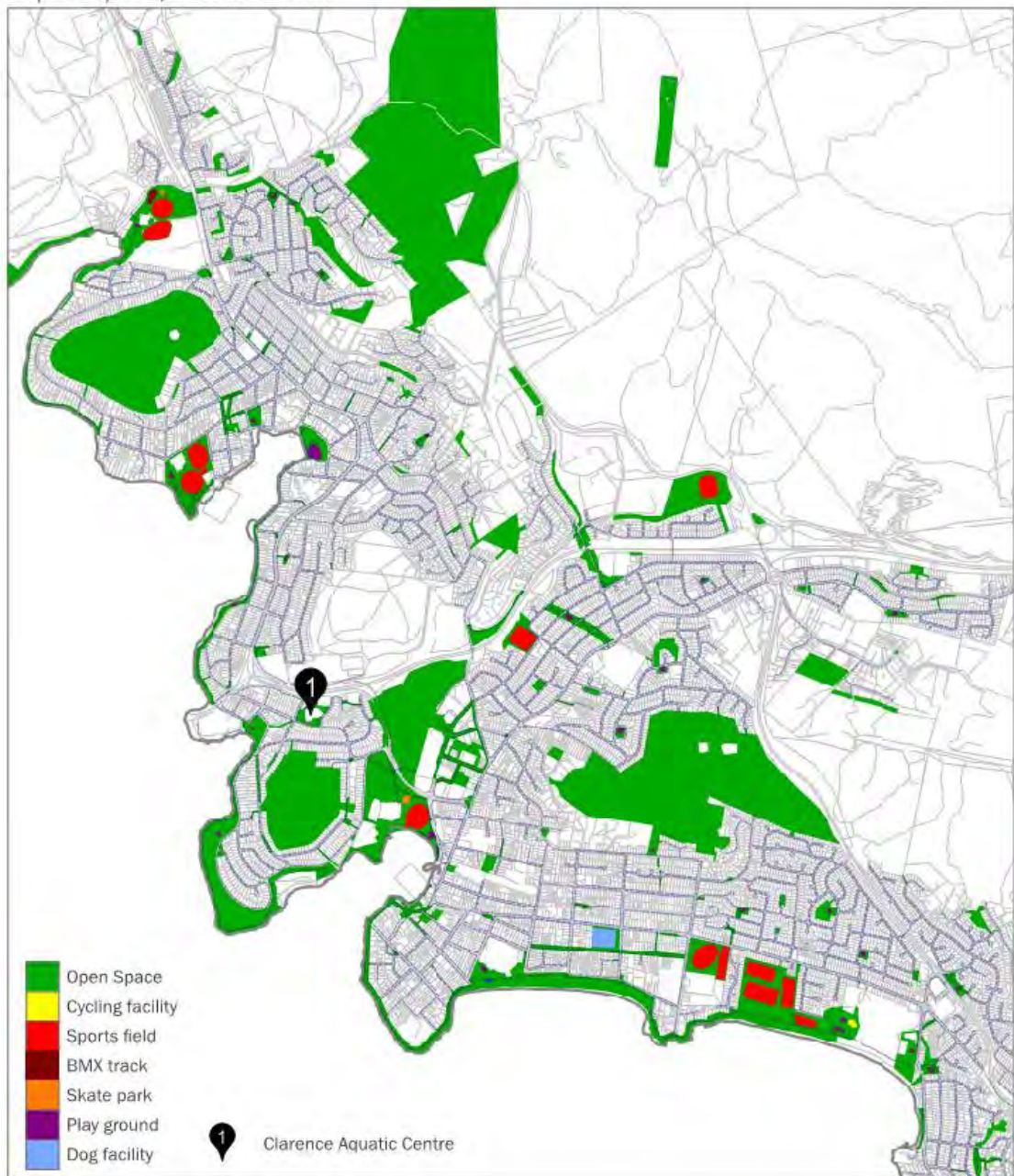
### Strategic direction

- ☐ Continue to work cooperatively with the YMCA to develop/improve appropriate facilities at the Clarence Aquatic Centre
- ☐ Include aquatic facilities in the proposed indoor sporting facilities feasibility study for Clarence LGA and the Eastern Shore.

### Recommended actions

- ☐ Expand the existing PV system as per the 2018/19 Capital Works Program
- ☐ Undertake preliminary investigations into:
  - the development and extension of change rooms
  - upgrading the plant room and associated equipment.

Map 17: Aquatic facilities in Clarence



# Recreational boating

## Membership considerations

There are 8 clubs operating within the Clarence LGA that provide a range of recreational boating opportunities:

- ☐ Bellerive Yacht Club
- ☐ Geilston Bay Boat Club
- ☐ Lauderdale Yacht Club Inc
- ☐ Motor Yacht Club Inc
- ☐ Derwent Storms Dragon Boat Club Inc
- ☐ Lindsfarne Rowing Club Inc
- ☐ Dragons Abreast Tasmania Hobart Inc
- ☐ Lindsfarne Sailing Club

It should be noted that the Lauderdale Club is the only club operating from Council land.

Participation numbers for the organisations are not known.

## Provision

The LGA is well serviced with a range of recreational boating opportunities, as demonstrated by the map on the following page.

Various forms of sailing and motor boating opportunities are available, as well as rowing and dragon boating.

Recreation boating clubs primarily operate from Crown Land, with Lauderdale Yacht Club the exception. Subsequently, there is minimal support provided and limited contact with Council due to their respective tenure agreements.



## Current facilities

### Council

The Lauderdale Yacht Club is the only recreational boating facility located on Council land.

Built facilities are tired and unattractive, especially in comparison to other such facilities within the LGA. The main club room is an ageing timber building with an informal, unsealed car parking area and boat storage (small catamarans) as its surrounds.

Water access at the beach is via an informal access road/ramp.

### Other facilities

Other recreational boating facilities located on Crown land generally include significant function venues, overlooking the water with modern, attractive facilities. Marinas are also located at The Motor Yacht Club and Bellerive Yacht Club.



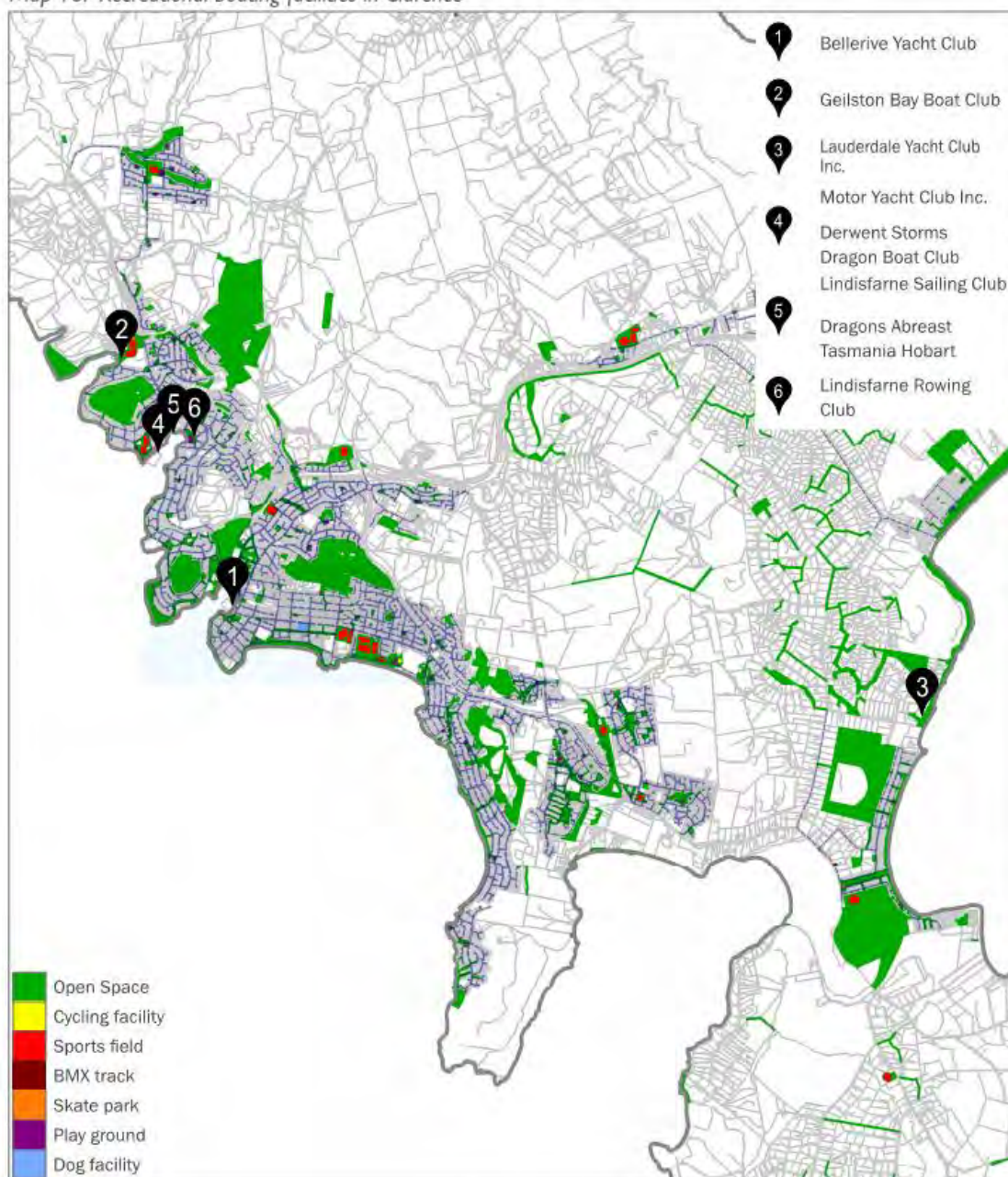
## Strategic direction

- ☐ Continue to support the provision of appropriate recreational boating opportunities across the LGA.

## Recommended actions

- ☐ Support the Lauderdale Yacht Club to plan and develop appropriate facility improvements at its current site.

Map 18: Recreational boating facilities in Clarence



## Other sports/activities

### Cycling

Membership/ Participation	<input type="checkbox"/> Hobart Wheelers are the only known local organisation, providing different cycling disciplines, with an on-road focus <input type="checkbox"/> The Club currently has approximately 125 members, steady over recent years, but growth is currently constrained by a lack of facilities
Facilities	<input type="checkbox"/> Bellerive Bluff was identified as a possible future site for a criterium track <input type="checkbox"/> Richmond is currently the most popular site for on-road cycling events, but these are becoming problematic due to increased traffic in the area.
Provision	There are currently no dedicated cycling facilities within the LGA.
Strategic Action	During the development of any existing large sites, or the planning of new sites, the inclusion of a 3-4km cycling track, incorporating a criterium track, that meets all appropriate competition standards and the ability to provide community use, should be considered.

### Gymnastics

Membership/ Participation	<input type="checkbox"/> Late in 2014, Clarence Gymnastics Association merged with Kingborough Gymnastics and Huon Valley Gymnastics to form Kingborough Gymsports (currently with over 600 members, with future increases expected) <input type="checkbox"/> The Association is currently based at a church in Mornington.
Facilities	Currently operating from a church, the Clarence Gymnastics Association is actively searching for a new facility on the Eastern Shore that is more appropriate for its growing membership base. The Association was successful in securing state government funding in 2014, for the purpose of developing a new facility. The Association has yet to locate a suitable site for the proposed development.
Provision	<p>Gymnasts in the LGA have access to Clarence Gymnastics Association at Mornington and the Eastside Activity Centre at Rokeby. Outside of Clarence, participants can access gymnastic opportunities at the Kingborough Sports Centre, which is considered to be the best facility in Tasmania.</p> <p>Current facilities are limited, largely due to the specific needs of the sport and the constraints associated with sharing space with other indoor sport and recreation user groups. Considering these exclusive needs, the sport is often seen as similar to a commercial provider and a not multi-use, community club.</p>
Strategic Action	As part of the proposed feasibility study to investigate indoor sport and aquatic facility provision across the LGA, consideration of the requirements for an appropriate gymnastic facility should be included. Given that the sport's preferred option is for an exclusive-use facility, this must be considered as part of the feasibility study's investigations.

### Hockey

Membership/ Participation	<input type="checkbox"/> The OHA Hockey Club has Eastern Shore ties, but operate from the Tasmanian Hockey Centre in New Town, Hobart <input type="checkbox"/> Due to no hockey clubs being based in the Clarence LGA, participation numbers are unknown.
Facilities	There are no hockey facilities within the Clarence LGA.
Provision	No existing provision.
Strategic Action	To ensure Clarence residents have the ability to access hockey opportunities, Council to continue to support the Tasmanian Hockey Centre as the regional hockey facility.

## Model aircraft

Membership/ Participation	The Hobart Model Aero Club has 60 active members, with membership stable in recent years.
Facilities	<input type="checkbox"/> The Club leases Kellyfield (near Richmond) for the purpose of flying model aircraft, instruction and socialisation <input type="checkbox"/> The facility has been continuously developed by the club in preceding decades and adequately meets their needs. Facilities include: <ul style="list-style-type: none"> <li>– 2 grass landing strips and control-line facility</li> <li>– club house and barbecue facilities</li> </ul> <input type="checkbox"/> The club has shown a willingness to share the site with compatible activities.
Provision	The current level of provision for the activity within the Clarence LGA is adequate with no further facilities required now, or into the future.
Strategic Action	Continue to support the club to operate from Kellyfield, including future opportunities for a co-tenant at the site to maximise its use.

## MTB

Membership/ Participation	<input type="checkbox"/> The Dirt Devils, part of the Hobart Wheelers/Dirt Devils Cycling Club, provide mountain bike (MTB) opportunities (including racing) for Clarence residents <input type="checkbox"/> Events over various disciplines (ranging from introductory beginners events to competitive racing) are held at the Meehan Range MTB Park <input type="checkbox"/> 245 registered members (aged 4-60) with significant growth over recent years that is expected to continue.
Facilities	High quality facilities have been developed at the Meehan Range MTB Park and are continuing to be undertaken, to be guided by a strategic plan for the facility (currently under development).
Provision	The Meehan Range facility is being developed as a Regional MTB park with consideration being given to offering different riding experiences to other facilities located on the Western Shore.
Strategic Action	Support further development/direction from the Meehan Range Strategic Plan.



## Netball

Membership/ Participation	<input type="checkbox"/> Southern Tasmania Netball Association currently has 1,734 members with growth being experienced over recent years <input type="checkbox"/> There are no netball clubs on the Eastern Shore, although a new club/association has been established at Sorell.
Facilities	<input type="checkbox"/> The closest netball facility is the regional facility in Hobart (Creek Road) <input type="checkbox"/> Netball usually identified as a likely tenant in most new multi-court facilities.
Provision	No existing provision at Council facilities.
Strategic Action	Include netball as a potential user as part of the proposed feasibility study to investigate indoor sport and aquatic facility provision across the LGA. The feasibility study will also consider the implications of the proposed developments adjacent to the Derwent Entertainment Centre and at Sorell (Pembroke Park). It should be noted that these developments will be heavily reliant on significant funding from the State and Federal governments.

## Orienteering

Membership/ Participation	Southern Tasmanian membership estimated at 500 (including 300 casual participants).
Facilities	<input type="checkbox"/> Utilise Council managed land and/or other areas within the Clarence LGA <input type="checkbox"/> No infrastructure requirements – only require a level staging area for event trailer (usually a car park).
Provision	N/A.
Strategic Action	Continue to support Orienteering Tasmania to run events on Council managed land.

## Surf Life Saving

Membership/ Participation	<input type="checkbox"/> The Clifton Beach SLSC is the only surf life saving club in the Clarence LGA with in excess of 250 club members, including 90 patrolling members. <input type="checkbox"/> The growth in nippers program has resulted in the need for additional equipment.
Facilities	<input type="checkbox"/> Club pavilion with change amenities, storage area and social area. The Club has aspirations for further development of the pavilion <input type="checkbox"/> The change amenities are communal and not contemporary <input type="checkbox"/> The pavilion is well utilised by the community (social hub) and has experienced localised flooding in recent years.
Provision	Adequate, with no additional facilities required.
Strategic Action	<input type="checkbox"/> Develop a master plan for the broader coastal reserve (including car park, pavilion surrounds, local park etc) <input type="checkbox"/> Support Club to develop detailed design for development of the pavilion.

## Triathlon

Membership/ Participation	<input type="checkbox"/> Consistent with National and State trends, the sport is growing locally <input type="checkbox"/> The Triathlon South Club usually host 2-4 events each year (adult only events) <input type="checkbox"/> Events attract interstate participants in addition to local participants <input type="checkbox"/> The economic benefit of the national qualifier event (attracting 250 participants) was noted.
Facilities	<input type="checkbox"/> Currently, no dedicated facilities, but Day Use Area 1 at Seven Mile Beach is currently used for bike racks as a transition area <input type="checkbox"/> The Club is seeking a transition/athlete area at Seven Mile Beach
Provision	No existing provision.
Strategic Action	Support Triathlon South with preliminary investigations regarding a proposed transition/staging area at Seven Mile Beach

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# Implementation

The development of the Recreation Needs Analysis has identified a number of recommendations and strategic actions that will require further investigation and planning, for successful implementation. The majority of Clarence based sporting clubs and associations have participated in the project and provided their collective needs to inform future sport and recreation provision.

To assist with the implementation of the strategic actions listed below, Council is encouraged to adopt the following guiding principles relating to future provision:

## Guiding Principles

- ☐ Prioritise projects that maximise use of existing assets through efficient use of sports surfaces and buildings.
- ☐ Prioritise projects that have an immediate impact on participation growth, promote year round access and/or increase the existing capacity of sporting facilities (eg. playing surfaces and ancillary amenities).
- ☐ Promote projects that maximise value for money and support the needs of the Clarence community, peak sporting bodies and broader government objectives.
- ☐ Continue to identify and plan for new modern sporting facilities, where the need is demonstrated.
- ☐ Future sporting facilities will be fit for purpose and promote universal design to provide inclusive opportunities for all ages, genders, cultures and abilities.
- ☐ Ensure facility development contributes to the viability and sustainability of Clarence sporting clubs.
- ☐ Identify shared facility provision and investment through strategic partnership with local clubs, peak bodies, state agencies and all levels of government.

## 10 Year Priority List

The following 10 year priority list assigns priorities to recommended actions:

- ☐ Immediate - within 12 months
- ☐ Ongoing
- ☐ Short term - within 1-3 years
- ☐ Medium term - within 3-5 years
- ☐ Long term - in excess of 5 years.

It is important to note that it is unlikely that all of the below recommendations will be actioned during the life of this document. Council is encouraged to monitor emerging trends to ensure critical and urgent matters are prioritised and actioned accordingly.

## Immediate (within 12 Months)

- ☐ Maximise the use of existing sporting facilities through efficient programming of community sporting facilities
- ☐ Develop Risdon Vale Oval to cater for female and junior football
- ☐ Undertake planning for the development of Bayview Secondary College as a future regional junior community sports hub
- ☐ Finalise ANZAC Park Master Plan to enhance the reserve for regional level sport (ie AFL & Cricket). Key infrastructure priorities include the upgrade of the existing AFL pavilion and re-orientation of cricket training facilities
- ☐ Undertake master planning to develop Geilston Bay Sporting precinct for community sport
- ☐ Provide support to the Eastern Shore Croquet Club for possible relocation to a new site.



## Ongoing

- ☐ Provide administrative support to Rosny Park Bowls Club to review club operations and forward planning
- ☐ Continue to monitor participation trends and infrastructure requirements for community sport
- ☐ Liaise with State Sporting Organisations and Peak Bodies, to maximise opportunities for shared investment in community sporting infrastructure
- ☐ Undertake an extensive review of the hire of Council's sporting facilities. Council is encouraged to develop a policy relating to the allocation of Council sports ground and facilities. In addition, Council should review the terms and conditions of hire including:
  - Council's pricing structure
  - pre/out of season access to sporting facilities
  - levels of services – sporting surfaces and buildings
  - eligibility for use of Council facilities
- ☐ Liaise with DoE to identify further opportunities for access to under-utilised school grounds for community sport
- ☐ Monitor the condition of the surface at the South Street Reserve to ensure the surface is suitable dog activities
- ☐ South Eastern Regional Sports Centre at Seven Mile Beach – Council is encouraged to review priority and position, of the proposed development.

## Short Term (1 to 3 Years)

- ☐ In conjunction with Department of Education, investigate the development of a synthetic cricket training facility at Clarence High School
- ☐ Commence planning projects for:
  - Rosny Park Green Belt - to identify preferred use and future development of the green belt. Council is encouraged to include Charles Hand Park and Rosny Tennis & Bowls Clubs within the scope of the project
  - Cambridge Memorial precinct – develop for community/school use and sporting activities
- ☐ Develop a city-wide Football (Soccer) Facilities Strategy to guide future planning and investment, considering participation trends, infrastructure requirements, and club/development pathway
- ☐ Undertake investigations for the development of a purpose-built staging area at South Mile Beach for Triathlon
- ☐ Undertake a combined review of aquatic and indoor facilities to guide future planning and investment. The review should include facilities within the greater Hobart region
- ☐ Support Clifton Beach Surf Life Saving Club to undertake facility planning for the upgrade of change and social amenities.

## Medium Term (3 to 5 Years)

- ☐ Commence the following planning projects:
  - Wentworth Park Sporting precinct – master planning to maximise use of the site and guide future investment
  - Undertake facility development planning to guide the future development of Roscommon to service Archery & Equestrian
- ☐ Undertake a detailed review of the provision, distribution and provision of Tennis & Bowls, to guide future planning and development. The review should consider participations trends, the condition of existing facilities, and financial viability
- ☐ Develop a Skate, Scooter & BMX Strategy to ensure a strategic approach to the development of new and existing facilities.

## Long Term (In excess of 5 Years)

- ☐ Consider opportunities to develop a cycling/criterion track as part of planning for future sporting precincts
- ☐ Undertake master planning for the entire Clifton Beach coastal reserve including the surf club facility, the local park and parking provisions.

# Appendices

- Appendix 1: Community profile
- Appendix 2: Community and club survey summaries
- Appendix 3: Recreation and sporting trends
- Appendix 4: Strategic context

## Appendix 1: Community profile

The City of Clarence currently has a population of 55,659, of which Aboriginal and/or Torres Strait Islander people made up 3.5%.

The City of Clarence is projected to reach over 60,000 people by 2031. In this time, the proportion of people aged 65 and over will increase to 25.5%, up from 18.9% in 2016.



Population (2016)	54,819
Median age	43
Aboriginal and Torres Strait Islander people	3.5%
Families	14,987

### Household snapshot

Median household income \$1,306 Tasmania - \$1,100

Family households 70.2%

Single households 27.4%

Group households 2.4%

#### Family composition

Families with children 39.8%

Families without children 41.4%

One parent families 17.5%

Other 1.2%

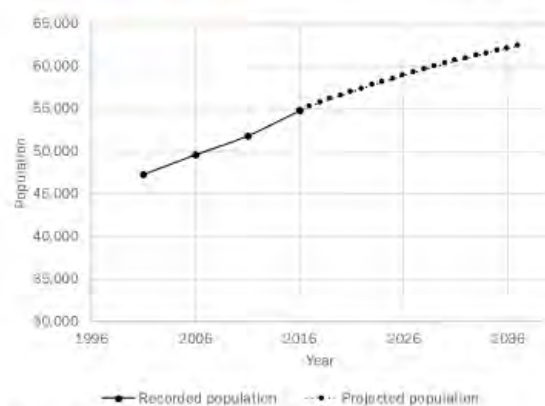
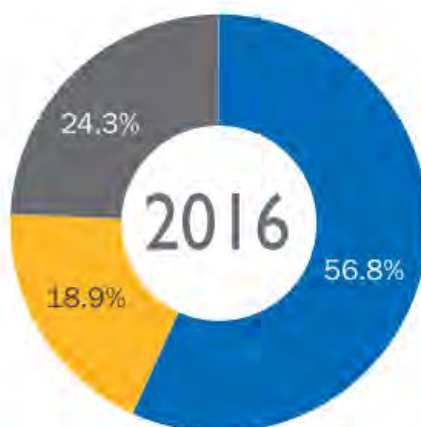
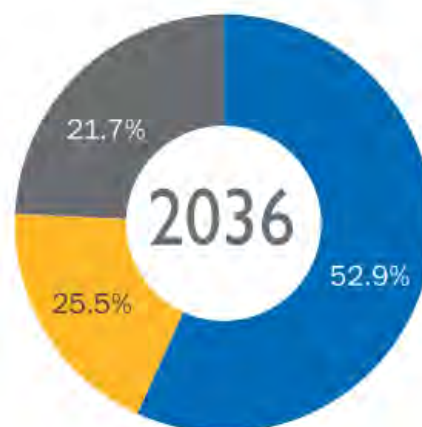


Figure 1. Clarence population projected to 2037



● 0-19 ● 20-64 ● 65+



● 0-19 ● 20-64 ● 65+

## Appendix 2: Community and club survey summaries

### Community consultation

Council received 436 responses to the community survey.

### Participation in recreation activities

The most popular recreation activity among community survey respondents was walking (75%) followed by bushwalking (45%) and sport (36%). Following this the top eight represented in figure X, other activities include off road cycling (26%) and gym/group exercise/bootcamp (26%).

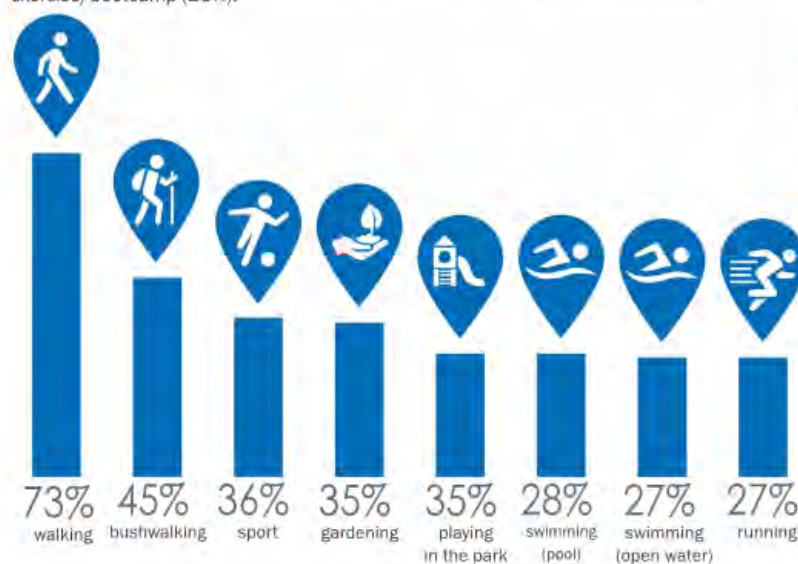


Figure X: Top 8 recreation activities in Clarence City

Table 1: Participation by activity

Activity	%
walking	73
bushwalking	45
sport	36
gardening	35
playing in the park	35
swimming (pool)	28
swimming (open water)	27
running	27
cycling (off road)	26
gym/group exercise/bootcamp	26
fishing	21
water sports	21
cycling (road)	21
yoga/pilates	18
mountain biking/BMX	15
golf	13
surfing	12
physical activity as transport	12
horse riding (not with a club)	11
skateboarding/scootering	9
dancing	4
martial arts	4
motor sports	4
lawn bowls/croquet	3

### The most popular locations for recreation

1. Beach/foreshore
2. Walk and cycle paths, tracks and trails
3. Local footpaths
4. Park
5. Bushland
6. At home
7. Sports ground or court
8. On the street
9. Playground
10. Gym or fitness centre

## Community priorities

The top five community priorities focus on both improving existing facilities and developing new facilities. There is particular focus on improving the walking and cycling network.

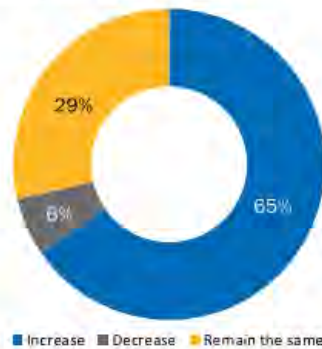


## Club consultation

Council received 50 responses to the club survey. Formal interviews have also taken place with upwards of 12 clubs in addition to informal discussions that took place during facility inspections.

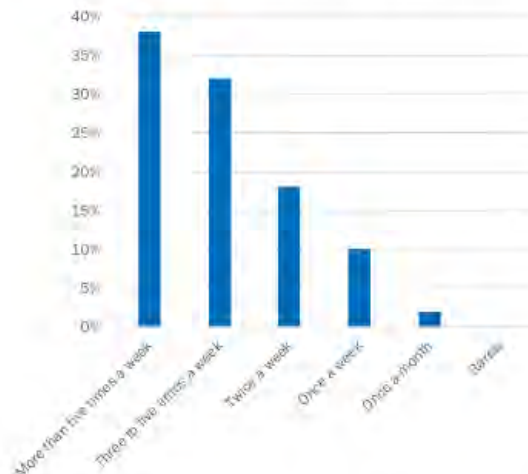
### Projected growth

65% of clubs expect their membership to increase in the next three years, while 29% expect it to remain the same and 6% expect it to decrease.



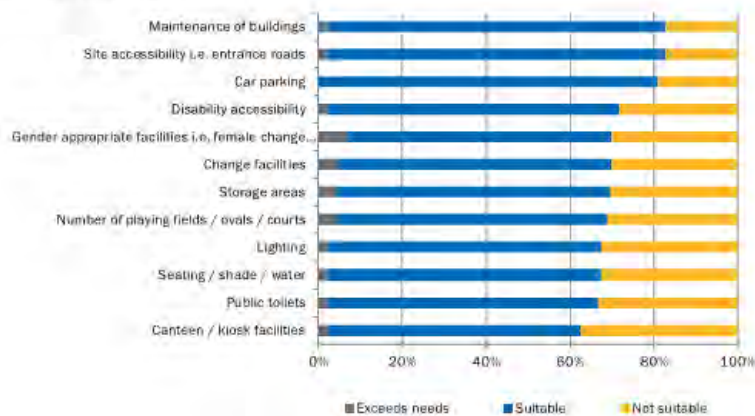
### Frequency of use

Most clubs use their facility three or more times a week, while only 6 clubs use their facility once a week or less.



### Facility suitability

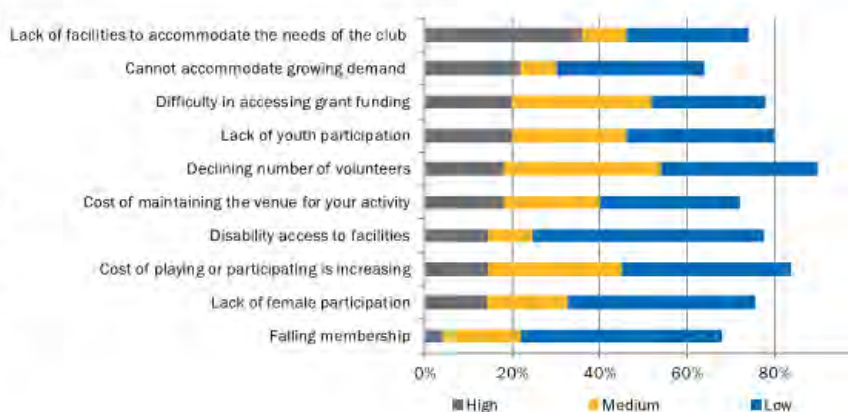
Most clubs in Clarence have facilities that are suitable for their needs. However, the most commonly unsuitable elements include canteen/kiosk facilities, public toilets and seating/shade/water. A small number of clubs also identified that facilities currently exceed their needs.



## Issues

Over 20% of clubs in Clarence identified that they experience issues including a lack of facilities to accommodate need and not being able to accommodate growing demand, to a high extent.

To a lesser extent, between 15 and 20% of clubs are facing issues of difficulty accessing grant funding, a lack of youth participation, declining volunteers and maintenance costs to a high extent.



## Planning and management

Over 40% of clubs have a number of planning and management practices in place including an updated constitution, internal policies, succession planning, annual budgets, strategic plans and business plans.

Clubs that do not currently have these in place acknowledge the need to develop them and the difficulty around attracting volunteers.



## Education and training

Clubs are most commonly seeking support with grant applications and/or fundraising, as over 40% of clubs said this education and training would be beneficial to their members.

Comments received in response to this question say that while many of these would be beneficial, they are already time-poor. Other clubs already receive this type of education and training from their state sporting association or conduct it in-house.



## Appendix 3: Recreation and sporting trends

### High level trends

Participation patterns in recreation are changing at a community level. Factors such as a move toward non-organised/non-structured sport, increased use of technology, and increased time pressures have all had a significant impact on how people recreate. Understanding these trends (and their impacts) is important as Council looks to develop strategies, programs and facilities to encourage people to engage in recreation activities.

#### Move towards informal/active recreation

National participation rates in organised sport have been declining for a number of years as participants move toward more social (drop-in drop-out) sport and informal recreation.

With outstanding natural areas for informal recreation (beaches, waterways, the Meehan Ranges and natural bushland), the Clarence LGA is well-placed to take advantage of this emerging trend.

Two relevant planning documents that reinforce this trend (as well as others), are summarised following.

#### Megatrends

In 2013, CSIRO and the Australian Sports Commission published "The Future of Australian Sport - Megatrends shaping the sports sector over coming decades".

The six identified Megatrends are summarised below:

##### A perfect fit:

The trend where people are increasingly participating in individual sport and fitness activities (running, aerobics, gym, etc) that more easily fit their personal lives and time constraints than the traditional organised sporting activities.

##### From extreme to mainstream:

Sports that offer adventure and risk elements are also on the rise, especially with younger generations. These sports are also closely linked to social media, greatly raising awareness. Sports/activities such as BMX, skateboarding and rock climbing are relevant examples.

##### More than sport:

The broader benefits of sport are increasingly being recognised by governments, business and communities. These benefits include achieving mental and physical health, crime prevention, and social development.

##### Everybody's game:

Given the country's, State and LGA's ageing population, sports of the future will need to cater for older participants. Further, the ever-increasing multi-cultural nature of our communities will also result in the need to provide activities that are attractive to a diverse range of cultures.

#### New wealth, new talent:

Relating to international sports markets, this trend is not relevant to this Analysis.

#### Tracksuits to business suits:

Given the enormous amounts of money involved in some sports at the elite level, many community clubs are likely to be replaced in the future by more formally structured, corporate organisations. The rising cost of participating in organised sport is also a growing barrier to participation.

#### Open space/play trends

Open space planning is beginning to take a new direction. While people still value their local recreation park and the green escape they provide, many contain the 'kit playground', often described as boring, lacking in creativity and too safe. There is a growing trend towards more challenging and imaginative play for all age groups at the one location.

##### "Challenge parks"

Challenge parks are an emerging type of park. They generally feature multiple play nodes to cater for different ages, gardens, water play areas and lagoons, large open grassy spaces, shady picnic spots with quality facilities, ponds and water features, areas of natural woodland and vegetation and kilometres of shared paths and boardwalks to explore. High tree house structures, sky walks and natural elements are introducing risk back into play, enabling children to develop an awareness of limits and boundaries.

Clarence City Council has developed several regional parks in past 5 years and consideration to including such nodes should be given when developing future sites or extending existing sites. This also applies to addressing the older skate and scooter facilities across the LGA, providing a greater focus on activities for youth.

## Seniors playgrounds

Designed to aid exercise and mobility, senior playgrounds are already popular in several countries including the United States, Germany, Spain, England and India. While many contain exercise equipment, they are also known for their social benefits, often having open spaces for exercise classes and where possible, co-located with cafes and social activities so seniors feel part of the community

## Nature play

In just one generation, there has been a dramatic shift in childhood activity from outdoors to indoors. This has been driven by factors such as computer technology, a significant reduction in the size of backyards and an increasingly risk-averse culture.

Nature play is an emerging trend particularly in urban environments, where access to nature is not as readily available as it is in the Clarence LGA. Residents and visitors should be encouraged to engage with their natural environment. Awareness of the benefits of children's contact with nature is also growing, and many councils are embracing the concept of developing nature play spaces within their parks and bushland reserves. More natural play elements should be developed in conjunction with traditional play spaces across the LGA.

## Rationalisations

Where open space parcels are undeveloped, are poorly located, are attracting regular anti-social behaviour and/or are not providing recreation opportunities desired by the nearby catchment (and are thus sitting idle), opportunities may exist to rationalise the land. Depending on the land tenure, this may include re-purposing as an alternate use, sale of the land or returning the land to the State.

Councils are becoming more cognisant of not retaining (and maintaining) open space that does not serve a community recreation function.

## Sporting trends

### Field sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming more difficult. Additionally, there is a trend toward year-round sport with a number of codes also providing alternate opportunities in the off-season (e.g. small-sided football conducted in the summer sporting season). While providers strive to maximise the use of community resources (and State Governments espouse field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, carparks) rather than fields may be a more appropriate goal.

This Analysis outlines the importance of Council considering the development of preferred 'homes' for some sports across the LGA.

### Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The site audits undertaken as part of this Analysis confirmed that playing fields are generally in good condition across the LGA. Further, it is believed that some facilities are under-utilised and a review of the hiring process may be able to utilise 'dead' times more effectively. It is noted however, that increased use of playing fields must also consider the need to incorporate adequate recovery times for playing surfaces and possibly the need for infrastructure to support this increased use such as lighting and irrigation.

However, the condition of ancillary facilities varied across the LGA. Due to increasing membership numbers and participation trends in particular sporting codes, a number of upgrades are proposed for ancillary facilities such as club houses, spectator facilities and change rooms.

### Volunteer sport organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities.

### Female participation

Over recent years there has been a marked growth in sports that traditionally did not attract high levels of female participation, particularly football (both soccer and Australian Rules), cricket, rugby league and rugby union.

Subsequently, all levels of government have been providing increased funding and planning to the development of facilities that make them more female-friendly. These improvements include those to playing surfaces to cope with the increased use and to ancillary facilities such as change rooms.

Given the support being provided by government and increased media exposure, there is no reason to believe that this trend will not continue.

## Appendix 4: Strategic context

### Strategic Plan 2016-2026

Council's vision for Clarence is:

*Clarence - a vibrant, prosperous, sustainable city.*

The overarching goals of Council's Strategic Plan, and strategies relating to the Recreation Needs Analysis include:

- ☐ A people city
  - 1.3 Develop and implement a public open space network including quality public spaces, parks, reserves, and tracks and trails.
  - 1.7 Promote active and healthy lifestyles through provision and support for active and passive recreation programs and activities.
- ☐ A well planned livable city
  - 2.13 Develop and implement a sport and active recreation strategy to monitor trends and changing needs, and provide sport and recreation infrastructure through a planned approach which encourages partnerships with local clubs, state or regional sporting organisations, and other levels of government.
  - 2.14 Work with government agencies, community organisations, and private providers with a view to sharing existing and planned assets for sport and recreation.
  - 2.15 Planning for and providing new sporting and recreation facilities to meet community demand.
  - 2.16 Create safe, well connected and high quality public open spaces that meet the needs of the community and visitors, with a focus on accessibility and safe design principles.
- ☐ A prosperous city
- ☐ An environmentally responsible city
- ☐ A creative and innovative city.

### Sport and Active Recreation Strategy 2015

Council provides for a number of sporting and recreational facilities for the community. The Strategy provides a robust guide to the current and future provision of sporting facilities and services in Clarence. The Strategy reviewed:

- ☐ Demographics and other leisure related statistics
- ☐ Key trends in sport and recreation
- ☐ Sustainability
- ☐ Comparison of Australian and Tasmanian sport and recreation participation trends
- ☐ Current Council facilities and management practices and stakeholder consultation.

### Clarence Bicycle Strategy and Action Plan 2013-2017

The Bicycle Strategy and Plan recognises the popularity of bicycle riding and the associated barriers and deficiencies in the infrastructure currently provided. The plan aims to address these issues for a number of reasons:

- ☐ Lots of people want to ride bicycles
- ☐ A lack of infrastructure can make bicycle riding difficult
- ☐ Equitable access to transport is needed for non-car drivers: This includes the elderly, children and teenagers and those riding to school.

### Community Health and Wellbeing Plan 2013-2018

The 5 key domains for activity identified throughout the research and consultation process are:

- ☐ Enhancing Liveability: Environmental and social quality of Clarence as experienced by residents, employees and visitors is a major contributor to their quality of life
- ☐ Promoting Health: Important that members have the opportunity to maintain or improve their state of health
- ☐ Enhancing Connectivity, community participation and lifelong learning: Essential that people feel connected and have opportunities to participate in community activities, employment and lifelong learning
- ☐ Care for our place: Council has an important role to protect, manage, and enhance the natural environment
- ☐ Promoting and enhancing safety: All people have the right to feel safe in their community.

### Positive Aging Plan 2012-2016

The key themes and strategies identified in the Positive Ageing actions include:

- ☐ Keeping involved: Encourage and promote opportunities for older people to get involved locally and across the City, provide opportunities for older people to feel valued, make contributions and continue to learn
- ☐ A lifestyle with choices: Ensure real choices for older people to remain at home or move to alternative accommodation as people age. This includes offering housing type and location choice
- ☐ Staying connected: Support older people to maintain existing social and community contacts and to help them develop new connections and resources.

## Access Plan 2014-2018

The key areas for action in the Access Plan are:

- ☐ Inclusive and accessible communities: Physical environment including public transport; parks, buildings and housing; digital information and communications technologies; civic life including social, sporting, recreational and cultural life.
- ☐ Health and wellbeing
- ☐ Rights protection, justice and legislation
- ☐ Economic Security
- ☐ Personal and community support
- ☐ Learning and skills.

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**11.6 FINANCIAL MANAGEMENT**

Nil Items.

**11.7 GOVERNANCE****11.7.1 RENAMING OF CLARENDON VALE GREEN BELT**

(File No 10-03-11)

**EXECUTIVE SUMMARY****PURPOSE**

To formally consider renaming of the Clarendon Vale Green Belt.

**RELATION TO EXISTING POLICY/PLANS**

Council is in the process of developing the Clarence Plains Master Plan. There are no other applicable policies or plans.

**LEGISLATIVE REQUIREMENTS**

There are no legislative requirements relevant to renaming of Council owned public land.

**CONSULTATION**

The One Community Together Committee has conducted a survey within the local community. Council has not undertaken separate consultation in respect to this matter.

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with renaming the Clarendon Vale Green Belt, other than a small cost associated with signage.

**RECOMMENDATION:**

- A. That Council formally renames the Clarendon Vale Green Belt to “Clarendon Vale Community Park”.
- B. That Council advises the One Community Together Committee and the wider Clarendon Vale community of the name change.

---

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

- 1.1. The Clarendon Vale Green Belt (“Green Belt”) spans an area broadly through the centre of Clarendon Vale (refer Attachment 1).
- 1.2. The Green Belt is public land owned by Council.

**1.3.** The One Community Together Steering Committee (“OCT”) is a community based committee comprising community, Council and peak body representatives (see <https://onecommunitytogether.org.au>).

**1.4.** OCT has conducted a community survey that has identified, amongst other things, that renaming of the Green Belt will assist to give the community a sense of ownership and pride in the area.

## **2. REPORT IN DETAIL**

**2.1.** OCT wrote to Council by letter dated 13 November 2018 requesting that Council consider renaming the Green Belt. The letter provided by OCT outlined the process it had undertaken and suggested 3 names for consideration (refer Attachment 2).

**2.2.** The 3 suggested names were:

- Clarendon Vale Community Park;
- Clarence Plains Park; and
- Community Green.

**2.3.** OCT has conducted its own community consultation in respect to the proposed name change. The consultation activities have been detailed in their letter to Council.

**2.4.** Unlike suburb and street name changes that require approval of the Nomenclature Board of Tasmania, public land only requires approval by Council. It is therefore possible for Council to approve one of the 3 suggested names without any further formal process.

**2.5.** Alderman Chong has confirmed that “Clarendon Vale Community Park” is OCT’s preferred name; however, OCT has provided 3 suggested names in order that Council can exercise its preference should it wish to do so.

**3. CONSULTATION**

**3.1. Community Consultation**

Community consultation has been undertaken by OCT as detailed in its letter. Council has not undertaken any further consultation at its own initiative.

**3.2. State/Local Government Protocol**

There is no requirement to consult with the Nomenclature Board or any other regulatory organisation because the land is public land owned by Council.

**3.3. Other**

Nil.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS**

None identified.

**5. EXTERNAL IMPACTS**

None identified.

**6. RISK AND LEGAL IMPLICATIONS**

None identified.

**7. FINANCIAL IMPLICATIONS**

There are no financial implications associated with the name change other than some minor costs associated with signage.

**8. ANY OTHER UNIQUE ISSUES**

This matter has been led by OCT over a period of time. Advice from OCT indicates that broad community consultation has occurred over multiple media. The reasons underpinning the proposed name change are considered reasonable and in the community interest.

**9. CONCLUSION**

It is recommended that Council support the request for a name change, and that OCT's preferred name "Clarendon Vale Community Park" be adopted for the Green Belt area.

Attachments: 1. Map Showing the Clarendon Vale Green Belt Area (1)  
2. Letter from One Community Together Dated 13 November 2018 (2)

Ian Nelson

**ACTING GENERAL MANAGER**

## Clarence City Council



**Disclaimer:** This map is a representation of the information currently held 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, 8 March 2019 **Scale:** 1:5,243 @A4



13th November 2018

Clarence City Council  
General Manager  
P.O. Box 96  
**ROSNY PARK, TASMANIA, 7018**

**RECEIVED**

30 NOV 2018

**BY: RECORDS**



Dear Mr. Paul,

## **RE-NAMING CLARENDON VALE GREEN BELT**

In 2016 the One Community Together (OCT) Community Spaces team conducted a survey to determine what issues in the public spaces were important to the community of Clarence Plains. An issue that came up often, was a need for the green belts and parks to be developed further, such as installing picnic areas and for the green belts to be re-named.

One of the things that the Community Spaces group is trying to achieve is a good image for the community. We will be consulting more with the community in the future in regards to further development of the green belts and parks but first we all agreed that we wanted to come up with some possible names. Giving a name to the green belts will help in giving a sense of ownership and pride in those spaces.

First we determined if a name already existed and what the legal process is for naming the green belt and then came up with a process to gain community input, and in February of this year, the Community Spaces team asked members of the Clarence Plains community to come up with 3 name suggestions for the Clarendon Vale Green Belt. Each person who put in their suggestions went into the draw to win 1 of 3, \$50.00 gift vouchers.

People had the chance to see/hear about the "Name Your Space" competition on the OCT website, [www.onecommunitytogether.org.au](http://www.onecommunitytogether.org.au), social media posts, posters that were put up in the Clarendon Vale and Rokeby Neighbourhood Centres and Clarence Plains Child and Family Centre, local schools and by "word-of-mouth". The Community Spaces team gave people approximately 2 months to put in their suggestions.

There was a total of 43 names put forward, including 3 indigenous names and "Wendy Andrew Recreation Park". The Community Spaces team thought it

would only be right to contact Wendy Andrew and ask her if she was okay for that name to stay in the list; she was humbled and said yes. The Community Spaces team then agreed to ask the Clarendon Vale and Rokeby Neighbourhood Centre's to choose a couple of community members to narrow the list down to 14. None of those remaining names on the list included any of the indigenous names that was put forward so Community Spaces agreed to add an indigenous name to the list; which was Tamita Riyawina (Possum Play).

Community Spaces then created a "Survey Monkey" link on the OCT website, and asked Clarence Plains Community Members to vote for 3 names out of the list of 15. The link to the survey was shared through social media and by "word of mouth".

The One Community Together, Community Spaces team would like to pass on to the Clarence City Council the top 3 names that the community of Clarence Plains voted for, for council's consideration, and for council to determine what the new name for the Clarendon Vale Green Belt will be.

**The top 3 names that the Clarence Plains community voted for were:**

- 1. Clarendon Vale Community Park**
- 2. Clarence Plains Park**
- 3. Community Green**

The One Community Together, Community Spaces team look forward to hearing back from council soon in regards to the new name for the Clarendon Vale Green Belt.

Yours Sincerely,



Robin Pulford  
**ONE COMMUNITY TOGETHER  
STEERING COMMITTEE  
CO-CHAIR**



Linda Nicholson  
**ONE COMMUNITY TOGETHER  
COMMUNITY SPACES  
CO-CHAIR**

**11.7.2 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA - PRESIDENT AND GENERAL MANAGEMENT COMMITTEE ELECTIONS**

(File No 10-04-01)

**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider nominations for the position of President of the Local Government Association of Tasmania (LGAT) and one position for Committee Member of the General Management Committee.

**RELATION TO EXISTING POLICY/PLANS**

There are no Council Strategic Plan/Policy implications in respect to this matter. However, Council has had a long-term strategic commitment to seek representation and pursue active participation on Regional, Local and State representative bodies.

**LEGISLATIVE REQUIREMENTS**

The Local Government Association of Tasmania has appointed the Tasmanian Electoral Commission to conduct the election process for the filling of the relevant positions.

**CONSULTATION**

All communication on the election is carried out by the Tasmanian Electoral Commission. A circular has been sent to all Councils to seek nominations.

**FINANCIAL IMPLICATIONS**

Not applicable to this report.

**RECOMMENDATION:**

- A. That Council nominates an Alderman as a candidate for election as President of the Local Government Association of Tasmania.
- B. That Council nominates an Alderman as a candidate for election as Committee Member for the Southern Electoral District.

---

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

- 1.1. The Local Government Association of Tasmania (LGAT) has advised that nominations are sought for election to the position of President of the LGAT and for election as a Committee Member of the General Management Committee.

- 1.2.** The Mayor, Alderman Chipman, has most recently held the position of President of LGAT and will not recontest the position.

## **2. REPORT IN DETAIL**

- 2.1.** Council has in the past placed particular emphasis on the need for Clarence to actively participate in Local Government bodies, including the pursuit of relevant representative appointments. This has included representation on the General Management Committee of LGAT and as President of the LGAT.
- 2.2.** The Committee Members and President are elected for a two year term in accordance with the LGAT rules (Attachment 1).
- 2.3.** The LGAT is seeking nominations for President and for Committee Members (Attachment 2). The following election timetable has been provided:
- nominations opened on Thursday, 28 February 2019 and close at 5.00pm on Tuesday, 30 April 2019;
  - in the event that a ballot is required, ballot material will be posted on Friday, 3 May with the close of the postal ballot set down for 10.00am on Wednesday, 19 June; and
  - results will be declared on 19 June 2019.
- 2.4.** The position of President of the LGAT is regarded as close to a full time role which involves:
- the Chairing of the LGAT General Management Committee and meetings of the Association;
  - involvement in the Premier's Local Government Council;
  - dialogue with State and Federal Government;
  - working party involvement; and
  - public engagements and being the representative voice of the Local Government industry in Tasmania.
- 2.5.** The General Management Committee meets periodically throughout the year. There are six Committee Members appointed from identified "electoral districts".

**2.6.** Committee Members and the President of LGAT are elected in accordance with the requirements set out in the LGAT Rules.

**2.7.** A nomination form has been provided for both positions (Attachment 3).

**3. CONSULTATION**

**3.1. Community Consultation**

Not applicable.

**3.2. State/Local Government Protocol**

Not applicable.

**3.3. Other**

The State Electoral Commissioner has distributed the circular request to all Councils inviting nominations.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS**

There are no Council Strategic Plan/Policy implications in respect to this matter. However, Council has had a long-term strategic commitment to seek representation and pursue active participation on Regional, Local and State representative bodies.

**5. EXTERNAL IMPACTS**

None identified.

**6. RISK AND LEGAL IMPLICATIONS**

Nominations will need to be submitted by Tuesday, 30 April 2019.

**7. FINANCIAL IMPLICATIONS**

None identified.

**8. ANY OTHER UNIQUE ISSUES**

Not applicable to this report.

**9. CONCLUSION**

**9.1.** It is a matter for Council to determine whether it wishes to put forward a nomination for consideration as Local Government Association of Tasmania President.

**9.2.** It is a matter for Council to determine whether it wishes to put forward a nomination for consideration as Committee Member of the General Management Committee of LGAT.

Attachments: 1. Local Government Association of Tasmania Rules (26 July 2017) (36)  
2. Circular from Electoral Commission (1)  
3. Nomination Form (1)

Ian Nelson  
**ACTING GENERAL MANAGER**



# ***RULES***

*These Rules were adopted at the Annual General Meeting of the  
Association on 26 July 2017*

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# PRELIMINARY

## **1. THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA**

The Local Government Association of Tasmania is a body corporate in accordance with the Act.

## **2. PURPOSE OF THE RULES**

The purposes of the Rules of the Association are to provide for:

- (a) the management of the Association;
- (b) the appointment of the General Management Committee;
- (c) the membership of the Association;
- (d) the imposition of fees and subscriptions; and
- (e) such other matters concerning the operations of the Association as the Members in general meeting shall determine.

## **3. INTERPRETATION AND DEFINITIONS**

- (a) Headings inserted are for guidance purposes only and do not affect the interpretation of these Rules.
- (b) Words importing the plural include the singular and vice versa.
- (c) Words importing either gender shall include both genders.
- (d) “Act” means the *Local Government Act 1993* (Tas) or any amendment or substitution thereof.
- (e) “ALGA” means the Australian Local Government Association;
- (f) “Alter” in relation to these Rules includes:
  - (i) the insertion of a new Rule;
  - (ii) the insertion of a new Rule in substitution of an existing Rule;
  - (iii) the amendment of an existing Rule; and
  - (iv) the rescission of an existing Rule.

- (g) “Annual General Meeting” means the meeting of the Association convened in accordance with Rule 11(a).
- (h) “Association” means the Local Government Association of Tasmania.
- (i) “Business Day” means a day on which banks are generally open for business in Tasmania (but does not include a Saturday, Sunday or public holiday).
- (j) “Chair” means the person who chairs a meeting.
- (k) “Chief Executive Officer” means the Chief Executive Officer of the Association appointed in accordance with these Rules.
- (l) “Council” means a council established under section 18 of the Act.
- (m) “Council Cost Index” means the annual index determined by the Association to reflect cost movements in council operations and the provision of services.
- (n) “Council Election Year” means any year in which a Council Election is held.
- (o) “Council Election” means an election held under Part 15 of the *Local Government Act 1993* (Tas).
- (p) “Electoral Commissioner of Tasmania” means the Electoral Commissioner appointed under Section 14(1) of the *Electoral Act 2004* (Tas) and includes a person appointed pursuant to an Act substituted for the *Electoral Act 2004* (Tas) who carries out functions the same as, or similar to, the functions of the Electoral Commissioner of Tasmania under the *Electoral Act 2004* (Tas) as at the date of these Rules.
- (q) “General Management Committee” and “GMC” mean the General Management Committee elected in accordance with these Rules.
- (r) “General Manager” means the person appointed as general manager of a Member in accordance with the Act.
- (s) “General Meeting” means a meeting of the Association convened in accordance with Rule 11(b), other than the Association’s Annual General Meeting.
- (t) “LGAT ASSIST” means the Board established to provide Local Government employees with support and assistance in certain circumstances, and includes its successors and assigns.
- (u) “Lord Mayor” means the Lord Mayor of the Hobart City Council.
- (v) “Mayor” means the person appointed as mayor of a Member in accordance with the Act and includes, where relevant, the Lord Mayor.

- (w) “Meeting of the Association” means:
  - (i) an Annual General Meeting;
  - (ii) a General Meeting; and
  - (iii) a Special General Meeting.
- (x) “Member” means a member of the Association.
- (y) “Mid Term Year” means each calendar year occurring two years after the holding of an Ordinary Election immediately following a Council Election Year.
- (z) “Municipal area” has the same meaning as in the Act.
- (aa) “Ordinary Election” means an election of members of the GMC pursuant to these Rules.
- (bb) “Policy” means the principles adopted by the Association, from time to time, to further the objects of the Association as set out in Rule 4.
- (cc) “Population” means the estimate for a municipal area taken closest to the proposed date of the Annual General Meeting in that year by the Australian Bureau of Statistics.
- (dd) “Population category” shall mean a category outlined in Rule 18(b).
- (ee) “President” means the President elected in accordance with these Rules.
- (ff) “Returning Officer” means the person responsible for conducting an election under these Rules.
- (gg) “Rules” means these Rules of the Association.
- (hh) “Sector Matter” includes a subject matter, topic or item for discussion that does not relate to or concern the objects of the Association and, or in the alternative, the Association has little or no power to alter or affect.
- (ii) “Special General Meeting” means a meeting of the Association convened in accordance with Rule 10.
- (jj) “State Grants Commission” means the commission established under the *State Grants Commission Act 1976* (Tas) and includes any body established pursuant to an Act substituted for the *State Grants Commission Act 1976* (Tas), which body carries out functions the same as, or similar to, the functions of the State Grants Commission under the *State Grants Commission Act 1976* (Tas) as at the date of these Rules.
- (kk) “Subscriptions” mean the subscriptions raised and payable in accordance with these Rules and the Act.

- (ll) “Sub-Committee” means a Sub-Committee appointed in accordance with these Rules.
- (mm) “Voting Representative” means a representative of a Member lawfully appointed by the Member and notified to the Association in accordance with Rule 13(f).

# PURPOSE AND MEMBERSHIP OF THE ASSOCIATION

## **4. OBJECTS OF THE ASSOCIATION**

The objects of the Association are to:

- (a) protect and represent the interests and rights of Councils in Tasmania;
- (b) promote an efficient and effective system of local government in Tasmania;  
and
- (c) provide services to Members, councillors and employees of Councils.

## **5. POWERS OF THE ASSOCIATION**

The Association has the power to do anything necessary or convenient for the attainment of its objects.

## **6. MEMBERSHIP OF THE ASSOCIATION**

- (a) Membership of the Association is restricted to Councils.
- (b) Where there is a merger or amalgamation of two or more Councils that are Members, the Council resulting from the merger or amalgamation shall continue to be a Member.
- (c) A Council which is not a member of the Association shall be admitted as a member upon written application by that Council. Upon the Association receiving the application of such a Council, that Council shall be bound by these Rules.
- (d) A Member may resign from the Association provided:
  - (i) that the Member provides written notice of its intention to resign, detailing reasons, addressed to the Chief Executive Officer; and
  - (ii) that such resignation does not take effect until the completion of the Association's financial year following the Association's financial year in which written notice of the intention to resign is provided; and
  - (iii) that until the period referred to in Rule 6(d)(ii) expires, the Member pays the Subscriptions as determined by the Association in accordance with these Rules; and

- (iv) that the notice of intention to resign may be withdrawn at any time in writing by that Member.
- (e) A Member which does not withdraw its notice of intention to resign as permitted by Rule 6(d)(iv) ceases to be a member of the Association at the completion of the period referred to in Rule 6(d)(ii).
- (f) The Association may refuse to renew the membership of a Member which:
  - (i) has not paid any Subscriptions due and owing; or
  - (ii) fails to comply with, or contravenes, these Rules or any other rule of the Association.
- (g) A refusal to renew membership under Rule 6(f) shall not take effect until:
  - (i) the Association has provided the Council with at least one month's written notice; and
  - (ii) the Association has provided an opportunity for the Council to respond to the written notice at a Meeting of the Association.

## **7. RECOGNITION OF OTHER LOCAL GOVERNMENT ORGANISATIONS**

- (a) The Association recognises that other Council interest and regional groups established throughout Tasmania assist with representing and protecting the rights and interests of Local Government within Tasmania.
- (b) The Association, where appropriate, will work with such other interest and regional groups established throughout Tasmania.

# MEETINGS

## **8. ANNUAL GENERAL MEETING**

- (a) The functions of the Annual General Meeting are to:
  - (i) receive the President's report;
  - (ii) confirm the minutes of the previous Annual General Meeting;
  - (iii) receive and adopt the financial statements for the preceding financial year;
  - (iv)
    - (A) determine the President's honorarium for the forthcoming year;
    - (B) determine any honorarium to be paid to the Vice President for the forthcoming year;
  - (v) determine allowances, sitting fees and expenses for attendance by committee members at meetings of the General Management Committee and Sub-Committees for the forthcoming year;
  - (vi) receive the declaration of the poll for the election of the President and General Management Committee elected in accordance with these Rules;
  - (vii) adopt a budget for the forthcoming financial year;
  - (viii) set Subscriptions for the forthcoming financial year in accordance with these Rules;
  - (ix) receive reports from Association representatives; and
  - (x) consider any amendments to these Rules.
- (b) Notice of the Annual General Meeting shall be given to all Members at least 28 days prior to the date of the Annual General Meeting.

## **9 GENERAL MEETINGS**

- (a) In addition to the Annual General Meeting, there may be General Meetings.
- (b) General Meetings may be called:
  - (i) by the President; or
  - (ii) by the General Management Committee.
- (c) The functions of General Meetings include:
  - (i) to formulate and ratify policy of the Association;
  - (ii) to consider extending the term of office of the General Management Committee, the President, or the Vice-President for such period as the General Meeting thinks fit; and
  - (iii) subject to Rule 12, to conduct other business.
- (d) Notice of any General Meeting shall be given to all Members at least 14 days prior to the date of the General Meeting.

## **10 SPECIAL GENERAL MEETINGS**

- (a) In addition to the Annual General Meeting and General Meetings, there may be Special General Meetings.
- (b) Special General Meetings may be called:
  - (i) by the President; or
  - (ii) by any 3 members of the General Management Committee acting together; or
  - (iii) by 3 or more of the Members in writing to the President stating the reasons for calling a Special General Meeting.
- (c) Notice of any Special General Meeting shall be given to all Members at least 14 days prior to the date of the Special General Meeting.
- (d) Subject to Rule 10(e), at any Special General Meeting, only business of which notice is given shall be transacted.
- (e) The General Management Committee may notify the Members that, due to an emergency, amendments to these Rules will be considered at a Special General Meeting called pursuant to Rule 10(b).

# CONDUCT OF MEETINGS

## **11    *WHEN AND WHERE MEETINGS OF THE ASSOCIATION ARE TO BE HELD***

- (a)    The Annual General Meeting of the Association is to be held, if possible, in July of each year.
- (b)    There shall be at least 3 General Meetings in addition to the Annual General Meeting, in every financial year of the Association.
- (c)    Meetings of the Association are to be held in a city or town in Tasmania as determined by the General Management Committee.

## **12    *BUSINESS OF MEETINGS OF THE ASSOCIATION***

- (a)    Subject to Rules 12(b) and (d), any Member may bring forward for discussion at a General Meeting any subject connected with the objects of the Association or pertaining to matters of common concern to Members, on giving to the Chief Executive Officer 35 days written notice of such intention.
- (b)    In March each year the Chief Executive Officer shall invite each Member to provide written notice to the Chief Executive Officer of items the Member wishes to include in the agenda of the General Meeting to be held immediately following the Annual General Meeting, such items to be received by the date determined by the Chief Executive Officer.
- (c)    Within 7 days of receipt of the same, the Chief Executive Officer is to provide to each member of the General Management Committee a copy of written notices the Chief Executive Officer receives pursuant to Rules 12(a) and (b) that the Chief Executive Officer believes (acting reasonably) the General Management Committee should consider pursuant to Rule 12(d).
- (d)    The General Management Committee may negotiate with a Member regarding the inclusion, or not, on the agenda of
  - (i)    a subject matter sought to be discussed by a Member at a General Meeting in accordance with Rule 12(a); or
  - (ii)   items sought by a Member in accordance with Rule 12(b) to be included in the agenda of a General Meeting.

if the subject matter or item:

- (iii)   does not advance or concern the objects of the Association;
- (iv)   has been considered at a General Meeting held in the period 12 months before the date of the notice from the Member;

- (v) is considered by the General Management Committee to concern a Sector Matter; or
  - (vi) requires consideration by the Tasmanian Government and should be considered at the General Meeting to be held immediately following the Annual General Meeting.
- (e) The Chief Executive Officer is to prepare an agenda for a Meeting of the Association and provide each Member with the agenda and any supporting documents at least 14 days before the Meeting of the Association (and 28 days before an Annual General Meeting), which agenda is to include the matters and items specified by the General Management Committee (taking into account the notices received pursuant to Rules 12(a) and (b), but subject to Rule 12(d)).
  - (f) Provided that the time limit in Rule 12(c) is complied with, the Chief Executive Officer may liaise with a Member in relation to a notice received pursuant to Rules 12(a) or (b) to, with the Member's consent, amend the notice so that its subject matter is connected with the objects of the Association and pertains to matters of common concern to Members.
  - (g) The Association is not required to do anything, including taking any action or adopting any procedure, in respect of a resolution passed at a Meeting of the Association that concerns or relates to a Sector Matter, unless the resolution provides otherwise.

### **13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION**

- (a) Subject to Rule 13(f), each Member shall be entitled to send a Voting Representative to any Meeting of the Association, such Voting Representative exercising the number of votes determined according to Rule 16(a).
- (b) In addition to the requirements set out in Rule 13(f), after each ordinary Council Election, the Chief Executive Officer shall request each Member to advise the name of its Voting Representative and the proxy for the Voting Representative for Meetings of the Association until the next ordinary Council Elections.
- (c) Subject to Rule 13(f), Members may change their Voting Representative or proxy at any time by advising the Chief Executive Officer in writing of the Voting Representative prior to that representative taking his or her position at a Meeting of the Association.
- (d) A list of Voting Representatives will be made available at the commencement of any Meeting of the Association.
- (e) Members may send other elected members or Council officers as observers to any Meeting of the Association.

- (f) Each Member must provide the Association with written notice of the details of the Voting Representative who was by a resolution of the Member lawfully appointed as the Voting Representative of the Member at a Meeting of the Association.

#### **14. PROXIES AT MEETINGS**

- (a) Up to 1 hour prior to any Meeting of the Association, a Member may appoint another Member as its proxy.
- (b) The form of the proxy is to be provided by the Chief Executive Officer and is to be signed by either the Mayor or General Manager of the Council appointing the proxy.
- (c) The Chair of the meeting is not entitled to inquire as to whether the proxy has cast any vote in accordance with the wishes of the Member appointing the proxy.
- (d) Proxies count for the purposes of voting and quorum at any meeting.

#### **15. QUORUM AT MEETINGS**

- (a) At any Meeting of the Association, a majority of the Member Councils shall constitute a quorum.
- (b) If a quorum is not present within one hour after the time appointed for the commencement of a Meeting of the Association, the meeting is to be adjourned to a time and date specified by the Chair.

## **16. VOTING AT MEETINGS**

- (a) Voting at any Meeting of the Association shall be upon the basis of each Voting Representative being provided with, immediately prior to the meeting, a placard which is to be used for the purpose of voting at the meeting. The placard will be coloured according to the number of votes to which the Member is entitled:

<b>Population of the Council Area</b>	<b>Number of votes entitled to be exercised by the Voting Representative</b>	<b>Colour placard to be raised by the Voting Representative when voting</b>
Under 10,000	1	Red
10,000 – 19,999	2	White
20,000 – 39,999	3	Blue
40,000 and above	4	Green

- (b) The Chair of the meeting shall be entitled to rely upon the raising of a coloured placard as the recording of the vote for the Member and as evidence of the number of votes being cast.
- (c) Except as provided in sub-rule (d), each question, matter or resolution shall be decided by a majority of the votes cast by Members present at the meeting. If there is an equal number of votes upon any question, it shall be declared not carried.
- (d) (i) When a vote is being taken to amend a Policy of the Association, the resolution must be carried by a majority of the votes capable of being cast by Members present at the meeting.
- (ii) When a vote is being taken for the Association to sign a protocol, memorandum of understanding or partnership agreement, the resolution must be carried by a majority of votes capable of being cast by Members and by a majority of Members, whether present at the meeting or not.
- (iii) When a vote is being taken to amend these Rules of the Association, the resolution must be carried by at least two-thirds of the votes capable of being cast by Members, whether present at the meeting or not.
- (e) A Voting Representative or his or her proxy in the name of the Member is entitled to vote on any matter considered at a Meeting of the Association.

# GENERAL MANAGEMENT COMMITTEE AND OTHER COMMITTEES

## **17. FUNCTION OF THE GENERAL MANAGEMENT COMMITTEE**

- (a) The functions of the General Management Committee include:
  - (i) appointing and reviewing the performance of the Chief Executive Officer of the Association;
  - (ii) determining Association Policy, with such policy to be ratified at a Meeting of the Association;
  - (iii) providing strategic direction to the Association in accordance with policies resolved by Meetings of the Association;
  - (iv) carrying out such delegations as may be made to it by Meetings of the Association;
  - (v) providing for the good management and administration of the Association;
  - (vi) ensuring that the accounts of the Association are:
    - (A) prepared in accordance with these Rules; and
    - (B) circulated to all Members not less than 28 days prior to the date of the Annual General Meeting;
  - (vii) investing the funds of the Association;
  - (viii) borrowing, raising or securing the payment of money in such manner as the General Management Committee may think fit;
  - (ix) taking or holding mortgages, liens, charges, and any other form of security to secure payment of the purchase price or any part thereof;
  - (x) making nominations to various statutory and other bodies related to the operations of Local Government;
  - (xi) nominating representatives to the Australian Local Government Association in accordance with Rule 30;
  - (xii) approving the appointment of the members of the Board of LGAT ASSIST;

- (xiii) nominating Directors for appointment to the Board of Directors of Tasplan Ltd in accordance with the Constitution of Tasplan Ltd as amended from time to time.
- (b) The General Management Committee may, by resolution, delegate with or without conditions any of its powers, functions or delegations other than this power of delegation, to an employee, contractor or other entity.
- (c) The General Management Committee may determine by simple majority in its absolute discretion all matters relating to the setting up or operation of any Board or Committee to which it delegates any of its powers, duties or discretions.

#### **18. COMPOSITION OF THE GENERAL MANAGEMENT COMMITTEE**

- (a) The General Management Committee shall consist of:
  - (i) the President;
  - (ii) provided the Hobart City Council is a current Member, the Lord Mayor of the Hobart City Council or his or her proxy; and
  - (iii) six members to be elected, as provided in Rule 18(b), from the three electoral districts set out in Rule 19.
- (b) The 3 electoral districts referred to in Rule 19 shall elect 2 members as follows:
  - (i) one from a Member within the electoral district having a population of 20,000 or more; and
  - (ii) one from a Member within the electoral district having a population of less than 20,000.
- (c) Where a member of the General Management Committee is subsequently elected President, a recount of votes for the Population category in the electoral district the President represented shall be held to fill the vacancy. If there are no votes to recount, the Council or Councils concerned shall fill the vacancy in accordance with Rule 20 in so far as practicable.

**19. ELECTORAL DISTRICTS FOR THE PURPOSE OF ELECTING MEMBERS TO THE GENERAL MANAGEMENT COMMITTEE**

The 3 electoral districts for the purposes of electing members to the General Management Committee are as follows:

- (a) NORTH WEST & WEST COAST ELECTORAL DISTRICT comprising the Burnie City Council, the Devonport City Council, the Central Coast Council, the Circular Head Council, the King Island Council, the Waratah-Wynyard Council, the Kentish Council, the Latrobe Council, and the West Coast Council;
- (b) NORTHERN ELECTORAL DISTRICT comprising the Launceston City Council, the Break O'Day Council, the Flinders Council, the Meander Valley Council, the West Tamar Council, the Dorset Council, the George Town Council, and the Northern Midlands Council; and
- (c) SOUTHERN ELECTORAL DISTRICT comprising the Clarence City Council, the Glenorchy City Council, the Kingborough Council, the Brighton Council, the Glamorgan-Spring Bay Council, the Derwent Valley Council, the Southern Midlands Council, the Central Highlands Council, the Huon Valley Council, the Sorell Council, and the Tasman Council.

**20. CONDUCT OF ELECTIONS FOR MEMBERSHIP TO THE GENERAL MANAGEMENT COMMITTEE**

Elections for the General Management Committee shall be conducted in accordance with the following procedures:

- (a) The Chief Executive Officer shall request the Electoral Commissioner of Tasmania to act as Returning Officer for the election unless otherwise determined by the General Management Committee.
- (b) In the month of March:
  - (i) following a Council Election; and
  - (ii) in each Mid Term Year;

the Returning Officer shall request nominations for the General Management Committee from Members within the 3 electoral districts.
- (c) Each Member is entitled to make only one nomination and if more than one is received all nominations from that Member will be null and void.
- (d) In making a nomination, a Member is not restricted to nominating an elected member from its own Council provided that the nomination is for an elected member from a Member Council in the same electoral district and the same Population category as the nominating Member.

- (e) Nominations:
  - (i) are to be submitted on a form approved and issued by the Returning Officer;
  - (ii) must be accompanied by a copy of a certified copy of the Resolution passed by the Member at a duly convened meeting of the Member that lawfully nominated the candidate for election to the General Management Committee; and
  - (iii) shall close on a date determined by the Returning Officer;
- (f) Nominations cannot be withdrawn after the closing of nominations.
- (g) If at the end of the time for nominations the number of candidates for any office:
  - (i) does not exceed the number then to be elected, those candidates shall be deemed to be duly elected; or
  - (ii) exceeds that number, a poll shall be conducted by postal ballot in accordance with these Rules.
- (h) The Returning Officer shall prepare a postal ballot paper and material for each electoral district detailing nominations within each Population category. Candidates shall be listed on the ballot paper in alphabetical order.
- (i) The postal voting material shall be posted by registered mail to the Mayor of each Member Council within 10 Business Days of the close of nominations. The Mayor shall complete the ballot paper according to the policy or practice of his or her Council.
- (j) Each Member shall have one vote for both population categories within its electoral district.
- (k) The ballot is to close at a date and time determined by the Returning Officer but at least seven (7) days prior to the Annual General Meeting of that year.
- (l) Procedure for the conduct of the scrutiny shall comply as closely as practicable with that for the election of Mayors of Councils.
- (m) Upon completion of the scrutiny, the Returning Officer shall declare the result of the election and provide written advice of the result including scrutiny details to each candidate and the Chief Executive Officer.
- (n) Where more than 1 nomination is received for a Population category within an electoral district, the person polling second shall automatically be the proxy.

- (o) If at the ordinary elections for the General Management Committee there is only one nomination for a Population category, or if the position of proxy for a Population category becomes vacant and there were no further nominations at the last General Management Committee elections from which to draw a proxy, the Chief Executive Officer is to call nominations from Members in the Population category and, if a ballot is necessary, conduct a ballot as soon as practicable.

## **21. TERM OF OFFICE**

- (a) Subject to Rule 21(c), members of the General Management Committee shall take up office at the conclusion of the Annual General Meeting at which his or her election is declared and shall hold office for a 2 year term concluding at the end of the relevant Annual General Meeting or as determined by the Annual General Meeting.
- (b) The office of any member of the General Management Committee shall be vacated if that member:
  - (i) resigns by notice in writing addressed to the Chief Executive Officer;
  - (ii) is absent without leave for three consecutive meetings of the General Management Committee;
  - (iii) ceases to be a Councillor or Alderman; or
  - (iv) has not been lawfully nominated as a candidate for election to the General Management Committee in accordance with Rule 20.
- (c) The term of office of the General Management Committee may be extended by any Meeting of the Association for such periods as it determines.
- (d) A casual vacancy on the General Management Committee shall be filled as soon as practicable by the conduct of a by-election in accordance with Rule 20.

## **22. CALLING MEETINGS OF THE GENERAL MANAGEMENT COMMITTEE**

- (a) The General Management Committee shall determine the frequency, date, time and venue of its meetings.
- (b) At least 7 days before the date of holding any meeting of the General Management Committee, notice of the time and place and of the business to be brought forward at the meeting shall be given to each Member by the Chief Executive Officer.
- (c) Meetings of the General Management Committee may be held by telephone or other technology.
- (d) A resolution signed by the majority of members of the General Management Committee or the written acceptance (including by email transmission) of a resolution by the majority of members of the General Management Committee shall be deemed to be a resolution made at a meeting of the General Management Committee.

**23. QUORUM FOR AND VOTING AT GENERAL MANAGEMENT COMMITTEE**

- (a) At any meeting of the General Management Committee, no business shall be transacted unless:
  - (i) there is a majority of the General Management Committee present; and
  - (ii) there is at least one representative of a Member having a population of 20,000 or more; and
  - (iii) there is at least one representative of a Member having a population of less than 20,000.
- (b) Each member of the General Management Committee shall have one vote.

**24. WHO MAY ATTEND MEETINGS OF THE GENERAL MANAGEMENT COMMITTEE**

Meetings of the General Management Committee may be attended by:

- (a) any Councillor or Alderman from any Member Council; and
  - (b) such other persons as the Committee determines,
- and, with the permission of the President, they may address the Committee.

**25. PRESIDENT**

- (a) The President shall be a Councillor or Alderman of a Member Council.
- (b) The functions of the President are to:
  - (i) chair Meetings of the Association and the General Management Committee;
  - (ii) be the spokesperson of the Association;
  - (iii) provide leadership and direction in furthering the objects of the Association.
- (c) The President has the power to delegate any of his or her functions to other members of the General Management Committee.
- (d) At any Meeting of the Association and of the General Management Committee at which the President is present, he or she:
  - (i) has no deliberative vote on any question at a Meeting of the Association by virtue of being in the chair, but may exercise the vote or votes of a Member as the Voting Representative;

- (ii) in the case of equality of votes on any matter, does not have a casting vote.

## **26. ELECTION OF PRESIDENT**

Elections for the President shall be conducted in accordance with the following procedures:

- (a) The Chief Executive Officer shall request the Electoral Commissioner of Tasmania to act as Returning Officer for the election unless otherwise determined by the General Management Committee.
- (b) The Returning Officer shall request nominations for the office of President at the following times:
  - (i) in the month of March following a Council Election;
  - (ii) in the month of March in each Mid Term Year;
  - (iii) where a President vacates the office of President pursuant to Rule 27(b);
  - (iv) where the President gives advance notice that he or she intends to resign or cease to be a Councillor or Alderman pursuant to Rule 27(c).
- (c) Each Member is entitled to make only one nomination and if more than one is received all nominations from that Member will be null and void.
- (d) Nominations for the office of President:
  - (i) shall be submitted on a form approved and issued by the Returning Officer;
  - (ii) must be accompanied by a copy of a certified copy of the resolution passed by the Member at a duly convened meeting of the Member that lawfully nominated the candidate for election as the President; and
  - (iii) shall close on the date determined by the Returning Officer.
- (e) Nominations cannot be withdrawn after the close of nominations.
- (f) If upon the close of nominations:
  - (i) only one nomination has been received, that candidate shall be deemed duly elected; or
  - (ii) more than one nomination has been received, a poll shall be conducted by postal ballot in accordance with these Rules.

- (g) The Returning Officer shall prepare a postal ballot paper and material. Candidates shall be listed on the ballot paper in alphabetical order.
- (h) The postal voting material shall be posted by registered mail to the Mayor of each Member within 10 working days of the close of nominations.
- (i) Each Member is entitled to one vote.
- (j) The Mayor shall complete the ballot paper according to the policy or practice of his or her Council.
- (k) Subject to Rule 26(l) the ballot is to close at a date and time determined by the Returning Officer but at least seven (7) days prior to the Annual General Meeting of that year.
- (l) If an election is called pursuant to Rule 27(b) or 27(c), the ballot shall close at a date determined by the Returning Officer.
- (m) Procedure for the conduct of the scrutiny shall comply as closely as practicable with that for the election of Mayors of Councils.
- (n) Upon completion of the scrutiny, the Returning Officer shall declare the result of the election and provide written advice of the result including scrutiny details to each candidate and the Chief Executive Officer.

## **27. TERM OF OFFICE OF PRESIDENT**

- (a) Subject to Rule 27(d), the President shall take up office at the conclusion of the Annual General Meeting following his or her election and shall hold office for a two year term concluding at the end of the relevant Annual General Meeting.
- (b) The office of the President shall be vacated if the President:
  - (i) resigns by notice in writing addressed to the Chief Executive Officer;
  - (ii) is absent without leave for three consecutive meetings of the General Management Committee;
  - (iii) ceases to be a Councillor or Alderman; or
  - (iv) has not been lawfully nominated as a candidate for election as President in accordance with Rule 26,

and if the office of President becomes vacant more than twelve months before the next Annual General Meeting where a President is due to take up office in accordance with Rule 27(a), then Rule 27(g) applies.

- (c) If the President gives notice in writing to the Chief Executive Officer that he or she:
  - (i) intends to resign as President; or
  - (ii) intends to cease being a Councillor or Alderman,
 and if the office of President becomes vacant more than six months before the next AGM where a President is due to take up office in accordance with Rule 27(a), a new President shall be elected in accordance with the procedures in Rule 26.
- (d) Where a President is elected in an election held by operation of Rule 27(b) or 27(c), they shall take up office at the time of declaration of their election or at the date the office of President is vacated, whichever is later.
- (e) If the office of President becomes vacant within six months of the next Annual General Meeting where a President is due to take up office in accordance with Rule 27(a), the Vice President shall assume office as President until a new President is elected at that Annual General Meeting in accordance with Rule 26.
- (f) The term of office of the President may be extended by any Meeting of the Association for such periods as it determines.

## **28 VICE PRESIDENT**

- (a) At its first meeting following the Annual General Meeting, the General Management Committee shall elect one of its members to be the Vice President of the Association.
- (b) Where the President is absent or ill, the Vice President shall be the acting President.
- (c) If the term of office of the General Management Committee is extended under Rule 21(c) the term of office of the Vice-President shall be extended for the same period of time as that of the General Management Committee.
- (d) If, on any count, 2 or more candidates for Vice President have an equal number of votes, the President is to decide which of them is to be elected by the drawing or casting of lots in the manner prescribed in Rule 29(b).

**29. DRAWING OR CASTING OF LOTS**

- (a) If, in an election or appointment under these Rules, 2 or more candidates have an equal number of votes and if applicable, the Returning Officer is unable or not otherwise empowered to resolve which candidate is to be elected or appointed, a drawing or casting of lots in the manner prescribed in Rule 29(b) is to apply.
- (b) To draw or cast lots, the Returning Officer (or President in the appointment of the Vice President) is to –
  - (i) make out, in respect of each candidate to be included in the draw, a slip bearing that candidate's name; and
  - (ii) place each slip in a non-transparent container sufficiently large to allow them to move about freely when shaken or rotated; and
  - (iii) shake or rotate the container and permit any other person present who wishes to do so to shake or rotate the container; and
  - (iv) take out of the container one of the enclosed slips; and
  - (v) record the name of the candidate which appeared on that slip.
- (c) The candidate elected or appointed is the candidate whose name is first recorded in accordance with Rule 29(b)(v).

**30. AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION**

- (a) The President and the Vice President shall be the Tasmanian delegates to the Annual General Meeting of the ALGA unless otherwise determined by a Meeting of the Association.
- (b) The President and the Vice President shall be the Tasmanian delegates to the Executive of the ALGA unless otherwise determined by the General Management Committee
- (c) Due to the absence or incapacity of the President or Vice President, the General Management Committee may nominate alternate delegates to the Executive of the ALGA.

### **31. SUB-COMMITTEES**

- (a) The General Management Committee or a Meeting of the Association may appoint Sub-committees as required.
- (b) The composition of Sub-committees shall:
  - (i) include a member of the General Management Committee who shall be the Chair of the Sub-committee;
  - (ii) as far as possible, comprise such elected members and employees from Members as the General Management Committee determines as being appropriate;
  - (iii) be representative of the diversities of the composition of the Association, taking into account population categories, specific interest groups within Member Councils, and regional diversities; and
  - (iv) contain such employees of Members who may be appropriate in assisting with consideration of the specific issue being examined by the Sub-committee.
- (c) A Sub-committee shall:
  - (i) carry out such delegations as may be given to it by a Meeting of the Association, in which case the Sub-committee need only report back to General Meetings upon progress of the matter; or
  - (ii) investigate and report upon the specific issue to a Meeting of the Association; and
  - (iii) act in accordance with policies established by a Meeting of the Association.
- (d) At any meeting of a Sub-committee, no business shall be transacted unless there is a majority of the Sub-committee present.

# RULES FOR CONDUCT OF DEBATE

The rules of procedure for the conduct of debates at Meetings of the Association and within Sub-committees and the General Management Committee shall be as follows:

## **32. AUTHORITY OF THE CHAIR**

- (a) The Chair shall be heard without interruption.
- (b) The Chair may call any representative to order whenever, in the opinion of the Chair, the necessity arises to do so.
- (c) The ruling of the Chair on all questions of order or the proper conduct of the meeting shall be final.

## **33. ORDER OF BUSINESS**

- (a) At every meeting, the first business shall be the confirmation of the minutes of the previous meeting, and no discussion shall be permitted in relation to those minutes except as to their accuracy as a record of proceedings.
- (b) The order of business at any meeting shall be as in the notice of the meeting, but such order may be altered by resolution to that effect.

## **34. DEBATE OF MOTIONS**

- (a) A motion shall not be debated until it has been seconded.
- (b) When a motion has been proposed and seconded, it shall become subject to the control of the meeting, and shall not be withdrawn without the consent of the meeting.
- (c) Nothing shall prevent either a Meeting of the Association or the General Management Committee from dealing with any issue “in committee” and making only its conclusions public.

## **35. AMENDMENT OF MOTIONS**

- (a) When a motion has been proposed and seconded, a Member may move an amendment, but such amendment shall not be debated until it has been seconded.
- (b) A second or subsequent amendment shall not be considered until the previous amendment has been dealt with.

- (c) If an amendment has been carried, the motion as amended shall become the motion before the meeting, whereupon any further amendment upon such motion may be moved.
- (d) If an amendment, whether on the original motion or on an amended motion, is lost, a further amendment to the motion before the meeting may be moved.

### **36. SPEAKING TO MOTIONS**

- (a) A Member who has moved any motion or amendment, other than a motion for adjournment of the debate, shall be deemed to have spoken thereon; but any Member who has seconded any motion or amendment, without any further observation than that they second the same, may speak once on every such motion or amendment.
- (b) Subject to these Rules, every Member, other than the mover of the original motion, shall have the right to speak once upon such motion, and once upon every amendment moved thereto.
- (c) Except with the consent of the meeting, a Member shall not speak more than once on any motion unless misunderstood or misrepresented, in which case the speaker shall be permitted to explain, without adding any further observations than may be necessary for the purpose of such explanation.
- (d) Except with the consent of the meeting, a speaker shall not speak for more than 3 minutes at any one time, except that the mover of the original motion in their opening speech may speak for 5 minutes.
- (e) At the discretion of the Chair, when a motion or amendment has been moved and seconded, further speech in support of such motion shall not be heard until someone shall have spoken in opposition to such motion, and thereafter speakers shall only be entitled to speak for or against the motion in rotation PROVIDED that in any case where the same motion has been submitted by more than one Member, a representative from each Member so submitting the motion shall be entitled to be heard.
- (f) Every speaker shall confine his or her remarks to the matter under consideration.
- (g) The Chair may call the attention of the meeting to continued irrelevance or tedious repetition on the part of any speaker, and may direct the speaker to discontinue.
- (h) No speaker shall make personal reflections on or impute improper motives to any other speaker.
- (i) If 2 or more representatives rise to speak at the same time, the Chair shall decide which shall be first heard.

- (j) A Member shall be represented by the Voting Representative, unless an observer has been introduced to the Chair for that debate.

### **37. POINTS OF ORDER**

- (a) Any representative who considers that any other representative is out of order may call the attention of the Chair thereto.
- (b) Upon a question being raised, the representative called to order shall immediately resume his or her seat unless explicitly permitted to offer an explanation, retraction or apology, in which case the representative may explain, retract or apologise for the matter or remark alleged to have been out of order; and if such explanation, retraction or apology is deemed satisfactory, no further discussion on the question of order shall be permitted.

### **38. CLOSURE OF DEBATE**

- (a) The closure of a debate may be obtained by a motion, according to the evident sense of the meeting, "that the question be now put", and discussion shall not ensue thereon.

### **39. HOW QUESTIONS ARE TO BE PUT**

- (a) The Chair shall put to the meeting all questions on which it is necessary that a vote be taken, first in the affirmative and then in the negative and Voting Representatives shall vote:
  - (i) at a Meeting of the Association, by voting cards identifying their voting entitlements in accordance with these Rules; or
  - (ii) at meetings, other than a Meeting of the Association, by show of hands,and the Chair shall declare the result to the meeting.
- (b) The Chair may put any question as often as is necessary to enable the Chair to form an opinion as to the result of the voting, or the Chair may appoint tellers to count the number of votes for and against the question, and to announce the result to the meeting.
- (c) Alternative methods of putting the question are permissible if deemed appropriate by the Chair.

#### **40. SUSPENSION OF RULES**

Any one or more of the rules of procedure for debate may be suspended by resolution at any Meeting of the Association PROVIDED that there shall be a distinct statement in every such resolution of the purpose and duration of the suspension, and that for every matter for which suspension is required there shall be a separate resolution.

- (a) In addition to Rule 40(a), the rules of procedure for debate will be automatically suspended:
  - (i) whilst the meeting is being addressed by a guest speaker in respect of a subject matter not the subject of a motion at the meeting and during questioning of the guest speaker; and
  - (ii) during any discussion in respect of a subject matter not the subject of a motion at the meeting and determined by the Chair to not require the rules of procedure for debate to apply.

#### **41. VALIDITY OF PROCEEDINGS**

Business conducted at any meeting at which a quorum is present is valid notwithstanding:

- (a) that there is some defect in the appointment of any representative present at that meeting; or
- (b) that there is an informality or irregularity in the proceedings to which attention is not called at the time, provided that such want of formality or irregularity does not materially affect the results of such proceedings.

# EMPLOYEES

## **42. CHIEF EXECUTIVE OFFICER**

- (a) The Chief Executive Officer has the following powers and functions:
  - (i) to provide advice to Members, Meetings of the Association, the General Management Committee and any Sub-committees;
  - (ii) to co-ordinate the development of objectives, policies and programs for consideration by Meetings of the Association or the General Management Committee;
  - (iii) to prepare strategic and operational plans for the Association;
  - (iv) to manage the resources of the Association;
  - (v) to establish and maintain human resource policies and procedures;
  - (vi) to appoint employees of the Association in accordance with approved organisational structures and policies, to allocate duties to employees, and to suspend or dismiss employees; and
  - (vii) to sign contracts on behalf of the Association.
- (b) The Chief Executive Officer shall be responsible to the General Management Committee.

## **43. EMPLOYEES**

The employees of the Association shall be responsible to the Chief Executive Officer.

# FINANCES

## **44. FINANCIAL YEAR**

The financial year of the Association shall commence on the 1st day of July and end on the 30th day of June in the following year.

## **45. SUBSCRIPTIONS**

- (a) Every Member shall pay such annual subscriptions as are set and determined in accordance with these Rules.
  - (i) Each Council will pay an equal share as a flat fee, with the total to be equal to 40% of the Associations total annual subscriptions, as determined by the budget adopted at the Annual General Meeting.
  - (ii) Each Council will be placed within the appropriate population category as reported by the ABS annually. Each Council will pay an equal share of the category's percentage, with the total to be equal to 30% of the Associations total annual subscriptions, as determined by the budget adopted at the Annual General Meeting.
  - (iii) Each Council will be placed within the appropriate total assessed revenue category, as reported in the Annual Report of the State Grants Commission. Each Council will pay an equal share of the category's percentage, with the total to be equal to 30% of the Associations total annual subscriptions, as determined by the budget adopted at the Annual General Meeting.
  - (iv) At the absolute discretion of the General Management Committee, rounding up or down of the percentages referred to in Rule 45(b)(ii) and 45(b)(iii) may occur in the development of the budget for approval at the Annual General Meeting.
  - (v) The category parameters for Assessed Revenue are to be adjusted in line with the annual Council Cost Index as set by the Association.
- (b) The subscriptions formula as set out above and the average percent payable by each category shall apply as of 1 July 2018.
- (c) The annual subscription is due and payable at the office of the Association on the first day of July in the financial year to which it relates. The subscription must be paid within one month after a written notice specifying the amount payable has been delivered or sent by post to the General Manager of the Member.

## Population Categories

Population	Category number	Percentage
<1000	1	0
1,000 to 4,999	2	0.5
5,000 to 9,999	3	2.5
10,000 to 14,999	4	3.0
15,000 to 24,999	5	4.5
25,000 to 34,999	6	5.5
35,000 to 54,999	7	6.6
55,000+	8	7.6

## Revenue categories

Revenue range		Category number	Percentage
\$0.00	\$4,999,999.00	1	0.8
\$5,000,000.00	\$7,999,999.00	2	2.0
\$8,000,000.00	\$9,999,999.00	3	2.5
\$10,000,000.00	\$14,999,999.00	4	3.5
\$15,000,000.00	\$24,999,999.00	5	4.8
\$25,000,000.00	\$34,999,999.00	6	5.8
\$35,000,000.00	\$59,999,999.00	7	6.8
\$60,000,000.00	and above	8	7.0

### 46. ACCOUNTS

The General Management Committee shall ensure that the accounts of the Association comply with relevant requirements prescribed in the Act and are in accordance with relevant current accounting standards.

### 47. SITTING FEES AND EXPENSES

- (a) Members of the General Management Committee and members of Sub-committees shall be entitled to any allowance or sitting fee determined.
- (b) Members of the General Management Committee and members of Sub-committees shall be reimbursed for reasonable expenses incurred in carrying out the duties of office in relation to telephone rental, telephone calls, travelling and care of any child of the member by a licensed carer.

# MISCELLANEOUS

## **48. IMMUNITY PROVISION**

A Member, an employee of a Member, an elected representative of a Member and an employee of the Association is not personally liable for an honest act or omission done or made in the exercise or purported exercise of a power or in the performance or purported performance of a function of the Association either under these Rules, the Act or any other Act (whether State or Commonwealth) or Regulations.

## **49. LEGAL OPINIONS**

- (a) Where the General Management Committee, on its own behalf or following a submission from a Member, believes that an issue has major ramifications for Local Government within the State of Tasmania, then the General Management Committee may request an opinion upon the matter from any legal advisers of the Association.
- (b) A copy of a legal opinion so obtained by the General Management Committee shall be forwarded to every Member.
- (c) The cost of the opinion and its distribution to every Member shall be met from the general funds of the Association.

## **50. NOMINATIONS TO OUTSIDE BODIES**

- (a) Where the Association is requested to make nominations to any body, then the General Management Committee is empowered to nominate such persons as it believes have the requisite knowledge, qualifications, or experience required for the office.
- (b) Where any Act or Regulation states that an Alderman, Councillor, or an employee of a Council, Local Government regional authority or an employee of the Association cannot be a representative upon the subject body, then the General Management Committee shall nominate such persons as it believes have the requisite knowledge, qualifications, or experience required for the office.

**51. COMMON SEAL OF THE ASSOCIATION**

- (a) The Chief Executive Officer shall have the custody of the Common Seal.
- (b) The Common Seal shall not be attached to any document without an express order of the General Management Committee, unless to authenticate any document, or to comply with the provisions of any rule directing that such seal shall be attached to any document.
- (c) In every case where the Seal has been ordered to be attached to any document, such document shall also be signed by the President (or, in the case of the absence or illness of the President, by the Vice President and one member of the General Management Committee) and countersigned by the Chief Executive Officer.

**52. NOTICES AND COMMUNICATIONS**

Any notice or other communication under these Rules shall be in writing and shall be delivered by post or by facsimile or email transmission to a party at the address, facsimile number or email address as the party may from time to time notify to the Association. All notices and communications under these Rules (unless otherwise specified) shall be effective only upon receipt.

**53. LGAT ASSIST**

The General Management Committee is responsible for the management and operation of the monies of the Association identified as LGAT ASSIST, which responsibility will be fulfilled by the General Management Committee:

- (a) approving appointments to the Board of LGAT ASSIST;
- (b) approving the rules to be adopted by LGAT ASSIST;
- (c) approving interest rates in accordance with the rules to be adopted by LGAT ASSIST; and
- (d) other than the matters set out in (a) to (c) above, delegating its powers, duties and discretions in respect of the management and operation of the monies of the Association identified as LGAT ASSIST to the Board of LGAT ASSIST.

**54. WINDING UP**

Upon the winding up and dissolution of the Association, any property that remains after the satisfaction of its debts and liabilities shall be given and transferred to Member Councils in equal shares.

Reference: F85.21

*GM  
Please solicit interest  
from aldermen. I  
will not seek appointment  
for Mayor*

*[Signature]*  
7/3

Level 3  
169 Main Road  
Moonah Tasmania 7009  
PO Box 207  
Moonah Tas 7009  
Phone (03) 6208 8700  
Fax (03) 6208 8791  
ballot.box@tec.tas.gov.au  
www.tec.tas.gov.au

Mayor Doug Chipman  
Clarence, City of  
PO Box 96  
ROSNY PARK TAS 7018

Dear Mayor Doug Chipman

### Local Government Association of Tasmania – 2019 General Management Committee election

The Tasmanian Electoral Commission has been asked to conduct the 2019 election of President and 6 members of the General Management Committee for a two-year term in accordance with the rules of the Local Government Association of Tasmania (LGAT) adopted at the AGM of the Association on 25 July 2018.

Nominations are now invited from LGAT members and must be received at my office by 5:00pm Tuesday 30 April 2019.

Candidates will be notified of receipt of their nomination by this office.

### Election timetable

Nominations open..... Thursday 28 February 2019

Nominations close..... 5:00 pm Tuesday 30 April 2019

Ballot material posted (if a ballot is required) ..... Friday 3 May 2019

Close of postal ballot..... 10:00 am Wednesday 19 June 2019

Declaration of the result..... Wednesday 19 June 2019

A nomination form and reply paid envelope are enclosed.

If you would like further information or assistance, please call Kristi Read of this office on 6208 8722.

Yours sincerely



Andrew Hawkey  
ELECTORAL COMMISSIONER

27 February 2019

## Local Government Association of Tasmania Nomination Form

Nomination of a candidate for election of President or Committee Member of the General Management Committee, Local Government Association of Tasmania.

Nominations are invited and must be lodged, posted or emailed to be received by the Returning Officer at the address shown below **before 5 pm on Tuesday 30 April 2019**. This nomination must be accompanied by a copy of the Resolution passed by the Council that lawfully nominated the candidate for election. Candidates will be notified of receipt of the nominations by this office.

It is the responsibility of the candidate to ensure that the nomination form is received by the Returning Officer before the close of nominations. Late nominations cannot be accepted.

Each member is entitled to:

- nominate one elected Councillor or Alderman of a Member Council for the position of President of the Local Government Association of Tasmania; and
- nominate one elected Councillor or Alderman of a Member Council for the position of Committee Member of the General Management Committee. Members can only nominate a Councillor or Alderman within their own electoral district and population category.

### Candidate (please print)

Family Name:	Given names:	Member Council:
Position: <input type="checkbox"/> President <input type="checkbox"/> Committee Member		
Postal address:	Email address:	
Given names for ballot paper: (if different from above)	Contact phone numbers:	
	Mobile	Other
• I accept the nomination as a candidate for election to the position shown above.		
Signature.....		Date.....

### Nominator

Name of Member Council:	Hereby nominates the above-named candidate for election.	
Name of person authorised to lodge nomination on behalf of Member Council	Contact phone numbers:	
	Mobile	Other
Endorsed at council meeting held on:	This nomination must be accompanied by a copy of the Resolution passed by the Council that lawfully nominated the candidate for election.	
Date.....		
Signature of authorised person .....		Date.....

The address for lodgement at the Tasmanian Electoral Commission is:

Level 3, TasWater Building, 169 Main Road, MOONAH TAS 7009

Phone: (03) 6208 8722

Postal Address: PO Box 307, MOONAH TAS 7009

Email: nominations@tec.tas.gov.au

**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 REPORTS FROM SINGLE AND JOINT AUTHORITIES**

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

- information provided to the council on the condition it is kept confidential;
- applications by Aldermen for a Leave of Absence.

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

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

**PROCEDURAL MOTION**

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