

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

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

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

COUNCIL MEETING
TUESDAY 9 JUNE 2020

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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****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 18 May 2020, as circulated, be taken as read and confirmed.

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

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

PURPOSE	DATE
Budget Discussion	25 May
Budget Discussion – Capital Works	29 May
Presentation – Southern Region Social Recovery Plan	
Community Grants	
Fees and Charges Schedule and Policy	
Finalisation of Budget Issues	1 June

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE

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
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(Note: Petitions received by Aldermen are to be forwarded to the General Manager within seven 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.

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

The General Manager provides the following answers to Questions taken on Notice from members of the public at previous Council Meetings.

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

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

9. MOTIONS ON NOTICE

Nil

10. *REPORTS FROM OUTSIDE BODIES**

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

10.1 *REPORTS FROM SINGLE AND JOINT AUTHORITIES**

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

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

- **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 (refer Attachment 1).

The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Report for the period 1 January to 31 March 2020.

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**

- **GREATER HOBART COMMITTEE**

The Mayor has provided draft notes from the first meeting of the Greater Hobart Committee on 28 May 2020 (refer Attachment 2).

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



Copping Refuse Disposal Site Joint Authority

20 May 2020

Mr Ian Nelson
General Manager
Clarence City Council
PO Box 96
ROSNY PARK 7018

Mr Robert Higgins
General Manager
Sorell Council
P O Box 126
SORELL 7072

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

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

Dear General Manager

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORTS

Participating Councils and the Director, Local Government agreed to establish 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 routine report to your Council.

Authority meeting held on 14 May 2020

Material matters addressed:

- Review and approval of the Authority's Strategic Plan 2020/21 – 2024/25
- Review and approval of Southern Waste Solutions' Business Plan 2020/21 – 2022/23 including the Budget 2020/21, noting that the Authority approved no increase to fees for 2020/21
- Paper considering the pricing policy underpinning Participating Councils' Gate Fees
- Execution of a Deed of Confirmation and Acceptance in relation to the transfer to the Authority of intellectual property developed inhouse
- Review the Board's report on compliance with contractual obligations and statutory requirements during 2018-19
- The minutes or proceedings of meetings of the Board of Southern Waste Solutions held in February and March 2020 were noted
- The minutes and proceedings of meetings of the Board of C Cell Pty Ltd held in February and March 2020 were noted
- The March 2020 Quarterly Report was presented and accepted

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

PO Box 216, New Town, Tasmania 7008

Mobile: +61 0408 253 770 Email: swstas@me.com

ABN: 87 928 486 460

- An update on Southern Waste Solutions and C Cell Pty Ltd activities was provided by the Board Chair.

The March 2020 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, it is requested that the Quarterly Report is tabled only in Councils' Closed Meetings.

Similarly, the strategic, contractual, statutory and other obligations in other reports are considered commercial-in-confidence and are requested to be tabled in Councils' Closed Meetings only.

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

SWS Board Meeting held on 26 February 2020

Material matters addressed:

- A paper on gate fees payable by Participating Councils was considered for endorsement to the Authority
- The results of the 2019/20 customer survey were received and noted
- The updated quarterly Balanced Scorecard was received and noted
- A revised Charter for the Board's Audit & Risk Committee was approved
- The minutes of the Audit & Risk Committee meeting held on 18 December 2019 were noted
- SWS's Monthly Operational Overview and Financial Report for 31 January was noted
- The C Cell management report for the period ending 31 January 2020 was endorsed

SWS Board Meeting held on 18 March 2020

Material matters addressed:

- Outcomes of the Strategic Planning Workshop were considered and prioritised for inclusion in the Strategic Plan
- Draft Budget 2020/21 for provision to Participating Councils was reviewed
- A Deed with Mornington Park Waste Transfer Station for recovered materials was approved
- SWS's Monthly Operational Overview and Financial Report for February 2020 was noted
- The C Cell management report for the period ending 31 January 2020 was endorsed

This meeting was the last for SWS Directors Sue Baker and Ian Johnston whose terms on the Board had finished. Newly appointed directors Frank Barta and Mike Hunnibell commenced with SWS on 19 March 2020. Ernie Hacker will commence as a director in June 2020.

SWS Board Meeting held on 21 April 2020

Material matters addressed:

- The final draft Strategic Plan 2020/21 – 2024/25 was reviewed and approved for submission to the Authority’s general meeting on 14 May 2020
- The Draft Business Plan 2020/21 – 2022/23 and Budget 2020/21 was reviewed and approved for submission to the Authority’s general meeting on 14 May 2020
- The Quarterly Report to end of March 2020 was reviewed and approved
- The Annual Review of Contractual Obligations and Statutory Compliance was undertaken
- Membership of the Board’s Audit & Risk Committee was reviewed, new directors were appointed as members of the Committee and Director Frank Barta appointed as the Committee Chair
- The C Cell Management Report for March 2020 was endorsed
- SWS’s Monthly Operational Overview and Financial Report for February 2020 was noted
- Report from Pitt & Sherry regarding acceptance of Level 4 Waste was noted
- The updated Board Skills Matrix, reflecting the new composition of the Board, was noted
- Financial support by the State Government for Local Government was noted

SWS Board Meeting held on 6 May 2020

The material matter addressed in this unscheduled meeting was revision of the Budget 2020/21 in light of higher than anticipated CPI assumed in the original Budget. Minutes of this meeting will be tabled at the next Authority meeting.

C Cell Pty Ltd electronic Board meeting finalised on 4 February 2020

The Board appointed Carolyn Pillans as the Company Secretary, effective from 10 February 2020.

C Cell Pty Ltd Board Meeting held on 26 February 2020

Material matters addressed:

- A non-compliance with the Constitution in relation to the appointment of the Board Chair at the time of incorporation was addressed.
- The Operations and Finance Report for the period ended January 2020 was received and noted
- The Management Reports from Southern Waste Solutions for September and November 2019 were received and noted.

Director Sue Baker retired from the Board of C Cell Pty Ltd on 18 March 2020. Frank Barta’s appointment as a director commenced on 19 March 2020.

C Cell Pty Ltd electronic Board meeting finalised on 30 March 2020

The Board approved the 2020/21 Budget for C Cell Pty Ltd.

C Cell Pty Ltd Board Meeting held on 22 April 2020

Material matters addressed:

- The Board appointed the Chair until the next meeting.
- The Board considered advice from the company's insurance broker on taking Group Personal Accident Insurance for directors as more appropriate than workers compensation. It approved the policy.
- The Management Reports from Southern Waste Solutions for September and November 2019 were received and noted.
- The CEO updated the Board on the timeframe for the expected waste stream from Australian Antarctic Division.

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 for perusal by Aldermen / Councillors but not tabled at Council meetings.

Yours sincerely



Carolyn Pillans
Secretary

First Meeting of the Greater Hobart Committee

Communiqué – 28 May 2020

The Greater Hobart Committee has been convened, with its first meeting held on 28 May 2020 via video teleconference.

The Committee was established by the *Greater Hobart Act 2019* as part of an enduring framework to facilitate engagement between the four central Hobart councils (Clarence, Glenorchy, Hobart and Kingborough) and the Tasmanian Government. This provides a framework to support collaboration and to better coordinate the efficient use of infrastructure and strategic land use planning in central Hobart.

The inaugural meeting of the Committee follows the first meeting of the Greater Hobart Advisory Group, which comprises of senior officials and was held in early April 2020.

The Committee meeting provided an opportunity to agree on the schedule of work needed to develop a shared Vision for Hobart, which will inform the development of a MetroPlan to provide an urban lens on strategic land use planning, and an agreed Work Program to identify the actions that will be collectively taken over the coming years.

As part of these early discussions, the importance of considering and engaging with other councils in the southern region was noted and it was agreed that:

- officer level (non-elected) points of contacts be established to support information sharing with the Southern Tasmanian Council Authority; and
- engagement with adjunct councils will be listed as a standing agenda item when the Committee and Advisory Group meet.

As well as commencing the important work to deliver on the objectives set out in the Greater Hobart Act, the meeting provided an opportunity to discuss the various impacts and responses being taken by the Tasmanian Government and each of the councils to mitigate the impacts of the COVID-19 pandemic.

Membership

The Hon Michael Ferguson MP, Minister for State Growth and Minister for Infrastructure and Transport

The Hon Roger Jaensch MP, Minister for Housing

The Hon Jeremy Rockliff MP, Minister for Disability Services and Community Development

Lord Mayor Councillor Anna Reynolds, City of Hobart

Mayor Alderman Doug Chipman, City of Clarence

Mayor Alderman Kristie Johnston, City of Glenorchy

Mayor Councillor Dean Winter, Kingborough Council

11. REPORTS OF OFFICERS**11.1 ***WEEKLY BRIEFING REPORTS**

The Weekly Briefing Reports of 18 and 25 May and 1 June 2020 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 18 and 25 May and 1 June 2020 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

11.3 PLANNING AUTHORITY MATTERS

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

11.3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2019/005513 – 12 PARK STREET, BELLERIVE - 3 MULTIPLE DWELLINGS**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for three Multiple Dwellings at 12 Park Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access and Stormwater 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 with the written consent of the applicant on 11 June 2020.

CONSULTATION

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

- noise/dust nuisance;
- risk of damage to property; and
- boundary fencing.

RECOMMENDATION:

A. That the Development Application for three Multiple Dwellings at 12 Park Street, Bellerive (C1 Ref PDPLANPMTD-2019/005513) be refused for the following reasons.

1. The proposal does not comply with Clause 10.4.1 P1 (a) as the proposal is not compatible with the density of the surrounding area.
2. The proposal does not comply with Clause 10.4.1 P1 (b) as the proposal does not provide for a significant social or community housing benefit.

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

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10.0 – General Residential Zone;
- Section E6.0 – Parking and Access Code; and
- Section E7.0 – Stormwater Management Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is an 814m² lot with access and 15.24m frontage to Park Street and is located within an established residential area at Bellerive. The site supports an existing single dwelling and associated landscaped gardens, is generally level and is not encumbered by any easements. The location of the site is shown in Attachment 1.

3.2. The Proposal

The proposal is for the development of three Multiple Dwellings on the site. The demolition of the existing dwelling is also proposed.

The proposed dwelling units would each be single-storey and contain two bedrooms. The units would not exceed 5.18m at their highest point above natural ground level, would have setbacks ranging from 3.7m and 2.4m from the eastern and western boundaries, 3.1m from the rear boundary and 5.6m from the front boundary. A storage area is also proposed at the rear of the site and a waste storage area adjacent the front boundary.

Six on-site parking spaces are proposed, with two each per dwelling unit. There is no visitor parking space proposed. The proposal would be accessed from Park Street, requiring the construction of a new crossover and driveway adjacent to the eastern property boundary and reinstatement of the existing crossover. The proposal plans are provided in Attachment 2.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with ss57(5) of the Act,

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

References to these principles are 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 Stormwater Management Codes with the exception of the following.

General Residential Zone

- **Clause 10.4.1 A1** – it is proposed that the development would have a site area per dwelling unit of 271.3m², which does not comply with the site area prescribed by the acceptable solution of 325m² per dwelling unit.

Performance Criteria	Proposal
<i>“Multiple dwellings must only have a site area per dwelling that is less than 325m², or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and:</i>	See below assessment.
<i>(a) is compatible with the density of the surrounding area; or</i>	<p>In considering “compatibility”, the Scheme does not provide a definition. The Macquarie Dictionary defines the word “compatible” as being “capable of existing together in harmony”.</p> <p>Following the approach taken in the Resource Management and Planning Appeals Tribunal (RMPAT) decision in Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11, concerning 6 Venice Street, the surrounding area is taken as the land within a 100m radius of the site.</p> <p>The submissions provided in support of the proposal conclude that analysis of the average density within the surrounding area results in a mean lot size of 557.43m² and a median lot size of 489m². Council Officers’ assessment confirms the accuracy of these figures.</p> <p>The submissions also provide analysis in relation to the 25th percentile lot size within the surrounding area being 298.75m². This figure is not dissimilar to that proposed and arises as a result of a series of strata lots at 1 Church Street, 2 Derwent Street, 8 Scott Street and 42 Queen Street with strata lots each with areas less than that proposed by this application.</p>

	<p>In the 6 Venice Street decision, RMPAT concluded that compatibility in the context of a development such as that proposed in this case, requires it to be found that the density proposed is consistent with the density of the surrounding area. This does not mean that the density needs to be the same, but at least similar to it.</p> <p>In this case there is a significant difference between the density proposed at 271.3m² and the mean lot size of 557.43m² and a median lot size of 489m² for the surrounding area. For this reason, it is considered that the development is incompatible with the density of the surrounding area and does satisfy this performance criteria.</p> <p>The applicant's submissions are <i>"that compatibility should be determined on whether the proposal density is within a range of existing densities, rather than whether the proposed density is consistent with the prevailing density of the surrounding area. That is, not necessarily the same density, but at least similar to, or in harmony or broad correspondence with the surrounding area (taking into account the Tribunal's interpretation of the meaning of consistency)"</i>. The submitted opinion is that <i>"the proposal is in harmony with the densities in the area and therefore meets the performance criteria relating to residential density"</i>.</p> <p>Given the above-mentioned RMPAT decision and the importance of consistent decision making in relation to this and future applications, legal advice has been sought on the correct approach to the assessment of this proposal and the relevant performance criteria. Advice has been obtained from Simmons Wolfhagen. The advice confirms that the Officer's view expressed above is the correct one.</p>
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	The advice supports the position that the proposal does not meet the tests of this performance criteria. Pertinent elements of this advice are set out below for clarification.
<p>(b) <i>provides for a significant social or community housing benefit and is in accordance with at least one of the following:</i></p> <p><i>i. the site is wholly or partially within 400m walking distance of a public transport stop;</i></p> <p><i>ii. the site is wholly or partially within 400m walking distance of a business, commercial, urban mixed use, village or inner residential zone”.</i></p>	<p>The applicant has made no submissions that the proposal would provide for a significant social or community housing benefit. The applicant has advised that the development would be privately funded and is for the development of three Multiple Dwelling units only.</p> <p>The proposal does not provide affordable housing for those with limited income, and this number does not demonstrate a significant housing benefit to the community. Therefore, the proposal can be supported under (b) of this standard, in relation to the relaxation to the density requirement for the zone.</p>

Concluding Points of the Provided Legal Advice

- That there is a strong argument that the Proposal does not demonstrate compliance with Clause 10.4.1 P1(a) as it is not compatible with the density of the surrounding area. On careful consideration of the site area per dwelling analysis undertaken, Council can rightly form the opinion that the proposed density is not consistent with, nor similar to, or in harmony or in broad correspondence with the densities of all existing development within 100m.
- That the fact that the mean site area per dwelling (mean density) for the surrounding area is more than double the site area per dwelling (density) of the Proposal is strong statistical evidence of the non-compatibility of the Proposal and indicative that it is not similar to, in harmony with or in broad correspondence with the densities of the surrounding area.

- That there is a strong argument that multiple dwelling density for the Proposal is not compatible with the surrounding area, that such an opinion has a solid foundation on an analysis of the facts and that such a position could properly be defended.

General Residential Zone

- **Clause 10.4.2 A3** – it is proposed that Unit 3 would not comply with the 4m rear setback and building envelope prescribed by the acceptable solution.

Performance Criteria	Proposal
<p><i>“P3 - The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>see below</p> <p>The adjoining dwellings at 10 Park Street and 16 and 18 Derwent Street are located in excess of 15m from Unit 3. This dwelling unit is proposed as a single storey dwelling and separated by distances in excess of 3m from all boundaries.</p> <p>The applicant provided a written submission to address this performance criteria. The submissions are that there would be no overshadowing or loss of sunlight to habitable rooms of adjacent dwellings.</p> <p>Council Officers have also assessed the proposed separation distances and consider these would ensure that those dwellings nearest Unit 3 at 10 Park Street and 16 Derwent Street would not be adversely affected. There would be in excess of 3 hours of sunlight at Winter Solstice available to the habitable areas of those neighbouring dwellings. A broader assessment of the impacts of the whole of the development upon solar access to habitable rooms of neighbouring dwellings forms the same conclusion.</p>

<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p> <p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p> <p>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>Separation distances to 14 Derwent Street are also in excess of 10m, and whilst 14 and 10 Park Street are separated in the order of 3m from the proposed Units 1 and 2, those dwellings would also achieve in excess of 3 hours of sunlight to habitable rooms at Winter Solstice.</p> <p>On this basis, the proposal will not cause an unreasonable loss of sunlight to the adjoining dwellings.</p> <p>The impact of the proposal upon private open space will cause limited overshadowing to the ground level private open space for 18, 16 and 14 Derwent Street and to 10 Park Street on 21 June. However, this impact would be limited and would provide for a compliant minimum area within excess of three hours sunlight at Winter Solstice.</p> <p>The private open space area associated with 14 Park Street is an upper level deck located to the south-west of that dwelling, and this proposal would not have any additional impact on sunlight available to this upper level living space. It is therefore considered that the proposal would not have an unreasonable impact on the amenity of the private open space areas of any adjoining dwellings, as required.</p> <p>not relevant</p> <p>The proposed dwellings are all single-storey and have a maximum height above natural ground level that is lower than the maximum height allowed in the zone. The bulk and scale of proposed dwellings are compatible with the surrounding area and on this basis, the development is not considered to have an unreasonable visual impact on the adjoining properties.</p>
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(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area</i> ".	There are many examples in the surrounding area where dwellings are located in proximity to the rear and side boundaries of lots and on this basis the separation between the proposed dwellings is considered compatible with that prevailing in the surrounding area.
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General Residential Zone

- **Clause 10.4.3 A2** – it is proposed that the private open space areas to each of the proposed units would not be provided with private open space areas that meet the minimum 4m horizontal dimension as prescribed by the acceptable solution.

Performance Criteria	Proposal
<p><i>"P2 - A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:</i></p> <p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p> <p><i>(ii) orientated to take advantage of sunlight</i>".</p>	<p>see below</p> <p>Each of the proposed dwelling units are provided with areas of private open space at ground level which are accessed via the north-facing living/kitchen areas of each dwelling unit. The open space area for each unit forms an L-shape to the north and west of each dwelling unit and provides also for pedestrian access from the parking areas to the south of each unit. These spaces are accessible from the living areas of each unit and though less than the prescribed minimum 4m in width, would achieve reasonable solar access and be useable open space areas associated with each unit.</p> <p>The combination of proposed open space areas would take advantage of available sunlight and would be convenient, to varying degrees, as useable outdoor living areas as required by the performance criteria.</p>

General Residential Zone

- Clause 10.4.7 A1** – it is proposed that a 1.6m fence would be constructed on the front (southern) boundary for the bin storage and letterbox area for the development. This fence would not comply with the acceptable solution in that it would be constructed using a section of solid block to a height of 1.6m above natural ground level, which exceeds the 1.2m solid height prescribed by the acceptable solution. A section of the fence would be constructed using narrow aluminium panels (separated on a frame to allow for transparency of 81% between each panel) and would meet the acceptable solution.

Performance Criteria	Proposal
<i>“A fence (including a free-standing wall) within 4.5m of a frontage must:</i>	see below assessment
<i>(a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and</i>	The proposed combination of fencing materials proposed for the front boundary fence would allow for mutual passive surveillance, in that the combination of solid blockwork and transparent aluminium fencing would allow opportunities for passive surveillance between Unit 1 and Park Street itself. This is a reasonable response to the standard and would provide for privacy and security of this space and the adjacent dwelling unit, and visibility of the public space as required.
<i>(b) be compatible with the height and transparency of fences in the street, taking into account the:</i> <i>i. topography of the site; and</i> <i>ii. traffic volumes on the adjoining road”.</i>	There are a number of examples of fencing styles, height and materials within proximity of the site in Park Street. These examples include 1.6m solid paling fences, combination of block and palings to a similar height, and lower picket fencing styles. The proposed fencing is considered a reasonable response to the existing combination of fencing materials within proximity of the site, in that the height and transparency proposed is compatible with that surrounding, taking into account the generally level gradient of the site and surrounds, and the nature of surrounding development in Park Street.

	It is therefore considered that the requirements of the performance are satisfied.
--	--

General Residential Zone

- Clause 10.4.8 A1** – it is proposed that a communal waste storage area would be constructed adjacent to the front (southern) boundary. This area would not meet the 5.5m separation distance test from Unit 1 or the requirement to be setback 4.5m from the front boundary, as prescribed by the acceptable solution.

Performance Criteria	Proposal
<i>“A multiple dwelling development must provide storage, for waste and recycling bins, that is:</i>	see below assessment
<i>(a) capable of storing the number of bins required for the site; and</i>	The proposed storage space would be located directly adjacent the front (southern) boundary and would be capable of storing six bins.
<i>(b) screened from the frontage and dwellings; and</i>	The proposed section of solid block fencing has been designed to screen to a height of 1.6m above natural ground level, when this space is viewed from Park Street.
<i>(c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise”.</i>	This space is separated by 4.5m from the southern wall of Unit 1 and the proposed parking spaces for that dwelling unit. This distance is considered sufficient to minimise noise and odour impacts as required by the performance criterion.

Parking and Access Code

- Clause E6.6.1 A1** – it is proposed that the development would not include a visitor parking space as prescribed for the proposed development of three Multiple Dwelling units, by Table E6.1 and the acceptable solution.

Performance Criteria	Proposal
<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>	see below assessment

(a) <i>car parking demand;</i>	Each of the dwelling units proposed would contain two bedrooms and would provide two adjacent parking spaces in a jockey configuration and associated on-site turning areas.
(b) <i>the availability of on-street and public car parking in the locality;</i>	Council's Development Engineer is satisfied that there is availability of on-street parking within the Park Street road reservation, for use by visitors should there be necessity.
(c) <i>the availability and frequency of public transport within a 400m walking distance of the site;</i>	The site is located within close proximity to the Bellerive Village area and associated shops and amenities. Public transport exists within 400m of the site meaning that there is good access to public transport from the site, within walking distances.
(d) <i>the availability and likely use of other modes of transport;</i>	Cycling and walking are two likely modes of transport for residents of and visitors to the subject property.
(e) <i>the availability and suitability of alternative arrangements for car parking provision;</i>	The alternative for visitor parking is on-street parking within the Park Street road reservation, which as discussed above, is considered to have adequate capacity to absorb the single visitor parking space not provided within the boundaries of the site.
(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>	The taking of a cash contribution in-lieu of the visitor parking space is not appropriate in the case of the residential development proposed, and its separation from the commercial areas at Bellerive.
(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

Parking and Access Code

- **Clause E6.7.5 A1** – it is proposed that the development would provide a jockey parking arrangement for each of the two parking spaces required for the dwelling units. This does not comply with the acceptable solution which requires that these spaces be independently accessed.

Performance Criteria	Proposal
<i>“P1 - The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site”.</i>	The applicant has submitted documentation which demonstrates to the satisfaction of Council’s Development Engineer that the proposal would provide for appropriate manoeuvring areas, as required by the relevant Australian Standard. Additionally, and given that each of the proposed dwelling units would have two bedrooms only, it is considered a reasonable response to the requirements of the code, to provide for appropriate parking for both residents and visitors alike. It is therefore considered that this performance criterion is satisfied by the proposal.

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. Noise/Dust Nuisance

Concern was raised by the representation in relation to nuisance likely to be caused by the demolition of the existing building, in terms of there being a risk of asbestos. Concern surrounding dust suppression has also been raised as a concern in relation to possible health implications for neighbours.

- **Comment**

If a planning permit is granted, building and plumbing permits would then also be required to enable construction to proceed. Construction must be undertaken in accordance with the requirements of the *Building Act 2016* which includes consideration of nuisance at Section 45(2) of that Act. Should asbestos be found as part of demolition, its removal is a matter addressed by Workplace Standards independently of Council, and work must be undertaken by a licenced practitioner. In any event this is not a planning consideration. It is an issue relating to the construction period and has no determining weight under the Scheme in relation to the application.

5.2. Risk of Damage to Property

The representation raises concern that there is a risk to existing nearby (neighbouring) concrete paths and retaining structures as a result of both demolition and construction works, as part of the proposal.

- **Comment**

As noted above, Section 45(2) of the *Building Act 2016* provides a framework for consideration of impacts on adjacent properties and any repair required in the event of damage caused by construction.

The construction and any associated impact on neighbouring properties is not a planning consideration and has no determining weight under the Scheme in relation to this proposal.

5.3. Boundary Fencing

Concern was raised by the representation that the existing fencing for the side boundaries of the site is insufficient to provide for privacy for the proposed use and neighbouring residential land use.

The specific concern is that the fence should be modified to eliminate any transparency, and that this should be undertaken at the cost of the developer.

- **Comment**

Fencing is not a relevant planning consideration and therefore cannot have determining weight. Modifications to existing fencing is a matter for negotiation between landowners, and the proposal does not rely upon any performance criteria relating to privacy under the Scheme. This issue is therefore not of determining weight in relation to this proposal.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, who have 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.

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

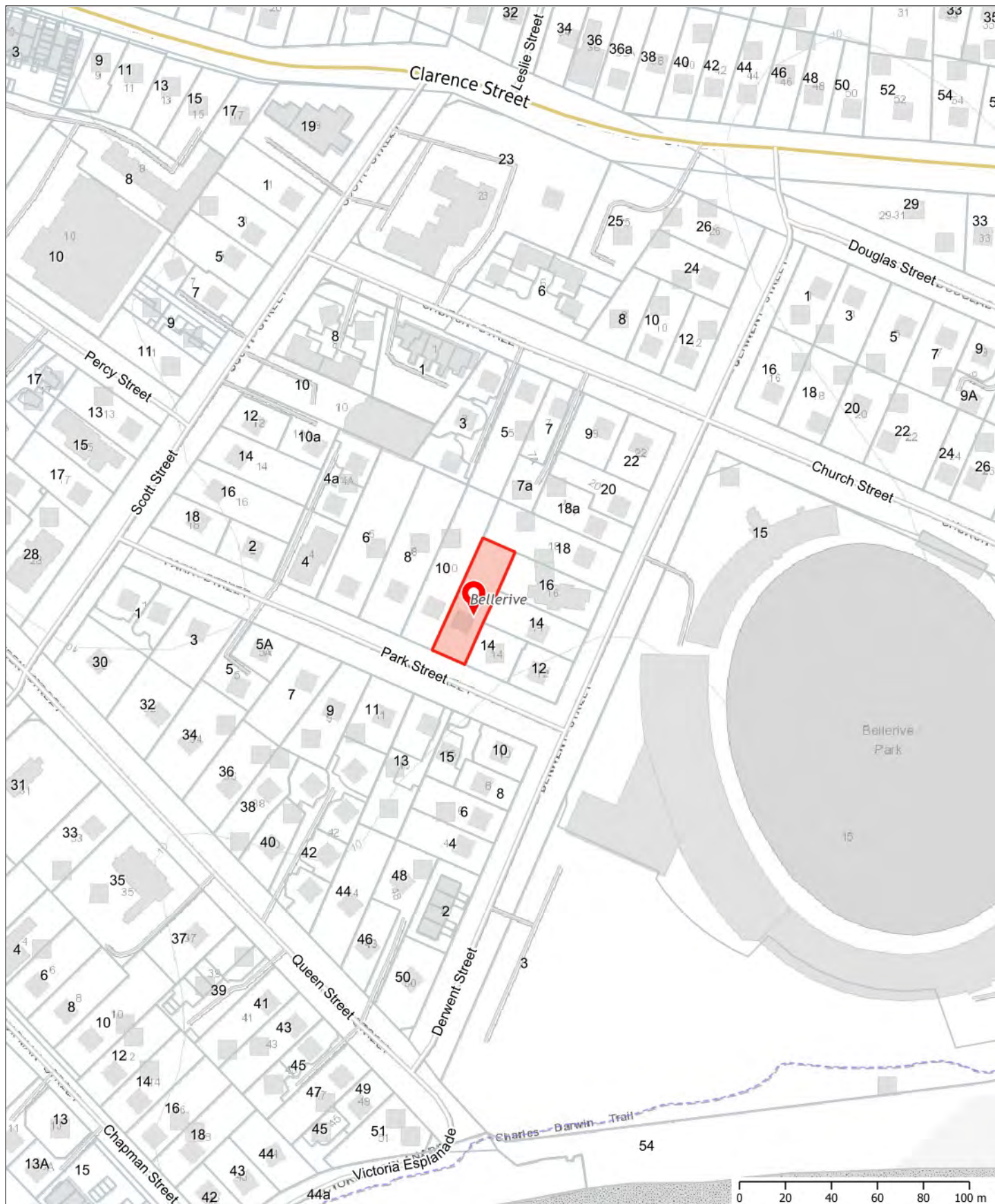
There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal for the development of three Multiple Dwellings at 12 Park Street, Bellerive is not considered to meet the density standards of the Scheme and is recommended for refusal.

Attachments: 1. Location Plan (1)
2. Proposal Plan (22)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

25/05/2020

1:2257



12 Park Street, Bellerive

Demolition + 3 New Dwelling Units

Drawing Schedule

Updated 29 January 2020

SK01	Satellite photo plan (existing context).
SK02	Existing site survey plan.
SK03	Figure diagram plan.
SK04	Proposed site plan.
SK05	Proposed floor plans.
SK06	Proposed roof plans.
SK07	Proposed elevations.
SK08	Site coverage plan.
SK09	Private open space and landscaping plan.
SK10	Impervious surfaces plan.
SK11	Car parking and vehicle manoeuvring plan.
SK12	Typical unit (U1) proposed floor plan and roof plan.
SK13	Typical unit (U1) proposed elevations.
SK14	Concept drainage design plan.
SK15	Concept driveway design plan.
SK16	Building envelope diagrams.
SK17	Orientation plan of habitable (living) room windows.
SK18	Sunlight and overshadowing separation diagrams.
SK19	Front fencing and waste storage area plan.
SK20	Front fencing and waste storage area elevations.

12 Park Street, Bellerive

Demolition + 3 New Dwelling Units

Schedule to Codes on Drawings SK01 - SK20

Updated 29 January 2020

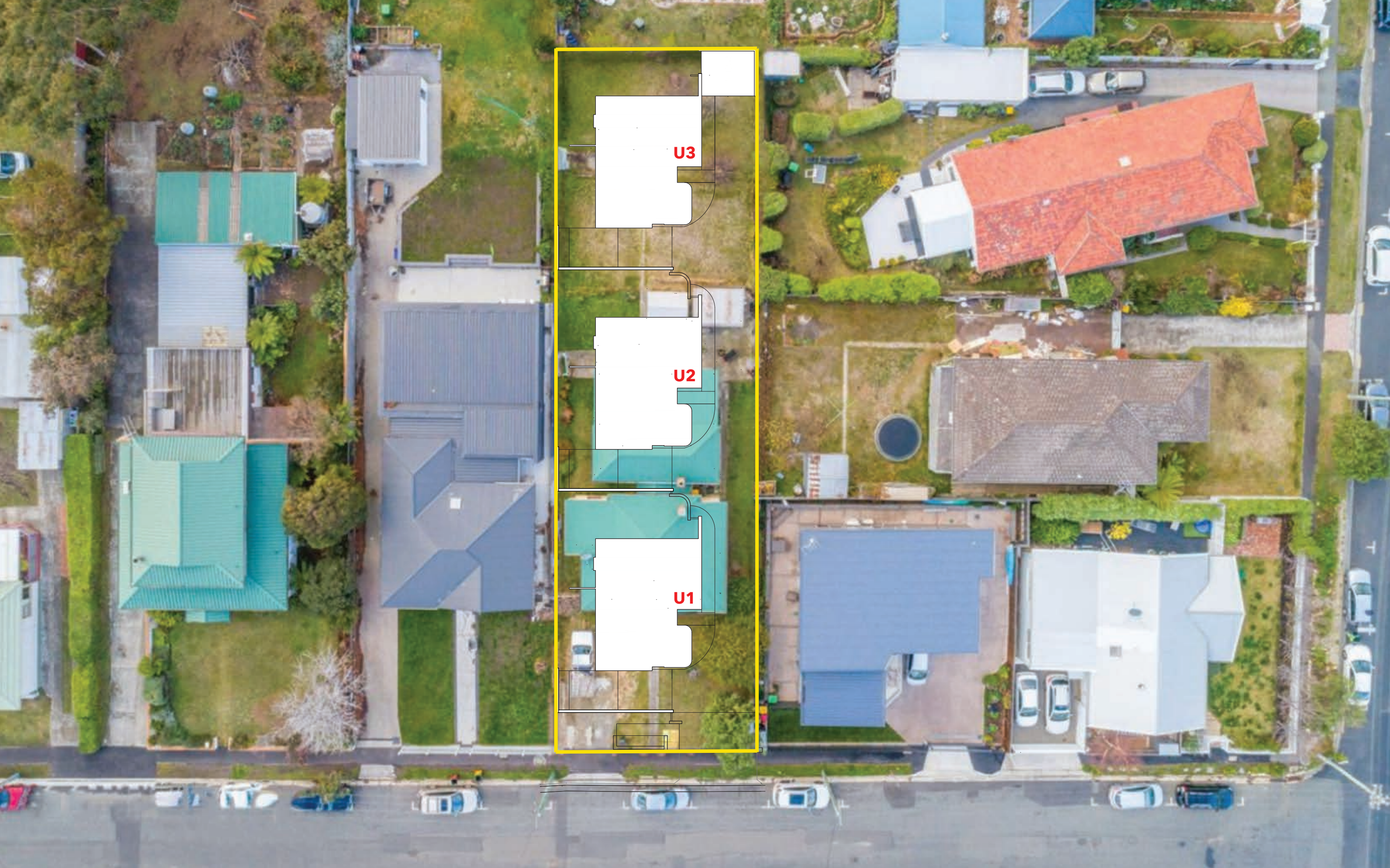
Existing

1. Title boundary line.
2. Existing site contour line.
3. Existing ground line.
4. Existing street kerb and gutter.
5. Existing vehicle street cross over.
6. Existing footpath.
7. Existing nature strip.
8. Centre line of Park Street roadway.
9. Existing HEC pole.
10. Existing stormwater kerb and gutter outlet.
11. Existing tree.
- 12.. Existing dwelling.
13. Existing outbuilding.
14. Existing driveway.
15. Existing adjacent residence.
16. Existing paling fence.
17. Existing brick fence.
18. Existing low retaining wall.
19. Existing Telstra pit.
20. _____

Proposed Works

21. Remove section of existing street kerb and gutter.
22. Remove existing vehicle street crossover.
23. Remove section of existing footpath.
24. Remove section of existing nature strip.
25. Terminate existing stormwater kerb and gutter outlet.
26. Remove existing tree.
27. Demolish existing dwelling.
28. Demolish existing outbuilding.
29. Remove existing concrete driveway.
30. Maintain existing paling fence.
31. Remove existing paling fence for replacement with new.
32. Remove existing brick fence.
33. Concrete kerb and gutter.
34. Concrete kerb.
35. Vehicular street crossover.
36. Concrete apron slab.
37. Footpath to match existing.
38. Nature strip to match existing.
39. Grated pit.
40. Grated trench.
41. Stormwater outlet to kerb and gutter.
42. Bitumen driveway.
43. Concrete car parking slab.
44. Concrete pathway.
45. Crushed rock infill.
46. Lawn and soft landscaping.
47. Select mature tree.

48. Select shrubs.
49. Select face brickwork.
50. Select face blockwork.
51. James Hardie 'Axon' cladding (133mm smooth), paint finish to select colour.
52. James Hardie 'Matrix' expressed joint cladding laid horizontal and paint finish to select colour.
53. Custom orb Colorbond roof select colour.
54. Kliplok roof sheeting to select colour.
55. Colorbond fascia and gutter.
56. Roof light.
57. Fenestration.
58. Timber paling fence.
59. Protector vertical aluminium powder coat 1200mm high fence and associated gate.
60. Proposed steel beam, paint finish to select colour.
61. Panel lift shelter, Colorbond finish to select colour.
62. Vehicle turning paths to AS 2890.1: 2004.
63. New finished ground line.



PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018

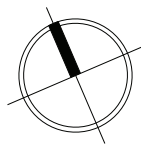


FIGURE DIAGRAM PLAN

SK03

SCALE: 1:250 (APPROX)
DATE: JAN 2020

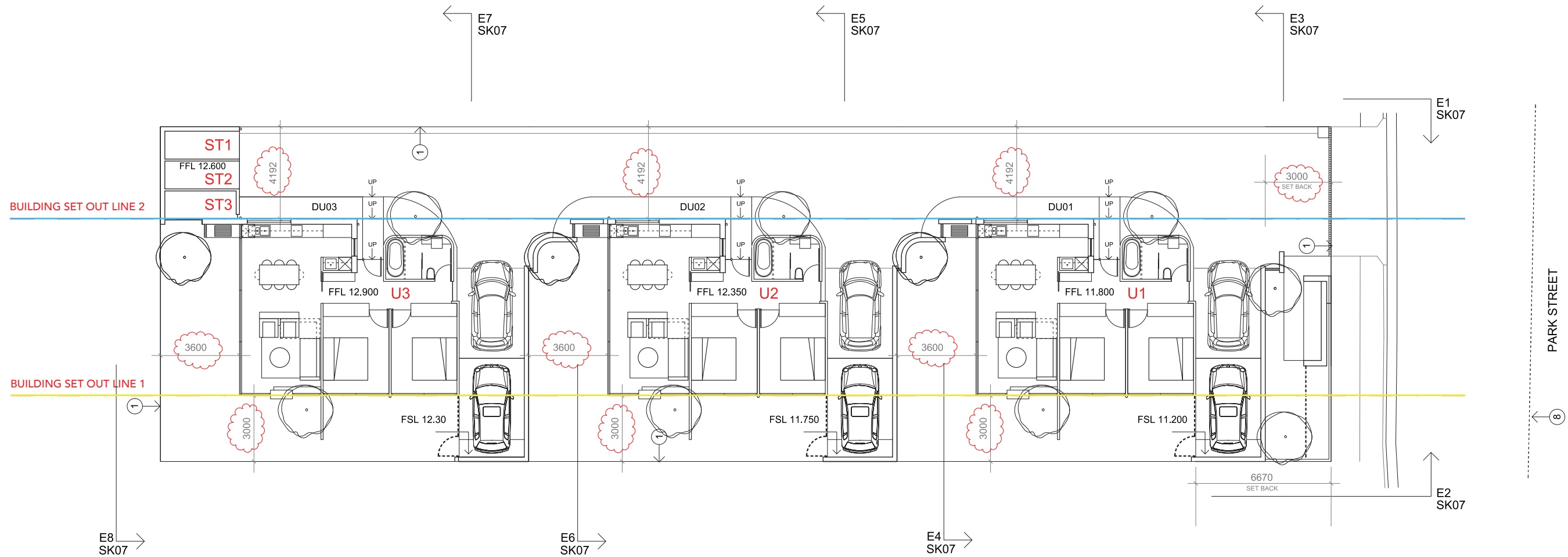
REVISION B: 28.01.20
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED

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DESIGNED: MD | DRAWN: MD + AD
CHECKED: MD | DATE: JAN 2020

REVISION
B



*** NOTE:**

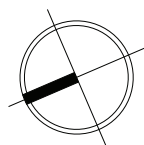
GROSS FLOOR AREA OF EACH UNIT = 74.9M2

GROSS FLOOR AREA OF STORAGE FACILITY = 15.3M2

REFER TO SK12 FLOOR PLAN DRAWING FOR TYPICAL UNIT AT 1:100 SCALE

U1 = UNIT #1
U2 = UNIT #2
U3 = UNIT #3
ST1 = STORAGE #1
ST2 = STORAGE #2
ST3 = STORAGE #3
FFL = FINISHED FLOOR LEVEL
FSL = FINISHED SURFACE LEVEL

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



PROPOSED FLOOR PLANS

SK05

SCALE: 1:200
DATE: MAR 2020

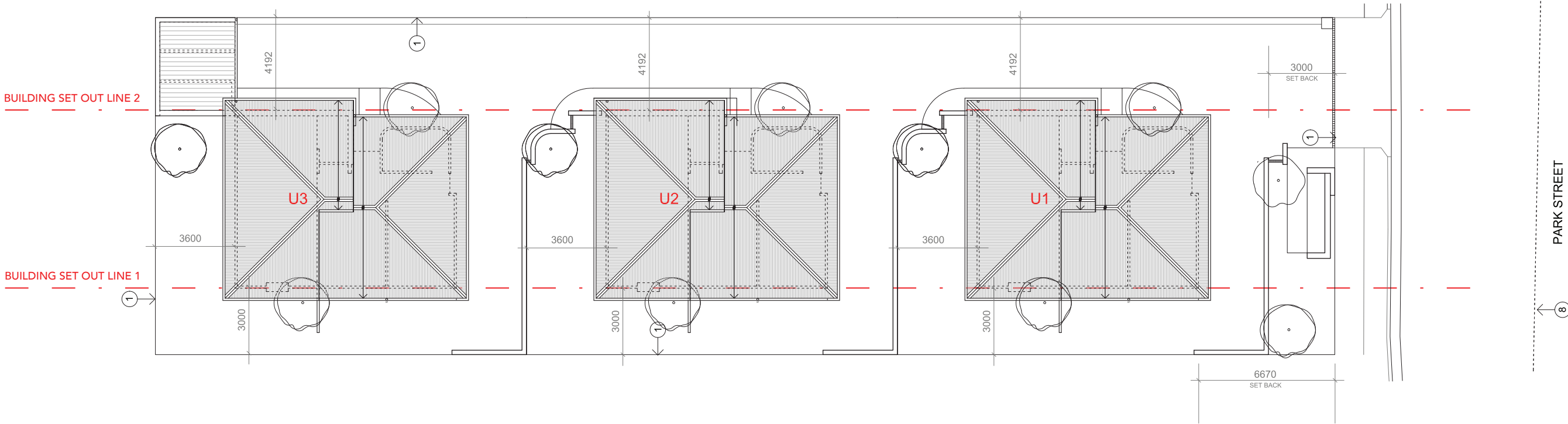
0 1 5 10

REVISION B: 28.01.20
- NORTH POINT ADDED TO DRAWING
- NEW SET BACK DIMENSION ADDED TO FRONT, SIDE AND REAR SET BACK DIMENSIONS THAT WERE ON THE PREVIOUS DRAWING HAVE BEEN CIRCLED BY A REVISION CLOUD TO HIGHLIGHT THEM.
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED
- BUILDING SET OUT LINES 1 + 2 ADDED
REVISION C: 24.03.20
- COLOUR HIGHLIGHTS ADDED TO BUILDING SET OUT LINES 1 + 2

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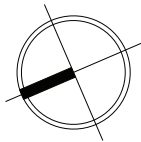
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DESIGNED: MD | DRAWN: MD + AD | REVISION
CHECKED: MD | DATE: MAR 2020 | **C**



NOTE:
REFER TO DRAWING SK12 FOR DIMENSIONS
OF ALL EAVES + GUTTER OVERHANGS

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



PROPOSED ROOF PLANS

SK06

SCALE: 1:200
DATE: JAN 2020

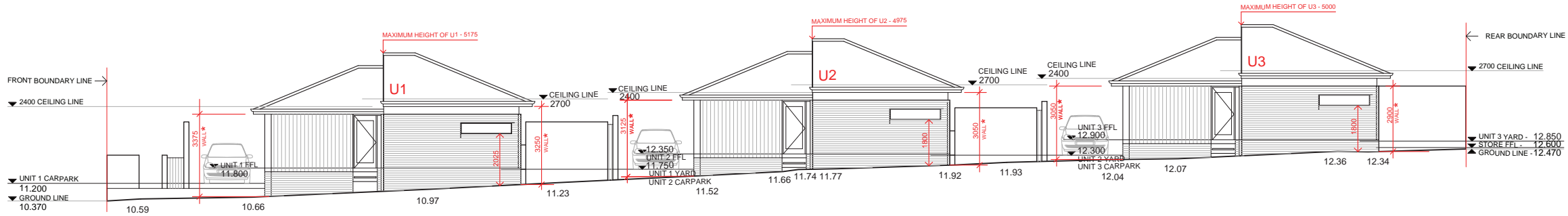


REVISION B: 22.01.20
- NORTH POINT ADDED TO DRAWING
- SET BACK DIMENSIONS ADDED TO DRAWING FROM SK05
- NEW SET BACK DIMENSION ADDED TO FRONT
- UNIT IDENTIFICATION REFERENCE NUMBER ADDED
- BUILDING SET OUT LINES 1 + 2 ADDED

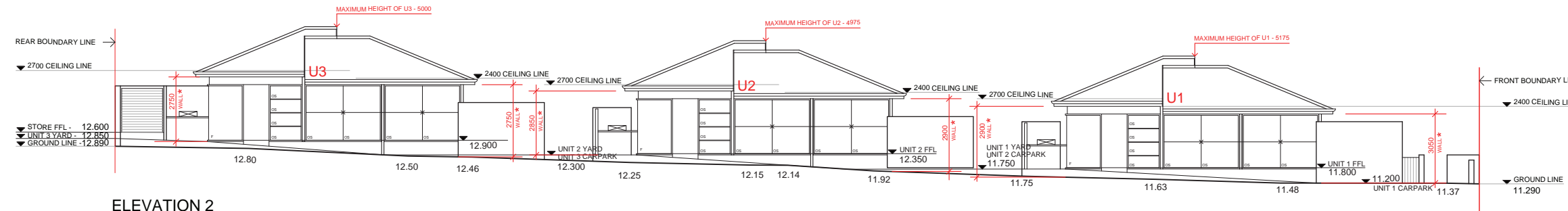
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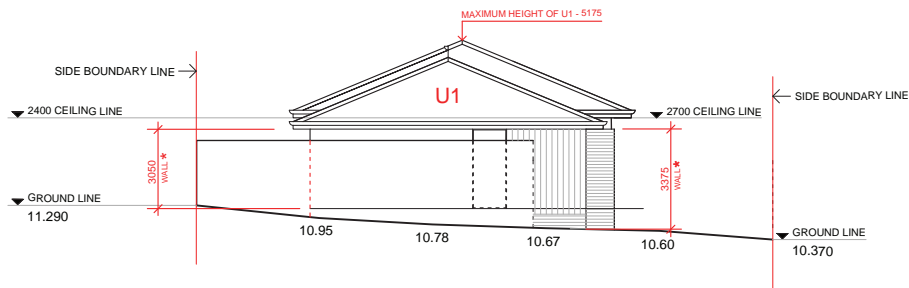
DESIGNED: MD | DRAWN: MD + AD | REVISION
CHECKED: MD | DATE: JAN 2020 | **B**



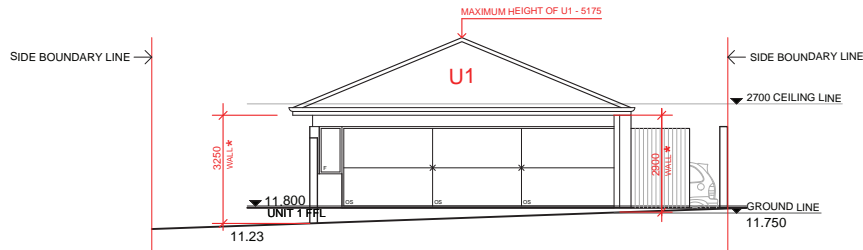
ELEVATION 1



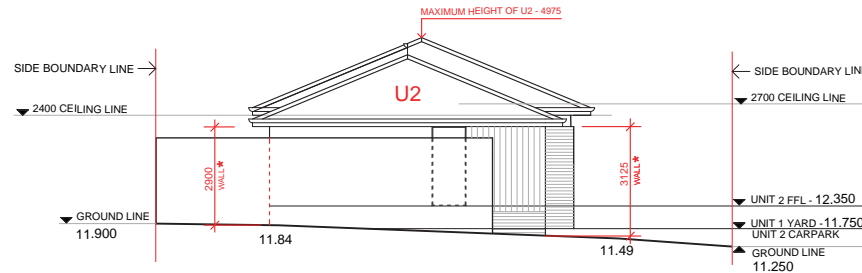
ELEVATION 2



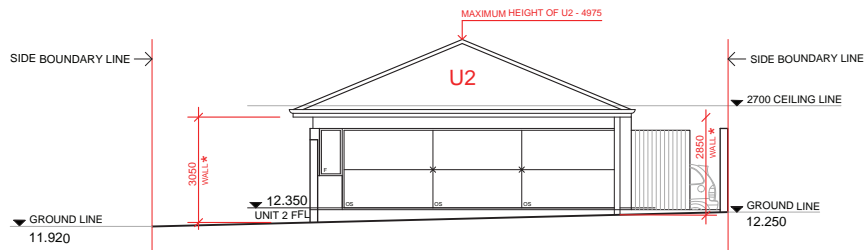
ELEVATION 3



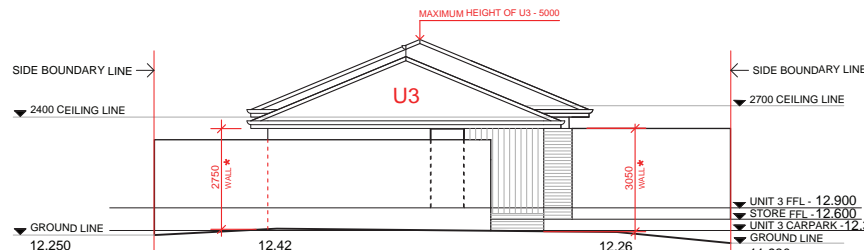
ELEVATION 4



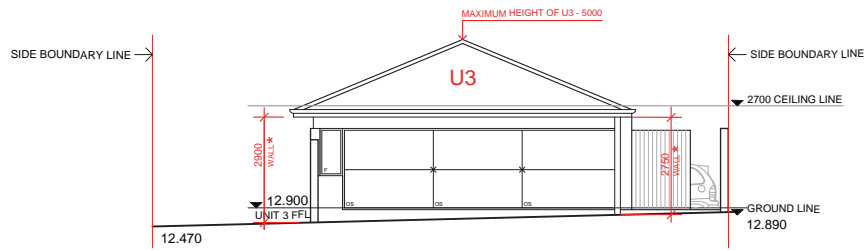
ELEVATION 5



ELEVATION 6



ELEVATION 7



ELEVATION 8

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018

PROPOSED ELEVATIONS

SK07

SCALE: 1:200
DATE: MAR 2020

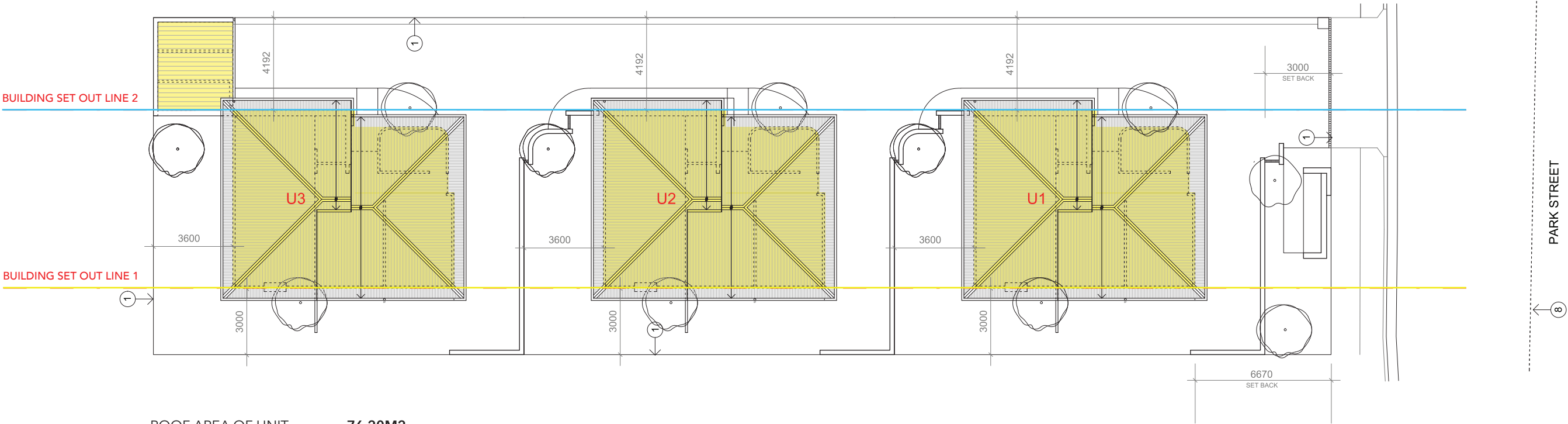
0 1 5 10

REVISION B: 28.01.20
- HEIGHT DIMENSIONS ADDED TO ALL ELEVATIONS
- BOUNDARY LINES HAVE BEEN ADDED TO ALL ELEVATIONS
- BUILDING ENVELOPE DIAGRAM ADDED, REFER DRAWING SK16
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED
- KITCHEN WINDOW SILL HEIGHTS (ABOVE SHARED DRIVEWAY LEVEL) ADDED
REVISION C: 27.02.20
- MAXIMUM HEIGHTS OF UNITS ADDED

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CHECKED: MD | DATE: MAR 2020 | **C**

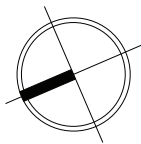


ROOF AREA OF UNIT = 76.20M2
X3 = 228.60M2

AREA OF STORAGE UNIT = 15.5M2
SITE AREA = 814M2

TOTAL SITE COVERAGE = 244.10M2
= 29.98% OF TOTAL SITE

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



SITE COVERAGE PLAN

SK08

SCALE: 1:200
DATE: MAR 2020

0 1 5 10

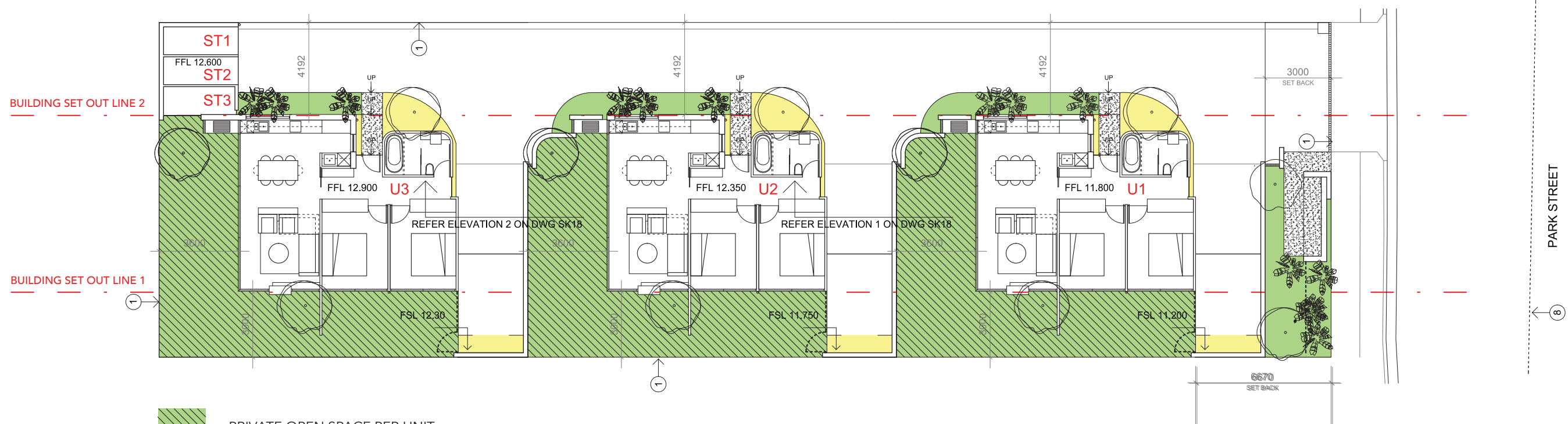
REVISION B: 22.01.20
- NORTH POINT ADDED TO DRAWING
- SET BACK DIMENSIONS ADDED TO DRAWING FROM SK05
- NEW SET BACK DIMENSION ADDED TO FRONT
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED
- BUILDING SET OUT LINES 1 + 2 ADDED

REVISION C: 24.03.20
- COLOUR HIGHLIGHTS ADDED TO BUILDING SET OUT LINES 1 + 2
- ROOFED AREAS AND SITE COVERAGE RECALCULATED TO EXCLUDE EAVES

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PRIVATE OPEN SPACE PER UNIT

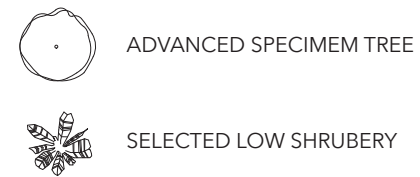
UNIT 1 = 65.5M²
UNIT 2 = 65.5M²
UNIT 3 = 68.8M²

TOTAL = 199.80M²

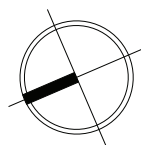
GENERAL LANDSCAPED AREAS
TOTAL = 77.90M²

TOTAL LANDSCAPED SPACE = 277.70M²
= 34.10% OF TOTAL SITE

LEGEND



PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



PRIVATE OPEN SPACE + LANDSCAPING CONCEPT PLAN

SK09

SCALE: 1:200
DATE: JAN 2020

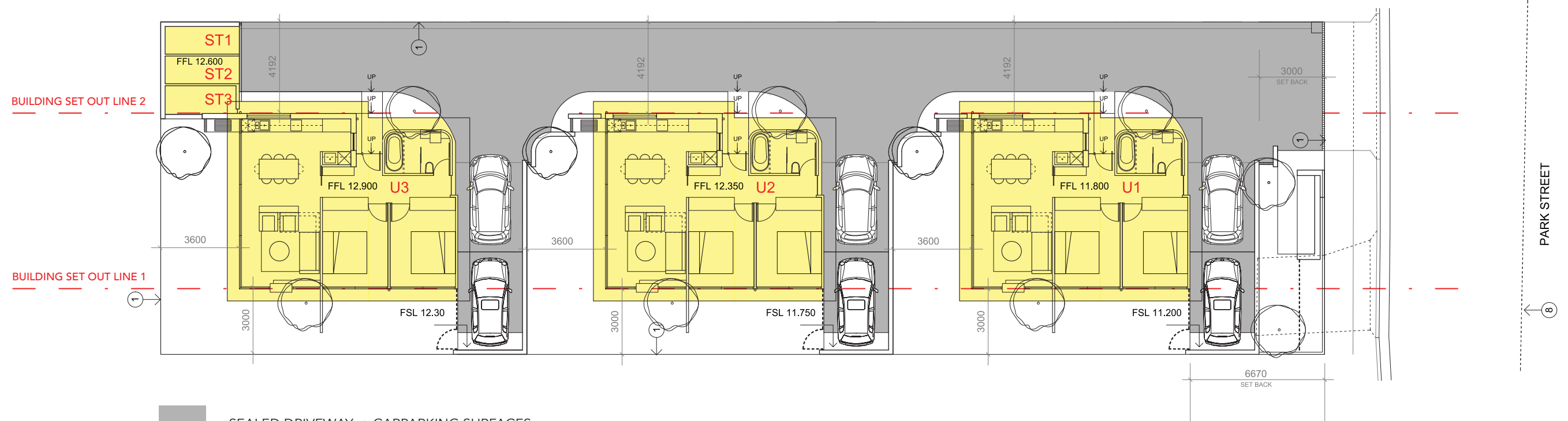
0 1 5 10

REVISION B: 22.01.20
- NORTH POINT ADDED TO DRAWING
- NEW SET BACK DIMENSION ADDED TO FRONT
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED
- BUILDING SET OUT LINES 1 + 2 ADDED

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DESIGNED: MD | DRAWN: MD + AD | REVISION
CHECKED: MD | DATE: JAN 2020 | **B**



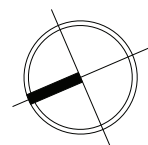
SEALED DRIVEWAY + CARPARKING SURFACES
TOTAL = **265.40M2**

ROOF SURFACES
TOTAL = **308.90M2**

TOTAL OF IMPERVIOUS HARD SURFACES = **574.30M2**
= **70.55% OF TOTAL SITE**

LANDSCAPING / PERVIOUS SURFACES

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



IMPERVIOUS SURFACES PLAN

SK10

SCALE: 1:200
DATE: JAN 2020

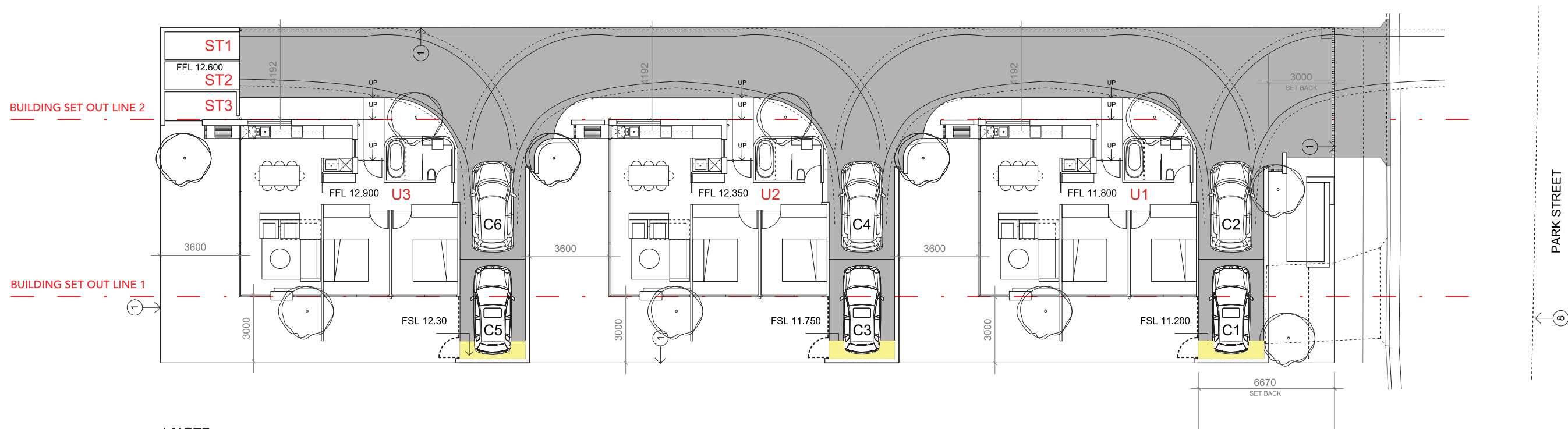
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REVISION B: 22.01.20
- NORTH POINT ADDED TO DRAWING
- SET BACK DIMENSIONS ADDED TO DRAWING FROM SK05
- NEW SET BACK DIMENSION ADDED TO FRONT
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED
- BUILDING SET OUT LINES 1 + 2 ADDED

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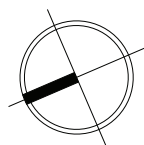
DESIGNED: MD | DRAWN: MD + AD | REVISION
CHECKED: MD | DATE: JAN 2020 | **B**



*** NOTE:**

ALL TURNING PATHS ILLUSTRATED ARE IN ACCORDANCE WITH AS 2890.1 : 2004

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



CARPARKING + VEHICLE MANOEUVRING PLAN

SK11

SCALE: 1:200
DATE: JAN 2020

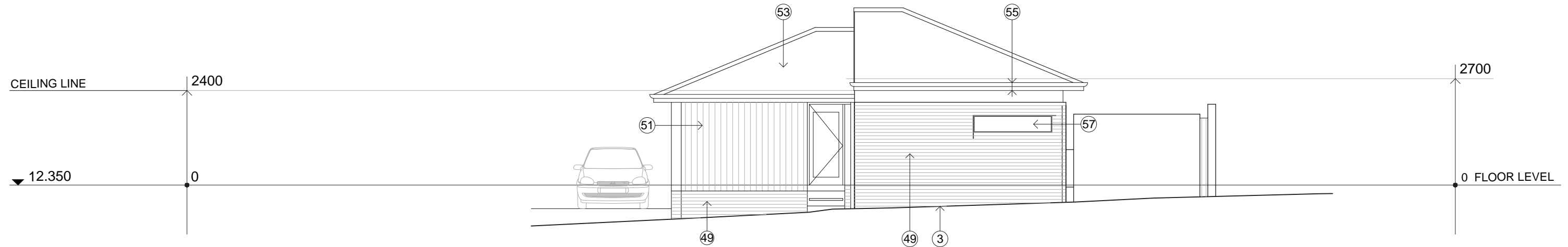
0 1 5 10

REVISION B: 22.01.20
- NORTH POINT ADDED TO DRAWING
- SET BACK DIMENSIONS ADDED TO DRAWING FROM SK05
- NEW SET BACK DIMENSION ADDED TO FRONT
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED
- BUILDING SET OUT LINES 1 + 2 ADDED

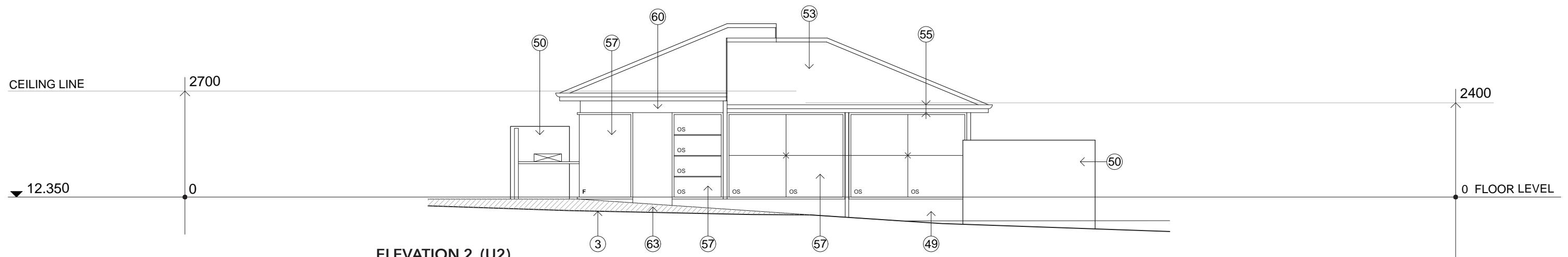
markdruryarchitect

p 0418 124 618
e mark@markdruryarchitect.com.au

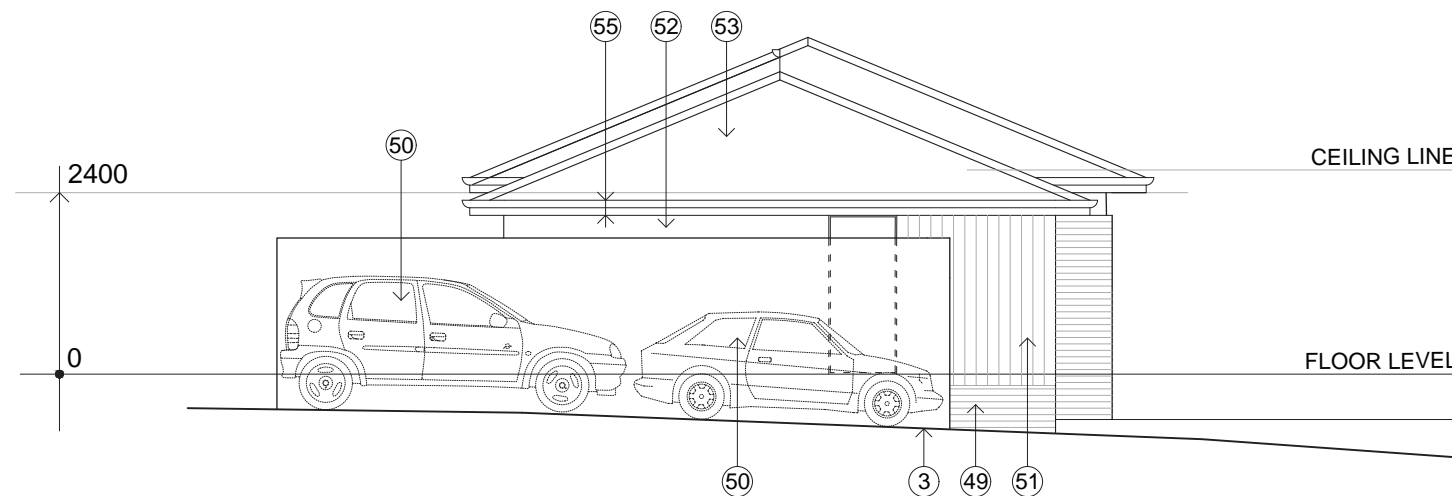
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CHECKED: MD | DATE: JAN 2020 | **B**



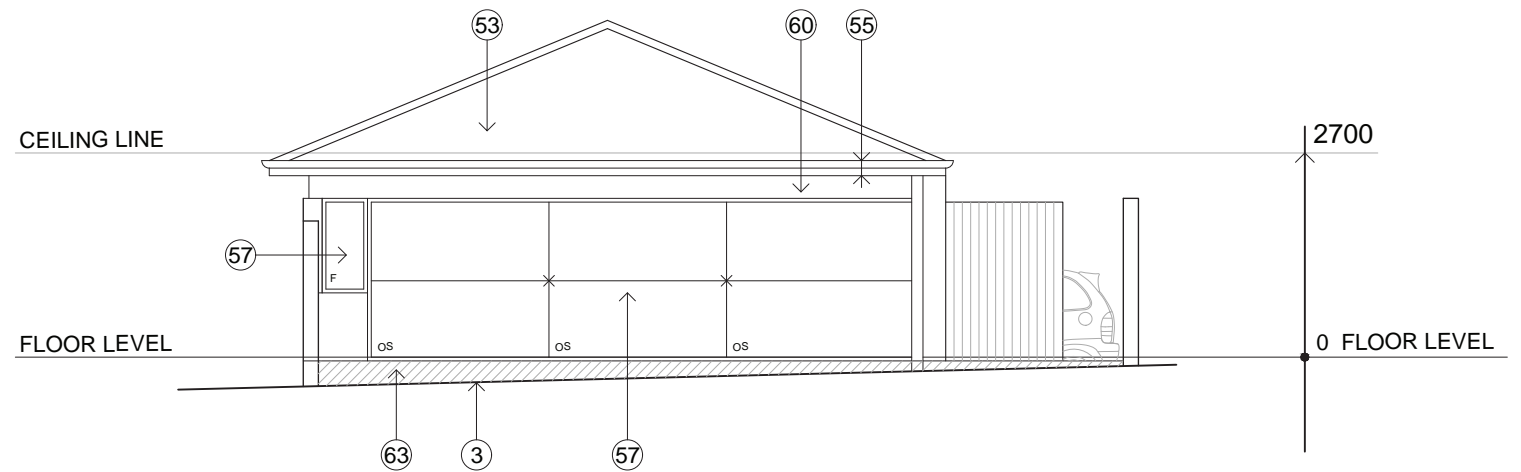
ELEVATION 1 (U2)



ELEVATION 2 (U2)



ELEVATION 5 (U2)



ELEVATION 6 (U2)

* NOTE:
FOR FURTHER SPECIFIC DETAILS ON ELEVATIONS
FOR ALL UNITS (IN PARTICULAR WALL HEIGHTS
ABOVE THE NATURAL GROUND LEVEL) REFER TO
DRAWING SK07

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018

PROPOSED ELEVATIONS - UNIT U2 (TYPICAL ALSO FOR UNITS U1 + U3)

SK13

SCALE: 1:100
DATE: JAN 2020

0 5000

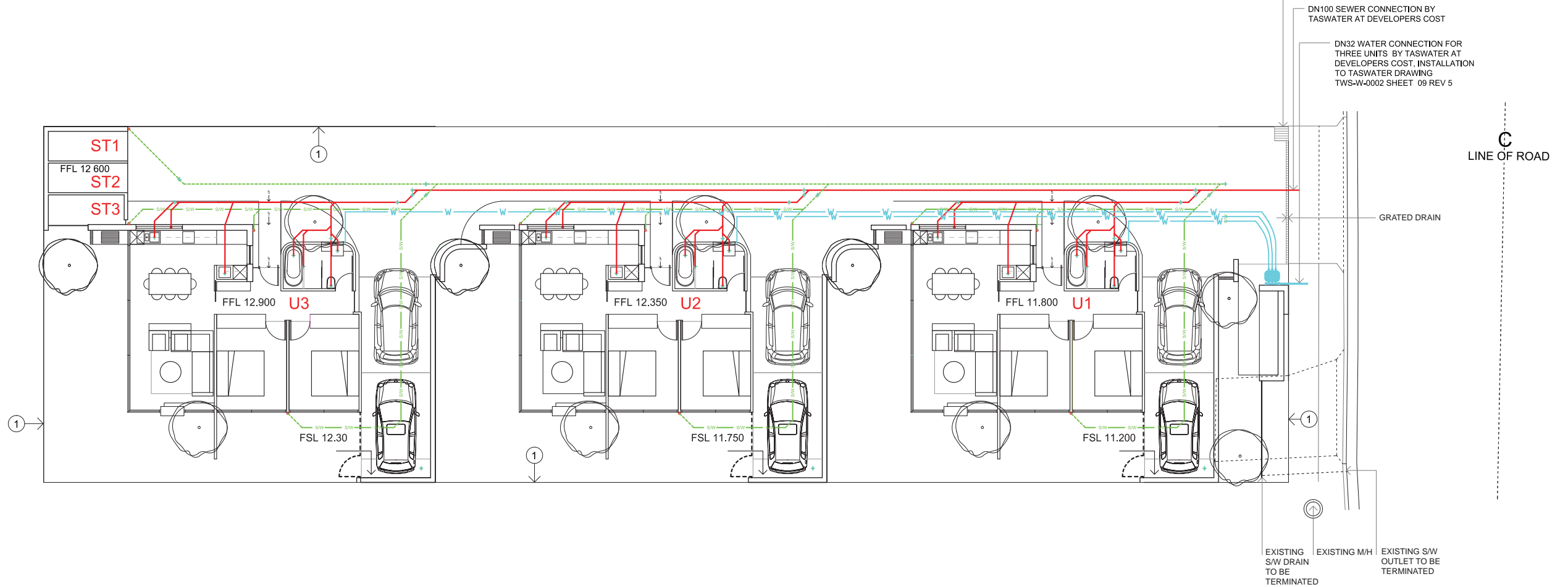
REVISION B: 28.01.20
- REFER TO DRAWING SK07 FOR SPECIFIC RETAILS OF ALL ELEVATIONS
FOR ALL UNITS

markdruryarchitect

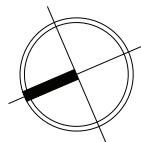
p 0418 124 618
e mark@markdruryarchitect.com.au

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CHECKED: MD | DATE: JAN 2020 | **B**

<ul style="list-style-type: none"> ● 9.600 ex ● 9.500 ● 9.800 	<p>Existing surface level (surveyed)</p> <p>Existing surface level (interpolated)</p> <p>Proposed bulk earthworks level</p> <p>Proposed finished surface level</p>
	Existing water supply external to building
	Proposed water supply external to building
	Existing fire supply
	Proposed fire supply
	Existing sewer drain
	Proposed sewer drain
	Proposed sewer drain (greasy waste)
	Proposed sewer drain (trade waste)
	Existing stormwater drain
	Proposed stormwater drain
	Proposed stormwater (larger)
	Proposed DN100 ag. drain and geofabric sock
	Proposed cold water supply internal to building
	Proposed hot water supply
	Proposed hot water supply (flow)
	Proposed hot water supply (return)
	Proposed tempered water supply
	Proposed pumped rising main
	Proposed concrete construction joint
	Proposed concrete key joint
	Proposed concrete sawn joint
	Proposed sediment fence
	Thermostatic mixing valve



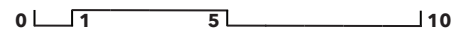
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



CONCEPT DRAINAGE DESIGN PLAN

SK14

SCALE: 1:200
DATE: JAN 2020

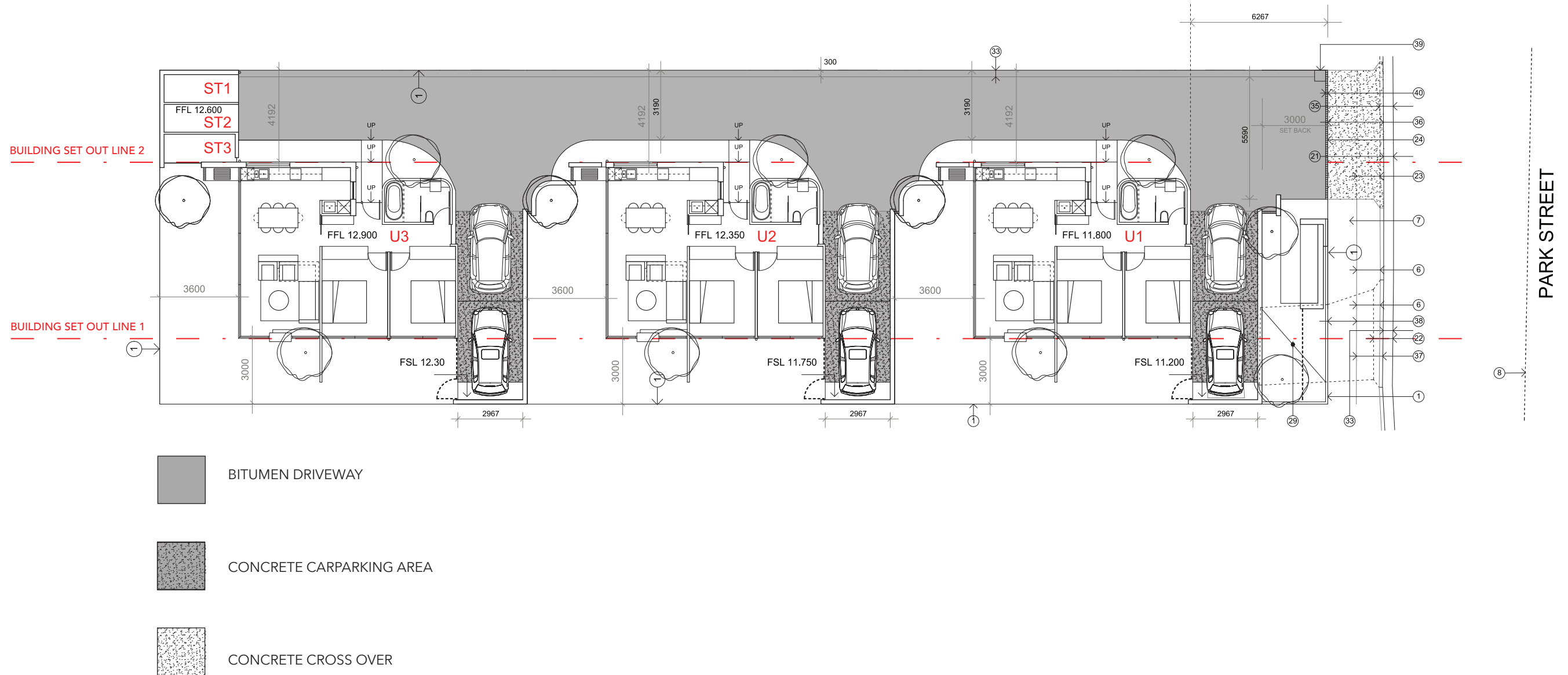


REVISION B: 22.01.20
- NORTH POINT ADDED TO DRAWING

mark**drury**architect

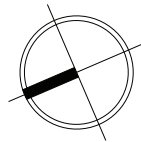
p 0418 124 618
e mark@markdruryarchitect.com.au

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CHECKED: MD | DATE: JAN 2020



* NOTE: REFER TO DRAWING SK11 FOR CARPARKING + MANEUVERING PLAN

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



CONCEPT DRIVEWAY DESIGN PLAN

SK15

SCALE: 1:200
DATE: JAN 2020

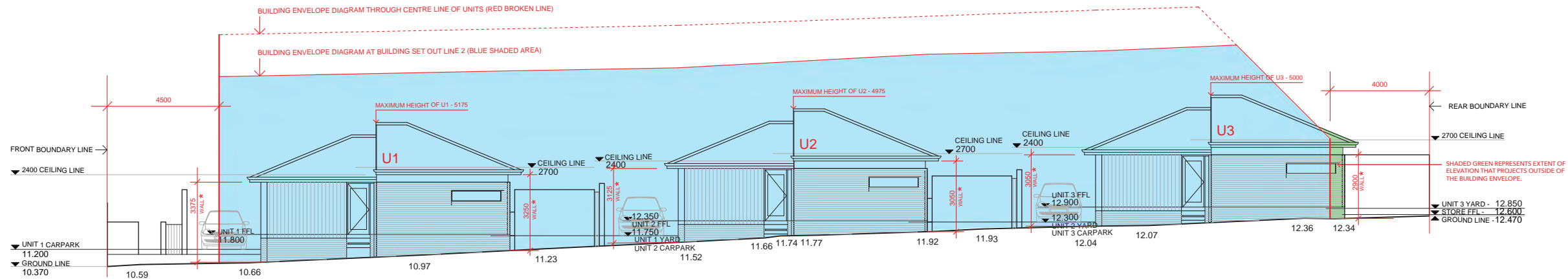
0 1 5 10

REVISION B: 28.01.20
- NORTH POINT ADDED TO DRAWING
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED
- BUILDING SET OUT LINES 1 + 2 ADDED

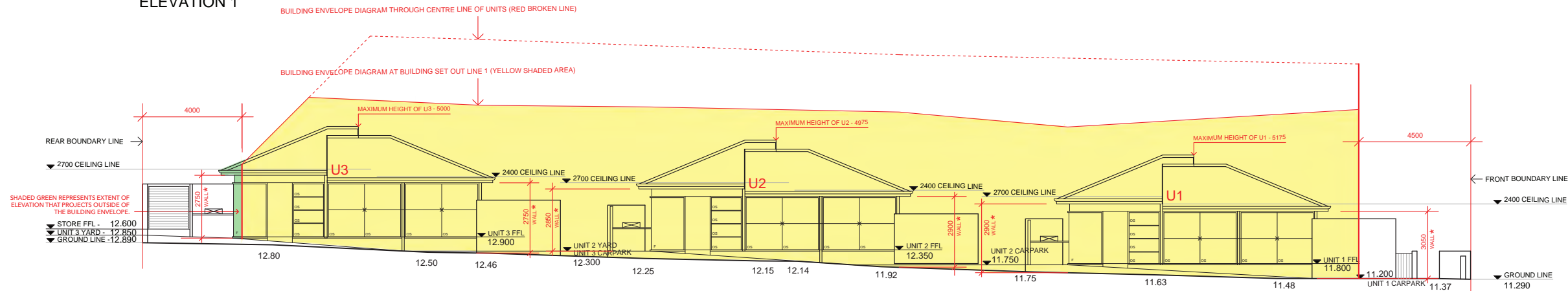
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e mark@markdruryarchitect.com.au

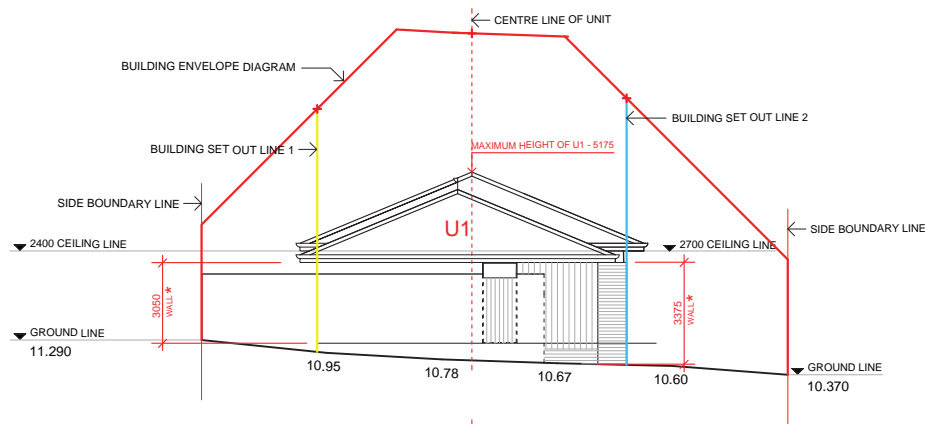
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CHECKED: MD | DATE: JAN 2020 **B**



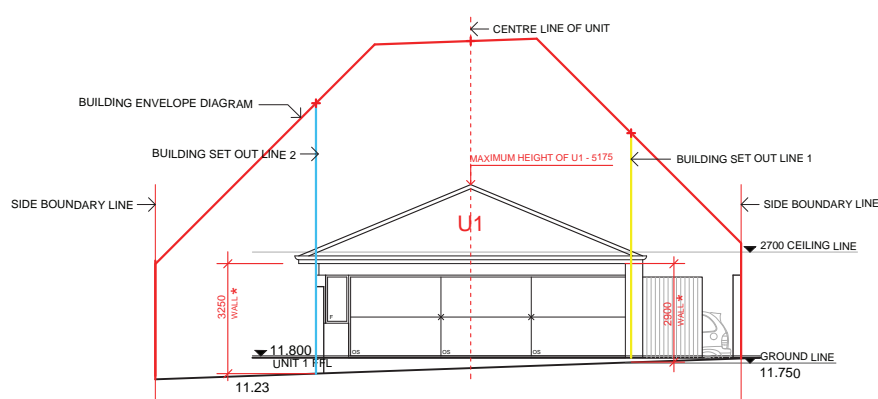
ELEVATION 1



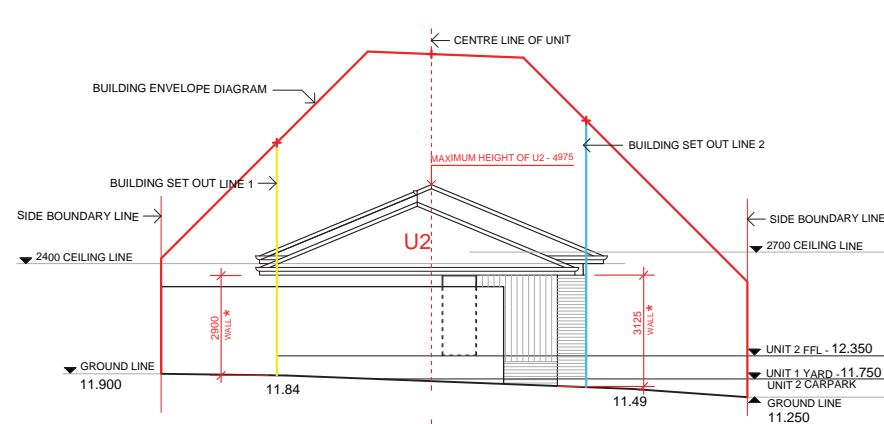
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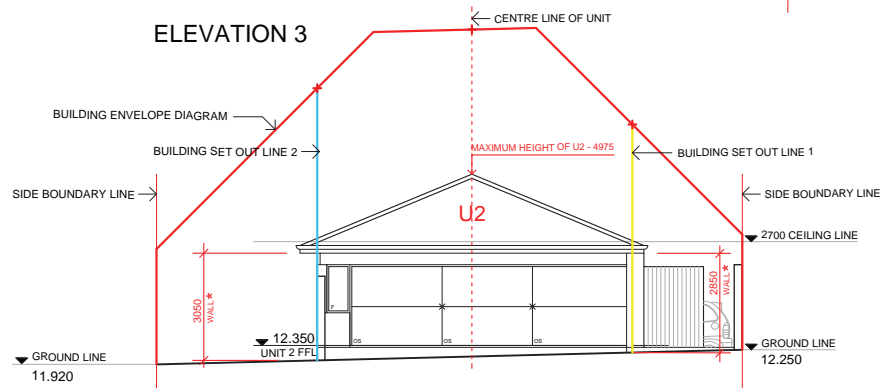
ELEVATION 3



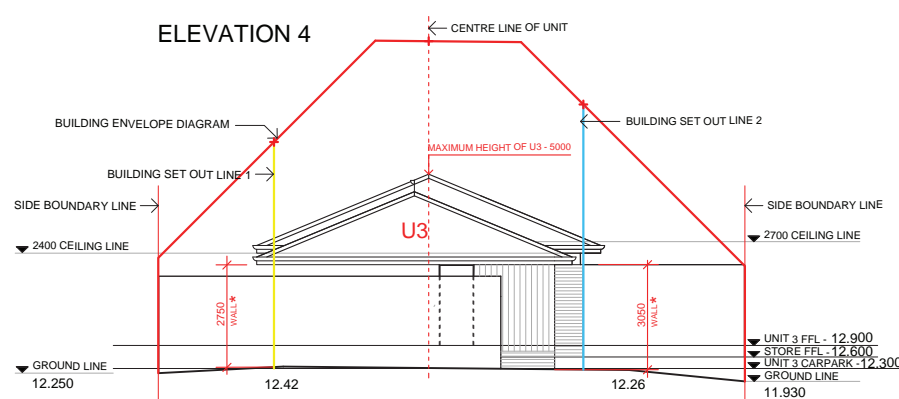
ELEVATION 4



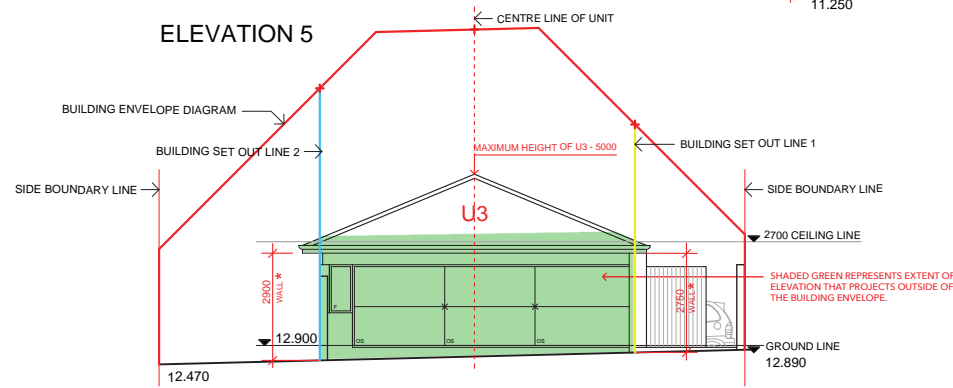
ELEVATION 5



ELEVATION 6



ELEVATION 7



ELEVATION 8

*REFER TO DRAWINGS: SK05, SK08 + SK15 FOR PLAN VIEW LOCATIONS OF BUILDING SET OUT LINES 1 + 2 AND CENTRE LINE OF UNITS

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018

BUILDING ENVELOPE DIAGRAMS

SK16

SCALE: 1:200
DATE: MAR 2020

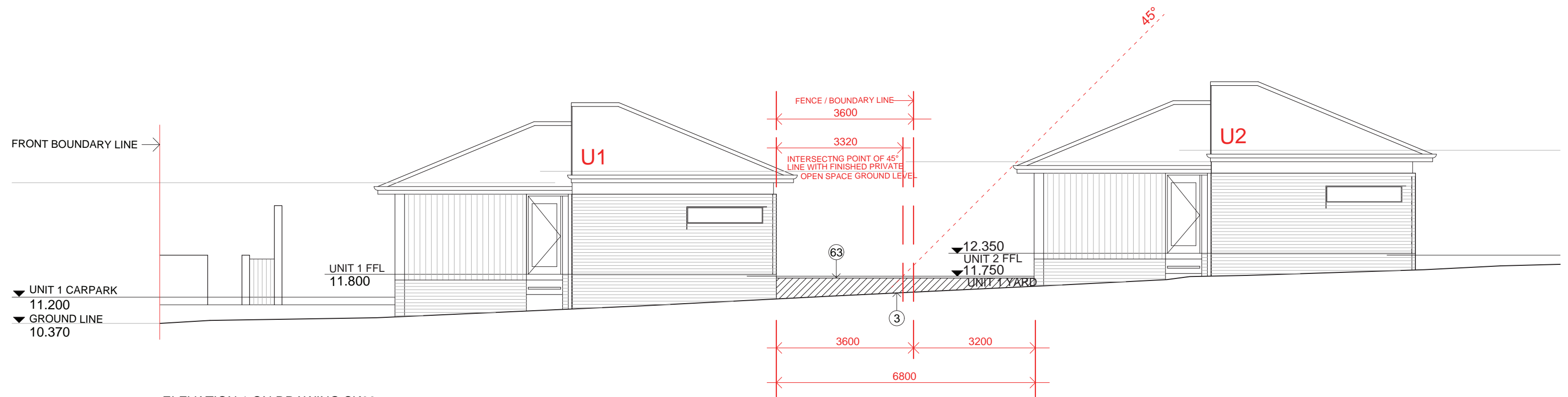
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REVISION B: 28.01.20
- HEIGHT DIMENSIONS ADDED TO ALL ELEVATIONS
- BOUNDARY LINES HAVE BEEN ADDED TO ALL ELEVATIONS
- BUILDING ENVELOPE DIAGRAM ADDED TO ALL ELEVATIONS
- UNIT IDENTIFICATION REFERENCE NUMBERS ADDED
REVISION C: 27.02.20
- BUILDING ENVELOPE AT REAR OF PROPERTY AMENDED
- MAXIMUM HEIGHT OF UNITS ADDED
REVISION D: 24.03.20
- COLOUR HIGHLIGHTS ADDED TO BUILDING ENVELOPE DIAGRAM AND BUILDING SET OUT LINES 1 + 2

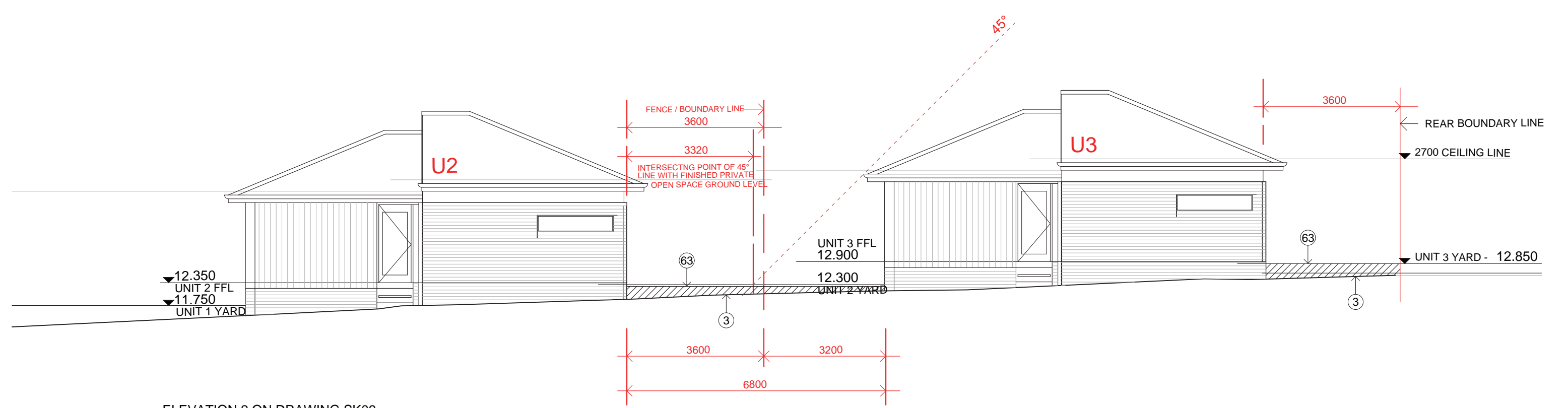
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e mark@markdruryarchitect.com.au

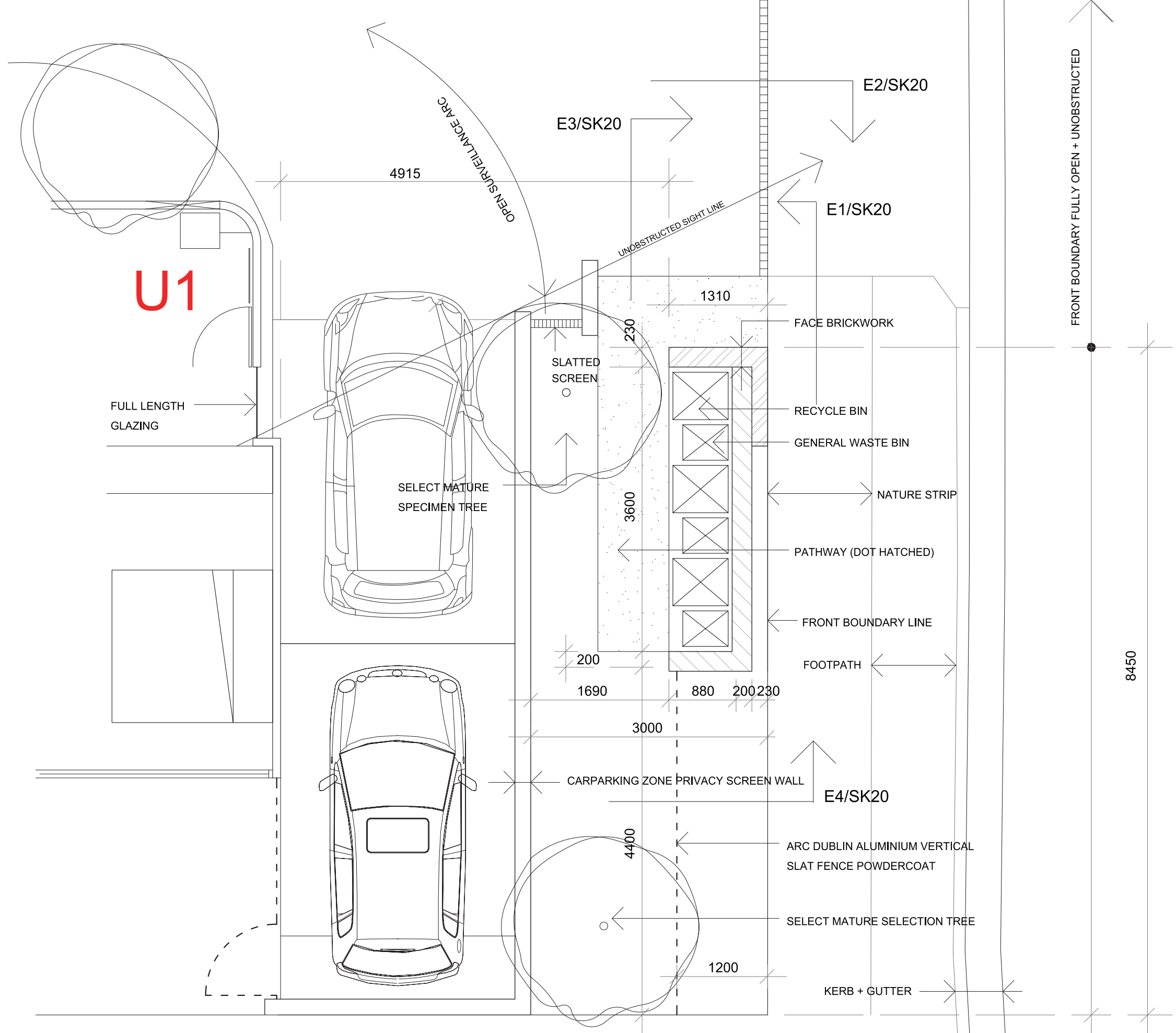
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CHECKED: MD | DATE: MAR 2020 | **D**



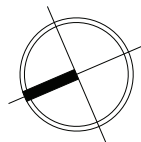
ELEVATION 1 ON DRAWING SK09



ELEVATION 2 ON DRAWING SK09



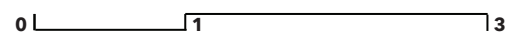
PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018



FRONT FENCING + WASTE STORAGE AREA PLAN

SK19

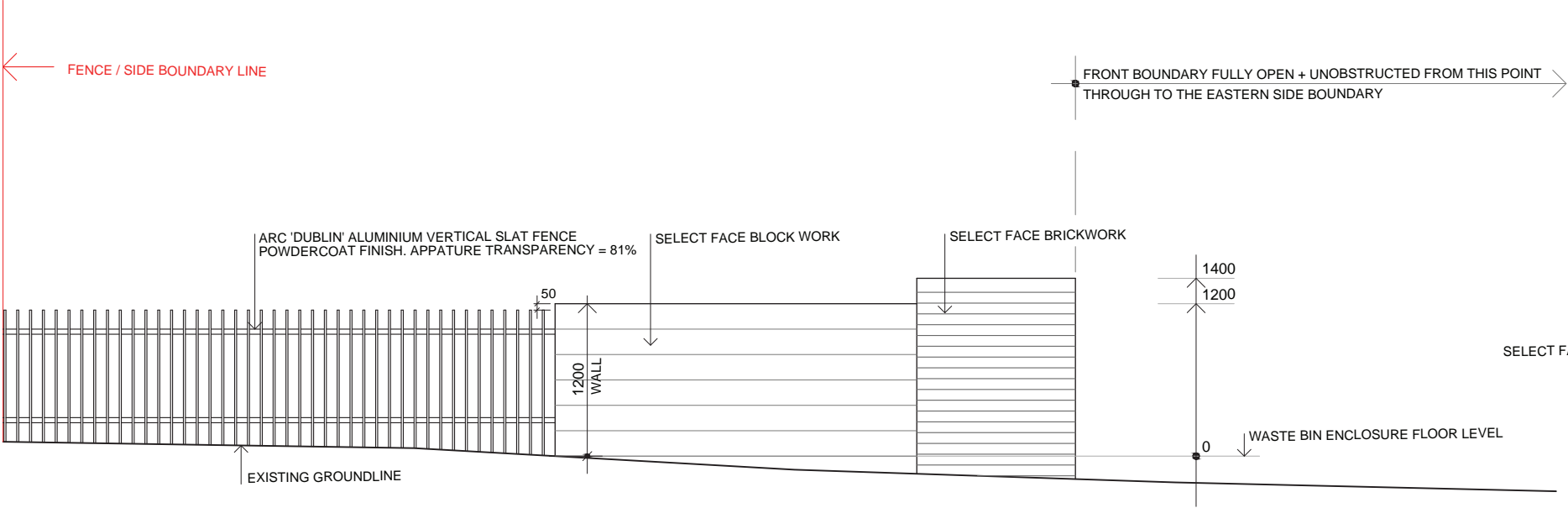
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DATE: JAN 2020



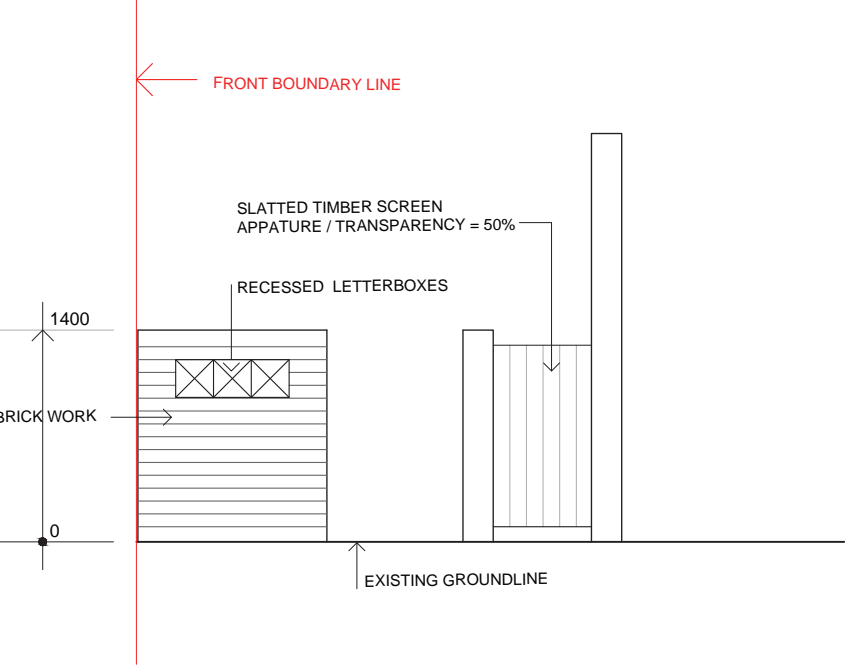
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e mark@markdruryarchitect.com.au

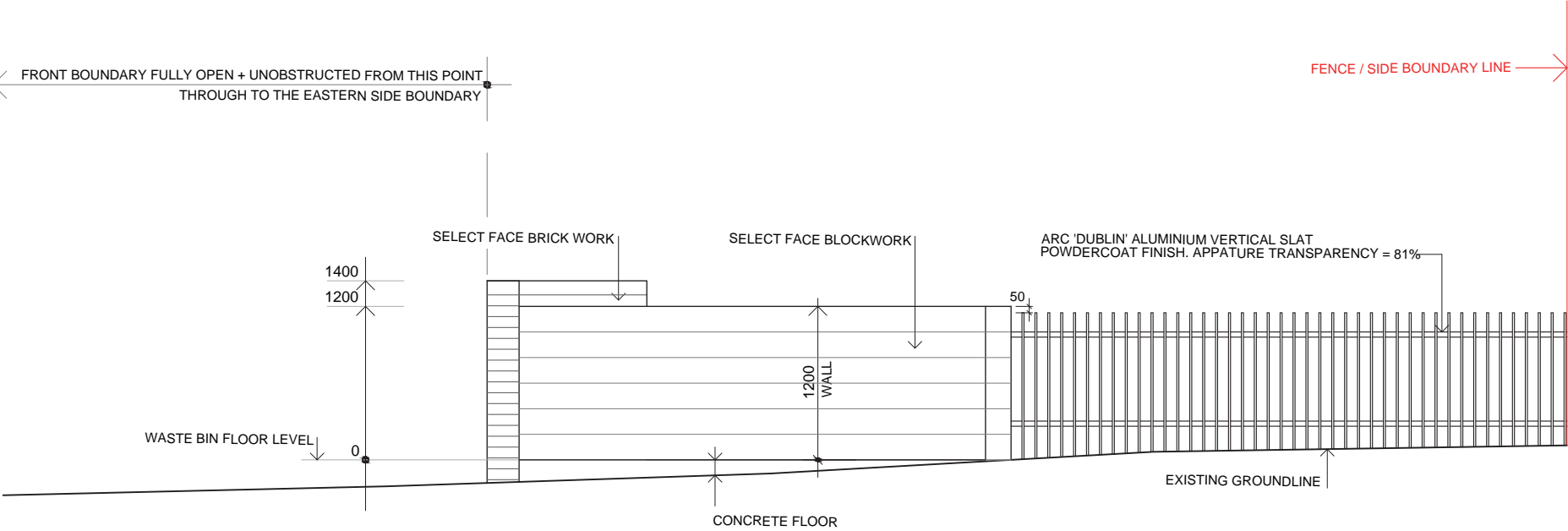
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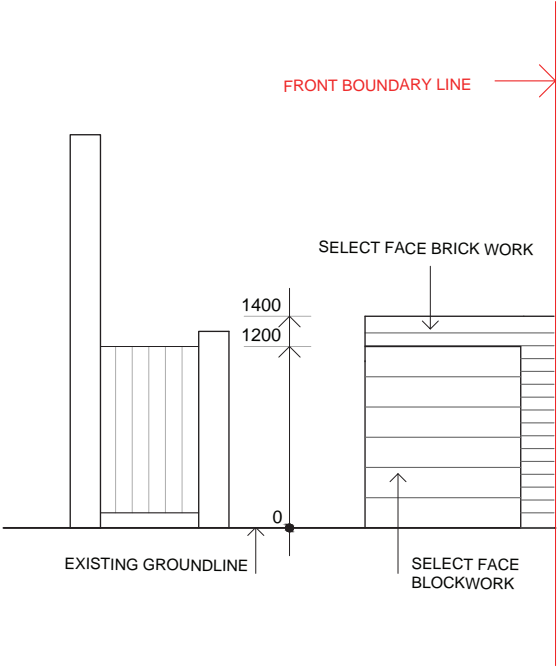
ELEVATION 01 / SK19



ELEVATION 02 / SK19



ELEVATION 03 / SK19



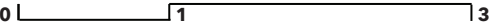
ELEVATION 04 / SK19

PROJECT:
PARK ST | 12 PARK STREET, BELLERIVE TAS 7018

FRONT FENCING + WASTE STORAGE AREA ELEVATIONS

SK20

SCALE: 1:50
DATE: JAN 2020



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e mark@markdruryarchitect.com.au

DESIGNED: MD | DRAWN: MD + AD
CHECKED: MD | DATE: JAN 2020

REVISION
B

12 PARK STREET, BELLERIVE



Photo 1: Site viewed from Park Street, viewed looking northeast towards the existing dwelling on the subject property.



Photo 2: Site of proposed development viewed from adjacent the intersection of Derwent and Park Streets, looking northwest towards the site.



Photo 3: Site of proposed development viewed from Park Street looking northeast towards the existing dwelling on the subject property.

11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2020/007774 – 5 KENT STREET, LINDISFARNE - ADDITION TO DWELLING**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an addition to Dwelling at 5 Kent Street, Lindisfarne.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42-day period which has been extended until 12 June 2020.

CONSULTATION

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

- overshadowing;
- loss of privacy; and
- visual impact.

RECOMMENDATION:

A. That the Development Application for addition to Dwelling at 5 Kent Street, Lindisfarne (CI Ref PDPLANPMTD-2020/007774) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

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

DEVELOPMENT APPLICATION PDPLANPMTD-2020/007774 - 5 KENT STREET, LINDISFARNE - ADDITION TO DWELLING /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zones; and
- Section E6.0 – Parking and Access 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 an 696m² allotment located at the northern end of Kent Street. The site is developed with a modern single dwelling fronting Kent Street. The site is relatively northward sloping.

The site is adjoined by single dwellings to the south-west, north-east and north-west.

3.2. The Proposal

The proposal is to construct a dwelling addition encompassing a living area, a fourth bedroom with an ensuite and a deck. The total floor area for the proposed dwelling addition would be 99.85m². The dwelling addition will be contained in the northern side of the existing dwelling. The existing deck will be removed to make way for the proposed development.

The proposed addition would be setback 21m from the primary frontage, 3.2m from the south-western boundary, 2.2m from the north-eastern boundary and 5.6m from the rear boundary.

The proposed dwelling addition would be 7m at its highest point above the natural ground level.

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

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

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

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

References to these principles are contained in the discussion below.

4.2. Compliance with Zone and Codes

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

General Residential Zone

- **Clause 10.4.2 A3** as the proposal requires a variation to the building envelope standards as part of the proposed dwelling addition extends out of the building envelope.

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

Performance Criteria	Proposal
<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p>	<p>The proposed outbuilding is located generally north-east of the dwellings at 9 and 11 Avoca Street.</p> <p>The shadow diagrams provided with the application, which have been checked for accuracy, show that the proposed development will not cause any loss of sunlight to habitable rooms of dwellings at 9 and 11 Avoca Street. The closest habitable room at 11 Avoca Street is located approximately 19m from the proposed addition and at 9 Avoca Street, the closest habitable room, which is a bedroom, is approximately 11m from the proposed addition.</p> <p>Therefore, the proposed outbuilding will not cause any unreasonable loss of amenity through loss of solar access to habitable rooms of dwellings on adjoining lots.</p>
<p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>Overshadowing impacts from the proposed dwelling addition will affect a portion of the backyard private open space at 9 and 11 Avoca Street. Shadow diagrams provided with the application and which have been checked and confirmed to be accurate, show that whilst there will be overshadowing impact onto the adjoining properties to the south-west during the morning, the overshadowing will be well clear of the properties by midday and onwards. Therefore, the proposed dwelling is not considered to result in an unreasonable loss of amenity to the adjoining lots.</p>

(iii) <i>overshadowing of an adjoining vacant lot; or</i>	Not applicable as all adjoining lots are developed.
(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	<p>The proposed development is surrounded by double storey dwellings and this is mainly due to the topography of the area. The proposed development is consistent with the bulk and proportions of dwellings in the area.</p> <p>Due to the topography and height of the proposed dwelling addition, the proposal is visually prominent when viewed from an adjoining lot at 11 Avoca Street. However, the proposed development will be setback 3.2m from the south-western boundary resulting in a 19m visual and physical separation between the proposed addition and the dwelling at 11 Avoca Street. The separation and the compliant height between the dwellings is considered reasonable to ensure that the visual impact on 11 Avoca Street is not unreasonable.</p> <p>The proposed development will have minimal adverse visual impacts when viewed from the adjoining lot at 9 Avoca Street due to the existence of established vegetation which will create a visual buffer between the dwelling on the adjoining lot and the proposed addition.</p> <p>On this basis, it is considered that the proposal will not cause unreasonable loss of amenity by visual impact when viewed from adjoining lots.</p>
(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i>	The dwellings at 11 Avoca Street and 7 Kent Street offer similar side setbacks to the proposed development therefore the proposed separation distances are considered compatible with the separation distances evident in the surrounding area.

5. REPRESENTATION ISSUES

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

5.1. Overshadowing

Concern was raised that the proposed dwelling addition will result in loss of winter sun to the private open space for adjoining lots.

- **Comment**

As discussed in the Assessment section of this Report, the applicant has provided shadow diagrams which have been confirmed for accuracy. The shadow diagrams demonstrate the overshadowing impact that would occur as a result of the proposed development on 21 June as a greatest impact scenario. The shadow diagrams reveal that the proposal would not result in a loss of sunlight of more than three hours on 21 June. The private open space at 11 and 9 Avoca Street will be partially overshadowed in the morning at 9am but would receive adequate solar access for the remainder of the day. Owing to this the proposal impact is considered reasonable.

5.2. Loss of Privacy

Concern was raised that the proposal will have an unreasonable impact upon amenity by overlooking private open space.

- **Comment**

The proposed dwelling addition is 3.2m from the south-western boundary and it meets the acceptable solution under Clause 10.4.6 of the Scheme regarding privacy for dwellings. This issue therefore has no determining weight.

5.3. Visual Impact

Concern was raised that the proposal will result in substantial visual impact when viewed from the adjoining lots.

- **Comment**

As previously discussed in the Assessment section of this report, it is considered that the proposed development meets the relevant performance criteria of Clause 10.4.2 (P3). The visual impact is not considered to be unreasonable taking into consideration the site topography, separation distance between dwellings and also the established vegetation providing a visual buffer between the proposed development and the dwellings on adjoining lots.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

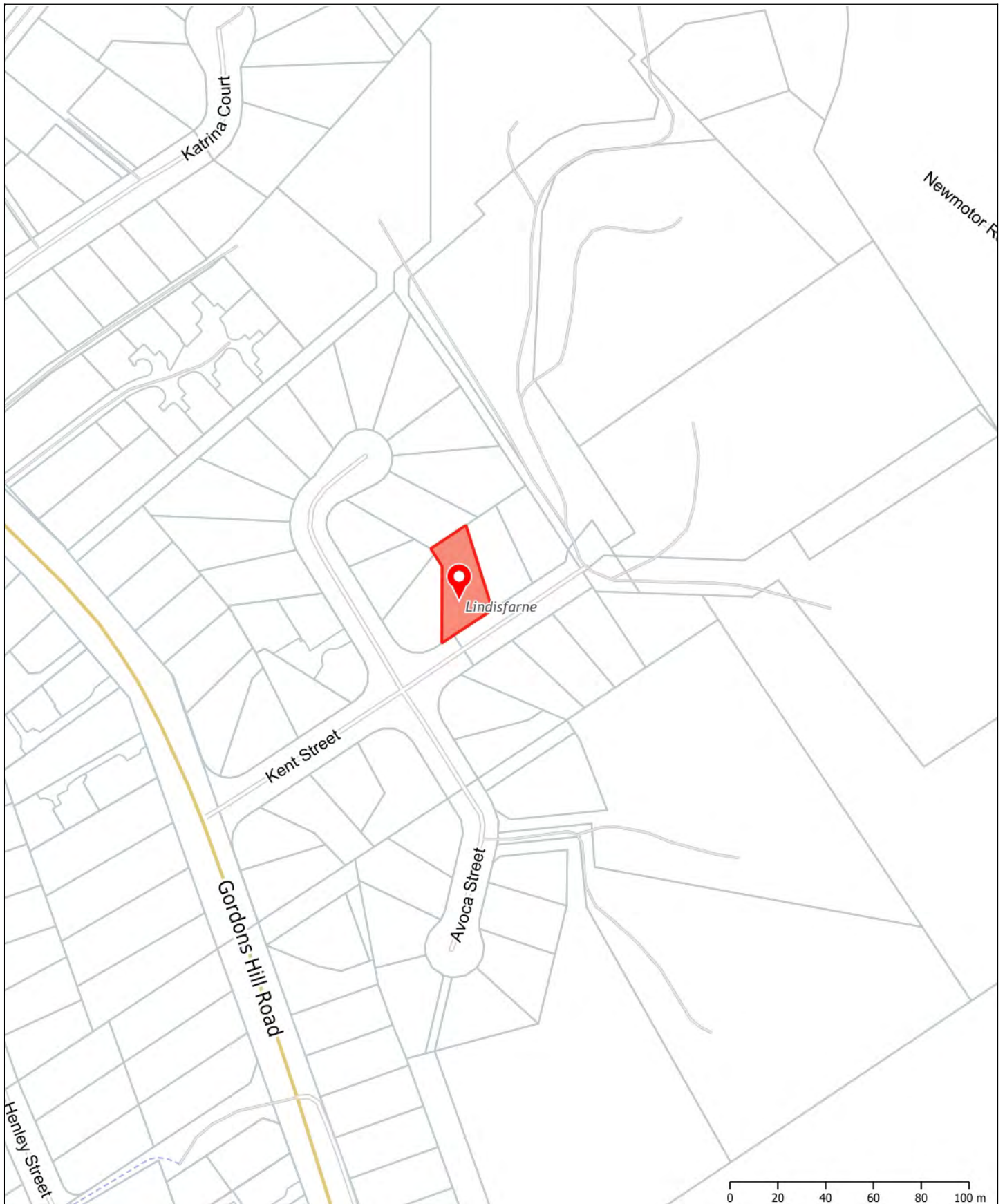
9. CONCLUSION

The proposal is for a dwelling addition at 5 Kent Street, Lindisfarne. The proposal satisfies the relevant requirements of the Scheme and is recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (18)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

ATTACHMENT 1



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

28/05/2020

1:2200



01

TITLE

02

SITE PLAN

03

EXISTING FLOOR / DEMOLITION PLAN

04

EXISTING ELEVATIONS

05

PROPOSED FLOOR

06

PROPOSED ELEVATIONS

07

PROPOSED ELEVATIONS

08

SECTION A

09

DETAILS

10

FLOOR FRAMING PLAN

11

ROOF FRAMING PLAN

12

ROOF PLAN

13

BRACING PLAN

14

MECHANICAL & ELECTRICAL PLAN

15

DRAINAGE PLAN

16

BRACING & TIE DOWN NOTES

17

HEALTH & SAFETY DESIGN NOTES

SPECIFICATION

TOTAL LAND AREA:	695m ²
PROPOSED HOUSE AREA:	180m ²
EXISTING HOUSE AREA:	124m ²
TOTAL SITE COVERAGE:	207m ²
PLOT RATIO:	29.7%

PLANNING APPLICATION

LIGHTING CALCULATION
MAXIMUM WATTS FOR HABITABLE FLOOR AREA = 970w TOTAL (5 W/m2)
MAXIMUM WATTS FOR DECK = 177w TOTAL (4W/m2)



DALLAS WILSON DESIGN DRAFTING
CC2083T


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E dallaswilson@netspace.net.au
CC 2083T

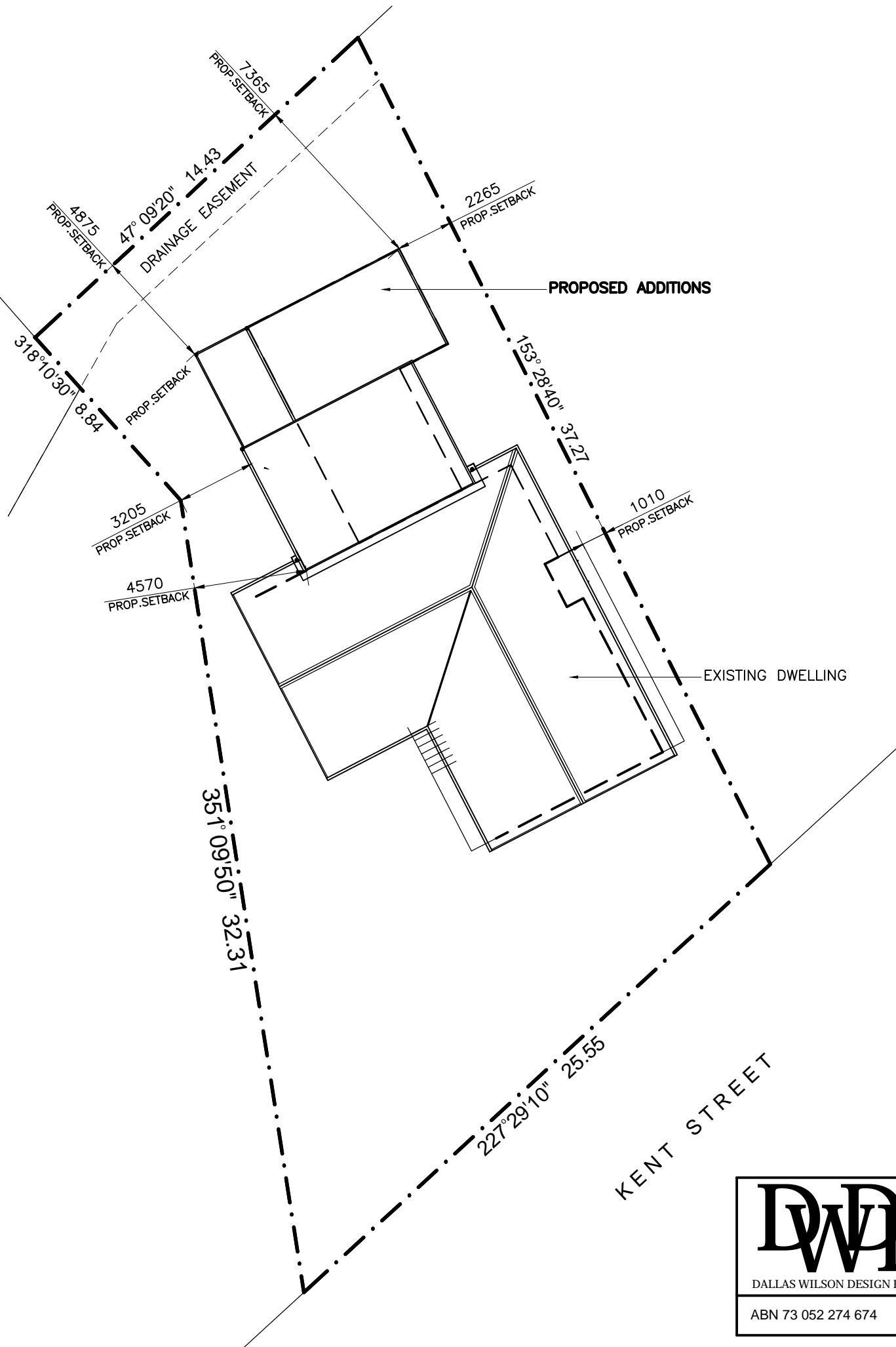
ALAN KIRK
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 DALLAS WILSON DESIGN DRAFTING	SCALE: N/A	PAGE 1 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
	DESIGNED: DALLAS WILSON	DRAWN: DW, DB,	
	DATE: 04/02/20	DWG No: SHAN-L-01	
ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009			

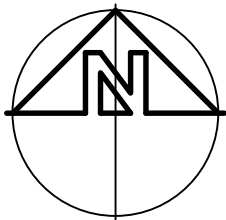


TOTAL LAND AREA: 697m²
PROPOSED HOUSE AREA: 238.0m²
(INCLUDING DECKS & CARPORT)
EXISTING HOUSE AREA: 138.15m²
TOTAL SITE COVERAGE: 193.71m²
PLOT RATIO: 27.83%


LEVEL DATUM ARBITRARY
ALL BOUNDARIES & ADJACENT OFFSETS
ARE SUBJECT TO ON-SITE CONFIRMATION
BY A LICENCED SURVEYOR

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS AND ANY BY-LAWS
THAT MAY APPLY.
CONTRACTORS TO CONFIRM WITH DESIGNER ALL
AREAS & DIMENSIONS & LEVELS PRIOR TO
COMMENCING ANY WORK.
THESE PLANS HAVE BEEN PREPARED FOR THE
PURPOSE OF OBTAINING APPROVAL FROM THE
RELEVANT AUTHORITIES AND ARE SUBJECT TO THAT
APPROVAL.
DO NOT SCALE.
SMOKE ALARMS ARE TO BE INSTALLED IN
ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL GLAZING TO COMPLY WITH AUSTRALIAN
STANDARDS. A.S.1288
STAIRS ARE TO CONFORM TO THE B.C.A..
ALL EXTERNAL DOORS & WINDOWS
TO COMPLY WITH BCA 3.12.3.3

REV	DATE	DETAIL
-	-	-

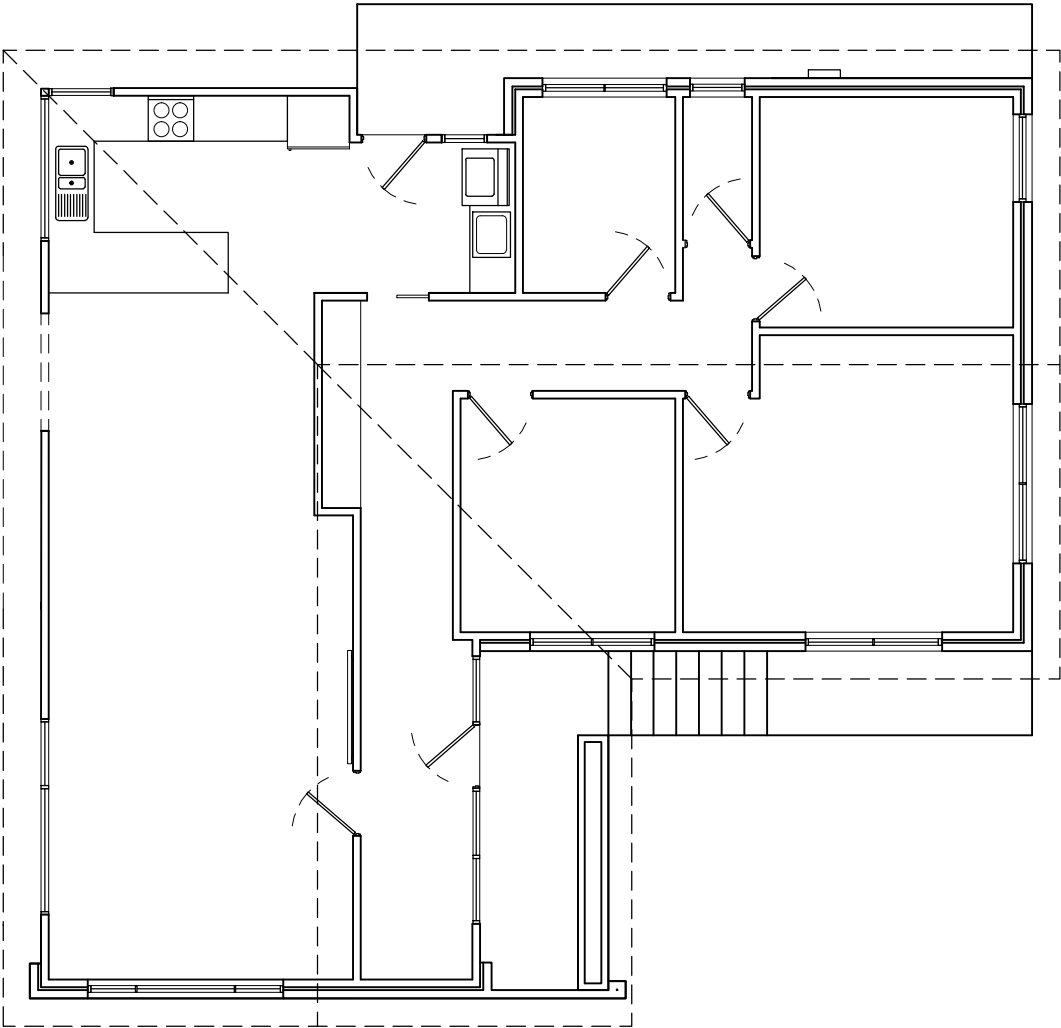


SITE PLAN
1:200

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:200	PAGE 2 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
	DESIGNED: DALLAS WILSON	DRAWN: DW, DB,	
	DATE: 04/02/20	DWG No: SHAN-L-01	
ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009			


DEMOLITION LEGEND

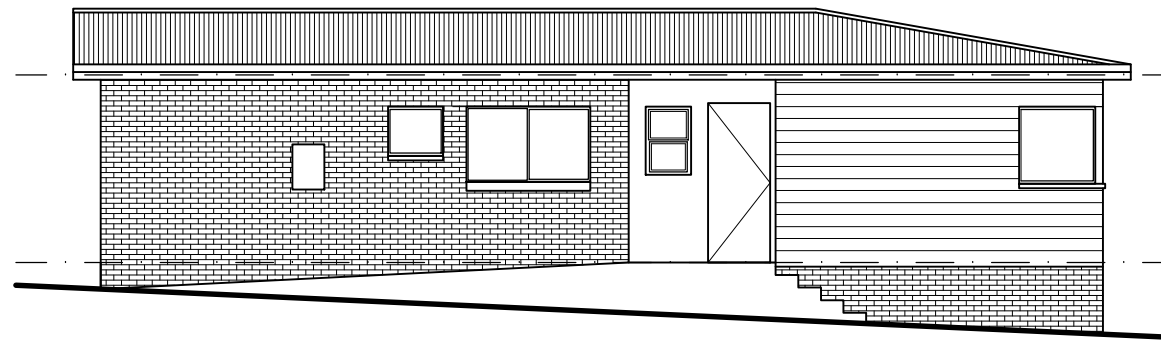
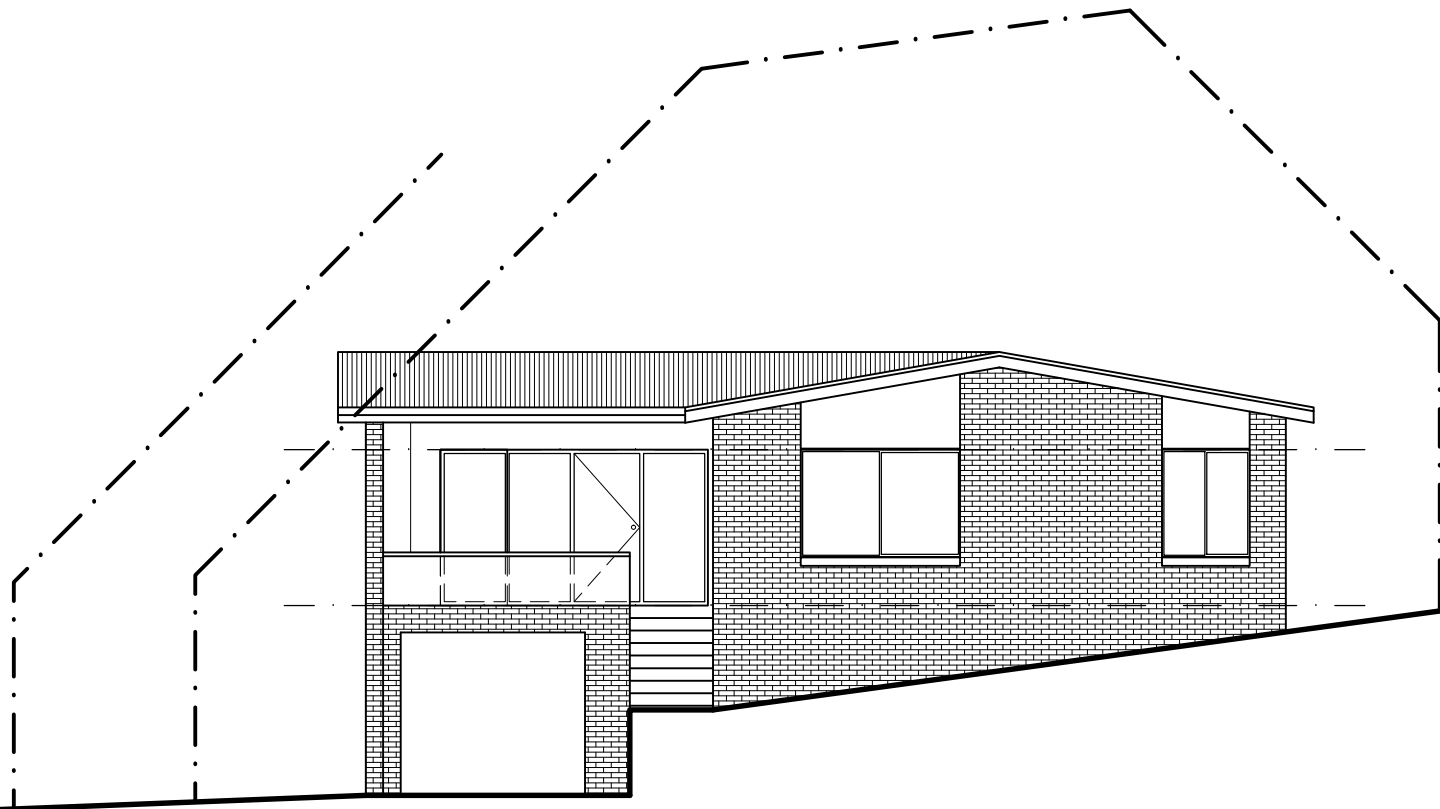
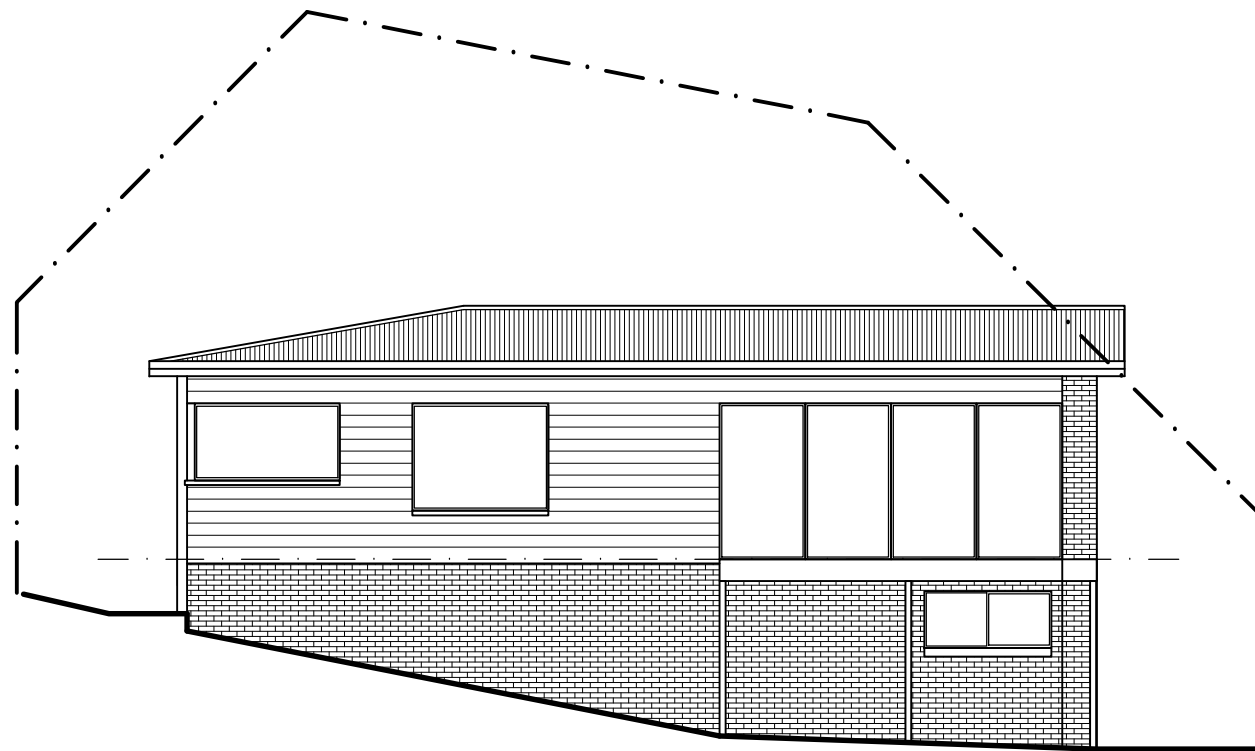
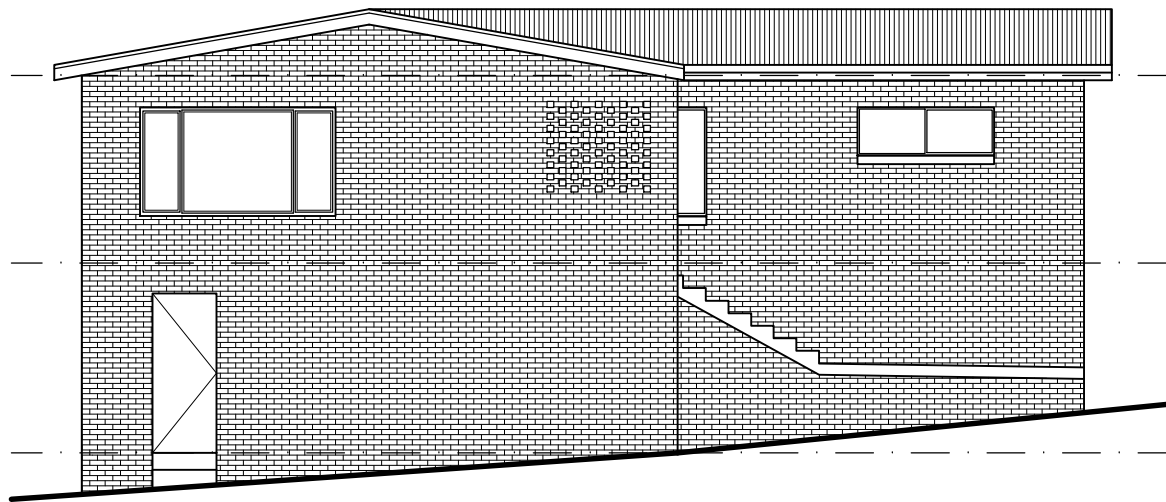
----- DENOTES AREAS TO DEMOLISHED




EXISTING UPPER FLOOR / DEMOLITION PLAN 124m2

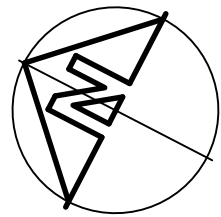
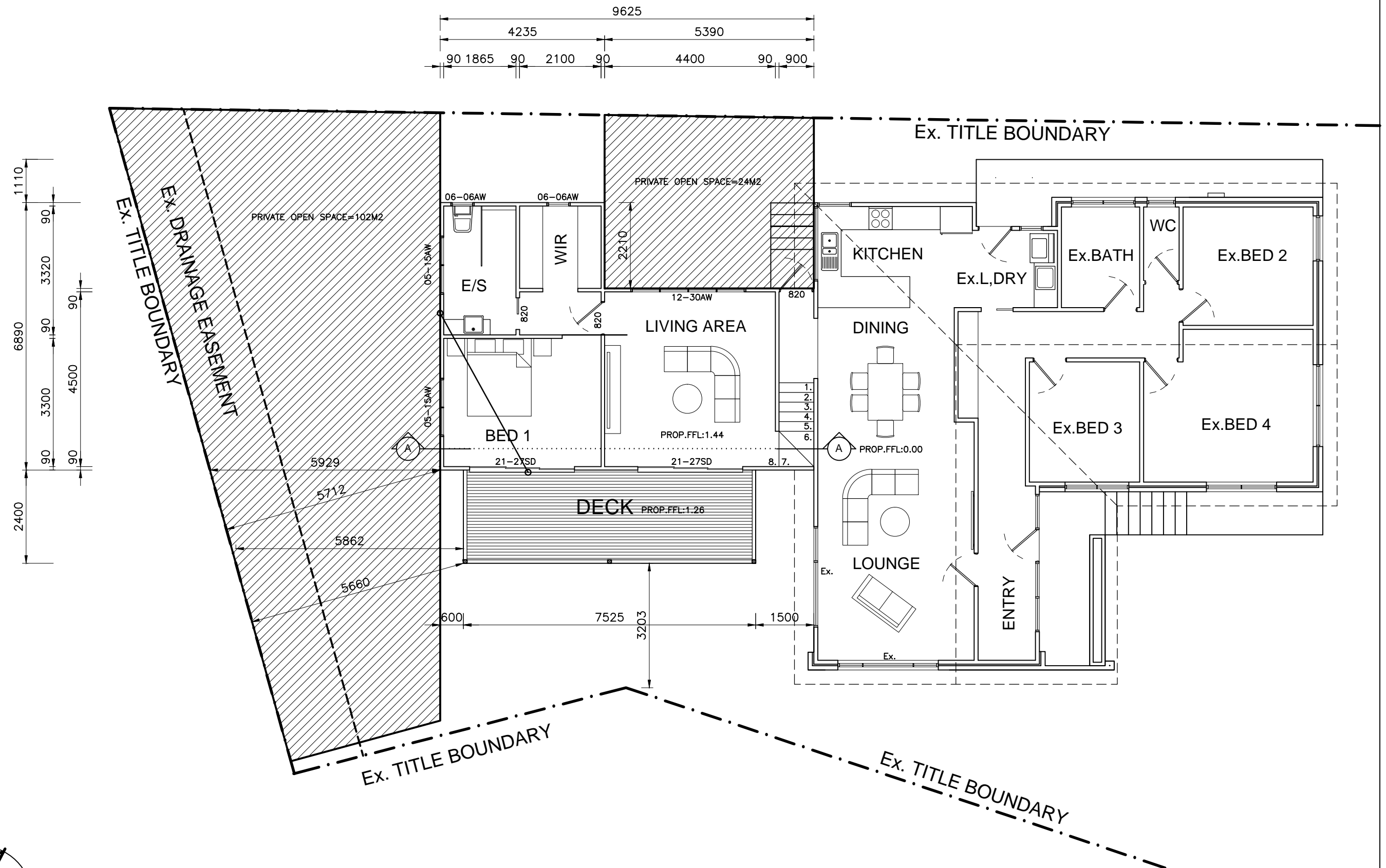
1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 3 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
	DESIGNED: DALLAS WILSON	DRAWN: DW, DB,	
	DATE: 04/02/20	DWG No: SHAN-L-01	
ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009			



EXISTING ELEVATIONS
1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 4 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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PROPOSED MID LEVEL FLOOR PLAN 180m2

1:100

DWD

DALLAS WILSON DESIGN DRAFTING

SCALE: 1:100

DESIGNED: DALLAS WILSON

DATE: 04/02/20

PAGE 5 OF 17 PAGES

DRAWN: DW, DB,

DWG No: SHAN-L-01

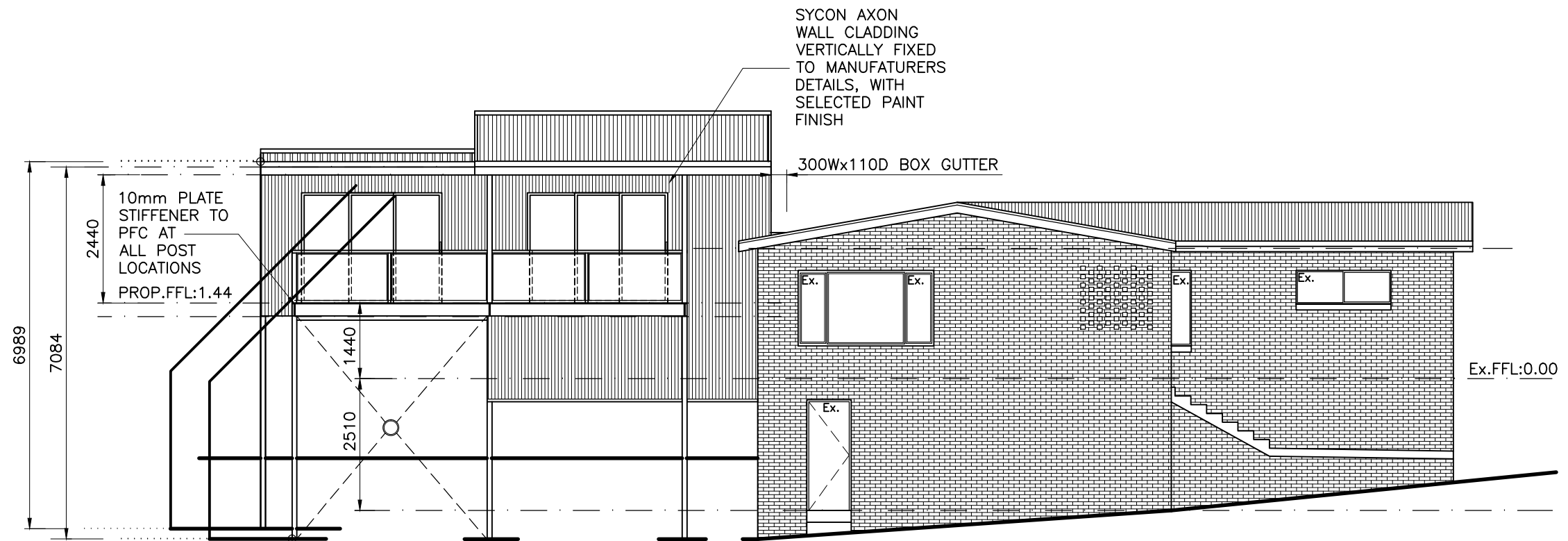
PROPOSED ADDITION

5 KENT ST

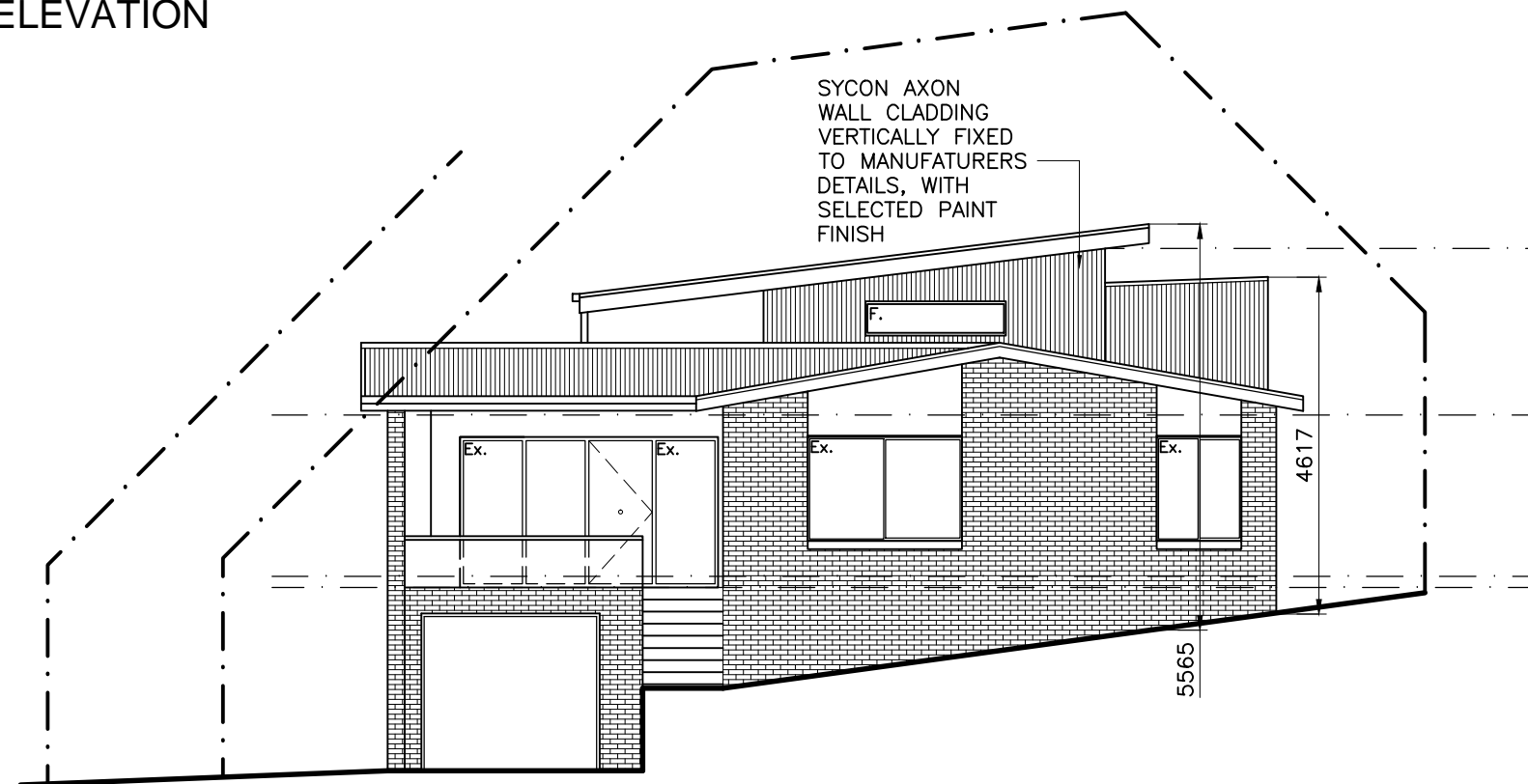
LINDISFARNE

For A.CURTIS & L.SHANNON

ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009




S/W ELEVATION
1:100



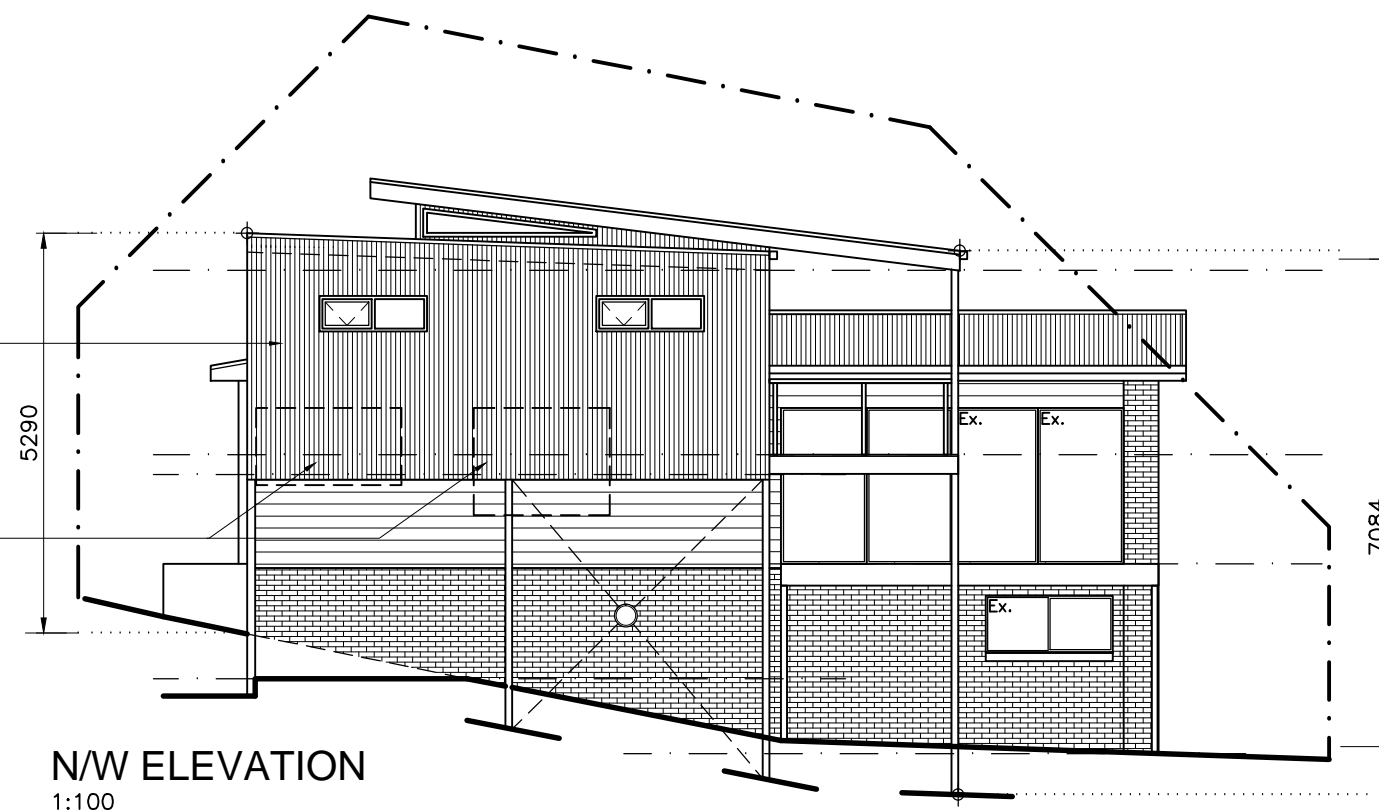
S/E ELEVATION
1:100

PROPOSED ELEVATIONS 1 OF 2
1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 6 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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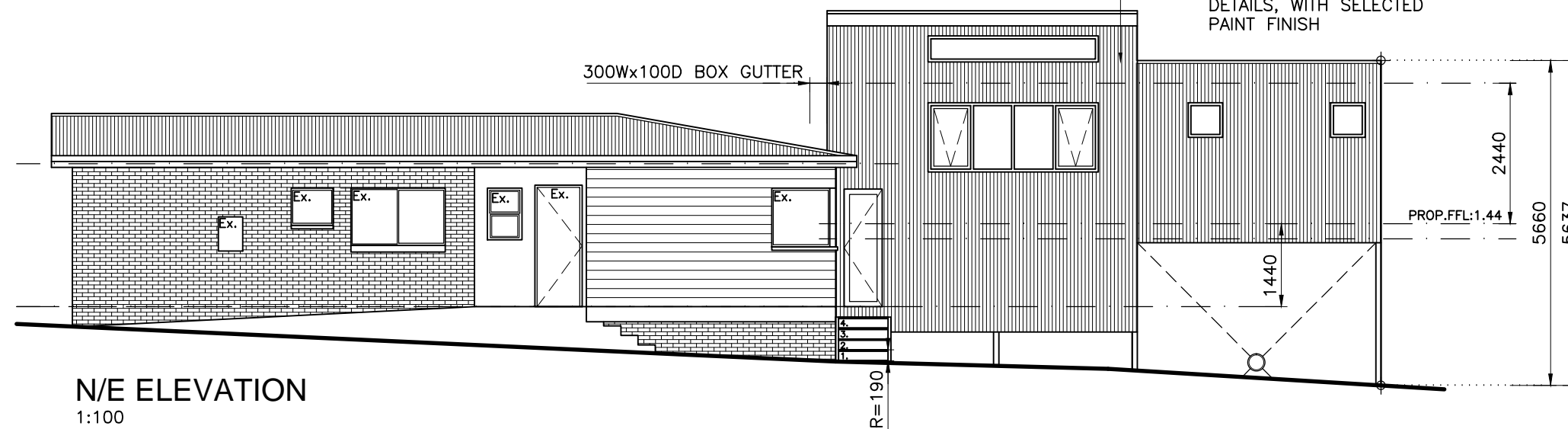
SYCON AXON
WALL CLADDING
(OR SIMILAR)
VERTICALLY FIXED
TO MANUFATURERS
DETAILS, WITH
SELECTED PAINT
FINISH

MAKE GOOD
EXISTING WEATHER
BOARD CLADDING
TO MATCH
EXISTING




SYCON AXON
WALL CLADDING
(OR SIMILAR) VERTICALLY
FIXED TO MANUFATURERS
DETAILS, WITH SELECTED
PAINT FINISH

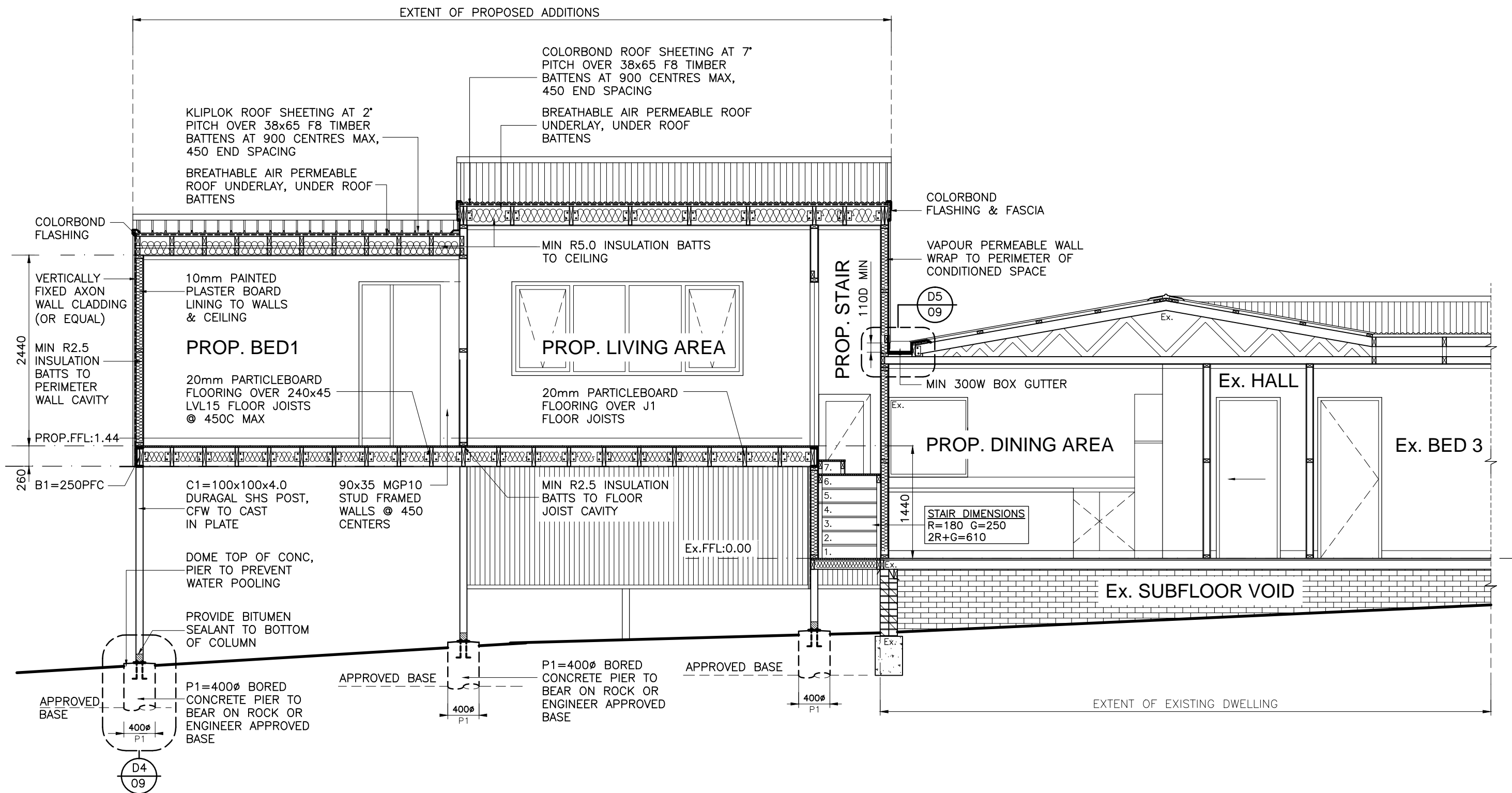
300Wx100D BOX GUTTER



PROPOSED ELEVATIONS 2 OF 2

1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 7 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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SECTION A

1:50



DALLAS WILSON DESIGN DRAFTING

SCALE: 1:50

DESIGNED: DALLAS WILSON

DATE: 04/02/20

PAGE 8 OF 17 PAGES

DRAWN: DW, DB,

DWG No: SHAN-L-01

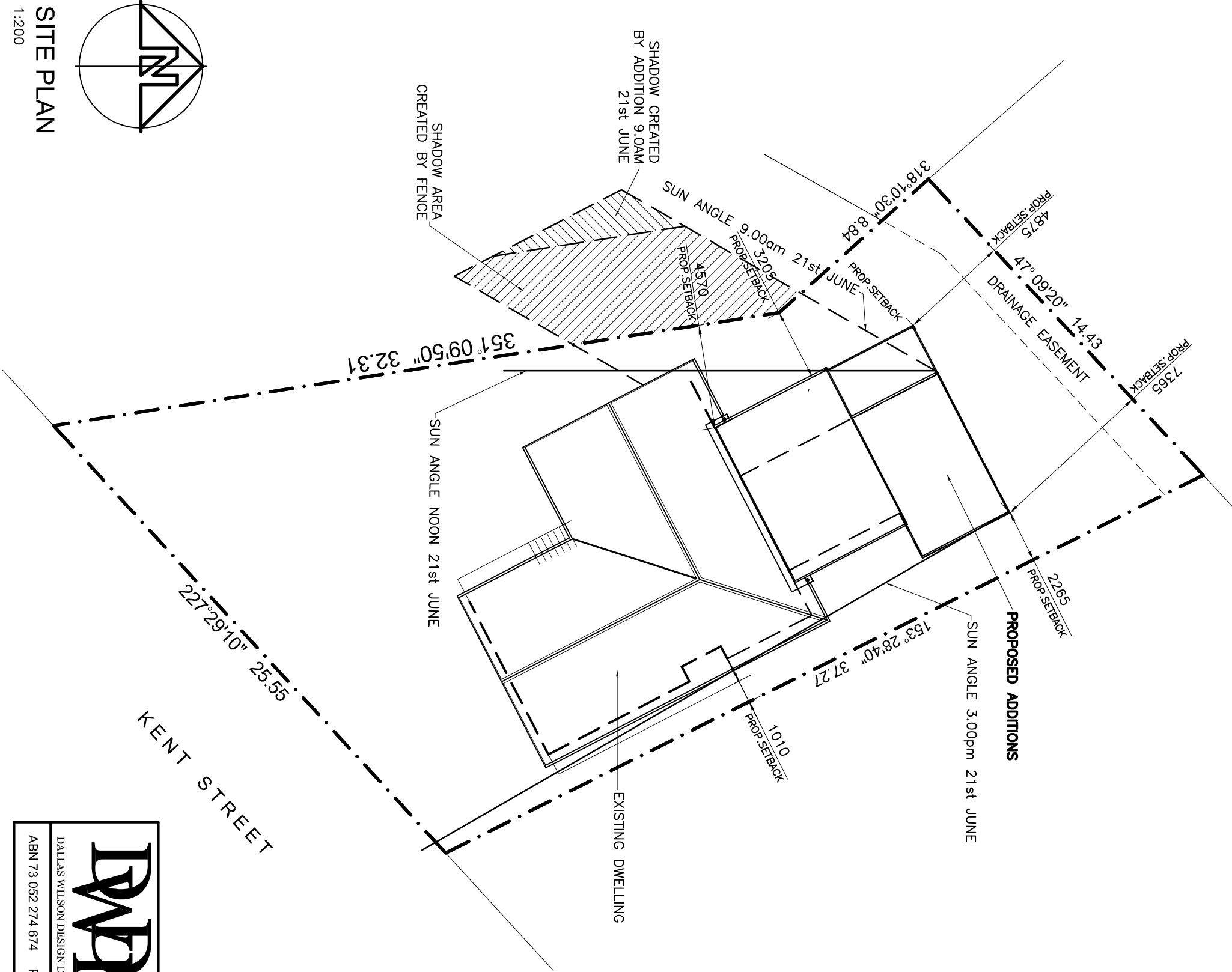
PROPOSED ADDITION
5 KENT ST
LINDISFARNE
 For A.CURTIS & L.SHANNON

ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009

TOTAL LAND AREA: 697m²
PROPOSED HOUSE AREA: 238.0m²
(INCLUDING DECKS & CARPORT)
EXISTING HOUSE AREA: 138.15m²
TOTAL SITE COVERAGE: 193.71m²
PLOT RATIO: 27.83%

LEVEL DATUM ARBITRARY
ALL BOUNDARIES & ADJACENT OFFSETS
ARE SUBJECT TO ON-SITE CONFIRMATION
BY A LICENCED SURVEYOR
ALL WORK TO BE CONSTRUCTED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS AND ANY BY-LAWS
THAT MAY APPLY.
CONTRACTORS TO CONFIRM WITH DESIGNER ALL
AREAS & DIMENSIONS & LEVELS PRIOR TO
COMMENCING ANY WORK.
THESE PLANS HAVE BEEN PREPARED FOR THE
PURPOSE OF OBTAINING APPROVAL FROM THE
RELEVANT AUTHORITIES AND ARE SUBJECT TO THAT
APPROVAL.
DO NOT SCALE.
SMOKE ALARMS ARE TO BE INSTALLED IN
ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA
ALL GLAZING TO COMPLY WITH AUSTRALIAN
STANDARDS, A.S.1288
STAIRS ARE TO CONFORM TO THE B.C.A.
ALL EXTERNAL DOORS & WINDOWS
TO COMPLY WITH BCA 3.12.3.3

REV	DATE	DETAIL
-	-	-



DWD

DALLAS WILSON DESIGN DRAFTING

SCALE: 1:200

DESIGNED: DALLAS WILSON

DATE: 04/02/20

PAGE 2 OF 17 PAGES

DRAWN: DW, DB,

DWG No: SHAN-L-01

PROPOSED ADDITION

5 KENT ST

LINDISFARNE

For A.CURTIS & L.SHANNON

ABN 73 052 274 674

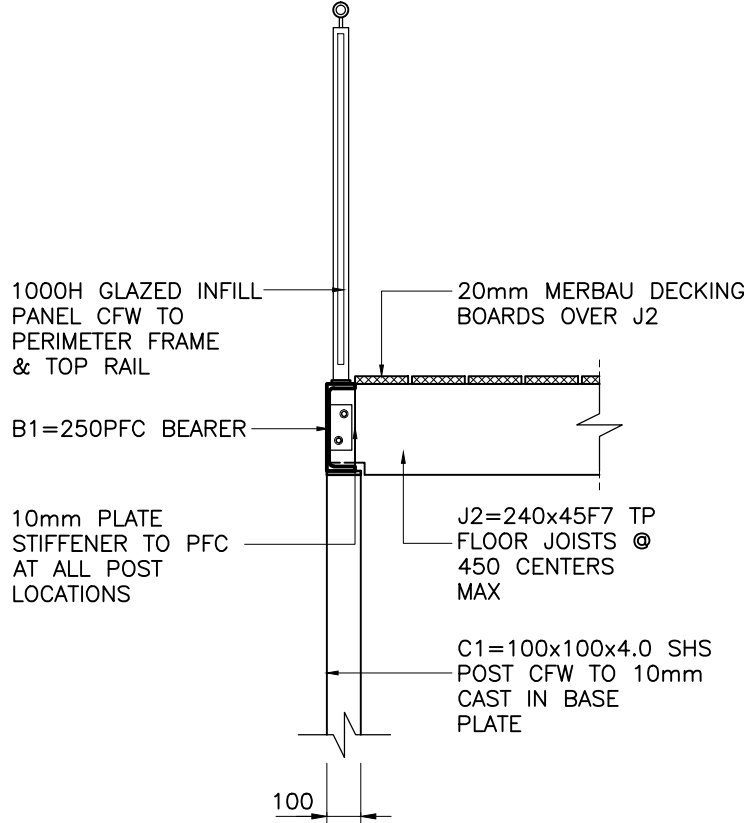
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F 03 62283133

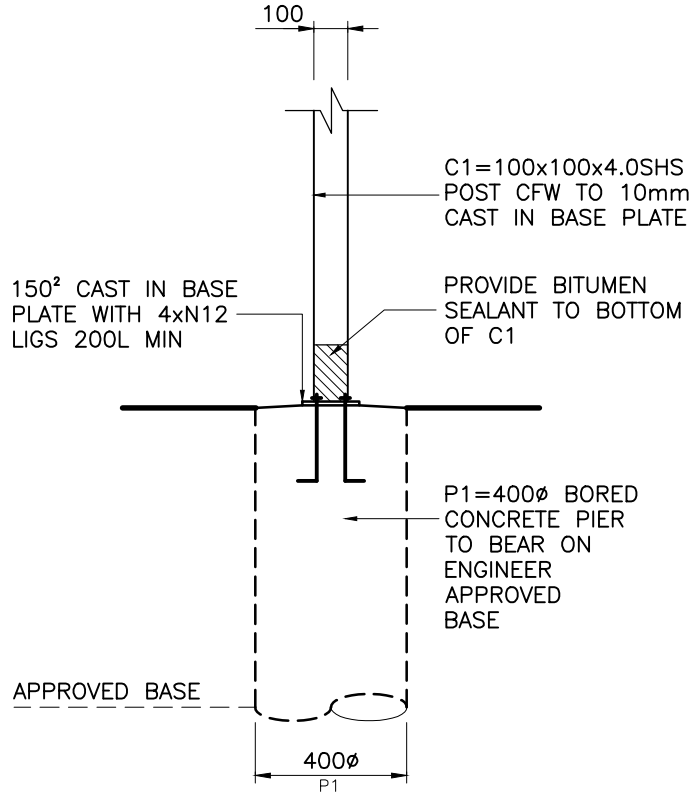
M 0409310003

E dallaswilson@netspace.net.au

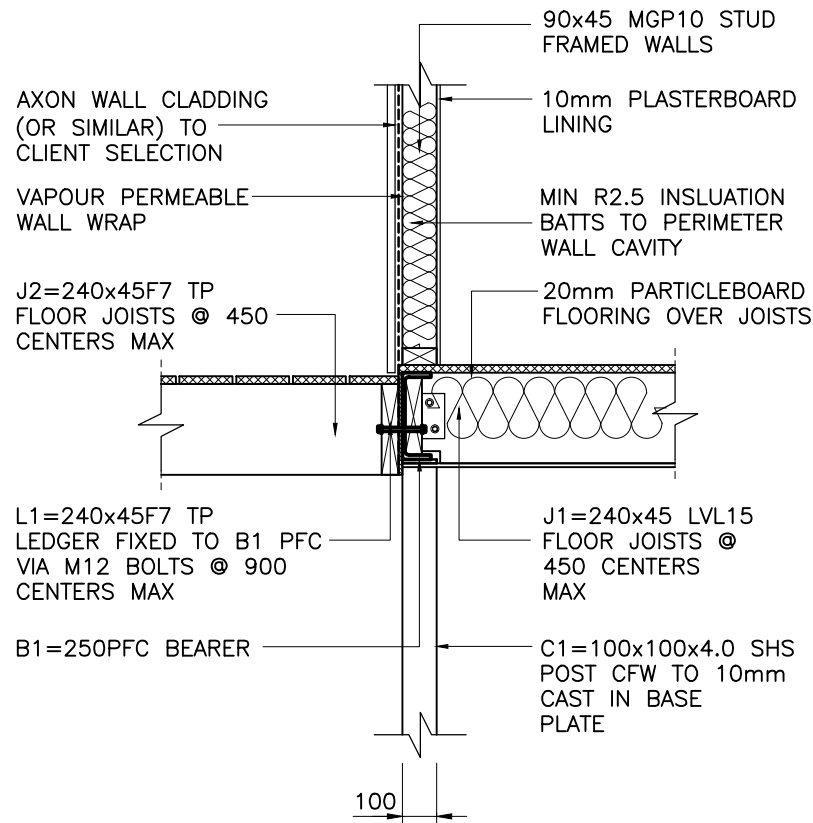
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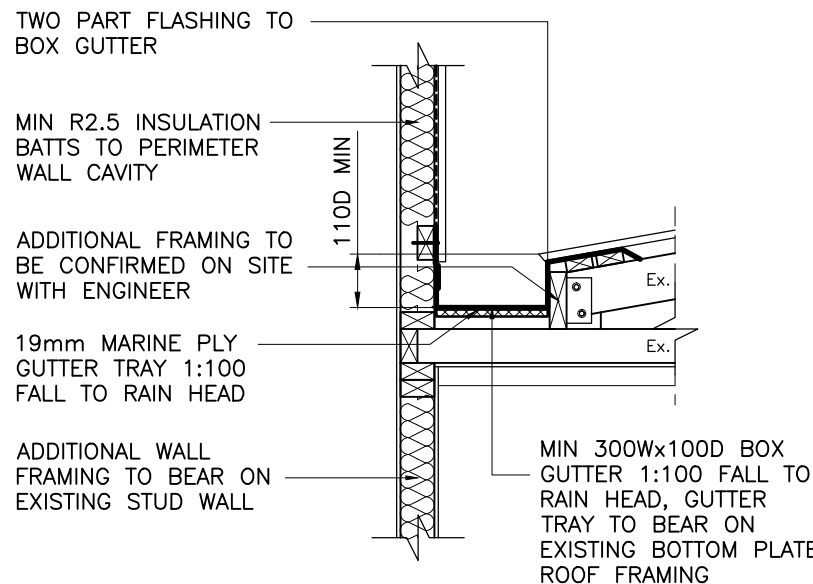
D1
10
DECK PERIMETER DETAIL
1:20



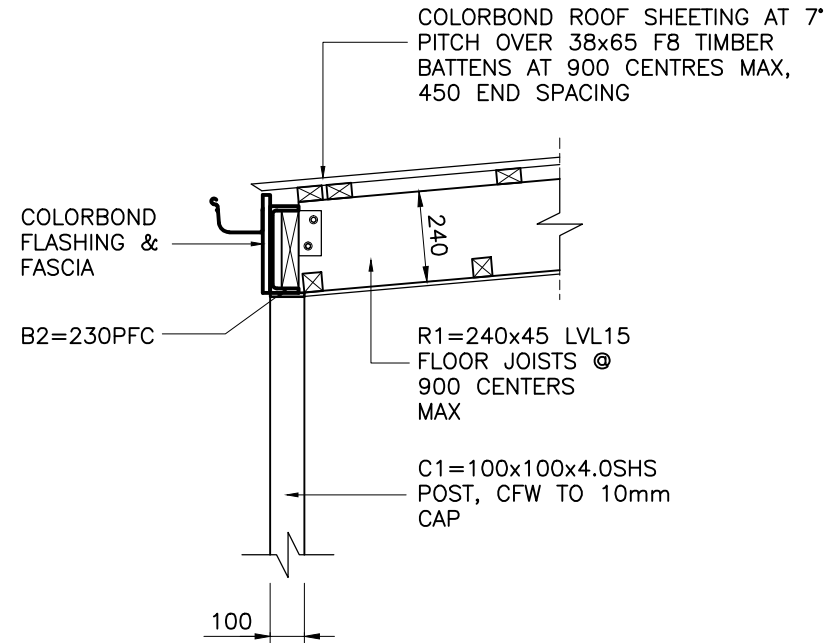
D4
08
ISOLATED PIER DETAIL
1:20



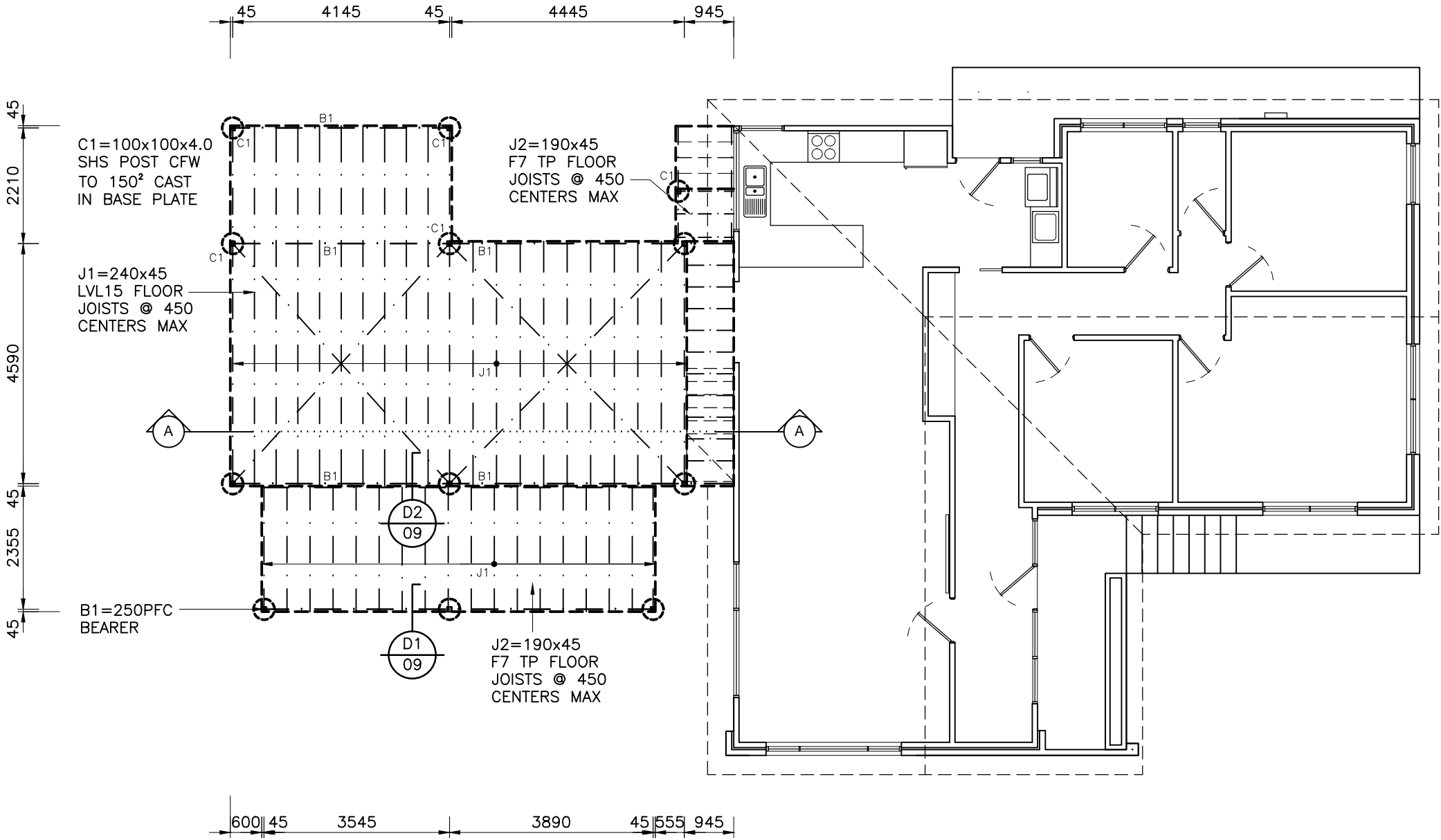
D2
10
FLOOR STRUCTURE DETAIL
1:20



D5
08
BOX GUTTER DETAIL
1:20



D3
11
DECK AREA ROOF PERIMETER DETAIL
1:20




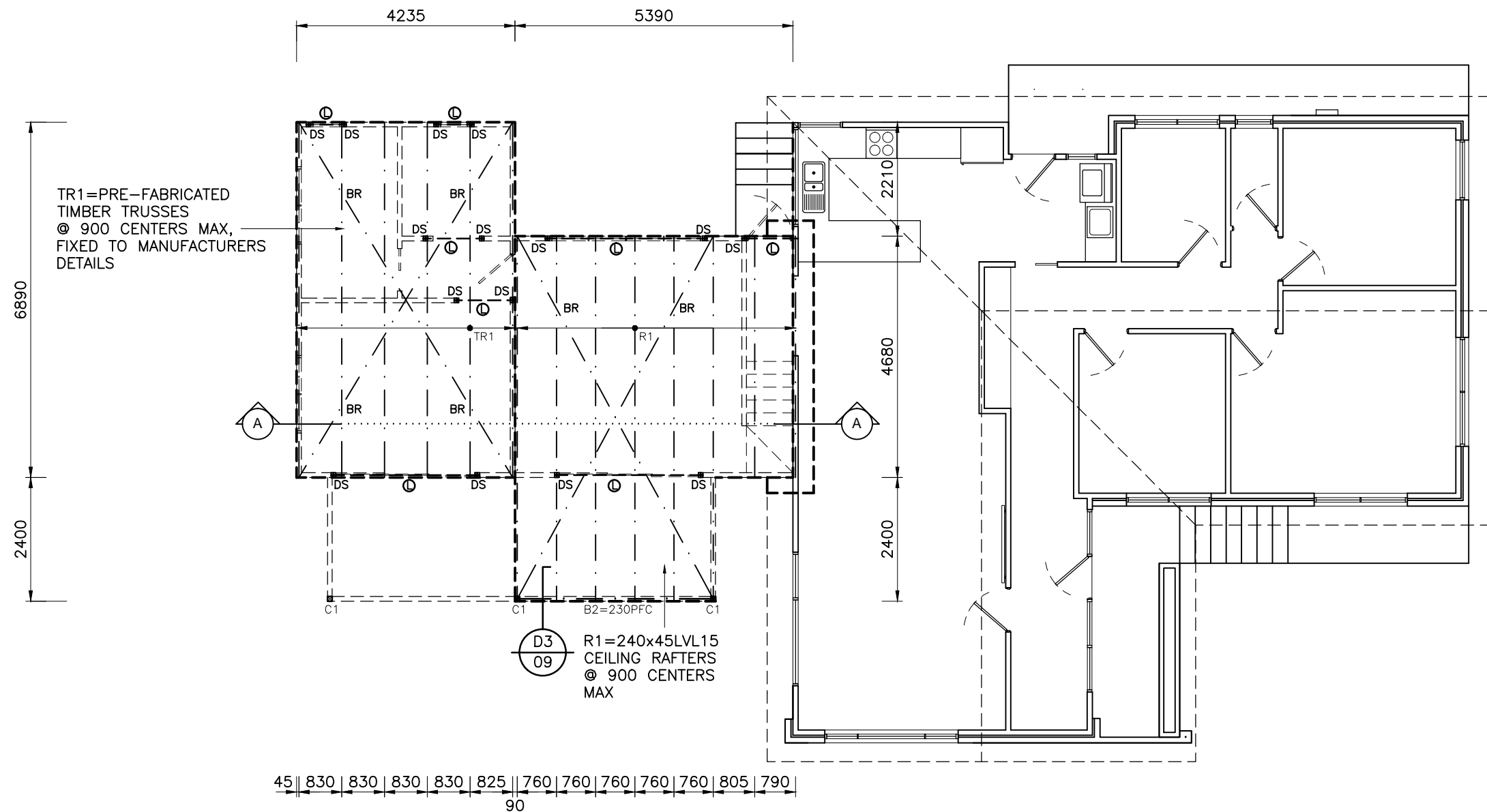
BRACING LEGEND

— · — BR: DOUBLE DIAGONAL
30x1.0 GALV TENSIONED
STRAP METAL BRACING
AS PER AS1684.2—
2006, SECTION 8.3.

FLOOR FRAMING PLAN

1:100


 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 10 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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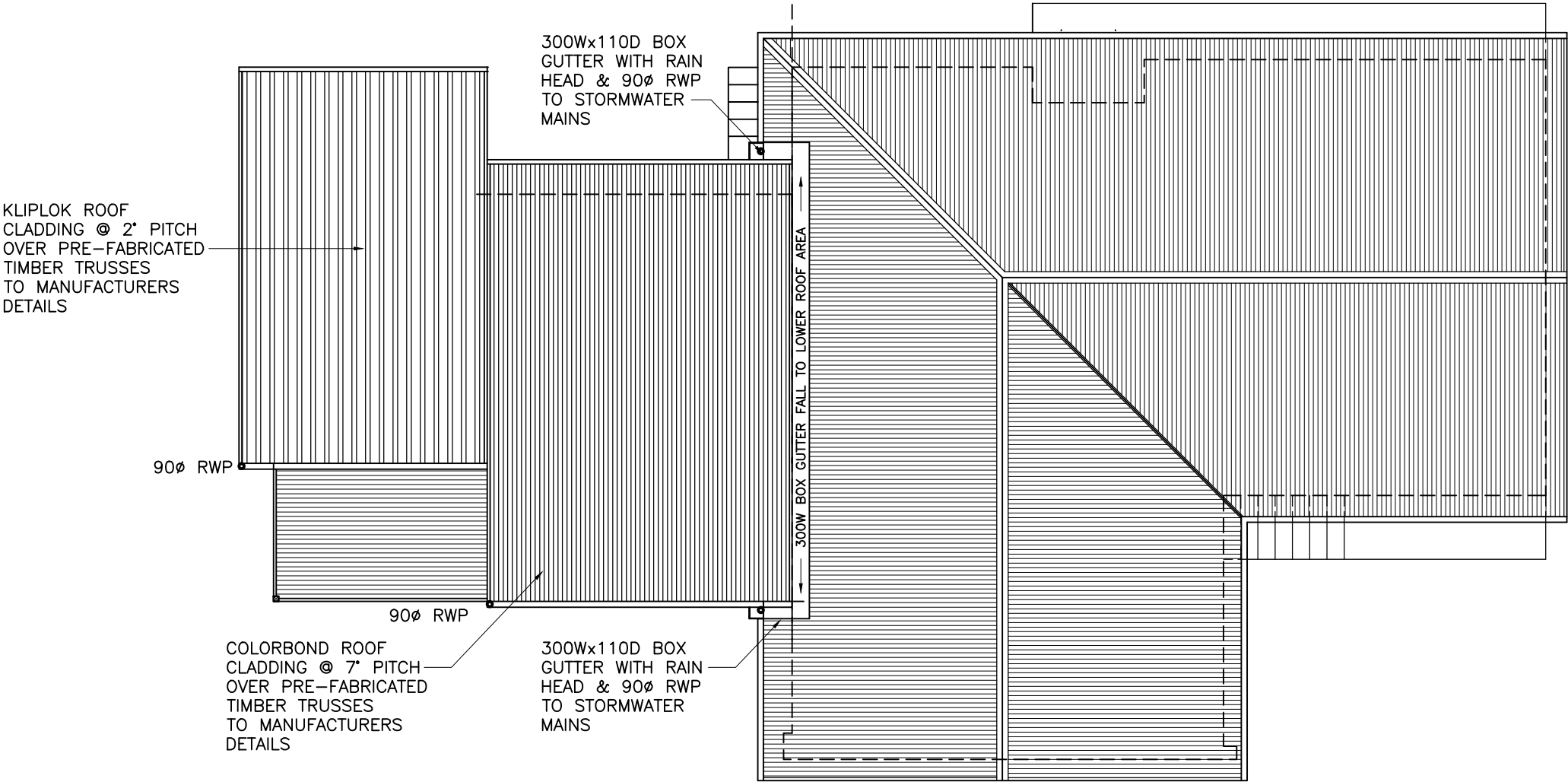


BRACING LEGEND


BR: DOUBLE DIAGONAL
30x1.0 GALV TENSIONED
STRAP METAL BRACING
AS PER AS1684.2-
2006, SECTION 8.3.

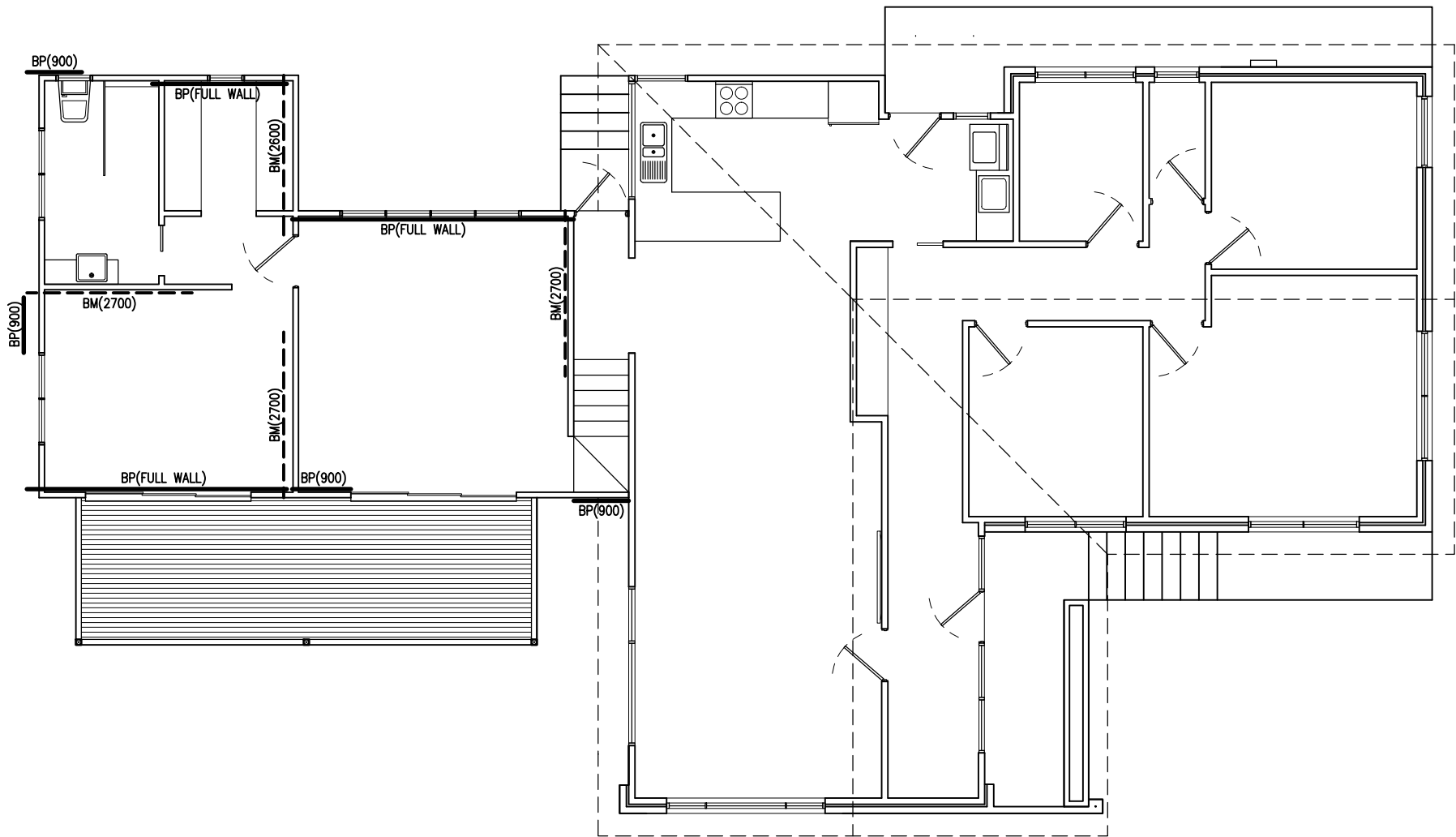
ROOF FRAMING PLAN
1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 11 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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ROOF PLAN
1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 12 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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STEELWORK NOTES


1. BOLTS SHALL BE COMMERCIAL BOLTS TO A.S. 1111 AND A.S.1112 TIGHTENED TO SNUG FIT.
2. UNLESS OTHERWISE NOTED
WELDS SHALL BE 6mm CONTINUOUS FILLET.
BOLTS SHALL BE M 20
CLEATS SHALL BE 10mm PLATE.
3. UNLESS OTHERWISE SPECIFIED
ALL STEELWORK SHALL BE PAINTED
ONE SHOP COAT OF ZINC PHOSPHATE
PRIMER & TWO TOP COATS OF GLOSS
TO AUSTRALIAN STANDARDS.
4. THE CONTRACTOR SHALL PROVIDE AND
LEAVE IN PLACE UNTILL PERMANENT
BRACING ELEMENTS ARE CONSTRUCTED,
SUCH TEMPORARY BRACING AS IS
NECESSARY TO STABILIZE THE STRUCTURE
DURING ERECTION.

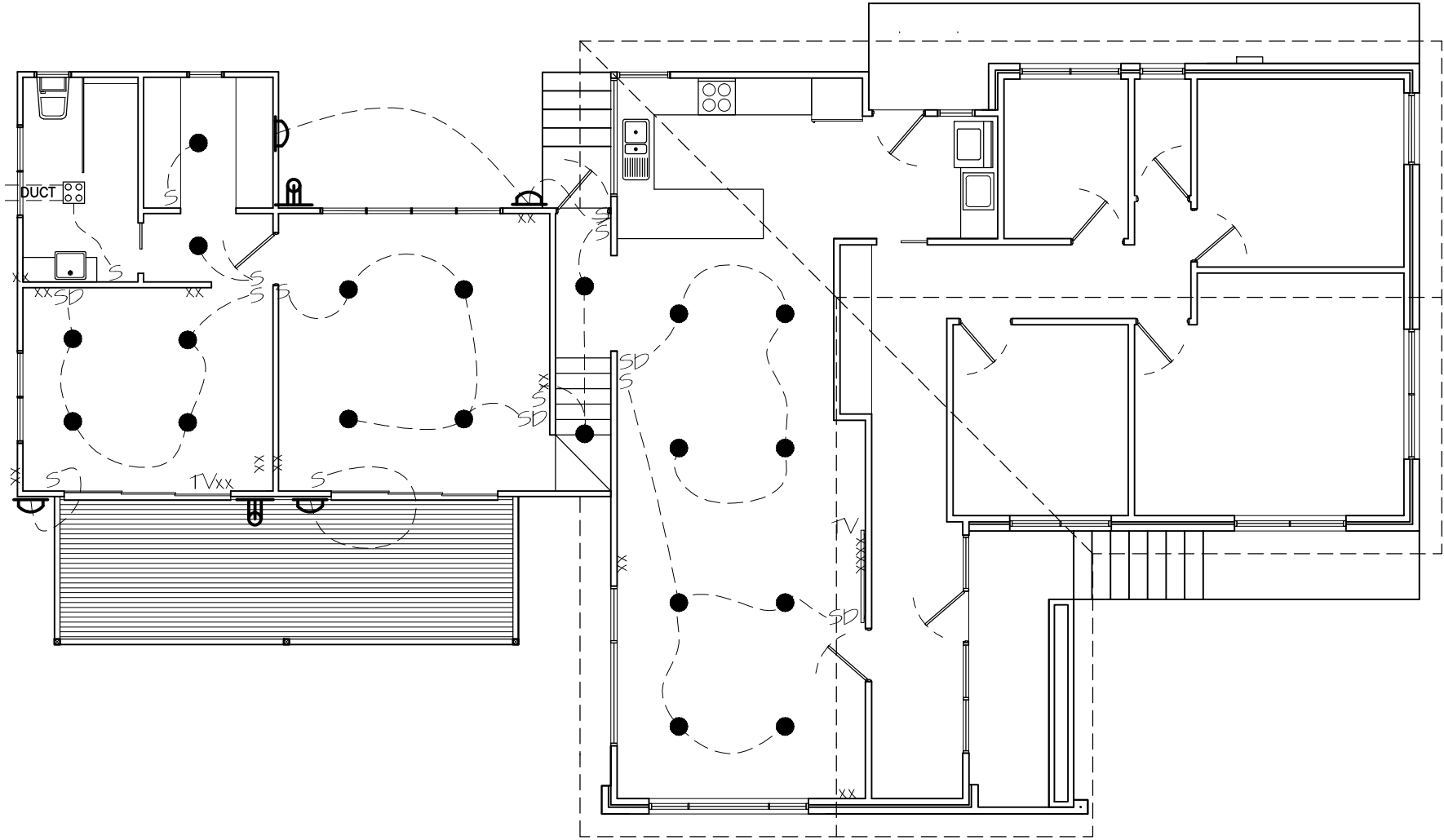
BRACING LEGEND

- BP PLY SHEET 900 WIDE FIXED AS PER BCA & TIMBER CODE REQUIREMENTS.to 6.0 kNm.
- BM DOUBLE DIAGONAL METAL TENSION STRAPS 1800–2700 WIDE RETURNED
OVER TOP PLATE & UNDER BOTTOM PLATE AND ADDITIONAL STUD TO PLATE STRAPS.to 3.0 kNm.

BRACING PLAN

1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 13 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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LIGHTING LEGEND


- x BATTEN HOLDER
- DOWNLIGHT
- GIMBLED DOWNLIGHT
- 36 WATT FLURO
- IXL TASTIC
- BUNKER LIGHT
- FLOODLIGHT
- SENSOR
- FAN
- SWITCH
- SWITCH WITH DIMMER
- WALL LIGHT

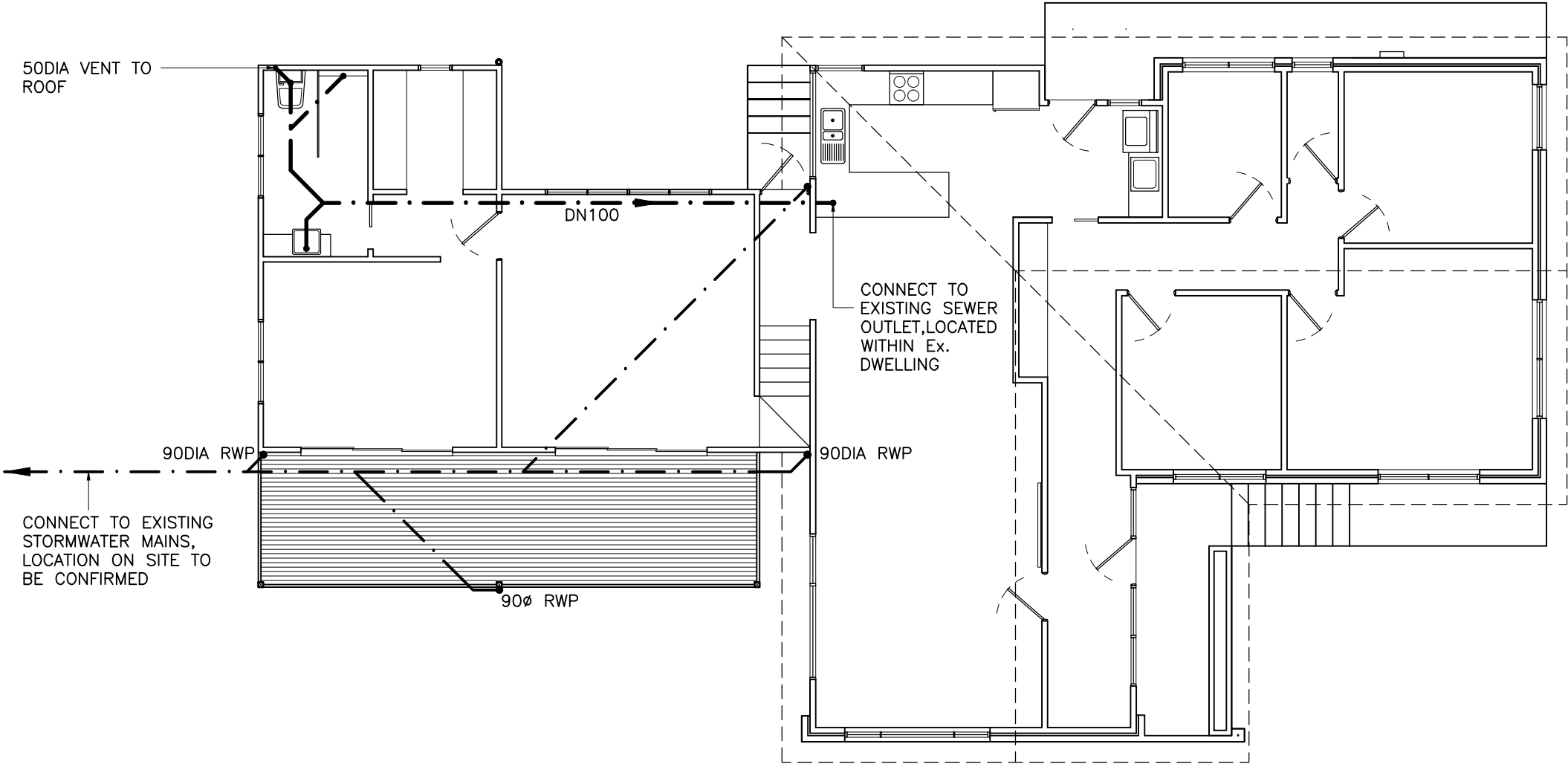
ELECTRICAL LEGEND

- xx DOUBLE GPO
- SA SMOKE ALARM HARDWIRED in series
- T TELECOM OUTLET
- TV TELEVISION AERIAL SOCKET
- OUTSIDE POWER POINT
- A ALARM PAD
- MB METER BOX
- SB SUB BOX

ALL SMOKE DETECTORS TO BE
HARDWIRED IN SERIES

ELECTRICAL LAYOUT
1:100

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 14 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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PLUMBING LAYOUT
1:100

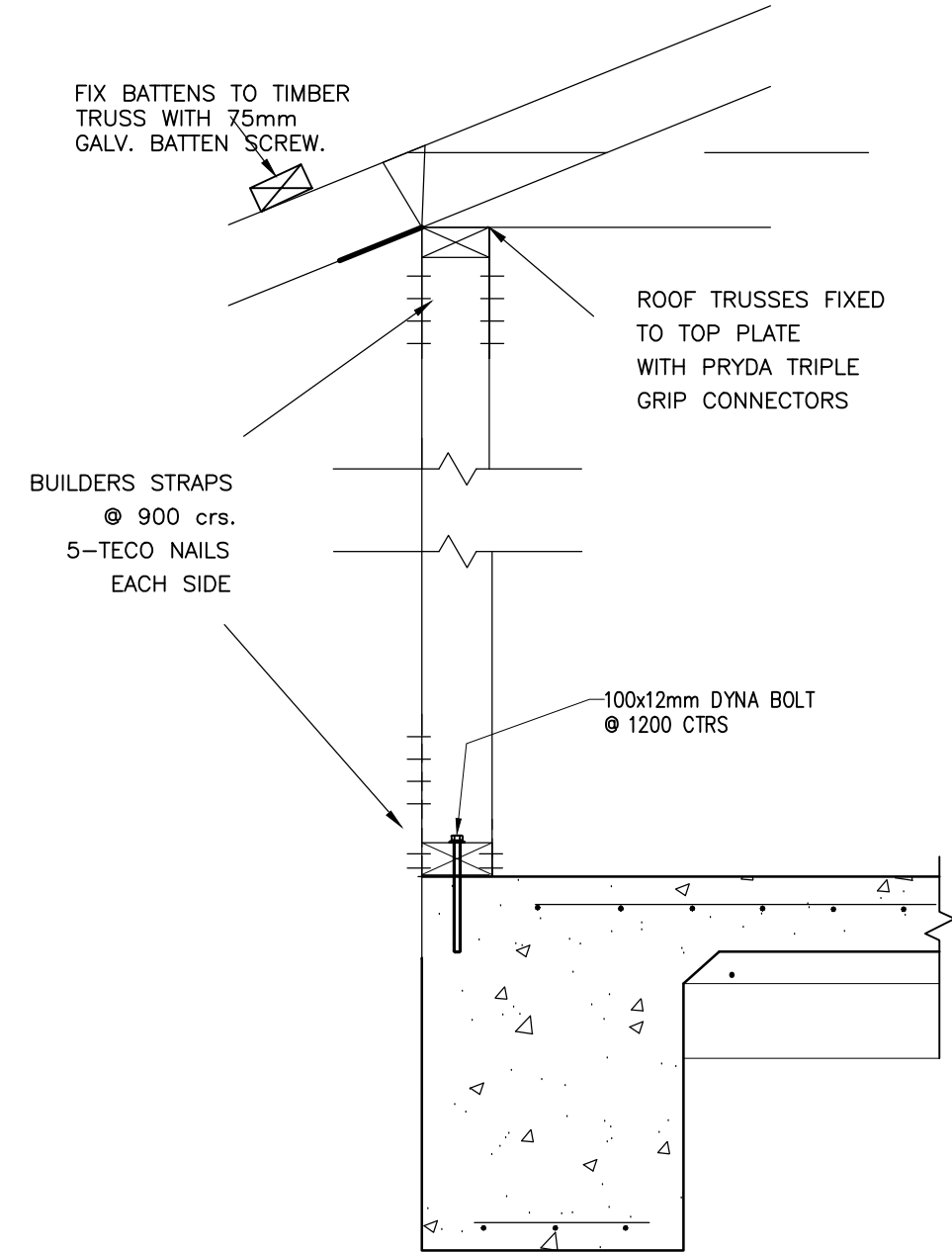


DALLAS WILSON DESIGN DRAFTING

SCALE: 1:100	PAGE 15 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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BRACING LEGEND

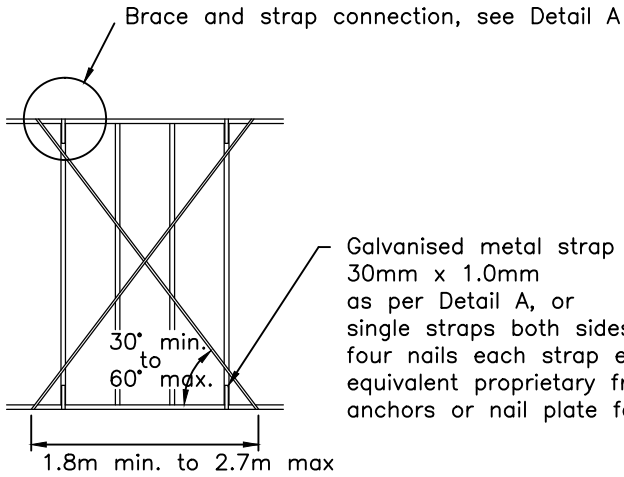
- * BP-TYPE "B" PLY BRACE
- * BM-TYPE "B" METAL BRACE
- * ALL BRACING TO BE DONE IN ACCORDANCE WITH AS 1684.



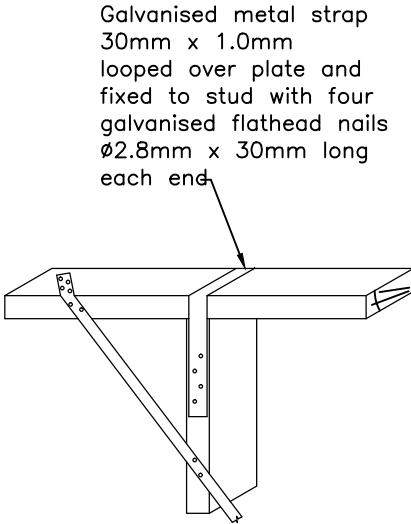
TIE DOWN DETAILS

Metal tension strap bracing

Corrosion protected flat metal tension strapping fixed with two galvanised flathead nails Ø3.15mm x 30mm long to each stud, and the face of the top and bottom plate, and four galvanised flathead nails Ø3.15mm x 30mm long to the strap return over the top plate and under the bottom plate



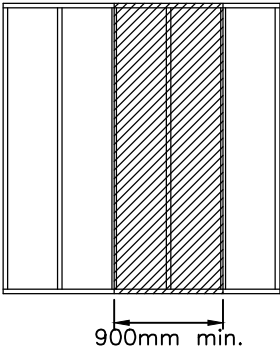
TYPE BM BRACING UNIT
PAIR OF DIAGONAL METAL TENSION STRAPS



DETAIL A
SCALE 1:10

Plywood bracing

Fix plywood panels with galvanised flathead nails Ø2.8mm x 30mm long min. or equivalent at 50mm centres along top and bottom plates, 150mm centres along vertical edges and 300mm centres along intermediate studs
Nails shall be located a minimum of 7mm from panel edges




TYPE BP BRACING UNIT
PANEL OF STRUCTURAL PLYWOOD

THICKNESS OF PLYWOOD FOR
TYPE B BRACING UNITS

Plywood stress grade	Plywood thickness, mm	
	Maximum stud spacing, mm	
	450	600
F8	7	9
F11	6	7
F14	4	6
F27	4	4.5

TIE DOWN &
BRACING DETAILS

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 16 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
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1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

HEALTH & SAFE DESIGN NOTES

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.


9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

 DALLAS WILSON DESIGN DRAFTING	SCALE: 1:100	PAGE 17 OF 17 PAGES	PROPOSED ADDITION 5 KENT ST LINDISFARNE For A.CURTIS & L.SHANNON
	DESIGNED: DALLAS WILSON	DRAWN: DW, DB,	
	DATE: 04/02/20	DWG No: SHAN-L-01	
ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009			

ATTACHMENT 3



Photo 1: Site viewed from Kent Street



Photo 2: Site viewed from the north eastern property boundary.

11.3.3 DEVELOPMENT APPLICATION PDPLANPMTD-2020/008205 – 110 BANGALEE STREET, LAUDERDALE - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for two Multiple Dwellings (1 existing + 1 new) at 110 Bangalee Street, Lauderdale.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 10 June 2020.

CONSULTATION

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

- inconsistency with character of the area;
- loss of privacy;
- overshadowing; and
- loss of property values.

RECOMMENDATION:

A. That the Development Application for two Multiple Dwellings (1 existing + 1 new) at 110 Bangalee Street, Lauderdale (Cl Ref PDPLANPMTD-2020/008205) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. Amended western elevation plans for Unit 2 must be submitted to and approved by Council's Manager City Planning prior to the issue of a Building Permit or Certificate of Likely Compliance. The amended plans must show:

- a) a 1.8m high timber slat privacy screen with no more than 25% transparency on the deck (western elevation);
- b) the dining room window on the western elevation must have a 1.7m sill height above the finished floor level;
- c) the bathroom and powder room windows must have opaque/obscure glazing (western elevation); and
- d) a 1.2m high fence between the Unit 1 car parking area and Unit 1, as well as a gate to provide access to the private open space between the unit and frontage.

When approved, the plans will form part of the permit.

- e) ENG A1 – NEW CROSSOVER [3.6m].
- f) ENG M1 – DESIGNS DA.
- g) ENG A5 – SEALED CAR PARKING.
- h) ENG S1 – INFRASTRUCTURE REPAIR.

3. The development must meet all required Conditions of Approval specified by TasWater notice dated 30/4/2020 (TWDA 2020/00396-CCC).

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

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zone;
- Section E6.0 – Parking & Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E15.0 – Inundation Prone Area 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 (CT Ref 13422/166) is a 670m² regular lot located on the western side of Bangalee Street in an established residential area, primarily with single dwellings. The site is flat and contains an existing single dwelling. Access to the site is off Bangalee Street.

3.2. The Proposal

The proposal is for two Multiple dwellings, one existing and one new.

The existing dwelling is single storey. The proposed new Multiple Dwelling would be two storey and located to the rear of the existing dwelling. Each unit would have a 24m² north facing area of private open space close to the side boundary shared with 112 Bangalee Street.

Each unit would have car parking for two vehicles. The car parking for Unit 1 would be at the front of the Unit. Unit 2 would include an integral garage for one car with an additional carpark located adjacent to the garage. A visitor carpark would be located between the two Units.

No changes to the existing dwelling are proposed, other than a new privacy screen which would be added to the existing deck at the rear and a new fence to separate the private open space from the Unit's car parking area.

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”.

References to these principles are 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 relevant Codes with the exception of the following.

General Residential Zone

- **Clause 10.4.2 A3** – Unit 2 would be setback over 4m from the rear boundary as required. However, as the Unit would be double storey and 7m high, it would protrude the building envelope as a result of the upper level.

Performance Criteria	Proposal
<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p>	<p>Complies - the applicant has provided shadow diagrams at one hour intervals for 21 June. The diagrams show the overshadowing impact of the units from 10am to 3pm affecting the adjoining property to the south, 108 Bangalee Street (refer Attachment 2).</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>No 108 Bangalee Street has habitable room windows (other than a bedroom) facing the shared side boundary including two living room windows and one kitchen window.</p> <p>In summary, on 21 June, the kitchen window at 108 Bangalee Street would receive up to three hours (10am, 11am, 12pm, partially overshadowed at 1pm) of sunlight. Both living room windows would receive at least three hours (11am, 12pm, 1pm and 2pm) of sunlight.</p>
<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>Complies – the proposal results in overshadowing on 21 June of private open space for the adjoining property at 81 Terrina Street at 9am and overshadowing of the adjoining property at 108 Bangalee Street.</p> <p>The shadow diagrams show the impact of the units from 10am to 3pm affecting the adjoining properties (refer Attachment 2).</p> <p>The private open space for 108 Bangalee Street includes a covered patio at the rear of the dwelling adjoining and as well as the rear yard.</p> <p>In summary, the patio would receive sunlight for three hours and the majority of the backyard would receive sunlight from 12pm on 21 June.</p>
<p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p>	<p>Not applicable – there are no vacant lots adjoining the site.</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>Complies - the proposal is not considered to result in an unreasonable loss of amenity due to visual bulk when viewed from an adjoining lot.</p> <p>Unit 2 is setback over 4.3m from the rear boundary and is accordingly more than 14m from the nearest dwelling on a lot adjoining the rear boundary. Due to this separation, the scale of the unit will not cause an unreasonable loss of amenity.</p>
<p>(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.</i></p>	<p>Complies - the proposed separation between dwellings on adjoining lots is compatible with that prevailing in the surrounding area.</p> <p>The surrounding area consists of single dwellings on similar size lots, many of which are within 3m of side boundaries and have outbuildings located in the rear setback.</p>

General Residential Zone

- **Clause 10.4.3 A2** – The private open space for Unit 1 is not directly accessible from a habitable room as it is accessed via a gate. The private open space for Unit 2 is not directly accessible from a habitable room and is accessed via a deck.

Performance Criteria	Proposal
<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p> <p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p> <p><i>(ii) orientated to take advantage of sunlight”.</i></p>	<p>Complies - the prescribed private open space for Unit 1 is 24m² north facing and located between the Unit and the frontage adjacent the Unit’s car parking area. This area is accessible via the living/dining room.</p> <p>An existing timber slatted front fence would provide privacy from Bangalee Street and a new fence would be installed to the rear of the parking areas to provide an accessible and safe space. In order to provide safe access to the area from the living/dining room, the applicant has agreed to a condition that an additional 1.2m high fence between the Unit 1 car parking area and Unit as well as a gate be provided.</p> <p>The existing rear deck (north-west facing) also provides additional private open space for Unit 1. The deck is over 26m² (excluding the waste storage area) and is directly accessible from the kitchen. The deck receives sunlight from 12pm to 1pm on 21 June (refer Attachment 2). A 1.8m high timber privacy screen would be added to the perimeters of the deck to screen it from the shared driveway, visitor carpark and Unit 2.</p> <p>The combination of the front yard and deck along with the recommendation condition for additional fencing and a gate, means the proposed private open space can be supported.</p> <p>Complies – the prescribed private open space for Unit 2 is a 24m² north facing area located between the dwelling and rear boundary. The 24m² area can be accessed via the upper level deck and stairs or alternatively from the front door of the unit which is adjacent the driveway.</p>

	The deck is 16.22m ² also north facing and accessible from the dining room via sliding doors. The deck provides an additional area of useable and accessible private open space. The combination of these areas as well as the rear yard would provide convenient sunny private open space for Unit 2.
--	---

General Residential Zone

- **Clause 10.4.4 A1** – Unit 1 has a bedroom/study that faces between 30 degrees west of north and 30 degrees east of north.

Performance Criteria	Proposal
<i>“A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom)”.</i>	Complies – depending on the use of the above-mentioned room, it is noted that the proposal does not require discretionary approval if the room is used solely as a study. Notwithstanding the floor layout for Unit 1 includes a dining and living area which receives morning sun.

General Residential Zone

- **Clause 10.4.6 A3** – The shared driveway would be 1.4m from Unit 1’s south facing kitchen window. In addition, the visitor carpark would be 1.1m in the horizontal plane from two bedroom windows on the lower level and three living room windows on the upper level of Unit 2.

Performance Criteria	Proposal
<i>“A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling”.</i>	Complies – Unit 1 kitchen window is small (0.6m wide by 0.8m) and has a sill height of 1.6m above the shared driveway. Owing to this and 1.4m separation, detrimental vehicle impacts will be minimised. To minimise detrimental impacts to Unit 2, the applicant has added a timber privacy screen in front of the two bedroom windows. The upper level living room windows will overlook the visitor space which will minimise potential vehicle impacts.

Inundation Prone Area (Low)

- **Clause E15.7.5** – No acceptable solution.

Performance Criteria	Proposal
<p><i>“Mitigation measures, if required, must satisfy all of the following:</i></p> <p><i>(a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise;</i></p>	<p>Complies - Unit 2 would have a finished floor level of 3.2m above AHD. This finished floor level is above the minimum required by the Low level of the Code. Council Engineers are satisfied that this will ensure habitable rooms are protected from flooding and will be able to adapt as sea levels rise without the need for additional mitigation measures.</p>
<p><i>(b) not have a significant effect on flood flow”.</i></p>	<p>Not applicable – the site is covered by the lowest level of the Code and Unit 2 would be over 140m from the Lauderdale Beach coastal reserve. Accordingly, no mitigation measures for flood flow are required.</p>

5. REPRESENTATION ISSUES

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

5.1. Inconsistency with Character of the Area

One representor believes the proposal is an overdevelopment of the property and questions why the advertised plans did not show the area as being surrounded by single dwellings. They also state that if Unit 2 is to become a rental, this is a commercial development. The other representor was under the impression that the lots were designed for only single dwellings.

- **Comment**

The proposal is located in the General Residential Zone which provides for multiple dwellings as a residential use, subject to planning approval. Accordingly, under the Scheme, Multiple Dwellings are Permitted in the Zone.

It follows that this area has not been designed for single dwellings exclusively nor does the Scheme control the occupancy of homes.

5.2. Loss of Privacy

Both representors are concerned that the Unit 2 upper level deck and dining room window will result in a loss of privacy in terms of overlooking, light and noise to adjoining dwellings and their private open spaces.

Both representors question the proposed deck screening, dining room window and type of bathroom window glazing. One representor stated they would like solid soundproof screens around the deck, a raised sill height for the dining room window and frosted glazing on the upper level bathroom windows.

- **Comment**

The applicant has advised that they agree to an amended plan condition for the western elevation to ensure the dining room window has a sill height of 1.7m above the finished floor level, a 1.8m high privacy screen with no more than 25% transparency is added to the deck and the two bathroom windows include opaque/obscure glazing.

The Scheme does not control domestic noise. Any other issues relating to noise would be subject to the requirements under the *Environmental Management and Pollution Control Act 1994* and enforced by Council's Environmental Health officers.

5.3. Overshadowing

One of the representors has raised overshadowing as an issue for adjoining dwellings and private open space and gardens.

- **Comment**

The proposal results in some overshadowing of private open space for the adjoining properties at 81 Terrina Street and 108 Bangalee Street. A review of the impacts resulting from overshadowing is discussed in detail in the Assessment Section of this Report and the proposal is considered to comply with the relevant Performance Criteria.

5.4. Loss of Property Values

The representors are concerned that the proposal will decrease the value of adjoining properties.

- **Comment**

The matter of property values is not a relevant planning consideration.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, who have 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

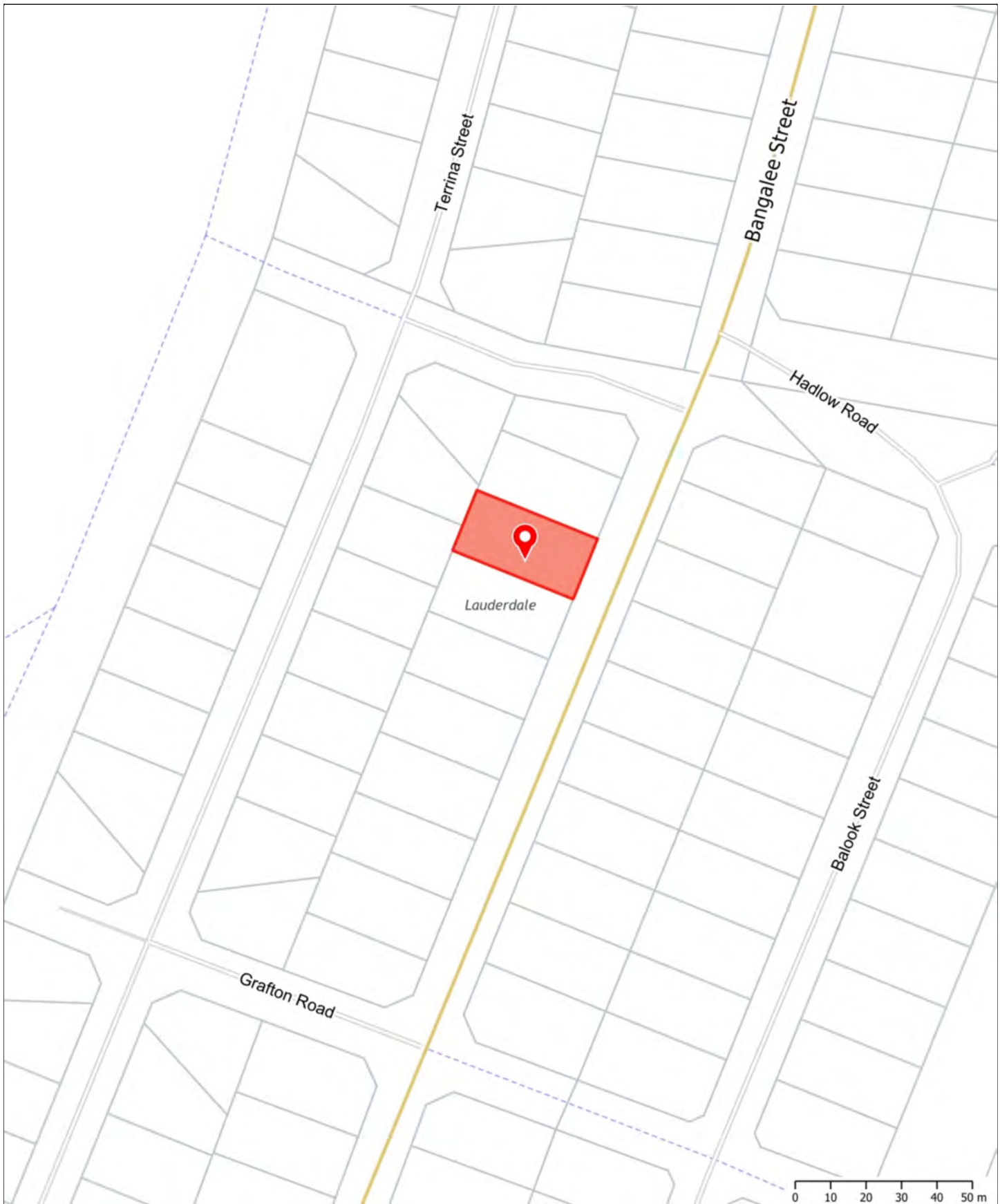
There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal for two Multiple Dwellings (1 existing and 1 new) at 110 Bangalee Street, Lauderdale is considered to satisfy all relevant standards in the Scheme and is recommended for approval

Attachments: 1. Location Plan (1)
2. Proposal Plan (11)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

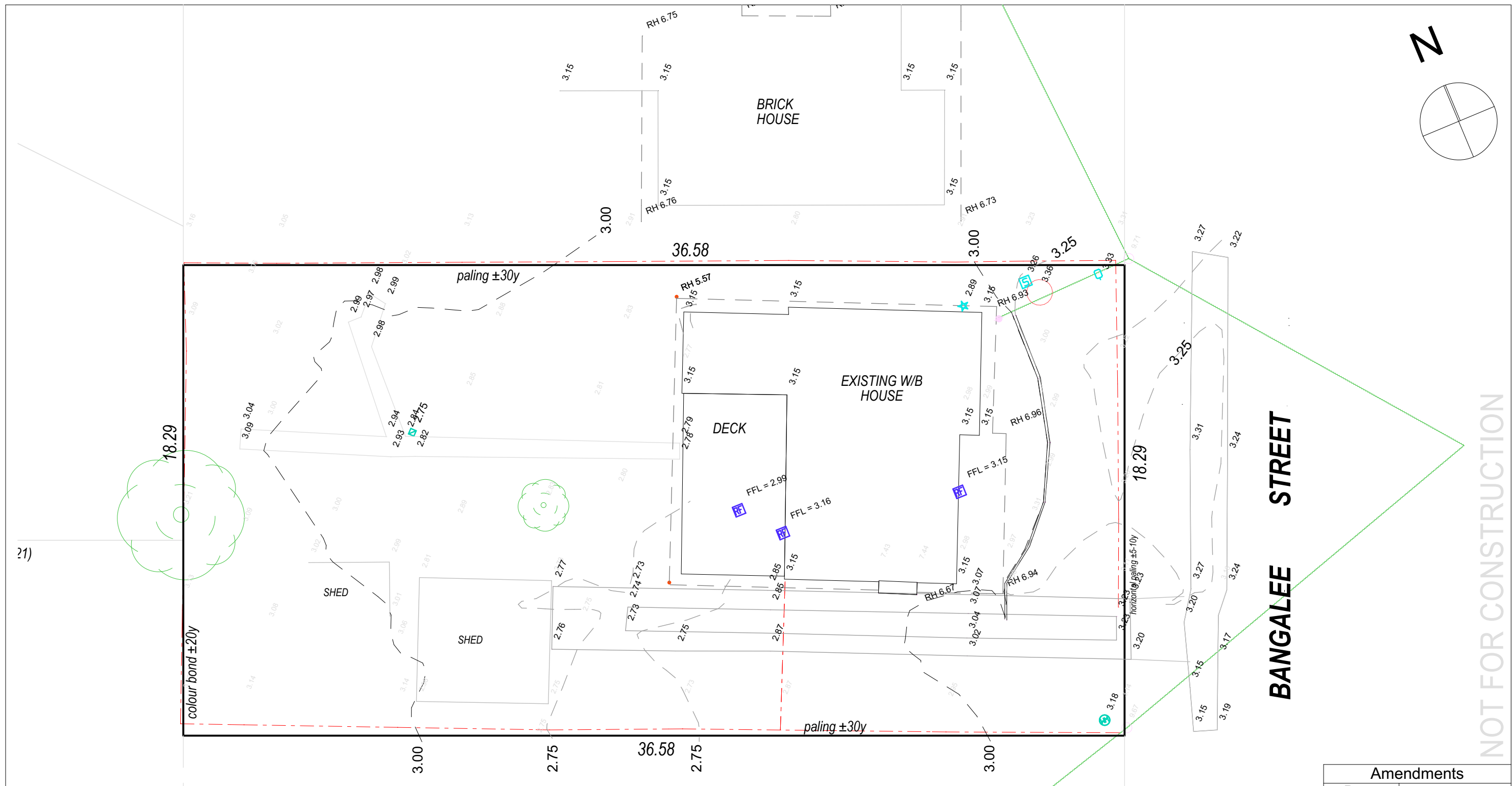


110 Bangalee St, Lauderdale 7021



General Information	
Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	Jacob Gillbee & Jordan Juhl
Building Classification	1a
Title Reference	166/13422
Climate Zone	7
Zoning	General Residential

Drawing No:	Description
DA.01	Existing Site Plan
DA.02	Site Plan
DA.03	Concept Sewer & ...
DA.04	Concept Stormwate...
DA.05	Floor Plan
DA.06	Floor Plan - Existing
DA.07	Elevations
DA.08	Elevations
DA.09	Shadow Study 01
DA.10	Shadow Study 02



Existing Site Plan



Proposal:	Unit Development	Scale: 1:150 @ A3	Job No: 177-2019	Pg. No: DA.01
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	

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Amendments	
Date	Description



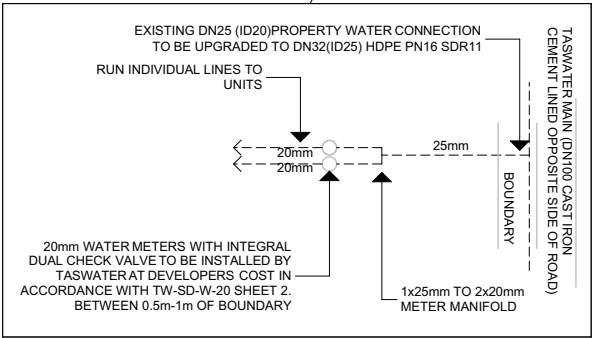
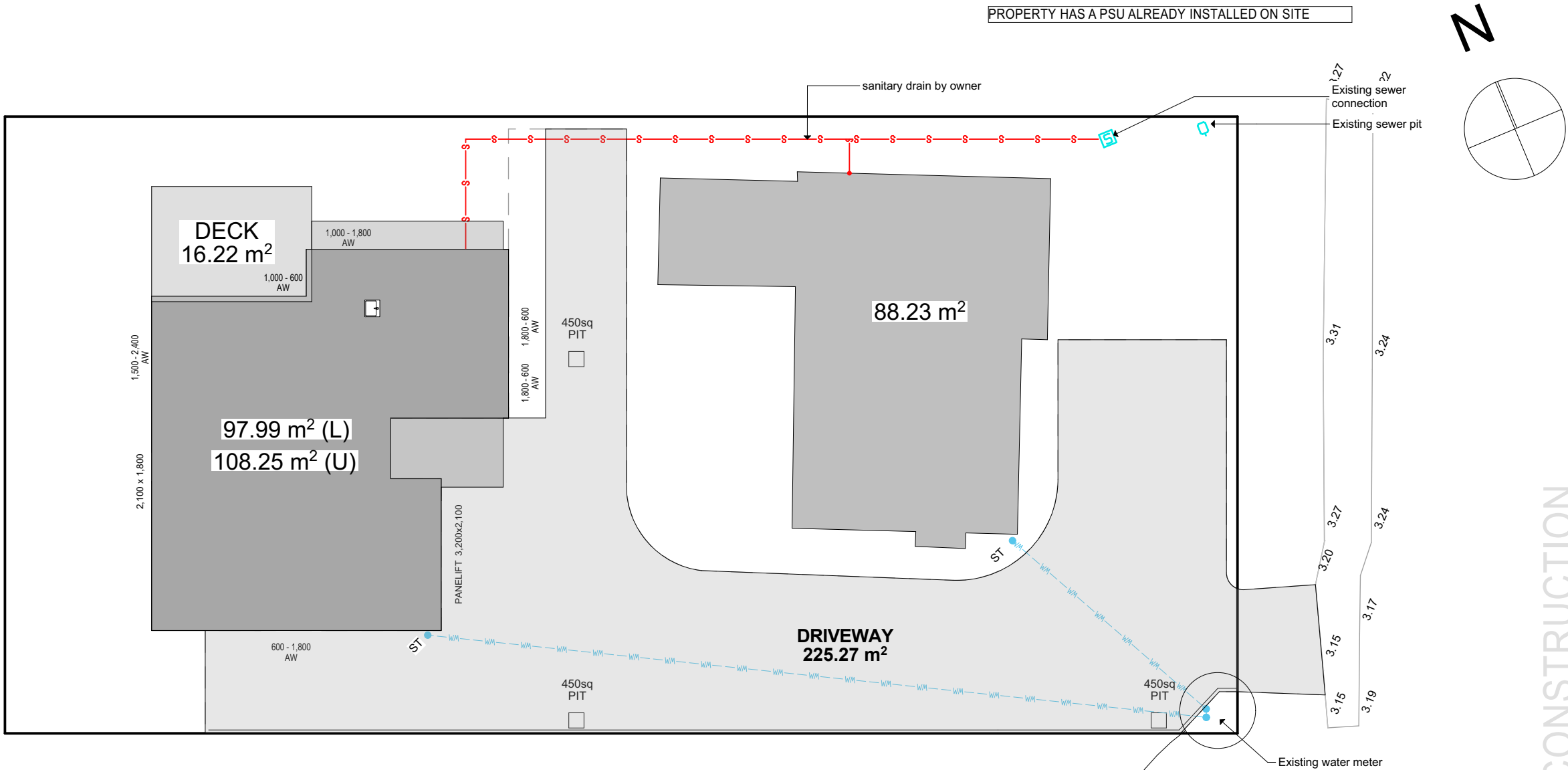
PLUMBING NOTES

ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, TAS PLUMBING CODE AND LOCAL AUTHORITY REGULATIONS.

SEWER AND STORMWATER TO MAINS CONNECTIONS, PLUMBER TO VERIFY LOCATION ON SITE.
(REFER SITE PLAN.)

MINIMUM GRADIENT ON SEWER PIPES AS PER AS3500:2000 4.4

- DN65 = 1:40
- DN80, DN100 = 1:60
- DN125 = 1:80
- DN150 = 1:100



Concept Sewer & Water Plan



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Proposal:	Unit Development	Scale: 1:150 @ A3	Job No: 177-2019	Pg. No: DA.03
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	
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Amendments	
Date	Description

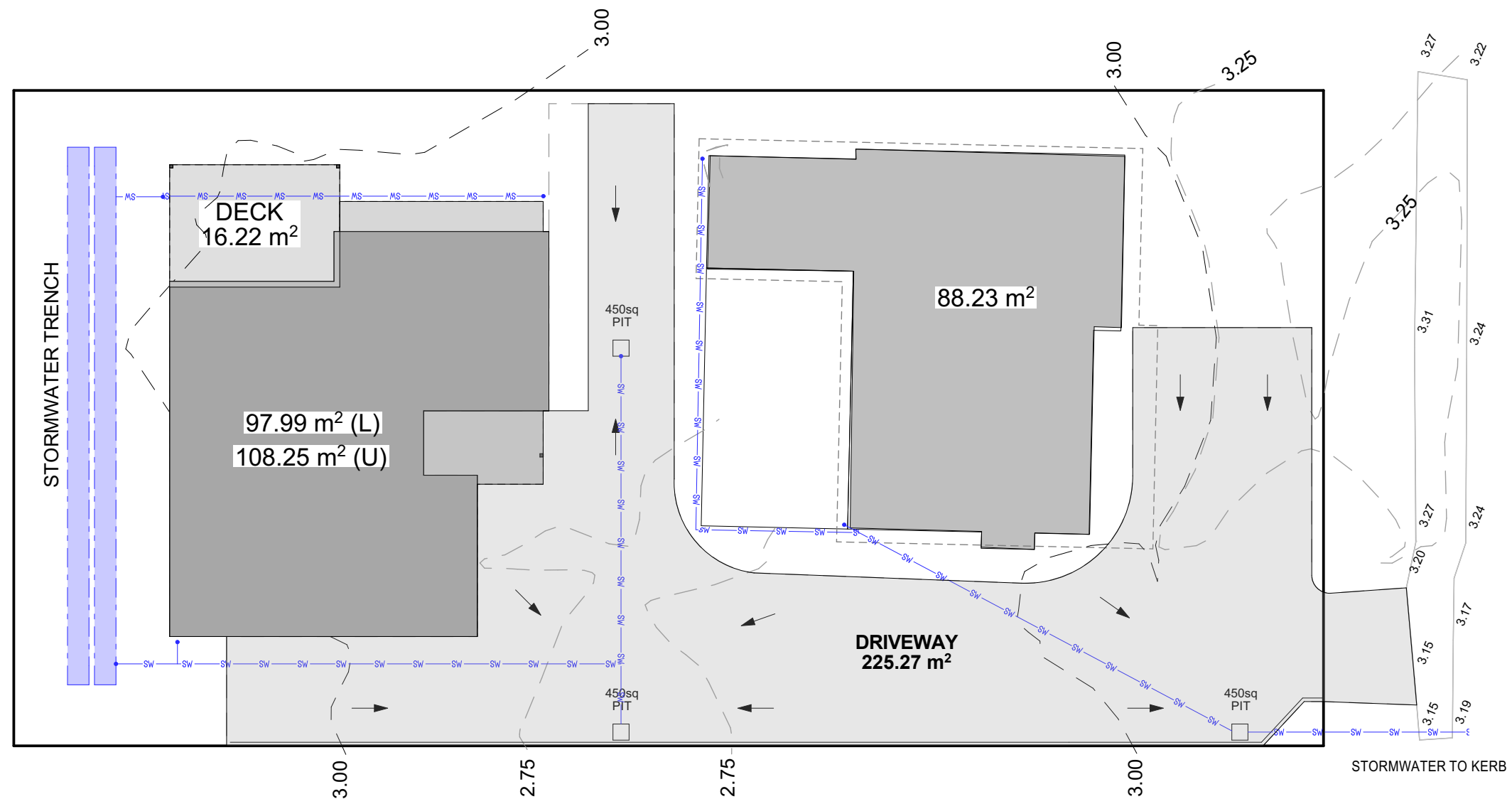
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Lydenbuilders

NOT FOR CONSTRUCTION

UNIT 2
STORMWATER FROM UNIT 2 AND DRIVEWAY PITS TO REAR OF THE LOT TO BE DIRECTED TO STORMWATER TRENCHES TO THE REAR OF UNIT 2.

TRENCH SIZES TO BE DESIGNED BY HYDRAULIC ENGINEER PRIOR TO PLUMBING PERMITS BEING ISSUED.



UNIT 1
STORMWATER FROM UNIT 1 AND DRIVEWAY PITS TO FRONT OF THE LOT TO BE DIRECTED TO THE KERB VIA A NEW KERB ADAPTER

HYDRAULIC ENGINEER TO DESIGN SYSTEM TO ACHEIVE REQUIRED FALLS TO KERB OR ALTERNATIVELY DESIGN A CHARGED SYSTEM TO DEPOSIT TO KERB PRIOR TO PLUMBING PERMITS BEING ISSUED.

Concept Stormwater Plan



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Proposal:	Unit Development	Scale: 1:150 @ A3	Job No: 177-2019	Pg. No: DA.04
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	
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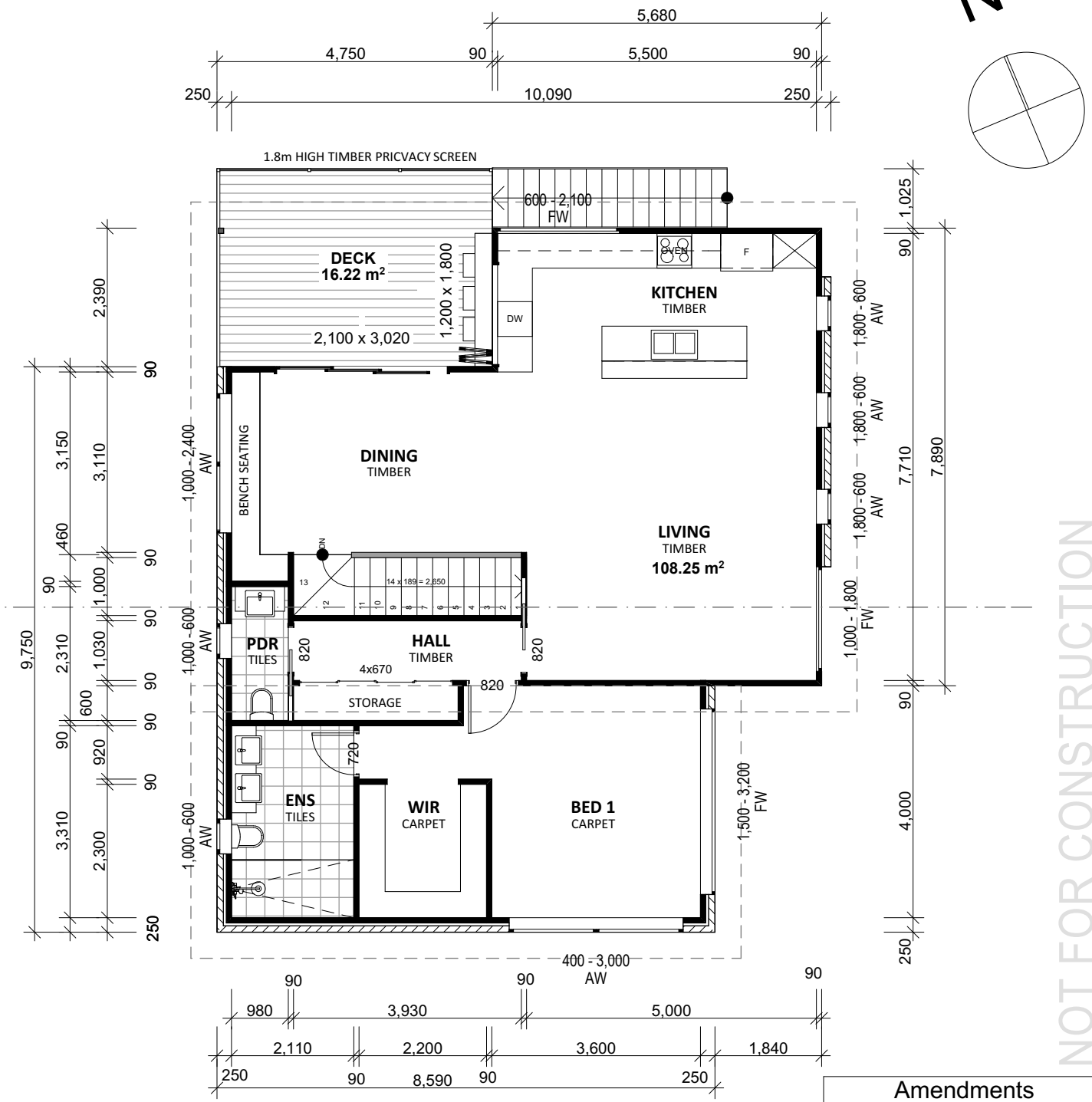
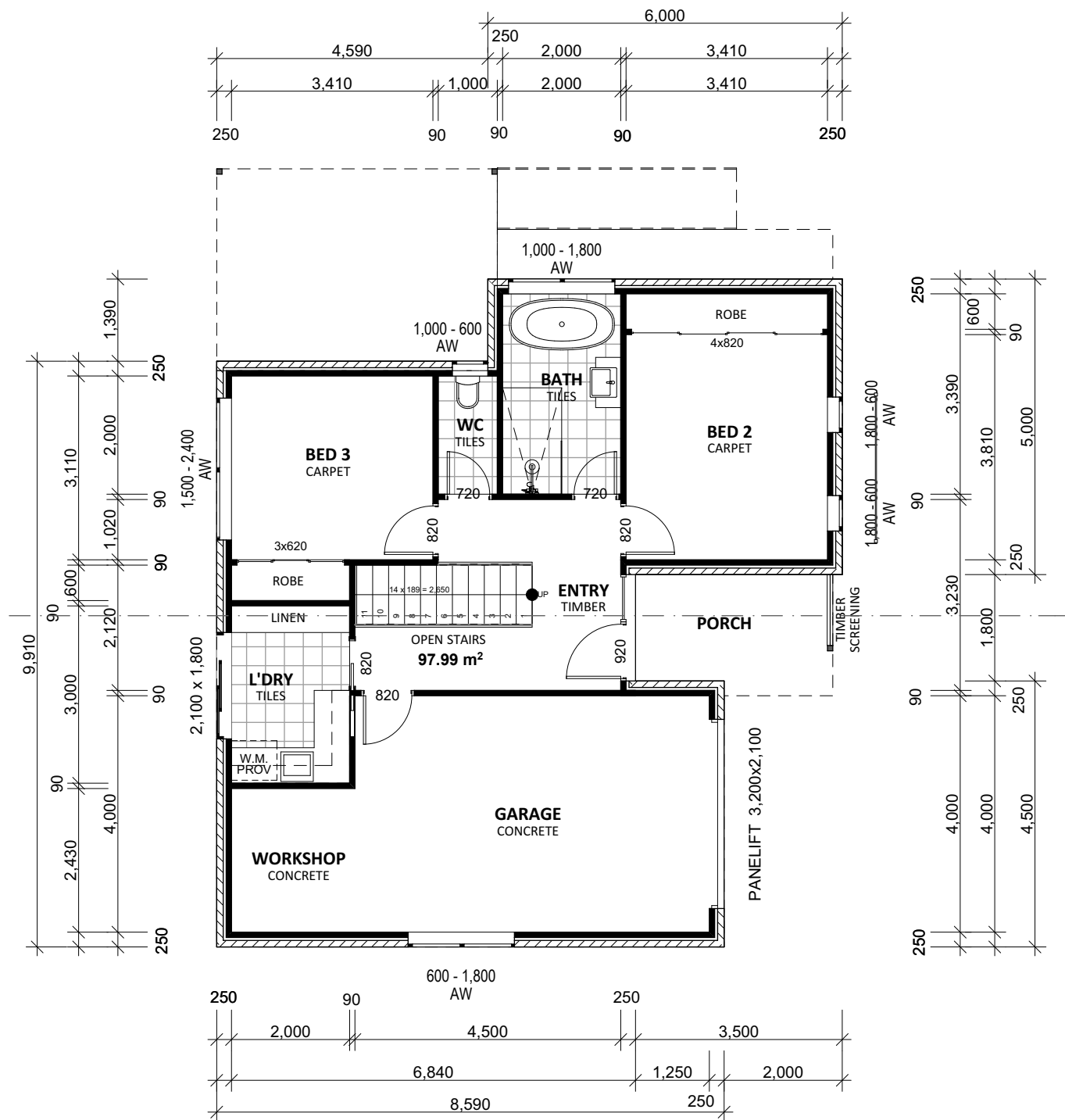
Amendments	
Date	Description


BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA


Lydenbuilders
COMMERCIAL BUILDERS



NOT FOR CONSTRUCTION



LOWER FLOOR PLAN

UPPER FLOOR PLAN

Floor Areas	
Lower Floor	97.99 sqm
Upper Floor	108.25 sqm
Total	206.24 sqm
Deck	16.22 sqm

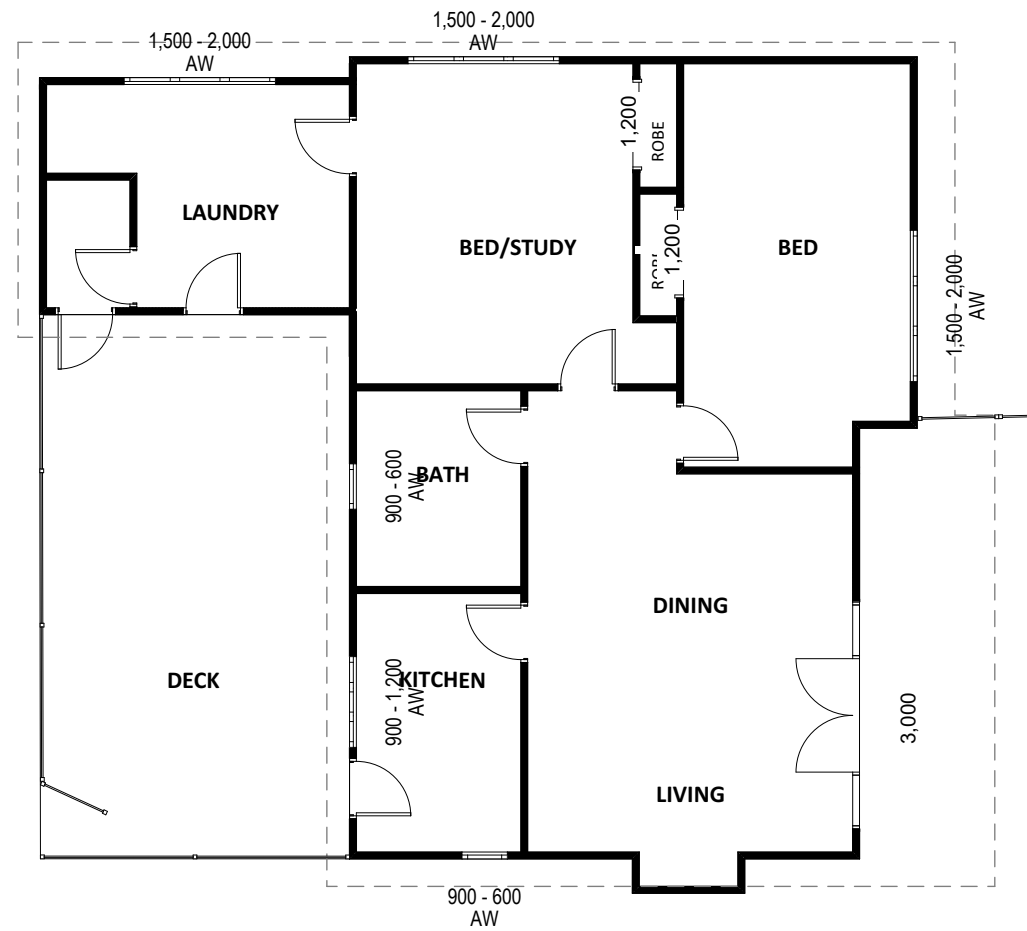
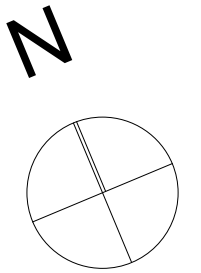
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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 177-2019	Pg. No: DA.05
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	

Amendments	
Date	Description



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

Floor Plan - Existing



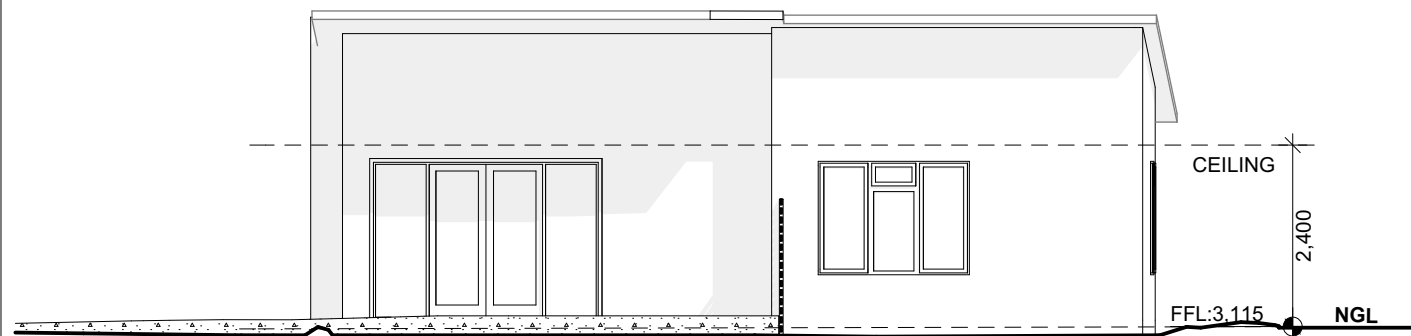
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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 177-2019	Pg. No: DA.06
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	

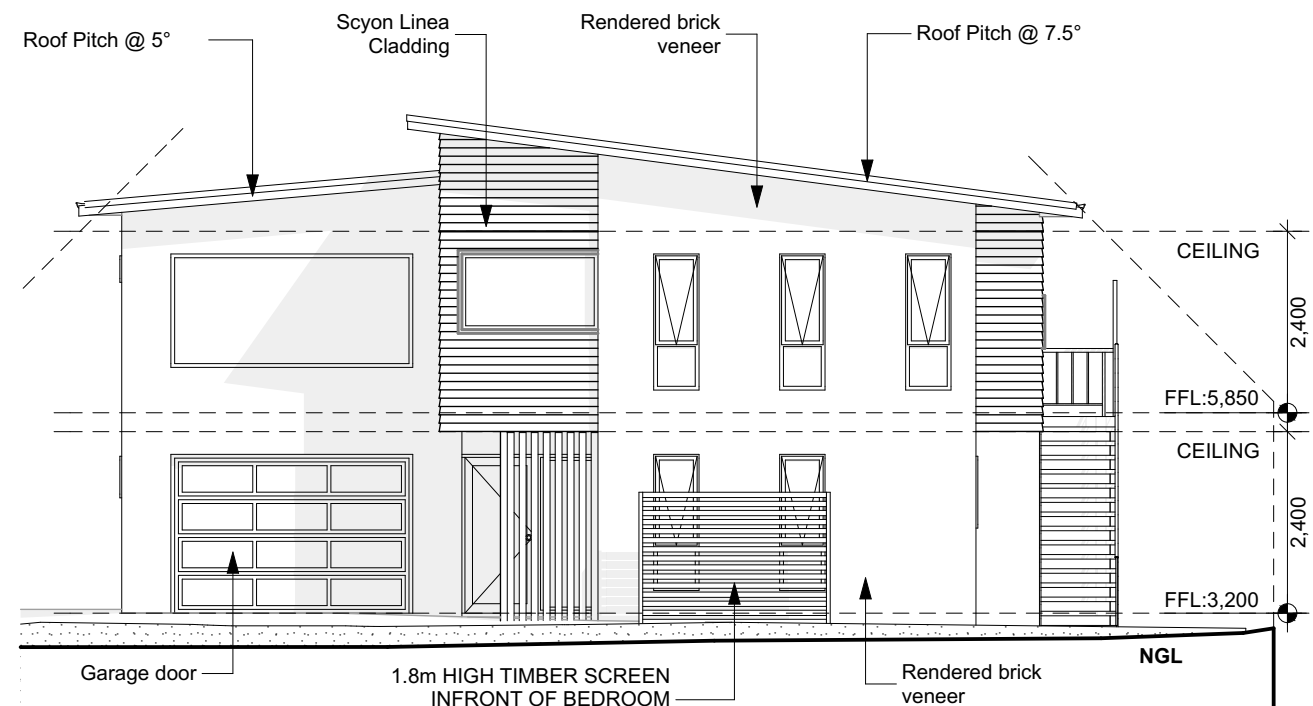
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Amendments	
Date	Description

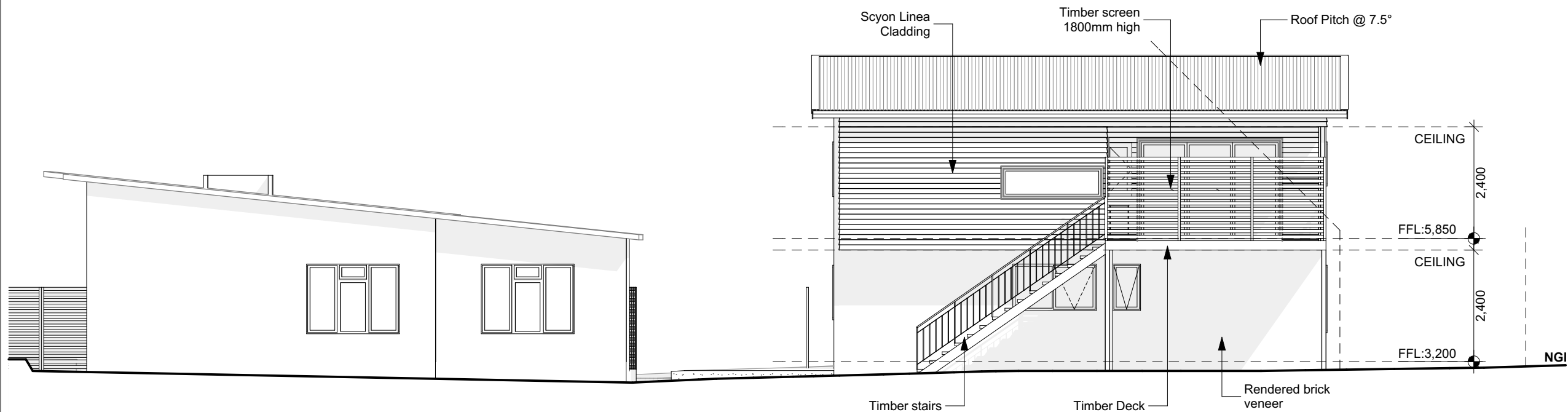




East Elevation - Unit 1



East Elevation - Unit 2



North Elevation - Units 1 & 2

Elevations



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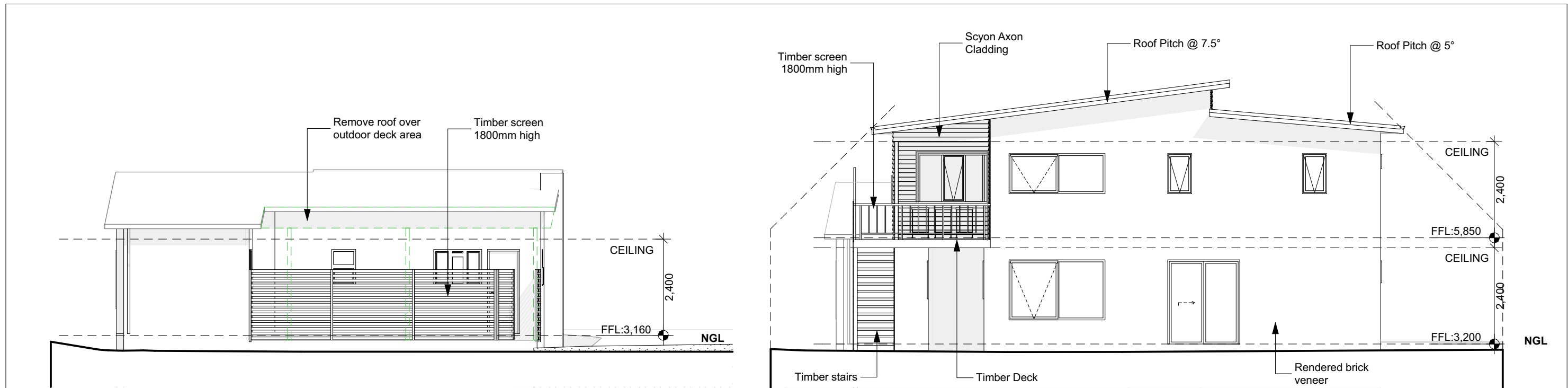
Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 177-2019	Pg. No: DA.07
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	

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Amendments	
Date	Description

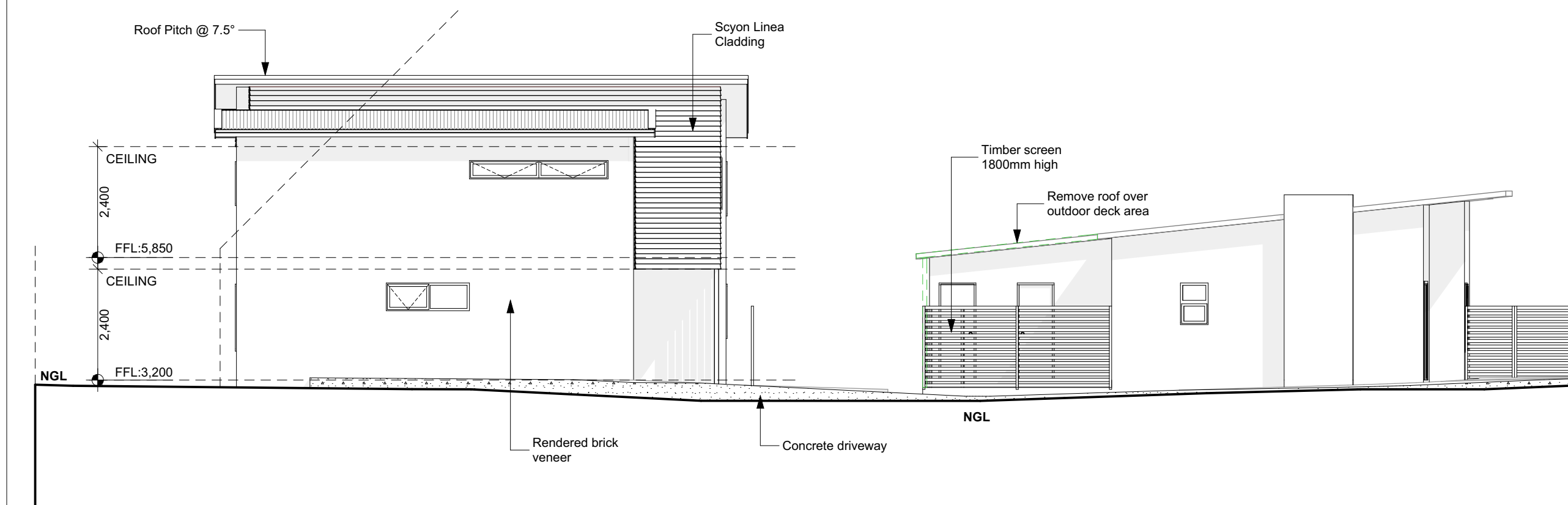


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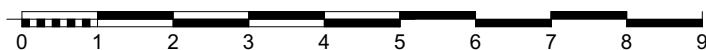
West Elevation - Unit 1

West Elevation - Unit 2



South Elevation - Units 2 & 1

Elevations



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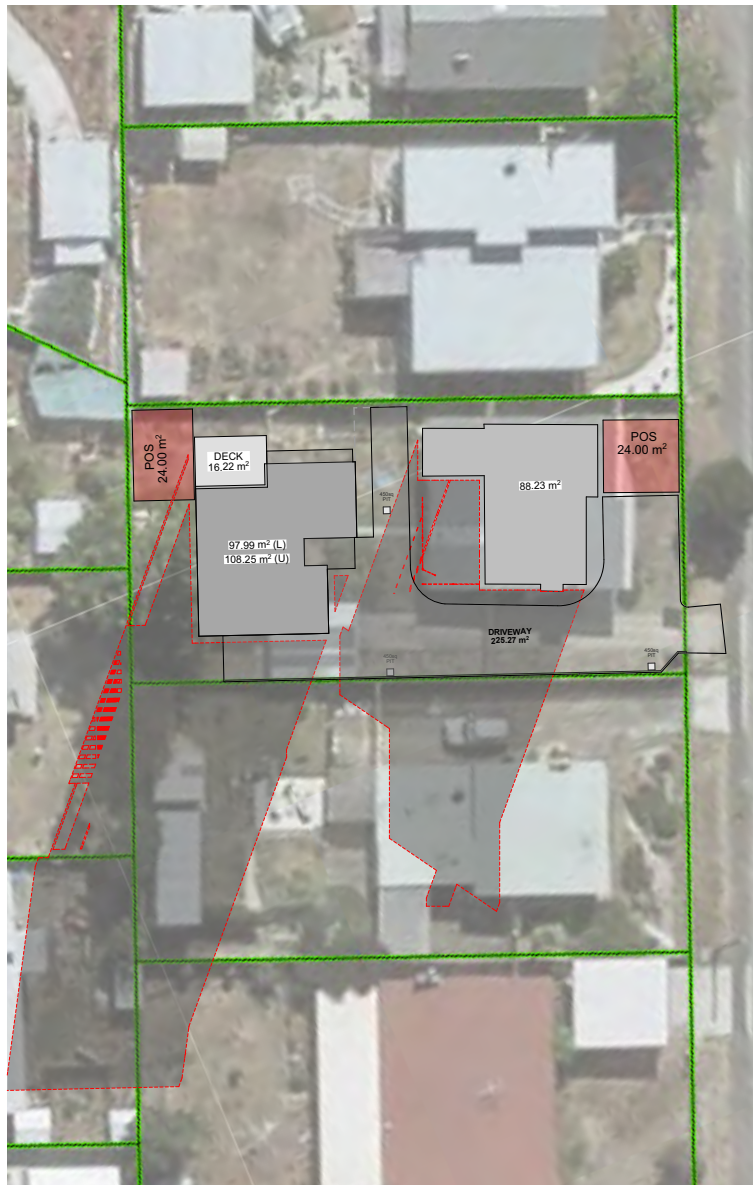
Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 177-2019	Pg. No: DA.08
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	

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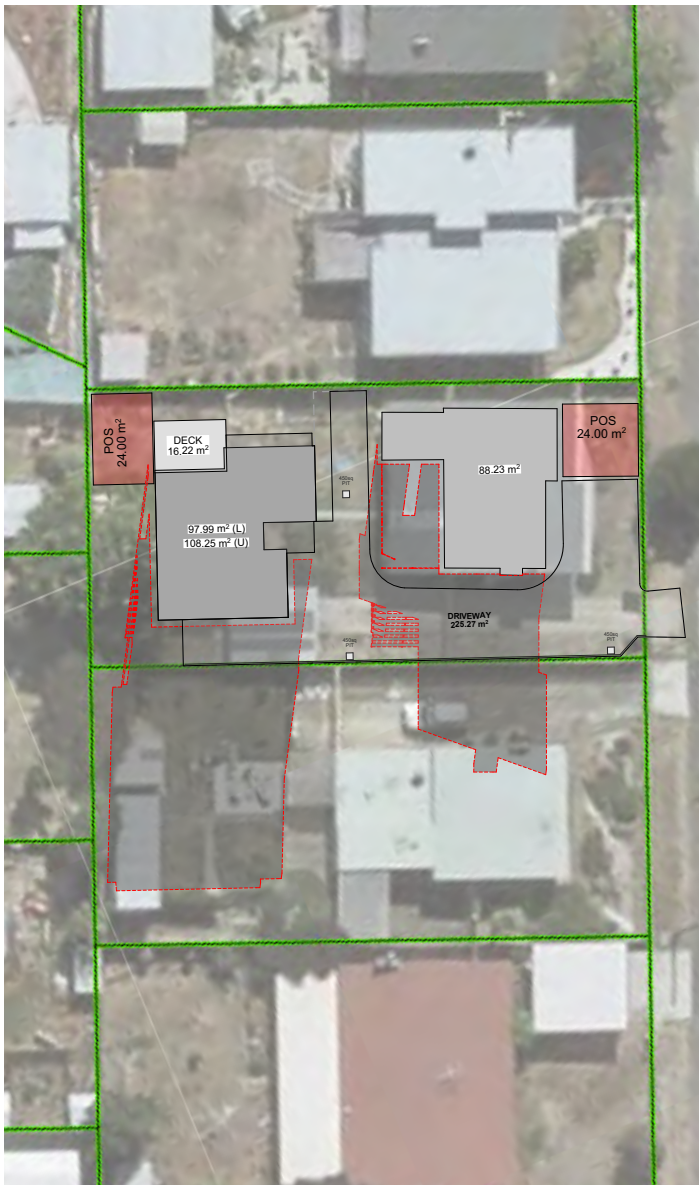
Amendments	
Date	Description



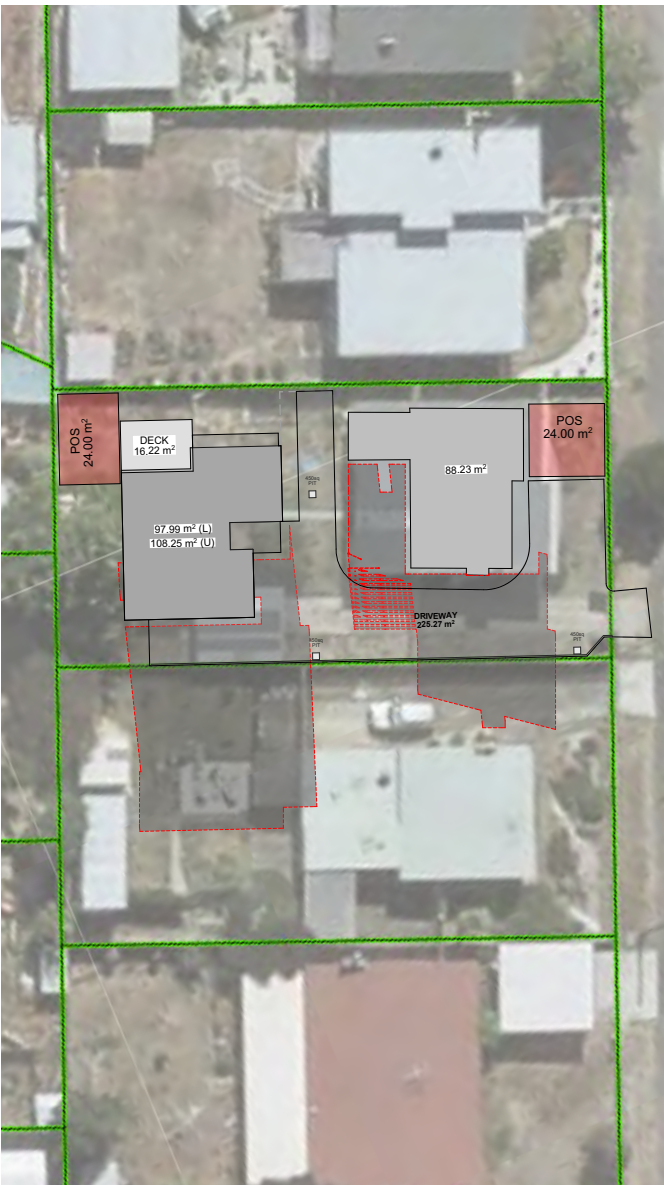
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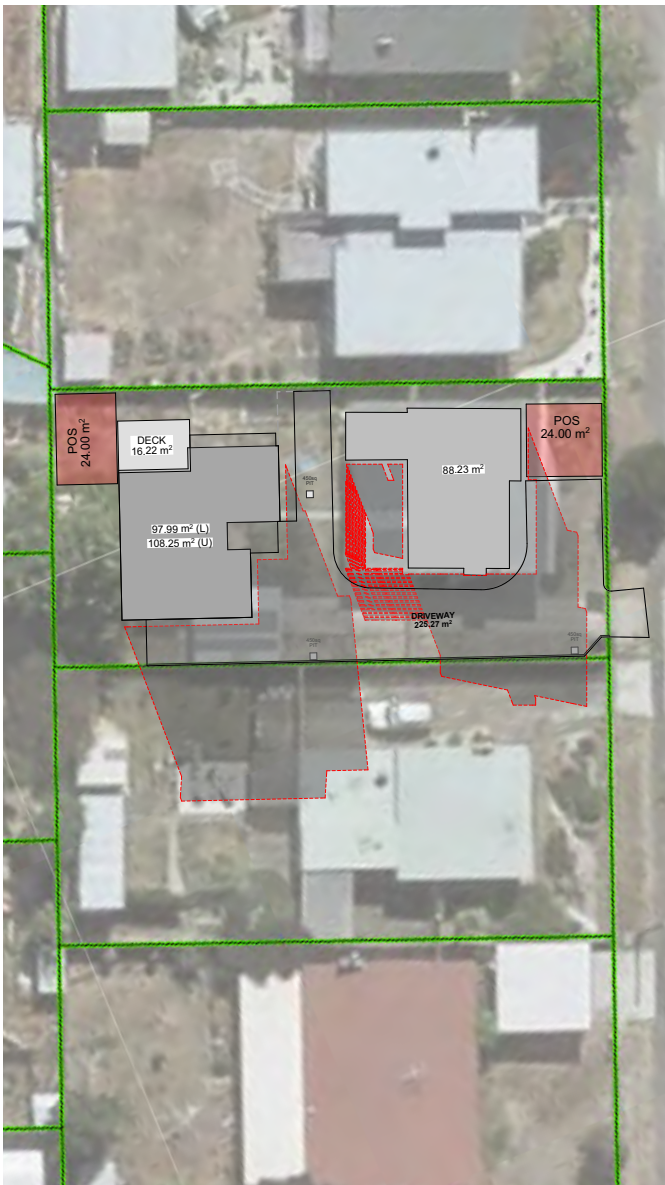
SHADOWS @ 0900 ON JUNE 21st



SHADOWS @ 1000 ON JUNE 21st



SHADOWS @ 1100 ON JUNE 21st



SHADOWS @ 1200 ON JUNE 21st

Shadow Study 01



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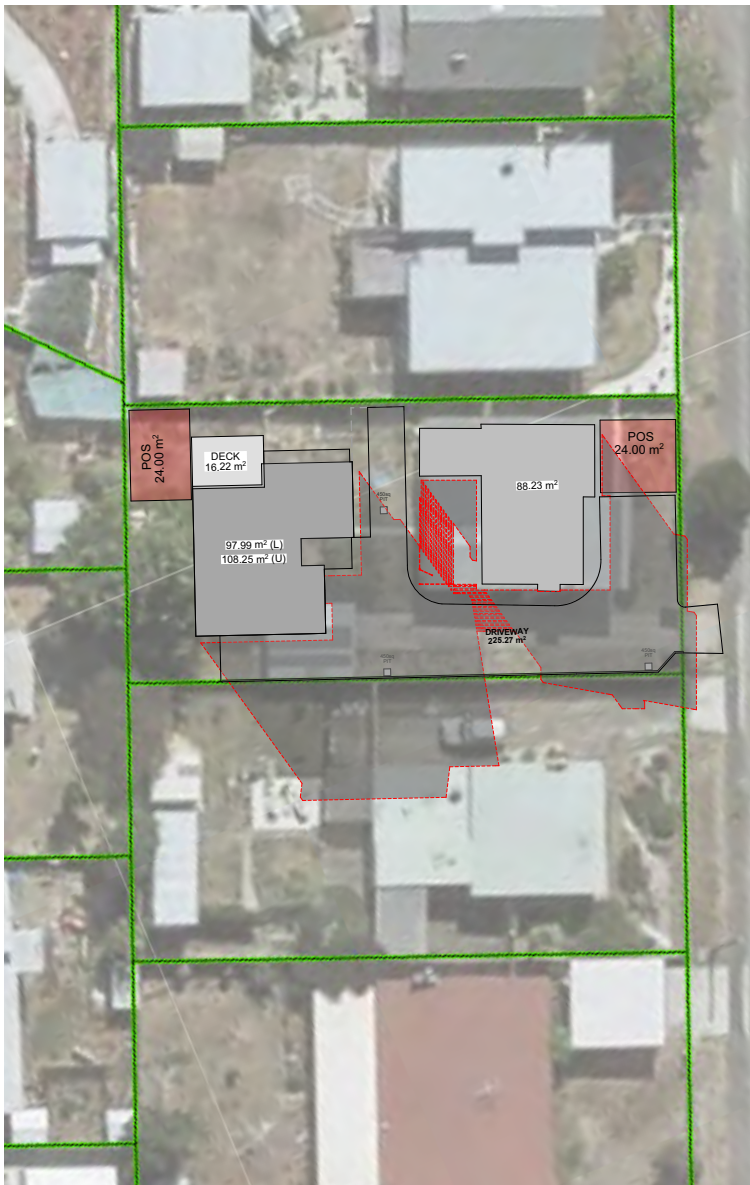
Proposal:	Unit Development	Scale: 1:500 @ A3	Job No: 177-2019	Pg. No: DA.09
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	
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Amendments	
Date	Description

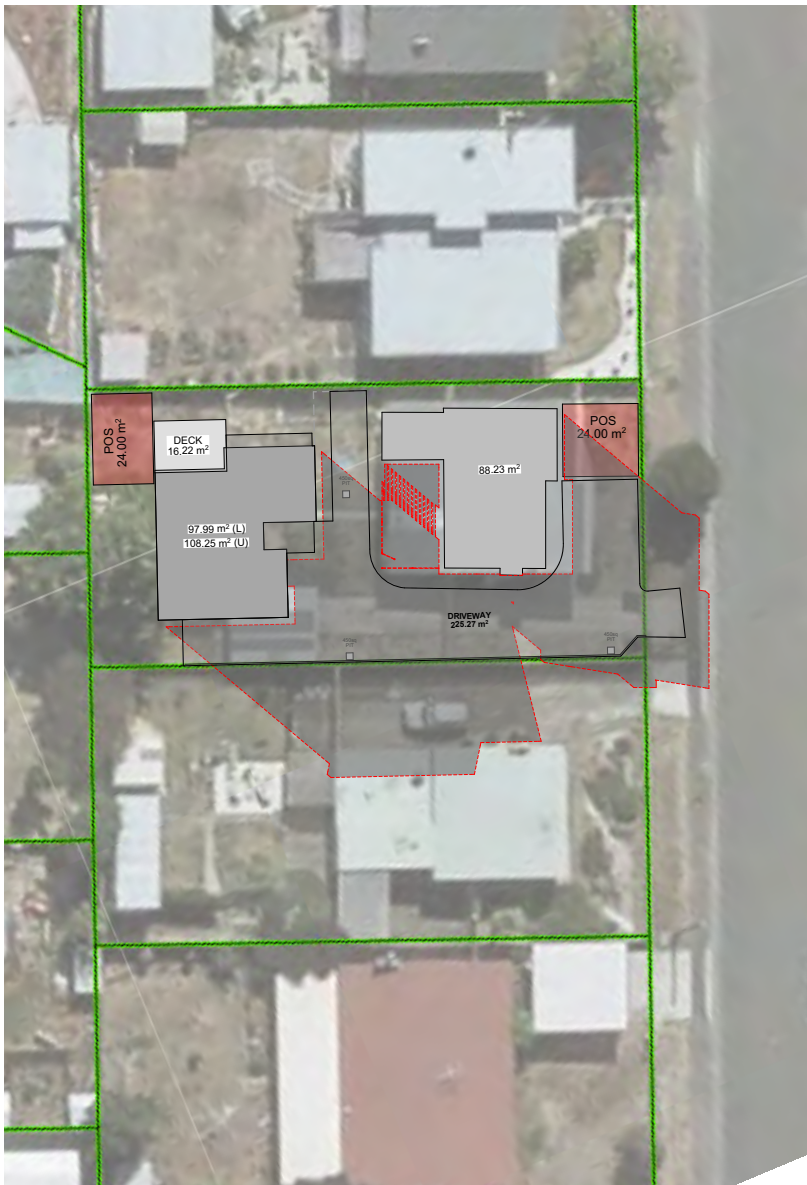

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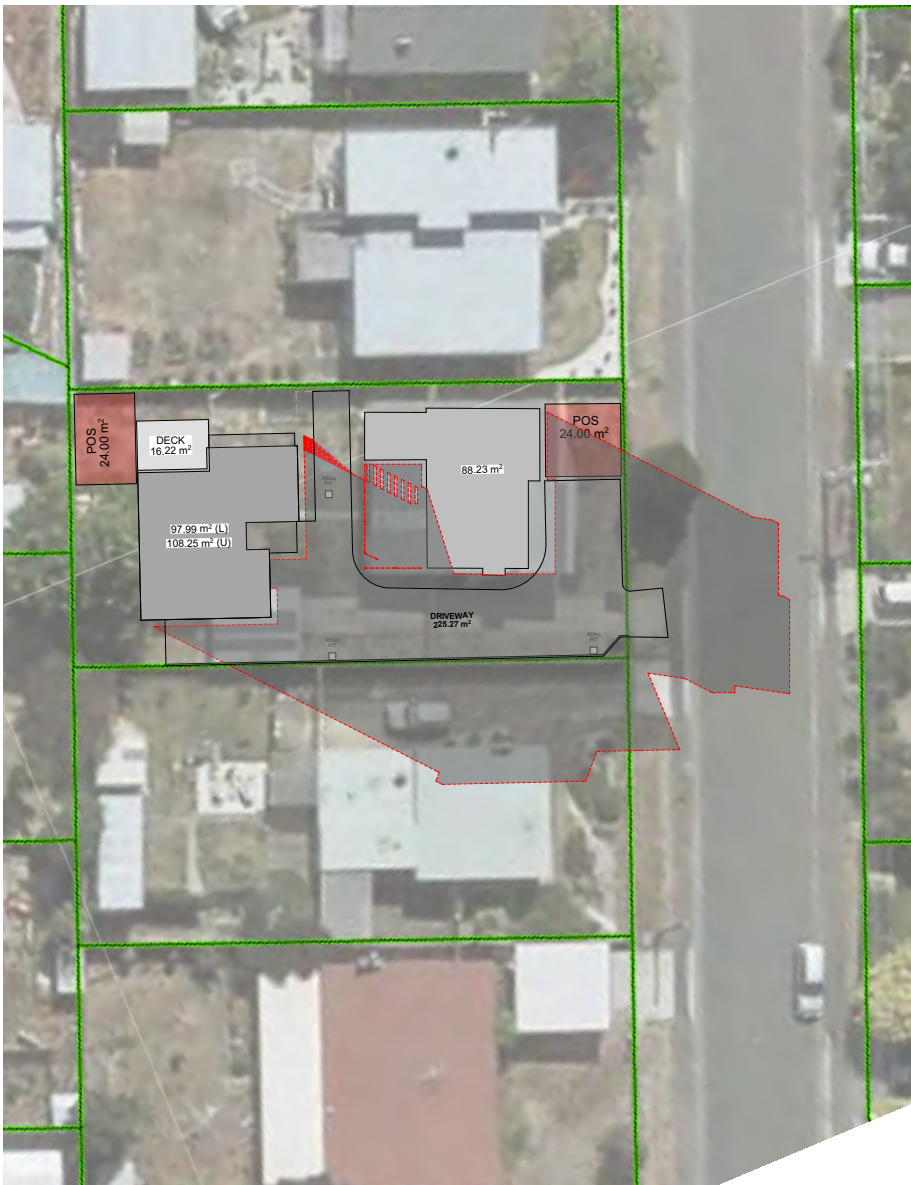

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DRAFTING & DESIGN



SHADOWS @ 1300 ON JUNE 21st



SHADOWS @ 1400 ON JUNE 21st



SHADOWS @ 1500 ON JUNE 21st

Shadow Study 02



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Proposal:	Unit Development	Scale: 1:500 @ A3	Job No: 177-2019	Pg. No: DA.10
Client:	Jacob Gillbee & Jordan Juhl	Date: 12.03.20	Engineer:	
Address:	110 Bangalee St, Lauderdale 7021	Drawn: JRN	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description


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Attachment 3 - Site Photos



The existing dwelling and subject site - 110 Bangalee Street.



View from Bangalee Street looking towards 110 Bangalee Street and the adjoining property to the south, 108 Bangalee Street.

**11.3.4 DEVELOPMENT APPLICATION PDPLANPMTD-2020/008214 – 21
RIAWENA ROAD, MONTAGU BAY - FOOD VAN****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Food Van at 21 Riawena Road, Montagu Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned Local Business and subject to the Parking and Access and Signs 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 11 June 2020.

CONSULTATION

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

- use of van permanent rather than temporary;
- concern with (unhealthy) food offered for sale;
- impact on residential amenity;
- on-site car parking;
- property in poor state of repair;
- waste storage/loading; and
- stormwater.

RECOMMENDATION:

A. That the Development Application for Food Van at 21 Riawena Road, Montagu Bay (Cl Ref PDPLANPMTD-2020/008214) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN AP3 – AMENDED PLAN [showing a waste storage area, suitably screened from public view].
 3. GEN AM5 – TRADING HOURS [Monday - Saturday - 7am to 8pm; Sunday and Public Holidays 7am to 8pm].
 4. The food van may operate from the site only until such time as the café use approved by D-2019/103 commences.
 5. All loading and unloading of vehicles must be carried out wholly within the property.
 6. Outdoor lighting, where provided, must be located, designed and baffled to ensure that no direct light is emitted outside the boundaries of the site.
 7. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from the site must be within the hours of:
 - (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 5.00 pm Saturdays;
 - (c) 10.00 am to 12 noon Sundays and public holidays
 8. Amplified music must not be played.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

The most recent permit issued for the site (D-2019/103) gave approval for a change of use to a café and office. The conversion to the office has been undertaken, however, the conversion of the existing dwelling to a café has not commenced. It is noted that as the food van is located over the car parking area required for the cafe use, it will need to be removed from the site prior to the commencement of the café, otherwise the café cannot comply with its car parking requirements.

Prior to the 2019 permit, the site was used as a dwelling and takeaway food shop.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Local Business under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 10 – Local Business Zones;
 - Section E6.0 – Parking and Access Codes; 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 a 1153m² lot located on the corner of Riawena Road and opposite the intersection with Akuna Street. It contains two buildings currently used as a dwelling and office.

A car parking area is located to the north of the site accessed from Riawena Road and access to the southern part of the site is provided from two crossovers. The carpark is currently gravel but is required to be sealed by the most recent permit (D-2019/103). This issue will be addressed with the landowner to ensure that the office operates in accordance with the permit.

3.2. The Proposal

The proposal is for a food van which consists of a trailer, 10.5m in length with advertising along its front panel. The food van will be located along the eastern boundary of the site, in front of the existing dwelling and is intended to operate from the site until such time the café use approved by D-2019/103 commences. As the food van is located in the approved parking area required for the café, the food van will need to be removed so that the café can comply with its permit conditions.

The hours of operation are proposed to be 7am – 8pm daily and car parking is provided in the existing sealed car parking and driveway area.

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”.

References to these principles are contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Local Business Zone and Parking and Access and Signs Codes with the exception of the following.

Local Business

The proposal does not comply with Clause 20.3.1 A1 for the following reasons.

- The hours of operation on Sundays and Public Holidays are proposed to be 7am – 8pm which does not meet the Acceptable Solution for these days (9am – 5pm). The food van complies with the Acceptable Solution on Mondays to Saturdays.

Performance Criteria	Proposal
<p>“20.3.1 P1</p> <p><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>	<p>The site adjoins a residential property at 19 Riawena Road which contains a dwelling. The proposed food van will be located in close proximity to the eastern boundary of the site which adjoins 19 Riawena Road and is approximately 5m from the dwelling.</p> <p>The car parking for the food van is located on the existing sealed driveway and parking area and customers for the food van will be separated from the residence by the van.</p> <p>The food van is anticipated to have limited customers at any one time during the day and visits to the site are relatively short. Noise will be generated from an extraction fan and inbuilt refrigeration unit and Council’s Environmental Health Officers have advised that this type of equipment will not have an unreasonable impact on the amenity of the area from noise.</p> <p>On this basis, the proposal would not be considered to have an unreasonable impact on the residential amenity of the area.</p>

Local Business

The proposal does not comply with Clause 20.3.2 A1 for the following reasons.

- A noise assessment was not provided with the application and therefore an assessment against the Performance Criteria is required.

Performance Criteria	Proposal
<p>“20.3.2 P1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone”.</i></p>	<p>The applicant has indicated that the food van would generate noise through an extraction fan and inbuilt refrigeration unit. Council’s Environmental Health Officers have advised that the noise from the food van will not cause environmental harm to the surrounding residential properties. It is noted that the site was previously used as a takeaway shop which would have had an extraction fan and refrigeration unit and there were no complaints about noise on Council’s records from this site.</p>

5. REPRESENTATION ISSUES

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

5.1. Property in Poor State of Repair

Concern was raised that the premises is generally unkempt, in particular the car parking area to the north.

- **Comment**

The car parking area to the north is required to be sealed by the most recent permit (D-2019/103). This has not occurred; however, the applicant is aware of this requirement and this issue will be followed up to ensure that the site is operating in accordance with the current permit.

5.2. Use of Van Permanent rather than Temporary

Concern was raised that the van will be permanent as opposed to a mobile van and that the term mobile food van is misleading given that concrete paving has been put in place to support the van. Concern was also raised that the van is illegal and does not meet the definitions of the Food Safety Act.

- **Comment**

Whilst the food van is on a trailer and therefore mobile, the application clearly states that the food van is proposed to operate from the site seven days a week.

A site inspection has confirmed that the food van is already on-site and that the concrete area has been widened to accommodate the van. Whilst this has been done prior to the issue of any permit for the food van, the work is minor and would not have required any Council approvals. However, the van is being stored, rather than used to sell food. In the event that a permit is not issued, it would be appropriate to require the van to be removed from the site, as it cannot be stored there without a permit.

In regard to the legal status of the van, it is already registered as a food van in the Meander Valley Council and the registration applies Statewide. Notwithstanding, Council's Environmental Health Officers will inspect the van prior to its operating, to ensure that it meets the requirements of the *Food Act 2003*.

5.3. Concern with (unhealthy) Food offered for Sale

Concern was raised that the food van will be offering unhealthy food for sale.

- **Comment**

This is not a relevant planning consideration and therefore does not have determining weight.

5.4. Impact on Residential Amenity

Concern was raised that the proposed food van would have a detrimental impact on the amenity of the area from noise, external lighting and the visual appearance of the food van.

- **Comment**

The proposed van complies with the Acceptable Solution for hours of operation on Monday to Saturday, however, requires a variation to these hours on Sundays and Public Holidays. As has been discussed above, the operation of the food van outside these hours on Sundays and Public Holidays is not considered to result in environmental harm to the surrounding residential properties.

In respect to lighting, the applicant has not proposed any additional lighting and has confirmed that there are existing lights on the dwelling that will be utilised.

In respect to the visual appearance of the food van, as it is a registered trailer, the van is not considered a building for the purposes of assessment under the Scheme and therefore the concerns regarding building design are not a relevant planning consideration.

5.5. Issues with On-site Car Parking

Concern was raised that the proposal does not meet the car parking requirements under the Scheme.

- **Comment**

The site contains existing car parking areas in the southern part of the site that will be utilised for the food van. The proposal does not generate an additional demand for car parking spaces on the site and meets the requirements of the Parking and Access Code. The car parking area to the north of the site is also available for parking. In addition, Council's Development Engineer is satisfied the parking arrangement provides safe access and egress from the site.

5.6. Waste Storage/Loading

Concern was raised that the proposal does not provide suitable waste storage or loading facilities.

- **Comment**

The applicant has confirmed that loading will comply with the Acceptable Solution in Clause 20.3.4 and it is recommended that a condition be included on the permit to this effect. In regard to the waste storage, the applicant has confirmed that appropriate waste storage will be provided on-site. It is recommended that a permit condition be included to ensure that a suitable waste storage area for the food van is provided on-site.

5.7. Stormwater

Concern was raised that the proposal does not comply with the requirements of the Stormwater Management Code.

- **Comment**

The development meets the Acceptable Solutions in the Stormwater Management Code and therefore this issue should not have determining weight.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

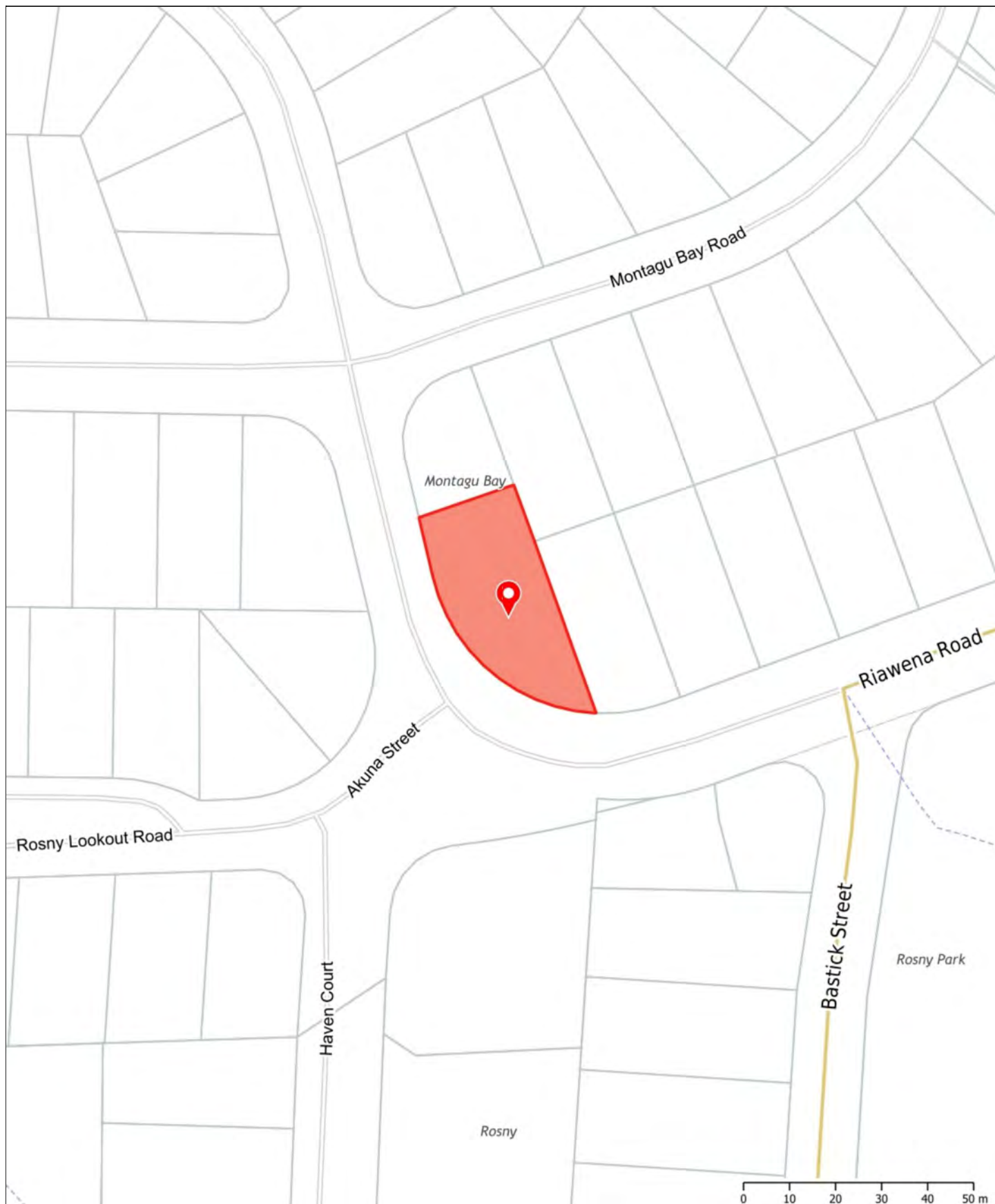
9. CONCLUSION

The proposal for a food van is recommended for approval with reasonable and relevant conditions.

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

Ross Lovell
MANAGER CITY PLANNING

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



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

29/05/2020

1:1129



FINANCIAL SERVICES TASMANIA
250 MACQUARIE STREET
HOBART TAS 7000
ABN 93 072 541 710
Phone (03) 62 235 606
Fax (03) 62 241 561
Email: reception@financialservicestas.com.au

26 March 2020

Attn, Lisa Balding
CLARENCE CITY COUNCIL PLANNING

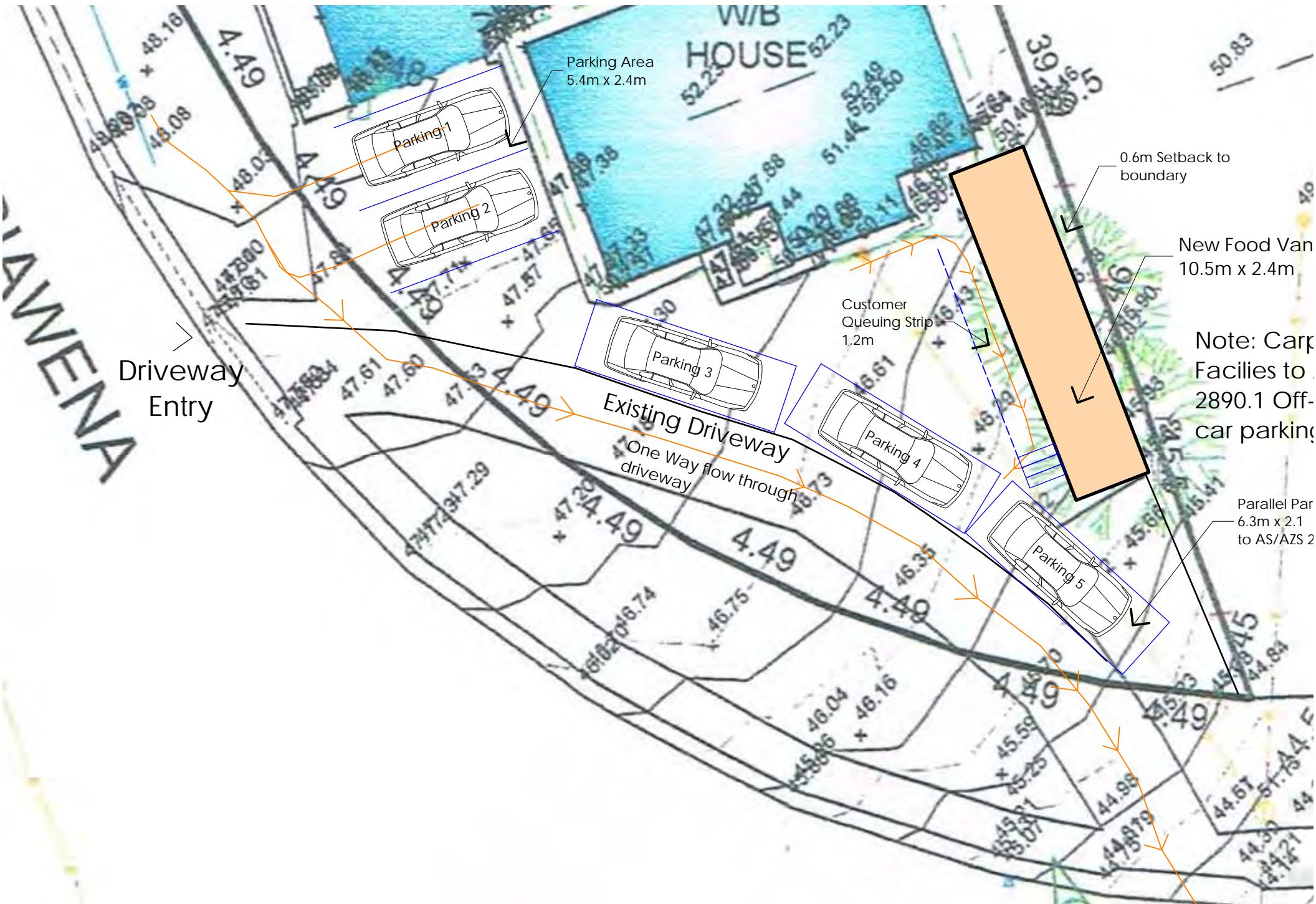
QUERIES REQUIRED FOR APPLICATION FOR CHANGE OF USE 21 RIAWENA ROAD MONTAGU BAY

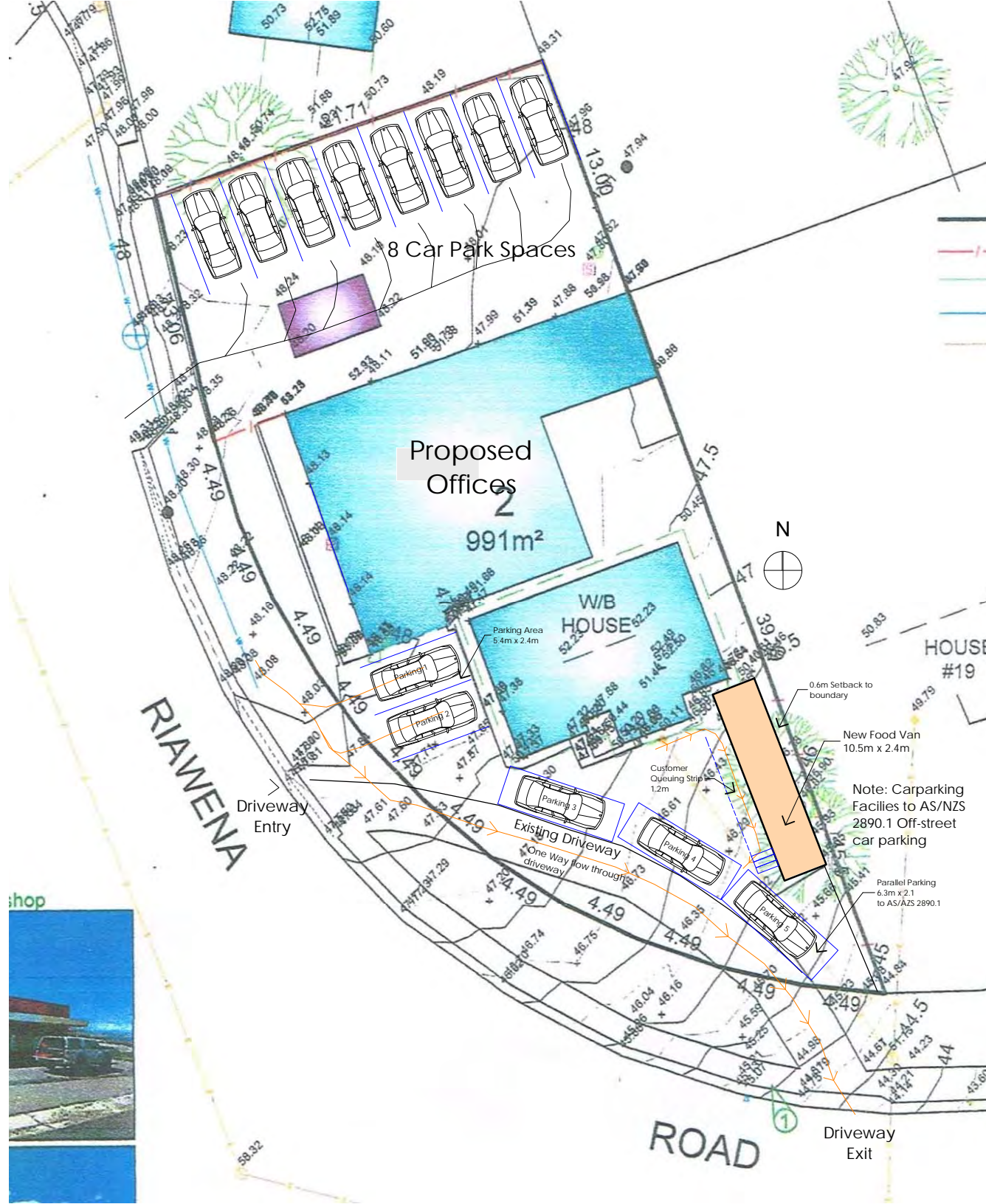
1. Staff toilets available in the office working hours with key for weekends
2. The trailer is 10.5m * 2.4m shown on scaled map with fenced cuing area.
3. There is a driveway be operated as a drive through so customers do not need to leave their car. Parking will not be reduced and they are likely to be used for short waits only .
4. Staff 1-2. Customers 3 at any one time. Hours 7am-8pm daily No trucks.
5. Title with right of way attached which precludes using trailer in this area.

I have purchased the trailer and now they are waiting for my delivery date. Please telephone if there any other queries and I will attempt to answer them promptly.

Yours faithfully

David R. Jones





Attachment 3



View of the site from the intersection of Riawena Road and Akuna Street.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT

Nil Items.

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 CLARENCE KEEP CONNECTED INITIATIVE – FINAL PROJECT REPORT****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to provide a final account of the Clarence Keep Connected (CKC) initiative since its commencement on 3 April up to 11 May 2020.

RELATION TO EXISTING POLICY/PLANS

The CKC initiative relates directly to Council's Business Continuity Plan.

LEGISLATIVE REQUIREMENTS

There are no associated legislative requirements.

CONSULTATION

Several community engagement methods were used to inform the community about the CKC initiative and enable widespread community participation for individuals, organisations and businesses to contribute.

FINANCIAL IMPLICATIONS

Costs associated with the development and delivery of CKC were redirected from existing budget accounts.

RECOMMENDATION:

That Council:

- Receives the report on the progress of the Clarence Keep Connected Project;
- Authorises the General Manager to communicate the findings to the Southern Regional Social Recovery (SRSRC) Committee; and
- Notes the recommendations contained in the report.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. Measures announced by Federal and State Governments in response to the COVID-19 pandemic crisis involved restrictions and closures affecting Council business. However, Council continued to provide services and adapted many of its programs to meet the needs of the community. Council was well-placed to respond through its various programs including asset management, cultural and community activities.

- 1.2. Through Council's Business Continuity Plan (BCP), a project working group was established by the Leadership Group (Mayor, Deputy Mayor and General Manager) consisting of the Deputy Mayor and key Council officers from community, cultural and strategic development teams. The working group aimed to gain a clearer understanding of the emerging issues facing residents of Clarence and to work on short, medium and longer-term strategies and actions to help with community resilience and recovery.
- 1.3. An interim feedback report was presented to Council at its Meeting on 27 April advising of progress on the first two weeks of the initiative since its commencement on 3 April and up to 17 April 2020.
- 1.4. The initiative closed on 11 May. The final report (**Attachment 1**) provides a summary of responses from individuals and organisations.

2. **REPORT IN DETAIL**

- 2.1. The purpose of the CKC initiative was to connect with Clarence residents, businesses and organisations and listen to what they need during the COVID-19 pandemic. It aimed to find out what is working well in the community, where gaps exist, and provide guidance to Council in the delivery of a long-term community recovery response.
- 2.2. The CKC initiative is an important investment for Council. While the delivery of Council's community and cultural programs has been impacted by the pandemic, the initiative helped Council adapt. The aim was to ensure Council's programs add value and help the community to stay safe, recover and remain resilient into the future.
- 2.3. A CKC initiative project plan, which identified key areas for research; a series of targeted questions; and utilising multiple communications channels, was developed.

2.4. The total number of responses received from the initiative was 164. This includes:

- 120 Responses received online through the Your Say engagement portal;
- 11 calls made to the Clarence Keep Connected phone line;
- 5 emails sent through to a dedicated email address; and
- 28 responses received from organisations via an email-based survey.

2.5. The responses highlight the ways in which Council's existing programs and services align with community concerns. They also provide the basis for recommendations on strategies for short, medium and longer-term community resilience, economic and social recovery. This information has assisted Council to develop its COVID-19 Social Recovery Action Plan.

3. CONSULTATION

3.1. Community Consultation Undertaken

Several methods were used to inform the community about the project and to enable widespread community participation and individual contributions.

3.2. State/Local Government Protocol

Nil.

3.3. Other

This was an internal Council initiative working group.

3.4. Further Community Consultation

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The CKC initiative was a result of Council enacting its Business Continuity Plan and will have recommendations and strategies that relate to a range of Council's existing social plans.

5. EXTERNAL IMPACTS

The recommendations contained in the report are subject to:

- External impacts of social restrictions and measures imposed by Federal and State Governments.
- Objectives of the Southern Regional Social Recovery Committee.
- State Recovery Centre directives.

6. RISK AND LEGAL IMPLICATIONS

There are no risk and legal implications arising from the report.

7. FINANCIAL IMPLICATIONS

7.1. The total cost of setting up and delivering the project was \$7,081.10.

7.2. Short term actions are being delivered in line with existing Council program budgets. Medium and long-term delivery of outcomes associated with the initiative will need to be considered in conjunction with the annual Council budget discussions for next financial year 2020/2021 and in accordance with the COVID-19 Social Recovery Action Plan.

8. ANY OTHER UNIQUE ISSUES

The interruption to normal activities in the community has been severe because of the impact of the COVID-19 pandemic. Other Councils have taken a similar approach to Clarence and established communication channels with their communities to better understand issues and needs, and to formulate recovery responses.

9. CONCLUSION

9.1. The purpose of the CKC initiative was to connect and listen to what people need during the COVID-19 pandemic, to find out what is working well in the community and help formulate a response that is beneficial and targeted to community recovery.

- 9.2.** Involving the community was central to this initiative. Feedback from the community responses over a five-week period revealed several common issues and needs affecting the community.
- 9.3.** The information obtained via the project will be used to assist the Southern Region Social Recovery Plan response and to inform Council's own COVID-19 Social Recovery Action Plan.

Attachments: 1. Clarence Keep Connected Final Report (17)

Ian Nelson
GENERAL MANAGER



Clarence Keep Connected Initiative

Project Report June 2020

Executive Summary

Measures announced by Federal and State Governments in response to the COVID-19 pandemic crisis involved restrictions and closures affecting Council business. However, Council continued to provide services and adapted many of its programs to meet the needs of the community. Council was well-placed to respond through its various programs including asset management, cultural and community activities.

In addition, Council moved swiftly to seek a meaningful targeted response to the evolving emergency. To make sure the response was well-considered and appropriate to community needs it was important to ask what people were experiencing and seek input as to suitable ways to respond. The scale and quality of responses indicated that this was a beneficial process. It also reflected the value placed on City assets, programs and activities.

The *Clarence Keep Connected (CKC)* initiative was developed as a result of the enactment of Council's Business Continuity Plan and had specific positive outcomes, including:

- Improved connections with Council – evidenced by engagement with Your Say and new contact points with Council
- Increased volunteering with Council – evidenced by many new offers to give time to others

Community input indicated the importance of:

- Access to natural areas
- Employment and finances
- Mental and physical health and wellbeing
- Social wellbeing and support
- Responsive Council services; and
- Continued communication of Council activities and responses

In response to community input it is recommended that Council:

- **Communicate *Clarence Keep Connected* key findings** through a range of targeted media including Your Say, print media, and social media
- Continue to **provide mechanisms for communication** about Council responses and to receive community feedback
- **Support economic recovery** through Council's financial support initiatives and economic development strategies
- **Support community and cultural recovery and provide responsive Council services** where possible by continuing to adapt, identify and work in partnership with other organisations
- **Communicate and support economic and social recovery** through the Southern Region Social Recovery Action Plan (see Attachment C) and Economic Recovery Plan (in development.)

Many Council activities can be continued as part of this response. Some additional activities may be required as part of the Recovery Plan. (For more detail on specific activities see Attachment B.)

Background

As part of Council's Business Continuity Plan (BCP) a project working group was established by the Leadership Group (Mayor, Deputy Mayor and General Manager) consisting of the Deputy Mayor and key Council staff from the community, cultural and strategic development teams. The working group aimed to gain a clearer understanding of the emerging issues facing the residents of Clarence and to work on short, medium and longer-term strategies and actions to help with community resilience and recovery.

A CKC initiative project plan was developed and focused on 3 key areas:

- The health, wellbeing and safety of individuals, organisations and businesses;
- utilising multiple communication channels; and
- maintaining and developing strong partnerships.

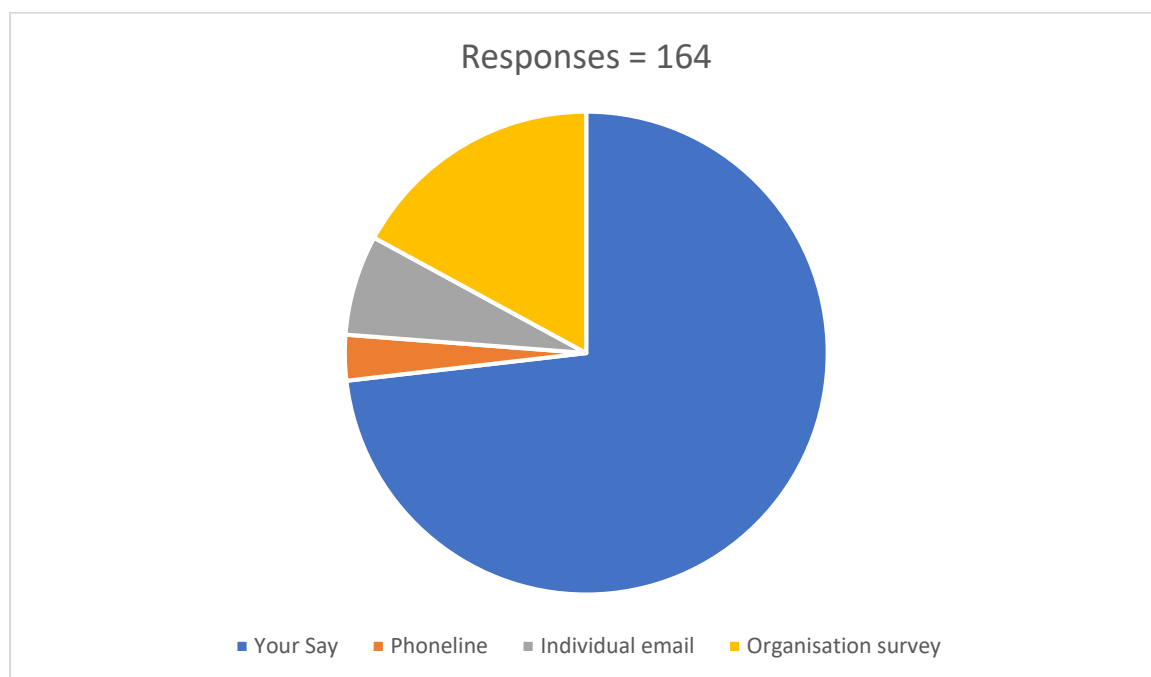
An interim feedback report was tabled at the Council meeting on 27 April providing progress on the first two weeks of the initiative between 3 April and 17 April 2020. An update was provided to Council in early May. The initiative closed on 11 May.

What we did

Several key questions were developed to help engage with the community, and a variety of methods developed to inform and enable widespread individual, organisation and business participation. A priority was to reach the whole community, considering those who may be isolated in their homes or neighbourhoods, and those unable to access technology. Engagement methods included:

	Your Say online survey https://www.yoursay.ccc.tas.gov.au/
	A dedicated phone line 6217 9740 to Community Development Team
	New email community@ccc.tas.gov.au to Community Development Team
	60 Corflute signs installed across City advertising phone and web
	Letterbox drop across Clarence of open letter and <i>Neighbour Connection Card</i>
	Email and survey for local organisations and businesses
	Write to Council address c/- Julie Andersson, Community Development

Engagement with the Clarence Keep Connected initiative was as follows:



The scale and depth of input from the community indicated a strong desire to hear from Council during the COVID-19 pandemic crisis; to tell their stories; and to be involved in providing suggestions, information, and assistance.

The need for passive and active recreation, cultural and community activities, and a focus on mental and physical health, especially during severe economic downturn, was consistently shared.

It is a positive confirmation to Council that the City already has many high-quality assets, activities and programs that support the health, wellbeing and safety of individuals, organisations and businesses. This has been evidenced by the numbers of people using council assets where possible and participating in programs and activities.

Key findings

Individual Responses

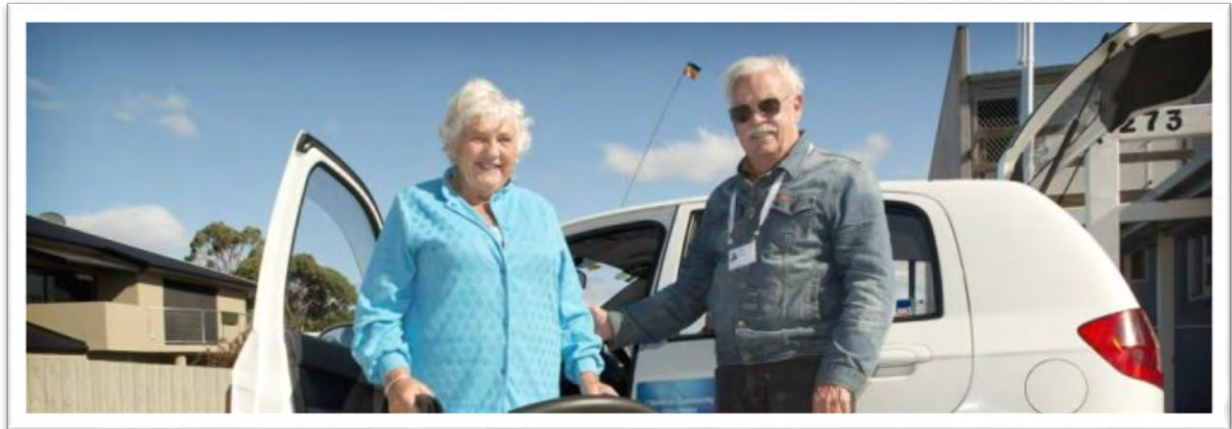
An analysis of the data received from 136 individual participants in the initiative revealed several common emerging issues and needs affecting the community at this time. (For more detail on individual responses see Attachment A.)

	Social isolation <i>"Loss of income, losing jobs, social isolation, can't see kids and family interstate, getting covid-19 and getting sick, parents and aunts dying too soon, other people in the community dying, economic recession/depression in Hobart, etc..."</i>
	Economic hardship <i>"Our jobs aren't secure and we are petrified we won't have jobs in the future. Scared of the economical impact on our beautiful state."</i>
	Access to natural spaces and areas <i>"Being able to use the mountain bike parks. Being able to walk on all reserves. Though I am SUPER happy that the Clarence Beaches are open. We are so grateful for this as we have a dog. Also great that Natone Hill is available. Thanks! It really helps!!!"</i>
	Impacts on mental health <i>"Heightened anxiety. Always on edge managing and mediating household relationships. Ensuring whole household abides by rules."</i>
	Less ability for physical exercise <i>"Daily exercise gets body working, helps sleep at night and having a daily routine which starts with exercise means a more positive start to the day. Word games, jigsaws, reading & watching documentaries help mental health & emails connect me to others."</i>
	Need for increased connections, particularly for older or isolated people <i>"The inability to attend normal social/education groups such as U3A and Seniors at Rosny Library means not just social disconnect but also a lack of mental stimulus and the feeling of well-being one derives from these encounters. Shopping is stressful."</i>
	Need for targeted services around waste, shopping, childcare, volunteering <i>"Hard waste and green waste collections. Now's the time for a good spring clean. Well considered capital expenditure by council on most pressing assets, not just for the sake of activity."</i>
	Connecting and helping others <i>"Keep up the good work...connection and community care is vital for wellbeing."</i>
	Understanding what Council is doing in response to the pandemic <i>"Email newsletters with plans for future activities, preferably free ones, continue regular cleaning/sanitising, hold rates demands for those left jobless, send flowers to health services, aged care to show appreciation & let them know they are not forgot."</i>

Volunteering








In addition to answering a range of targeted questions, individual respondents were invited to indicate their capacity and willingness to volunteer to assist others in the community.

57 people identified they had capacity to volunteer and help others combat social isolation and access community supports. Council's Community Volunteer Service is processing all offers of assistance to support older isolated adults and people with chronic illness and disabilities in the City. Other offers of support are being referred to Volunteer Tasmania EV (Emergency Volunteer) CREW for processing.



Organisational responses

An analysis of the data received from the 28 organisations participating in the initiative reflects similar themes to the individual surveys. (For more detail on organisational responses see Attachment A.) Additional themes emerged including:

	Concern about increased racism
	Access to affordable and emergency housing
	Localised transport services
	Information on available tracks and trails
	Signage on shared pathways
	Provision of community grants and flexibility in grant acquittal
	Promotion of healthy choices for oral health

Summary of impacts and challenges

What the community misses most are social connections and physical and cultural activities. They also emphasised the need for Council to communicate to, and on behalf of, the community.

The greatest change or impact reported by the community on their health and wellbeing at this time has been a decline in mental and physical health, and access to support. Additionally, recommendations from the community to help cope with the COVID-19 pandemic include looking after your own mental and physical health, doing activities such as gardening and playing music, and helping others.

When asked what challenges individuals and/or their households will face in the longer term (6-12 months from now) as a result of the current COVID-19 pandemic, participants cited financial, mental and physical health, isolation and social connections as being important.

Organisations raised additional concerns relating to housing and homelessness, racism, and transport.



Council response and recommendations

Communication

People have expressed the need for Council to communicate expectations about community behaviour as well as Council activities and responses. There are several elements to Council's communication delivery:

- Providing the feedback loop to community to let them know Council has heard them;
- providing ongoing communication regarding expectations of community behaviour;
- providing ongoing communication regarding Council activities and responses, and;
- providing channels to continue to listen to the needs of the community.

Social recovery

Through its Asset and Community Services workgroups, Council has a range of services and programs that align with or can be adapted to address issues identified through the survey. Medium and long-term delivery of outcomes associated with the initiative will need to be considered in conjunction with the annual Council budget discussions for the 2020/21 financial year.

Council's role in short, medium and longer-term actions that support the CKC initiative feedback include:

- Continuing to align/adapt existing Council services and programs to respond to issues identified;



- identifying longer-term initiatives in line with the Southern Regional Social Recovery Plan, and
- working in partnership on community-led recovery strategies.



Economic recovery

A range of strategies could be developed to support people at this time of economic hardship. Some strategies suggested are:

- Freezing or reducing rates
- Improving support for local business through localised campaigns
- Loosening regulations on some businesses (e.g. food trucks)

Provide responsive Council services

There were many suggestions made for how Council can support the community at this time. Suggestions such as:

- Monitoring hand sanitising in shops
- Provision of a targeted waste service
- Provision of seed / seedlings to encourage gardening



Council could consider these suggestions to improve community wellbeing as part of the recovery effort.

For more detail please see Attachment B

Budget implications

The costs associated with the development and delivery of CKC were redirected from existing budget accounts. The total cost of setting up and delivering the project was \$7,081.10.

Short term actions are being delivered through reallocation of existing budgets and re-focussing currently funded programs.

Medium and long-term delivery of outcomes associated with the initiative will need to be considered in conjunction with the annual council budget discussions for coming 2020/2021 financial year.

Conclusion

Clarence Keep Connected was a valuable community engagement initiative that assisted Council to listen to the current needs of the community. It has provided Council with significant input to direct our responses to the COVID-19 emergency. It has also validated much of the work that Council does in relation to our natural resources, culture and community. Council has an opportunity to use this work in connection with the Southern Region Social Recovery Plan to provide a tailored and appropriate response.

Attachment A - Responses to questions

Through the consultation methods, seven questions were asked of individual respondents and three of businesses and organisations, with responses collated in a combined table. Key themes that emerged along with selected individual comments are set out below:

How are you and your household currently being affected by the COVID-19 pandemic situation?

Key Themes

- Self-isolating, working from home and home-schooling
- Isolation / loneliness / loss of social support and social interaction / loss of freedom to go out
- Loss of work / employment / income
- Concern about accessing food. Shopping is stressful.
- Physical activity and mental health - Limited access to exercise / recreation
- Concern for physical health and illness
- Concern for isolated elderly loved ones
- Experiencing stigma and challenging attitudes

Feature Comments

Due to social distancing I am unable to attend the (Name) Group on Mondays. Which is one of the times I am able to get face to face support. Plus it gives my wife, (Name) a period of respite where she can relax...

I have lost all employment with two jobs. I have been unwell with a virus for three weeks that may be COVID but am unable to be tested as I have not travelled. I lost a job today due to extended absence due to illness.

Coping well. We have many interests including music, music lessons, reading, gardening and home maintenance. Still too much to do.

(Name) is finding great support from the local community believes very tight knit and people are helping each other in Lauderdale.

The inability to attend normal social/education groups such as U3A and Seniors at Rosny Library means not just social disconnect but also a lack of mental stimulus and the feeling of well-being one derives from these encounters. Shopping is stressful.

What immediate needs do you have as a result of the COVID-19 social distancing measures? (e.g. help with picking up food etc.)

Key Themes

- Food / grocery shopping and mail is a key need – many are finding online shopping helpful and getting support from friends and family
- Increased use of pathways causing challenges in sharing restricted spaces
- Need access to natural areas for recreation and exercise
- Children connections / respite from childcare / social connections
- More garbage / green waste collection
- Social isolation and mental health concerns
- Financial and help with costs eg rates

Feature comments

I've been able to do all that I need for me and have been helping neighbours/ friends who are isolating

We're all good. We can and would like to assist others

Hard waste and green waste collections. Now's the time for a good spring clean. Well considered capital expenditure by council on most pressing assets, not just for the sake of activity.

What are you most missing due to current social distancing measures?

Key Themes

- Face to face interaction with family and friends
- Exercise / surfing / sport / Natural areas / parks / skate parks / mountain bike tracks
- Eating out / cafes / restaurants / going to gigs / theatre / church / library
- Changes to children's education / schooling and care
- Freedom and lifestyle

Feature comments

Being able to use the mountain bike parks. Being able to walk on all reserves. Though I am SUPER happy that the Clarence Beaches are open. We are so grateful for this as we have a dog. Also great that Natone Hill is available. Thanks! It really helps!!!

The children's routines and school life, time with family and friends, exercise flexibility. Going to work, seeing my parents, laughing with locals.

What changes, if any, have you experienced to your health and wellbeing?

Key Themes

- Mental health concern - worry / stress / anxiety / depression / despair / sad / grief / angst/ dissatisfaction
- Lack of exercise and physical activity
- Weight gain and increased consumption of food and alcohol
- Sleep difficulties
- Connection and isolation
- Patience and pressure
- Access to health care and concern about health conditions
- Uncertainty about rules / restrictions

Feature comments

I am finding it hard to get motivated to do anything that is not essential. I could be making much better use of my (plentiful) time doing things about the house ... but I can't be bothered!

Heightened anxiety. Always on edge managing and mediating household relationships. Ensuring whole household abides by rules.

Positive - more time to devote to my own health and wellbeing. Negative - communal anxiety and grief; pressure on working parents of young children.

All for the better, no problems at all. Improved exercise, eating, sun exposure, weight loss. Except missing grandchildren desperately, but that isn't and won't be a mental health issue - we cope via telechats.

Drinking much more-no ill effects yet!

What are some of the things you have done or would recommend to others to cope with the COVID-19 pandemic situation?

Key Themes

- Keep active / exercise – if possible, go outside, walk every day
- Keep in touch with people / connect with neighbours – use social media / online tools to connect face to face
- Think of others and be kind
- Gardening / get into the backyard
- Online resources / learning / music / singing
- Cooking bread / tasty food / preserving
- Personal development – mindfulness /pray / patience / goal setting / planning / keep a routine / help others / respect / get space
- Talk about your concerns / Be real – if you're not okay, reach out, don't beat yourself up

- Comedy / games / hobbies
- Eat healthy food / avoid alcohol
- Personal hygiene
- Pick up litter

Feature comments

Stick closely to a normal daily routine, spend increased time outdoors exercising, stay engaged with a broad group of friends/family.

Focus on acts of kindness for others, we dropped a note, chocolate and felt heart (1,000 Hearts project) in the letterbox of everything neighbour and started a Facebook group for our block. There's a group of us not checking on our elderly neighbours.

Daily exercise gets body working, helps sleep at night and having a daily routine which starts with exercise means a more positive start to the day. Word games, jigsaws, reading & watching documentaries help mental health & emails connect me to others.

Keep getting up and dressed and taking pride in our homes. Keep in touch with friends and family by calling or FaceTiming. Try to exercise every day. Smile. Say hi when you go for walks if you pass people instead of avoiding eye contact.

How do you think that Clarence City Council can better support the community at the moment?

Key Themes

- Ensure continued / improved access to bushland / parks / beaches / tracks. Try to remove closures.
- Communicate / provide and share information / let community know what is happening / share resources / clear messaging / help people understand the rules
- Organise volunteers to support those who need help / look out for those not on internet and help them connect / support people with transport for shopping / call elderly / isolated
- Increased waste services as there is increased need / bring forward annual clean-up
- Online arts and performance / exercise and yoga
- Keep community connected
- Reduce / freeze / cancel rates – contain spending
- Check in with business owners / encourage new business ideas / encourage people to support local business / link to online opportunities
- Free native plants / seedlings
- Encourage / enforce clear social distancing
- Monitor dog management and provide more spaces for dogs
- Monitor use of environment / open spaces
- Monitor cleanliness of toilets / availability of hand sanitiser in shops

Feature comments

Food vans, community scavenger hunt.

I work in the arts. I would like to think that, when this is all over, CCC would see the potential of the arts to reinvigorate the community. Start planning now for events next Spring/Summer that have broad appeal and involvement. Celebrate community.

Keep up the good work...connection and community care is vital for wellbeing

... being prepared for a return to normalcy eg stressing importance of community groups and links such as libraries; perhaps having a community forum (s) post this period to allow people to provide feedback to prepare for any recurrence

Email newsletters with plans for future activities, preferably free ones, continue regular cleaning/sanitising, hold rates demands for those left jobless, send flowers to health services, aged care to show appreciation & let them know they are not forgot.

What are the challenges that you and your household will face in the longer term (6-12 months from now) as a result of the current COVID-19 pandemic?

Key Themes

- Loss of employment / work / income
- Financial implications
- Mental health emotional strain / physical health and wellbeing
- People dying
- Schooling and childcare
- Socialising and re-establishing friendships
- Restriction to freedoms / changes to interactions
- Restricted travel opportunity

Feature comments

Adapt to a new way of life. There will be massive changes.

Our jobs aren't secure and we are petrified we won't have jobs in the future. Scared of the economical impact on our beautiful state.

Money, bills, education, finding new work, health impacts (we are fat!)

Loss of income, losing jobs, social isolation, can't see kids and family interstate, getting covid-19 and getting sick, parents and aunts dying too soon, other people in the community dying, economic recession/depression in Hobart, etc...

My main concerns are the children, and the impact that the restrictions that we have now might have on their education, socialisation and general mental health.

An email address was provided for community feedback. Emailed comments are summarised as follows:

- Consider changing name of Rosny to Rosny Point
- Provide signage for cyclists on shared pathways
- Concern about loss of “leg push” equipment at Bellerive
- Request for continuation of *Fitness in the Park* program
- Provide information about the *Tangara Trail*

Organisational feedback

An email was sent through Council’s community and business networks and a simple three-question survey was provided. 28 responses to the survey were received. Here is a summary of feedback provided:

How is the current situation affecting your organisation's ability to deliver its services?

Key themes:

- Closure/reduction of services and move to online platforms
- Finding ways to connect with communities – especially those with low literacy, ESL or limited access to and skills with online platforms
- Loss of income
- Increase in racism towards migrants
- Impact on mental health

What needs has your organisation identified in the Clarence community?

Key themes:

- Keeping active
- Connect to others to share stories, provide social contact
- Access to affordable and emergency housing

What do you think Clarence City Council could do to assist your organisation in addressing those needs?

Key themes:

- Council to act as a central hub for information dissemination on services, service changes, funding opportunities etc. and consider alternative methods of delivery i.e. video, audio files via MMS
- Provide information on how to access safety net services
- Localised transport services – shuttle bus between suburbs
- Online support and online connection with others in the community
- Assist in promotion of healthy choices and routines, hygiene for safety, oral hygiene
- Provision of community grants
- Flexibility in acquittal of existing grants
- Shuttle services between suburbs
- Assist young people to gain skills in use of technology to stay connected

Attachment B - The following table provides a matrix of identified issues and short, medium, and longer-term actions and recommendations.

Issue	Short (2 months)	Medium (3 to 6)	Longer-term (7 to 12+)
Provision of community grants and flexibility in grant acquittal	Developed a Community Grants package	Implement the Community Grants package	Evaluate community grants package
Economic hardship	Hardship policy for people having trouble with payments Commitment to zero rate increase	Development of economic/business development strategies	
Need for targeted services around waste	Consider targeted waste management strategies		
Access to natural spaces/areas	Continue to provide and improve access to natural assets ★	Asset/Natural Resource Management budget dependent Initiate discussion with PWS regarding consistent approach	Continue to provide. Adjusted capital works programs
Information on available tracks and trails	Provide information in various formats ★	Continue to provide	Continue to provide
Signs on shared pathways	Provided appropriate signage where requested	Assess permanency of relevant signage	
Understanding what Council is doing in response to the pandemic	Develop an ongoing communication response online and in hard copy in the context of the recovery plans	Clarence and Southern Regional Social Recovery Committees developing a coordinated approach to council's overall actions and communication	Continue to provide communication to the community
Need for targeted services around shopping, childcare, volunteering	Children's Services remain open and adapting to online communications ★ Council's volunteer service adaptations and connections with Volunteer Tasmania ★		
Connecting and helping others Social isolation	Neighbour Connection card ★ Volunteer Service – older adults and people with disability ★	Finding Solutions Forum – People with Disability★	

Need for increased connections, particularly for older or isolated people	<p>Live Well. Live Long program – community radio adaptation ★</p> <p>Arts and cultural initiatives online</p> <p>Support for Community and Men's Sheds</p>	<p>Get Going Guide – older adults ★</p> <p>Continue to provide/adapt Community and Cultural programs ★</p> <p>Food Connections Clarence program – contributing to social eating programs, access to packaged meals, supporting local businesses and schools*</p> <p>Continued support of Heemskirk Community Garden initiatives ★</p>	
Less ability for physical exercise	<p>Congestion on pathways mitigated by signage</p> <p>Fitness in the Park sessions online and face-to-face when safe</p>	<p>Review signage</p> <p>Fitness in the Park / physical activity program ★</p> <p>Out and About Program – fully funded partnership with all 4 Neighbourhood Centres for older adults (65+ years) ★</p>	Review capital works programs.
Impacts on mental health	<p>Information on access to relevant organisations – Live Clarence ★</p> <p>My Wellbeing Kit ★</p> <p>Wellness Wednesday – online promotion Live Clarence ★</p>	<p>Access to community and cultural programs that support mental health and wellbeing ★</p> <p>Development of additional activities in partnership with mental health sector</p>	
Promotion of healthy choices for oral health	<p>Promote Council's oral health films using social media ★</p> <p>Promote <i>Choose Water</i> campaign ★</p>		
Localised transport services	Volunteer program ★ – redirect Council staff resources to assist	Volunteer program dependent upon Govt directives	Conduct planned Transport Solutions Forum ★

Access to affordable and emergency housing		Continue involvement in Homelessness partnerships ★	Conduct planned Housing Solutions Forum ★
Concern about increased racism	Racism Stops with Me promotions ★ Welcoming Cities activities ★ Regional Mayors' statement	Partner with relevant NGOs for information campaign	Engage with local Multicultural community through new stakeholder group

★ Denotes existing programs or adaptable programs of Council

11.7.2 COVID-19 – CLARENCE CITY COUNCIL RESPONSE – FINAL STATUS REPORT**EXECUTIVE SUMMARY****PURPOSE**

To provide a final status report on Council's COVID-19 response for the period 14 May to 2 June 2020.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

The *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* (Tas) and the *Local Government Act 1993* (Tas) are relevant.

CONSULTATION

Council, via the Mayor and key Council officers, has been keeping the Clarence community updated in relation to the evolving issues and responses to the COVID-19 pandemic.

FINANCIAL IMPLICATIONS

Costs associated with the COVID-19 pandemic response are being closely monitored and are reported to Council at each Council Meeting via this report during the pandemic crisis.

RECOMMENDATION:

That Council:

- A. Notes this COVID-19 Response status report for the period 14 May to 2 June 2020.
- B. Notes the stand down of the Business Continuity and Recovery Plan and the implementation of COVID-19 Ready Safety Plans as part of a return to normal Council operations.
- C. Notes the Clarence City Council COVID-19 Social Recovery Action Plan approved by the General Manager on 3 June 2020, including that the Plan may be updated from time to time by the General Manager subject to the evolving circumstances of the COVID-19 situation with regard to community recovery.
- D. Resolves that the delegation granted to the General Manager in Part "D, dot point 1" of Item 11.7.1 of Council's decision of 6 April 2020 now cease.
- E. Notes that this will be the final COVID-19 status report provided in accordance with Council's 6 April 2020 decision.

**COVID-19 – CLARENCE CITY COUNCIL RESPONSE – FINAL STATUS REPORT
/contd...**

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The COVID-19 pandemic crisis evolved rapidly but has stabilised as infection rates come significantly under control because of restrictions put in place by the Tasmanian Government. Restrictions were further eased on 18 May 2020 and the moving to Stage 2 restrictions brought forward to come into effect from Friday, 5 June 2020. The community impact because of restrictions continues to be economically and socially significant.
- 1.2.** Council's Business Continuity and Recovery Planning Policy (BCRP) was stood down on Sunday, 31 May 2020 in line with easing of restrictions. Council is now operating under a COVID-19 Ready Safety Plan approved by the General Manager, including relevant subordinate plans for particular business and activity areas. The COVID-19 Ready Safety Plan will be reviewed as restrictions are eased and, as required, in response to any new identified hazards or in response to revised Department of Health Guidelines.
- 1.3.** On 3 June 2020, the General Manager approved the Clarence City Council COVID-19 Social Recovery Action Plan. The plan will guide Council's social recovery activities over coming months and links to the Southern Region Social Recovery Plan. A copy of the approved plan is attached (**Attachment 1**).
- 1.4.** On 6 April 2020, Council approved its COVID-19 community support package. Recommendation D empowered the General Manager to take all further actions necessary to continue to address the pandemic crisis and specified several specific matters. This report provides an update on actions taken since the pandemic crisis was declared, and includes a report on additional expenditure in accordance with dot point 1 of Recommendation D.

2. REPORT IN DETAIL

Since 14 May 2020, the following actions have been undertaken:

- Council's COVID-19 Financial Hardship Policy has been included on Council's website and promoted via Facebook and other media. To date, 36 applications have been received. These applications are being assessed and finalised.
- Clarence Social Recovery Committee has been activated. The Social Recovery Committee is an element of the Tasmanian emergency management response and works directly with the Southern Region Social Response Committee. Mr John Toohey has been appointed as Municipal Recovery Co-ordinator, with Leah Page as Deputy Co-ordinator. The Committee has developed a COVID-19 Social Recovery Action Plan (**attached**), which has been approved by the General Manager. This plan guides Council in responding to the social recovery needs of the Clarence community as a result of the COVID-19 pandemic.
- Two casual staff comprising at the Howrah Community Centre remain stood down. This is due to the closure of the Centre.
- Council officers have continued to implement flexible work arrangements aimed at maintaining services to the community. Many Council office staff continue to work from home, with Council's outdoor workforce continuing to work safely via the application of social distancing and other measures.
- Plans have been developed for a staged reopening of Council facilities in line with Department of Health guidelines. These plans will apply to Council-controlled facilities. Where facilities are leased or under control of other organisations, Council officers will provide oversight and assistance as appropriate.
- The Council Chambers was opened to the public from Monday, 1 June 2020. There are strict procedures in place to manage the number of people in each area at one time, together with heightened hygiene requirements. Customers are being asked to telephone ahead prior to attending the chambers to assist in managing safety in the workplace.
- Notices issued by the Tasmanian Government in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* (Tas) have been implemented and continue to apply.

- Council engineers are continuing to complete 2019/2020 designs to provide a pipeline of construction work to our crew and local contractors.
- Council officers have been liaising with sporting clubs on their teams returning to training on our ovals in accordance with the State Government health advice. Clubs need to provide a COVID 19 Ready Safety Plan prior to use of our facilities. In most cases the State Sporting Organisations are assisting the clubs in the preparation of the necessary information. The ovals were open for use on 25 May 2020.
- We are planning for Council halls to open for use on 15 June 2020. Users of the halls need to complete a checklist in relation to COVID-19 Safety Requirements. It is anticipated the initial use of the halls may be low due to limits placed on the maximum number of allowed persons to attend each location. This number is likely to be even lower in some cases due to the dimensions of the facility and the practicalities of running the relevant hall usage.
- Further planning and readiness for our halls and ovals will need to occur when we reach the State Government's planned Stage 3 return on 13 July 2020.
- The additional frequency of the cleaning of our more frequented public toilets to address hygiene has been reduced but remains as a higher cleaning regime than normal. If infection numbers in Tasmania remain low, it is anticipated normal cleaning regime for our public toilets will recommence on or around 1 July 2020.

3. CONSULTATION

3.1. Community Consultation Undertaken

Via Council's website, Facebook page and other media, the following communications have been undertaken for the period:

- 3 Mayors messages;
- 28 Facebook posts; and
- 4 media releases.

3.2. State/Local Government Protocol

On-going consultation is occurring with the Tasmanian Government in respect to community restrictions, statutory notices and other legislative requirements impacted by the current crisis, and support measures available to local government and the wider community.

3.3. Other

Consultation is continuing with the Australian and Tasmanian Governments via the Local Government Association of Tasmania (LGAT).

3.4. Further Community Consultation

Council, via regular Mayoral communications, continues to communicate with the Clarence community on a regular basis.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The current crisis will be a disruptive influence upon Council's Strategic Plan, 10 Year Financial Plan and a range of other plans for a significant period, measured in years. A substantial review of these plans will be required following the crisis.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

7.1. All other expenditure has been within the approved Estimates.

7.2. Due to the stand down of the BCRP, the additional financial expenditure delegation provided to the General Manager by Council on 6 April 2020 (Recommendation D, dot point 1) is no longer required. Should there be a change in the COVID-19 situation within the municipality, a further delegation can be considered at that time if required.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

This report provides a high-level update on COVID-19 related decisions and activities by Council officers since the last Council Meeting.

Attachments: 1. Clarence City Council Social Recovery Action Plan (15)

Ian Nelson
GENERAL MANAGER



Clarence... a brighter place

Memo

To: GENERAL MANAGER

From: MUNICIPAL RECOVERY COORDINATOR

Subject: CLARENCE CITY COUNCIL SOCIAL RECOVERY PLAN

Date: 3 JUN 20 **Init:** TD

Following declaration of a state of emergency in response to COVID-19, the Clarence City Council Emergency Management Plan was activated in March 2020. This plan details how we will respond to emergency related risks to the community and provides the ways to mitigate and counter the impact and effects of COVID-19.

As we move out of the response phase, recovery actions are coming to the forefront of our operations. Responsibilities for recovery rest primarily with council. These responsibilities can be met in partnership with other relevant stakeholders. Council, under our emergency management plan, has a recovery committee which seeks to manage recovery activities within our municipality. This committee operates under the direction of the General Manager. The committee has drafted the Clarence City Council COVID-19 Social Recovery Action Plan to guide council in responding to the social recovery needs of the Clarence community as a result of the COVID-19 pandemic. The 4 objectives of this plan are to:

- Ensure information about the current situation, and recovery of the Clarence community is shared with the State and Regional Recovery Committees in a timely way; and in accordance with the Emergency Management framework.
- To understand impacts and threats from the COVID-19 pandemic on the Clarence community; and identify strengths, gaps and ways to support community-led actions that contribute to recovery outcomes for the Clarence community.
- Facilitate and support the safety, welfare, health, wellbeing, and productivity of our community to recover from the COVID-19 pandemic in the short, medium and long term, in partnership with organisations, groups and services with capacity for localised activities, while avoiding any duplication of services.
- Provide consistent and coordinated information to our community about COVID-19 developments and responses; ensuring information is accessible for everyone in our community.

A copy of the Action Plan is attached for your approval.

John Toohey
MUNICIPAL RECOVERY COORDINATOR

APPROVED / NOT APPROVED

Ian Nelson
GENERAL MANAGER



COVID-19 SOCIAL RECOVERY ACTION PLAN

1. OPERATIONAL PERIOD

This Plan is in effect from May 2020 until stood down by the General Manager.

2. SITUATIONAL AWARENESS

Coronavirus (COVID-19) is a respiratory illness caused by a new virus. Symptoms range from a mild cough to pneumonia. Some people recover easily, others may get very sick very quickly. There is evidence that it spreads from person to person.

On 12 March 2020, the World Health Organization (WHO) declared COVID-19 as a pandemic.

Due to the rapidly evolving nature, detailed situational awareness information should be sought from:

1. Australian Government health.gov.au/health-topics/novel-coronavirus-2019-ncov
2. Tasmanian Government coronavirus.tas.gov.au

TIMELINE

17 March 2020	Public Health Emergency was declared under the <i>Public Health Act 1997</i> .
19 March 2020	Premier of Tasmania declared a State of Emergency in Tasmania.
23 March 2020	'Soft' activation of the Southern Region Social Recovery Committee (SRSRC), which established lines of communication between the SRSRC and the Regional Emergency Management Committee (REMC).
23 March 2020	Southern Regional Controller requested a Southern Region Social Recovery Committee (SRSRC) plan be drafted.

3. DISASTER RECOVERY BACKGROUND

"Recovery is the process of coming to terms with the impacts of a disaster and managing the disruptions and changes caused, which can result, for some people, in a new way of living. Being 'recovered' is being able to lead a life that individuals and communities value living, even if it is different to the life they were leading before the disaster event" (Australian Institute for Disaster Resilience (AIDR), 2018).

In Australia, community-led approaches are one of 6 national principles for successful disaster recovery.

Local Government has comprehensive knowledge of local context and established networks and relationships with community sectors. Local Government is central to the coordination of community-led recovery out of emergency and crisis.

4. NATIONAL DISASTER RECOVERY PRINCIPLES

UNDERSTAND THE CONTEXT

Successful recovery is based on an understanding community context, with each community having its own history, values and dynamics.

RECOGNISE COMPLEXITY

Successful recovery is responsive to the complex and dynamic nature of both emergencies and the community.

USE COMMUNITY-LED APPROACHES

Successful recovery is community- centred, responsive and flexible, engaging with community and supporting them to move forward.

COORDINATE ALL ACTIVITIES

Successful recovery requires a planned, coordinated and adaptive approach, between community and partner agencies, based on continuing assessment of impacts and needs.

COMMUNICATE EFFECTIVELY

Successful recovery is built on effective communication between the affected community and other partners.

RECOGNISE AND BUILD CAPACITY

Successful recovery recognises, supports, and builds on individual, community and organisational capacity and resilience.

(Social Recovery Reference Group, 2020).

NATIONAL PRINCIPLES FOR Disaster **Recovery**

Understand the **context**

Recognise **complexity**

Use **community-led**
approaches

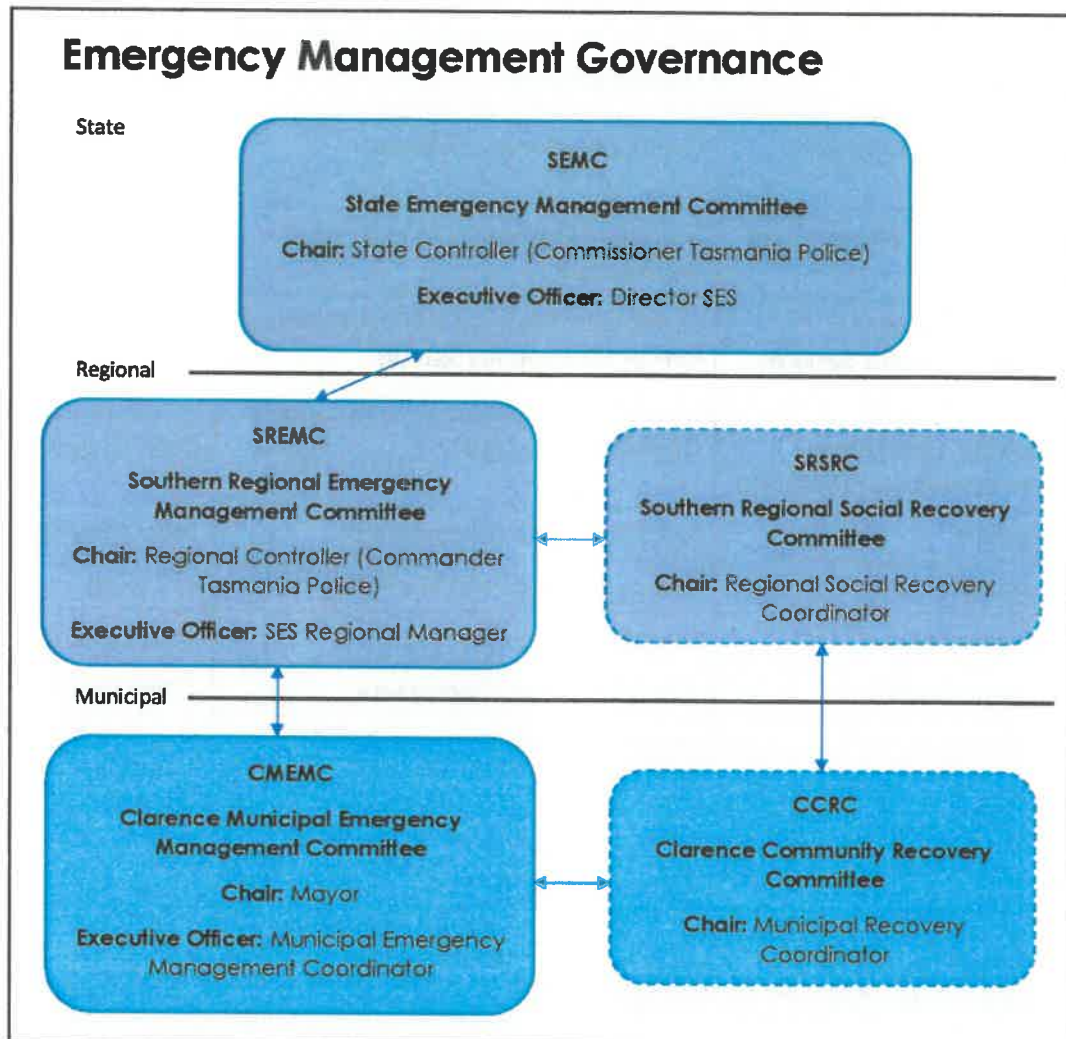
Coordinate all activities

Communicate effectively

Recognise and build
capacity

5. RECOVERY FRAMEWORK

Council has important recovery roles to fulfil under the direction of the State Recovery Sub-Committee and consistent with the Southern Regional Action Plan (SRAP) of the Southern Regional Social Recovery Committee. Council is responsible for coordinating services at the local level within these state and regional frameworks.



NOTE: Maintenance of essential local government services, in accordance with government directions, is critical to provide services to the whole of community, businesses and clients of council. This plan will be in consistent with the council's business continuity and economic recovery plans.

6. CLARENCE COMMUNITY RECOVERY COMMITTEE

The role of the Clarence Community Recovery Committee (CCRC) is to plan and coordinate the delivery of social recovery services at the local level in accordance with Regional and State Recovery frameworks.

Clarence Community Recovery Committee		
Recovery Role	Council Position	Name
Municipal Recovery Coordinator (MRC)	Community Services Manager	John Toohey
Municipal Emergency Management Coordinator (MEMC)	Municipal Emergency Management Coordinator	Andrew Brown
Deputy Municipal Recovery Coordinator / Community Services (DMRC)	Community Planning and Development Officer (Community Safety)	Leah Page
Deputy Municipal Emergency Management Coordinator (DMEMC)	Operations Manager	Peter Donato
Risk Management	Risk Management Coordinator	Soumil Redkar
Communications	Communications and Marketing Officer	Jo Curteis
Economic Development	Economic Development Officer	Karly Herighty
Secretariat / Governance	Acting Manager, Governance	Tanya Doubleday
Executive Support	Executive / Administrative Relief Officer, Human Resources	Sharon Gillon
Community Representative		
Community Representative		

7. UNDERSTANDING THE CLARENCE CONTEXT

The City of Clarence is Tasmania's second largest city, with a population of more than 56,000 people. Residents in Clarence are dispersed across 25 suburbs, many of which are satellite townships with sometimes large distances between each other and to services, with many services centralised in the Rosny Park precinct. Some services are not provided directly in Clarence, but are available in Hobart.

There are suburbs in Clarence ranked as some of the most disadvantaged suburbs in Australia according to ABS SEIFA statistics.¹ Based on 2011 Census data at a suburb level, 12,210 residents or 22% of Clarence's population holds a State SEIFA ranking below 100, where 100 is considered a poor socio-economic standard.

¹ ABS SEIFA rankings provide a breakdown of population density and SEIFA rankings for each suburb

Access to health services and leading a healthy lifestyle is already complex for these dispersed communities, in particular for those considered disadvantaged. This has been exacerbated by COVID-19. Reduced health and wellbeing through loss of physical activity opportunities, and the social connections that come from participating, is impacting on people's sense of wellness both physically and mentally.

People have reported feeling concerned about isolation, anxiety and mental health issues, diet, weight gain, sleep difficulties, and lack of physical activity.² Council has been supporting and facilitating healthy lifestyle choices and activities in our community in partnership with local Neighbourhood Centres, activity centres and other community networks prior to COVID-19; and wherever possible is adapting those programs to support people's ongoing participation in activities from the safety of their homes.

Reduction in business productivity and employment is resulting in loss of income and impacting households. Loss of income may be causing housing and food insecurity for some households. Financial stress and instability has impacts on health and wellbeing and increases the risk of disfunction in families. There is a risk that families already experiencing domestic and family violence in Clarence are under more stress and that their issues have been amplified, as has been reported nationally.

Face-to-face cultural activities have been put on hold with economic impacts for artists, contractors, local suppliers and vendors. This also impacts on health and wellbeing through loss of connectedness, creative activity and sense of community.

There are barriers to accessing online and virtual services for some residents in Clarence due to limited or no devices, digital literacy, or cost of data. This is exacerbated by the closure of accessible facilities such as libraries and community centres. There is concern that people not connected to the internet are missing valuable information about support and services. Increased online activity by those with access also increases risk of cybercrime and unsafe internet experiences.

There is concern about inequitable access to education for young people in families with poor literacy, poverty and poor internet accessibility. Some community groups responded swiftly with support packs in some suburbs. There has been a loss of face-to-face contact and outreach through youth services and loss of youth voice from Youth Network Advisory Group due to barriers to online access.

People aged 65 years or older make up 20.1% of the population in Clarence³. There is increased social isolation for older and vulnerable Tasmanians with many of their regular social activities being postponed; and those in aged care facilities having limited contact with loved ones due to strict restrictions and health advice.

It is recognised that members of our multicultural community may need additional support to access information and it important that information is translated and culturally sensitive. Need to be alert to incidences of racism of racial discrimination and promote a sense of welcome and security for everyone. Some new arrivals may not know where or how to access information and those with temporary status have less security and additional needs.

Service providers for housing and accommodation, social support and health operate in Clarence, with many services centralised in Rosny. There are 4 Neighbourhood Centres; Clarendon Vale, Risdon Vale,

² Clarence Keep Connected Initiative Report

³ ABS 2016

Rokeby and Warrane-Mornington that provide programs, support and activities in their local communities, as well as referring people to other services. There is outreach support for homelessness provided by the Salvation Army but no venue for people needing emergency accommodation. Domestic and family violence services operate through existing service provision and channels.

Services and communities are adapting to do their best to continue to provide support and services to those in need; and to meet emerging needs such as food relief. Many are working together. Council has been involved in some activities through existing partnerships and relationships; and promoting activities to provide support and facilitate networking.

Council has a strong track record of community service, engagement and development including a suite of social plans, developed with community participation, to strategically guide our ongoing collaborative work in the community.

Council also provides services direct to community including: childcare and afterschool care through Children's Services; art, cultural, history and events programs through Arts and Events; youth engagement and connection to schools through Youth Services; and the coordination of the co-federally-funded Clarence Community Volunteer Service.

Clarence Community Volunteer Service continues to operate but has some vulnerable volunteers that are unable to participate. They are experiencing increased demand for services to fulfil support that has been reduced from other services. There has been a recruitment of new volunteers.

Children's Services have continued to operate but with some loss of face-to-face contact due to self-isolation. Rosny Child Care Centre has increased hygiene and cleaning practices to operate safely; and is connecting online with families not attending to maintain relationships. There has been a loss of intergenerational connections in programs that council was coordinating as part of the Age Friendly Clarence program.

Many other areas of Council operations engage directly with community through advisory committees; working groups; connections to local community groups; through websites and social media; and through more formal consultation processes that invite input direct from community members on specific topics. These processes have been transitioned wherever possible to online forums but there has been some reduction in community engagement in some forums.

8. INTENT OF DOCUMENT

Within the context of the emergency management and recovery frameworks established through legislation; this document will guide the work of Clarence City Council when responding to the social recovery needs of the Clarence community as a result of the COVID-19 pandemic.

9. MISSION

To respond to impacts and threats from the COVID-19 pandemic on the community within the Clarence local government area in accordance with emergency management and recovery frameworks; and co-ordinate and facilitate community-led, social recovery in Clarence from the COVID-19 pandemic.

10. OBJECTIVES

1. Ensure information about the current situation, and recovery of the Clarence community is shared with the state and regional recovery committees in a timely way; and in accordance with the emergency management framework.
2. To understand impacts and threats from the COVID-19 pandemic on the Clarence community; and identify strengths, gaps and ways to support community-led actions that contribute to recovery outcomes for the Clarence community.
3. Facilitate and support the safety, welfare, health, wellbeing, and productivity of our community to recover from the COVID-19 pandemic in the short, medium and long term, in partnership with organisations, groups and services with capacity for localised activities, while avoiding any duplication of services.
4. Provide consistent and coordinated information to our community about COVID-19 developments and responses; ensuring information is accessible for everyone in our community.

11. KEY ACRONYMS

CMEMC	Clarence Municipal Emergency Management Committee
CCRC	Clarence Community Recovery Committee
DMRC	Deputy Municipal Recovery Coordinator
MEMC	Municipal Emergency Management Coordinator
MRC	Municipal Recovery Coordinator
SRC	Southern Regional Controller
SREMC	Southern Regional Emergency Management Committee
SRSRC	Southern Regional Social Recovery Committee







12. OTHER RELATED PLANS AND DOCUMENTS


This plan has been developed in the context of state and regional planning documents and frameworks; and Clarence City Council's existing emergency and recovery documents and social plans. The objectives and actions in our social plans underpin our approach to community-led, social recovery. The partnerships and programs enacted through our social plans give Council the capacity and knowledge to coordinate recovery strategically. Prioritisation of specific actions in each plan will change in response to COVID-19 impacts.

Related Documents	
State and Regional Plans	Status
Tasmania Emergency Management Arrangements Issue 1	Endorsed
Southern Region COVID-19 Strategic Plan	Draft open for comment
Southern Region Social Recovery Committee COVID-19 Social Recovery Action Plan v3	Endorsed
Tasmanian State Recovery Plan Issue 3, Dec 2018	Endorsed
Clarence City Council – Existing Plans	
Access Plan 2014-2018	Endorsed plan – draft update available
Age Friendly Clarence Plan 2018-2022	Endorsed Plan
City of Clarence Recovery Plan 2019	Endorsed Plan
Clarence Events Plan 2014-2018	Endorsed Plan
Community Health and Wellbeing Plan 2013-2018	Endorsed Plan – update underway
Community Safety Plan 2016-2021	Endorsed Plan
Cultural Arts Plan 2012-2016	Endorsed Plan – update underway
Cultural History Plan 2018-2023	Endorsed Plan
Tasmanian Municipal Emergency Management Plan – Clarence, Issue 8, 2018	Endorsed Plan
Youth Plan 2018-2022	Endorsed Plan
Clarence City Council – Emerging Documents	
Recovery Action Progress Table	Working Document
Recovery Contacts and Activities COVID-19	Working Spreadsheet
Risk Management Framework – Council facilities	Working Spreadsheet
COVID-19 Safety Plans	Approved Documents
Clarence Keep Connected Initiative Report	Completed awaiting council consideration

13. OBJECTIVE ONE

Ensure information about the current situation, and recovery of the Clarence community is shared with the State and Regional Recovery Committees in a timely way and in accordance with the Emergency Management framework.

Action	Action By	Timing	Status	Funding
1.1 Activate Clarence Community Recovery Committee (CCRC) and meet regularly.	MEMC & MRC	Weekly	activated & ongoing	
1.2 Provide regular situational reports to the SRSRC and SREMC.	MRC/DMRC & MEMC	Weekly	commenced & ongoing	
1.3 Provide regular updates to staff from CCRC and seek staff input to CCRC.	DMRC & MEC through CCRC	Weekly	commenced & ongoing	
1.4 All major social recovery requests for actions of Clarence City Council by Southern Regional Controller to come through the Municipal Emergency Management Coordinator to enable tracking and co-ordination of tasks.	SRC MEMC	As required	ongoing	
1.5 Identification and reporting of critical needs, including resources and equipment to support Council or organisations in Clarence, to undertake social recovery actions.	MRC & DMRC	As required	ongoing	
1.6 Where available and practical assist other local councils to fill resource and service gaps.	SRC	As required	yet to commence	

Funding not required 

Within program budgets 

Funds may be required 

14. OBJECTIVE TWO

To understand impacts and threats from the COVID-19 pandemic on the Clarence community; and identify strengths, gaps and ways to support community-led actions that contribute to recovery outcomes for the Clarence community.

Action	Action By	Timing	Status	Funding
2.1 Identify impacts and threats on community organisations, services and partners.	Comm. Services	Urgent	<i>underway</i>	○
2.2 Identify community members and cohorts at particular risk of social impacts due to underlying factors.	Comm. Services	Urgent	<i>underway</i>	○
2.3 Identify community organisations, services and groups with capacity for social recovery actions.	MRC & DMRC Comm. Services	Urgent	<i>underway</i>	○
2.4 Support authentic community participation in recovery planning through community representation on the Clarence Community Recovery Committee.	CCRC	Short – long term	<i>yet to commence</i>	○
2.5 Maintain regular contact with local not for profit organisations, community networks and local service providers and identify recovery actions.	MRC & DMRC Comm. Services	Short – long term	<i>ongoing</i>	○
2.6 Support local organisations and groups with recovery actions.	MRC & DMRC Comm. Services	Short – long term	<i>ongoing</i>	●
2.7 Co-ordinate with service providers and charity organisations on local recovery actions.	MRC & DMRC Comm. Services	As required	<i>ongoing</i>	○






Funding not required ○

Within program budgets ●

Funds may be required ●

15. OBJECTIVE THREE







Facilitate and support the safety, welfare, health, wellbeing, and productivity of our community to recover from the COVID-19 pandemic in the short, medium and long term, in partnership with organisations, groups and services with capacity for localised activities, while avoiding any duplication of services.

Action	Action By	Timing	Status	Funding
3.1	Asset, Ops & Gov Comm. Services Comms & marketing	Urgent	<i>underway</i>	
3.2	Comm. Services	Urgent – long term	<i>underway</i>	
3.3	Comm. Services Comms & marketing	Urgent – long term	<i>underway</i>	
3.4	Comm. Services	Urgent – long term	<i>ongoing</i>	
3.5	Comm. Services Arts & Events Comms & marketing	Short – long term	<i>underway</i>	


Funding not required 

Within program budgets 

Funds may be required 

Action		Action By	Timing	Status	Funding
3.6	Consider the development of assistance programs that support community who are financially impacted as a result of the COVID-19 pandemic	CCRC	Urgent – medium term	<i>underway</i>	
3.7	Encourage communities to continue to support and use local small businesses.	Comm. Services & partners Econ. Dev. Comms & marketing	Short – long term	<i>yet to commence</i>	
3.8	Provide support to business and community organisations to facilitate prompt reopening and safe operation as restrictions change.	Econ. Dev.	Short – long term	<i>underway</i>	
3.9	Encourage connections between businesses, community organisations and charities to facilitate relief efforts and outcomes with shared recovery benefits.	Comm Dev. Econ. Dev.	Urgent – long term	<i>underway</i>	
3.10	Consider the development of grant programs to facilitate recovery.	CCRC	Medium term	<i>yet to commence</i>	
3.11	Review emergency management processes and consider adaptations required in the event of another unrelated emergency (such as a natural disaster) during the COVID-19 pandemic.	MEMC & CCRC	Medium term	<i>underway</i>	





Funding not required 

Within program budgets 

Funds may be required 


16. OBJECTIVE FOUR

Provide consistent and coordinated information to our community about COVID-19 developments and responses; ensuring information is accessible for everyone in our community.

Action	Action By	Timing	Status	Funding
4.1	Comms & marketing Comm. Serv.	Urgent – long term	ongoing	
4.2	CCRC	As required	underway	
4.3	Comms & marketing Comm. Dev.	Urgent –long term	ongoing	
4.4	Comms & marketing Comm. Dev.	Urgent –long term	ongoing	

Funding not required 

Within program budgets 

Funds may be required 

17. REFERENCES

Australian Bureau of Statistics. 2016. Census Quick Stats: Clarence. [online] Available at: <https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA61410?opendocument%20> [Accessed 28 May 2020]

Australian Bureau of Statistics. 2016. SEIFA by Local Government Area: Clarence. <http://stat.data.abs.gov.au/Index.aspx?DataSetCode=ABS_SEIFA_LGA#> [Accessed 4 February 2020]

Australian Institute for Disaster Resilience (AIDR). 2018. Australian Disaster Resilience Community Recovery Handbook. <<https://knowledge.aidr.org.au/resources/handbook-2-community-recovery/>> [Accessed 28 May 2020]

Social Recovery Reference Group (SSRG). 2020. National Principles Disaster Recovery | Australian Disaster Resilience Knowledge Hub. [online] Available at: <<https://knowledge.aidr.org.au/resources/national-principles-disaster-recovery/>> [Accessed 28 May 2020].

Clarence Keep Connected Report

18. AMENDMENTS

Council retains the sole discretion to reasonably vary, terminate or replace this Plan from time to time.

No.		Date	Brief Details



Ian Nelson
GENERAL MANAGER

11.7.3 COMMUNITY GRANTS PROGRAM ON HOLD AND REFOCUS TO COVID-19 ASSISTANCE
(File No 09-17-02)**EXECUTIVE SUMMARY****PURPOSE**

To endorse the temporary repurposing of the Community Grants Program and to refocus funds towards the COVID-19 Community Support Package.

RELATION TO EXISTING POLICY/PLANS

- Community Grants Policy and Program; and
- Strategic Plan 2016 – 2026.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

No additional funds are required; however, some current budget allocations can be redirected to the community support package.

RECOMMENDATION:

That Council endorses:

- A. The temporary suspension of the Community Grants program apart from the Quick Response Grants.
- B. The in-principle repurposing of existing program allocations to fund the COVID-19 Community Support Package, to a maximum allocation of \$150,000, with the General Manager to provide a further report to Council at its next meeting identifying budget reallocations for confirmation by Council.
- C. The COVID-19 Community Support Package Grants guidelines.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** At its Meeting of 6 April 2020, Council as part of its Community Support Package resolved that the *“Community Grants Program be refocussed to support local businesses, not-for-profit organisations and community organisations recover their operations to help build resilience, until 30 June 2021”*.

- 1.2.** As a result, the assessment of the March 2020 round of Community Support applications and the Quick Response grants were suspended. The Community Grants program's remaining funds, as well as other allocations from various programs that will not be spent because of the impact of the COVID-19 pandemic for the 2019-2020 financial year, are now available to support this new initiative.
- 1.3.** Guidelines have been prepared to administer this grant program.

2. REPORT IN DETAIL

- 2.1.** At its Meeting of 6 April 2020, Council resolved that the *“Community Grants Program be refocussed to support local businesses, not-for-profit organisations and community organisations recover their operations to help build resilience, until 30 June 2021”*.
- 2.2.** The current grant framework consists of three types of grants:
- Quick Response Grants (QRG) – Annual grant funds of \$10,000 to support individuals or groups for amounts of up to \$150 for one-off activities or projects that benefit the Clarence community or a local resident.
 - Community Support Grants (CSG) – Annual grant funds of \$35,000 to support groups for amounts of up to \$1,500 for one-off activities or projects that benefit the Clarence community. The grants are awarded bi-annually. This replaces the existing Financial Assistance to Community Groups grant; and
 - Community Partnership Grants (CPG) – Annual grant funds of \$30,000 aims to invest in the development of the Clarence community by offering amounts of up to \$15,000 as a one-off payment or as a recurrent funding (up to \$5,000 p.a. over a maximum of three years) for projects or activities that benefit the Clarence community.

- 2.3.** The assessment of the March 2020 round of Community Support Grants has been suspended. Ten Grant applications to the value of \$10,922.30 were received. Similarly, the Quick Response Grants have been suspended. The Partnership Grants applications were resolved in November 2019. For the outstanding applications, the applicants will be formally advised that they will not be acted on and where appropriate encouraged to apply for the new grant.
- 2.4.** The total of available community grant funds from the 2019-2020 budget allocations that can be refocussed is \$73,761; this includes carry overs from previous years. There is further funding of \$78,000 available from other program areas. This further funding is available as the original budget allocations are unlikely to be spent due to the COVID-19 pandemic crisis.
- 2.5.** It is suggested that \$150,000 is made available for this new grant and that the balance is used to support the continuation of the Quick Response Grants.
- 2.6.** The attached guidelines (**Attachment 1**) detail how the grant will be administered. The main features of the guidelines are:
- For not-for-profit organisations and community groups the assessment criteria are the same as those for the existing community support grants with the additions that the applicant must not have or will not receive significant funding from the other levels of government; and the activity must relate to a noticeable impact of COVID-19 on their organisation or community.
 - For businesses it will only be available for small businesses, those employing 10 or less full time equivalent employees; must be based in Clarence; must have experienced a 30% drop or more in their turnover; must not have or will not receive significant funding from the other levels of government; demonstrated capacity to foster prosperity or sustainability; and must not be a government organisation.
 - Maximum grant allocation of \$2,500 to each not-for-profit organisation, community group or business.

- The determination of grant allocations will be merit based and competitive.
- Applications will be approved by the General Manager on recommendations from an assessment panel made up of staff. Applications and approvals will be notified to Council by the General Manager at each Council Meeting during the period that grant applications are active/being determined.
- Applications will be open for two weeks and determined within five business days of the application period closing.

2.7. The availability of the new grant will be advertised in the usual manner – via “The Mercury”, Eastern Shore Sun, Council’s website and Facebook page, posters and email to relevant networks.

2.8. Depending on the adopted 2020/2021 Annual Estimates, the usual annual amount of \$75,000 for the community grant program, may be available to continue supporting Council’s response to the pandemic, if appropriate. If this is necessary, another round of grants will be considered.

3. CONSULTATION

3.1. Community Consultation

No consultation has occurred, however subject to approval, the availability of Community Support Package Grants will be advertised in the usual manner.

3.2. State/Local Government Protocol

Nil.

3.3. Other

A Council workshop was held in respect to this matter. Other Councils have or are implementing similar initiatives.

3.4. Further Community Consultation

The availability of the new grant will be advertised in the usual manner – via “The Mercury”, Eastern Shore Sun, Council’s website and Facebook page, posters and email to relevant networks.

The applicants for the March round of Community Support Grants will be advised of the outcome of their applications and be invited to reapply for this grants program.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Relevant parts of the Strategic Plan 2016 – 2026 are:

- **A People City** – A city which values diversity and encourages equity and inclusiveness, where people of all ages and abilities have the opportunity to improve their health and quality of life;
- **A Prosperous City** – Develop its economy, improve prosperity, and expand both the level and equity of personal opportunity within its communities;
- **An Environmental Responsible City** – A city that values its natural environment and seeks to protect, manage, and enhance its natural assets for the long term environmental, social and economic benefit of the community; and
- **A Creative and Innovative City** – A city that fosters creativity, innovation and enterprise.

4.2. Community Grants Program and Policy – the program is a practical way in which Council works with individuals, groups and not-for-profit organisations to make a positive impact in the city.

5. EXTERNAL IMPACTS

This grant may support the community to achieve positive recovery outcomes from the pandemic.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

A budget allocation of \$150,000 can be provided for this new grant within existing allocations. The General Manager will provide a report to Council at its next Meeting, detailing required budget reallocations, for Council approval in accordance with the Local Government Act requirements.

8. ANY OTHER UNIQUE ISSUES

The COVID-19 pandemic has and is having a significant impact on the community. Council does not, in its living memory, have a comparable crisis to compare or be guided by in terms of response actions and initiatives.

9. CONCLUSION

9.1. The Community Grants Program, apart from the Quick Response Grants, will be temporarily suspended and these funds along with other program funds will be refocussed to assist with the COVID-19 Community Support Package.

9.2. Guidelines have been developed for the administration of the new grant.

9.3. The applicants for the March round of Community Support Grants will be advised of the outcome of their applications and be invited to reapply for this grants program.

Attachments: 1. COVID-19 – Community Support Package Grants (1)

Ian Nelson
GENERAL MANAGER

COVID19 COMMUNITY SUPPORT PACKAGE GRANT GUIDELINES

Purpose

The purpose of this new grant is to provide a merit based, competitive funding round that complements both Australian and State Governments' assistance packages for not-for-profit organisations, community groups including sporting clubs and associations, and small business.

Exclusions

- individuals;
- Government organisations;
- businesses with more than 10 full time equivalent employees i.e. not considered a small business;
- sporting groups or associations which are still collecting full membership fees.

Process

The process for the grant fund is reasonably simple and would involve the following steps:

- Applications would be open for two weeks and advertised broadly through the website, Facebook page, and "The Mercury" as well as being promoted through relevant networks.
- Applications will be completed online or by filling out a hard copy application and sending it to Council.
- A Council officer panel will assess applications and make recommendations to the General Manager who will make the final decision.
- All applicants will be notified of the success of the submission or otherwise within five days of the closing date.
- All applications are entirely at Council's discretion and judgement.
- Successful recipients will be required to provide evidence that they did what they said they would.

Assessment Criteria

1. Demonstrated and noticeable COVID-19 disruption to normal operations of the community group, sporting club/association or business. For business there must be a 30% drop or more in turnover.
2. Must not have or will not receive significant funding or assistance packages from either the Australian or State Governments.
3. Not-for-profit organisations, community groups including sporting clubs and associations, must satisfy the Community Support Grants eligibility criteria.
4. Demonstrated alignment with at least one of Council's identified strategies or plans.
5. Demonstrated capacity to foster and support community's wellbeing, economic or business prosperity and/or sustainability.

Funding

The maximum grant allocation is \$2,500 per applicant. If the total funding requests of the eligible applications exceeds the funding allocated (\$150,000), then grants will be approved based on their relative merit until the total allocation is exhausted.

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 QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING**ALD CHONG**

In the Quarterly Report on Page 41 it referred to water sampling taken at Lauderdale Canal and some of the readings exceeded the guidelines for water sampling. Does that mean that we need to do any work currently in the canal and is it a potential problem?

ANSWER

It does not represent a problem at this time. The reason we undertook the sampling was to see if we could have any direct interaction with the water body there and the planned district park. Swimming is prohibited at the present time and all this indicates is that we will have to take a few more samples over an extended period to see what the quality of the water is. At this stage we would not be recommending primary contact.

ALD BLOMELEY

1. I refer to my Motion on Notice regarding a Trial Peak-Hour Ferry Service that was supported by this Council at our Meeting of 16 March, and ask what action has been taken to progress this issue and what response, if any, has been received from the State Government?

ANSWER

The Department of State Growth advised that the progression of the Derwent River Ferry project has been temporarily impacted by COVID-19, due to resources within the Department being reallocated to work on COVID-19 issues and strategies in the short term. The project has now been transferred to Programming and Delivery and a Project Manager has been allocated to manage this as part of an integrated approach to urban congestion management. In particular, this project needs to integrate with further cycling infrastructure development and consider Council's aspirations for civic development.

2. My second question regards the October 21, 2019 decision by this Council to support a review of pedestrian safety on Lincoln Street in Lindisfarne, including recommendations to be presented to Aldermen at a workshop.

As nearly seven months have now passed, can the General Manager please provide an update on this work and an indication as to when the workshop briefing will occur?

ANSWER

We have received the report from the consultants and have prepared a workshop to present to Council.

We have also included this project in the draft capital roads program for Council consideration, acknowledging that community consultation does need to be undertaken first.

The draft capital program will be presented to Aldermen in the coming weeks, dependent on completion of the recurrent budget review.

ALD EDMUNDS

The Airport pays fictional or equivalent rates, how will that arrangement be affected if we adopt a rate freeze and if we are allowed to disclose it, has the airport been among the people contacting us about hardship measures?

ANSWER

The zero-rate increase will proceed in the normal way. As Aldermen would be aware, Council is in the Federal Court of Appeal appealing a decision of the lower court in respect to the ex-gratia rates amounts. I cannot give a detailed answer on how that case may proceed or what the outcome might be. In terms of a hardship response it would be inappropriate at this point in time to publicly disclose that, but I can discuss with Ald Edmunds individually if required.

ALD EWINGTON

1. I refer to an email received from a developer regarding land he is proposing to develop on the corner of Cambridge and Pass Roads. Have we done anything to look at amending the Urban Growth Boundary so that what seems like a sensible location and piece of land to develop into housing, are we helping to move that forward?

ANSWER

We have received an application. We have been unable to progress that very far at the moment because our priority has been dealing with the local planning scheme as required by the Planning Commission, so the priority of work has gone into that. As soon as we have completed that we can investigate and prepare a report on this matter.

2. Is there anything happening internally in relation to the Urban Growth Boundary? Is that being looked at, at the moment?

ANSWER

We are doing nothing on the UGB internally, as it is outside Council's power and indeed resources to make changes. Review of the UGB is part of the role of the State's Planning Policy Unit (PPU), which charged with reviewing and updating all regional strategies in Tasmania.

The background here is that under the Land Use Planning and Approvals Act 1993, the Minister for Planning must keep the regional strategies under regular review. In doing so, the Minister must consult with the Tasmanian Planning Commission, Councils and relevant state service agencies. This process is implemented by the PPU and we have been advised that it is a prioritised project, however the timeline is yet to be confirmed. It is also noted that the Government has committed through the Hobart City Deal to work with the Councils to see the strategy reviewed.

ALD JAMES

1. Regarding the sale of the Kangaroo Bay Wharf Site to Chambroad Petrochemical Company for \$2.44M, will Council obtain an external valuation for the boulevard site before it is sold to Hunter or its client investor company for their proposal?

ANSWER

The Boulevard site will be subject to a valuation process and it will be the valuation that sets the purchase price according to the Preferred Developer Agreement that has been signed.

2. Regarding 19 Corinth Street in Howrah, is Council aware of or has Council been advised of a minor amendment under Section 56 of LUPA regarding the plans that RMPAT had approved on 20 February 2019?

ANSWER

I am unaware of any application for a minor amendment. I do not believe there is one, however, I will have that investigated and advise Aldermen accordingly.

ALD KENNEDY

Is there any further update on the status of the Kangaroo Bay Hotel and Hospitality School?

ANSWER

We are expecting to have an update within the next few weeks.

ALD MULDER

1. In light of the staged easing of COVID-19 restrictions have you sought or been provided with advice as to when Council will be able to meet and hold workshops in a face to face situation again?

ANSWER

At this stage we don't have any particularly firm dates. The best I can say is subject to progress it may be in mid to late June.

2. Given the social distancing requirements that will be with us for some time has the General Manager or yourself started work on an alternative venue in which such social distancing would be possible for Council Meetings?

ANSWER

Not at this stage.

(Mayor) Nevertheless it is something we will take into the equation; it is something worth considering.

ALD PEERS

Regarding the Council land between Beach Street and High Street, some ratepayers have been doing some work on that piece of land. Because it is a bike track and was very barren could Council staff plant some grass seed there? I don't think ratepayers should be doing that kind of work on Council land. I think we should be getting that area really spruced up. It won't take much now because the grass is starting to grow again.

ANSWER

This area has been re-loamed and re-sown and is being watered twice a day or as required depending on weather.

ALD VON BERTOUCHE

1. When will we actually be having a workshop in relation to the responses as far as the Local Planning Scheme is concerned? I realise that the budget is overarching at the moment but is there any indication as to when that workshop will occur?

ANSWER

It will depend on other priorities, but we should be ready to have a report prepared for a workshop in late June.

2. Have we had any interaction with the State Government in light of the announcement by the Premier that he would like to see as many large capital works projects instituted as soon as possible?

ANSWER

Formulation of capital works projects that we will present to Aldermen at a workshop is focussed around bringing forward as many shovel ready projects as we can and progressing those within the next financial year.

Question contd...

Could we initiate discussions with the State Government particularly the Premier, he might be able to come to a workshop in the near future?

(Mayor) We have opened the door for that but the government and I think the federal government are hoping to pull all the ideas together for one omnibus announcement, so we are unlikely to get trickle fed support for any particular project. I think we have to wait for the overall resolution.

ANSWER

Councils throughout Tasmania have submitted to the State Government, projects as part of the \$150 M interest free loan scheme and that forms a pretty broad ranging shovel ready approach to capital works in the next year. Putting aside the issue of it being loan funding, those are all projects that council has put forward with a view to being able to commence construction. It is fair to say that my latest information is that the \$150M is over-subscribed and we have not had any detail by how much nor have we heard any decision as to how the allocation based on those applications may be determined.

ALD WALKER

1. With the welcome opening or thawing of access to playgrounds how are staff managing with increased cleaning protocols and have there been any problems reported given that this whole idea of ten people per playground per time is somewhat problematic?

ANSWER

We have been working through safety plans and reopening plans over the last week and installing signage and other guidance and providing it via Facebook where we can. It is fair to say that everyone is feeling their way through this and I have heard a number of parties talk about a common-sense approach to what does ten people mean. So at this point in time we are maintaining our cleaning regimes but the signage we are putting in place is encouraging people to make sure that they take their own precautions and not assume that Council has recently cleaned a particular piece of play equipment. This is on the simple basis that we could have cleaned it 15 minutes previously but someone else has used it in the meantime. We are taking an educative approach.

2. Part of the interesting debate with the notice of motion tonight centred around a south-east regional park. Now if we put aside a new location for the park I think it would be really important just to talk about and re-emphasise has progress been made in an upgrade of playground infrastructure planning for the Lauderdale Canal area and is this something that is actively part of the budget process that we are undergoing at the moment?

ANSWER

At the last workshop on this subject, Council provided instructions that they were interested in a district park at Lauderdale. Our landscape architect team is currently preparing concept plans on that. I will investigate timing of when we may be able to present that to a future council workshop.

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 be recorded in the following Agenda.

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

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

13. CLOSED MEETING

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

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

13.1 APPLICATIONS FOR LEAVE OF ABSENCE

13.2 JOINT AUTHORITY MATTER

13.3 COMMITTEE PROJECT REVIEW

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 of a confidential nature or information provided to the council on the condition it is kept confidential;
- applications by Aldermen for a Leave of Absence.

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

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

PROCEDURAL MOTION

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