

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

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

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

COUNCIL MEETING
MONDAY 12 OCTOBER 2020

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	APOLOGIES.....	5
2.	***CONFIRMATION OF MINUTES	5
3.	MAYOR’S COMMUNICATION	5
4.	***COUNCIL WORKSHOPS	5
5.	DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE	6
6.	***TABLING OF PETITIONS	7
7.	PUBLIC QUESTION TIME.....	8
7.1	PUBLIC QUESTIONS ON NOTICE	8
7.2	ANSWERS TO QUESTIONS ON NOTICE.....	8
7.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE.....	8
7.4	QUESTIONS WITHOUT NOTICE	8
8.	DEPUTATIONS BY MEMBERS OF THE PUBLIC	9
9.	MOTIONS ON NOTICE.....	10
9.1	NOTICE OF MOTION - ALD KENNEDY GREYHOUND EXERCISE AREA.....	10
9.2	NOTICE OF MOTION - ALD WARREN FLYING OF THE ABORIGINAL FLAG	11
10.	***REPORTS FROM OUTSIDE BODIES	12
10.1	***REPORTS FROM SINGLE AND JOINT AUTHORITIES.....	12
	• COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY	
	• TASMANIAN WATER CORPORATION	
	• GREATER HOBART COMMITTEE	
10.2	***REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES.....	12
11.	REPORTS OF OFFICERS.....	13

11.1	***WEEKLY BRIEFING REPORTS	13
11.2	DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS.....	14

11.3 PLANNING AUTHORITY MATTERS

11.3.1	DEVELOPMENT APPLICATION PDPLANPMTD-2019/006096 – LAND ADJACENT TO 754 DORANS ROAD AND 798A DORANS ROAD, SANDFORD - JETTY	16
11.3.2	DEVELOPMENT APPLICATION PDPLANPMTD-2020/011389 – 7 DOUGLAS STREET, BELLERIVE - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW).....	86
11.3.3	DEVELOPMENT APPLICATION PDPLANPMTD-2019/001720 – 14 THEMEDA COURT, HOWRAH - DWELLING AND ANCILLARY DWELLING	104
11.3.4	DEVELOPMENT APPLICATION - PDPLANPMTD-2020/008820 – 145 AND 163 PASS ROAD, ROKEBY – 126 LOT SUBDIVISION.....	143
11.3.5	DEVELOPMENT APPLICATION PDPLANPMTD-2019/006202 – 849 SOUTH ARM ROAD, SANDFORD - 8 LOT SUBDIVISION	161
11.3.6	DEVELOPMENT APPLICATION PDPLANPMTD-2020/010796 – 34 CLINTON ROAD, GEILSTON BAY - 33 MULTIPLE DWELLINGS.....	224

11.4 CUSTOMER SERVICE - NIL ITEMS

11.5 ASSET MANAGEMENT

11.5.1	SPITFARM ROAD STORMWATER DRAINAGE IMPROVEMENTS – AMENDMENTS TO 2020/2021 STORMWATER CAPITAL BUDGET	281
11.5.2	SOUTH ARM OVAL MASTER PLAN – OCTOBER 2020	287
11.5.3	CLARENCE PLAINS MASTER PLAN – OCTOBER 2020	358

11.6 FINANCIAL MANAGEMENT - NIL ITEMS

11.7 GOVERNANCE

11.7.1	RECREATIONAL WATERS REPORT 1 JULY 2019 – 30 JUNE 2020	407
11.7.2	KANGAROO BAY HOTEL AND HOSPITALITY SCHOOL SITE	438
12.	ALDERMEN'S QUESTION TIME	487
12.1	QUESTIONS ON NOTICE.....	487
12.2	ANSWERS TO QUESTIONS ON NOTICE.....	487
12.3	ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING.....	487
12.4	QUESTIONS WITHOUT NOTICE	492

13.	CLOSED MEETING	493
13.1	APPLICATIONS FOR LEAVE OF ABSENCE	
13.2	TENDER 1351/19 – RINGWOOD ROAD STORMWATER UPGRADE	
13.3	ANNUAL REVIEW – GENERAL MANAGER	

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 21 September 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**

Kangaroo Bay Hotel Site – Further Discussion
Bellerive Pier Construction Update
Clarence Plains Master Plan

28 September

Kangaroo Bay Hotel Site – Further Discussion
Traffic Flow and Pedestrian and Interactions Bellerive Village
Dog Management Policy Review

5 October

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

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

7.4 QUESTIONS WITHOUT NOTICE

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

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

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

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

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

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

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION - ALD KENNEDY
GREYHOUND EXERCISE AREA**

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

“As a part of Council’s imminent review of the Dog Management Policy, that Council considers providing an area(s) for greyhounds to be exercised off-lead.”

EXPLANATORY NOTES

- There are 139 registered domestic greyhounds in Clarence, most have been former racing dogs.
- Until a change to the Dog Control Act 2000 in December 2019, it was not possible to exercise a greyhound off-lead in a public place. The Act now allows for a greyhound to be exercised off-lead in a public place provided that the exercise area has been specifically declared for such a purpose, otherwise it must be on-lead.
- The owners of greyhounds have approached me on many occasions for Council to provide a dedicated off-lead exercise area. Their concern is that they cannot adequately meet welfare needs of their greyhounds without a place for them to exercise.
- While greyhounds do not require a lot of exercise they are bred to race and therefore require a space where they can enjoy a short run freely.
- The Greyhound Adoption Program (GAP) has been a huge success as previously many retired greyhounds were euthanized.
- Greyhounds go through a rigorous temperament test before being adopted out.

W Kennedy
ALDERMAN

GENERAL MANAGER’S COMMENTS

Council’s Dog Management Policy is to be reviewed shortly and providing for a greyhound off-lead exercise area can be included in the review. There are statutory requirements that must be followed before an area is declared under the Dog Control Act 2000 and it would be expedient to consider this matter as part of the review of the Dog Management Policy.

**9.2 NOTICE OF MOTION - ALD WARREN
FLYING OF THE ABORIGINAL FLAG**

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

- “A That Council fly the Aboriginal flag on the fourth flagpole outside Council Chambers on an ongoing basis.
- B That the flag be raised in time for NAIDOC week 2020 (8-15 November) and remain in place thereafter.”

EXPLANATORY NOTES

Australia has three official flags: the Australian National Flag, the Australian Aboriginal Flag and the Torres Strait Islander Flag.

In June 2015, Alderman Kay McFarlane successfully moved a motion to have two flag poles added for the flying of additional flags on ceremonial occasions. Prior to this, only the Australian and Clarence City flags were flown on a regular basis.

Council now flies the Tasmanian state flag in addition to the Australian and Clarence flags. The fourth flagpole is unused for much of the year.

The Aboriginal flag, despite being an official Australian flag, is currently only flown during NAIDOC week and on Reconciliation Day.

In 2019, the current Council agreed to proceed with a Reconciliation Action Plan to better reflect the contribution of the traditional custodians of this land.

At the beginning of every Council meeting we pay our respects to the traditional owners. Flying the flag is one way we can acknowledge the fact that Aboriginal people have been on this land for over 60,000 years and are one of the oldest continuing cultures in the world. By doing so we recognise the Aboriginal history and culture of our municipality, which is one that we should celebrate and be proud of.

B Warren
ALDERMAN

GENERAL MANAGER'S COMMENTS

A matter for Council.

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

September Quarterly Report pending.

Representative Reporting

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

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

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

The Weekly Briefing Reports of 21 and 28 September and 5 October 2020 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 21 and 28 September and 5 October 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-2019/006096 – LAND ADJACENT TO 754 DORANS ROAD AND 798A DORANS ROAD, SANDFORD - JETTY**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Jetty at land adjacent to 754 Dorans Road and 798A Dorans Road, Sandford.

RELATION TO PLANNING PROVISIONS

The land is zoned Open Space and Environmental Management and subject to the Waterway & Wetlands code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires with the written agreement of the applicant on 10 November 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and eight representations were received (excluding multiples from the same household) raising the following issues:

- access;
- privatisation of the waterway and resulting impact on neighbours;
- commercial use;
- erosion and climate change;
- inconsistency with Scheme objectives and purposes;
- inconsistency with cl.19.3.5, the Waterway and Coastal Erosion Code and cl.9.3;
- land titles;
- existing facilities;
- EPA guidelines;
- Aboriginal Heritage;
- construction;
- notification;
- jetty ruins;

- impact on the spotted handfish and ecosystems; and
- property values.

RECOMMENDATION:

A. That the Development Application for Jetty at land adjacent to 754 Dorans Road and 798A Dorans Road, Sandford (CI Ref PDPLANPMTD-2019/006096) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) must be submitted to and approved by Council's Manager City Planning. All works must be undertaken in accordance with the CEMP pursuant to the recommendations of the Marine Ecological Assessment prepared by Marine Solutions Tasmania Pty Ltd (dated July 2019) and the DPIPWE Conservation Assessments (CAS) advice dated 16 July 2020.

Works must be undertaken generally in accordance with the "Wetlands and Waterways Works Manual" (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010).

No construction access is permitted through the Council land at 798A Dorans Road, Sandford without the prior written agreement of the General Manager.

3. No external lighting is permitted on the jetty other than for navigation if required by MAST.
4. The jetty is approved in conjunction with the reasonable residential usage of the property at 754 Dorans Road, Sandford. It may not be used more intensively or for commercial operations, without the further consent of Council.
5. Exterior surfaces must be coloured using colours with a light reflectance value not greater than 40% and must be approved by Council's Manager City Planning prior to the commencement of development.
6. No cleaning or repair of any vessel may take place on or around the jetty.

ADVICE

The site may contain relics which are protected under the Aboriginal Relics Act 1975 and the applicant is therefore responsible to ensure compliance with the provisions of that Act. Applicants are advised to seek independent technical advice in relation to identification and protection of any relics and in accordance with an Unanticipated Discovery Plan (refer to link).

<https://www.aboriginalheritage.tas.gov.au/Documents/UDP.pdf#search=Unanticipated%20Discovery%20Plan>

- 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 proposal is adjacent to a 1.5ha foreshore public open space lot (798A Dorans Road) which was transferred to Council under subdivision permit SD-2015/37 (approved 26 October 2015).

The application was due to be considered at Council's Meeting on 10 August 2020, however, was deferred at the request of the applicant to allow the proponent to consult further with representors. A representative for the proponent confirmed by email dated 23 September 2020 that discussions with neighbours had not been successful and that no changes to the application would be sought. As such, the proponent has requested that Council proceed to determine the application.

Additional communications were received from a neighbour during the deferment; however these did not introduce any new matters and were received outside the statutory process for an application which has not been determined.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Open Space under the Scheme. The Environmental Management zone is also relevant by operation of cl.9.9.1 of the Scheme.

2.2. The proposal is discretionary because of the use of the land (Pleasure boat facility), Clause 9.9.1 (Accretions) and because it does not meet the Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Scheme are:

- Section 8.10 – Determining Applications;
- Section 9.9 – Accretions;
- Section 10 – Open Space and Environmental Management Zones; and
- Section E – Waterway & Coastal Protection Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is unregistered Crown land which comprises Ralphs Bay to the high water mark of the Council land at 798A Dorans Road, Sandford (Lot 200 on Sealed Plan 172393). It is situated in proximity to the proponent's property at 754 Dorans Road.

The foreshore comprises a rock shelf backed by a vegetated bank rising to a flat terrace inland, the geology being Permian sandstone.

3.2. The Proposal

The proposal is to construct a new private 60m concrete jetty within Ralphs Bay, in proximity to the existing single dwelling at 754 Dorans Road (refer to **Attachment 2**).

The jetty includes:

- a 60m long x 2m wide concrete deck with a 20m long x 2.5m wide return;
- a deck height of approximately 1.5m above AHD over the water;
- a boat jack-up system with four steel piles on the inside of the end of the jetty so that vessels can be lifted out of the water during unfavourable wind or sea conditions; and
- a 6m long x 4.4m wide x 3.2m high storage shed structure located on and in proximity to the entry to the jetty.

The original submission proposed part of the jetty and connection to the existing steps between the private property and the proposed jetty over the foreshore public open space and an underground service trench under the foreshore public open space.

The application was subsequently amended to exclude all structures and works to Council's foreshore public open space lot at 798A Dorans Road. Therefore, Council landowner consent was not required, and Crown consent given for the lodgement of the development application, under s52(1B) of LUPAA.

A Marine Ecological Assessment of the site and the proposal was undertaken by Marine Solutions Tasmania Pty Ltd and a report dated July 2019 was lodged with the application (refer to **Attachment 3**). The assessment found no ecological contraventions to the proposed development and with appropriate risk management strategies in place, it is the opinion of the author that this development may be undertaken with minimal impact on the surrounding area. The report recommends the following mitigation measures to minimise any potential impacts:

- avoid unnecessary disturbance of the benthos (marine flora and fauna) during the excavation and construction works;
- avoid construction during the spotted handfish breeding/spawning season (July to November inclusive);
- minimise potential acoustic impacts upon marine life through:
 - a pre-start-up visual observation for marine mammals should be undertaken in a 300m radius prior to commencement of soft-start procedures;
 - soft-start to piling may commence if no marine mammal has been sighted within the 300m radius. Soft start procedures should be used each time construction is initiated, gradually increasing power over a 10-minute period;
 - marine construction must shut down completely if a marine mammal is sighted within a 300m radius. Construction works should be halted until such time that no marine mammal has been sighted for 30 minutes;

- disturbance of the substrate should be undertaken during calm weather to minimise the spread of disturbed sediments;
- minimise the extent of foreshore disturbance during construction and designing any structures to span over intertidal zones to avoid disturbing the substrate with pilings or footings etc.

The assessment concludes that with all factors considered and the recommended precautionary mitigation measures in place, risks to the immediate and surrounding ecological assemblages are considered low. Given the adoption of the above-identified mitigation measures, the author states that there are no contraventions to the proposed works on the basis of marine environmental risk.

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. Special Provisions

Clause 9.91 of the Scheme provides controls for:

“accretions of land from the sea, whether natural or unnatural, located either partially or wholly outside the planning scheme area and including structures and use and development of the type referred to in s.7 (c) and s.7 (d) of the Act may be approved at the discretion of the planning authority having regard to all of the following:

- a) the provisions of the Environmental Management Zone;*
- b) the purpose and any relevant standards of all Codes;*
- c) the compliance with the planning scheme standards of any related use or development wholly contained within the planning scheme area;*
- d) the provisions of the Open Space Zone.”*

The controls apply to land outside of the municipal boundary; the proposal extends partially beyond the boundary which is approximately 20m from the high water mark. It should be noted that only “regard” may be had to the listed matters which form the below assessment.

4.3. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Open Space and Environmental Management Zones and the Waterway & Coastal Protection and Codes with the exception of the following.

Open Space Zone

- **Clause 19.3.1 Hours of Operation** – the proposal is within 50m of a residential zone and hours of operation are not specified. The Purpose of the Rural Living zone is to provide for residential use.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 19.3.1 as follows.

Clause	Performance Criteria	Assessment
19.3.1(P1)	<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>	The facility is intended for the private use of the proponent and any noise would be commensurate with that activity. With the exception of the proponent’s property, the only other property within 50m of the proposal has a residence setback over 200m from the site. The proposal is considered to meet the performance criteria.

Open Space Zone

- **Clause 19.3.5 Discretionary Use** – the proposal is defined as a Pleasure boat facility which is a Discretionary use in the zone.

The proposed variation must be considered pursuant to the Performance Criteria P5 of Clause 19.3.5 as follows.

Clause	Performance Criteria	Assessment
19.3.5(P5)	<i>“Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.”</i>	The proposed access for the Pleasure boat facility over the Public Open Space Zone will augment and support the passive recreational use of the adjacent waters and is considered to satisfy this test for Discretionary Uses in the zone.

Environmental Management Zone

- **Clause 29.3.1 Use Standards for Reserved Land** – there is no reserve management plan.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 29.3.1 as follows.

Clause	Performance Criteria	Assessment
29.3.1(P1)	<i>“Use must satisfy all of the following:</i>	

	<p>(a) <i>be complementary to the use of the reserved land;</i></p> <p>(b) <i>be consistent with any applicable objectives for management of reserved land provided by the National Parks and Reserves Management Act 2002;</i></p> <p>(c) <i>not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent.”</i></p>	<p>The proposed use is considered complementary to the recreational use of the land.</p> <p>The proposal is consistent with the objectives of the Act.</p> <p>The proposal, being small scale and a not commercial in nature is not considered to have an unreasonable impact on the surrounding area.</p>
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Environmental Management Zone

- **Clause 29.4.2 Setback** – the proposal has a zero setback to the high water mark.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 29.4.2(P1) as follows.

Clause	Performance Criteria	Assessment
29.4.2(P1)	<p><i>“Building setback from frontage must satisfy all of the following:</i></p> <p>(a) <i>be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;</i></p> <p>(b) <i>minimise adverse impact on the landscape as viewed from the road;</i></p>	<p>A jetty is consistent with the foreshore landscape.</p> <p>The jetty cannot be viewed from Dorans Road.</p>

	<p><i>(c) be consistent with the prevailing setbacks of existing buildings on nearby lots;</i></p> <p><i>(d) minimise loss of native vegetation within the front setback where such vegetation makes a significant contribution to the landscape as viewed from the road.”</i></p>	<p>There are no prevailing setbacks on lots in this zone.</p> <p>There is no significant loss of native vegetation.</p>
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Environmental Management Zone

- **Clause 29.4.3 Design** – the proposal is not an addition to an existing building.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 29.4.3 as follows.

Clause	Performance Criteria	Assessment
29.4.3(P1)	<p><i>“The location of buildings and works must satisfy all of the following:</i></p> <p><i>(a) be located in an area requiring the clearing of native vegetation only if:</i></p> <p><i>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</i></p> <p><i>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</i></p>	<p>There is no native vegetation required to be cleared.</p>

	<p>(iii) <i>the location of clearing has the least environmental impact;</i></p> <p>(b) <i>be located on a skyline or ridgeline only if:</i></p> <p>(i) <i>there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</i></p> <p>(ii) <i>there is no significant impact on the rural landscape;</i></p> <p>(iii) <i>building height is minimised;</i></p> <p>(iv) <i>any screening vegetation is maintained.</i></p> <p>(c) <i>be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.”</i></p>	<p>not applicable</p> <p>not applicable</p>
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Waterway and Coastal Protection Code

- **Clause 11.7.1 Building and Works** – the proposal is not within a building area on a plan of subdivision approved under this planning scheme.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 11.7.1 as follows.

Clause	Performance Criteria	Assessment
11.7.1(P1)	<p><i>“Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</i></p> <p><i>(a) avoid or mitigate impact on natural values;</i></p> <p><i>(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;</i></p> <p><i>(c) avoid or mitigate impacts on riparian or littoral vegetation;</i></p> <p><i>(d) maintain natural streambank and streambed condition, (where it exists);</i></p> <p><i>(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i></p> <p><i>(f) avoid significantly impeding natural flow and drainage;</i></p> <p><i>(g) maintain fish passage (where applicable);</i></p> <p><i>(h) avoid landfilling of wetlands;</i></p>	<p>The applicant’s Marine Environmental Assessment confirms the proposal will avoid and mitigate impact on natural values.</p> <p>The proposal relates to an existing rocky foreshore and will not impact erosion. Sediment and runoff impacts are not considered significant in the context of the scale of the proposal.</p> <p>There is no riparian or littoral vegetation impacted by the proposal.</p> <p>not applicable</p> <p>not applicable</p> <p>The open piled structure of the jetty will avoid and minimise any impact on water flow and coastal processes.</p> <p>not applicable</p> <p>not applicable</p>

	<p><i>(i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided."</i></p>	<p>A condition is proposed requiring this happens.</p>
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Waterway and Coastal Protection Code

- **Clause 11.7.2(P1)** – the proposal is not an extension to an existing jetty.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 11.7.2 as follows.

Clause	Performance Criteria	Assessment
11.7.2(P1)	<p><i>"Buildings and works must satisfy all of the following:</i></p> <p><i>(a) need for a coastal location is demonstrated;</i></p> <p><i>(b) new facilities are grouped with existing facilities, where reasonably practical;</i></p> <p><i>(c) native vegetation is retained, replaced or re-established so that overall impact on native vegetation is negligible;</i></p> <p><i>(d) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;</i></p>	<p>The proposal is for a jetty and the need for the location is obvious.</p> <p>There are no existing facilities at this location.</p> <p>The proposal is on a rocky ledge and there is little or no impact on native vegetation.</p> <p>The design of the jetty responds to its environment.</p>

	<p><i>(e) impacts to coastal processes, including sand movement and wave action, are minimised and any potential impacts are mitigated so that there are no significant long-term impacts;</i></p> <p><i>(f) waste, including waste from cleaning and repairs of vessels and other maritime equipment and facilities, is managed in accordance with current best practice so that significant impact on natural values is avoided.”</i></p>	<p>The open piled structure of the jetty will avoid and minimise any impact on water flow and coastal processes.</p> <p>There is no cleaning or repair of vessels proposed. A permit condition is recommended to ensure this is the case.</p>
--	---	---

5. REPRESENTATION ISSUES

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

5.1. Access

- the existing access, pathway and public land surrounding the jetty should not be impeded, blocked or restricted by the jetty or any required pathway;
- objection to Council permission to access over the foreshore;
- public access to the foreshore is unclear; and
- what will Council’s role be in ensuring the upkeep of the foreshore for public usage?

Comment

The proposal is not located on the Council land at 798A Dorans Road, Sandford (Lot 200 on Sealed Plan 172393), which comprises the foreshore lot. All development is adjacent to the seaward boundary of this title at the high water mark. Therefore, public access will not be impeded.

There has been no Council landowner consent given to construct any structures on the Council owned land.

There are no restrictions to public access to the foreshore. The land forms part of Council's Tracks and Trails Strategy 2015-2020 and Council is responsible for ensuring the upkeep of its foreshore land for public usage.

5.2. Privatisation of the Waterway and Resulting Impact on Neighbours

- the proposed jetty is privatisation of the waterway and the public foreshore by stealth;
- it is benefitting the wealthy;
- impact of motorised vessels on quiet enjoyment; noise; visual impact; and
- reduce access for neighbours and enlivens the possibility of further structures and fencing.

Comment

The foreshore land was privately owned to high water mark prior to subdivision and creation of the title in 2016. The proposal is contained on land owned by the Crown of the seaward side of the high water mark. As such, issues around privatisation and exclusivity are matters for the Crown and not Council in its role as the planning authority.

Given the location of the proposal, it is not considered to reduce public access to the foreshore. Any future structures in or around the jetty will require a development application and the landowner consent of the Crown (or Council if development is proposed on its land).

Matters of quiet enjoyment and visual impact are not considered under the Scheme and therefore cannot be given any determining weight. Noise is considered in more detail in the preceding assessment.

As a planning authority, Council is restricted to consider the development standards of the Scheme. The broader issue of the use of public land is something that concerned people should take up with the Minister or the relevant Government department.

5.3. Commercial Use

- the jetty should not be used for commercial purposes and have limits to the number of vessels moored so that no damage is done to the foreshore and Crown land;
- the scale is too big; and
- the application is described in the name of a propriety limited company which may change over time.

Comment

The jetty is proposed to be used in conjunction with the residential usage of the property at 754 Dorans Road, Sandford. It is recommended that a condition of any approval be attached requiring that it may not be used more intensively, such as for a commercial operation, without the further consent of Council.

The size of the jetty and ownership are not matters under the Scheme and cannot be given any determining weight.

5.4. Erosion and Climate Change

- the proposal increases the risk of erosion;
- contrary to the Coastal Hazard Adaption Part 1 Policy;
- the structure will be susceptible to sea level rise; and
- destruction of a natural feature and effect on waterflow/fragile sandstone.

Comment

The jetty is proposed to be sited on Permian sandstone and therefore will create minimal erosion over time. Similarly, as an open structure it will not have a significant effect on waterflow. As a jetty, it should not be susceptible to sea level rise (as say, a habitable building) and is removable if necessary.

The Coastal Hazards – Adaptations Part 1 was prepared for the Local Government Association of Tasmania by SGS Economics & Planning in November 2011 and provides options for coastal management. It is unclear how the proposal is contrary to the document. Notwithstanding, it is not a statutory document and cannot be afforded any determining weight under the Scheme.

5.5. Inconsistency with Scheme Objectives and Purposes

- inconsistency with objectives in respect of climate change (sea level rise, coastal inundation and shoreline recession), environmental values, urbanisation, open space and recreation; and
- inconsistent with the purposes of the Rural Living Zone.

Comment

The proposal is not zoned Rural Living and those standards are therefore irrelevant to the assessment.

The Scheme, at cl.8.10.2, provides that in determining an application for a permit for a discretionary use the planning authority must have regard to any relevant local area objective or purpose for the applicable zone or code but only insofar as each such purpose, local area objective or purpose is relevant to the particular discretion being exercised. This has been taken into account in the assessment at Section 4.3 of this report.

5.6. Inconsistency with cl.19.3.5, the Waterway and Coastal Erosion Code and cl.9.3

- the jetty is inconsistent with the performance criteria for Discretionary uses in the Open Space zone;
- inconsistent with the Development Standards for the Waterway and Coastal Erosion Code; and
- inconsistent with cl.9.3 adjustment of a boundary.

Comment

Assessment of the Open Space Zone and the Waterway and Coastal Erosion Code is made at Section 4.3 of this report and the jetty is found to meet the development standards.

There is no application made for a boundary adjustment.

5.7. Land Titles

- unclear which authorities have responsibility of each land title.

Comment

It is clear that the Council foreshore at 798A Dorans Road, Sandford (Lot 200 on Sealed Plan 172393) is the responsibility of Council; land below the high water mark is owned and administered by the Crown.

5.8. Existing Facilities

- availability of nearby jetty/boat ramp facilities.

Comment

The availability of the public jetty and boat ramp at 167A Dorans Road is not a relevant matter under the Scheme and cannot be a determining factor.

5.9. EPA guidelines

- the application does not address guidelines for the discharge of boat waste;
- impact of washdown facilities; and
- water contamination due to fuel spills.

Comment

No washdown facilities are proposed by the applicant. The EPA guidelines have no statutory weight in determining the application.

5.10. Aboriginal Heritage

- impact of the proposal on nearby middens and further research is required.

Comment

The Development Application was referred to Aboriginal Heritage Tasmania (AHT) for review and comment.

AHT advise that there are no Aboriginal heritage sites recorded within or close to the proposed project area. Due to the absence of recorded Aboriginal heritage and the restricted scope of ground disturbance, there is no requirement for an Aboriginal heritage assessment and AHT have no objection to the project proceeding, provided all works are strictly guided by an Unanticipated Discovery Plan.

AHT note there is Aboriginal heritage recorded within the wider Sandford area, including along the foreshore further north. As such, there remains some risk that undetected Aboriginal heritage may be present. However, this is a matter for the developer to address and not a relevant matter under the Scheme.

5.11. Construction

- impact of construction on the foreshore; and
- impact of construction traffic along Dorans Road.

Comment

The impact of construction on the foreshore is not clear as the method of construction has not been determined. However, due to the majority of construction occurring on the water and the rocky terrain, it is possible that most construction (piling etc) could be undertaken from the water. Notwithstanding, it is proposed that an Environmental Management Construction Plan be a condition of approval to ensure that works are undertaken in an ecologically responsible manner, noting that any access across the foreshore will require the permission of Council as landowner.

Several representors have highlighted concern about the amount of traffic along Dorans Road, the gravel surface and a sharp corner at 521 to 537 Dorans Road.

The impact of construction traffic on Dorans Road is not a relevant planning consideration and will be short term. There are currently no plans for Council to seal the gravel section of Dorans Road. Council has considered a road realignment at the above bend and designs have been prepared. The realignment has not been included within the current annual works budget.

5.12. Notification

- lack of notification signage on the foreshore and Dorans Road; and
- no consultation prior to lodging the development application.

Comment

The application was advertised in accordance with LUPAA and Regulations. The proponent has no obligation to undertake consultation prior to lodging a development application.

Notwithstanding, the proponent has sought to undertake further consultation with concerned neighbours prior to the determination of the application.

5.13. Jetty Ruins

- within proximity of the proposal are the ruins of a similar structure;
- previous jetty applications have been rejected; and
- precedent.

Comment

The ruins referred to are from an illegally constructed jetty for which Crown consent was not given. The remaining pillars have been left in situ because the Crown deemed their removal to be too damaging to the sub strata.

It is unlikely approval would create a precedent for more jetties along this coastline.

5.14. Impact on the Spotted Handfish and Ecosystems

A representor expressed concern that the assessment of the spotted handfish and other marine life is superficial and not independent.

Comment

The Marine Ecological Assessment has been undertaken by a competent person specialising in marine ecology. Independent enquiries undertaken by Council officers with the CSIRO have confirmed there are no Spotted Handfish breeding programmes in the vicinity.

DPIPWE's Conservation Assessments (CAS) has also reviewed the application and recommend conditions of approval.

5.15. Property Values

- a Representor expressed concern that the proposal would devalue property in the area.

Comment

Property value is not a relevant planning consideration and cannot be given determining weight.

6. EXTERNAL REFERRALS

6.1. The application was referred to Marine and Safety Tasmania (MAST), DPIPWE's Conservation Assessments (CAS) and Aboriginal Heritage Tasmania (AHT). MAST advised that it had no objection to the development. Comments from AHT are discussed at Section 5.10 of this report (above).

6.2. CAS provided the following comments (refer to **Attachment 4**):

- To minimise potential impacts on marine fauna, CAS supports the recommendations from the Marine Solutions (July 2019) report.
- Marine mammals, including Endangered Southern right whales, are recorded in this area and are sensitive to underwater acoustic disturbance. The preference is for construction activities to take place outside of the whale breeding and main migration season (ie May-November) as this is the most effective way to mitigate potential acoustic impacts on marine mammals. However, if the works are completed during this period, to minimise potential acoustic impacts on marine mammals, CAS recommends that a monitoring and management plan is developed and implemented consistent with the Underwater Piling Noise Guidelines and contains recommended protocols.

It is recommended that these protocols form a condition of approval.

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

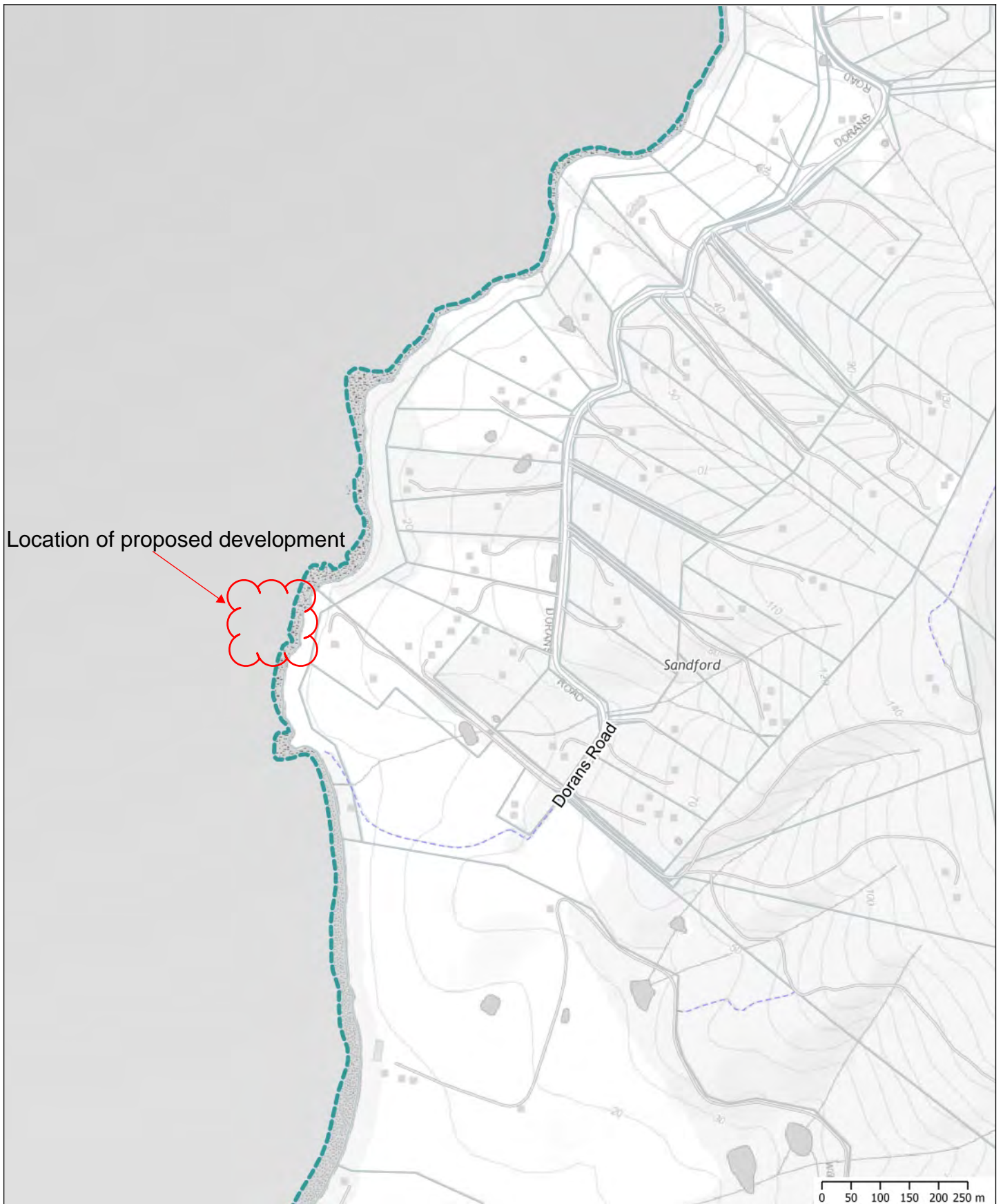
9. CONCLUSION

The proposal for a Jetty at land adjacent to 754 Dorans Road and 798A Dorans Road, Sandford is recommended for approval subject to reasonable and relevant conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (3)
3. Marine Ecological Assessment prepared by Marine Solutions Tasmania Pty Ltd [dated July 2019] (39)
4. DPIPWE Conservation Assessments (CAS) Advice Dated 16 July 2020 (2)
5. Site Photo (3)

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.

7/29/2020

1:9028



754 DORANS ROAD SANDFORD
PROPOSED JETTY

DRAWING LIST:

1626 - SK01	DRAWING LIST, NOTES, LOCATION & VISUAL PLANS
1626 - SK02	SITE ARRANGEMENT PLAN
1626 - SK03	JETTY GENERAL ARRANGEMENT PLAN & ELEVATION

GENERAL NOTES:

1. UNLESS NOTED OTHERWISE ON A PARTICULAR DRAWING THESE NOTES APPLY TO ALL DRAWINGS IN THIS SET.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL REDUCED LEVELS ARE METERS TO AUSTRALIAN HEIGHT DATUM (AHD).
4. TIDE LEVEL DATA IS TAKEN FROM HOBART.
5. THESE CONCEPT DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.



VISUAL PLAN
1:10000




LOCATION PLAN
NTS

HOBART TIDE LEVELS

	CD	AHD
HAT	+1.69	+0.86
MHHW	+1.51	+0.68
MLHW	+1.00	+0.17
MSL	+0.88	+0.05
MHLW	+0.76	-0.07
MLLW	+0.26	-0.57
LAT	0.00	-0.83

FOR APPROVAL

REVISIONS	Rev No	Revision note	Date	Checked	Approved		ABN 75 146 719 959 P.O. BOX 354 SOUTH HOBART, TAS 7004 P: (03) 6223 8007 F: (03) 6223 1143 E: admin@burburyconsulting.com.au	COPYRIGHT © "This document is and shall remain the property of Burbury Consulting Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited"	Drawn By:	Date	Client								
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	B	SERVICE TRENCH ADDED	10/05/19	JB	NP				Designed By:	Date	Project								
	C	UPDATED	10/03/20	DU	JB				J.BURBURY	APRIL 2019	JETTY AT 754 DORANS ROAD SANDFORD, PROPSD JETTY								
	D	UPDATED	09/06/20	DU	JB				Checked By:	Date	Title								
										Approved By:	Date	Scale	NTS		A3	Drawing No.	1626 - SK01	Rev	D



REVISIONS

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A	FOR APPROVAL	08/04/19	JB	NP
B	SERVICE TRENCH ADDED	10/05/19	JB	NP
C	UPDATED	10/03/20	DU	JB
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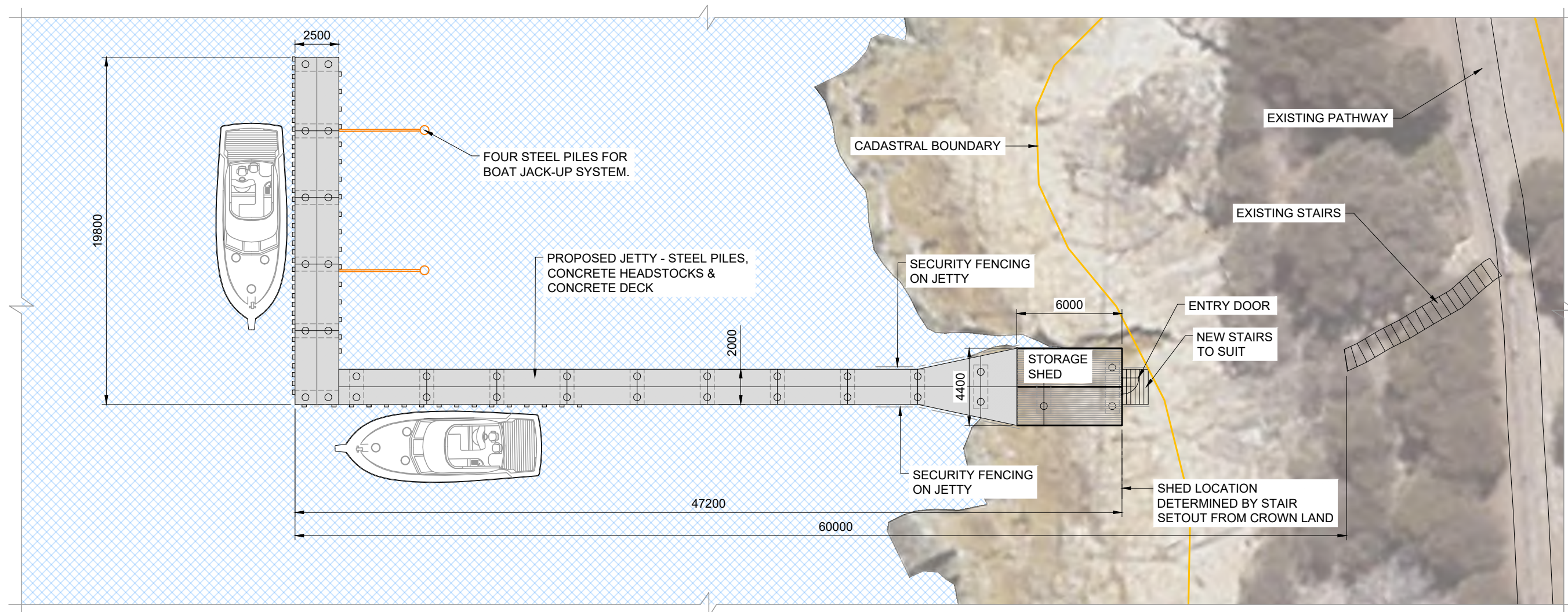
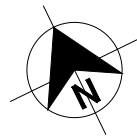
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Designed By:	J.BURBURY	Date:	APRIL 2019	Project:	JETTY AT 754 DORANS ROAD SANDFORD, PROPSED JETTY	
Checked By:		Date:		Title:	SITE ARRANGEMENT PLAN	
Approved By:		Date:		Scale:	NTS	
				Sheet:	A3	Drawing No: 1626 - SK02
				Rev:	D	

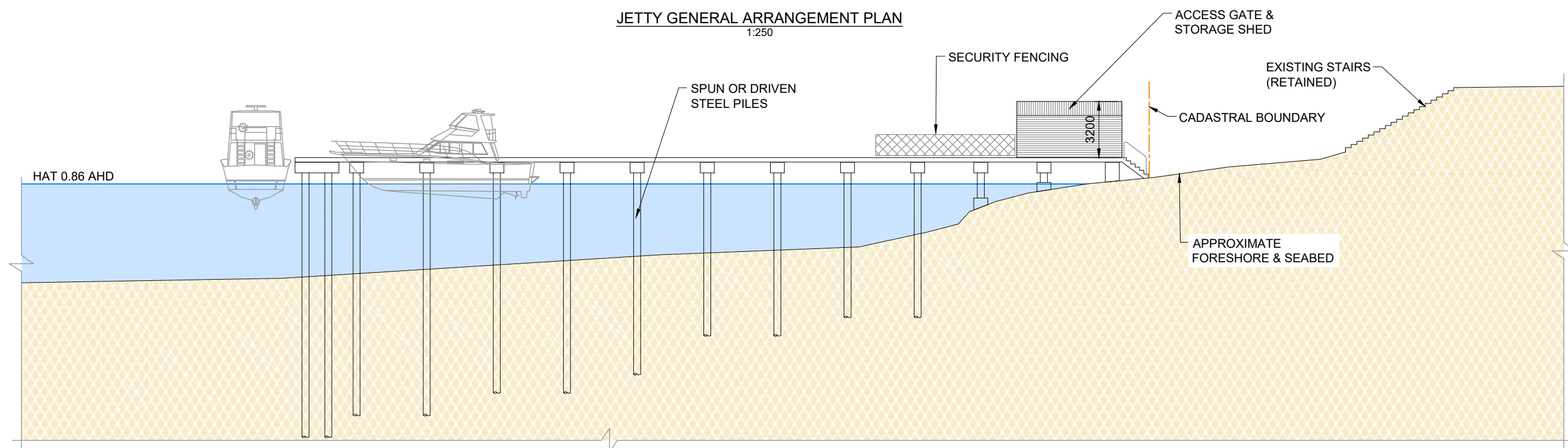
SITE ARRANGEMENT PLAN

1000

FOR APPROVAL




JETTY GENERAL ARRANGEMENT PLAN
1:250



JETTY ELEVATION
1:250

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	D	UPDATED	09/06/20	DU	JB				Checked By	Date	Title
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											D

MARINE ECOLOGICAL ASSESSMENT AROUND THE SITE OF A PROPOSED JETTY DEVELOPMENT AT SANDFORD, TASMANIA



Report to
Burbury Consulting
July 2019



www.marinesolutions.net.au

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Version	Author	Date reviewed	Reviewed by	Notes
1 of 1	Annie Ford	10/07/2019	Eleanor Thomas	

¹ Cover photo, aerial photo of survey area, Sandford, Tasmania (image LISTmap, 2019).

TABLE OF CONTENTS

Table of Contents	2
Table of Figures	4
1 Executive Summary	5
2 Introduction	6
2.1 Purpose and Scope	6
2.2 Project Brief	7
3 Desktop Natural Values Review	9
3.1 EPBC Act Protected Matters Search	9
3.2 Threatened and Protected Species/Ecological Communities	10
3.2.1 Handfish	12
3.2.2 Marine Mammals	13
3.2.3 Australian Grayling	14
3.2.4 White Shark	14
3.2.5 Seastars	15
3.2.6 Giant Kelp Marine Forests	15
3.2.7 Seagrass	16
3.3 Migratory Species	16
3.4 Biosecurity and Introduced Species	17
4 Field Survey	18
4.1 Bathymetry	18
4.1.1 Methods	18
4.1.2 Results	19



4.2	Intertidal Environment.....	21
4.2.1	Methods.....	21
4.2.2	Results.....	22
4.3	Underwater Habitat Characterisation	24
4.3.1	Methods.....	24
4.3.2	Results.....	25
4.4	Targeted Handfish Search.....	27
4.4.1	Methods.....	27
4.4.2	Results.....	27
4.5	Sediment Depth Investigations.....	28
4.5.1	Methods.....	28
4.5.2	Results.....	29
4.6	Particle Size Analysis	29
4.6.1	Methods.....	29
4.6.2	Results.....	30
5	Impacts and Mitigations	32
5.1.1	Threatened and Protected species	32
6	Conclusions	35
7	References	36
8	Appendices.....	38
Appendix 1.	Operational Summary	38
Appendix 2.	EPBC Act Protected Matters Report	38
Appendix 3.	Natural Values Atlas Report.....	38
Appendix 4.	Intertidal species list	39



TABLE OF FIGURES

Figure 1 Location of proposed jetty development, including a) the proposed site, b) the proximity of the jetty to adjacent houses, and c) the design concept	8
Figure 2 Seabed bathymetry in the vicinity of the proposed jetty alignment.....	19
Figure 3 Steep bathymetric gradient associated with fringing reef (exposed with swell movements on a low tide)	20
Figure 4 Clear barrier between steeper fringing reef and sand habitat at approximately 2.5-3.0 m depth	20
Figure 5 Location of intertidal quadrat sites. Three 1 m quadrats were placed and photographed at each location along transects at Mean High Water (MHW) and Mean Low Water (MLW).	21
Figure 6 Intertidal sandstone rock slabs at the site.....	22
Figure 7 Selection of quadrat photographs showing habitat and colonising species at Mean Low Water.	23
Figure 8 Selection of quadrat photographs showing habitat and colonising species at Mean High Water.	23
Figure 9 Locations and approximate lengths of underwater dive survey transects (T1-T3)	24
Figure 10 Sublittoral zone with sandstone reef with mixed macroalgae community	25
Figure 11 Dominant habitat type throughout survey area, including a) uniform sand, b) small ascidian colonies, and c) numerous Northern Pacific seastars (<i>Asterias amurens</i>)	26
Figure 12 Approximate jet probing positions along transect line T2, indicated in red.	28
Figure 13 Approximate locations of particle size samples along T2.....	30
Figure 14 Particle size at 3 sites along proposed jetty alignment	31

1 EXECUTIVE SUMMARY

Marine Solutions conducted a marine ecological assessment for a proposed jetty development at Doran's Road, Sandford. The assessment included a desktop review of threatened and protected marine species, bathymetry, sediment depth testing and an ecological assessment in the vicinity of the proposed jetty development.

The bathymetry of the proposed development footprint and impacted area was typical of partially exposed headlands with fringing reef in the Sandford region; with near-shore depth increasing rapidly, then gradually increasing in depth with increasing distance from the shore. There were no notable bathymetric features. Diver-conducted underwater surveys identified no threatened marine habitats and a high proportion of introduced marine species.

Targeted searches for seastars and handfish were conducted but did not identify any threatened or protected species within the study area, however the area does provide potentially suitable habitat for both and as such minor mitigation approaches are recommended to be implemented during the design and construction of the proposed development.

Acoustic impacts as a result of vessel-based piling during construction pose a risk to marine mammals which may be present in the surrounding waters. As a measure of prudence, the area should be monitored for the presence of marine mammals during construction operations and mitigation approaches for noise-generating activities are recommended.

It was concluded that the risks to the immediate and surrounding marine ecological assemblages are low. With the adoption of recommended impact mitigation measures, there are no foreseeable marine ecological contraventions to the proposed works.

Please note that the scope of this assessment report does not extend to terrestrial habitats above the intertidal zone or avian ecology.

2 INTRODUCTION

2.1 PURPOSE AND SCOPE

Marine Solutions was invited by Nigel Palfreyman from Burbury Consulting to conduct a marine ecological assessment in the vicinity of a proposed private jetty development adjacent to Doran's Road, Sandford, on the eastern side of the Derwent River.

The assessment was developed in accordance with current guidelines relating to development impacts within the marine environment (NCH, 2015) to evaluate the impacts of the proposed development on Natural Values. 'Natural values' in this case are defined as biological and geodiversity values of conservation significance, being those species, communities and other values that have significance and/or statutory protection under the Tasmanian Threatened Species Protection (TSP) Act 1995, Nature Conservation Act 2002 (NCA) and the Living Marine Resources Management (LMRM) Act 1995 and other relevant policies and regulations.

The assessment was designed to identify potential interactions with threatened and protected species and communities found in the area, and to identify appropriate mitigations where applicable.

The scope for this project included the following:

- Desktop review of potential sensitive receptors both within the development footprint and the Derwent River in the near vicinity, including Natural Values and Protected Matters searches
- Ecological field surveys, to include:
 - Diver video transects to characterize subtidal habitats
 - An underwater survey for threatened and protected species identified in desktop research
 - Intertidal/shoreline crossings surveys
- Bathymetric mapping of the seabed within the development footprint and immediate surrounds
- Development of proposed impacts mitigation measures.

2.2 PROJECT BRIEF

It is our understanding that the proposed jetty development will extend 60 m x 19.8 m from the waterfront into Ralphs Bay, and encompasses a development footprint of 1,200 m² (Figure 1). The jetty will be constructed using steel and concrete, with an access gate and storage shed on Crown Land on the banks of the Derwent Estuary.

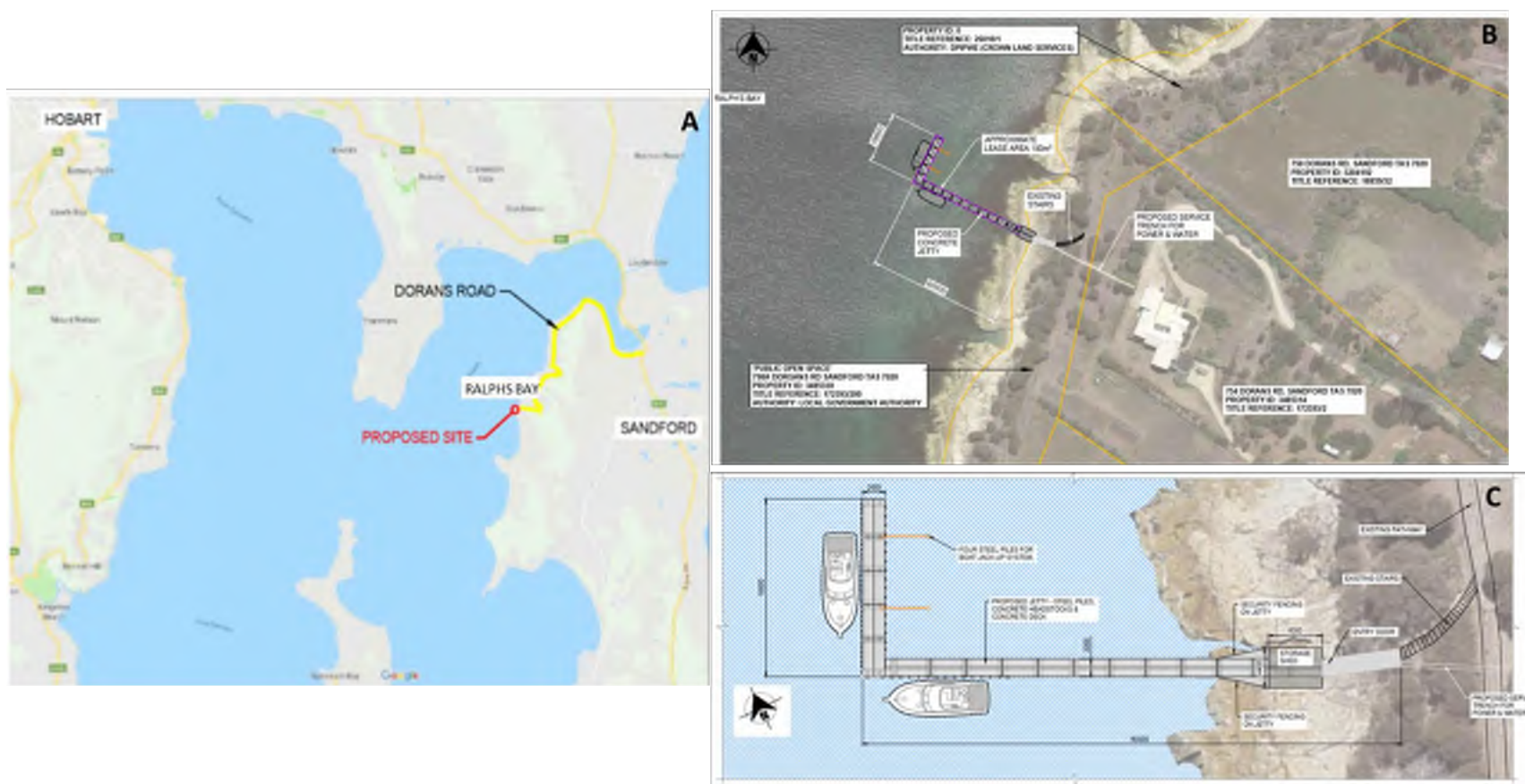


Figure 1 Location of proposed jetty development, including a) the proposed site, b) the proximity of the jetty to adjacent houses, and c) the design concept

3 DESKTOP NATURAL VALUES REVIEW

A desktop review of Natural Values was conducted in accordance with current guidelines relating to development impacts within the marine environment (NCH, 2015) to identify potentially impacted Natural Values in the vicinity of the proposed development.

3.1 EPBC ACT PROTECTED MATTERS SEARCH

An Environment Protection and Biodiversity Conservation (EPBC) Act 1999 Protected Matters Search was conducted using the Australian Governments online Protected Matters Search Tool (PMST); a tool managed by the Department of the Environment to help determine whether Matters of National Environmental Significance (MNES) or other matters protected by the Act are likely to occur in a given area of interest. The EPBC PMST was used to identify protected matters relating to a 1000 m buffer zone surrounding the study area (Bruce *et al* 1998). The full report is available upon request from Marine Solutions (EPBC Protected Matters Report, 2019). A summary overview of the EPBC PMST report is provided in Table 1 and threatened and protected marine species identified in the report are further discussed and listed in Section 3.3 and Table 2 below. The full report is available upon request from Marine Solutions.

Table 1 Summary of findings of the EPBC Act Protected Matters Search Tool (based on a 1 km buffer zone surrounding the proposed development footprint).

	Item	# ID'd by PMST	Notes
Matters of National Environmental Significance	World Heritage Properties	None	
	National Heritage Places	None	
	Wetlands of International Importance	None	
	Great Barrier Reef Marine Park	None	
	Commonwealth Marine Area	None	
	Listed Threatened Ecological Communities	1	Giant Kelp Marine Forests of South East Australia
	Listed Threatened Species	50	Includes 7 marine species (refer to Section 3.2)
	Listed Migratory Species	46	Includes 6 marine species
Other Matters Protected	Commonwealth Land	None	
	Commonwealth Heritage Places	None	
	Listed Marine Species	67	Includes 7 marine species (refer to Section 3.2)
	Whales and Other Cetaceans	8	(refer to Section 0)



Extra Information	Critical Habitats	None	
	Commonwealth Reserves Terrestrial	None	
	Commonwealth Reserves Marine	None	
	State and Territory Reserves	None	
	Regional Forest Agreements	1	
	Invasive Species	30	
	Nationally Important Wetlands	None	
	Key Ecological Features (Marine)	None	

3.2 THREATENED AND PROTECTED SPECIES/ECOLOGICAL COMMUNITIES

There are several marine species listed as threatened that may occur in the vicinity of the proposed development. Threatened species are protected under the TSP Act (Tasmanian state legislation) and/or the EPBC Act (Australian Government legislation). Under the TSP Act, no listed species can be collected, disturbed, damaged or destroyed without a permit. Under the EPBC Act, any action with significant impact on a listed threatened species and/or community is prohibited without approval (EPBC Act Section 18 and 18A).

In addition to threatened species legislation, the Fisheries (General and Fees) Regulations 2006 under the LMRM Act prohibits the taking/possession of several marine species, including Syngnathids (seahorses, seadragons and pipehorses), handfish, threefin blennies, limpets/false limpets of three superfamilies, and five species of shark. Additional species are protected by the schedules of the Wildlife (General) Regulations 2010 (Regulations under the Nature Conservation Act 2002), under which a person must not take, buy, sell or have possession of any protected wildlife or any product of any protected wildlife without a permit.

The Natural Values and EPBC Protected Matters reports identified a number of threatened marine species and one threatened marine ecological community as known to occur in the area or identified as potentially occurring in the area. No verified records of threatened species were identified within a 500 m radius of the study area, however verified records of five threatened species were identified within a 5000 m radius: the spotted handfish (*Brachionichthys hirsutus*) the southern right whale (*Eubalaena australis*), the humpback whale (*Megaptera novaeangliae*), Gunn's screw shell (*Gazameda gunnii*) and



southern elephant seal (*Mirounga leonina* subs. *macquariensis*). Threatened species identified as potentially occurring within the vicinity of the development footprint and impacted area are discussed in greater detail in the following sections.

Table 2 Summary of threatened marine species identified in a search of the Natural Values Atlas and the EPBC Protected Matters Search Tool. Note that the scope does not extend to terrestrial or avian biota.

Species	Listing		NVA findings	EPBC PMST findings
	EPBC Act	TSP Act		
Giant Kelp Marine Forests of South East Australia	Endangered	-	-	Community may occur within area
Blue whale (<i>Balaenoptera musculus</i>)	Endangered	Endangered	-	Species or species habitat likely to occur within area
Humpback whale (<i>Megaptera novaeangliae</i>)	Vulnerable	Endangered	Verified record within 5000 m	Foraging, feeding or related behavior known to occur within area
Southern right whale (<i>Eubalaena australis</i>)	Endangered	Endangered	Verified record within 5000 m	-
Southern elephant seal (<i>Mirounga leonina</i> subsp. <i>Macquariensis</i>)	Vulnerable	Provisionally vulnerable	Verified record within 5000 m	-
White shark (<i>Carcharodon carcharias</i>)	Vulnerable	Vulnerable	-	Species or species habitat known to occur within area
Australian grayling (<i>Prototroctes maraena</i>)	Vulnerable	Vulnerable	May occur within 500 m (based on range boundaries)	Species or species habitat likely to occur within area
Spotted Handfish (<i>Brachionichthys hirsutus</i>)	Critically Endangered	Endangered	Verified record within 5000 m	Species or species habitat likely to occur within area
Red Handfish (<i>Thymichthys politus</i>)	Critically Endangered	Endangered	-	Species or species habitat may occur within area
Tasmanian Live-bearing Seastar (<i>Parvulastra vivipara</i>)	Vulnerable	Vulnerable	-	Species or species habitat may occur within area
Gunn's screw shell (<i>Gazameda gunnii</i>)	Vulnerable	Vulnerable	Verified record within 5000 m	-

3.2.1 Handfish

Handfish are small, colourful, slow moving benthic fish (DSEWPC 2013a) found only in south eastern Tasmania within unconsolidated, benthic sediment environments.

Verified records of spotted handfish (*Brachionichthys hirsutus*) were identified within 500 m of the proposed development. The spotted handfish breeding season occurs between mid-July and mid-November (T Lynch 2019, pers. comms. with S. Ibbott 25th February 2019). Therefore, it is recommended that development construction occur outside of these dates. They are reliant on spawning substrate for attachment of eggs, preferring stalked ascidians *Sycozoa* sp. but also utilising sponges and seagrass (Bruce and Green 1998; DSEWPC, 2013a). Availability of suitable spawning substrata is considered critical to their reproductive success (Pogonoski *et al.* 2002). Spotted handfish do not have a larval dispersal phase; juvenile hatchlings are thought to settle in the immediate vicinity of the hatch-site (Bruce *et al.* 1997).

A number of anthropogenic development activities can impact handfish populations, including commercial and recreational dredging and land management activities that alter turbidity, water and sediment quality (Threatened Species Scientific Committee, 2012). Potential but low likelihood impacts of the proposed development to handfish populations include degradation of species habitat and subsequent disturbance to breeding. Any reduction in the availability of suitable spawning substrate has been found to limit the reproductive success of spotted handfish in the Derwent Estuary (DSEWPC, 2013a).

A comprehensive targeted search was conducted by divers for spotted handfish, potential habitat and egg masses in the development area; refer to Section 4.4.

The desktop review identified that the red handfish (*Thymichthys politus*) or red handfish habitat “may also occur within the area” (EPBC Protected Matters Report, 2019); however, red handfish have not previously been recorded within the Derwent Estuary, therefore it is considered that the likelihood of their presence in the vicinity of the proposed development and potential impact to any populations would be low.

3.2.2 Marine Mammals

Various marine mammals are anecdotally known to occur in the vicinity of the Derwent Estuary. The Natural Values assessment indicated verified records of threatened marine mammals within 5000 m of the proposed development, including the Southern right whale (*Eubalaena australis*), humpback whale, (*Megaptera novaeangliae*) and the Southern elephant seal (*Mirounga leonine*). As well as non-threatened species including the New Zealand fur seal (*Arctocephalus forsteri* subsp. *Doriferus*), Australian fur seal (*Arctocephalus pusillus* subsp. *Doriferus*), Common dolphin (*Delphinus delphis*), Leopard seal (*Hydrurga leptonyx*), Killer whale (*Orcinus orca*), Bottlenose dolphin (*Tursiops truncatus*) and other unidentified species of cetaceans. The EPBC PMST assessment indicated that the Blue whale (*Balaenoptera musculus*) is likely to occur within the area or should be considered suitable habitat for the species.

The occurrence of whales and dolphins (cetaceans) in the Derwent Estuary tend to be sporadic and transitory but anecdotal evidence suggests that the frequency of their visitations may be increasing (ABC News, 2014). All cetaceans are protected under the EPBC Act 2000. The Natural Values assessment identified that Southern Right whales were verified within 500 m of the proposed development on one known occasion on the 21st September 2010. Due to the apparent rarity of visitations to the Derwent Estuary and the shallow coastal nature of the development site there is unlikely to be any impact of the proposed development to this species. Blue and humpback whales may occur in Tasmanian waters during winter migrations, but generally occur offshore. Therefore, the proposed development is not expected to impact on this species at local, regional or state-wide levels. Other species of cetacean known to be present at times in the area, including Common dolphin, Bottlenose dolphin and Killer whales tend to be highly transient and fast moving and therefore the proposed development is unlikely to have any notable impact on these species.

Numerous species of pinniped are known to occur in the Derwent Estuary. Observations of the New Zealand and Australian fur seal tend to be relatively common but the distribution of other more threatened and exotic species including the Southern Elephant and Leopard seals do not regularly include Tasmania. Long range foraging trips and sickness result in rare occasional short stays of these species in Tasmanian waters. The processes threatening these species of seals does not include short



term, shallow coastal development. Therefore, the proposed development is not expected to impact on this species at local, regional or state-wide levels.

Threats to marine mammals include acoustic pollution, entanglement (e.g. marine debris, fishing equipment), vessel-strike injury and water quality degradation (DSEWPC 2012). A visual inspection of the area for marine mammals should be conducted prior to and during construction works. If observed, works involving underwater acoustic impacts should cease until the marine mammals are away from the area. Given the sheltered and shallow nature of the proposed location, interactions with marine mammals are unlikely.

3.2.3 Australian Grayling

The Australian grayling is native to Tasmania and southeast mainland Australia. It migrates between fresh and marine waters; inhabiting fresh water streams as adults and migrating to coastal seas as larvae. Spawning takes place in late spring to early summer (Bryant and Jackson, 1999). Larvae are transported to sea in stream and river currents and return as migrating juveniles approximately 4 to 6 months later (Bryant and Jackson, 1999). The Australian Grayling have been recorded in the upper Derwent as larvae on route to sea (late spring/early summer), and as juveniles on migration back into fresh water streams (late autumn/early winter) (Bryant and Jackson 1999). The Natural Values review identified that, based on the known range of the species it was likely to be present within 500 m and 5000 m of the proposed development site. Similarly, the EPBC PMST assessment identified that the species or suitable species habitat was known to occur within 5000 m of area of the proposed development.

The most serious threat facing the Australian grayling population is habitat disturbance resulting in barriers to migration. Pollution of waterways is also considered a threat to their survival. There are no foreseen consequences of the proposed development to the migratory route of the Australian grayling and as such the proposed development is not deemed to pose a risk to the Australian grayling population.

3.2.4 White Shark

The white shark is listed as vulnerable and migratory under the EPBC Act. It is unlikely that great white sharks (*Carcharodon carcharias*) will occur in the proximity of the proposed development, as this is a

primarily an oceanic species. The process threatening great white sharks is commercial fishing rather than shallow coastal development. Therefore, it is unlikely that the proposed development would present any risk to white sharks given that they are highly mobile and can avoid any construction works. In addition, the development is unlikely to significantly alter any critical habitat of the white shark.

3.2.5 Seastars

The Tasmanian live-bearing seastar, *Parvulastra* (formerly *Patiriella*) *vivipara*, is endemic to Tasmania and is listed as endangered under the TSP Act. No known populations exist in the lower Derwent Estuary (Department of the Environment, 2018). Nevertheless, this species can be cryptic, and it is possible that populations exist that have not yet been discovered or reported. The EPBC PMST assessment identified that the live-bearing seastar or its habitat may occur in the development area. The greatest threat to the live-bearing seastar is changes to habitat as they are restricted to rocky reefs in a narrow intertidal zone and prefer living under rocks near the high tide mark. They are at risk from pollution, including eutrophication or sedimentation. Due to its limited distribution and rarity the likelihood of the proposed development impacting any Tasmanian live-bearing seastar populations is considered to be low.

A comprehensive targeted search across the intertidal and sublittoral zone within the development footprint and impacted area was conducted for both threatened species; refer to section 4.3.

The Tasmanian live-bearing seastar is at risk from direct impacts (e.g. habitat trampling and disturbance), therefore, should the proposed development require access to the wider intertidal zone outside the development survey areas during or post-construction, there may be some risk to any undetected populations and considerations to minimise impacts should be made.

3.2.6 Giant Kelp Marine Forests

Giant kelp forests of south east Australia were added to federal legislation as a threatened ecological community in August 2012. The progressive decline of these forests has been the most noticeable in Tasmanian waters and is attributed to changing oceanographic conditions, including rising sea surface temperatures and changes to the East Australian Current (DSEWPC, 2013b). Giant kelp (*Macrocystis pyrifera*) grows on rocky reefs in cold temperate waters off south-east Australia. The vertical structure provided by giant kelp forests increases local biodiversity by creating habitat for numerous marine species (DSEWPC, 2013b). The EPBC PMST report identified that Giant kelp communities may occur

within 5000 m of the proposed development, however the closest identifiable Giant kelp community is towards Blackman's Bay, approximately 10 km away (LISTmap, 2019). Given the distance of known kelp forests from the development site, and the small-scale nature of the proposed development, potential impacts of the proposed development to this threatened community are deemed negligible.

3.2.7 Seagrass

Seagrasses are subtidal and intertidal plants found mainly in shallow waters of protected estuaries and bays. They are important contributors to coastal productivity and biodiversity. Seagrasses play an important role in nutrient cycling through the uptake of nutrients and can substantially alter the oxygen concentrations in sediments by releasing oxygen through the rhizomes (roots). Due to their extensive rhizome structure, seagrasses are particularly important in maintaining sediment stability.

A range of factors have been linked to seagrass habitat decline, however, the most common direct cause is the reduction of light availability (Jordan *et al.* 2002), with increased nutrient levels and turbidity from a range of point and diffuse sources the key causes of such reductions. High levels of nutrients often result in increased epiphytic algal growth that can smother and shade seagrass blades, while higher turbidity reduces that amount of light reaching the beds, with deeper parts of the bed most vulnerable to light reductions. As seagrass density strongly influences both the community structure and abundance of fishes and invertebrates (Edgar *et al.* 1995), decreases in seagrass density can result in considerable loss of benthic diversity and productivity. Additionally, the damage of seagrass beds by direct contact from boats anchoring, hulls and propellers and prop wash have all been linked to detrimental effects upon seagrass (Sargent *et al.* 1995).

During subtidal habitat characterization surveys (refer to Section 4.3), no seagrass was found within the development footprint.

3.3 MIGRATORY SPECIES

The EPBC PMST report identified four migratory marine species likely to occur within the area of the proposed development. These included two species of shark; Porbeagle (*Lamna nasus*) and white shark (*Carcharodon carcharias*), and two species of whale; the pygmy right whale (*Caperea marginata*) and dusky dolphin (*Lagenorhynchus obscurus*).



The proposed development is not expected to notably impact the migration of any species, as it will not result in any barriers to migratory routes.

3.4 BIOSECURITY AND INTRODUCED SPECIES

An introduced species is a species that is not native to an area. While many introduced species do not have appreciable detrimental impacts, others can have a significant impact on human health, fisheries and aquaculture, infrastructure, tourism, biodiversity and ecosystem health. Such species are referred to as introduced pests. Marine pests are introduced into Australian waters and translocated by a variety of vectors (e.g. ballast water, biofouling, aquaculture operations, and ocean current movements). Once introduced, they often thrive as they may lack predators and/or competitors in their new environment, and the disturbed nature of the Derwent River has proven a habitat where introductions can survive and thrive.

A 2010 study determined introduced invertebrates numerically outweigh native invertebrates within the Derwent Estuary (Barrett *et al.* 2010). There have been over 70 introduced marine species identified in the Derwent Estuary (Whitehead 2008). Of these, four have been declared as pests under State legislation (Bruce *et al.* 1998); the Northern Pacific seastar (*Asterias amurensis*), the European shore crab (*Carcinus maenas*), the European fan worm (*Sabella spallanzanii*) and Japanese kelp (*Undaria pinnatifida*). An additional three marine or estuarine species are formally legislated as pest species in Tasmania but are not known to occur in the Derwent Estuary. These are the Black striped mussel (*Mytilopsis sallei*), the Eastern gambusia (*Gambusia holbrooki*) and the green algae (*Caulerpa taxifolia*). Many more species have been declared as pests by the National Introduced Marine Pest Information System (NIMPIS; 2018).

Abundance of *Undaria* (Japanese Wakame) is seasonally variable, peaking in abundance in spring and becoming virtually absent by late summer (Barrett *et al.* 2010). It is widespread in the lower Derwent but is not common further upriver.

Introduction of marine pests are not thought to be a high consideration for this development. However, should marine construction equipment be sourced from outside the Derwent River system, or be leaving the system to travel elsewhere at the completion of work, a management system for cleaning including



any ballast tanks and hull fittings should be introduced to mitigate the risk of spreading any introduced species.

4 FIELD SURVEY

Following the findings of an initial desktop Natural Values assessment (Section 3) a Natural Values Survey was developed in accordance with current guidelines relating to development impacts within the marine environment (NCH, 2015) to confirm the presence of any threatened and protected marine species or communities identified in the initial Natural Values assessment.

The surveys were designed to identify the immediate habitat of the impacted area of the proposed development and identify threatened and protected species and communities in the area.

The surveys involved the following components:

- Bathymetric mapping of the seabed within the development footprint and immediate surrounds
- Intertidal survey, including targeted search for threatened and protected seastars
- Characterisation of the subtidal habitats within the development footprint
- Underwater habitat characterisation, including sediment depth investigation
- Underwater survey for threatened and protected species (including targeted search for spotted handfish (*Brachionichthys hirsutus*) and red handfish (*Thymichthys politus*)).

4.1 BATHYMETRY

4.1.1 Methods

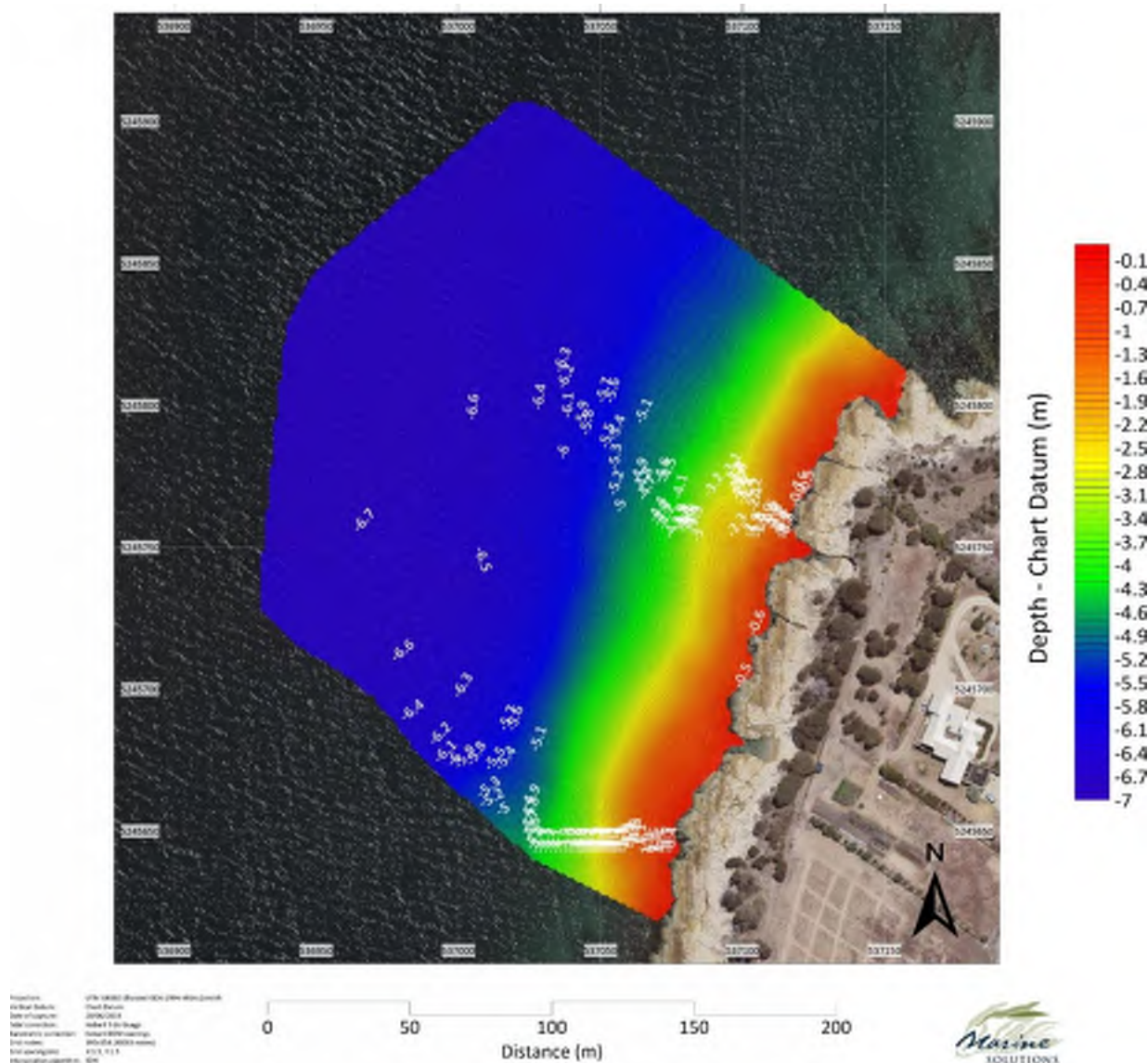
Seabed bathymetry was mapped across the potential development footprint and impacted area of the proposed development using a GARMIN echoMAP enabled mid-band sounder with a multi-channel CHRIP chart plotter, logging GPS positions and water depth each second. The depths were measured to the nearest tenth of a meter, and tidally and barometrically corrected for Chart Datum and Australian Height Datum using Hobart tide charts and barometric pressure observations from the Bureau of Meteorology's Hobart weather station. The resultant file was interpolated using GIS software Surfer 11.0, thus creating a bathymetric profile of the area.



4.1.2 Results

The bathymetry of the proposed development footprint and impacted area was typical of a fringing reef habitat that extends onto uniform sand (Figure 2). The near-shore fringing reef results in a steep depth gradient (Figure 3), before shifting to sand habitat that gradually increases in depth (Figure 4).

This bathymetric profile is typical of the region, with an increase in depth with increasing distance from the shore. There were no notable bathymetric features.



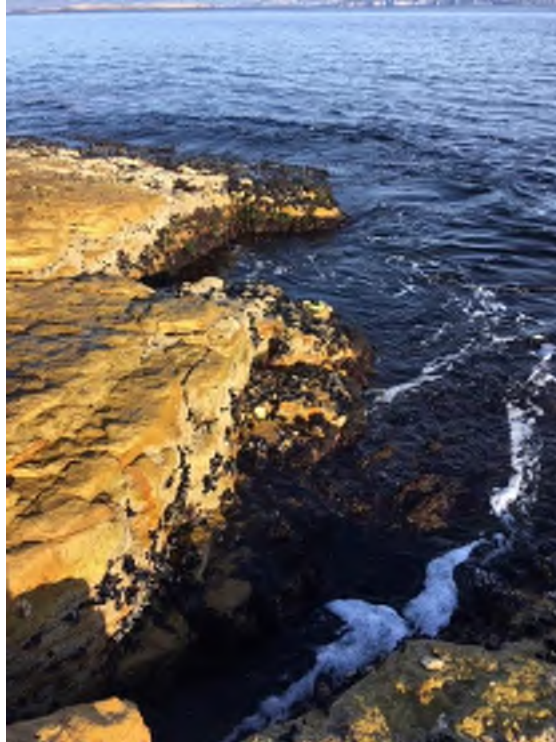


Figure 3 Steep bathymetric gradient associated with fringing reef (exposed with swell movements on a low tide)

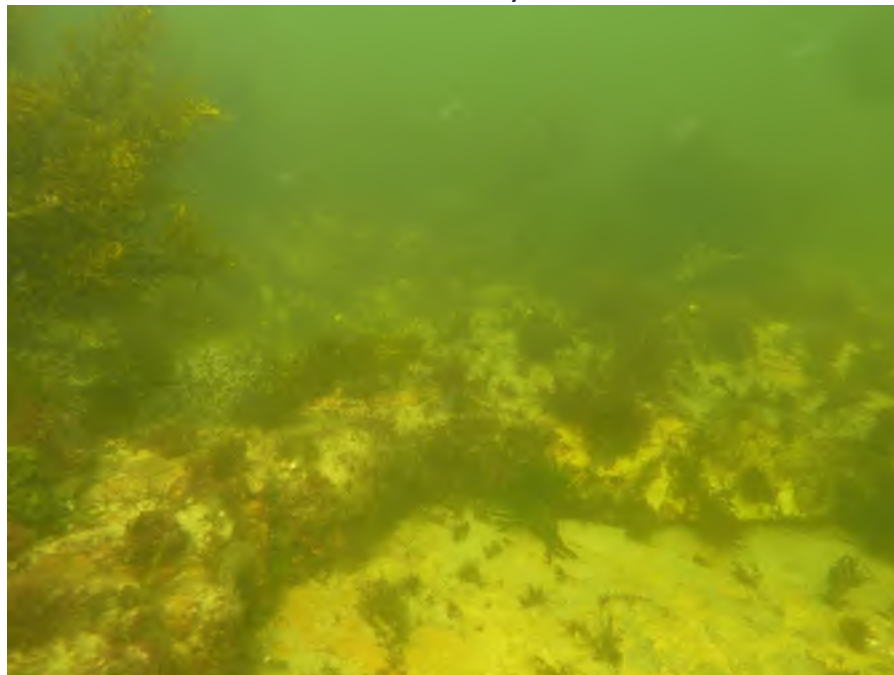


Figure 4 Clear barrier between steeper fringing reef and sand habitat at approximately 2.5-3.0 m depth

4.2 INTERTIDAL ENVIRONMENT

4.2.1 Methods

To characterise the intertidal and sublittoral habitat and its associated ecology, quadrat surveys were conducted along two 100 m transects at approximately Mean High Water (MHW) and Mean Low Water (MLW), along the property foreshore (Figure 5). Three 1 m quadrats were placed and photographed approximately every 10 m along the two 100 m transects. The location of each quadrat was recorded using a Garmin GPS 72 handheld GPS. A comprehensive targeted search for threatened seastars, including *Marginaster littoralis* and *Parvulastra vivipara*, was also conducted within each quadrat; this search included inspection of crevices and overturning of rocks to inspect the underside.



Figure 5 Location of intertidal quadrat sites. Three 1 m quadrats were placed and photographed at each location along transects at Mean High Water (MHW) and Mean Low Water (MLW).

4.2.2 Results

The foreshore habitat at the site consists of large sandstone slabs, with loose sandstone rock in crevices (Figure 6). The rocky habitat is densely colonised by algae and invertebrates at Mean Low Water, dominated by mussels (*Mytilus galloprovincialis*), Pacific oysters (*Crassostrea gigas*), colonial ascidians (*Pyura* sp.), barnacles (*Chthamalus antennatus*) and tube worms (*Galeolaria* sp.) (Figure 7). The Mean High Water habitat is sparsely populated with barnacles (*Chthamalus antennatus*), limpets (*Siphonaria* sp.) and periwinkle snails (*Littorina unifasciata*) (Figure 8). A full species list is presented in Appendix 4.

No threatened seastars (*Marginaster littoralis* and *Parvulastra vivipara*) were observed during the intertidal survey.



Figure 6 Intertidal sandstone rock slabs at the site.

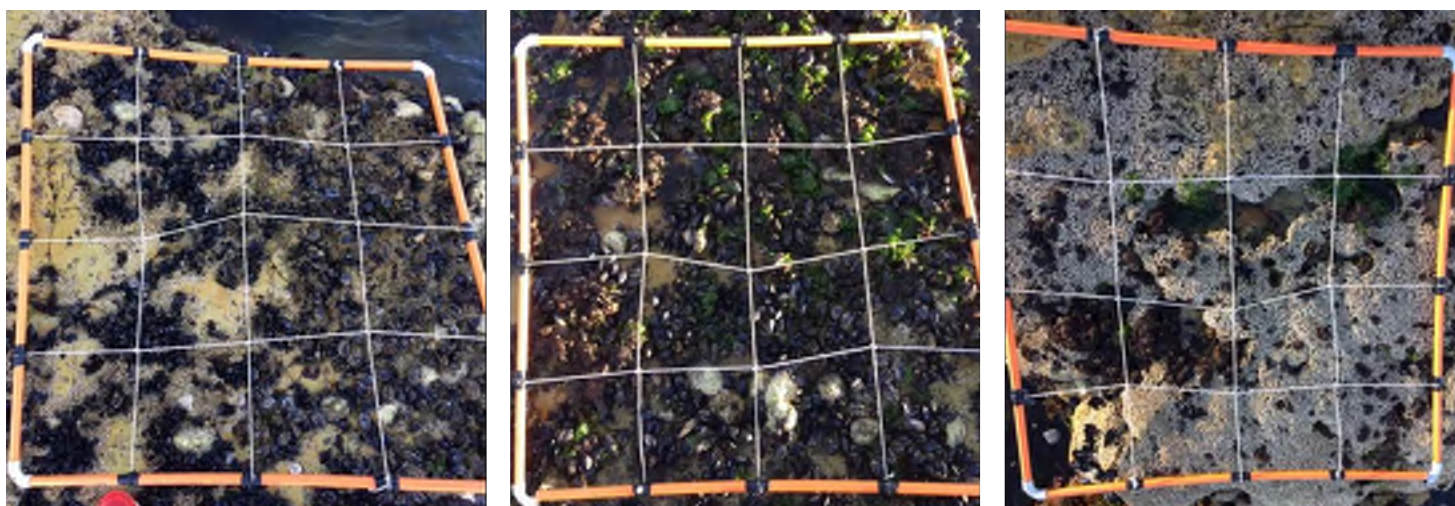


Figure 7 Selection of quadrat photographs showing habitat and colonising species at Mean Low Water.

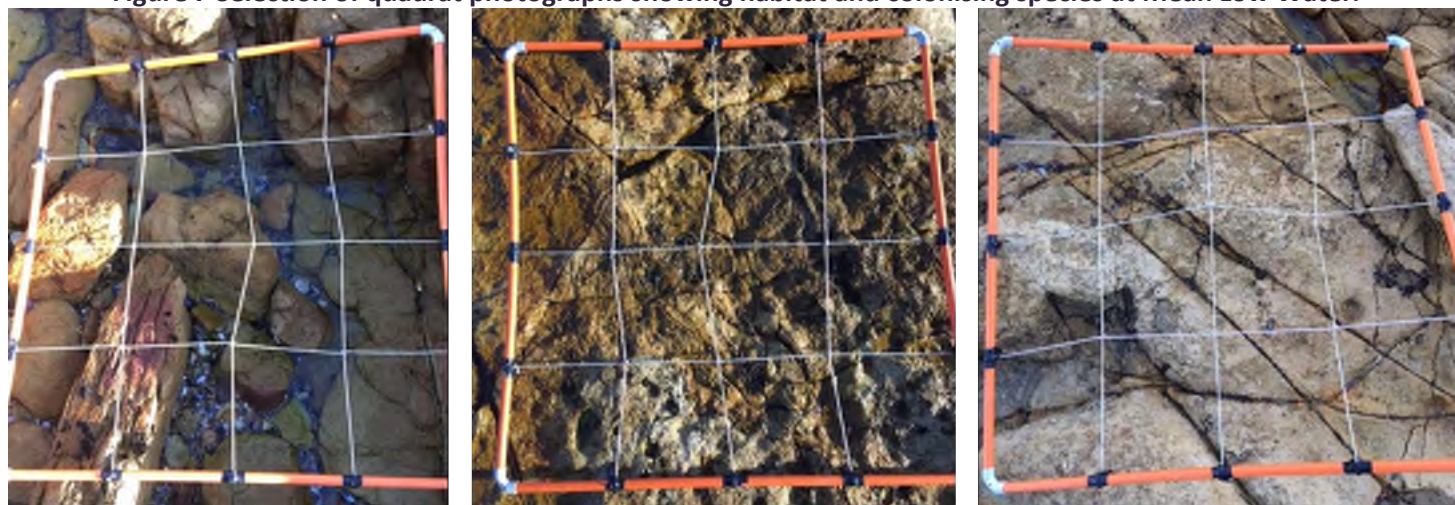


Figure 8 Selection of quadrat photographs showing habitat and colonising species at Mean High Water.

4.3 UNDERWATER HABITAT CHARACTERISATION

4.3.1 Methods

Three 100 m transects (T1 – T3) were surveyed by divers conducting a visual characterisation of habitat types. Transects were initiated at a depth of 2 m and extended offshore to the boundary of the impacted area (approximately 100 m offshore and 5 m depth; Figure 9). Habitat type was recorded during each transect.



Figure 9 Locations and approximate lengths of underwater dive survey transects (T1-T3)

4.3.2 Results

Habitats across the three transects (T1-T3) were largely very similar. The sublittoral substrate along each transect was comprised mostly of sandstone reef slabs to approximately 3 m depth, and extended approximately 5 m from the shore (Figure 10). Much of the substrate was colonised by patchy brown and red turfing algae and occasional green (*Ulva*, *Codium sp.*) and brown macroalgae (*Sargassum sp.*; Figure 10). A clear habitat boundary existed between the sandstone reef and the uniform sand habitat that extended as depth increased (Figure 11a). Sand was predominantly medium and fine grained, with colonial ascidians and the Northern Pacific sea star, *Asterias amurensis*, common across both hard and soft substrates (Figure 11b; Figure 11c).

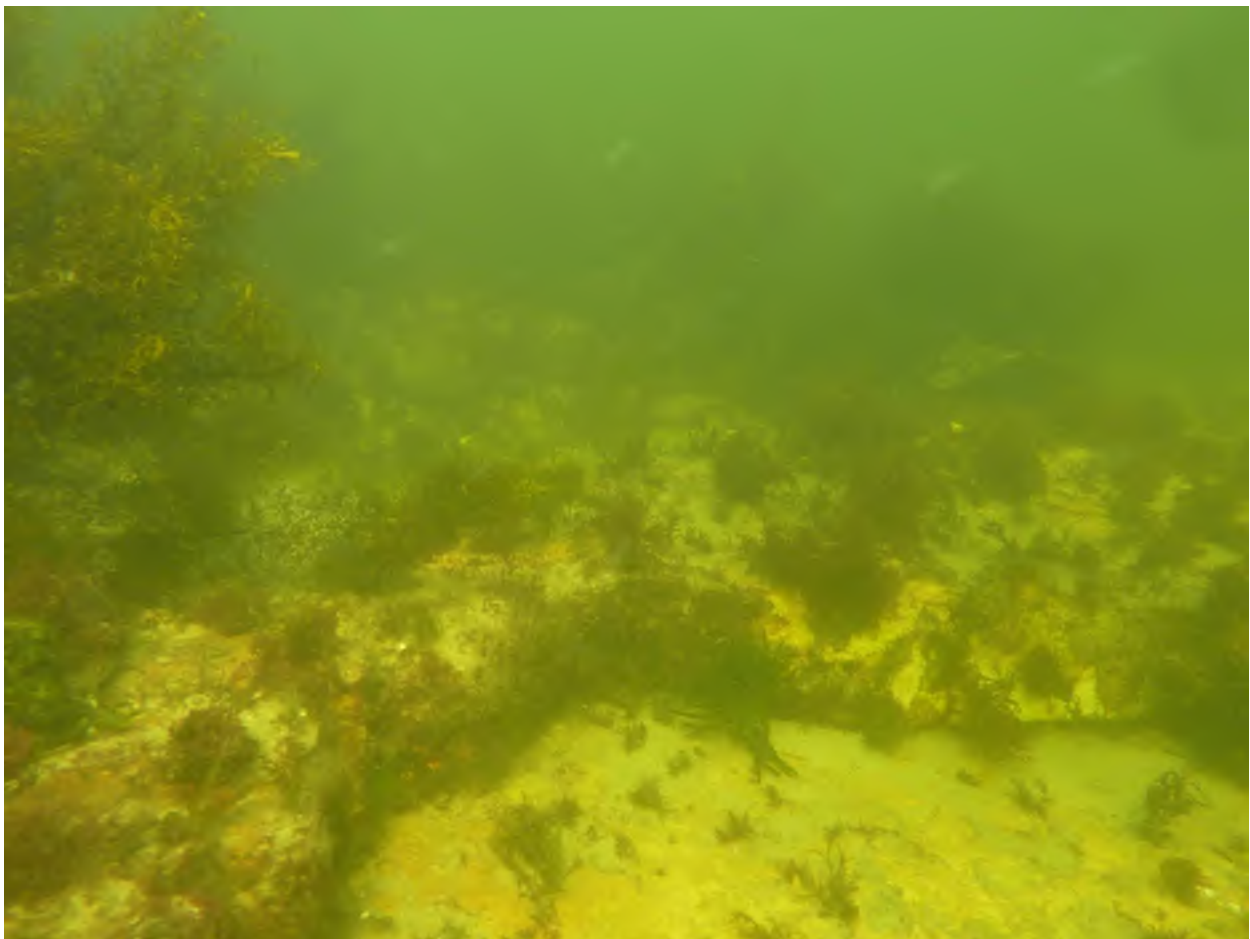


Figure 10 Sublittoral zone with sandstone reef with mixed macroalgae community

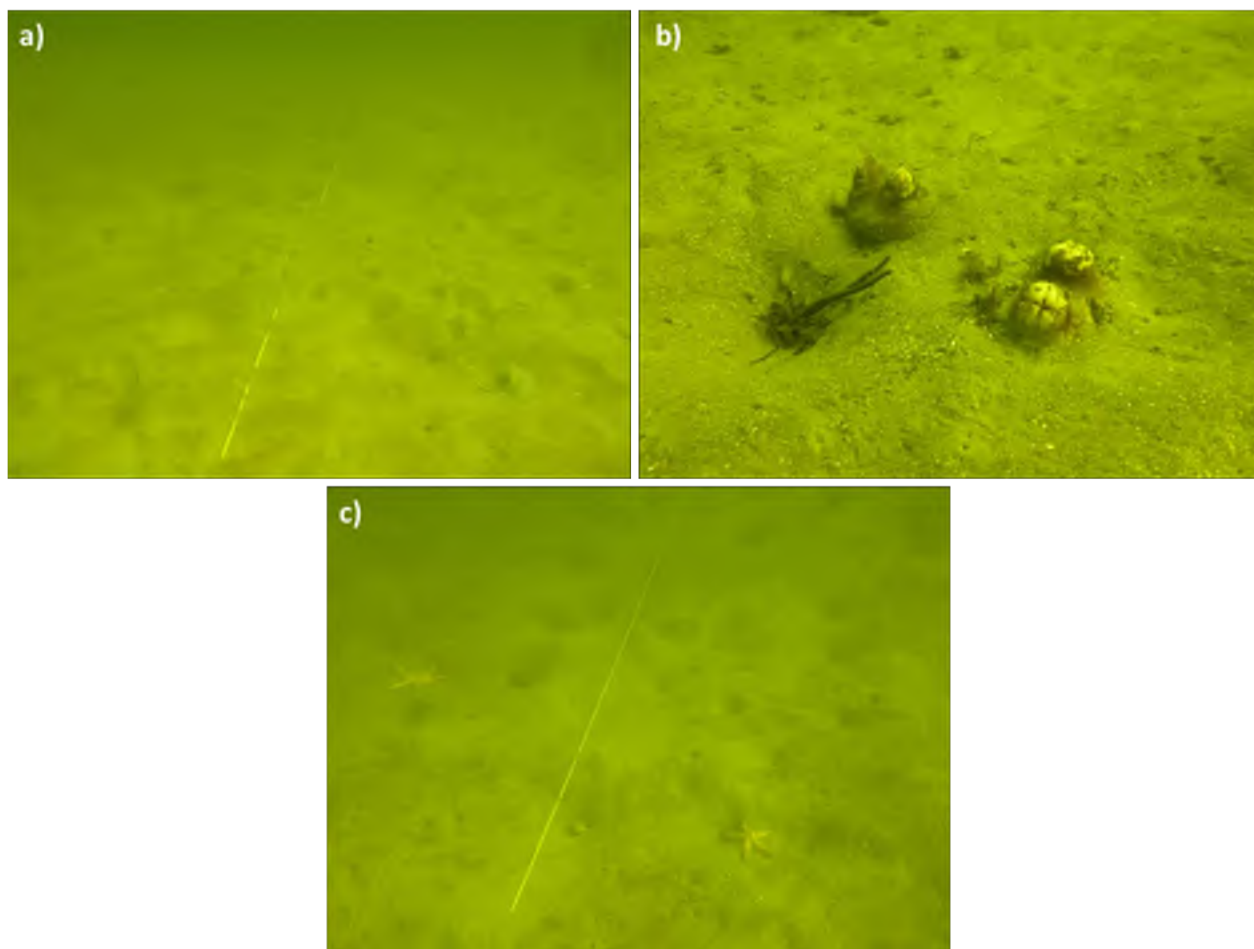


Figure 11 Dominant habitat type throughout survey area, including a) uniform sand, b) small ascidian colonies, and c) numerous Northern Pacific seastars (*Asterias amurensis*)

4.4 TARGETED HANDFISH SEARCH

4.4.1 Methods

The same three 100 m transects (T1 – T3) used in the habitat characterisation surveys were surveyed by divers conducting a targeted handfish search (Figure 8). An individual diver carefully searched a 2 m swath either side of each transect. As per survey guidelines, during the search for handfish, numbers of Northern Pacific seastar (*Asterias amurens*), a known predator of handfish eggs, were recorded along with the presence of any suitable handfish spawning habitat structure such as ascidians, *Caulerpa* and seagrass.

4.4.2 Results

No species of handfish were observed across any of the three transects surveyed. The Northern Pacific seastar (*A. amurens*) was common across the site as were a number of ascidian species. A total of 43 individual northern pacific seastars were recorded across the three survey transects.

A number of ascidian species were identified across the transects at moderate densities but no stalked ascidians (*Sycozoa* sp.) or handfish egg masses were identified. No seagrass or *Caulerpa* was recorded during the transect surveys.

	Number of Northern Pacific seastar
Transect 1	6
Transect 2	20
Transect 3	17

4.5 SEDIMENT DEPTH INVESTIGATIONS

4.5.1 Methods

Jet probing, to determine approximate soft substrate depths, was undertaken at 10 m intervals along a transect through the centre of the proposed development footprint (Figure 12). Divers performed jet probing at each site and results were recorded according to the “feel” of the substrate encountered by the probe at refusal, as either ‘hard refusal’ (assumed to indicate hard rock) or ‘soft refusal’ (assumed to indicate clay or similarly compacted sediments). Other notable characteristics recorded included seabed substrate type.



Figure 12 Approximate jet probing positions along transect line T2, indicated in red.

4.5.2 Results

The sublittoral and intertidal zones at the top of the transect were largely rock boulder and therefore jet probing was not feasible.

From these results it is assumed that the soft sediments in the vicinity of the proposed development footprint and potential impacted area overlays rock boulders and bedrock.

Distance along transect	Maximum depth penetration (m)	Refusal type	Substrate description
0 m	0	Hard	Rock
10 m	0.25	Hard	Sand
20 m	0.75	Hard	Sand
30 m	1	Hard	Sand
40 m	0.5	Hard	Sand
50 m	1.75	Hard	Sand
60 m	1.5	Hard	Sand
70 m	1	Hard	Sand
80 m	0.75	Hard	Sand
90 m	0.75	Hard	Sand
100 m	0.75	Hard	Sand

4.6 PARTICLE SIZE ANALYSIS

Sediment quality is closely linked to particle size, with fine, organic-rich clays and silts typically significantly enriched in contaminants such as nutrients, hydrocarbons and heavy metals, due to their high binding capacity. In general, deeper waters with less water movement will exhibit finer silt and mud sediments (depositional areas), while shallower waters tend to have coarser sand and shell based sediments (erosional areas). The sediment size also is indicative of the speed of settlement of disturbed particles, with larger sediment sizes typically settling rapidly.

4.6.1 Methods

A sediment sample was collected from three locations along T2 core and transferred into sterile screw top glassware for each site and analysed post-hoc for particle size distribution by Marine Solutions (Figure 13). Particle size distribution was assessed volumetrically by washing samples through a series of sieves (4 mm, 2 mm, 1 mm, 500 µm, 250 µm, 125 µm and 63 µm). The content of each sieve was drained completely of water and transferred to a measuring cylinder, beginning with the coarsest



sediment fraction (4 mm) and working down to the finest (63 µm). The volume of sediment measured in the measuring cylinder was recorded for each sieve size. The sediment fraction <63 µm was assumed to be the total volume of the sample minus the combined volume of all other size classes.



Figure 13 Approximate locations of particle size samples along T2.

4.6.2 Results

Particle size analysis indicated that the majority of the sediment collected were medium grained sand, with the majority of particle sizes between 125 and 250 µm. Site 2 had a higher quantity of coarser

grained sand (250 to 500 μm), however also contained the highest quantity of finer grained particles (<63 μm). There was no detectable odour to any of the sediment samples.

Given the high quantity of medium grained sandy sediments and low proportion of fine grained sediments, settlement of disturbed sediments during construction will likely be rapid.

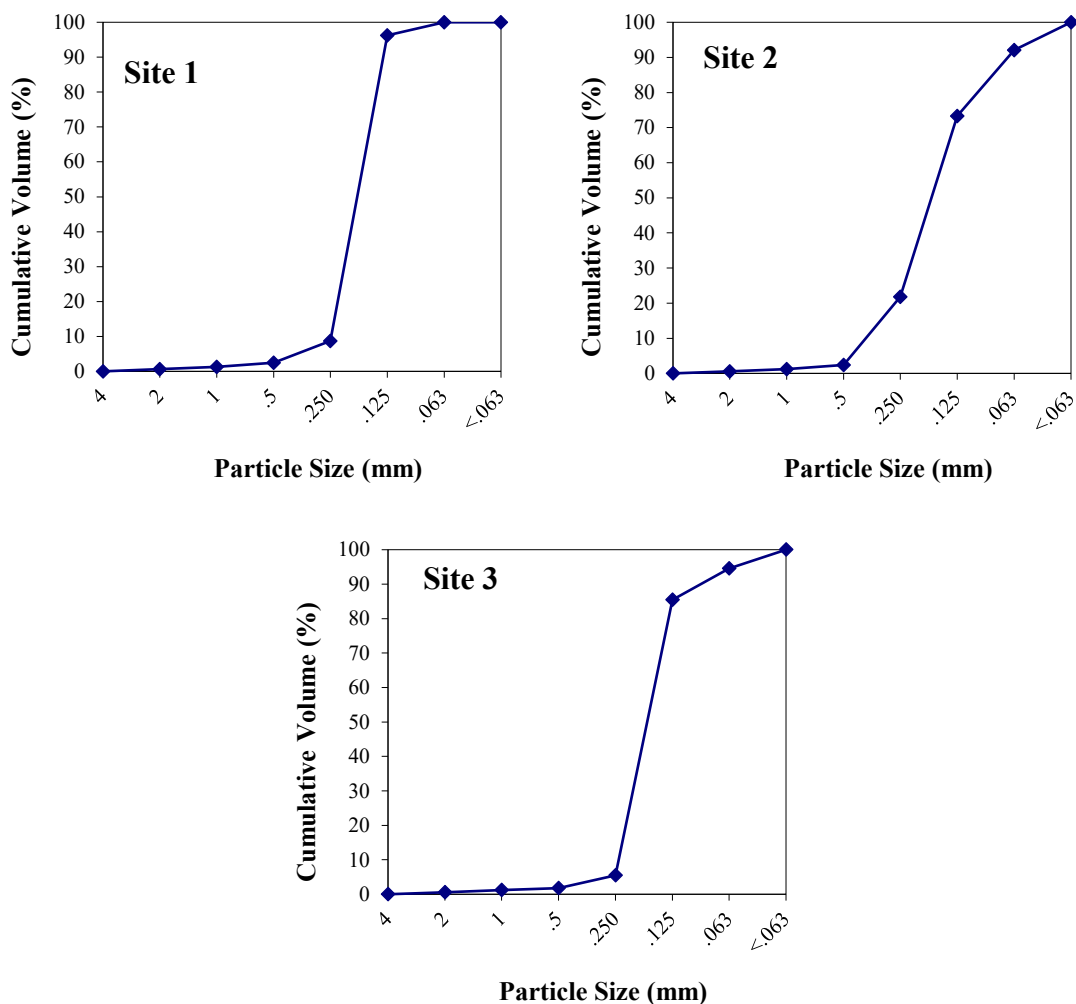


Figure 14 Particle size at 3 sites along proposed jetty alignment

5 IMPACTS AND MITIGATIONS

5.1.1 Threatened and Protected species

5.1.1.1 Spotted and Red Handfish

No handfish were observed during the targeted dive surveys. Additionally, no stalked ascidians (*Sycozoa* sp.) (preferred spawning substrate for spotted handfish), seagrass or *Caulerpa* were identified across the site, however moderate densities of other species of ascidian which may provide suitable substrate for egg attachment were present. High densities of the Northern Pacific seastar, *A. amurensis*, a known predator of handfish eggs were also observed across the site.

Impacts of pile driving on the benthos are restricted largely to the circumference of the pile being installed and the jetty's development footprint is likely outside much of the depth range in which handfish are likely to occur (i.e. too shallow and surge effected). Regardless, unnecessary disturbance of the benthos should be adopted as best practice environmental management.

Key mitigation: Avoid unnecessary disturbance of the benthos. As a measure of prudence, we recommend avoiding construction during the handfish breeding season from July to November inclusive.

5.1.1.2 Marine Mammals

Marine mammals may be present periodically in the vicinity of the proposed development and as discussed in Section 3.3.2, acoustic disturbance during construction may particularly affect marine mammals that rely on acoustic cues for social and reproductive behaviours.

Key mitigation: A 300 m radius exclusion zone should be applied around the construction site. This zone should be monitored for marine mammals prior to and during construction activities. Should any marine mammals be sighted within the exclusion zone, construction works should be halted until such time that no marine mammal has been sighted for 30 minutes. A slow start-up of construction works is recommended to avoid causing unnecessary shock to animals and to allow them to vacate the area.

5.1.1.3 Australian Grayling

The proposed development is not considered a barrier to migration, and therefore not expected to alter the migration patterns of Australian Grayling.

Key mitigation: None required.

5.1.1.4 White Shark

It is unlikely that the proposed development would present any risk to White sharks given that they are highly mobile and can avoid any construction works. In addition, the development is unlikely to significantly alter any critical habitat of the White shark.

Key mitigation: None required.

5.1.1.5 Seastars

No threatened seastars (*Marginaster littoralis* and *Parvulastra vivipara*) were observed during the intertidal survey.

Key mitigation: Physical disturbance of the substrate during construction should be kept to a minimum to avoid unnecessary localised mortalities of marine flora and fauna.

5.1.1.6 Marine Flora and Habitat

The underwater census did not identify any unique or high value flora or habitats within the study area. In addition, no threatened or protected species were observed. The likelihood of the proposed development impacting any valuable marine habitats is considered to be low.

Key mitigation: Physical disturbance of the substrate during construction should be kept to a minimum to avoid unnecessary localised mortalities of marine flora and fauna and avoid resuspension of sediments which may impact on surrounding habitats.

5.1.1.7 Migratory Species

Migratory marine species were identified in the initial desktop assessment (Section 3.4). The proposed development is not expected to notably impact the migration of any species, as it will not result in any barriers to migratory routes.

Key mitigation: None required.

5.1.1.8 Biosecurity

Translocation of introduced marine pests also presents a threat to the existing natural values of the proposed development area. Machinery, including vessels which have been used in waters other than the Derwent Estuary should be washed thoroughly with fresh water to remove any sediment. Machinery and vessels which have the potential to transport waterborne virus' or pest species should be disinfected and allowed to dry prior to being used on site.

Key mitigation: Existing protocols (*Living Marine Resources Act 1995*) should be followed to ensure no marine species are translocated. Construction equipment should be sourced from within the Derwent Estuary.

5.1.1.9 Water Quality

No sensitive receptors were identified during the ecological assessment and fine silts were not encountered in notable quantities during substrate characterisation.

Previous observations and video investigations of pile-driving activities at Prince of Wales Bay and South Arm (Derwent River) and at Pirates Bay (Tasman Peninsula) found that that sediment re-suspension was minimal at all stages of the piling process and rapidly dissipated after piling ceased (Marine Solutions 2012).

It is concluded that sediment disturbance as a result of pile driving is likely to be low at the development site. Consequently, the pile driving activity is unlikely to present an ecological risk as a consequence of increases in turbidity, siltation and the re-suspension of contaminants.

Key mitigation: Disturbance of the substrate should be undertaken during calm weather to minimise the spread of disturbed sediments.

6 CONCLUSIONS

The marine ecological assessment found no ecological contraventions to the proposed development and with appropriate risk management strategies in place, it is the opinion of the author that this development may be undertaken with minimal impact on the surrounding area.

Following a desktop and field-based ecological impact assessment, there are some mitigation measures which should be put in place to minimise any potential impacts;

- Avoid unnecessary disturbance of the benthos during the excavation and construction works etc.
- Avoid construction during the spotted handfish breeding/spawning season (July to November inclusive).
- To minimise potential acoustic impacts upon marine life, it is recommended that;
 - A pre-start-up visual observation for marine mammals should be undertaken in a 300 m radius prior to commencement of soft-start procedures.
 - A soft-start to piling may commence if no marine mammal has been sighted within the 300 m radius. Soft start procedures should be used each time construction is initiated, gradually increasing power over a 10-minute period.
 - Marine construction will shut down completely if a marine mammal is sighted within a 300 m radius. Construction works should be halted until such time that no marine mammal has been sighted for 30 minutes.
- Disturbance of the substrate should be undertaken during calm weather to minimise the spread of disturbed sediments.
- Minimising the extent of foreshore disturbance during construction and designing any structures to span over intertidal zones to avoid disturbing the substrate with pilings or footings etc.

With all factors considered and the recommended precautionary mitigation measures in place, risks to the immediate and surrounding ecological assemblages are considered low. Given the adoption of the above-identified mitigation measures, there are no contraventions to the proposed works on the basis of marine environmental risk.

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8 APPENDICES

Appendix 1. Operational Summary

Date	Personnel*	Time	Cloud	Rain	Wind	Swell	Tide	Works conducted
20/06/2019	A. Ford M. Cameron J. Smart	10:00 – 11:00	6/8	None	15 knot W	0.5 W	High 0514 - 0.42 1242 - 1.13 1514 - 1.12 2143 - 1.41	Handfish survey Particle size Jet probing Bathymetry
25/06/2019	C. Manicom	8:30 – 9:45	1/8	None	5 knot NW	NA	Low, rising 0057 - 1.18 0819 - 0.62 1508 - 1.24 2106 - 0.95	Intertidal survey

* Personnel are from Marine Solutions unless otherwise indicated.

Appendix 2. EPBC Act Protected Matters Report

See attached file “2019_06_19 PMST.pdf”

Appendix 3. Natural Values Atlas Report

See attached file “2019_06_19 NVA.pdf”

Appendix 4. Intertidal species list

	Common Name	Scientific Name	Status notes	
Algae	Sea lettuce	<i>Ulva australis</i>		
	Green algae	Chaetomorpha spp		
	Red algae	<i>Schizoseris hymenema</i>		
	Coraline algae	<i>Corallina officinalis</i>		
	Codium	<i>Codium</i> sp.		
Molluscs	Pacific oyster	<i>Crassostrea gigas</i>	Introduced	
	Blue mussel	<i>Mytilus galloprovincialis plaulatus</i>	Introduced	
	Periwinkle	<i>Littorina unifasciata</i>		
	Periwinkle	<i>Afrolittorina praetermissa</i>		
	Siphon shell limpet	<i>Siphonaria</i> sp.		
	Chiton	<i>Chiton pelliserpentis</i>		
Invertebrates	Echinoderms	Regular star	<i>Patiriella regularis</i>	Introduced
		Northern Pacific seastar	<i>Asterias amurensis</i>	Introduced
		Waratah anemone	<i>Actinia tenebrosa</i>	
		Acidians	<i>Pyura</i> sp.	
	Other	Barnacle	<i>Chthamalus antennatus</i>	

Attachment 4

From: Clarence General Mail User
Sent: Thursday, 16 July 2020 3:18 PM
To: City Planning
Subject: FW: CAS COMMENTS: DA for private jetty adjacent to 754 Dorans Rd & 798A Dorans Rd, Sandford

From: Lond-Caulk, Clare <Clare.Lond-Caulk@dpipwe.tas.gov.au>
Sent: Thursday, 16 July 2020 3:15 PM
To: Clarence General Mail User <clarence@ccc.tas.gov.au>
Cc: Hamilton, Sheryl <Sheryl.Hamilton@dpipwe.tas.gov.au>
Subject: CAS COMMENTS: DA for private jetty adjacent to 754 Dorans Rd & 798A Dorans Rd, Sandford

FAO: Ross Lovell

Dear Mr Lovell

Thank you for your request for comment on the development application for construction of a private jetty adjacent to 754 Dorans Road and 798A Dorans Road, Sandford. Conservation Assessments (CAS) has reviewed the information provided and offers the following comments:

- It is noted that a terrestrial flora/fauna survey has been carried out and there were no observations of threatened flora/fauna within the development footprint.
- It is noted that a marine survey has been carried out and there were no observations of threatened marina fauna within the development footprint.

To minimise potential impacts on marine fauna, CAS supports the following recommendations from the Marine Solutions (July 2019) report:

- Avoid construction during the Spotted Handfish breeding/spawning season (from July to November inclusive).
- Should marine construction equipment be sourced from outside the Derwent River system, or be leaving the system to travel elsewhere at the completion of work, a management system for cleaning including any ballast tanks and hull fittings should be introduced to mitigate the risk of spreading any introduced species.
- Physical disturbance of the substrate during construction should be kept to a minimum to avoid unnecessary localised mortalities of marine flora and fauna (including the handfish) and avoid resuspension of sediments which may impact on surrounding habitats.

Marine mammals, including Endangered Southern right whales, are recorded in this area and are sensitive to underwater acoustic disturbance. The preference is for construction activities to take place outside of the whale breeding and main migration season (i.e. May-November) as this is the most effective way to mitigate potential acoustic impacts on marine mammals. However, if the works are completed during this period, to minimise potential acoustic impacts on marine mammals, CAS recommends that a monitoring and management plan is developed and implemented consistent with the *Underwater Piling Noise Guidelines* (SA Department of Planning, Transport and Infrastructure, 2012) and as a minimum contains the following protocols:

- A dedicated, trained marine mammal observer should be present throughout construction activities;
- The observer should call the DPIPWE Marine Conservation Program whale hotline (0427 WHALES / 0427 942 537) at the beginning of each construction day to obtain up-to-date information regarding whale sightings in the region;
- The observer to closely monitor the immediate and adjacent area for 10 minutes prior to initiation of construction activities, to ensure absence of whales;
- Jetty construction activities to engage in soft-start-up procedure;
- The observer should continue to monitor immediate area and surrounding area and notify the operator when a marine mammal is seen;
- Noise-generating activities to immediately shut down and cease while marine mammals are visible;
- Dedicated observer to continue monitoring throughout construction activities;
- Occurrences of cetaceans should be reported to DPIPWE within 90 days. Reference data should include species name, location-GPS (grid reference GDA94), observer name, date, number of individuals and area occupied.

If you have any queries about the above comments, please contact Sheryl Hamilton (sheryl.hamilton@dpipwe.tas.gov.au, ph: 6165 4382).

Regards

Clare Lond-Caulk

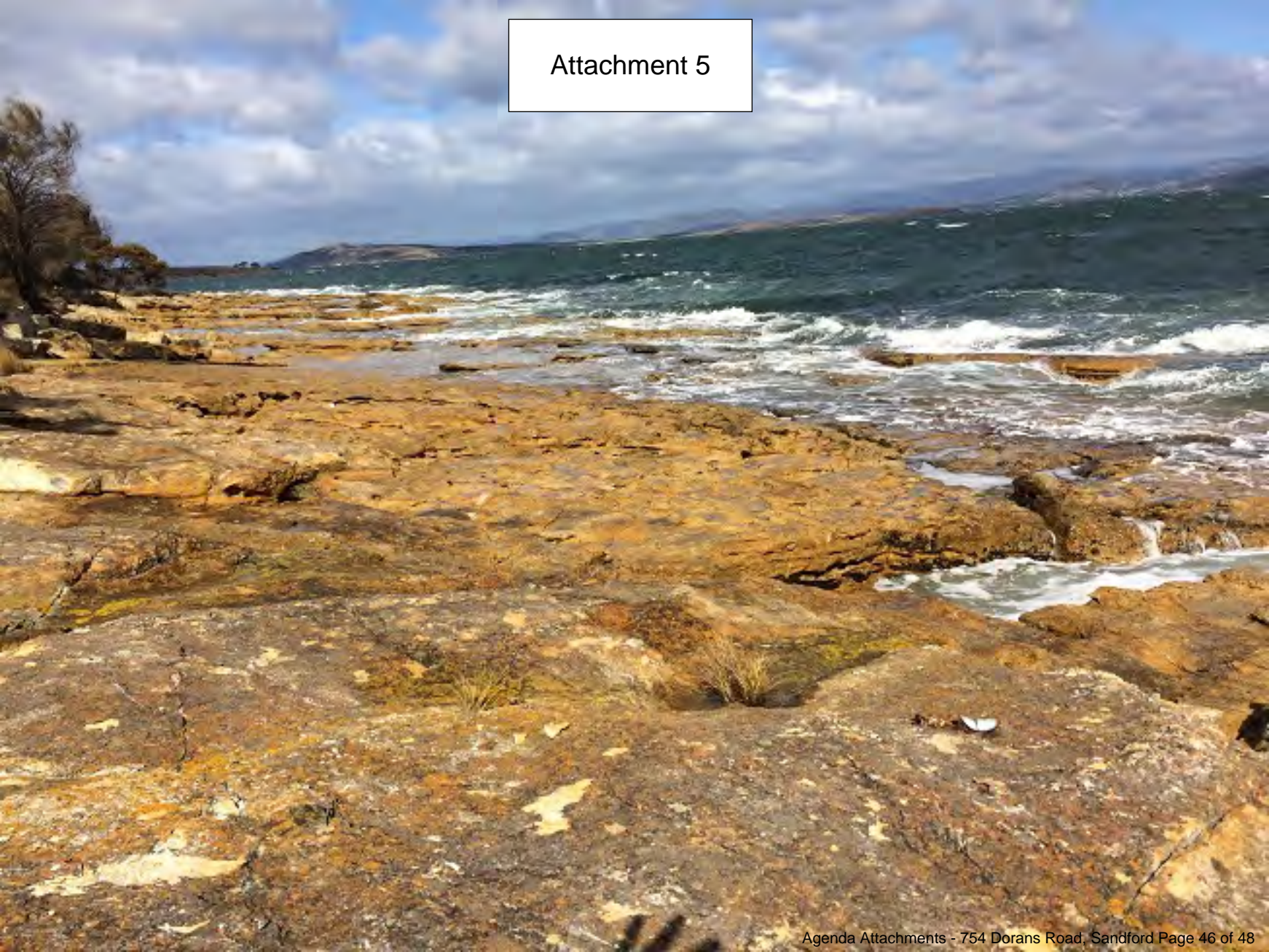
Section Head - Conservation Assessment and Wildlife Management Section
Policy, Advice and Regulatory Services Branch, DPIPWE
Tel: (03) 616 54416, Email: Clare.Lond-Caulk@dpipwe.tas.gov.au

My current work hours are 8 to 4.30 Monday- Friday

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Attachment 5







11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2020/011389 – 7 DOUGLAS STREET, BELLERIVE - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings (1 existing + 1 new) at 7 Douglas Street, Bellerive.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42-day period which expires on 14 October 2020.

CONSULTATION

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

- traffic impacts;
- visual bulk; and
- loss of privacy.

RECOMMENDATION:

A. That the Development Application for 2 Multiple Dwellings (1 existing + 1 new) at 7 Douglas Street, Bellerive (Cl Ref PDPLANPMTD-2020/011389) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A2 – CROSSOVER CHANGE [5.5m wide][TSD-R09].
3. ENG A5 – SEALED CAR PARKING.

4. ENG M1 – DESIGN DA [access arrangements; carpark and driveways construction; service upgrades or relocations; the access driveway must show a clear trafficable width of 3m wide and be free of any fences, eaves, gutters and kerbs.]
 5. ENG M5 – EROSION CONTROL.
 6. ENG S1 – INFRASTRUCTURE REPAIR.
 7. TASWATER – TASWATER CONDITION.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

Planning Permit D-2019/156 was granted on 17 June 2019 for the construction of two multiple dwellings (1 existing + 1 new) at 7 Douglas Street, Bellerive. The proposal involved the construction of a two-storey dwelling to the rear of the existing dwelling. The permit remains valid however it is unlikely to be acted upon as the application currently before Council (for a single storey multiple dwelling) intends to replace this approval.

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 Solution under the Scheme relating to building envelope.
- 2.3. The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 10.0 – General Residential Zone;
 - Section E5.0 – Road and Rail Assets Code;
 - Section E6.0 – Parking and Access Code; and
 - Section E7.0 – Stormwater Management Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 771m² rectangular shaped lot, located on the southern side of Douglas Street, Bellerive. The site contains a single storey dwelling and is surrounded by single and multiple dwellings. The site is mildly westwards sloping and predominantly cleared of vegetation. Access is provided via Douglas Street.

The area surrounding the site is similarly zoned General Residential and is characterised by a suburban living setting.

3.2. The Proposal

Application is made to construct a second single-storey dwelling to the rear of the existing dwelling. The new dwelling would be sited 1.5m from the rear (southern) boundary. The new dwelling would occupy a floor area of 133m² and have a maximum height of 4.76m. It would have three bedrooms, an ensuite, open space dining and living area, bathroom, laundry and a garage. The proposed dwelling would be constructed of brick walls and a pitched "Colorbond" roof.

Both dwellings would be provided with in excess of 60m² of private open space.

Waste storage facilities would be provided for the exclusive use of each dwelling.

Access would be provided via a shared driveway extending alongside the eastern boundary of the site. Parking would be made available for five vehicles.

A copy of the proposal is included in the attachments.

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, Road and Rail Assets Code, Parking and Access Code and Stormwater Management Code with the exception of the following.

General Residential Zone

- **Clause 16.4.2 (A2) of the General Residential Zone**– the proposal would have a setback of 1.5m from the southern rear boundary as opposed to the required 4m setback from a rear boundary.

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

Clause	Performance Criteria	Assessment
10.4.2	<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>Due to the separation and offset location of the proposed dwelling from adjoining residences, the preparation of shadow diagrams was not considered necessary in this case to determine the impact.</p> <p>However, Council’s internally prepared shadow diagrams indicate the only loss of sunlight to habitable rooms would occur to the adjoining property to the south at 22 Church Street.</p>

		<p>This impact would be confined to 9am-10am on 21 June with solar access being retained to the north facing windows for the remainder of the day. It is considered the proposed dwelling would not cause an unreasonable loss of sunlight to the habitable room windows of the adjoining dwelling at 22 Church Street.</p>
	<p>ii. <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p>	<p>Council's internally prepared shadow diagrams demonstrate there would be no overshadowing impact upon the private open space of the adjoining dwellings at 5 and 9A Douglas Street.</p> <p>The shadow diagrams demonstrate the private open space associated with the adjoining dwelling to the south at 22 Church Street would be affected to varying degrees between 9am and 3pm on 21 June. This property forms a large (1,075m²) property with the private open space extending to the north and east of the dwelling.</p> <p>Overshadowing impact would generally be confined to the fence line separating the two properties and within the area containing a large shed. The deck and eastern part of the private open space (which can be considered to form the most highly valued areas) would receive full sun between 10am and 3pm on 21 June. The proposal would result in a one-hour reduction in sunlight (16.6% reduction) during the Winter Solstice.</p> <p>The overshadowing impact is also likely to be less given the dwelling at 22 Church Street is elevated above the subject site. The resultant overshadowing impact would therefore not be unreasonable.</p>

		<p>In terms of the private open space associated with the adjoining dwelling to the east at 9A Douglas Street, overshadowing impact would be confined to the late afternoon on the Winter Solstice (3pm onwards). No overshadowing of the private open space associated with the adjoining dwelling to the west at 5 Douglas Street would occur. The proposed dwelling would therefore not cause any unreasonable overshadowing impact to these properties.</p> <p>Based on the above assessment, the proposed dwelling would not cause any unreasonable overshadowing impact upon the private open space of adjoining dwellings and the performance criteria is met in this regard.</p>
	iii. <i>overshadowing of an adjoining vacant lot; or</i>	not applicable
	iv. <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	<p>The proposed dwelling would be located 1.5m from the rear (southern) boundary with a wall length of 13.4m. Despite the close proximity of the dwelling to the rear boundary, the visual impact of the dwelling would not be unreasonable given the low wall and roof height at the southern elevation of the dwelling resulting from the excavation of the dwelling below natural ground level and single storey, hipped roof design.</p>
	(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</i>	<p>The distances between dwellings and rear boundaries on adjoining lots vary from 1.5m to 2.5m.</p> <p>The horizontal distance between rear boundaries and the buildings on adjoining properties is as follows:</p> <ul style="list-style-type: none"> • 3 Douglas Street – 3m • 5 Douglas Street – 3m • 1 Douglas Street – 2m

		<ul style="list-style-type: none">• 13 Douglas Street – 4m• 15 Douglas Street – 4m <p>The separation and siting of the proposed dwelling is therefore considered compatible with the surrounding area.</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. Traffic Impact

The representor is concerned about the location of the proposed shared driveway in terms of its proximity to the eastern side boundary, on the basis this will cause an unreasonable loss of amenity to the adjoining residential property by way of vehicle noise and vibration. The representor has suggested the driveway be relocated to the western side of the property.

- **Comment**

The proposed driveway has been located and designed to comply with all Acceptable Solutions and Performance Criteria of the Road and Rail Assets Code and Parking and Access Code. While Council is obliged to consider the application before it, it is however noted neither of these Codes restrict the proximity of a shared driveway to a neighbouring property. This issue therefore has no determining weight.

5.2. Visual Bulk

The representor has raised concern in relation to the proximity of the southern elevation of the new dwelling to the rear boundary and that this will cause unreasonable visual bulk.

- **Comment**

This issue has been considered previously in the report. It has been considered the low height profile of the proposed dwelling and separation from dwellings will ensure visual bulk is unreasonable and consistent with the surrounding built form.

5.3. Loss of Privacy

The representor has raised concern in relation to the location of four windows on the southern elevation of the proposed dwelling in terms of loss of privacy for the adjacent residential property to the south. The representor has suggested the existing boundary fence be replaced with a 2m high paling boundary fence to minimise direct viewing between the two properties.

- **Comment**

The windows located on the southern elevation of the proposed dwelling include 3-bedroom windows and a bathroom window. The windows are located at ground level and comply with Clause 10.4.6 A2 in relation to privacy. This issue therefore has no determining weight. In relation to the suggested boundary fencing, this is a private matter to be addressed between the two properties as regulated under the *Boundary Fences Act 1908*.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater who have advised they do not object to the proposed development subject to the imposition of permit conditions.

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.

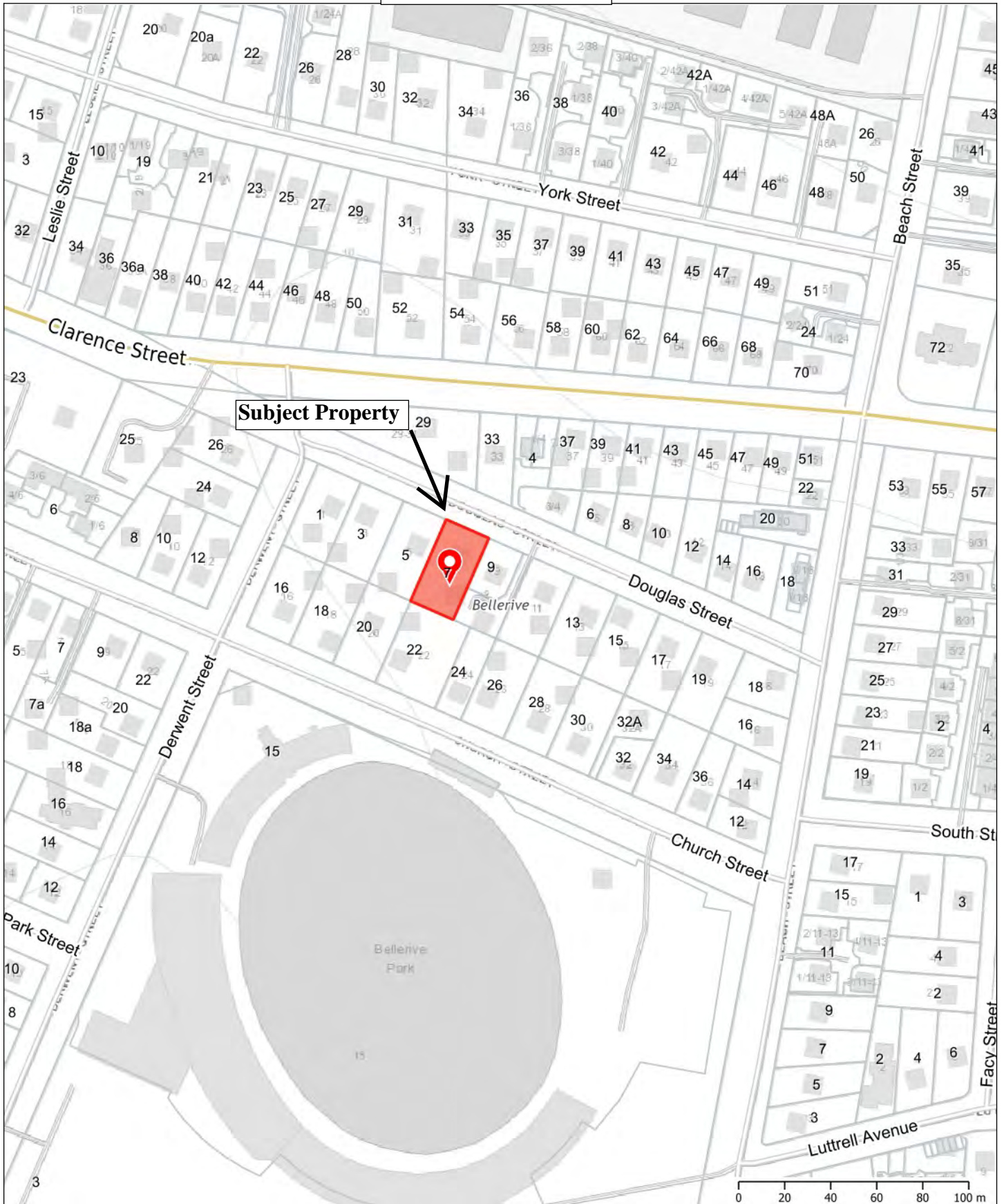
9. CONCLUSION

The proposal is for multiple dwellings (1 existing + 1 new) at 7 Douglas Street, Bellerive. The proposal satisfies all the relevant acceptable solutions and performance criteria of the Scheme and is recommended for conditional approval.

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

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

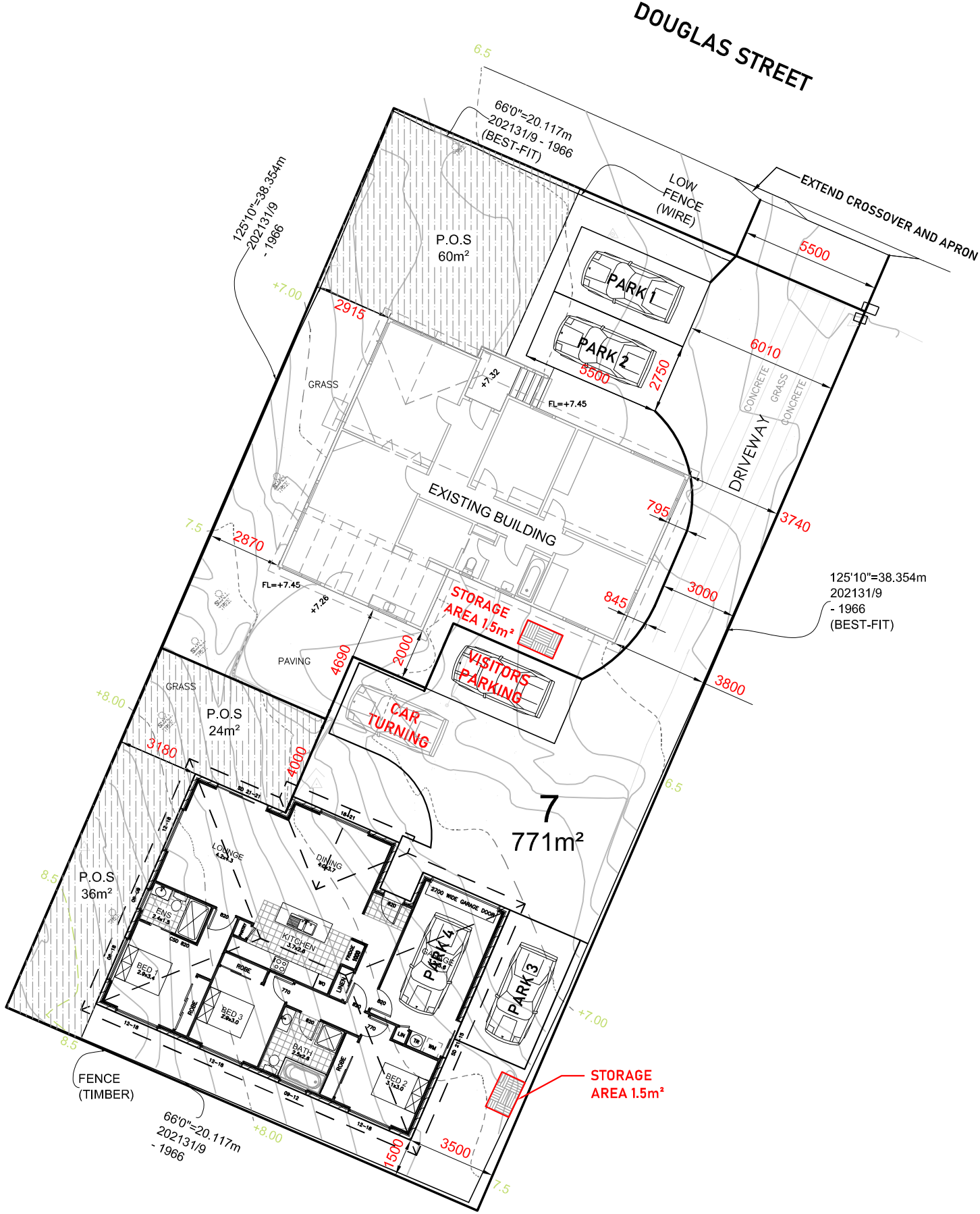
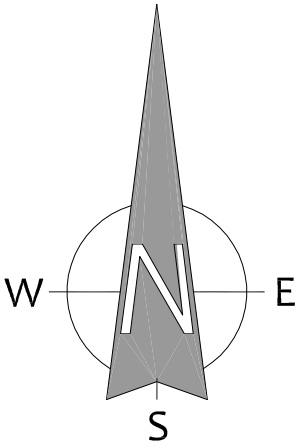


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9/30/2020

1:2257





SITE PLAN
SCALE 1:200

GENERAL NOTES:

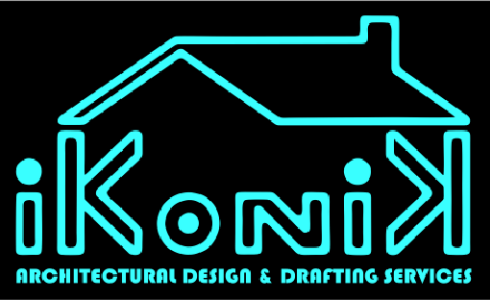
- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

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AMENDMENTS:

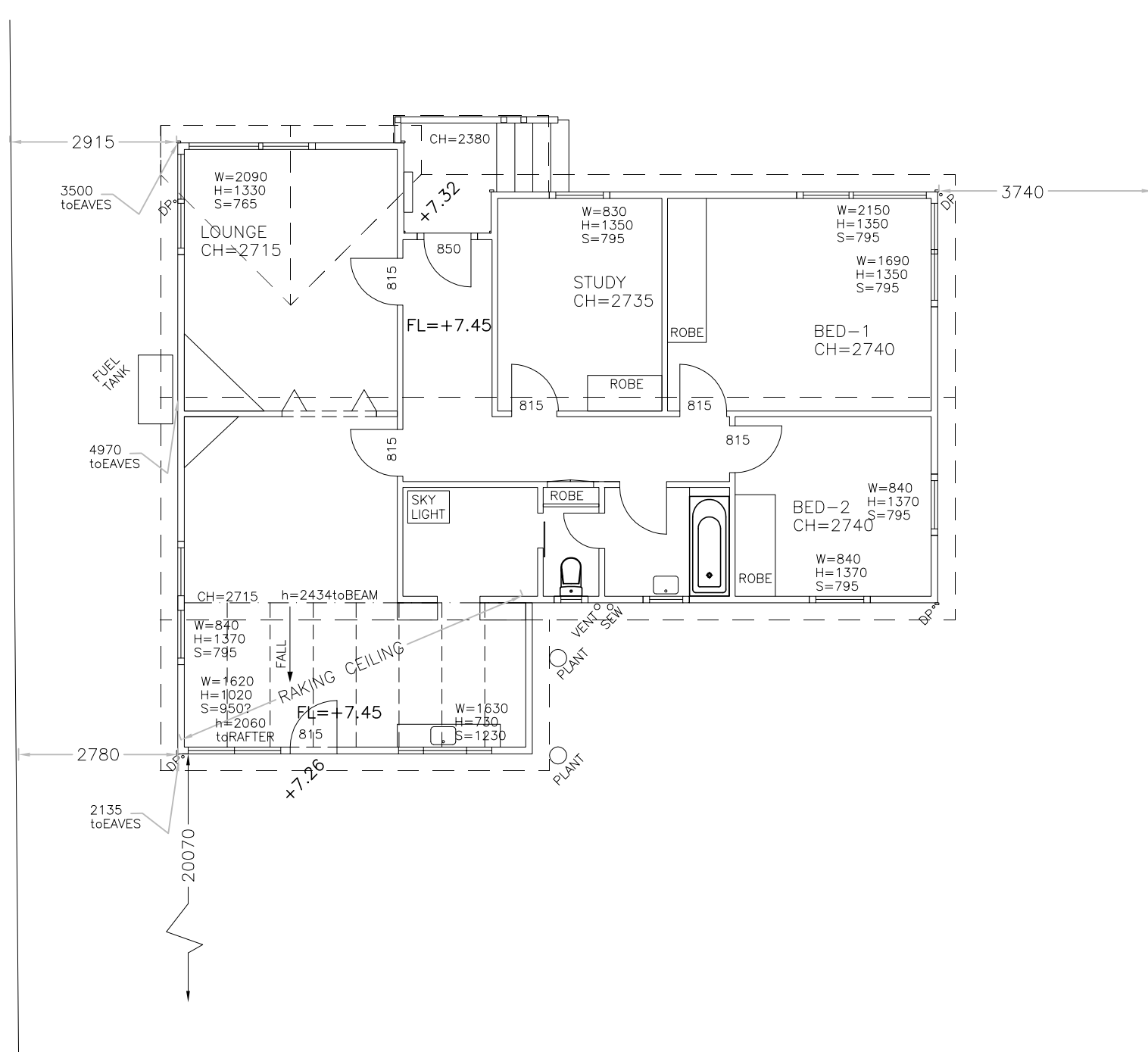
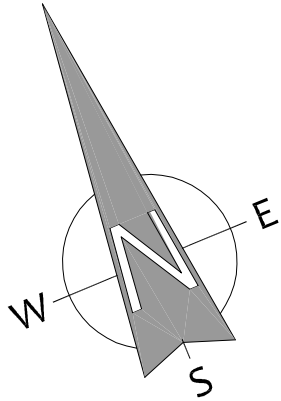
REV	DESCRIPTION	BY	DATE
...
...



POSTAL ADDRESS: PO BOX 387, SOMERSET, 7322	REVISION: A
EMAIL ADDRESS: hello@ikonikdesigns.com.au	SHEET SIZE: A3
BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S
DRAWN BY: M.K	DATE: 22.07.20
AMENDED:	BAL: LOW

PROJECT ADDRESS:
**PROPOSED DWELLING AT
7 - DOUGLAS STREET,
BELLERIVE**

CLIENT NAME:	SHEET NO: 1 OF 7
SCALE: 1:100	DRAWING NO: IK-20052607
DRAWING TITLE: SITE PLAN	01



FLOOR PLAN
SCALE 1:100

EXISTING HOUSE

HOUSE AREA: 114m²

ARTICULATION JOINT

SMOKE ALARM

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the National Construction Code 2019 - Building Code of Australia.

FIRE SAFETY:

- Smoke Alarms to be mains powered and installed as per AS3786. Locations as per NCC 3.7.5.2.
- Installation of wood heaters to comply with AS2918. Provide local authorities with insulation and compliance certificates.

WET AREAS:

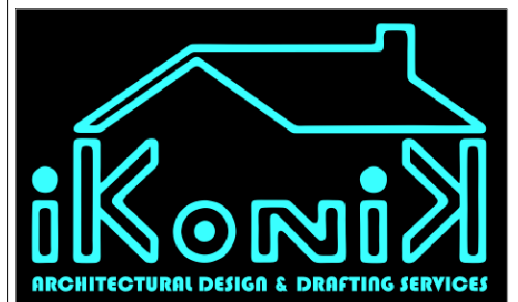
- Walls to wet areas to be finished with wet area plasterboard.
- Floors to wet areas to be finished with ceramic tiling with a minimum 150mm skirting tile to base of walls and minimum 150mm splashback above baths, benches, vanities & through.
- Shower compartments to have prefabricated base, framed shower screen and wall tiling to a minimum 1800mm above floor level.
- NCC 3.8.1.2 - Wet Areas**
(a) be waterproof or water resistant in accordance with Table 3.8.1.1 and
(b) comply with AS 3740.

STAIRCASES & BALUSTRADES:

- Stair treads - 240mm min. - 355mm max.
- Stair risers - 115mm min. - 190mm max.
- No gaps in staircase or balustrades to be greater than 125mm.
- Balustrade required where level of landing or deck is greater than 1.0 metre above adjacent ground level.

AMENDMENTS:

REV	DESCRIPTION:	BY	DATE
...
...



POSTAL ADDRESS: PO BOX 387, SOMERSET, 7322 REVISION: A

EMAIL ADDRESS: hello@ikonikdesigns.com.au SHEET SIZE: A3

BUILDING DESIGNER: MICHAL KONIK ACCREDITATION NO: CC 5768 S

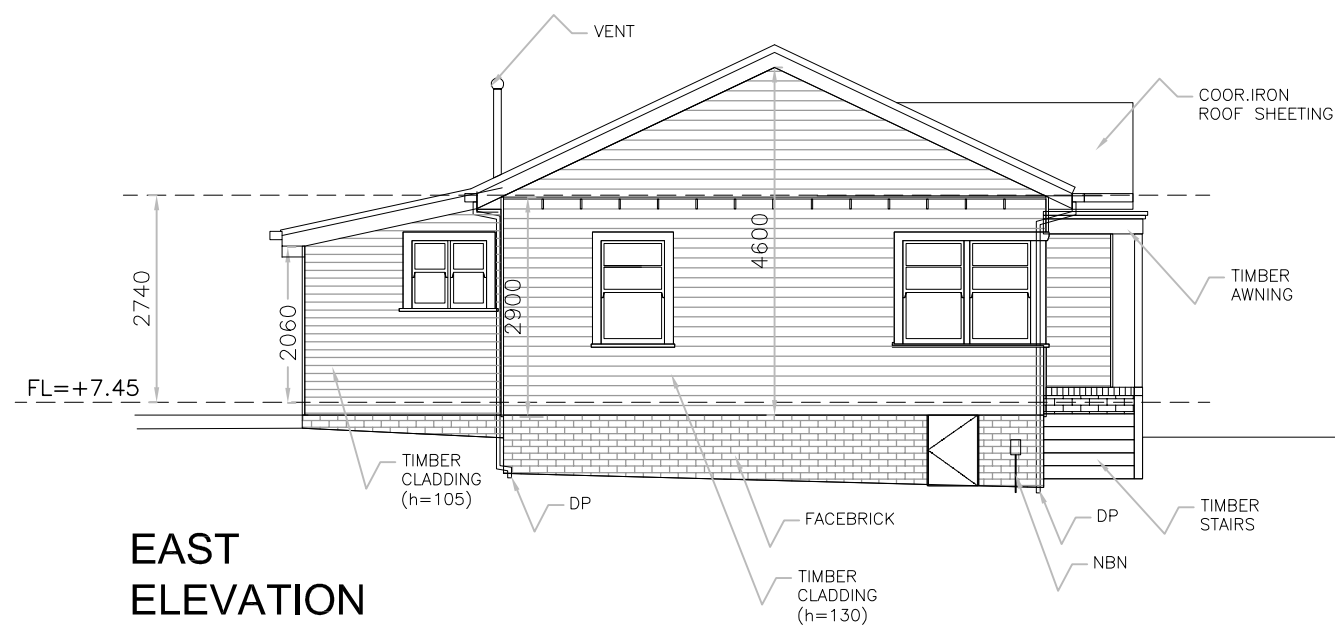
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PROJECT ADDRESS: PROPOSED DWELLING AT 7 - DOUGLAS STREET, BELLERIVE

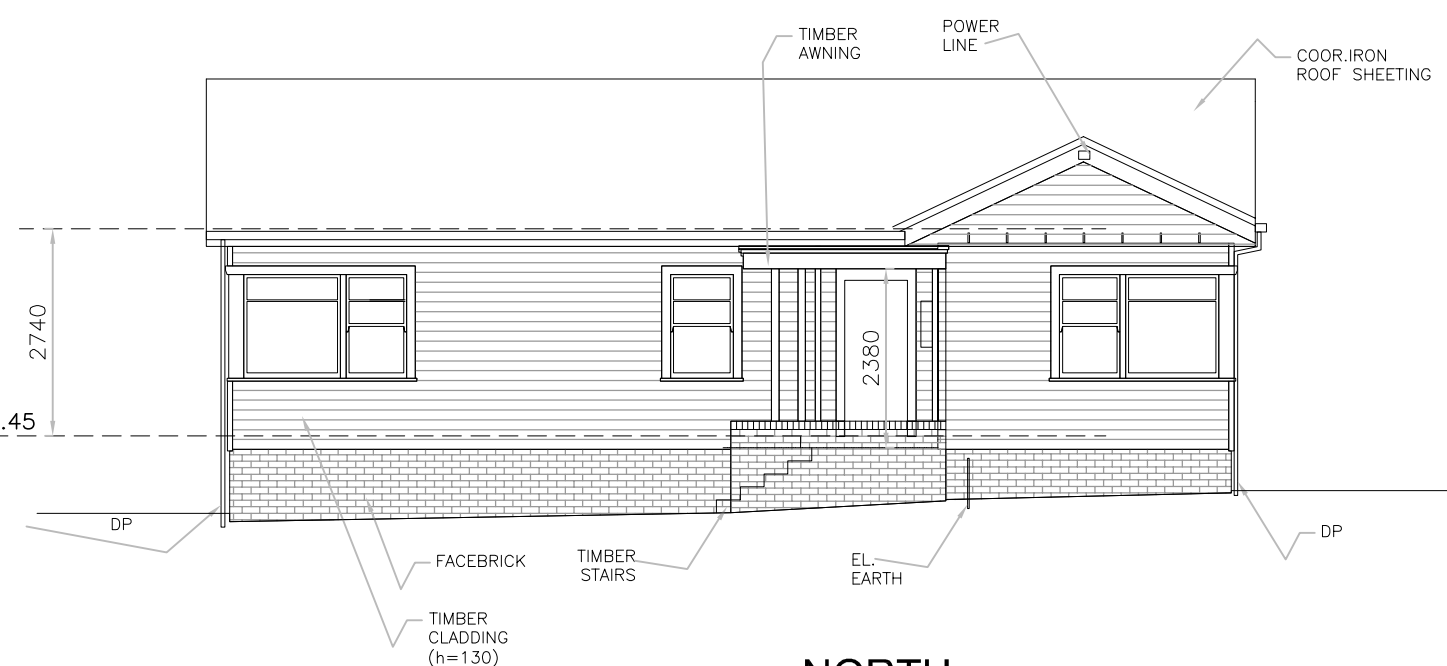
CLIENT NAME: SHEET NO: 2 OF 7

SCALE: 1:100 DRAWING NO: IK-20052607

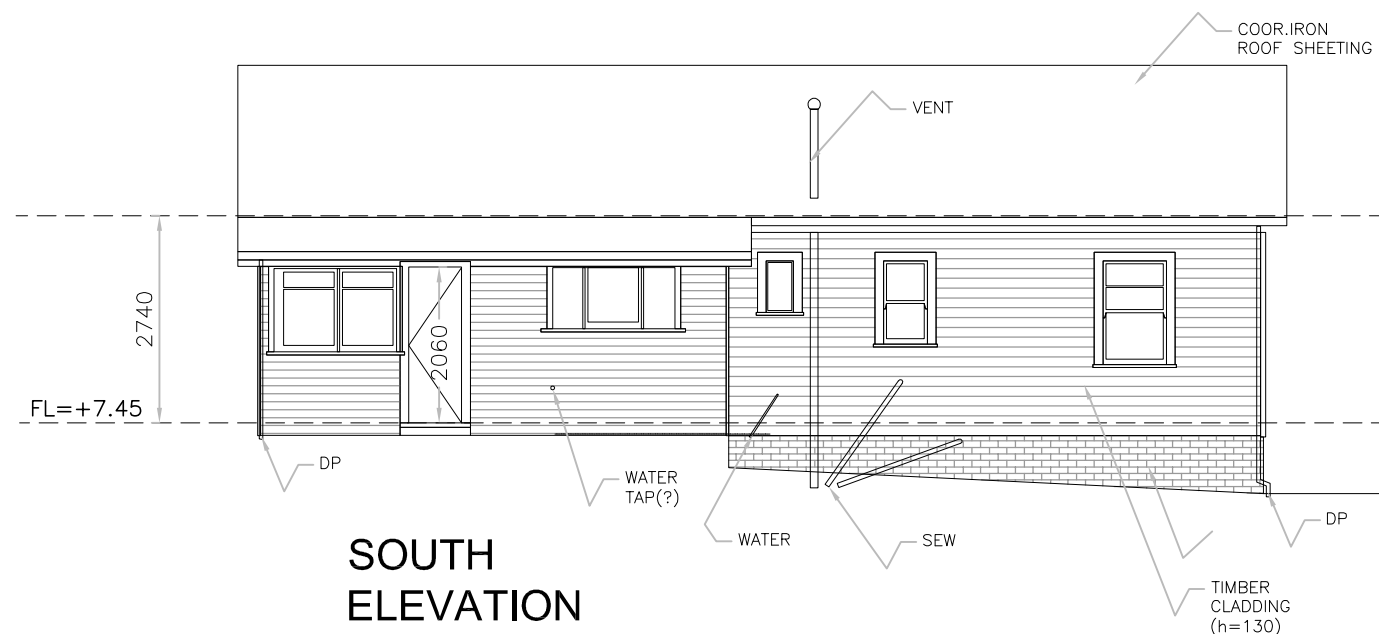
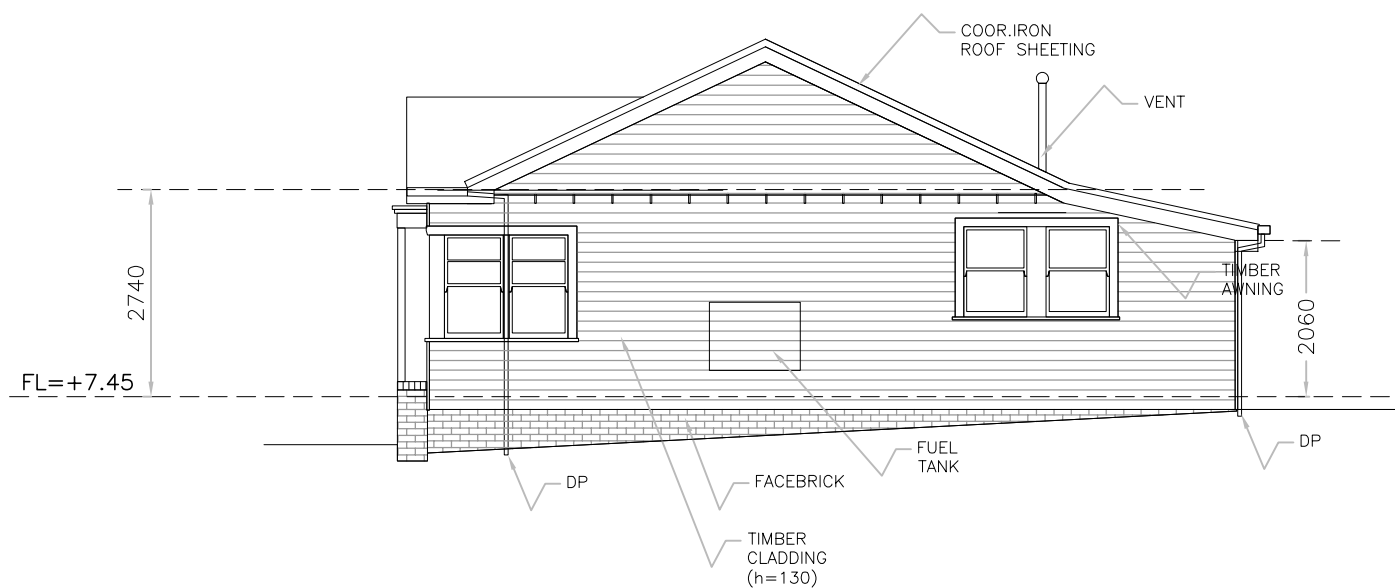
DRAWING TITLE: FLOOR PLAN - (UNIT 2) 02



**EAST
ELEVATION**
1:100



**NORTH
ELEVATION**
1:100



**SOUTH
ELEVATION**
1:100

ELEVATIONS
SCALE 1:100

EXISTING HOUSE

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the BCA.

AMENDMENTS:			
REV	DESCRIPTION:	BY	DATE
...
...
...
...

DRAWN BY: M.K	BUILDING DESIGNER: MICHAL KONIK	ACCREDITATION NO: CC 5768 S	BAL: -
DATE: 22.07.20	AMENDED: -	EMAIL ADDRESS: hello@ikonikdesigns.com.au	
POSTAL ADDRESS: PO BOX 387, SOMERSET, 7322		SHEET SIZE: A3	REVISION: A



PROJECT ADDRESS: PROPOSED DWELLING AT 7 - DOUGLAS STREET, BELLERIVE

CLIENT NAME:	SHEET NO: 3 OF 7
SCALE: 1:100	DRAWING NO: IK-20052607
DRAWING TITLE: ELEVATIONS	03

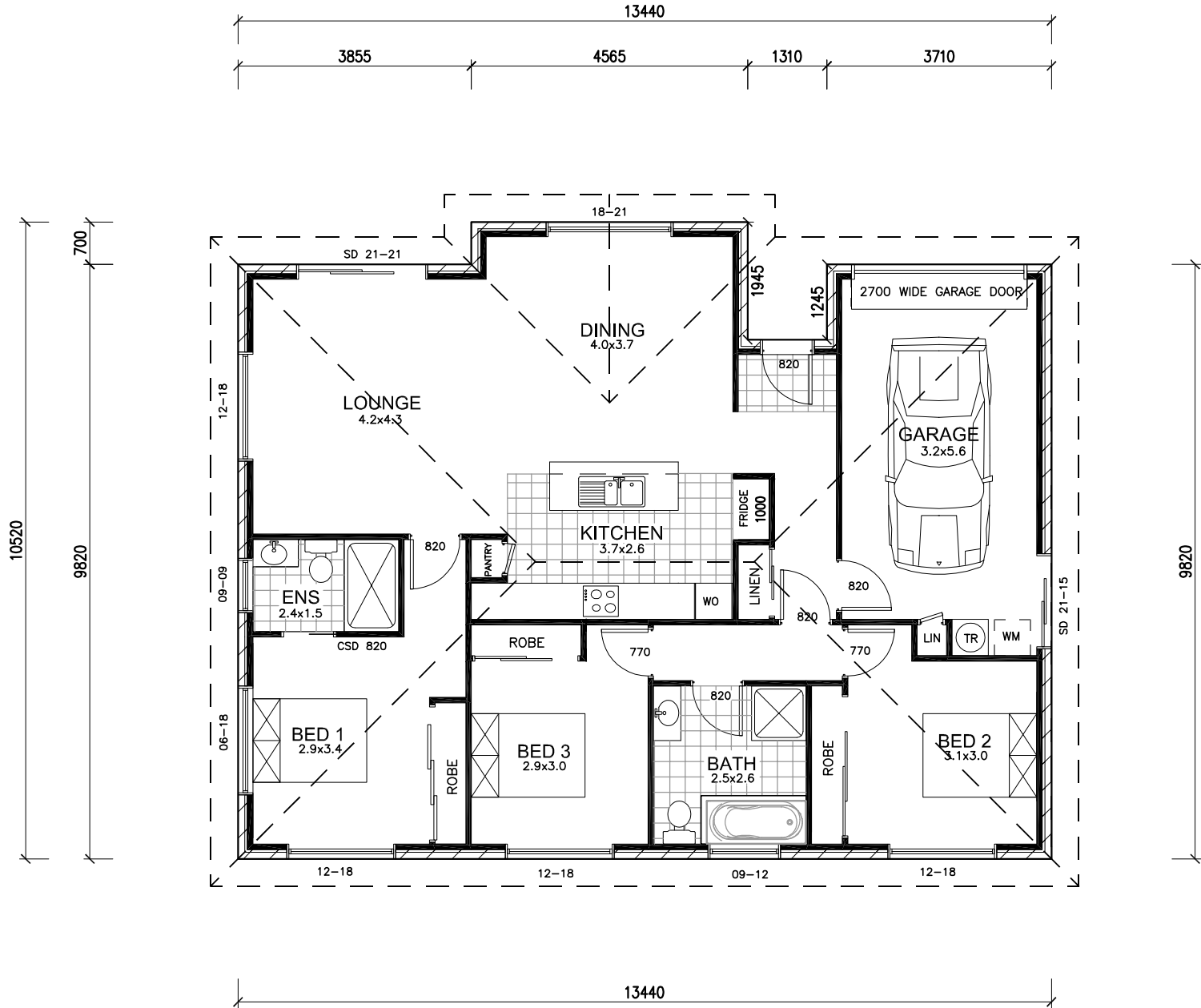
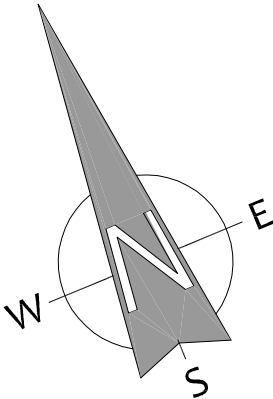
Where Girder Trusses are located over WINDOW or DOOR openings, LINTELS are required.
LINTEL up to 1260mm: 190x45 MGP10
1260mm - 1860mm: 2x190x45 MGP10
1860mm - 2760mm: 2x190x45 F17 Hardwood
2760mm & over: By Engineer.

Insulation: R4.0 to ceilings and R2.0 to external walls. R2.0 Batts to the garage internal walls
385mm Waffle Slab on ground.
Single Glazed Windows.
Windows / Doors: Building generally will be sealed to prevent Air leakage.

LIGHTING NOTES:
Standard batten lighting to be used throughout, or all downlights are to have unvented shields and exhaust fans to have dampers.

SMOKE ALARMS:
To be connected to mains power, all smoke alarms to be interlinked.

A.J - ARTICULATION JOINT NOTES
ARTICULATION JOINT MAX. EVERY 5 METERS.



FLOOR PLAN
SCALE 1:100

- HOUSE AREA: 133m²
- ARTICULATION JOINT
- SMOKE ALARM

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the National Construction Code 2019 - Building Code of Australia.

FIRE SAFETY:

- Smoke Alarms to be mains powered and installed as per AS3786. Locations as per NCC 3.7.5.2.
- Installation of wood heaters to comply with AS2918. Provide local authorities with insulation and compliance certificates.

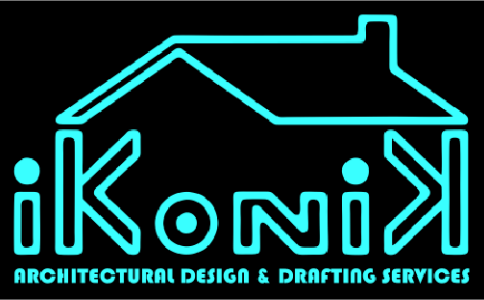
WET AREAS:

- Walls to wet areas to be finished with wet area plasterboard.
- Floors to wet areas to be finished with ceramic tiling with a minimum 150mm skirting tile to base of walls and minimum 150mm splashback above baths, benches, vanities & through.
- Shower compartments to have prefabricated base, framed shower screen and wall tiling to a minimum 1800mm above floor level.
- NCC 3.8.1.2 - Wet Areas
 - (a) be waterproof or water resistant in accordance with Table 3.8.1.1 and
 - (b) comply with AS 3740.

STAIRCASES & BALUSTRADES:

- Stair treads - 240mm min. - 355mm max.
- Stair risers - 115mm min. - 190mm max.
- No gaps in staircase or balustrades to be greater than 125mm.
- Balustrade required where level of landing or deck is greater than 1.0 metre above adjacent ground level.

AMENDMENTS:			
REV	DESCRIPTION:	BY	DATE
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...



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EMAIL ADDRESS: hello@ikonikdesigns.com.au		SHEET SIZE: A3	
BUILDING DESIGNER: MICHAL KONIK		ACCREDITATION NO: CC 5768 S	
DRAWN BY: M.K	DATE: 22.07.20	AMENDED:	BAL: -

PROJECT ADDRESS: PROPOSED DWELLING AT 7 - DOUGLAS STREET, BELLERIVE	
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CLIENT NAME:

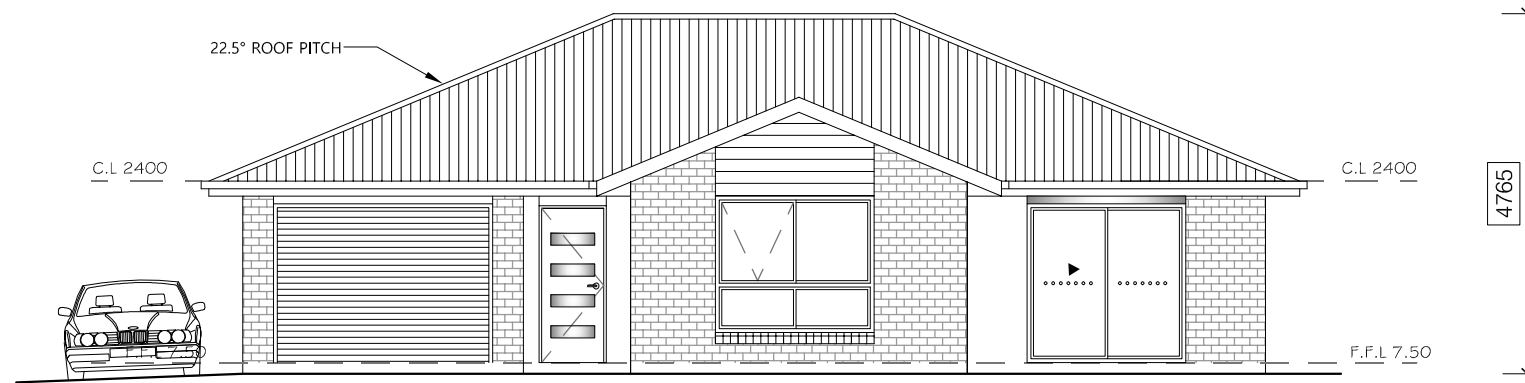
SHEET NO:
4 OF 7

SCALE:
1:100

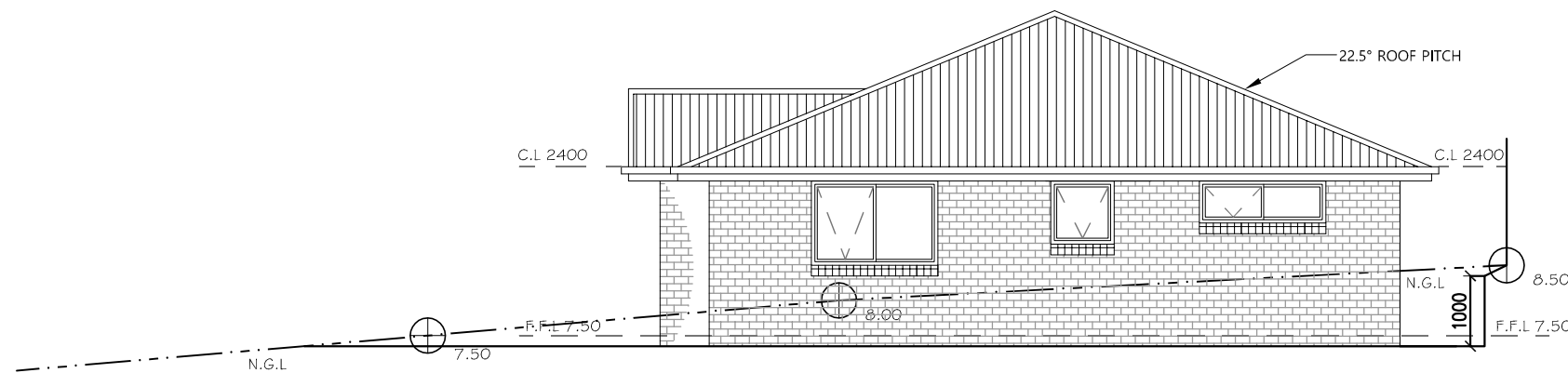
DRAWING NO:
IK-20052607

DRAWING TITLE:
FLOOR PLAN - (UNIT 2)

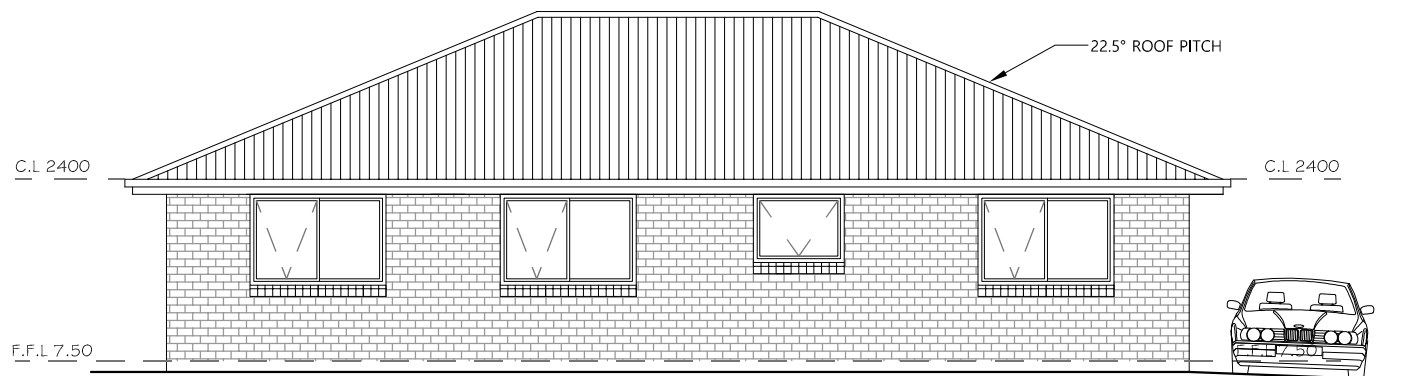
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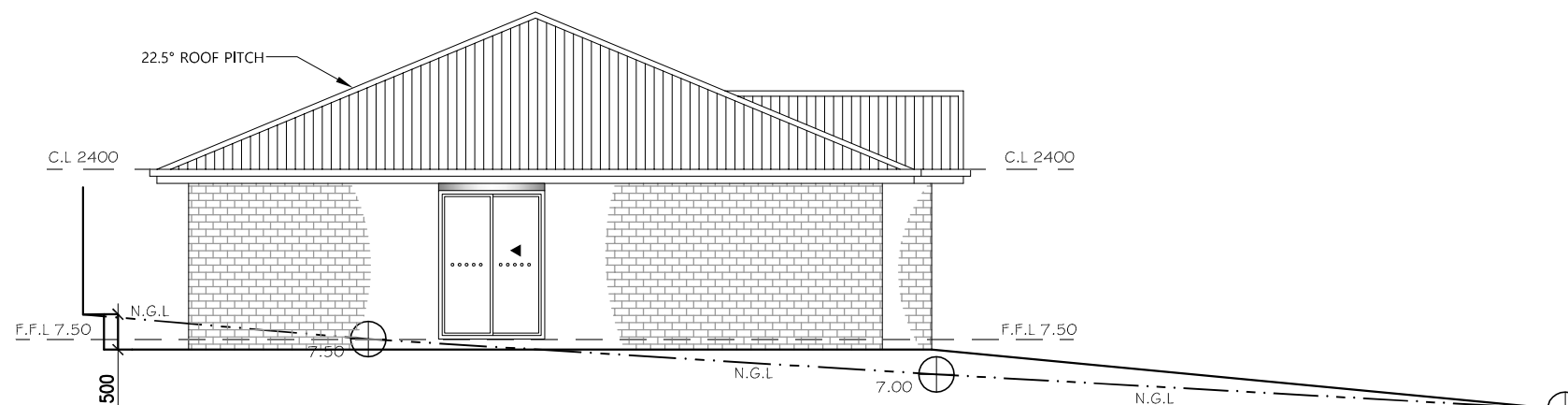
NORTH ELEVATION - UNIT 2
SCALE 1:100



WEST ELEVATION - UNIT 2
SCALE 1:100



SOUTH ELEVATION - UNIT 2
SCALE 1:100



EAST ELEVATION - UNIT 2
SCALE 1:100

ELEVATIONS
SCALE 1:100

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the National Construction Code 2019 – Building Code of Australia.

MASONRY:

- All masonry to be constructed in accordance with AS3700.
- External walls to be 110mm brickwork.
- Mortar to be mixed 1:1:6 cement: lime: sand unless stated by engineer.
- Damp-proof course in all perimeter walls cut into external walls below floor level with weepholes at 1200 crs. in accordance with AS2904.
- Vertical articulations joints to be provided as per Engineer's detail for unreinforced walls except where built on classification A or S & spaced as per NCC 3.3.5.13.
- Where necessary, steel lintels are to be provided in accordance with AS4100 & AS/NZ4600. NCC 3.3.5.12 .

WINDOWS:

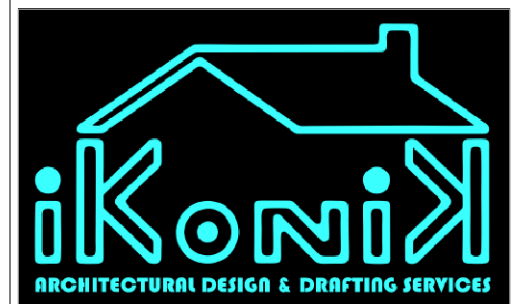
- Windows to be aluminum framed sliding unless otherwise.
- All windows to be fabricated in installed in accordance with AS1288 and AS2047 to be specific wind speed as per engineer's report.
- Single Glazed Aluminum Windows & External Door, Manufactured by Dargavel or similar.

ROOF:

- Roof to be Colorbond 'Custom Orb' metaldeck pitch 22.5 degrees, provided and installed in accordance with AS1562.1.
- Prefabricated roof trusses to be supplied & installed to manufacturer's specification.

AMENDMENTS:

REV	DESCRIPTION:	BY	DATE
...
...



POSTAL ADDRESS: **PO BOX 387, SOMERSET, 7322** REVISION: **A**

EMAIL ADDRESS: **hello@ikonikdesigns.com.au** SHEET SIZE: **A3**

BUILDING DESIGNER: **MICHAL KONIK** ACCREDITATION NO: **CC 5768 S**

DRAWN BY: **M.K** DATE: **22.07.20** AMENDED: BAL:

PROJECT ADDRESS:
**PROPOSED DWELLING AT
7 - DOUGLAS STREET,
BELLERIVE**

CLIENT NAME: SHEET NO: **5 OF 7**

SCALE: **1:100** DRAWING NO: **IK-20052607**

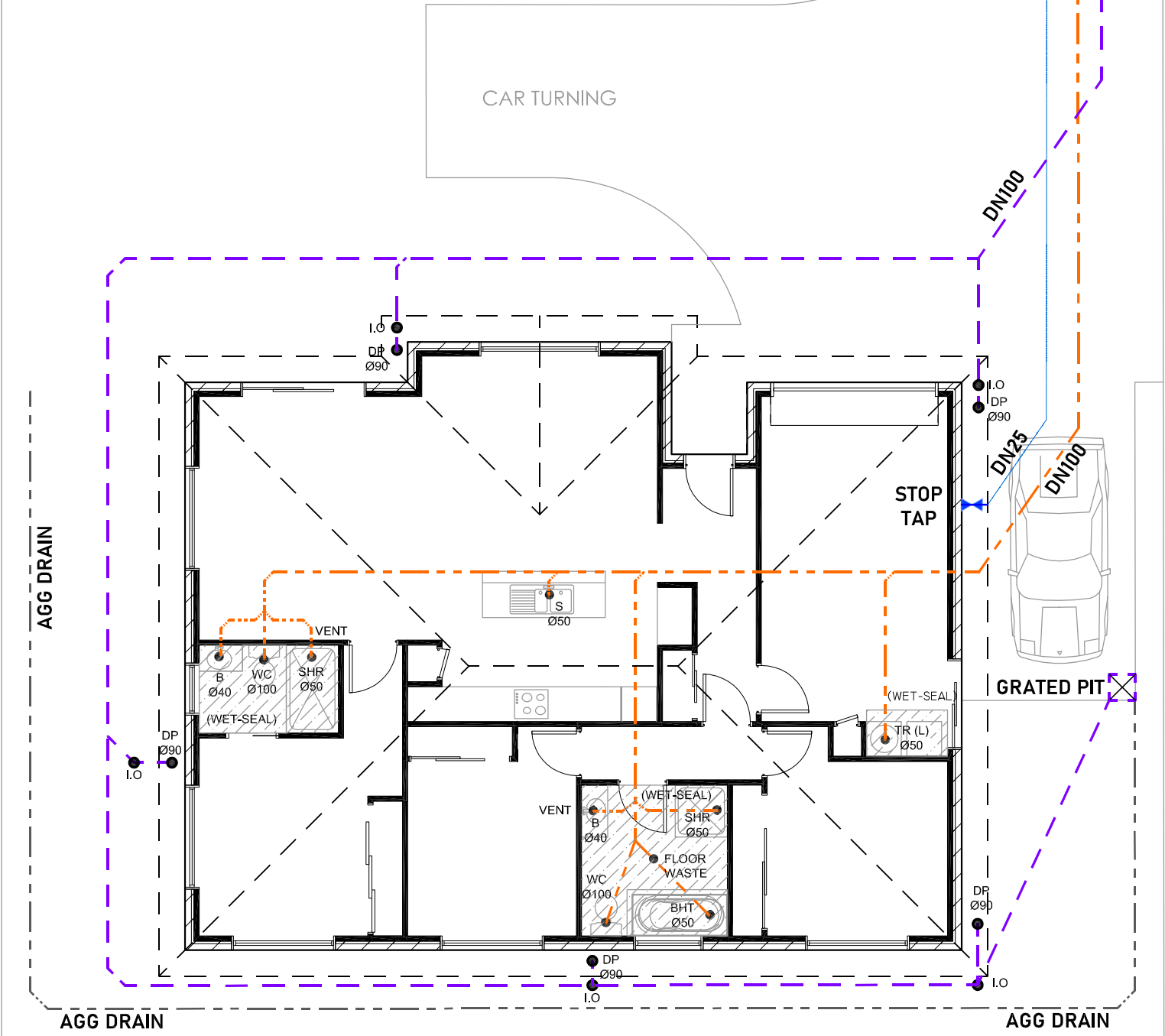
DRAWING TITLE: **ELEVATIONS - (UNIT 2)** **05**

FIXTURE ABBREVIATIONS SCHEDULE:	
FIXTURES	ABBREVIATION
BASIN	B
BATH	BTH
CLOTHES WASHING MACHINE	CWM
DISHWASHING MACHINE	DWM
OVERFLOW RELIEF GULLY	ORG
HOT WATER CYLINDER	HWC
SHOWER	SHR
SINK (KITCHEN)	S
TROUGH (LAUNDRY)	TR
WATER CLOSET PAN	WC
DOWN PIPE	D,P
INSPECTION OPENING	I.O

PIPE SIZE LEGEND:
FIXTURES
100mmØ - uPVC SEWER PIPE
100mmØ - uPVC STORM WATER PIPE
20mmØ - WATER PIPE
90mmØ - DOWN PIPE

WATERPROOFING:
(WET-SEAL) TO COMPLY WITH AS 3740. SUPPLIED AND INSTALLED TO MANUFACTURES SPECIFICATIONS.

BATH TO BE CONNECTED TO A TRAP AND WASTE PIPE NO SMALLER THAN 40mm IN ACCORDANCE WITH AS3500.2 PART 13.9 (b)
ACCESS FOR TRAP MAINTENANCE TO BE PROVIDED IN BATH TUB.



DRAINAGE PLAN
SCALE 1:100

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the National Construction Code 2019 – Building Code of Australia.

DRAINAGE NOTES:

- All drainage to be designed and constructed in accordance with AS3500 and local Authority requirements.
- Stormwater pipes to be UPVC Class HD.
- Sewer pipes to be UPVC Class SH.
- Provide 20 diam. Copper water reticulation.
- Type B stop valve to be located adjacent to entry point or as selected by owner.
- Backfill all trenches beneath vehicle pavement and slabs on grade to full depth with 20 FCR compacted to 95%.
- Provide overflow relief gully with tap over. Invert level to be a minimum of 150 mm below finished floor level.

WET AREAS:

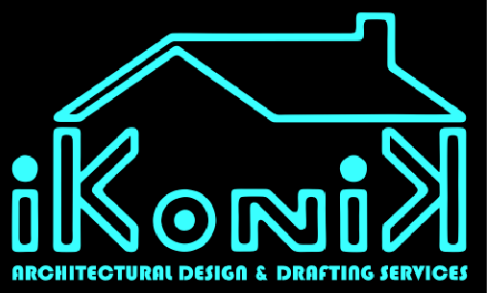
- Wet Areas within a building must be waterproof or water resistant in accordance with – TABLE 3.8.1.1 – NCC 3.8.1 & AS 3740.

NOTES:

SLC = SEWER LOT CONNECTION
SWLC = STORM WATER LOT CONNECTION
S MH = SEWER MANHOLE
SW MH = STORM WATER MANHOLE

AMENDMENTS:

REV	DESCRIPTION:	BY	DATE
...



ARCHITECTURAL DESIGN & DRAFTING SERVICES

POSTAL ADDRESS:
PO BOX 387, SOMERSET, 7322

REVISION:
A

EMAIL ADDRESS:
hello@ikonikdesigns.com.au

SHEET SIZE:
A3

BUILDING DESIGNER:
MICHAL KONIK

ACCREDITATION NO:
CC 5768 S

DRAWN BY:
M.K

DATE:
22.07.20

AMENDED:

BAL:

PROJECT ADDRESS:
**PROPOSED DWELLING AT
7 - DOUGLAS STREET,
BELLERIVE**

CLIENT NAME:

SHEET NO:
6 OF 7

SCALE:
1:100

DRAWING NO:
IK-20052607

DRAWING TITLE:
DRAINAGE PLAN - (UNIT 2)

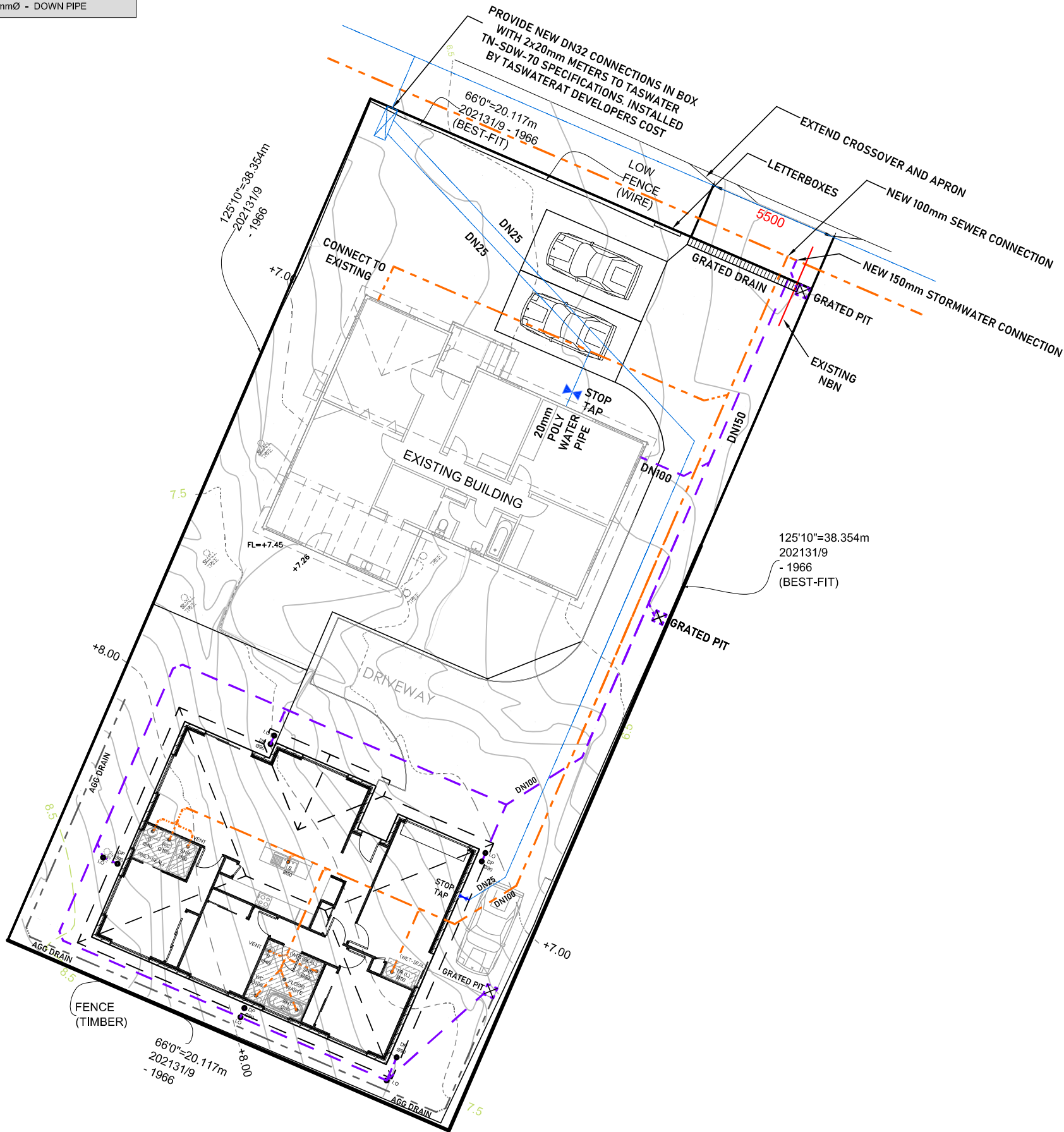
06

FIXTURE ABBREVIATIONS SCHEDULE:	
FIXTURES	ABBREVIATION
BASIN	B
BATH	BTH
CLOTHES WASHING MACHINE	CWM
DISHWASHING MACHINE	DWM
OVERFLOW RELIEF GULLY	ORG
HOT WATER CYLINDER	HWC
SHOWER	SHR
SINK (KITCHEN)	S
TROUGH (LAUNDRY)	TR
WATER CLOSET PAN	WC
DOWN PIPE	D.P
INSPECTION OPENING	I.O

PIPE SIZE LEGEND:
FIXTURES
100mmØ - uPVC SEWER PIPE
100mmØ - uPVC STORM WATER PIPE
20mmØ - WATER PIPE
90mmØ - DOWN PIPE

WATERPROOFING:
(WET-SEAL) TO COMPLY WITH AS 3740. SUPPLIED AND INSTALLED TO MANUFACTURES SPECIFICATIONS.

BATH TO BE CONNECTED TO A TRAP AND WASTE PIPE NO SMALLER THAN 40mm IN ACCORDANCE WITH AS3500.2 PART 13.9 (b) ACCESS FOR TRAP MAINTENANCE TO BE PROVIDED IN BATH TUB.



DRAINAGE PLAN
SCALE 1:100

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the National Construction Code 2019 – Building Code of Australia.

DRAINAGE NOTES:

- All drainage to be designed and constructed in accordance with AS3500 and local Authority requirements.
- Stormwater pipes to be UPVC Class HD.
- Sewer pipes to be UPVC Class SH.
- Provide 20 diam. Copper water reticulation.
- Type B stop valve to be located adjacent to entry point or as selected by owner.
- Backfill all trenches beneath vehicle pavement and slabs on grade to full depth with 20 FCR compacted to 95%.
- Provide overflow relief gully with tap over. Invert level to be a minimum of 150 mm below finished floor level.

WET AREAS:

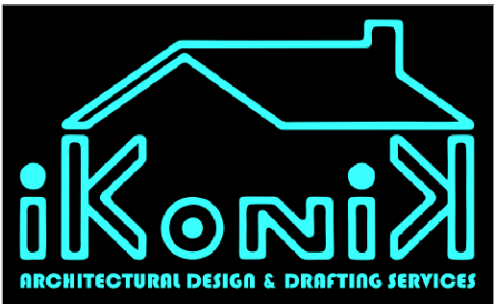
- Wet Areas within a building must be waterproof or water resistant in accordance with – TABLE 3.8.1.1 – NCC 3.8.1 & AS 3740.

NOTES:

SLC = SEWER LOT CONNECTION
SWLC = STORM WATER LOT CONNECTION
S MH = SEWER MANHOLE
SW MH = STORM WATER MANHOLE

AMENDMENTS:

REV	DESCRIPTION:	BY	DATE
...



POSTAL ADDRESS:
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REVISION:
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EMAIL ADDRESS:
hello@ikonikdesigns.com.au

SHEET SIZE:
A3

BUILDING DESIGNER:
MICHAL KONIK

ACCREDITATION NO:
CC 5768 S

DRAWN BY:
M.K

DATE:
22.07.20

AMENDED:

BAL:

PROJECT ADDRESS:

**PROPOSED DWELLING AT
7 - DOUGLAS STREET,
BELLERIVE**

CLIENT NAME:

SHEET NO:
7 OF 7

SCALE:
1:100

DRAWING NO:
IK-20052607

DRAWING TITLE:
SITE DRAINAGE - (UNIT 2)

07

Attachment 3



Figure 1 Photo of the site from the frontage 30/9/2020



Figure 2 Photo of the proposed unit location, looking south towards Blundstone Area 30/9/2020

**11.3.3 DEVELOPMENT APPLICATION PDPLANPMTD-2019/001720 – 14
THEMEDA COURT, HOWRAH - DWELLING AND ANCILLARY DWELLING****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling and Ancillary Dwelling at 14 Themeda Court, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned Low Density Residential and subject to the Bushfire Prone Areas, Natural Assets, Landslide Hazard Areas, Waterway and Coastal Protection Areas, Parking and Access and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 14 October 2020.

CONSULTATION

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

- impact on privacy and the location of the proposed ancillary dwelling;
- noise and dust associated with the construction;
- stormwater Management;
- the location of the proposed tennis court;
- bushfire management requirements; and
- boundary fencing and costs associated with its replacement.

RECOMMENDATION:

A. That the Development Application for Dwelling and Ancillary Dwelling at 14 Themeda Court, Howrah (C1 Ref PDPLANPMTD-2019/001720) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. Amended plans showing the reduced maximum building height must be submitted and approved by Council's Manager City Planning prior to the commencement of the use/development.
 3. All external surfaces must be finished in non-reflective, muted colours to the satisfaction of Council's Manager City Planning. Details of the colour scheme must be submitted and approved prior to construction.
 4. GEN AM8 – TENNIS COURT.
 5. Should the tennis court be used for commercial purposes, a development application must be lodged with Council for that land use.
- B. The applicant is advised that the proposal is contrary to the Part V Agreement (E3444) dated 29 January 2015. Council as a party to the Part V Agreement (E3444) does not agree to the proposal. The Part V Agreement states that: *"The owners of those lots must not construct a residential dwelling on that part of their Lot marked as 'Building Protection Zone on Attachment 1'"*. The proposal is contained within the building protection zone and is therefore a breach of the Agreement, which Council would be bound to enforce if the development is commenced.
- C. 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 site was subject to a Section 43A Combined Planning Scheme Amendment to Application A-2011/9 and subdivision application SD-2011/30 - Rezoning from Recreation and Low Density Residential to Landscape and Skyline and from Landscape and Skyline Conservation to Residential and Low Density Residential, inclusion of "Oceana Phase 2" Development Plan and 38 lot subdivision.

The lot was approved as a part of the subdivision application SD-2011/30.

An Agreement pursuant to *Section 71 of the Land Use Planning and Approvals Act 1993* was included with the title as a part of the subdivision approval. SD-2011/30. The Part V Agreement restricted the owners of those lots marked as C5; C6; C7; C8; C12; C13; C16, C17, C18 and C19:

- “(a) not to construct a residential dwelling on that part of their lot marked as ‘Building Protection zone on Attachment 1; and*
- (b) undertake the following bushfire risk mitigation measures in that part of their lot marked as a “Building Protection Zone” on Attachment 1:*
- (i) maintain the distance between any two (2) trees at more than the width of the canopy of each tree, or the height of the tree (whichever is greater);*
 - (ii) remove branches and loose bark from all trees to height of at least two (2) metres;*
 - (iii) remove shrubs; and*
 - (iv) maintain ground covers below 30 centimetres.*
- (c) not remove the Mature Tree(s) from those parts of their lot marked on Attachment 2, without the prior written consent of Council (whose consent must not be unreasonably withheld where the owner(s) provides a report to Council from suitably qualified person demonstrating that the Mature Tree(s) has no conservation value, is off ill health and is not likely to survive or poses a danger to individuals).”*

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Low Density 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 – Low Density Residential Zone; and
- Section F14 – Oceana Drive Residential and Bushland Specific Area Plan; and
- Section E6.0 – Bushfire Prone Areas, Natural Assets, Landslide Hazard Areas, Waterway and Coastal Protection Areas, Parking and Access and Stormwater Management Codes.

- 2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act, 1993* (LUPAA).
- 2.5.** The proposal is contrary to the Part V Agreement (E3444) dated 29 January 2015. Council as a party to the Part V Agreement (E3444) would not agree to the proposal. The Part V Agreement states that: "*The owners of those lots must not construct a residential dwelling on that part of their Lot marked as 'Building Protection Zone' on Attachment 1*". The proposal is contained within the building protection zone and is therefore a breach of the Part V Agreement of under Section 71 of the *Land Use Planning and Approvals Act, 1993*.

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 5076m² irregular shaped allotment located at Themeda Court, Howrah. It is surrounded by residential development and open space east to the property. The site is westwards sloping and partly cleared of vegetation. Access would be provided via proposed sealed driveway to Themeda Court, Howrah.

The area surrounding the site is zoned Low Density Residential and General Residential.

3.2. The Proposal

The proposal is to construct a two-storey dwelling, a tennis court, two garages and an ancillary dwelling. The proposed dwelling would occupy an approximate floor area of 581m² and the ancillary dwelling a floor area of 60m². The proposed maximum height is 7.525m. The applicant provided amended plans showing the maximum height of the proposed dwelling. The amended plans show that the maximum height of the dwelling is below 7.5m.

The applicant's submission did not indicate that the tennis court would be used for commercial purposes. Therefore, a condition will be included on the planning permit stating that, in the event that the tennis court were to be used for commercial purposes, a separate development application must be lodged with Council for that land use.

The dwelling is proposed to be constructed of concrete panels, black nailstrip cladding and blockwork. It would have a 35m front setback, 2.6m north side setback, 11.6m south side setback and 3m rear setback.

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 Low Density Residential Zone and Oceana Drive Residential and Bushland Specific Area Plan and Bushfire Prone Areas, Natural Assets, Landslide Hazard Areas, Parking and Access and Stormwater Management Codes with the exception of the following.

F14 - Oceana Drive Residential and Bushland Specific Area Plan

- **Clause 14.7.1 A1- Building height, design and colour**– the proposed maximum height is 7.5m.

Clause	Performance Criteria	Assessment
14.7.1 P1	<p><i>“The maximum building height is 7.5m.</i></p> <p><i>Buildings of a height of up to 7.5m may be approved where the design, colours and materials of buildings on the lot combine with walls and fences so as to unobtrusively blend with the natural landscape and minimise visual intrusion. Materials and surfaces should be:</i></p> <p><i>(a) of low light reflectivity; and</i></p> <p><i>(b) of dark natural colour (such as black, grey, brown and green); or</i></p> <p><i>(c) of dark appearance throughout the day due to shading.”</i></p>	<p>Does not comply - the proposed maximum building height is 7.525m. The applicant provided amended plans showing the reduced maximum height of the proposed dwelling. The amended plans show that the maximum height of the dwelling is below 7.5m.</p> <p>The proposed dwelling’s windows have a low light reflectivity and the colour scheme of the proposed dwelling is dark grey to black. It can be considered that the proposed dwelling will appear dark and will blend with the natural landscape.</p> <p>It is noted that the proposed dwelling will be constructed partly below the natural ground level, further reducing the visual impact on the landscape.</p> <p>Photomontages and a schedule of the proposed external finishes were provided as a part of the application, demonstrating that the proposed dwelling will blend with the natural landscape and will not be prominent from the nearby public locations.</p>

D12- Low Density Residential Zone

- **Clause 12.4.2 A3- Setbacks and building envelope** – the proposal cuts through the prescribed building envelope at the rear of the subject site.

Clause	Performance Criteria	Assessment
12.4.2 P3	<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p> <p><i>(ii) overshadowing the private open space of a dwelling on an adjoining lot; or</i></p> <p><i>(iii) overshadowing of an adjoining vacant lot; or</i></p> <p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p> <p><i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.”</i></p>	<p>Complies - the proposed dwelling would cut through the prescribed building envelope at the rear.</p> <p>The proposed tennis court fence would have a setback of 3m from the rear boundary, and therefore an assessment against the performance criterion is required. It is noted that the proposed fence has a maximum height of 4.1m above natural ground level and is located west to the adjoining residential properties.</p> <p>Therefore, due to the orientation of the dwelling in relation to the adjoining dwellings and the height of the structures, it is considered that the proposed development will not cause unreasonable loss of amenity by overshadowing or visual impacts caused by scale or bulk.</p>

D12- Low Density Residential Zone

- **Clause 12.4.8 A1- Landfill and excavation** – the proposed depth of the excavation is over 1m from natural ground level.

Clause	Performance Criteria	Assessment
12.4.8 A1	<p><i>“Fill and excavation must satisfy all of the following:</i></p> <p><i>(a) does not detract from the visual amenity of the area;</i></p>	<p>Complies - the excavation required to construct the proposed dwelling will not be conspicuous from the surrounding area.</p>

	<p>(b) <i>does not impact upon the privacy for adjoining properties;</i></p> <p>(c) <i>does not affect land stability on the lot or adjoining land.”</i></p>	<p>The major part of the proposed excavation is screened by the proposed dwelling, and therefore will not be easily seen from Themeda Court or adjoining public spaces.</p> <p>The elevations provided with the application indicate that the proposed dwelling will not be prominent from the adjoining public roads or streets.</p> <p>In terms of the proposal’s impacts on the privacy of the adjoining properties, it is noted the proposed dwelling meets all the relevant setback standards in relation to privacy for the Low Density Residential zone.</p> <p>In addition, the proposed dwelling has a setback of at least 4m from both of its side boundaries and the rear of the proposed dwelling would be facing a public open space. Therefore, it can be considered that the proposed dwelling will not have any negative impacts on the privacy of the adjoining properties.</p> <p>Council engineers and building officers were satisfied that the proposed development meets all the relevant construction standards. Issues regarding land stability will be satisfied in the building permit stage.</p>
--	--	---

5. REPRESENTATION ISSUES

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

5.1. Impact on Privacy and Location of the Proposed Ancillary Dwelling

Representors are concerned that the proposed development overlooks their properties.

- **Comment**

The proposed development complies with *Clauses 10.4.6 A1 and 10.4.6 A2 - Privacy for all dwellings*. Therefore, the matter does not have any determining weight.

5.2. Noise and Dust associated with the Construction

Representors are concerned that the construction of the proposed dwelling will generate noise and dust and will have adverse impacts on the surrounding environment.

- **Comment**

The above matters are not relevant considerations under the Scheme and therefore will not have any determining weight. However, the proposed residence is required to be constructed in compliance with the relevant legislation, such as Building Code Australia (BCA) and Australian Standards and be certified by a building surveyor, to ensure that the proposed development would have minimal adverse impacts on the surrounding environment and residences.

5.3. Stormwater Management

Representors are concerned that the proposed development will cause stormwater management issues on their properties.

- **Comment**

Council's engineers and plumbing officers were satisfied that the proposed development meets the relevant standards of 7.0 - Stormwater Management Code. Furthermore, the proposed residence is required to be constructed in compliance with the relevant legislation, such as Building Code Australia (BCA), State Stormwater Strategy 2010 and Australian Standards, to ensure that the proposed development would have minimal adverse impacts on the surrounding environment and residences. These matters will be addressed in detail at the building application stage.

5.4. The Location of the Proposed Tennis Court

Representors are concerned that the proposed tennis court will generate noise and light emissions. A representor has also noted that the appearance of the proposed tennis court is not visually appealing.

- **Comment**

The scheme does not control the visual appearance of the proposed structure and therefore this ground has no determining weight.

A condition will be included on the planning permit requiring that the lighting system of the tennis court does not exceed an illumination level of 12 lux and for the light source to be baffled to ensure that the external lighting will not have any adverse impacts on the adjoining residences. Also, a condition will be included on the planning permit stating that, in the event that the tennis court were to be used for commercial purposes, a separate development application must be lodged with Council for that land use.

5.5. Bushfire Management Requirements

Representors are concerned that the proposed development is not proposed to be constructed in accordance with the existing building restrictions in the surrounding area.

- **Comment**

An agreement pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 was included with the title for the lots (C5; C6; C7; C8; C12; C13; C16; C17; C18 and C19) for bushfire management purposes. The owners of those lots must not construct a residential dwelling on that part of their Lot marked as “Building Protection Zone” on Attachment 1. The Agreement required the owners of the lots to maintain a building setback from their rear boundaries in order to maintain a building protection zone from Council managed public open space behind them.

The purpose of the Agreement is that the individual properties would manage the bushfire risk within their own property boundaries. The applicant lodged an application to amend the relevant Part 5 Agreement (E3444) with Council. The submission was to amend the Part V Agreement in order to reduce the required rear setback of the building.

Council's lawyer advised that Council as a party to the Part V Agreement, should not agree to the proposed arrangement by the applicant, as the building protection zone in question is intended to work across multiple titles and any ad hoc approach to the affected titles may logically reduce the effectiveness of bushfire management on neighbouring properties.

The applicant was notified that the agreement would not be amended and was advised to proceed with an alternative proposal or to proceed with a new development application. The applicant decided to proceed with their original proposal. While Council is required to assess the development application under the Scheme, it may also enforce the Agreement if the development is commenced. Similar approach was taken when Council determined the development application D-2018/731 at 16 Coventry Rise, Howrah.

5.6. Boundary Fencing and Cost Associated with its Replacement

Representors are concerned that if the boundary fence at the rear is to be replaced, there may be costs incurred to them arising from its replacement or potential additional landscaping.

- **Comment**

The matters related to boundary fencing are enforced under the Boundary Fences Act 1908. Therefore, the matter does not have any determining weight under the Clarence Interim Planning Scheme 2015 or Land Use Planning and Approvals Act 1993.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

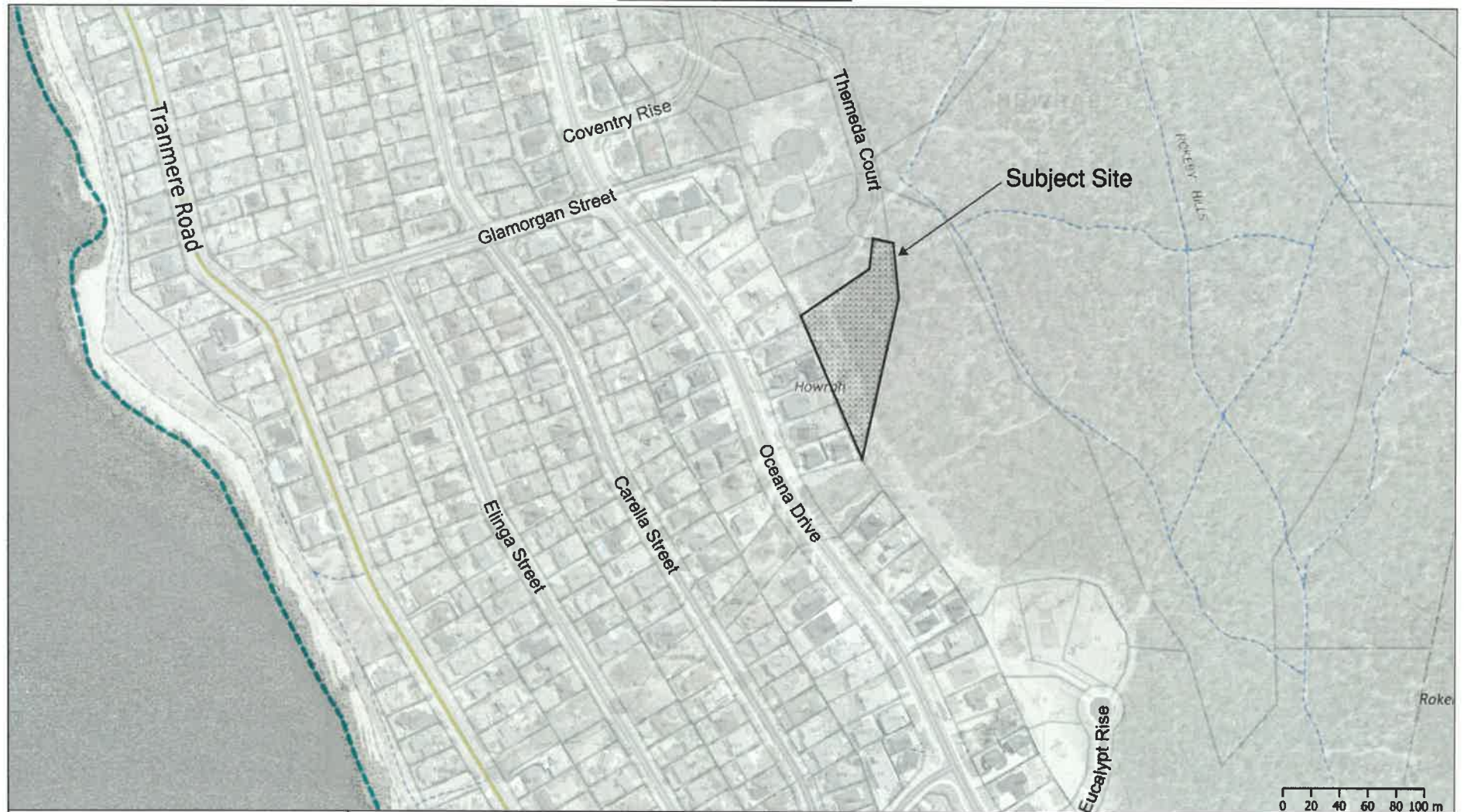
9. CONCLUSION

The proposal is recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Plans (7)
3. Part 5 Agreement (10)
4. Montages (8)
5. Site Photos (1)

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.

9/25/2020

1:4000



Attachment 2

BAL NOTES (BAL 29)

SUBFLOOR:

- ALL UNENCLOSED SUBFLOOR STRUCTURE TO BE NON-COMBUSTIBLE
- UNENCLOSED SUBFLOOR TO BE LINED WITH NON-COMBUSTIBLE MATERIALS IF WITHIN 400MM OF GROUND

EXTERNAL WALLS:

- ALL WALL SURFACES WITHIN 400MM OF GROUND + DECKS TO BE NON-COMBUSTIBLE
- EXTERNAL WINDOW REVEALS TO BE METAL OR BAL COMPLIANT HARDWOOD – SILVERTOP ASH OR SIMILAR
- BUILDING TO BE FULLY SARKED, EXTERNAL WALL GLAZINGS TO HAVE NO GAPS OR JOINS GREATER THAN 3MM
- VENTS AND WEEPHOLES TO BE SCREENED WITH 2MM METAL MESH

EXTERNAL GLAZED ASSEMBLIES AND EXTERNAL DOORS:

- OPERABLE WINDOWS TO BE SCREENED WITH METAL FLYSCREENS
- MIN 5MM TOUGHENED GLASS TO ALL GLASS WITHIN 400MM OF DECKS OR GROUND
- EXTERNAL DOORS TO BE EITHER 35MM SOLID TIMBER DOORS, OR GLAZED IN 6MM TOUGHENED GLASS IN A METAL FRAME, AND HAVE METAL HARDWARE EXTERNALLY
- GARAGE DOOR TO BE MADE OF NON-COMBUSTIBLE MATERIALS, AND FITTED WITH DRAUGHT SEALS WITH MAXIMUM GAP OF 3MM
- SUITABLE WEATHERSTRIPS AND SEALS TO BE INSTALLED TO GARAGE DOOR WITH MAXIMUM GAP OF 3MM

ROOFS:

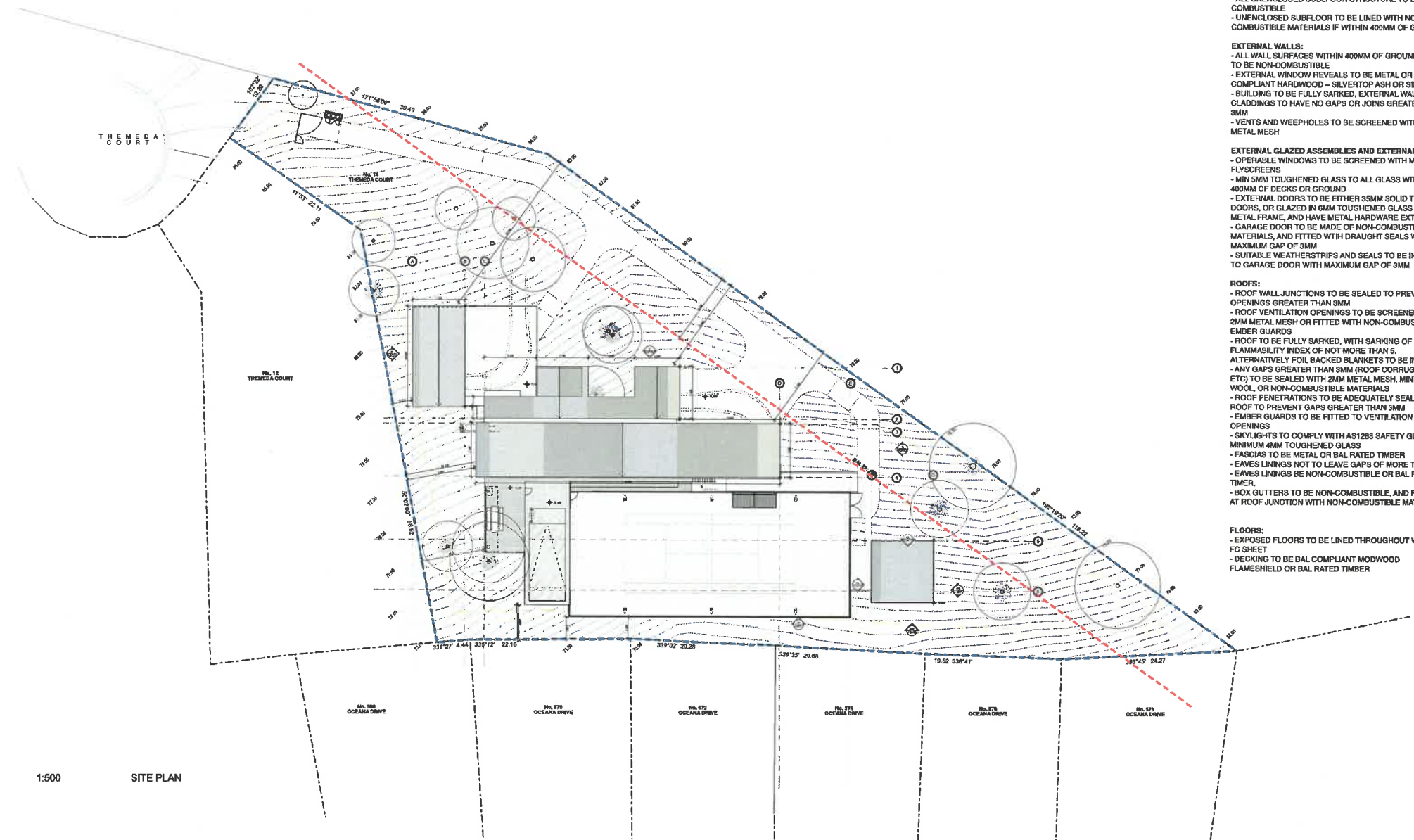
- ROOF WALL JUNCTIONS TO BE SEALED TO PREVENT OPENINGS GREATER THAN 3MM
- ROOF VENTILATION OPENINGS TO BE SCREENED WITH 2MM METAL MESH OR FITTED WITH NON-COMBUSTIBLE EMBER GUARDS
- ROOF TO BE FULLY SARKED, WITH SARKING OF FLAMMABILITY INDEX OF NOT MORE THAN 5. ALTERNATIVELY FOIL BACKED BLANKETS TO BE INSTALLED
- ANY GAPS GREATER THAN 3MM (ROOF CORRUGATIONS ETC) TO BE SEALED WITH 2MM METAL MESH, MINERAL WOOL, OR NON-COMBUSTIBLE MATERIALS
- ROOF PENETRATIONS TO BE ADEQUATELY SEALED AT ROOF TO PREVENT GAPS GREATER THAN 3MM
- EMBER GUARDS TO BE FITTED TO VENTILATION OPENINGS
- SKYLIGHTS TO COMPLY WITH AS1288 SAFETY GLASS MINIMUM 4MM TOUGHENED GLASS
- FASCIAS TO BE METAL OR BAL RATED TIMBER
- EAVES LININGS NOT TO LEAVE GAPS OF MORE THAN 3MM
- EAVES LININGS BE NON-COMBUSTIBLE OR BAL RATED TIMBER
- BOX GUTTERS TO BE NON-COMBUSTIBLE, AND FLASHED AT ROOF JUNCTION WITH NON-COMBUSTIBLE MATERIALS

FLOORS:

- EXPOSED FLOORS TO BE LINED THROUGHOUT WITH 6MM FC SHEET
- DECKING TO BE BAL COMPLIANT MODWOOD FLAMESHIELD OR BAL RATED TIMBER

1:500

SITE PLAN



**FIELD
LABS**

FIELD LABS
Telephone: 0437-255-439
Email: james@fieldlabs.com.au
Accreditation: CO 1043M

Refer to Consultant documentation where directed:
BUILDING SURVEYOR - TBC
CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference.
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NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.



Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	15/4/18			
REV B	DESIGN DEVELOPMENT	4/6/20			

Client:
JANE LOURIE OXLEY
Project Name:
THE MEDIA COURT
Project Address:
14 THE MEDIA COURT HOWRAH TAS
7018
Title Reference:
17500019

Climate Zone: 7
Corrosion Environment: B2H4
Soil: Ruyong: B
Site Class: TBC
Wind Region: N3

Drawing Title:
SITE - SITE PLAN_PROPOSED

Scale: A3 SHOWN @ A3 Date: 11/6/20
Status: CONCEPT PLANS Drawn / Checked By: JW /

Drawing No.:
**A1003
REV B**

Attachment 2



1:200

UPPER FLOOR PLAN

FIELD LABS

Telephone: 0437-255-439
 Email: james@knode/FRP DK
 Accreditation: CG 1043M

Refer to Consultant documentation where directed:

- BUILDING SURVEYOR - TBC
- CIVIL ENGINEER - TBC
- METALLURGICAL ENGINEER - TBC
- STRUCTURAL ENGINEER - TBC
- LAND SURVEYOR - TBC

Drawings to be read in conjunction with specification 05 41 10 / 506 DGS DQD QUEZUQV
and documents by engineers and subcontractors referred to in these plans. Contractors
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ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.
NOTE: ALL BUILDING LEVELS TO AID UNLESS OTHERWISE NOTED.

[illegible]

Client
JANE LOUISE OXLEY

Project Name
THEMEDA COURT

Project Address
14 THEMEDA COURT HOWRAH TAS
7010

Trk Reference
173680/19

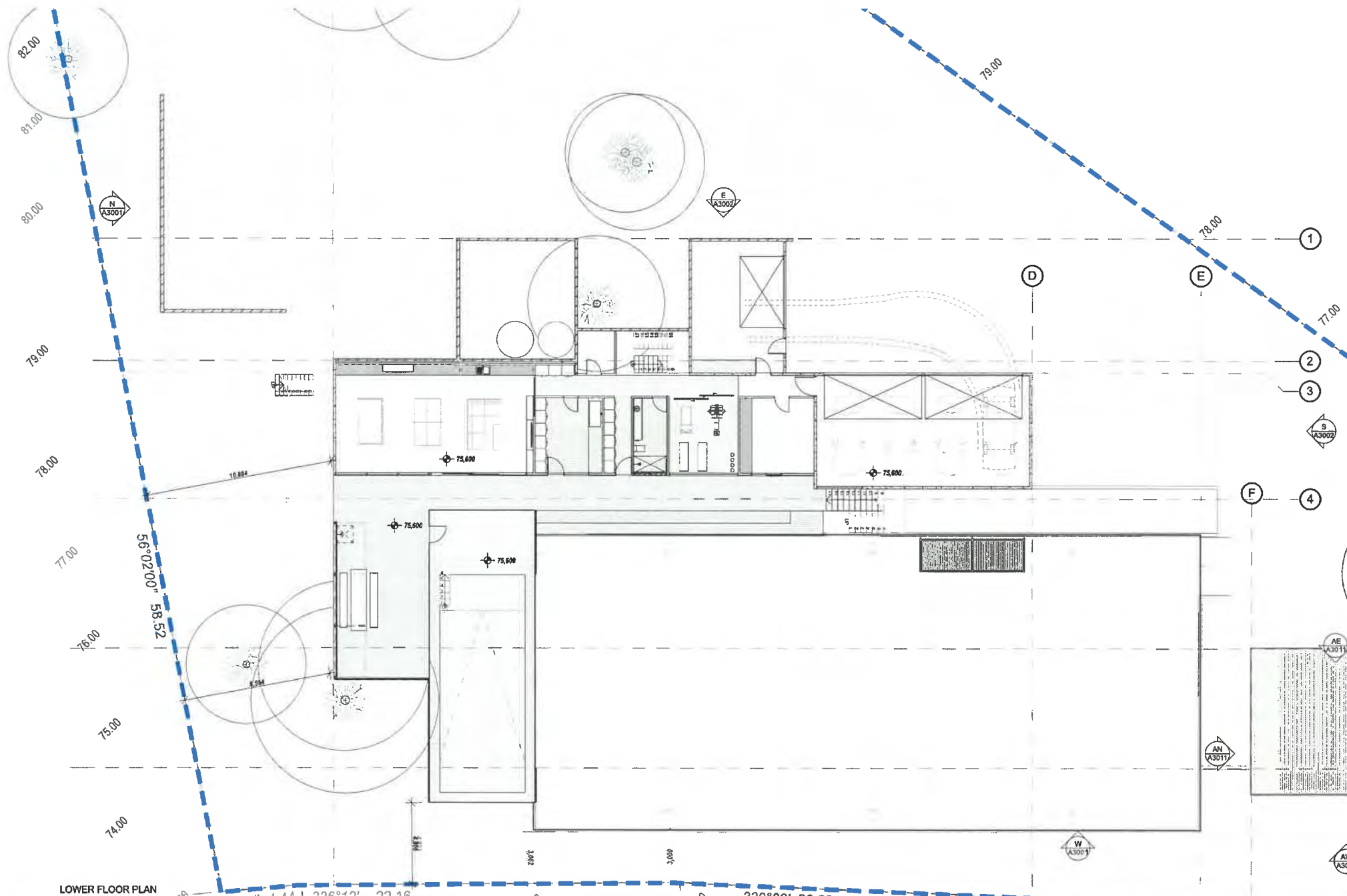
Climate Zone: 7
Corrosion Environment: BFGH
EAL Rating: 29
Site Class: TBC
Wind Region: N3

Drawing Title:
PROPOSED - UPPER

Scale: AS SHOWN @ A3 Date: 11/8/20

Drawing No.:
A2102
REV B





1:200

LOWER FLOOR PLAN

**FIELD
LABS**

FIELD LABS
Telephone: 0437-255-439
Email: james@fieldlabs.com.au
Accreditation: CC 1043M

Refer to Consultant documentation where directed:
BUILDING SURVEYOR - TBC
CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

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Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	16/4/18			
REV B	DESIGN DEVELOPMENT	4/6/20			

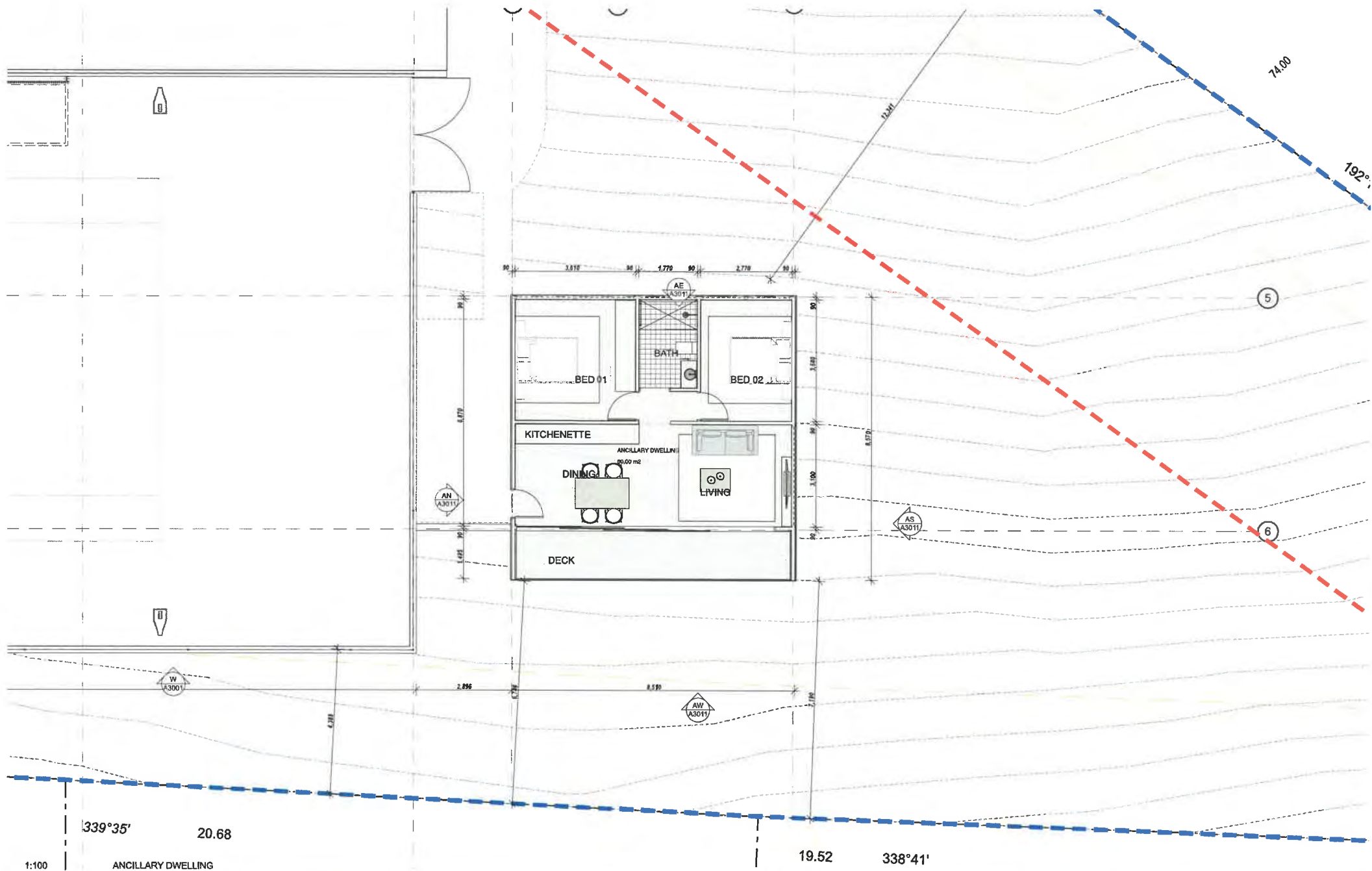
Client
JANE LOURIE OXLEY
Project Name
THEMEDA COURT
Project Address
14 THEMEDA COURT HOWRAH TAS
7018
Title Reference
17080019

Climate Zone: 7
Cumulative Embankment: 1.63M
SAL Rating: 20
Site Class: TBC
Wind Region: NS

Drawing Title:
PROPOSED - LOWER

Scale: AS SHOWN @ A3
Date: 11/6/20
Status: CONCEPT PLANS
Drawn / Checked By: JH /

Drawing No.:
A2105
REV B



1:100

ANCILLARY DWELLING

**FIELD
LABS**

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Telephone: 0437-255-433
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Accreditation: CC 1043M

Refer to Consultant documentation where provided:
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CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
OTHOPTICAL ENGINEER - TBC
LAND SURVEYOR - TBC

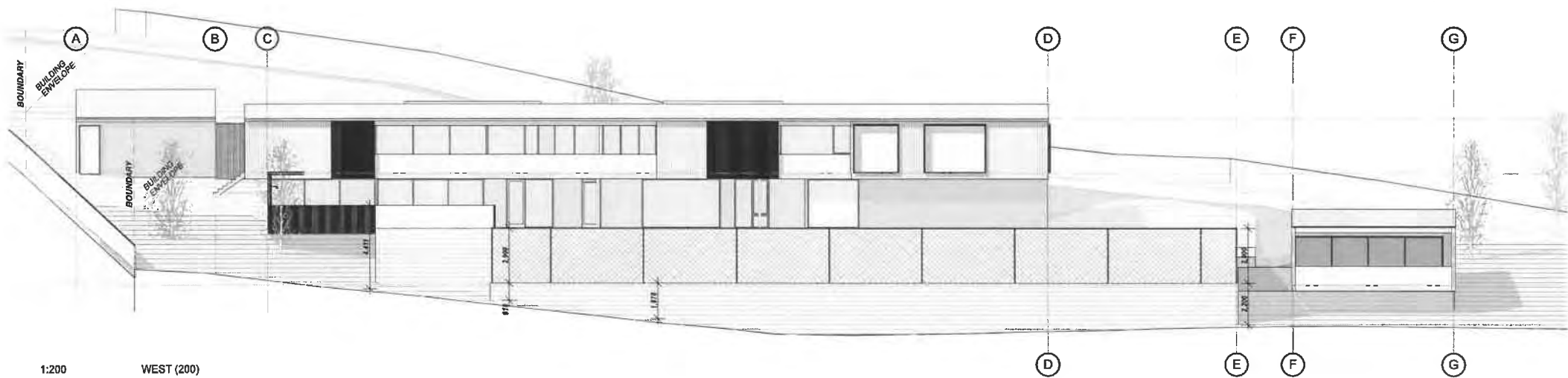
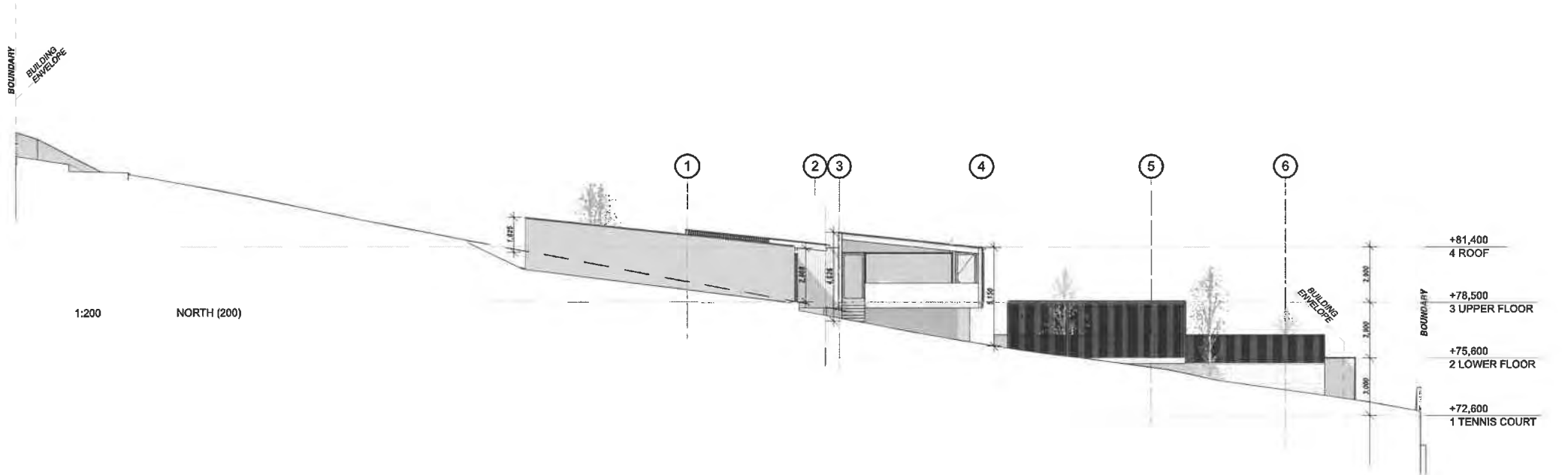
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NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.

Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	15/07/19			
REV B	DESIGN DEVELOPMENT	4/8/20			

Client
JANE LOUISE OXLEY
Project Name
THEMEDA COURT
Project Address
14 THEMEDA COURT HOWRAH TAS
7504
Title Reference
17299019

Citation Zone: 7
Correlation Environment: 1801
SAL Rating: 25
Site Class: TBC
Wind Region: NS

Drawing Title: PROPOSED - ANCILLARY DWELLING			
Scale: AS SHOWN @ A3	Date: 11/8/20		
Status: CONCEPT PLANS	Drawn / Checked By: JW /		
		Drawing No.: A2108	REV B



**FIELD
LABS**

FIELD LABS
Telephone: 0437-255-439
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Accreditation: CC 1043M

Refer to Consultant documentation where directed:
BUILDING SURVEYOR - TBC
CIVIL ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

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Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	15/4/19			
REV B	DESIGN DEVELOPMENT	4/6/20			

Client
JANE LOUISE OXLEY
Project Name
THEMEDIA COURT
Project Address
14 THEMEDIA COURT HOWRAH TAS
7518
Title Reference
17390019

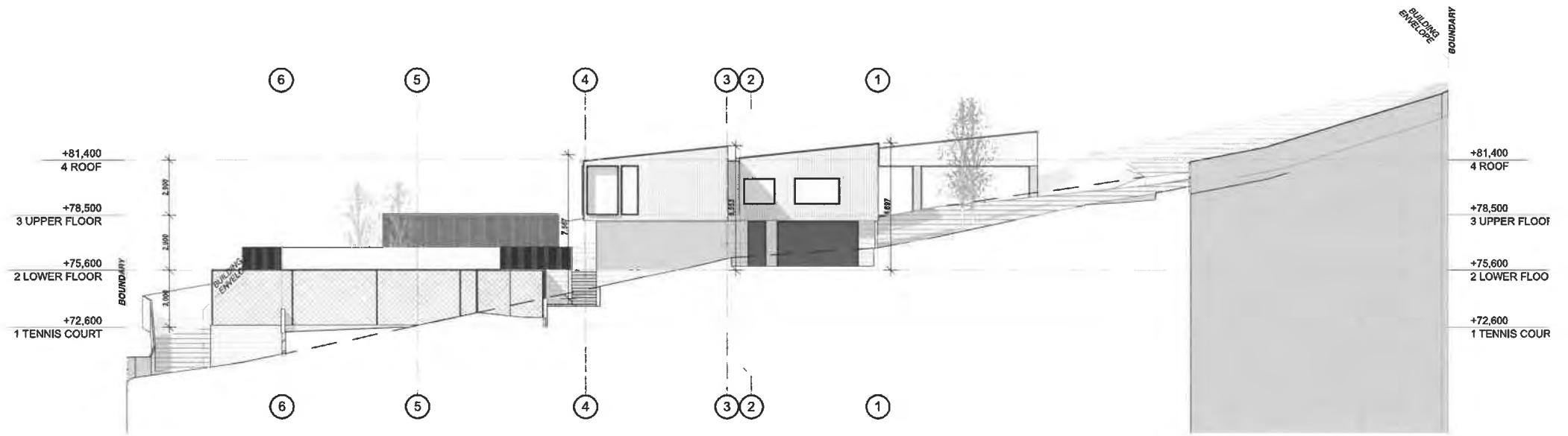
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Corrosion Environment: HGBH
SAL Rating: B2
Site Class: TBC
Wind Region: K2

Drawing Title:
ELEVATION - ELEVATIONS_200

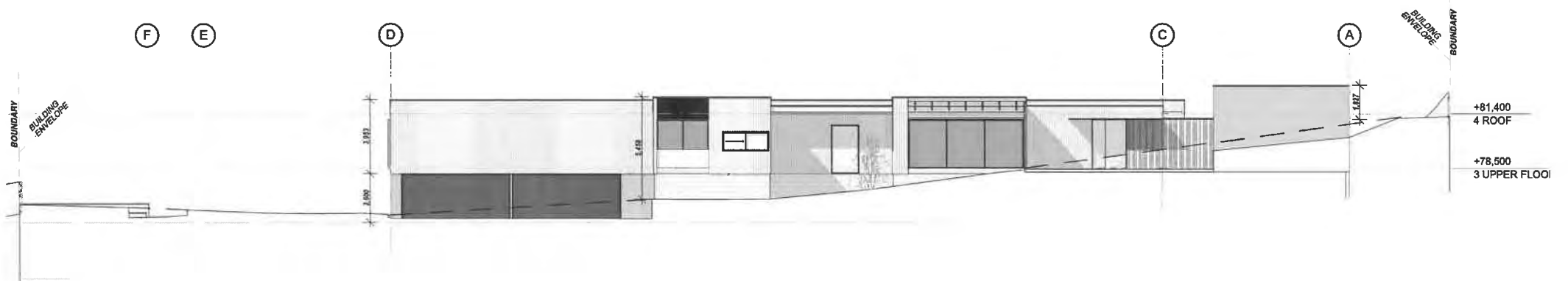
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Status: CONCEPT PLANS Drawn / Checked By: JH /

Drawing No:
A3001
REV B



1:200 UPPER FLOOR PLAN



1:200 UPPER FLOOR PLAN

FIELD
LABS

FIELD LABS
Telephone: 0437-255-439
Email: james@fieldlabs.com.au
Accreditation: CC 1043M

Refer to Council/land documentation where directed:
BUILDING SURVEYOR - TBC
CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

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NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.

Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	15/07/19			
REV B	DESIGN DEVELOPMENT	06/20			

Client
JAMES LAURENCE OXLEY
Project Name
THE MEDIA COURT
Project Address
14 THE MEDIA COURT HONWHIA TAS
7011
Title Reference
17080912

Climate Zone 7
Corrosion Environment: HGBH
BAL Rating: 20
Site Class: TBC
Wind Region: K3

Drawing Title:
ELEVATION - ELEVATIONS_200
Scale: A3 DRAWING W A3 Date: 11/02/20
Status: CONCEPT PLANS Drawn / Checked By: JH /
Drawing No.:
A3002
REV B

CONSTRUCTION NOTES:

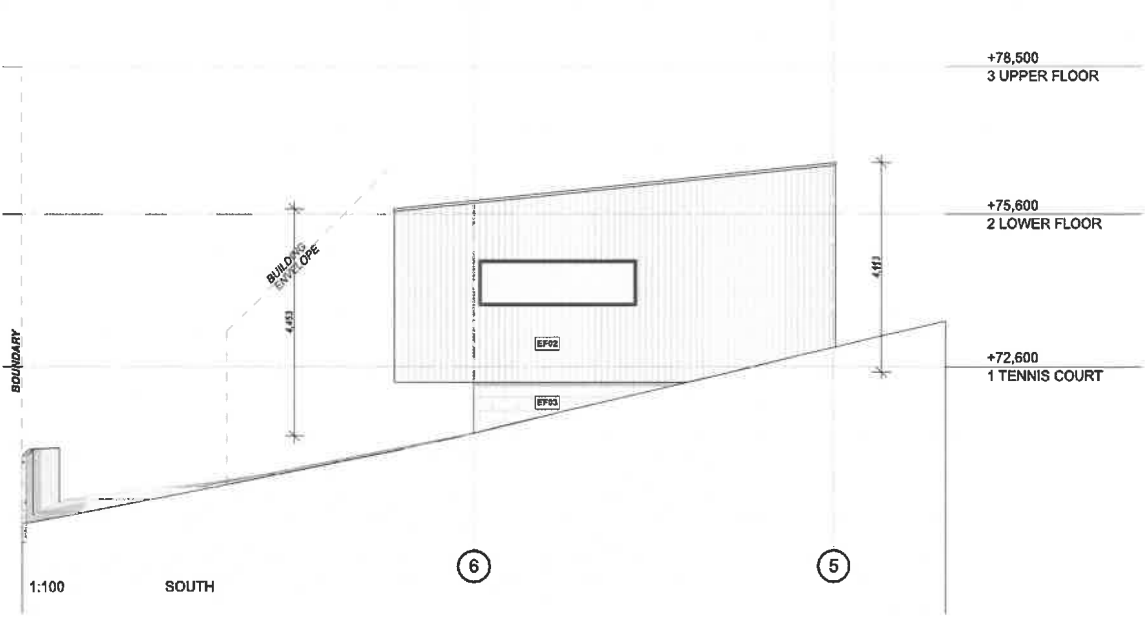
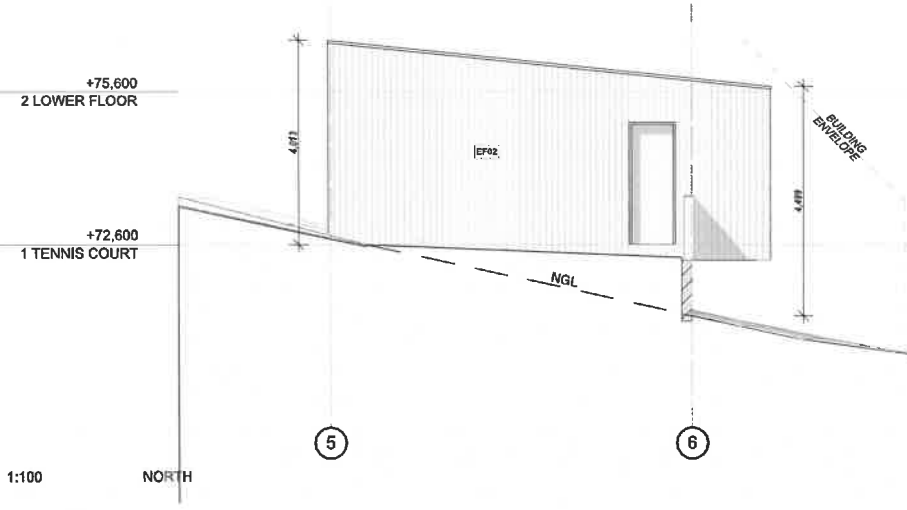
INTERNAL FINISHES:
INTERNAL WALLS & CEILINGS: 10MM PLASTER, BACK BLOCK + PAPER TAPE ALL JOINS, UNDERCOAT + 2 TOPCOATS WATER BASED ACRYLIC TO FUTURE SPEC
FLOORS: FINAL STRUCTURAL OVERLAY, WITH EITHER:
TPO1: 105X19 TAS OAK FLOORING, CAULK GAPS, CLEAR SEAL WITH 1X COAT 'ROMA PRIMER' + 2X COAT 'ROMA MEGA'
TPO1: TILES TO FUTURE SPEC, OVER 4.5MM PC SUE, ALLOW \$10000 SUPPLY
CPO1: CARPET FUTURE SPEC, OVER ENVIRO-TREAD UNDERLAY, ALLOW \$10000 SUPPLY
CPO1: CARPET FUTURE SPEC, OVER ENVIRO-TREAD UNDERLAY, ALLOW \$10000 SUPPLY
SKIRTS: NOM 100X10 TAS OAK IN-LINE, 10MM S-HADOW TO PLASTER, GLOSS PAINT FINISH
DOOR REVEALS: 145 OAK, GLOSS PAINT FINISH
WINDOW REVEALS: EZY REVEAL, PAINT TO MATCH WALL
WET AREAS: MR PLASTERBOARD, TO ASHMO, MEMBRANES INSTALLED BELOW FLOOR FINISHES AND 300MM WALL FINISHES TO FORM IMPERVIOUS BARRIER.

EXTERNAL FINISHES:
CPO1: EXPOSED AGGREGATE PAVING SLAB
GPO1: TASSIE COLO TARM GRAVEL
TPO1: SYNTHETIC 'SUPERGRASS' COURT TURF PE
TPO1: 80X25 SPOTTED GUM DECKING, 6S TWIST NAIL, CLEAR SEAL, WITH CUTTER CORO
EP01: PRECAST CONCRETE PANEL, COLOURMATCHED CAULK
EP02: MATT BLACK HALSTRIP COLOURBOND CLADDING, OVER DAMPLY, OVER 30MM BATTENS, OVER PROCTORWRAP HTR
EP03: BLOCKWORK WALL 'PEWTER ECO', COLOURMATCHED MORTAR, STRUCK JOINTS, RENDING BOND.
EP04: LOW REFLECTIVE TONERED GLASS BALUSTRADE, STEEL BALUSTERS
EP05: BLACK PVC COATED CHAINLINK FENCE
EP06: 25MM SHIMLAPPED VERTICAL BOARD CLADDING OVER HORIZONTAL BATTENS, 3S TWIST NAIL, BLACK PAINT PORTERS 'PALM BEACH BLACK' AND CLEAR SEAL OVER
EP07: CEMENT BLACK OXIDE TINT BAGGED BLOCKWORK, RPO1: KUPLOCK ROOF, MATT BLACK COLORBOND

THERMAL PERFORMANCE:
ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE:
THERMAL PERFORMANCE:
* TAPE ALL BUILDING MEMBRANE JOINTS
* CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS
* CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FLOOR JUNCTION
* ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED
INSULATION: FLOOR: R2.5 XPS INSULATION SLAB
INSULATION: INTERNAL TIMBER FRAMED WALLS: R2.7 SOUNDSCREEN BULK INSULATION
INSULATION: EXTERNAL WALLS: R2.7 SOUNDSCREEN BULK INSULATION
INSULATION: EXTERNAL MASONRY: R2.7 XPS
INSULATION: ROOF: R5.0 BULK INSULATION
WALL WRAP: PROCTORWRAP HTR TO ALL EXTERNAL WALLS, TAPE ALL JOINS AND PENETRATIONS TO MAINTAIN WEATHERPROOFING AND DRAUGHT SEALS, FULLY GASK TO COMPLY WITH BAL REQUIREMENTS
ROOF WRAP: PROCTORWRAP HTR TO ALL ROOF, TAPE ALL JOINS AND PENETRATIONS TO MAINTAIN WEATHERPROOFING AND DRAUGHT SEALS.

GLAZING:
ALL EXTERNAL GLAZING AND GLASS BALUSTRADES TO BE LOW REFLECTIVE GLASS.

BAL 28:
BUILDING CONSTRUCTION TO COMPLY WITH BAL 28 DOCUMENTATION, REFERRED TO UNDER A NEW EP01 BAL 28 REQUIREMENT.



FIELD LABS

Telephone: 0437-255-439
Email: james@fieldlabs.com.au
Accreditation: CC 1043M

Refer to Conceptual documentation where directed:
STRUCTURAL ENGINEER - TBC
CIVIL ENGINEER - TBC
MECHANICAL ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

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NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.

Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	16/6/18			
REV B	DESIGN DEVELOPMENT	4/8/20			

Client
JANE LOURSE OXLEY

Project Name
THE MEDIA COURT

Project Address
14 THE MEDIA COURT HOWRAH TAS
7018

Title Reference
1798011

Climate Zone: 7
Corrosion Environment: HCB1

BAL Rating: 28
Site Class: TBC
Wind Region: ND

Drawing Title:
ELEVATION - ANCILLARY DWELLING

Scale: AS SHOWN @ A3
Date: 11/02/20
Status: CONCEPT PLANS
Drawn / Checked By: JW /

Drawing No.:
A3011
REV B

TASMANIAN LAND TITLES OFFICE



E344444

Notification of Agreement
under the
Land Use Planning and Approvals Act 1993
(Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
159758	1		

REGISTERED PROPRIETOR:
MALWOOD PTY LTD

PLANNING AUTHORITY:
CLARENCE CITY COUNCIL

Dated this First day of February 2016.

We Clarence City Council

of 38 Bligh Street, Rosny Park in Tasmania

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

Alex Van Der Hek
Corporate Secretary
Clarence City Council
38 Bligh Street
Rosny Park 7010

Land Titles Office Use Only
REGISTERED

LU

Version 1

23 FEB 2016

RECORDED IN THE
TASMANIAN LAND TITLES

THIS FORM MUST NOT BE USED

PART 5 AGREEMENT

THIS AGREEMENT IS made the 29th day of January 2014⁵
Between:

CLARENCE CITY COUNCIL a body corporate established by the Local Government Act 1993
("the Council")

and

MALWOOD PTY LTD of 80 Esplanade, Rose Bay in Tasmania ("the Owner")

RECITALS

- A. The Owner is the registered proprietor of an estate in fee simple situated at 473 Rokeby Road, Howrah in Tasmania, more particularly described in Certificate of Title Volume 159758/1 ("Property").
- B. The Property is subject to the provisions of the *Clarence Planning Scheme 2007* ("Scheme") and the Council is the Planning Authority under the *Land Use Planning and Approvals Act 1993* for the purposes of the Scheme.
- C. The Owner has obtained a planning permit numbered SD-2011/30 ("Permit").
- D. Conditions 5 and 8 of the Permit require that an agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act* ("Act") be entered into ("Agreement").

1 GENERAL INTERPRETATION

In this Agreement, unless the context otherwise requires:

- (a) a reference to any legislation or any legislative provision includes any statutory modification or re-enactment of, or legislative provisions substituted for, and any subordinate legislation issued under, that legislation or legislative provision;
- (b) the singular includes the plural and vice versa;
- (c) a reference to an individual or person includes a corporation, partnership, joint venture, association, authority, trust, state or government, or vice versa;
- (d) a reference to any gender includes all genders;

Witnessed, Signed and
I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

Witnessed
(Signature)
18/1

- (e) a reference to a recital, clause, schedule, annexure or exhibit is to a recital, clause, schedule, annexure or exhibit of or to this Agreement; and
- (f) a recital, schedule, annexure or a description of the parties forms part of this Agreement.

2 AGREEMENT

2.1 Condition 5 Requirements

- (a) In accordance with the Permit, the Owner has obtained a Bushfire Hazard Management Plan ("BHMP") endorsed by the Tasmania Fire Service ("TFS").
- (b) The BHMP requires bushfire risk mitigation measures ("bushfire risk mitigation measures") which are detailed in Part 3 of this Agreement to be undertaken and maintained on an ongoing basis.
- (c) A plan extract from the BHMP which shows the measures to be implemented forms Attachment 1 to this Agreement.

2.2 Condition 8 Requirements

- (a) In accordance with the Permit, the Owner has obtained a plan which shows mature Eucalyptus Trees located on the Property.
- (b) The Permit requires the Mature Trees to be protected in accordance with Part 3 of this Agreement.
- (a) The Plan which shows the location of the Mature Trees forms Attachment 2 to this Agreement.

2.3 Covenants

The Owner and its assigns hereby covenant and agree with the Council in respect of that part of the Property shown as highlighted in grey on Attachment 3 to observe the stipulations set out at part 3 of this Agreement.


I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT



15/1


3 NOW THIS DEED WITNESSES AS FOLLOWS:

Obligations on the owners of lots C5; C6; C7; C8; C12; C13; C16 and C17

The owner(s) for the time being of those lots marked as C5; C6; C7; C8; C12; C13; C16 and C17 on Attachment 1 must:

- (a) not construct a residential dwelling on that part of their Lot marked as "Building Protection Zone" on Attachment 1; and
- (b) undertake the following bushfire risk mitigation measures in that part of their Lot marked as "Building Protection Zone" on Attachment 1:
 - (i) maintain the distance between any two (2) trees at more than the width of the canopy of each tree, or the height of the tree (whichever is greater);
 - (ii) remove branches and loose bark from all trees to a height of at least two (2) metres;
 - (iii) remove shrubs; and
 - (iv) maintain ground covers below 30 centimetres.

Obligations on the owners of lot C18

The owner(s) for the time being of the lot marked as C18 on Attachment 1 must:

- (a) not construct a residential dwelling on those parts of their Lot marked as "Building Protection Zone" or "Fuel Modified Buffer Zone" on Attachment 1; and
- (b) undertake the following bushfire risk mitigation measures in those parts of their Lot marked as "Building Protection Zone" or "Fuel Modified Buffer Zone" on Attachment 1:
 - (i) maintain the distance between any two (2) trees at more than the width of the canopy of each tree, or the height of the tree (whichever is greater);
 - (ii) remove branches and loose bark from all trees to a height of at least two (2) metres;

Witness Roman
I HEREBY CERTIFY THAT THIS IS A
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Roman

- (iii) remove shrubs; and
- (iv) maintain ground covers below 30 centimetres (in the Building Protection Zone) and 50 centimetres (in the Fuel Modified Buffer Zone).

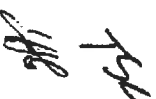
3.1 Obligations on the owners of lot C19

The owner(s) for the time being of the lot marked as C19 on Attachment 1 must:

- (a) not construct a residential dwelling on those parts of their Lot marked as "Building Protection Zone" or "Fuel Modified Buffer Zone" on Attachment 1;
- (b) undertake the following bushfire risk mitigation measures in those parts of their Lot marked as "Building Protection Zone" or "Fuel Modified Buffer Zone" on Attachment 1:
 - (i) maintain the distance between any two (2) trees at more than the width of the canopy of each tree, or the height of the tree (whichever is greater);
 - (ii) remove branches and loose bark from all trees to a height of at least two (2) metres;
 - (iii) remove shrubs; and
 - (iv) maintain ground covers below 30 centimetres (in the Building Protection Zone) and 50 centimetres (in the Fuel Modified Buffer Zone); and
- (c) not remove the Mature Tree(s) from those parts of their Lot marked on Attachment 2, without the prior written consent of Council (whose consent must not be unreasonably withheld where the owner(s) provides a report to Council from a suitably qualified person demonstrating that the Mature Tree(s) has no conservation value, is of ill health and is not likely to survive or poses a danger to individuals).


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4 REGISTRATION

- (a) Following execution the Council will register this Agreement on the folios of the Register to be created for lots C5; C6; C7; C8; C12; C13; C16; C17; C18 and C19 shown on Attachment 1 pursuant to the provisions of Section 78 of the Act.
- (b) The effect of registration will be that the burden of any commitment contained in this Agreement will run with that part of the Property to which this Agreement relates as if it were a covenant to which Section 102(2) of the *Land Titles Act 1980* applies.

Witness, Council Clerk
I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

[Signature]
[Signature]

The Common Seal of the CLARENCE CITY COUNCIL)
was affixed to this document in the presence of:)

Witness

Address

Occupation


STEPHEN WICKS
acting Corporate Secretary

EXECUTED by MALWOOD PTY LTD pursuant to)
section 127 of the Corporations Act 2001 by:)

Director Signature *Tasosella James Grant*

Director Full Name (print)

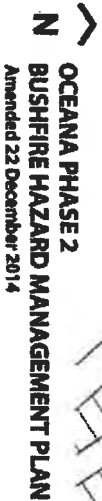
Director Signature

Director Full Name (print)

Witness
I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

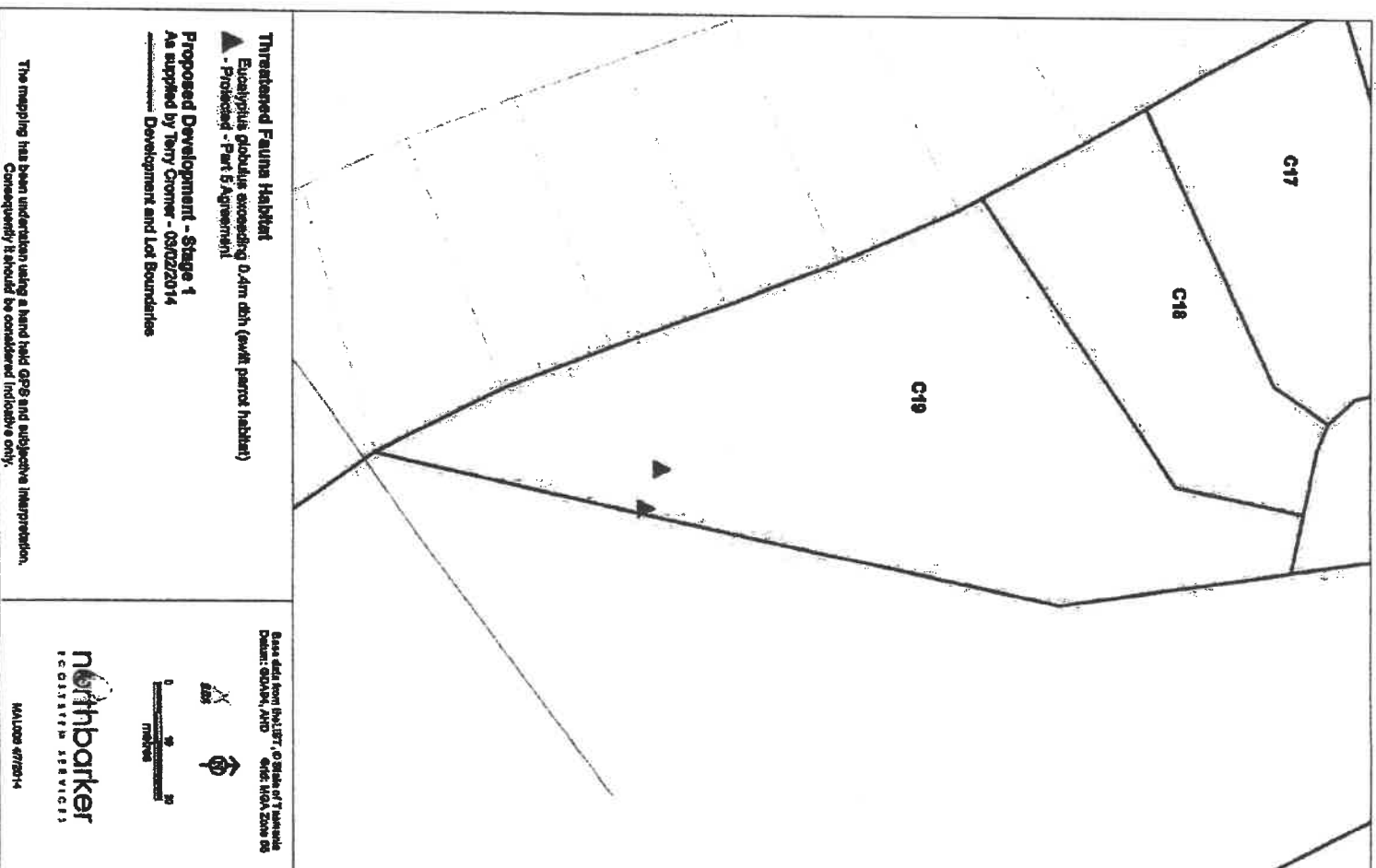

Tasosella James Grant

"Attachment 1"



ing Protection Zone
d Buffer (FMBZ)
d
d

"Attachment 2"



AS per Crown plan
 I HEREBY CERTIFY THAT THIS IS A
 COPY OF THE ORIGINAL DOCUMENT

(Signature)
 1/10/14

"Attachment 3"



☐ Oceana Phase 2 Part 5 Planning Agreement applies

(Signature)

ph.

I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

Attachment 4



**FIELD
LABS**

FIELD LABS
Telephone: 0437-255-439
Email: james@fieldlabs.com.au
Accreditation: CO 1043M

Refer to Consultant documentation where directed:
BUILDING CONSTRUCTOR - TBC
CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference.
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NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.

Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	18/4/19			
REV B	DESIGN DEVELOPMENT	4/6/20			

Client
JANE LOURSE OXLEY
Project Name
THE MEDIA COURT
Project Address
14 THE MEDIA COURT HOWRAH TAS
7010
Title Reference
17990979

Climate Zone: 7
Corrosion Environment: HCB1
SAL Rating: 25
Site Class: TBC
Wind Region: NS

Drawing Title:
IMAGES - PROPOSED 02

Scale: AS SHOWN @ A3 Date: 11/8/20
Status: CONCEPT PLANS Drawn / Checked By: JW /

Revision No:
**A8003
REV B**



SITE CONTEXT PHOTOS



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LABS

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Accreditation: CC 1043M

Refer to Contained documentation where directed:
BUILDING SUPERVISOR - TBC
CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

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Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	15/04/19			
REV B	DESIGN DEVELOPMENT	06/05			

Client
JANE LOUISE OXLEY

Project Name
THE MEDIA COURT

Project Address
14 THE MEDIA COURT HOWRAH TAS
7018

Title Reference
17386019

Climate Zone: 7
Corrosion Environment: B3B4
BAL Rating: 28
Site Class: TBC
Wind Region: ND

Drawing Title: IMAGES - PROPOSED 01	
Scale: AS SHOWN @ A3	Date: 11/03/20
Status: CONCEPT PLANS	Drawn / Checked By: JW /
Drawing No: A3002 REV B	



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Email: james@fieldlabs.com.au
Accreditation: CC 1043M

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BUILDING SURVEYOR - TSC
CIVIL ENGINEER - TSC
HYDRAULIC ENGINEER - TSC
STRUCTURAL ENGINEER - TSC
LAND SURVEYOR - TSC

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Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	15/4/19
REV B	DESIGN DEVELOPMENT	4/6/20

Issue ID	Issue Name	Issue Date

Client
JANE LOUISE OXLEY
Project Name
THE MEDIA COURT
Project Address
14 THE MEDIA COURT HOWRAH TAS
7016
Title Reference
17360319

Climate Zone: 7
Corrosion Environment: B20H
BAL Rating: B2
Site Class: TSC
Wind Region: F2

Drawing Title: IMAGES - PROPOSED 03	
Scale: A3 SHOWN @ A3	Date: 11/6/20
Status: CONCEPT PLANS	Drawn / Checked By: JW /
Drawing No: AB004 REV B	



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BUILDING SURVEYOR - TBC
CIVIL ENGINEER - TBC
MECHANICAL ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

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Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	15/04/19
REV B	DESIGN DEVELOPMENT	4/02/20

Issue ID	Issue Name	Issue Date

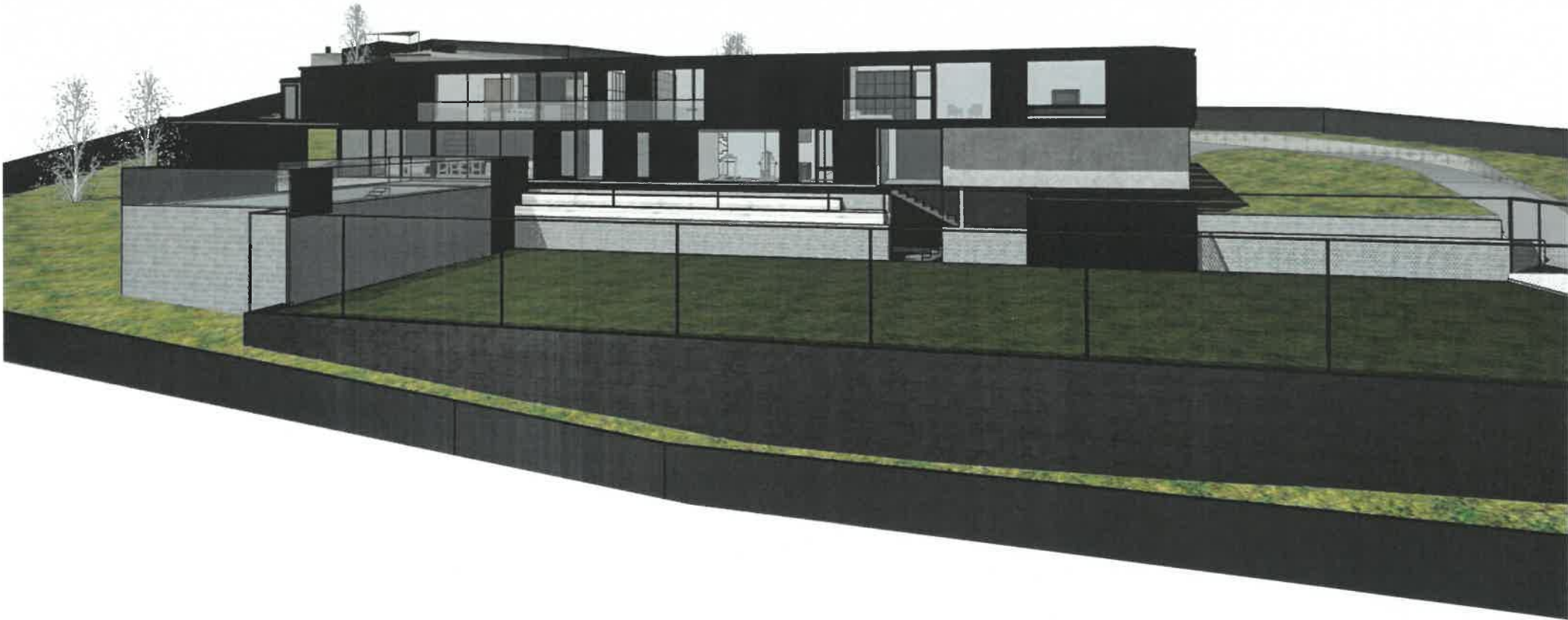
Client
JANE LOURIE OXLEY
Project Name
THE MEDIA COURT
Project Address
14 THE MEDIA COURT MOWBRAY TAS
7014
Title Reference
17090019

Climate Zone: 7
Caravan Environment: 180M
BAL Rating: 29
Site Class: TBC
Wind Region: N3

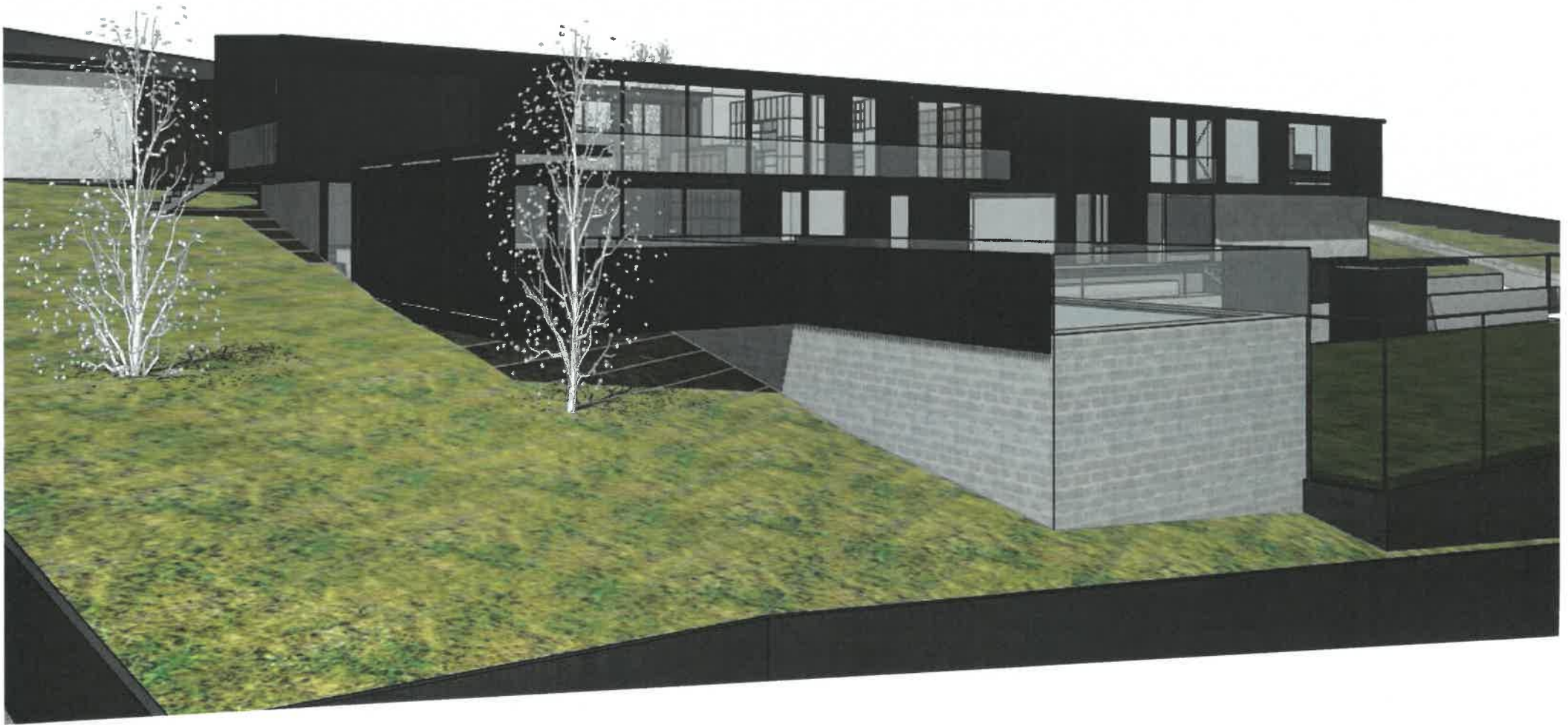
Drawing Title: IMAGES - PROPOSED 04	
Scale: A3 SHOWN @ A3	Date: 11/02/20
Status: CONCEPT PLANS	Drawn / Checked By: JW /
Drawing No: A8005 REV B	



SITE CONTEXT PHOTOS



FIELD LABS	FIELD LABS Telephone: 0437-255-439 Email: james@fieldlabs.com.au Accreditation: CC 1043M Refer to Consultant documentation where directed: BUILDING SURVEYOR - TBC CIVIL ENGINEER - TBC STRUCTURAL ENGINEER - TBC LAND SURVEYOR - TBC	Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of FIELD LABS. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.	Issue ID		Issue Name		Issue Date		Issue ID		Issue Name		Issue Date		Client JANE LOUISE OXLEY Project Name THEMEDA COURT Project Address 14 THEMEDA COURT HOWRAH TAS 7014 Title Reference 17300119	Consultant CHRONOS DESIGN Correlation Development: 1803H BAL Ref: 28 Site Class: TBC Wind Region: N3	Drawing Title: IMAGES - PROPOSED 05 Scale: A3 SHOWN @ A3 Status: CONCEPT PLANS N	Date: 11/03/20 Drawn / Checked By: JW /	Drawing No.: A 8006 REV B
			REV A	CONCEPT PLANS	10/4/19	REV B	DESIGN DEVELOPMENT	4/5/20											



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CIVIL ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

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Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	16/4/19			
REV B	DESIGN DEVELOPMENT	4/6/20			

Client
JANE LOUISE OXLEY
Project Name
THEMEDA COURT
Project Address
14 THEMEDA COURT HOWNAN TAS
7518
Title Reference
17399079

Climate Zone: 7
Corrosion Environment: H&M
BAL Rating: 2B
Wind Class: TBC
Wind Region: H3

Drawing Title: IMAGES - PROPOSED 06			
Scale: A3 SHOWN @ A3	Date: 11/6/20		
Status: CONCEPT PLANS	Drawn / Checked By: JW /		
		Drawing No.: JA0007 REV B	



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CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

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Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	18/4/19			
REV B	DESIGN DEVELOPMENT	4/6/20			

Client
JANE LOUISE OXLEY
Project Name
THE MEDIA COURT
Project Address
14 THE MEDIA COURT BOWENHAY TAS
7318
Title Reference
17389019

Climate Zone: 7
Convective Environment: 1834
RAI Rating: 28
Site Class: TBC
Wind Region: N3

Drawing Title: IMAGES - PROPOSED 07	
Scale: AS SHOWN @ A3	Date: 11/8/20
Status: CONCEPT PLANS	Drawn / Checked By: JW /
Drawing No: AP 008 REV B	



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Email: james@fieldlabs.com.au
Accreditation: CC 1043M

Refer to Consultant documentation where directed:
REGISTERED SURVEYOR - TBC
CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference.
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Issue ID	Issue Name	Issue Date
REV A	CONCEPT PLANS	16/01/19
REV B	DESIGN DEVELOPMENT	05/07/19

Issue ID	Issue Name	Issue Date

Client
JANE LOUISE ORLEY
Project Name
THEMIDA COURT
Project Address
14 THEMIDA COURT HOWRAH TAS
7018
Title Reference
17389019

Climate Zone: 7
Corrosion Environment: H3M
SAIL Rating: 2B
Site Class: TBC
Wind Region: H3

Drawing Title:
IMAGES - PROPOSED 08

Scale: A3 SHOWN @ A3	Date: 11/02/20
Sheet: CONCEPT PLANS	Drawn / Checked By: JW /
Drawing No: A8009 REV B	



14 THEMEDA COURT, HOWRAH



Photo 1: Site viewed from Themeda Court

11.3.4 DEVELOPMENT APPLICATION - PDPLANPMTD-2020/008820 – 145 AND 163 PASS ROAD, ROKEBY – 126 LOT SUBDIVISION**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the request to amend the Master Plan and approved staging to satisfy the provisions of Clause F4.8.A1 of the ParanVille Specific Area Plan (the SAP). This request has been made as part of a 126 lot subdivision for 145 Pass Road, Rokeby which is currently on hold until the current matter is resolved.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential, Public Open Space, Community Purpose, Rural Resource and Local Business and subject to the Bushfire Prone Areas, Waterway & Coastal Protection, Inundation Prone Areas, Road and Railway Assets and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme).

Clause F4.8 of the SAP requires that the subdivision must be in accordance with the Master Plan (Figure 3) and that the land must be developed in accordance with the Staging Plan (Figure 4), unless otherwise approved in writing by Council. This standard is an Acceptable Solution with no corresponding Performance Criteria and therefore this report is for Council to consider the request and either approve or refuse the request to modify the Master Plan and Staging Plan.

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.

CONSULTATION

Not applicable.

RECOMMENDATION:

- A. That Council undertake community consultation prior to determining the request to amend the Master Plan and staging plan in the ParanVille Specific Area Plan.

ADVICE: Should Council ultimately agree to the request, it should be noted that the proposed staging in the draft subdivision plan will not meet Council's Public Open Space Policy, as the public open space is proposed in Stage 10 of the subdivision application PDPLANPMTD-2020/008820 and the Public Open Space should therefore be provided in an earlier stage.

- 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-2020/008820 – 145 & 163 PASS ROAD, ROKEBY – 126 LOT SUBDIVISION /contd...

ASSOCIATED REPORT**1. BACKGROUND**

The site was originally rezoned as part of the ParanVille amendment A-2009/18. At its Meeting of 19 January 2011, Council initiated the amendment and issued a draft subdivision permit SD-2009/62. The amendment comprised of:

- rezoning (from Rural to Residential, Local Business and Special Use);
- an extension of the Scheme’s Urban Growth Boundary (UGB) to encompass 89, 93, 145 and 163 Pass Road; and
- the introduction of the “ParanVille Development Plan” (DPO-12) and amendments to existing overlays.

The amendment included a subdivision SD-2009/62 which comprised of 113 residential lots, 209 community living lots as well as road, recreation, commercial and Special Use lots and included the development of a language school.

At the above meeting, the developer gave some commitment to timing and context of the development and its forecast economic development impacts. This letter is included as Attachment 4 of this report.

At the time the draft amendment A-2009/18 was initiated, the subject land was outside the Scheme’s identified UGB and contrary to Council’s Residential Strategy (April 2008). Consequently, the amendment relied on the adoption of the Southern Regional Land Use Strategy 2010-2035 (STRLUS) which identified the subject land as a “Greenfield Development Precinct”. The STRLUS was finally approved on 27 October 2011 and the TPC approved the amendment on 1 February 2012.

In 2013, the applicant submitted a revised application (SD-2013/16) seeking to modify the subdivision layout, include additional lots and staging arrangements. This application was approved by Council at its Meeting on 1 December 2014. This permit increased the number of residential lots to 325 (an additional 212 lots) and this, combined with the 225 community living lots results in a total of 550 residential sites approved by this subdivision.

Since 2013, four residential subdivision applications have been approved located on land covered by the SAP, but not forming part of SD-2013/16, as follows:

- SD-2016/31 – 179 residential lots;
- SD-2018/3 – 175 residential lots; and
- SD-2018/11 – 169 residential lots.

The above recent subdivisions are located on areas shown in Figure 6 of the SAP (**Attachment 3**) as “future residential subdivision”. The SAP requires that the use and development must be in accordance with the Master Plan in Figure 3 of the SAP and the approved staging plan. Legal advice was previously provided to Council that the “future residential subdivision” areas within the Master Plan can be assessed independently of the specially identified staging and the permits were issued on this basis.

Currently, construction is being undertaken in accordance with SD-2018/3 on 163 Pass Road which is the only permit to have substantial commencement.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential, Public Open Space and Local Business and subject to the Bushfire Prone Areas, Waterway & Coastal Protection, Inundation Prone Areas, Road and Railway Assets and Stormwater Management Codes Village and Recreation under the Scheme.

- 2.2.** As part of the subdivision application, modifications to the Master Plan and approved staging plan under the SAP is proposed. Clause F4.8 A1 requires that Council must advise in writing whether the modifications to the Master Plan and Staging Plan are considered to be acceptable and therefore is considered to meet the Acceptable Solution.

3. PROPOSAL IN DETAIL

3.1. The Site

The site is part of the area known as ParanVille and is a 62ha lot contained within CT 156890. The title is currently vacant, however, the title to the east at 163 Pass Road is currently under construction for SD-2018/3.

3.2. The Proposal

The subdivision application proposes minor changes to the lot layout with the main change being to relocate one of the roads so that it adjoins the public open space lot. This change was in response to Council's request for information to demonstrate how the proposal can achieve adequate passive surveillance of the public open spaces.

The other, more significant change is to alter the approved staging, specifically to develop part of Stages 3 and 4 of the approved Staging Plan, prior to Stages 1 and 2.

The approved staging in the first four stages is as follows:

- Stage 1 of the approved staging plan includes the construction of the main access road through the site, the Village Hall, Stokell Creek Landscape Reserve (Substage 1), 62 Community Living lots, Language School and Residence Hall (substage 1).
- Stage 2 includes seven lots for community living, Village garden/parkland and 44 lots for community living, Stokell Creek Landscape Reserve (Substage 2) and Language School and Residence Hall (Substage 2).
- Stage 3 includes 54 lots for community living, 39 residential lots and 11 residential lots.

- Stage 4 includes Local Business zone 11 community living lots, forest reserve, 19 residential lots, Wind Mill Heritage Interpretation Park and sports facilities (Substage 1).

The current proposal is for 115 residential lots and two public open space lots with none of the community facilities or the language school proposed at this time. The applicant has advised that the proposed subdivision of serviced and residential zoned land, which will connect the approved subdivisions to the east and south, will contribute to the construction of road, water, and stormwater infrastructure that will support the progressive development of a mixed use, master planned community.

4. PLANNING ASSESSMENT

- 4.1.** This report is addressing only the requirements of the ParanVille SAP and whether Council agrees to the modification to the Master Plan and staging plan. If approved, the Acceptable Solution is met and the assessment of the application against the Scheme can recommence.
- 4.2.** If Council approves the request, a total of 649 residential lots will be able to be developed on the “ParanVille” site, prior to any of the non-residential aspects of the original proposal being developed, including the language school and community facilities. The approved staging in the SAP provided a significant catalyst to develop the community facilities in the first and second stages, prior to the residential component. Given the delay in developing the site since first approved in 2009, the developer clearly has little interest at this time in developing the site in the manner in which it was originally approved.
- 4.3.** The implications of approving this request to alter the staging originally proposed and approved, will de-emphasise the non-residential aspects of the development, including the language school and community facilities and there must be some doubt now as to whether they will eventuate.

4.4. If the request to modify the Master Plan and staging is approved by Council, the assessment of the application will recommence, and the proposal will be advertised for public comment.

4.5. It is noted, however, that the proposed staging plan within the subdivisional area of the site would not meet the Public Open Space Policy as it is proposed as the last stage of this subdivision. If the Council approved the current request, it is recommended that the applicant be advised that the Public Open Space lots would need to be provided to Council in an earlier stage than proposed.

5. CONSULTATION

5.1. There is no statutory requirement to advertise this request before Council makes its decision.

5.2. Council may decide not to consult. It may feel that this is unnecessary or is over-ridden by more pressing current issues, such as addressing housing supply or the economic impacts of the pandemic and the opportunity to take advantage of any future extension of the housing stimulus grants.

5.3. Alternatively, Council may wish to consult the community before making its decision. As indicated above, in seeking Council's original support for this development, the owners made strong commitments to a unique form of community that would be supported by the range of educational and community services, as well as the economic impacts these would bring. The approved form of the development was widely publicised over the years and so there is presumably also a level of community expectation about what will happen on the site and when. It follows that the community may feel a degree of dissatisfaction if key elements of the project are changed without their knowledge and opportunity to have a say.

5.4. It is considered that it would be appropriate to consult the community on the request. This approach would be consistent with the purpose of Council's recently adopted "*Community Engagement Policy 2020*", including the objectives set out in the Policy Statement.



6. CONCLUSION

It is recommended that the Council undertake community consultation on the matter before considering the request to vary the Master Plan and staging approved in the ParanVille SAP. The process would include notifying adjacent neighbours, Facebook information and providing for feedback through the “Your Say” web page.

Attachments: 1. Location Plan (1)
2. Written Request (7)
3. ParanVille Specific Area Plan (1)
4. Letter from Developer (2)

Ross Lovell
MANAGER CITY PLANNING



	<p>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.</p>	<p>10/1/2020</p>	
		<p>1:18056</p>	

21 August 2020

Ian Nelson
General Manager
Clarence City Council
38 Bligh Street
Rosny Park 7018

Dear Ian

Request for variation to subdivision staging under the ParanVille Specific Area Plan

All Urban Planning Pty Ltd acts on behalf of DaesungTas Pty Ltd the owner of 145 and 89 Pass Road and seeks approval for a minor variation to the Master Plan layout and a variation to subdivision staging of the land under Clause F.4.8A1 of the ParanVille Specific Area Plan (SAP) of the Clarence Interim Planning Scheme 2015 (Planning Scheme).

I attach the proposed subdivision plan and staging plan amended to provide 126 lots and improved passive surveillance of proposed areas of public open space as requested by Council 14 May 2020.

Reason for Request

The reason for the request is to allow for the logical sequencing of subdivision of the land to connect with road, water, sewer and stormwater infrastructure currently under construction at 163 Pass Road under planning permit SD-2018/3 for 173 Lots and support road and service connections through to other approved subdivisions of 89 Pass Road for 179 lots under SD-2016/31 and 91 Pass Road for 169 lots under SD2018-11. Figure 1 below shows the relationship of the proposed subdivision (red) with these three surrounding approved subdivisions (pink).



Clause F4.8

References

A1 states that:

Conclusion

- (b) All land within the Community Development Scheme Boundary in the Draft Community Development Scheme Concept (Figure 6) must be contained as one lot*; and
- (c) Land within the development plan must be developed in stages in accordance with the Staging plan (Figure 4), or unless otherwise approved in writing by Council.

passive surveillance of public open space areas as requested by Council involves some departure from the approved Master Plan layout in Figure 3 of the SAP and arguably also requires similar approval in writing from Council under criterion a). That variation is also sought for the sake of completeness.

I provide the following submissions in support of the request:

Criterion a) – Variation to the Master Plan layout

The Master Plan in Figure 3 of the SAP sets a road layout connecting from Pass Road, through No. 163 Pass Road to 145, 89 and 91 Pass Road.

I approach the Master Plan layout on the basis that the intent is to ensure connectivity, efficient and coordinated development of the land in accordance with the SAP. I consider that the road layout on the Master Plan is conceptual and that Council has the capacity to approve an alternate layout where it will achieve a logical and coordinated development of the land having regard to matters such as the contours of the land, maximising the development potential consistent with the target densities under the SAP and for improved planning outcomes such as passive surveillance as discussed below.

The Master Plan sets a target for 60-80 dwellings, 40-50 dwellings and 20-30 medium density dwellings over parts of the proposed subdivision area, a windmill heritage site interpretation (park), a local business area and open space areas.

Noting that some of the lots could be expected to accommodate multiple dwellings, the proposed 126 residential lots are within the target of 120-160 dwellings for this part of the site under the Master Plan.

The Local Business area, riparian open space to the east and triangular open space to the south west are in accordance with the master plan.

The proposal does not include the additional Windmill Heritage Site Interpretation Park on the basis that the proposal already includes substantial areas of public open space. The Windmill Park is not identified as Open Space Precinct under Figure 2 of the SAP.

The proposal also involves an improved road configuration to achieve a more efficient layout and for a road to the east of the proposed lots to provide direct frontage and passive surveillance to the main area of public open space.

It is submitted that having regard to the above it would be logical and appropriate for Council to approve the proposed subdivision layout to the extent that it departs from the Master Plan in Figure 3 of the SAP.

Criterion c) - Staging

The proposed subdivision is in an area identified for Residential Subdivision and Local Business under the Staging Plan (Figure 4 of the SAP).

The Development Standard allows Council to approve an alternative Staging. The Planning Scheme however is not clear which criteria should be used to determine whether amended staging should be approved.

In the absence of specific guidance I approach the Planning Scheme on the basis that the Purpose statements in Section 4.1 of the Specific Area Plan (above) would be of some relevance but also the broader Objectives of the Planning Scheme.

In this case I assess that the proposed subdivision of serviced and residentially zoned land that will connect the approved subdivisions of 163, 89 and 91 Pass Road will contribute to the construction of road, water, sewer infrastructure and the desired open space networks of the SAP. These are all important seed infrastructure that will support the progressive development of a mixed use, master planned community.

The proposed lot for the entire Local Business Precinct will ensure that area is not divided without a comprehensive plan for the development of that area as required by the accompanying text on the Master Plan.

The proposed development of 145 Pass Road will facilitate road and infrastructure connections that will allow the development of approved subdivisions of 89 and 91 Pass Road under planning permits SD2016/31 and SD2018/11. This infrastructure will also connect and support the future development of the balance of the land within the SAP. It will not prevent the subsequent use and development of the balance of the land in accordance with the Purpose of the SAP including the Community Living and Language School and in fact will make that use and development more viable and more likely to occur once the servicing and connecting roads are in place.

In my submission the proposed amendment to the staging plan under Figure 4 of the SAP is appropriate and should be approved by Council.

Conclusion

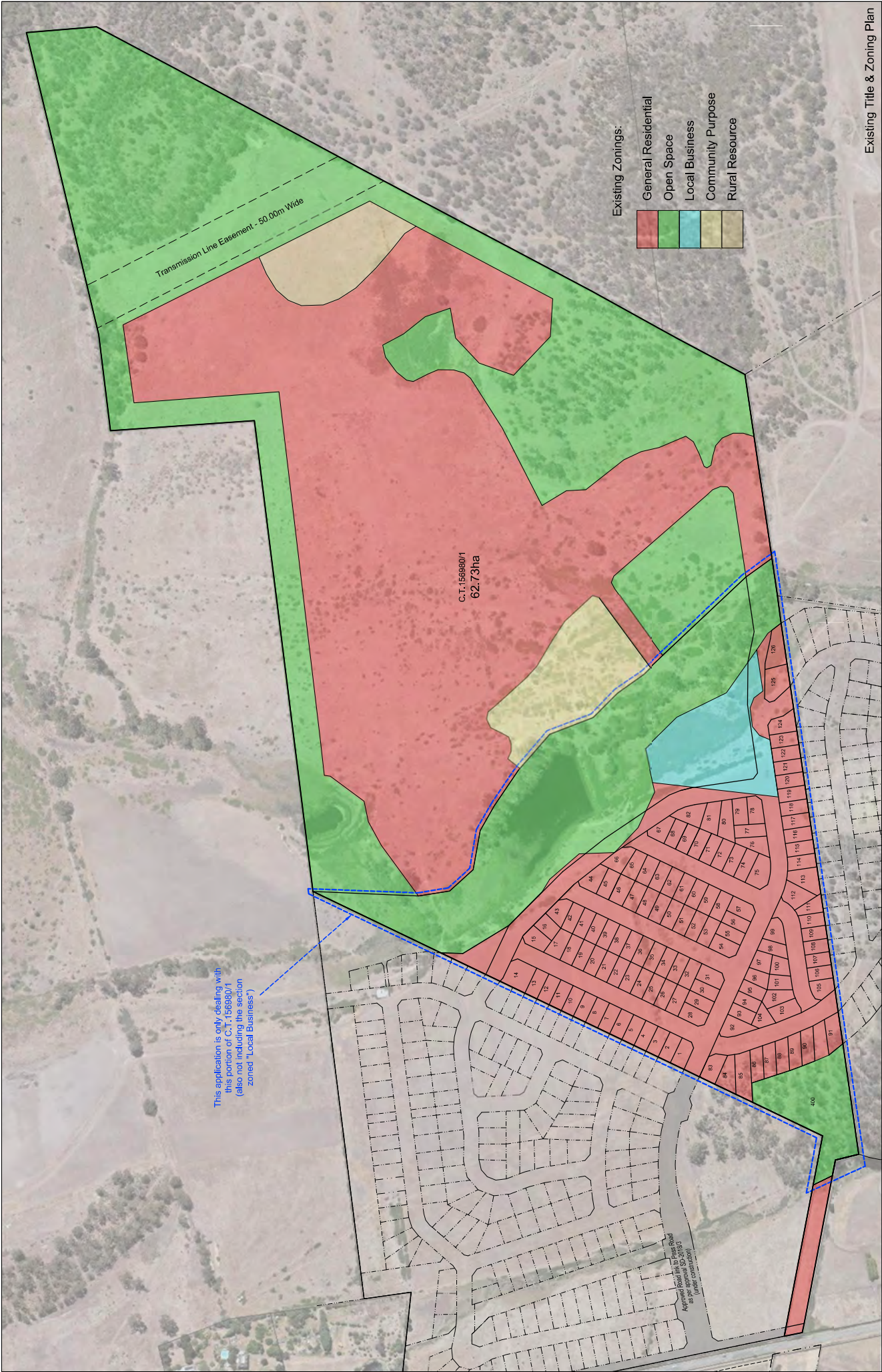
Approval is sought from Council for a minor variation to the Master Plan layout under Figure 3 and amended staging under Figure 4 of the Paranville Specific Area Plan. For the reasons set out above the proposed variations are considered logical and will facilitate the orderly provision of infrastructure that will support both the three approved subdivision at 163, 89 and 91 Pass Road as well as the subsequent development of the balance area of the Master Plan.

I would be pleased to discuss as necessary.

Yours sincerely



Frazer Read
Principal
All Urban Planning Pty Ltd



This application is only dealing with
this portion of C.T. 156980/1
(also not including the section
zoned "Local Business")

Existing Zonings:

- General Residential
- Open Space
- Local Business
- Community Purpose
- Rural Resource

Existing Title & Zoning Plan

UNF. 1, 2 KENNEDY DRIVE
UNIT 101, 102 & 103
PHONE: (03) 6248 5888
EMAIL: admin@rogersonandbirch.com.au
WEB: www.rogersonandbirch.com.au

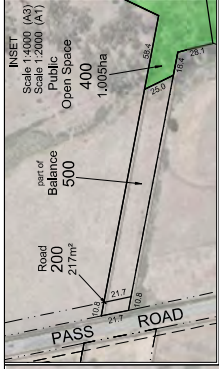
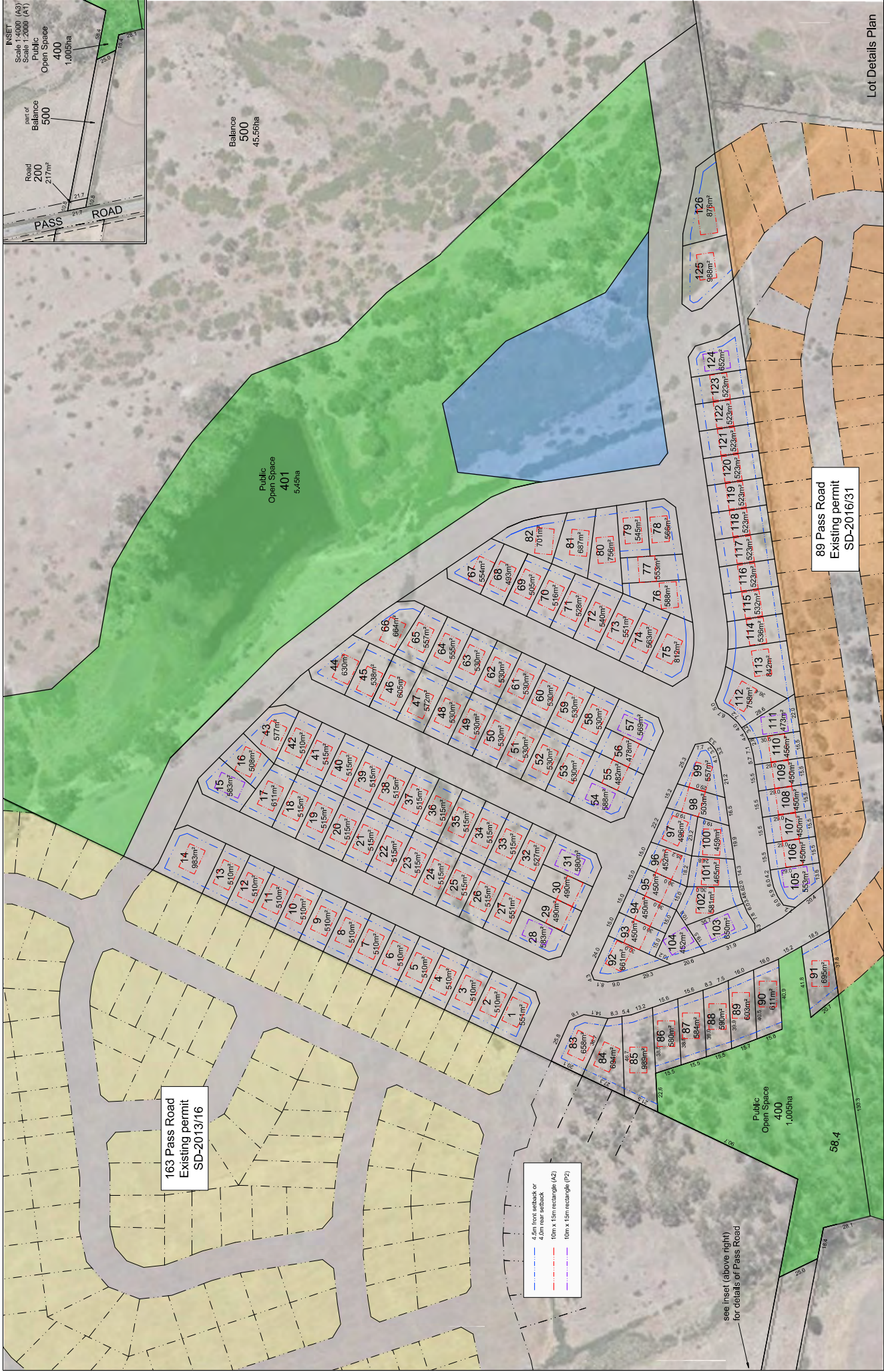
OWNER: DAESUNG TAYLOR PTY LTD
& AE RA CHO
TITLE REFERENCE: C.T. 156980/1
LOCATION: 145 PASS ROAD
ROKBY

DAESUNG TAYLOR PTY LTD
& AE RA CHO
C.T. 156980/1
145 PASS ROAD
ROKBY

REV	AMENDMENTS	DRAWN	DATE	APPR.
D	alternative northern road	AB	28-5-2020	AB
C	new lot layout road and P.O.S	AB	27-5-2020	AB
B	minor lot changes, add lot for car Pass Rd	AB	19-3-2020	AB
A	all roads widened to 20m	AB	3-5-19	AB

The Essential First Step.
www.1100.com.au

This plan has been prepared only for the purpose of obtaining preliminary approval from the Council. It is not to be used for any other purpose.
All measurements and areas are subject to the final survey.
Based on data for the LBT (www.lbt.com.au), © State of Tasmania
Based on data for the LBT (www.lbt.com.au), © State of Tasmania



163 Pass Road
Existing permit
SD-2013/16

89 Pass Road
Existing permit
SD-2016/31

- 4.5m front setback or 4.5m rear setback
- 10m x 15m rectangle (A2)
- 10m x 15m rectangle (P2)

see inset (above right)
for details of Pass Road

Lot Details Plan

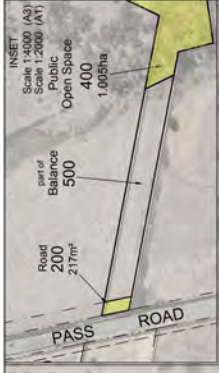
REV	AMENDMENTS	DRAWN	DATE	APPR.
D	alternative northern road	AB	28-5-2020	AB
C	new lot layout and P.O.S.	AB	27-5-2020	AB
B	minor lot changes, add road lot on Pass Rd	AB	19-3-2020	AB
A	all roads widened to 20m	AB	3-4-19	AB

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www.1100.com.au
The Essential First Step.

This plan has been prepared only for the purpose of obtaining preliminary approval from the Council and is not to be used for any other purpose.
All measurements and areas are subject to the final survey.
Plans made by T.S.A.M. (www.tsam.com.au), © State of Tasmania
Based data from the LRT (www.lrt.tas.gov.au), © State of Tasmania

OWNER: DAESUNG TAST PTY LTD & AE RA CHO	UNITS: 1, 2 KENNEDY DRIVE UNIT 101
TITLE REFERENCE: C.T.156980/1	PHONE: (03) 6248 5888
LOCATION: 145 PASS ROAD ROKEBY	EMAIL: admin@tsurveyors.com
	WEB: www.tsurveyors.com

Proposed Subdivision
Date: 28-5-2020
Reference: D50RE03 11458-07
Scale: 1:1000 (A1)
Municipality: CLARENCE



Balance
500
45.59ha

Public
Open Space
401
5.320ha

163 Pass Road
Existing permit
SD-2013/16

89 Pass Road
Existing permit
SD-2016/31

Staging Plan

Proposed Subdivision
Date: 20-8-2020
Reference: DSGRE03 11458-04
Scale: 1:1000 (A1)
Municipality: CLARENCE

OWNER: DAESUNG TAS PTY LTD & AE RA CHO
TITLE REFERENCE: C.T.156989/1
LOCATION: 145 PASS ROAD ROKBY

UNIT 1, 2 KENNEDY DRIVE
ROGERSON & BIRCH SURVEYORS
PHONE: (03) 9548 4888
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

REV	AMENDMENTS	DRAWN	DATE	APPR.
D	new staging plan to suit new layout	AB	20-8-2020	AB
B	minor lot changes, add road lot on Pass Rd	AB	19-3-2020	AB
A	all roads widened to 20m	AB	3-5-19	AB

This plan has been prepared only for the purpose of obtaining preliminary approval from the Council and is not to be relied upon for any other purpose. All measurements and areas are subject to the final survey. Based on the 1:1000 scale plan and the 1:1000 scale plan. © State of Tasmania. Best data from the LIST (www.landinfo.gov.au). © State of Tasmania.

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www.1100.com.au
The Essential First Step.

Pls f
mark

SD-2009/62

Attachment 7

MIA



FILE

246 Pass Road ROKEBY TAS 7019 Australia | Tel: 61-3-6247-7911 | Fax: 61-3-6247-6857

19th January 2011

Dear Aldermen,

Tonight you will vote on a significant development for Tasmania. Whilst of its nature localised to the Clarence municipality, the estate's features have the potential to be a model for municipalities across Australia, combining traditional subdivision activity with real, ongoing community assets.

The economic boost that the construction and use of local materials will create within your municipality is in Tasmania's current economic position most significant. Tonight one of our spokespersons, Damon Thomas will put the economic benefit into context and clearly demonstrate that the social and community program has been made possible because of this significant investment.

There is no other single project of its magnitude in the planning.

On a socio economic and cultural value basis the proposal offer the following high lights .However fuller information will be forthcoming.

The broader community benefits:

- Just in the first year of the project Paraville delivers economic benefits to the equivalent of 0.7% (\$134m) of total Gross State Product. To understand the significance of this remember that the entire Tasmanian Gross State Product only grew by 0.4% in the last financial year 09-10.
- In the 09-10 financial year total building work done in Tasmania was \$1.5 billion. The construction component of Paraville is \$334m, which therefore represents 22% or more than one fifth of all building work done last year across the entire State.
- On any measure this is one of the most significant viable investment projects on the books for Tasmania and would have major ongoing economic benefits at a time when the State desperately needs to attract new investment.
- Educational facilities will be opened up for use for young/adult literacy and numeracy skills training and will be made available to the wider community subject to standard commercial arrangement.
- High quality indoor/outdoor sports recreational facilities, which will include a 25m heated indoor swimming pool, spa, sauna, outdoor tennis courts and

20 JAN 2011

other recreational facilities, will be open to community members, contributing to local options for healthy activity.

- Clarence Plain Rivulet walk, the newly created Stokell Creek Landscape Reserve, and the new Wind Mill Heritage Park within the estate are to be openly accessible. The proposal includes quality open space that complements existing recreational areas in the region. The open space will be flexible for use by a variety of community members.
- Improvement in connection to existing neighbourhoods such as Clarendon Vale and Clarence Height via public transport, pedestrian footpaths and cycleway links. The development will also increase accessibility of the existing bus route by allowing improved road connectivity to Clarendon Vale, Oak downs and Rokeby.
- Provision of walking and horse trails connected to the wider Clarence network. This will create strategic opportunities to extend the existing network of trails within the Meehan Range.
- Preserving forest reserve areas to become potential recreational areas for the community.
- Enhancement of local heritage value through the preservation of the former windmill site; Clarence Plains Rivulet heritage walk and landscape reserve; and creation of view corridors to Clarence House.
- Local image improvement (Rokeby, Clarendon Vale) by providing a high quality of living and built environment.
- The estate will offer many cultural exchange programs such as Korean/Australian food festivals and new experiences in business areas including a variety of Asian restaurants, Karaoke, internet café, computer simulation golf, etc.

I urge you to take this vision as your own and to watch with us the growth of this new community for the wider community of Clarence.

With best wishes,



Paul Kim
President, MBKIM GROUP

11.3.5 DEVELOPMENT APPLICATION PDPLANPMTD-2019/006202 – 849 SOUTH ARM ROAD, SANDFORD - 8 LOT SUBDIVISION**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an 8 lot subdivision at 849 South Arm Road, Sandford.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Resource, Environmental Living, Rural Living and General Residential and subject to the Bushfire Prone Areas, Potentially Contaminated Land, Landslide, Road and Railway Assets, Waterway and Coastal Protection, Inundation Prone Areas, Natural Assets, Parking and Access, Stormwater Management and On-site Wastewater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

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 consent of the applicant on 14 October 2020.

CONSULTATION

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

- support for development;
- width of proposed trail;
- provision of additional land for trail adjacent road frontages;
- land transfer to Council;
- impact on wildlife;
- TasNetworks infrastructure; and
- environmental impacts on saltmarsh.

RECOMMENDATION:

- A. That the Development Application for an 8 Lot Subdivision at 849 South Arm Road, Sandford (Cl Ref PDPLANPMTD-2019/006202) be approved subject to the following conditions and advice.

1. AP1 – ENDORSED PLANS.
2. GEN AP2 – STAGING [Stage 1: Lots 2 to 8 inclusive; and Stage 2: Lot 9 and Balance].
3. A Remediation Management Plan must be submitted to and approved by Council’s Senior Environmental Health Officer in accordance with the recommendations of the Detailed Site Investigation – Contamination prepared by GHD and dated August 2020, prior to the commencement of any remediation works on-site.
4. Prior to the sealing of the final plan of survey for each stage, advice from a suitably qualified expert must be provided to confirm that the site has been remediated in accordance with the approved Remediation Management Plan.
5. GEN M1 – TREE REMOVAL.
6. ENG M2 – DESIGNS SD [Delete “road design (including line marking) and road stormwater drainage”].
7. ENG A1 – NEW CROSSOVER [TSD-R03].
8. ENG A7 – REDUNDANT CROSSOVER.
9. ENG M7 – WEED MANAGEMENT PLAN.
10. ENG S1 – INFRASTRUCTURE REPAIR.
11. ENG M5 – EROSION CONTROL.
12. ENG M8 – EASEMENTS, insert “including a 12m wide easement to benefit TasNetworks to provide for the existing overhead distribution powerlines within the boundaries of the site.” at the end of the last sentence.
13. The subdivision works (including clearance of vegetation) must be undertaken in accordance with the conclusions and recommendations of Section 4.0 of the Natural Values Assessment prepared by GHD and dated December 2019.
14. GEN F2 – COVENANTS [The provision of a building exclusion zone/ nest reserve which must be provided and maintained in perpetuity in the vicinity of the identified white-bellied sea eagle nest located on the north-western part of the site, as prescribed by the recommendations contained at Section 4.0 of the Natural Values Assessment prepared by GHD and dated December 2019.]

15. GEN F5 – PART 5 AGREEMENT [To ensure that construction activities associated with the development of the lots (and including fencing) within 500m or 1km direct line of sight of the nest site occurs only outside the eagle breeding season being July to January inclusive, as prescribed by the recommendations contained at Section 4.0 of the Natural Values Assessment prepared by GHD and dated December 2019, unless it is found by supplementary Natural Values Assessment that the nest is assessed as being inactive in any given breeding season. Confirmation from of this must also be provided by the Department of Primary Industries, Parks, Water and Environment (DPIPWE), Policy and Conservation Advice Branch prior to any works commencing on site.]
16. PROP3 – TRANSFER.
17. The land known as Mays Point Road and including access to Roches Beach is to be transferred to Council in accordance with the requirements of Condition 12. The transfer to Council is has no obligation for the area to be either constructed or maintained by Council for the purposes of access. Upon transfer, Council will arrange the licensing of this land where used for access with those owners affected.
18. ADVICE - The Department of Primary Industries, Parks, Water and Environment (DPIPWE), Policy and Conservation Advice Branch has advised that on the basis the site contains a known eagle nest, that it is the responsibility of the proponent and future lot owners to develop and manage the land in accordance with the requirements of the *Threatened Species Protection Act 1995*. Should further advice be sought in relation to appropriate management measures, please contact the Threatened Species and Private and Conservation Section, DPIPWE: ThreatenedSpecies.Enquiries@dpipwe.tas.gov.au.
19. ADVICE - The Department of Primary Industries, Parks, Water and Environment (DPIPWE), Policy and Conservation Advice Branch has advised that a “Permit to Take” is required under the *Threatened Species Protection Act 1995* if proposed to disturb or destroy threatened flora or fauna which includes identified *Eucalyptus risdonii* located within the boundaries of the site. Information on applying for a permit can be found at: [http://dpipwe.tas.gov.au/conservation/development-planning-conservation-assessment/permit-to-take-threatened-species-\(for-consultants-development-related-activities\)](http://dpipwe.tas.gov.au/conservation/development-planning-conservation-assessment/permit-to-take-threatened-species-(for-consultants-development-related-activities)).
20. ADVICE – The Department of Primary Industries, Parks, Water and Environment (DPIPWE), Policy and Conservation Advice Branch advises that on the basis that species listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* are located within the boundaries of the site, and that associated obligations are to be met by the proponent and future lot owners.

21. ADVICE - The Department of Primary Industries, Parks, Water and Environment (DPIPWE), Policy and Conservation Advice Branch recommends that the DPIPWE (2015) Weed and Disease Planning and Hygiene Guidelines – Preventing the spread of weeds and diseases in Tasmania be adhered to during any development activities to prevent the spread of weeds and that any weeds present on the property be properly managed. The guidelines can be found at: <http://dPIPWE.tas.gov.au/invasive-species/weeds/weed-hygiene/weed-and-disease-planning-and-hygiene-guidelines>.

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

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Rural Resource, Environmental Living, Rural Living and General Residential under the Scheme.

- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme and is for subdivision.

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

- Section 8.10 – Determining Applications;
- Section 10.0 – General Residential Zone;
- Section 13.0 – Rural Living Zone;
- Section 14.0 – Environmental Living Zone;
- Section 26.0 - Rural Resource Zone;
- Section E1.0 – Bushfire-Prone Areas Code;
- Section E2.0 – Potentially Contaminated Land Code;
- Section E3.0 – Landslide Code;

- Section E5.0 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code;
- Section E11.0 – Waterway and Coastal Protection Code;
- Section E15.0 – Inundation Prone Areas Code;
- Section E23.0 – On-site Wastewater Management Code; and
- Section E27.0 – Natural Assets 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 has an area of 271.25ha with frontage to Dorans Road, South Arm Road and Rifle Range Road. The site includes four parcels of land that are separate from the main body of the lot and are shown in the location plan included in the Attachments.

The parcel of land to the north of the site is located at the intersection of Dorans and South Arm Road as shown, with a second parcel further north and also adjacent to South Arm Road. A third parcel exists in the vicinity of Farnaby Place, to the east of the site and a fourth parcel known as “Mays Point Road” off Bayview Road is to the north-east of the site.

The main part of the site is largely comprised of pasture, with portions of native bushland to the north-west/west of the site, which forms part of the Mount Mather and Beauvais Hill ranges. The site is used primarily for grazing of sheep, and a series of dams and minor watercourses exist on the site. A total of five existing agricultural buildings are located within the boundaries of the site.

There are three known sites of potential contamination within the boundaries of the lot, which are reflected in the proposal plans. These include a former sheep shed and sheep dip at the eastern part of the site, an above-ground fuel storage tank on the northern part of the site and the back stops / berms of a historic rifle range on the southern part of the site.

Approximately 73.9ha of the site is zoned Environmental Living Zone. The remainder of the land is largely zoned Rural Resource. The portion of land known as Mays Point Road is zoned General Residential, and the small parcel of land described above off Farnaby Place is zoned Rural Living.

3.2. The Proposal

The proposal is for an 8 lot subdivision of the site, leaving a balance lot. The proposed lots would range in size from 20.2ha to 30.4ha, with a proposed balance lot of 90.4ha. It is proposed that each lot would have vehicular access to either Rifle Range Road or Dorans Road. The subdivision plan is included in the Attachments.

A 10m wide corridor for a walking trail is proposed as an open space contribution as part of the subdivision, with an additional area to be included at the highest point of Mount Mather. The proposed trail would follow the southern, western and northern boundaries of the balance lot, and would connect with both Rifle Range Road and Dorans Road. This area would be in excess of 4ha.

It is proposed that three of the four portions of land that comprise the site (but are remote from the main body of the site) are to be transferred to Council as part of the proposal. These are the parcel of land at the intersection of Dorans and South Arm Road, a second parcel further north and adjacent to South Arm Road, and the parcel described above and known as Mays Point Road off Bayview Road.

A series of supporting reports were submitted as part of the application. These are:

- Site Contamination Assessment;
- Detailed Site Investigation – Contamination;
- Geotechnical Desktop and Walkover Assessment;
- Infrastructure Assessment;
- Traffic Impact Assessment;
- Natural Values Assessment;
- Bushfire Hazard Assessment Report; and
- Land Capability Assessment;

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 Rural Resource, Environmental Living, Rural Living and General Residential Zones and Bushfire Prone Areas, Potentially Contaminated Land, Landslide, Road and Railway Assets, Parking and Access, Stormwater Management, Waterway and Coastal Protection, Inundation Prone Areas, On-site Wastewater Management and Natural Assets Codes with the exception of the following.

Environmental Living Zone

- **Clause 14.5.3 (A1), Ways and Public Open Space** – the proposal includes the development of a 10m wide corridor for a walking trail proposed as an open space contribution, and there is no associated acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 14.5.3 as follows:

Clause	Performance Criteria	Assessment
14.5.3 P1	<p><i>“The arrangement of ways and public open space within a subdivision must satisfy all of the following:</i></p> <p><i>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i></p> <p><i>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</i></p> <p><i>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i></p> <p><i>(d) topographical and other physical conditions of the site are appropriately accommodated in the design;</i></p> <p><i>(e) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;</i></p>	<p>See below assessment.</p> <p>The proposed trail would connect Rifle Range Road to Dorans Road. The land is not specifically identified by the plan adopted by Council as part of the Strategy, however, the applicant and proponent have been in discussions with Council officers, who have suggested the trail location is an appropriate link, consistent with the intent of Council’s Tracks and Trails Strategy, and Action Plan 2015-2020.</p> <p>The site is the largest of a number of lots in the vicinity of the site. There are limited opportunities for further subdivision of the land.</p> <p>The connection through from Rifle Range Road to Dorans Road would provide a valuable link between these two roads within the Sandford area, presently without connectivity.</p>

	(f) <i>the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.</i> ”	The proposal trail has been assessed on-site as being in an appropriate location, consistent with the Tracks and Trails Action Plan. The 10m wide corridor is consistent with those criteria established under the plan, in that it would enable construction consistent with the walking track standards established under the Australian Standard AS 2156-1. An appropriate condition has been included in the recommended conditions, above, to ensure that the land is transferred to Council in the appropriate manner. It is further noted that the applicant proposes to fence this area using post and wire fencing to delineate the open space from the boundaries of the proposed Balance lot and Lot 2, where adjacent to the proposed trail.
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Environmental Living Zone

- **Clause 14.5.3 (A2), Ways and Public Open Space** – in that there is no associated acceptable solution to this clause.

The proposed variation must be considered pursuant to the Performance Criteria P2 of Clause 14.5.3 as follows.

Clause	Performance Criteria	Assessment
14.5.3 P2	<i>“Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.”</i>	The proposal is for the provision of a 10m wide corridor for a walking trail, which would have an area in excess of 4ha. This land is in excess of the minimum contribution required under the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> and is consistent with the criteria established by Council’s 2015 -2020 Tracks and Trails Action Plan, therefore meeting this test of the Scheme.

Environmental Living Zone

- **Clause 14.5.4 (A2) and (A3), Services** – in that there is no associated acceptable solution and there is no stormwater system to which it is proposed to connect each lot for stormwater.

The proposed variation must be considered pursuant to the Performance Criteria P2 and P3 of Clause 14.5.4 as follows:

Clause	Performance Criteria	Assessment
14.5.4 P2	<i>“Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.”</i>	The balance lot proposes a building area within the portion of the site zoned Rural Resource, which would be of sufficient area to accommodate an on-site wastewater treatment system as required by this standard.
14.5.4 P3	<i>“Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land.”</i>	Each of the proposed lots would be sufficiently large to provide for on-site stormwater management associated with the likely future use of the lots for residential purposes, as required by this standard.

Rural Resource Zone

- **Clause 26.5.1 (A1), New Lots**– in that the lots proposed are not for any of the purposes articulated by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 26.5.1 as follows:

Clause	Performance Criteria	Assessment
26.5.1 P1	<i>“A lot must satisfy all of the following:</i>	See below assessment.
	<i>(a) be no less than 20 ha;</i>	complies
	<i>(b) have a frontage of no less than 6m;</i>	complies

	<p><i>(c) not be an internal lot unless the site contains existing internal lots or creation of an internal lot is necessary to facilitate rural resource use;</i></p> <p><i>(d) be provided with safe vehicular access from a road;</i></p> <p><i>(e) provide for the sustainable commercial operation of the land by either:</i></p> <p><i>(i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan;</i></p> <p><i>(ii) encompassing an existing or proposed non-agricultural rural resource use;</i></p>	<p>Complies, no internal lots proposed.</p> <p>Council's engineers are satisfied that the proposed access points are acceptable and would meet the requirements of the Road and Railway Assets Code. This is supported by the submitted TIA for the development.</p> <p>A land capability assessment was submitted in support of the proposed development. The assessment concludes that the site is classified as substantially Class 5 land, with some Class 6 land on the steeper slopes. The land surveyed would be suitable only for low density stocking. The assessment concludes that the low inherent land quality combined with local conditions imposes severe limitations to agricultural production. The assessment concludes that the subdivision of the site into a number of large lots has potential to enhance the intensity of agricultural activities through specialist cropping/breeding activities in conjunction with residential land use, consistent with the purpose of the zone.</p> <p>It is considered that the submissions made are reasonable, in that the soil classification is such that agricultural activities of the nature proposed would meet this test of the Scheme, and provide for future sustainable use of the land, in both a possible residential and agricultural sense as suggested possibly include specialised agriculture.</p>
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		This test is therefore considered to be met by the proposal.
	<i>(f) if containing a dwelling, setbacks to new boundaries satisfy clause 26.4.2;</i>	not applicable
	<i>(g) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the lot containing the primary dwelling;</i>	not applicable
	<i>(h) if vacant, must:</i>	
	<i>i contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3;</i>	complies
	<i>ii. not result in a significant increase in demand for public infrastructure or services;</i>	Complies, in that the supporting documentation demonstrates that all associated on-site wastewater can be accommodated, and that the road network has sufficient capacity to absorb the additional traffic generated by future development of the lots.
	<i>(i) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.”</i>	not applicable

Potentially Contaminated Land Code

- **Clause E2.6.1 (A1), Subdivision** – in that the proposal does not include the certification or approval by the Director that the land is suitable for the intended use, as prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E2.6.1 as follows.

Clause	Performance Criteria	Assessment
E2.6.1 P1	<i>“Subdivision does not adversely impact on health and the environment and is suitable for its intended use, having regard to:</i>	See below assessment.
	<p>(a) <i>an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</i></p> <p>(b) <i>an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or</i></p> <p>(c) <i>a plan to manage contamination and associated risk to human health and the environment that includes:</i></p> <p><i>i. an environmental site assessment;</i></p> <p><i>ii. any specific remediation and protection measures required to be implemented before any use or development commences; and</i></p> <p><i>iii. a statement that the land is suitable for the intended use or development.”</i></p>	<p>not applicable</p> <p>A detailed site investigation of contamination on-site was undertaken as part of the development application, which concludes that there are three sites that require remediation to ensure that a risk to human health is not posed by future residential use of the land. An excerpt of the assessment illustrating the location of the contaminated sites is included in the Attachments.</p> <p>While the building sites shown on the proposed subdivision plan are not within the areas identified as being contaminated, the assessment concludes that a site specific contamination management plan for each of the contaminated sites, being the sheep dip, fuel storage area and rifle range within the boundaries of the development site, is to be developed to guide the proposed management of the impacts at each site.</p> <p>With such remediation works, as proposed, the report concludes that the site is suitable for the intended future residential use.</p> <p>The applicant has proposed that the remediation works would be undertaken as part of the development.</p>

		<p>It is therefore appropriate to require as conditions of approval that a management plan be developed in accordance with the conclusions and recommendations of the Detailed Site Investigation – Contamination dated August 2020, and that the rehabilitation works required must be undertaken prior to the sealing of each of the subject lots, as required.</p> <p>The applicant has proposed that the development occur over two stages to address the proposed rehabilitation, with Stage 1 being Lots 2 to 8 inclusive, containing the sheep dip and fuel storage areas, and Stage 2 being Lot 9 and the Balance Lot, and containing the rifle range. This will ensure the works required to create lots that are suitable for their intended use, as required by this test of the Scheme, and is reflected in the recommended conditions.</p>
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Potentially Contaminated Land Code

- **Clause E2.6.2 (A1), Excavation** – in that there is no associated acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E2.6.2 as follows.

Clause	Performance Criteria	Assessment
E2.6.2 P1	<i>“Excavation does not adversely impact on health and the environment, having regard to:</i>	See below assessment.
	<i>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</i>	not applicable

	<p>(b) a plan to manage contamination and associated risk to human health and the environment that includes:</p> <p>i. an environmental site assessment;</p> <p>ii. any specific remediation and protection measures required to be implemented before excavation commences; and</p> <p>iii. a statement that the excavation does not adversely impact on human health or the environment.”</p>	<p>Consistent with the assessment above, the contamination assessment submitted as part of the proposal proposes the development of site specific contamination management plans to regulate the decontamination and future development of the site.</p> <p>The management plans would be required as conditions of approval prior to the sealing of the final plan of subdivision, and therefore before any earthworks associated with the rehabilitation of the contaminated areas commences on-site. The management plans would include specific details of remediation and protection measures as part of the excavation works and would require a statement that excavations would not adversely impact human or environmental health. The requirements of this test would therefore be met.</p>
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Landslide Code

- **Clause E3.8.1 (A1), Subdivision** – in that there is no associated acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E3.8.1 as follows.

Clause	Performance Criteria	Assessment
E3.8.1 P1	“Subdivision of a lot, all or part of which is within a Landslide Hazard Area must be for the purpose of one of the following:	See below assessment.
	(a) separation of existing dwellings;	not applicable

	<p><i>(b) creation of a lot for the purposes of public open space, public reserve or utilities;</i></p> <p><i>(c) creation of a lot in which the building area, access and services are outside the High Landslide Hazard Area and the landslide risk associated with the subdivision is either:</i></p> <p><i>i. acceptable risk, or</i></p> <p><i>ii. capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk."</i></p>	<p>not applicable</p> <p>Complies, in that each of the lots proposed by the development would have building areas that are outside the high and medium risk areas of the site, with only a portion of the development area of Lot 2 being identified as low risk and the remaining development areas unaffected by the Code. The risk is therefore a low and acceptable risk, thus meeting the requirements of (c)(i) of this standard.</p>
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Road and Railway Assets Code

- **Clause E5.6.2 (A1), Road Accesses and Junctions** – in that there are new accesses proposed to both Dorans and Rifle Range Roads which have a speed limit of more than 60 km/h, as prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E5.6.2 as follows.

Clause	Performance Criteria	Assessment
E5.6.2 P1	<i>"For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i>	See below assessment.
	<p><i>(a) the nature and frequency of the traffic generated by the use;</i></p> <p><i>(b) the nature of the road;</i></p> <p><i>(c) the speed limit and traffic flow of the road;</i></p> <p><i>(d) any alternative access;</i></p>	It is proposed that the lots would have frontage to both Dorans Road and Rifle Range Road, and the traffic impact assessment (TIA) submitted in support of the proposal is satisfied that there is sufficient capacity within the existing road network to provide for the proposed development and likely traffic generation.

	<p><i>(e) the need for the access or junction;</i></p> <p><i>(f) any traffic impact assessment; and</i></p> <p><i>(g) any written advice received from the road authority.”</i></p>	<p>The TIA concludes that the traffic generation from the new development is considered minimal and would add a likely 8 two-way trips per peak hour, a situation which Council’s engineers are satisfied is appropriate and can be absorbed by the existing road network. Appropriate conditions have been included in the recommended conditions, above, in relation to construction of access point and engineering designs.</p> <p>South Arm Road is a State Road; however no access is proposed to this road as part of the development with Lot 5 proposed to take access to Dorans Road. As such, it is therefore considered that the tests of the performance criteria are met by the proposal.</p>
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Stormwater Management Code

- **Clause E7.7.1 (A2), Stormwater Drainage and Disposal** – in that the proposal is for a subdivision of more than five lots as prescribed by the acceptable solution.

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

Clause	Performance Criteria	Assessment
E7.7.1 P2	<p><i>“A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.”</i></p>	<p>Council’s engineers are satisfied that the size, shape and nature of each of the proposed lots would be sufficient to enable future development to achieve the stormwater targets established by the State Stormwater Strategy as required.</p>

		An Infrastructure Assessment was submitted in support of the proposal which concludes that each of the proposed lots can be appropriately serviced by rainwater tanks and on-site wastewater treatment and disposal, thus addressing the requirements of both this code, and the On-site Wastewater Management Code, as required.
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Waterway and Coastal Protection Code

- **Clause E11.8.1 (A1), Subdivision Standards** – in that the proposal is for a subdivision where works including access driveway works are to occur within the Waterway and Coastal Protection Area, as prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E11.8.1 as follows.

Clause	Performance Criteria	Assessment
E11.8.1 P1	<i>“Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following:</i>	See below assessment.
	<i>(a) minimise impact on natural values;</i> <i>(b) provide for any building area and any associated bushfire hazard management area to be either:</i> <i>i. outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or</i>	The proposed development areas associated with each lot would not be located on land subject to the Waterway and Coastal Protection Code, meaning that the impacts on natural values would be limited to proposed driveway/crossover construction works and possible service connections within the identified areas.

	<p><i>ii. able to accommodate development capable of satisfying this code.</i></p> <p><i>(c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.”</i></p>	<p>The construction of access points associated with the development would necessitate some vegetation clearance for sight distances, however these works are limited and considered a minimal impact, supported by the Natural Values Assessment provided as part of the application.</p> <p>not applicable</p>
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Inundation Prone Areas Code

- **Clause E15.8.1 (A1), Medium and High Inundation Hazard Areas –**
in that there is no acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E15.8.1 as follows.

Clause	Performance Criteria	Assessment
E15.8.1 P1	<i>“Subdivision of a lot, all or part of which is within a Medium or High Inundation Hazard Area must be for the purpose of one or more of the following:</i>	See below assessment.
	<i>(a) separation of existing dwellings;</i>	not applicable
	<i>(b) creation of a lot for the purposes of public open space, public reserve or utilities;</i>	not applicable
	<i>(c) creation of a lot in which the building area, access and services are outside the hazard area, with the exception of stormwater.</i>	Complies, in that the building areas proposed are outside the hazard area.

	<p><i>(d) creation of a lot in which the building area or access or services are inside the hazard area provided that it can be demonstrated that subsequent development will not adversely affect flood flow or be affected by flood water or change coastal dynamics in a way detrimental to the subject property or any other property.</i></p> <p><i>(e) Stormwater, mitigation and/or developer contributions applicable to any lot/s created under (c) or (d) are as follows:</i></p> <p><i>i. onsite stormwater and/or mitigations works must be consistent with any adopted Council Policy, prior to the commencement of works. In the absence of such a strategy, demonstration that Council's stormwater system has the capacity and the proposal will not adversely impact any other properties in terms of increased water levels, flow or diverted overland flow.</i></p> <p><i>ii. provision of developer contributions for required off site stormwater and/or mitigation works consistent with any adopted Council Policy, prior to the commencement of works."</i></p>	<p>not applicable</p> <p>Council's engineers are satisfied that the proposed works can be appropriately managed given the nature of the future development and site constraints.</p> <p>There is no reticulated stormwater infrastructure within proximity of the site to which a developer contribution is recommended by Council's engineers, as part of the development. It is therefore and for the reasons provided, considered that the tests of this criterion are met.</p>
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Inundation Prone Areas Code

- **Clause E15.8.3 (A1), Subdivision within Riverine Inundation Hazard Areas** – in that the lots propose vehicular access within a riverine inundation hazard area, and therefore does not meet this acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E15.8.3 as follows.

Clause	Performance Criteria	Assessment
E15.8.3 P1	<i>“Each lot, or a lot proposed in a plan of subdivision, within a riverine inundation hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:</i>	See below assessment.
	<i>(a) any increase in risk from flood for adjacent land;</i> <i>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</i> <i>(c) the need to minimise future remediation works;</i> <i>(d) any loss or substantial compromise by flood of access to the lot, on or off site;</i> <i>(e) the need to locate building areas outside the riverine inundation hazard area;</i> <i>(f) any advice from a State authority, regulated entity or a council; and</i> <i>(g) the advice contained in a flood hazard report.”</i>	<p>Of the proposed lots, Lots 4, 5, 6, 7, 8, 9 and the Balance lot are subject to the Riverine Inundation Hazard Area. Development areas of these lots, with the exception of Lot 4, would be subject to this area also.</p> <p>The Infrastructure Assessment submitted as part of the proposal concludes that future residential development can be accommodated within these areas, subject to addressing possible flood risk and possible landscaping works to offset the impact of buildings in this area.</p> <p>Council’s engineers are satisfied that each of the proposed lots can be developed to minimise risk associated with flooding, and that future development would, on a site by site basis, be required to address the relevant provisions of the code.</p>

		The tests of these performance criteria are therefore considered to be met by the proposal.
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Natural Assets Code

- **Clause E27.9.1 (A1) for a Minor Impact, Subdivision Standards** – in that the works proposed are categorised as minor impact by the Natural Values Assessment, and there is no associated acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E27.9.1 as follows.

Clause	Performance Criteria	Assessment
E27.9.1 P1	<p><i>“(a) Subdivision works, including accesses, fences and service locations are designed to minimise the impact on priority vegetation and the clearance of native vegetation;</i></p> <p><i>(b) Lots must be designed to contain a building envelope which:</i></p> <ul style="list-style-type: none"> • <i>avoids priority vegetation; and</i> • <i>reduces clearance of native vegetation to the minimum extent necessary to contain the anticipated use and any clearance required for bushfire management</i> 	<p>A Natural Values Assessment was submitted as part of the proposal and is included in the Attachments, which includes recommendations in relation to mitigation of disturbance of natural values within the site. This assessment concludes that vegetated areas should be retained where possible/practicable, and that the development areas shown are consistent with such recommendations.</p> <p>The development has been designed to show that each of the lots is capable of providing a building envelope that avoids priority vegetation, as required. That said, the recommendations of the Natural Values Assessment must be adhered to and future development must consider the recommendations of the assessment. A condition has therefore been included in the recommended conditions, above, to ensure this occurs.</p>

	<p>(c) <i>No burning, blasting or construction works involving excavators or multiple truck movements are to occur within 500 m (or 1 km if in line-of-sight) of an active raptor nest during the breeding season between July to January inclusive.</i></p> <p>(d) <i>Additional mitigation measures are proposed to ensure that the subdivision will satisfactorily reduce all remaining impacts on priority vegetation; and</i></p> <p>(e) <i>Conservation outcomes and long terms security of any offset is consistent with the Guidelines for the use of Biodiversity Offsets in the local planning approval process, Southern Tasmanian Councils Authority 2013.”</i></p>	<p>The Natural Values Assessment identifies a nest site for the white-bellied sea eagle on the north-western part of the site, and makes specific recommendations in relation to construction, both of the subdivision, the creation of a building exclusion zone around the nest and future development on each of the lots, as part of the proposal. In response to this issue and associated requirement of the performance criteria, it is appropriate to require the creation of both a covenant to provide for the required building exclusion area and a Part 5 Agreement be created to alert both the developer and future landowners of their responsibilities in relation to the protection of this nest. A condition has therefore been included in the recommended conditions above to ensure this occurs.</p> <p>The Natural Values Assessment does not propose offsets, in that vegetation clearance is not proposed at a scale necessitating such a contribution.</p>
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5. REPRESENTATION ISSUES

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

5.1. Support for Development

A number of the representations received express support for the proposed subdivision as a whole.

- **Comment**

The supporting comments of the representations are noted.

5.2. Width of Proposed Trail

Concerns were raised by the representations in terms of the width of the proposed trail, in relation to the trail being too narrow and therefore insufficient for multi-user activities. Conversely, other concerns were that the proposed trail would be too wide and therefore have a significant environmental impact. The representations submit that it would be more appropriate for the trail to follow the existing informal trails that exist across the site, to limit additional vegetation clearance.

- **Comment**

The proposal trail has been assessed on-site as being in an appropriate location and consistent with the objectives established by Council's Tracks and Trails Action Plan. The 10m wide corridor is consistent with those criteria established under the plan, in that it would enable construction consistent with the walking track standards established under the Australian Standard AS 2156-1. An appropriate condition has been included in the recommended conditions above, to ensure that the land is transferred to Council in the appropriate manner.

The connection through from Rifle Range Road to Dorans Road would provide a link between these two roads within the Sandford area, presently without connectivity. Though there are several informal tracks that traverse the site, it is most appropriate for the proposed trail to follow lot boundaries rather than dividing privately-owned land. While the concerns of the representations are acknowledged, they are not of determining weight.

5.3. Provision of Additional Land for Trail Adjacent Road Frontages

Concern is raised by one representation that the proposed subdivision represents an opportunity for Council to acquire additional land adjacent to the Rifle Range Road and Dorans Road frontages of the site, to provide for a wider verge to form part of the trail network in the vicinity of the site. It is noted by the representations that the existing Rifle Range Road verge in particular is narrow and represents a safety risk to users.

- **Comment**

The POS trail proposed as part of the development would have an area well in excess of the 5% of the total area of the site that the proponent is obliged to provide as part of the development. While the concerns of the representations are acknowledged, it is not considered reasonable or necessary for Council to acquire land to provide for the widening of the Rifle Range Road reservation in the vicinity of the site. This issue is therefore not of determining weight in relation to the proposal.

5.4. Land Transfer to Council

A number of representations raise concerns in relation to the transfer of the portion of land known as Mays Point Road to Council, and the likely future use and/or development to be undertaken by Council. A further concern raised is that this piece of land has historically been “gifted” to the owners of the adjacent lots, however no evidence of this was provided as part of the representations received.

- **Comment**

The ownership of the subject piece of land is accepted as being part of the title the subject of this application, being CT 164817/1. The applicant proposes that this land be transferred to Council (along with two other small parcels of land adjacent South Arm Road and effectively forming part of the road reservation) as part of this application. There is no evidence before Council that the land has been “gifted” to others, and therefore it is appropriate for the land to be transferred as proposed. Appropriate conditions have been recommended to manage the formal transfer process.

The concerns of the representations are noted in relation to the future use of the land. This proposal does not involve any change to the use of the subject land, nor does it obligate Council to undertake any construction or maintenance works to the land used for access.

Council would, as a landowner, undertake maintenance of vegetation within this area as part of its existing works program and would contact the owners to arrange the licensing of the use of this portion of land for access, if the proposal is approved and the land transferred as proposed. This would ensure that the appropriate access rights are in place for those owners reliant upon the land for access. This has been reflected in the recommended conditions, above.

5.5. Impact on Wildlife

Concern is raised by the representations that there would be an impact upon the wildlife supported by the parcel of land identified as Mays Point Road, and within the main body of the site itself. The concerns in relation to the main part of the site relate to there being known wedge-tailed eagle activity on the site, and eastern barred bandicoot habitat identified within the boundaries of the site. It is submitted that the refusal of the proposal on the basis of the land being known habitat is justified.

- **Comment**

A natural values assessment (NVA) was provided as part of the proposal and is included in the Attachments. The NVA includes recommendations in relation to mitigation of disturbance of natural values within the site. This assessment concludes that vegetated areas should be retained where possible/practicable, and that the development areas shown are consistent with such recommendations. Appropriate conditions have been proposed to ensure that the recommendations of the Natural Values Assessment must be adhered to and future development must address the recommendations of the assessment.

The Natural Values Assessment acknowledges a nest site for the white-bellied sea eagle on the north-western part of the site, and makes specific recommendations in relation to construction, both of the subdivision and future development on each of the lots, and the protection of the identified nest site as part of the proposal.

It is appropriate for Council to include a requirement that both a covenant and a Part 5 Agreement be created to alert both the developer and future landowners of their responsibilities in relation to the protection of this nest and threatened species within the boundaries of the site, and has been recommended. This issue has been satisfactorily addressed and does not justify the refusal of the proposal.

5.6. TasNetworks Infrastructure

A representation was received from TasNetworks to provide support for the proposal, on the basis that an easement of 12m width be created over those lots affected by existing overhead distribution powerlines that traverse the site.

- **Comment**

The request of TasNetworks is noted, and a condition to reflect the necessary easements has been included in the recommended conditions.

5.7. Environmental Impacts on Saltmarsh

One representation raises concerns in relation to the impact of the proposed subdivision and associated future development of the lots on the adjacent saltmarsh to the north of the site. Concerns surround future development, the necessity for management of stormwater runoff from the site and possible impacts upon the adjacent saltmarsh and shorebird habitat.

- **Comment**

A series of conditions has been recommended in relation to the design and construction of the subdivision, if approved. Stormwater management at subdivision stage has also been considered, and appropriate conditions recommended.

It is noted that the representation is largely concerned with the future development of each of the lots, and associated stormwater impacts upon the adjacent saltmarsh.

While impacts associated with stormwater runoff would be addressed as part of future development applications for the development of the lots, Council's engineers are satisfied that there is sufficient area within the boundaries of the proposed lots to cater for stormwater runoff as required.

6. REFERRALS

The proposal was referred to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) as part of the assessment of the proposal. Advice was received from DPIPWE that there is an identified white-bellied sea eagle nest within the boundaries of the site, and that appropriate management measures were recommended in relation to the protection of this area. Specific measures are proposed at Section 4 of the Natural Values Assessment submitted in support of the proposal and are reflected by the recommended conditions and advice. Specifically, these measures include a building exclusion zone within proximity of the known nest site, and management of construction activities within 500m of 1km direct line of site from the nest within the breeding season.

As part of the advice received, concerns were raised regarding the use of the trail proposed as part of the development, within proximity of the nest site. In response to the concerns raised, it is proposed that the trail be managed by Council to prohibit use of this area during the breeding season. This is a matter to be managed by Council in accordance with its obligations under the *Threatened Species Protection Act 1995*.

Advice was also received in relation to the presence of threatened species of flora on the site, and consistent with the Natural Values Assessment, it is recommended that advice be included as part of a planning permit if granted to ensure that the proponent is aware of its obligations under the *Threatened Species Protection Act 1995*. Such advice has been included in the recommended conditions.

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

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

8.2. Developer contributions are required to comply with Council's Public Open Space Policy, and this proposal provides opportunity to secure POS as being in the vicinity of a trail identified as desirable in Council's Tracks and Trails Action Plan 2015 - 2020. The trail would be comprised of a 10m wide corridor within which a walking trail is proposed, which represents the open space contribution as part of the subdivision. It is noted that this includes an additional area to be included for access to the highest point of Mount Mather.

8.3. The area of land proposed to be set aside as POS for this purpose represents an area in excess of 10% of the site and is consistent with the land proposed to be provided to Council as POS.

8.4. Given that there is a need for POS in this location and proposed POS represents an area greater than 5% of the site it is not appropriate to require either an additional cash contribution or that the proponent cover the cost of fencing this area. Fencing of this area is proposed by the applicant, as part of the development of the subdivision.

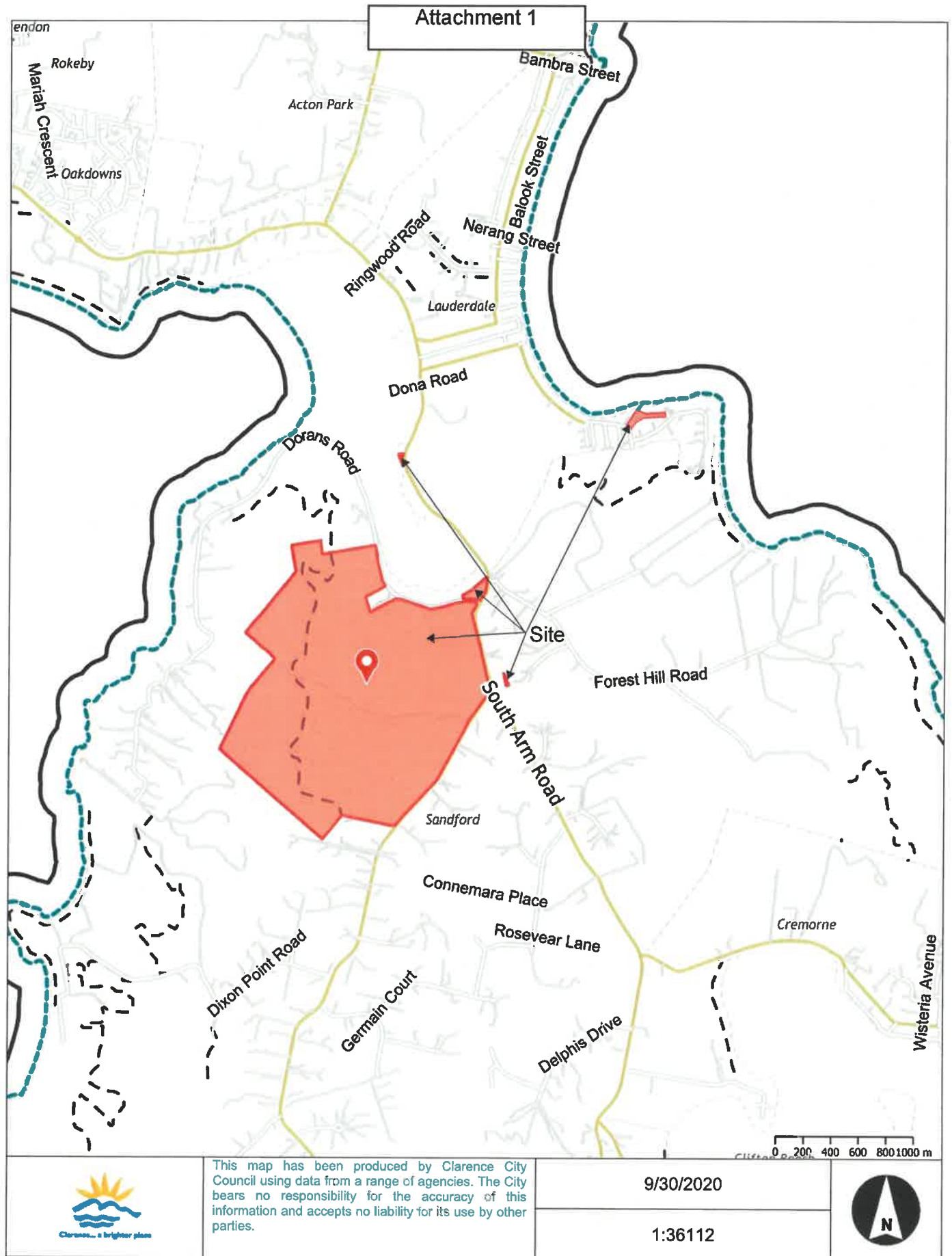
9. CONCLUSION

The proposal is for an 8 lot subdivision of the site at 849 South Arm Road, Sandford. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Subdivision Plan (1)
3. Plan Excerpt, Detailed Site Investigation – Contamination (1)
4. Natural Values Assessment (28)
5. Site Photo (3)

Ross Lovell
MANAGER CITY PLANNING

LOCATION PLAN - 849 SOUTH ARM ROAD



Attachment 2

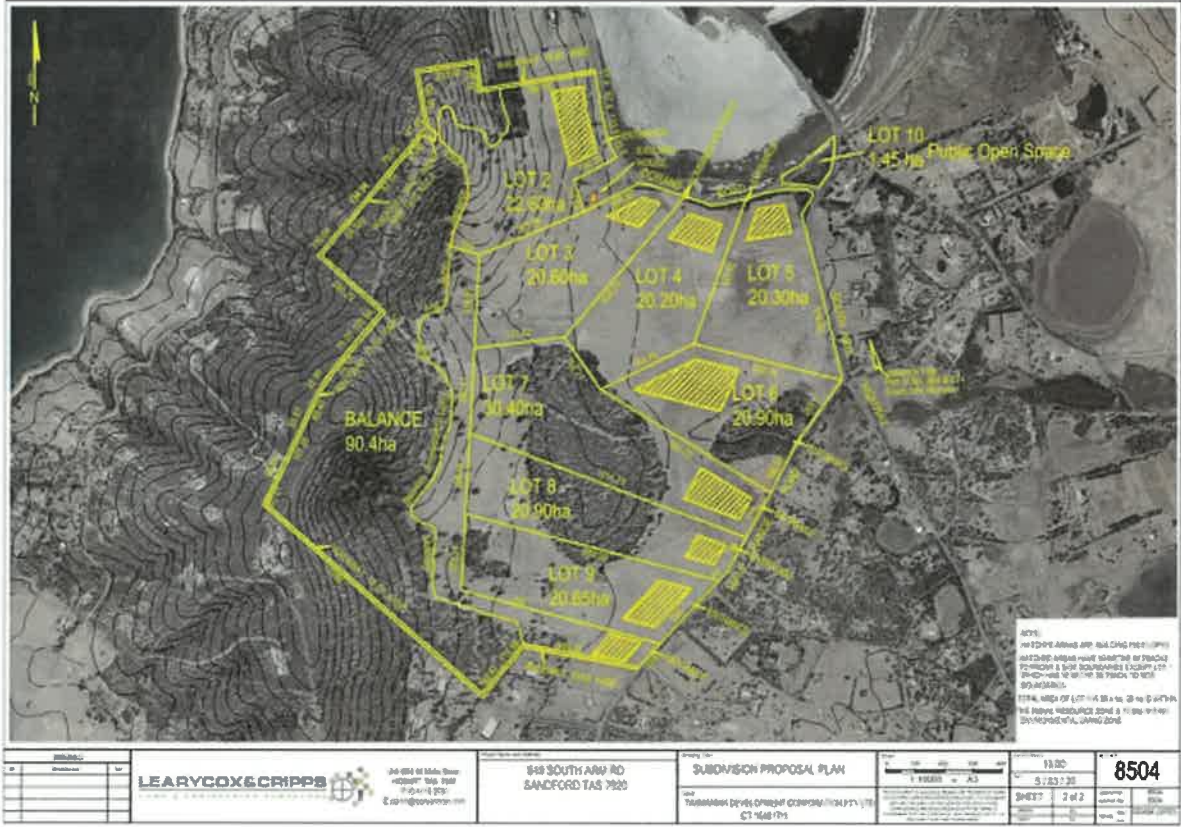
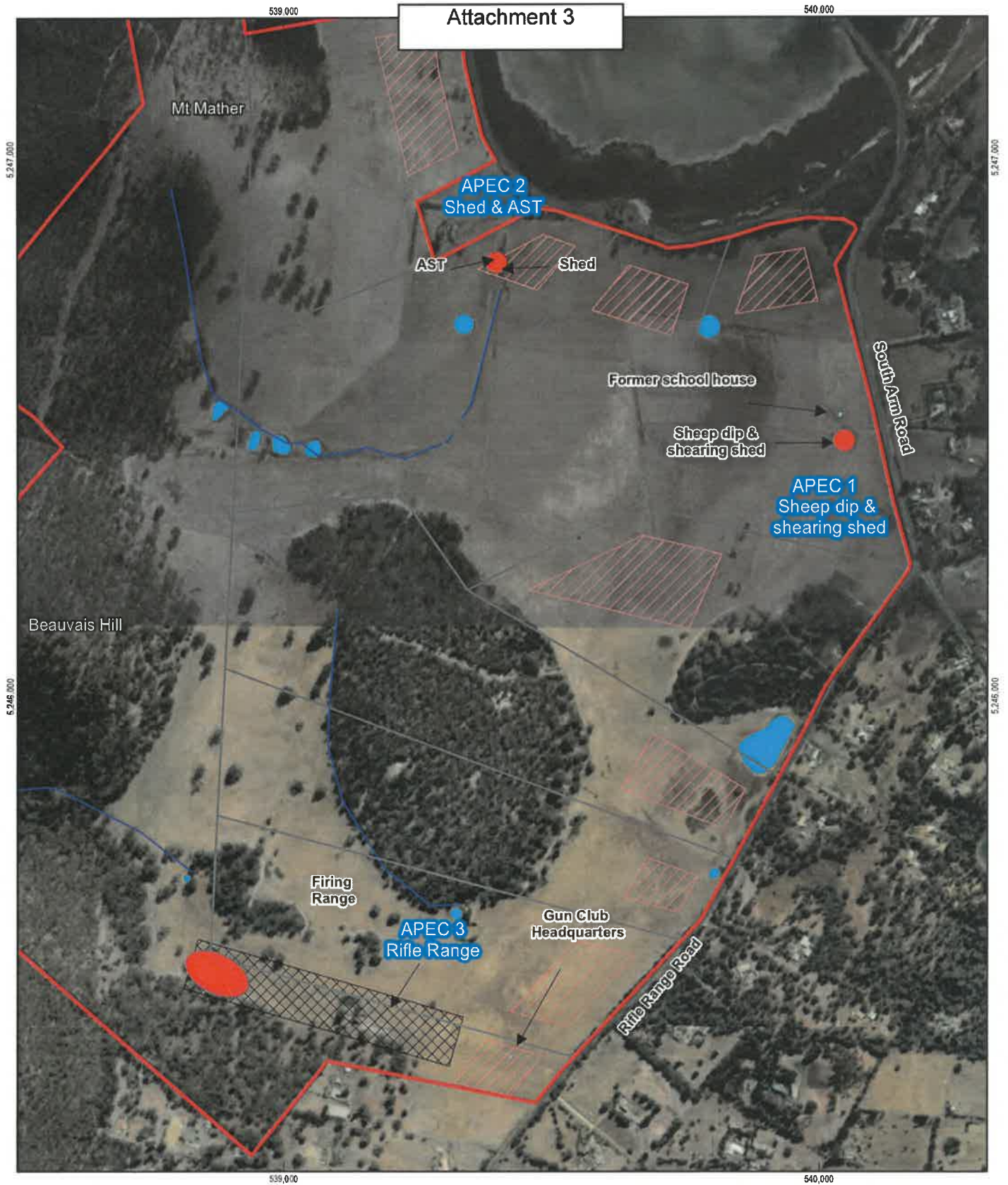


Figure 6 Subdivision proposal plan - sheet 2

Attachment 3



LEGEND

- Area of identified contamination (final extent subject to delineation)
- Proposed subdivision plan
- Surface water - Creek
- Site boundary
- Surface water - Dam
- Building envelopes

Paper Size A3
0 25 50 100 150 200 250
Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1984
Grid: GDA 1994 MGA Zone 55



Tasmanian Development Corporation P/L
849 South Arm Road, Sandford
Detailed Site Investigation

Job Number 32-19232
Revision D
Date 04 Jun 2020

Site location and layout

Figure 1

G:\3219232\GIS\Maps\Deliverables\Contam Figs\3219232_101_Site_Location_RevB.mxd 2 Salamance Square Hobart TAS 7000 Australia T 61 3 6210 0600 F 61 3 6210 0601 E hbamell@ghd.com W www.ghd.com
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Data source: Data Custodian Data Set Name/Title, Version/Date. Created by: drockliff



**Tasmanian Development
Corporation Pty Ltd**

849 South Arm Road
Natural Values Assessment

December 2019

Executive summary

A desktop and field-based assessment was undertaken of the proposed subdivision at 849 South Arm Road, Sandford, in south-east Tasmania on October 2019.

The desktop assessment identified numerous natural values that have the potential to occur within the study area. During the field assessment, a range of natural values were identified as occurring within the study area, including threatened vegetation communities listed under the Tasmanian *Nature Conservation Act 2002*, as well as threatened flora and fauna habitat listed under the Tasmanian *Threatened Species Protection Act 1995*. These values are restricted to areas of native vegetation.

Within this report, recommendations are also made on how to mitigation the disturbance of natural values within the site. A permit to take under the Tasmanian *Threatened Species Protection Act 1995* may be required to destroy or disturb these values if they cannot be avoided during any proposed works within the site.

Table of contents

1.	Introduction.....	1
1.1	Background.....	1
1.2	Study area.....	1
1.3	Purpose of this report.....	1
1.4	Scope and limitations.....	2
1.5	Assumptions	2
2.	Methodology.....	3
2.1	Overview	3
2.2	Desktop background research.....	3
2.3	Field Survey	3
2.4	Nomenclature and assessment of significance	3
3.	Ecological values	5
3.1	Vegetation communities.....	5
3.2	Flora species.....	12
3.3	Fauna observations and habitat values	14
3.4	Introduced plants, pests and pathogens.....	18
4.	Conclusions and recommendations.....	19
4.1	Vegetation communities.....	19
4.2	Flora species.....	19
4.3	Fauna observations and habitat values	20
4.4	Introduced plants, pests and pathogens.....	21
5.	References.....	22

Figure index

Figure 1	849 South Arm Road Natural Values Assessment.....	4
Figure 2	The amount of predicted mature habitat available in the landscape surrounding the study area (approx. study area highlighted by yellow box) as mapped by the Habitat context assessment tool (Forest Practices Authority 2019).....	16

Appendices

Appendix A - Flora List

Appendix B – Desktop Natural Values Assessment Report

1. Introduction

1.1 Background

The Tasmanian Development Corporation is investigating the development of 849 South Arm Road, Sandford. A desktop natural values assessment of the site (GHD 2019) identified numerous natural values that are known to and have the potential to occur within the study area.

We understand the proposed development of the site is for low density residential living consisting of approximately 9 lots. The lots range in size from 94.9 ha to 20.20 ha with access to each lot via one of three roads – South Arm Highway, Rifle Range Road or Dorans Road.

A full natural values assessment of the site is therefore required to inform any future development of the site.

1.2 Study area

The proposed development is at 849 South Arm Road, Sandford, adjacent Ralphs Bay and the South Arm Highway, on the South Arm Peninsula in Southern Tasmania. The site is located in the municipality of Clarence City Council adjacent the South Arm Gun Range and is approximately 271.4 ha.

The site comprises a mix of agricultural areas, forest and woodland and some agricultural infrastructure such as sheds spanning from 20 to 160 m in elevation. The highest points within the study area are Beauvais Hill and Mount Mather. There are numerous dams on the site. Dorans Road separates the proposed development from the approximately 125 m of saltmarsh and wetland that fringes Ralphs Bay. The geology of the site is a mix of pebbly mudstone, sandstone and limestone, and quaternary sediments, with a small proportion of the site consisting of dolerite.

1.3 Purpose of this report

The purpose of this assessment was to undertake:

- Identification of threatened flora and fauna species presence and likelihood of occurrence in the proposed project area (including those listed under the *Threatened Species Protection Act 1995* (TSP Act), *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), and/or under Schedule 3A of the *Nature Conservation Act 2002*.
- GIS mapping of the vegetation communities, threatened species or declared weed observations on site.
- Identification and description of declared weeds present on site (*Tasmanian Weed Management Act 1999*).
- Identification of impacts of the proposed works on threatened flora, fauna and vegetation communities, including management and mitigation measures.
- Identification of risks of the proposed works on spreading pests, weeds and pathogens, including management and mitigation measures.
- Advice/recommendations on any State or Commonwealth permits/approvals that may be required for potential impacts to flora and fauna or vegetation communities.

1.4 Scope and limitations

This report has been prepared by GHD Pty Ltd (GHD) for the Tasmanian Development Corporation and may only be used and relied on by Tasmanian Development Corporation for the purpose agreed between GHD and Tasmanian Development Corporation as set out in Section 1.3 of this report.

GHD otherwise disclaims responsibility to any person other than Tasmanian Development Corporation arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report:

- Were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report*
- Were limited to an ecological assessment of vascular plant species (ferns, conifers and flowering plants), terrestrial and migratory vertebrate fauna*
- Did not include non-vascular flora (e.g. mosses, liverworts, lichens, and fungi), marine fauna habitat and invertebrate habitat, which were not formally surveyed as part of this assessment*
- Included a field survey in Spring, which is considered a suitable time of year to survey for most herbaceous annuals and grass species that are likely to occur within the study area.*
- Did not include a detailed fauna field survey (i.e. trapping) at the study area. The fauna investigation instead focussed on fauna habitat, and evidence of animals (e.g. scats, tracks, feathers)*
- Did not include an aquatic assessment, with aquatic environment(s) not formally surveyed as part of this assessment.*

The opinions, conclusions and any recommendations in this report are based on conditions encountered, observations made and information reviewed at the date of preparation of the report. Due to the fact that GHD was only present at specific points within the relevant site(s) on specific dates and certain time periods, this report is only indicative (and not definitive) of flora and fauna present on the site(s). Flora and fauna (whether in type or quantity) can also change and fluctuate at different times throughout the year (due to factors including seasonal changes, external events or third party intervention), where it is not possible to observe such changes or fluctuations where only discrete site(s) visits have taken place. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer Section 1.3 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

1.5 Assumptions

GHD has prepared this report on the basis of information provided by the Tasmanian Development Corporation and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Methodology

2.1 Overview

A desktop assessment was undertaken to gain an understanding of the ecological values of the study area. This was followed up by a field assessment to identify and map values on-ground.

2.2 Desktop background research

The primary data sources accessed during the background research included:

- The NVA database (NVA 2019) – which provides an NVA Report identifying threatened fauna and flora records within 500 m and 5000 m from the edge of the study area
- The *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) Protected Matters Search Tool (PMST 2019) Australian Government: 2019 – which provides a PMST Report that identifies any matters listed under the EPBCA within a 5000 m buffer around the study area
- The Land Information System Tasmania (LIST) database (Service Tasmania 2019) – which provides information on the location of vegetation communities according to the TASVEG 2013, including the location of threatened vegetation

A desktop natural values assessment report for this project is provided in Appendix B.

2.3 Field Survey

A GHD ecologist undertook a one day field survey on 15 October 2019. The study area was assessed by car and on foot, and all flora and fauna observed, including signs of fauna, were recorded and mapped (Figure 1).

A full list of all the flora recorded during the field survey is available in Appendix A.

2.4 Nomenclature and assessment of significance

All plants were identified in accordance with A Census of the Vascular Plants of Tasmania, including Macquarie Island (de Salas and Baker 2019). Flora and fauna conservation significance was determined in accordance with the Tasmanian *Threatened Species Protection Act 1995* (TSP Act) and the Commonwealth EPBCA.

Conservation significance of vegetation communities was assessed in accordance with the TASVEG 2013 and Regional Forestry Agreement (RFA) classification and associated criteria (DPIPWE 2014). Conservation significance of other ecological communities was determined in accordance with the Commonwealth EPBCA.

Significance of impacts on Matters of National Environmental Significance (MNES) were assessed in accordance with the Australian Government's Significant Impact Guidelines (DOTE 2013).



- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> Building envelopes Subdivision plan White-bellied sea-eagle nest (NVA) Habitat tree Nest <i>e.risdonii</i> | <ul style="list-style-type: none"> Weed species (Thistle) Threatened vegetation community <p>Vegetation community type</p> <ul style="list-style-type: none"> DVC - <i>Eucalyptus viminalis</i> - <i>Eucalyptus globulus</i> coastal forest and woodland DAM - <i>Eucalyptus amygdalina</i> forest and woodland on mudstone | <ul style="list-style-type: none"> DAC - <i>Eucalyptus amygdalina</i> coastal forest and woodland DRI - <i>Eucalyptus risdonii</i> forest and woodland DOB - <i>Eucalyptus obliqua</i> dry forest DGL - <i>Eucalyptus globulus</i> dry forest and woodland DGL - <i>Eucalyptus globulus</i> forest and woodland | <ul style="list-style-type: none"> DTO - <i>Eucalyptus tenuramis</i> forest and woodland on sediments FUM - Extra-urban miscellaneous FAG - Agricultural land FPL - Plantations for silviculture FRG - Regenerating cleared land |
|---|--|--|---|

<p>Paper Size A4</p> <p>0 50 100 200 300 400</p> <p>Metres</p> <p>Map Projection: Transverse Mercator</p> <p>Horizontal Datum: GDA 1994</p> <p>Grid: GDA 1994 MGA Zone 55</p>			<p>Tasmanian Development Corp.</p> <p>849 South Arm Road</p> <p>Field mapped</p> <p>Natural Values</p>	<p>Job Number 32-19232</p> <p>Revision C</p> <p>Date 21/11/2019</p>
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Figure 1

3. Ecological values

3.1 Vegetation communities

Ten vegetation communities were identified within the study area, of which four are listed as threatened under the *Nature Conservation Act 2002*. These are:

- *Eucalyptus risdonii* forest and woodland (DRI) – Threatened
- *Eucalyptus tenuiramis* forest and woodland on sediments (DTO) – Threatened
- *Eucalyptus globulus* dry forest and woodland (DGL) - Threatened
- *Eucalyptus globulus* coastal forest and woodland (DVC) – Threatened
- *Eucalyptus obliqua* dry forest (DOB)
- *Eucalyptus amygdalina* forest on mudstone (DAM)
- Regenerating cleared land (FRG)
- Agricultural land (FAG)
- Plantations for silviculture (FPL)
- Extra-urban miscellaneous (FUM)

A description of these vegetation communities is detailed below. All vegetation communities are mapped in Figure 1.

Eucalyptus risdonii Forest and Woodland (DRI) – Threatened

This vegetation community consists of areas of open forests dominated by a sparse canopy of (often mallee-form) trees of the threatened species *Eucalyptus risdonii* (risdon peppermint), sometimes with *E. tenuiramis* (silver peppermint), *E. amygdalina* (black peppermint) and *E. viminalis* (white gum), none of which is likely to exceed 15 m in height.

The shrub layer is generally sparse, with *Acacia dealbata* (silver wattle), *A. verticillata* (prickly moses), *A. genistifolia* (spreading wattle), *A. myrtifolia* (redstem wattle), *Allocasuarina littoralis* (black sheoak), *Bursaria spinosa* (prickly box), *Pultenaea* spp. (bushpeas), *Epacris impressa* (common heath), *Astroloma humifusum* (native cranberry), *Daviesia latifolia* (hop bitterpea) and (*Tetradlea labillardierei* (glandular pinkbells) as its main components.

The ground layer, more vigorous on sites prone to high-frequency fires, is composed of native grasses such as *Poa rodwayi* (velvet tussockgrass), *Elymus scaber* (rough wheatgrass), *Lomandra longifolia* (sagg), *Austrodanthonia* spp. (wallabygrass) and *Austrostipa* spp. (speargrass).

Within the study area this community potentially occurs in two distinct patches. The first patch, is confirmed (see section 3.2 of this report for details) and located on the north-western slopes of Mount Mather (Plate 1), whereas the second patch was not able to be verified during this assessment. This is because the *Eucalyptus* species in this patch lacked fruiting material at the time of the survey, and therefore could not be identified as *E. risdonii*. The second patch is located on north-western slope of Beauvais Hill (Plate 2). Both patches contain fire-damaged *Eucalyptus risdonii* (risdon peppermint) trees sparsely intermixed with fire damaged *E. tenuiramis* (silver peppermint), which becomes more common on the edges of this community. The occasional *Acacia dealbata* (silver wattle) was intermixed within the understorey. The groundcover consisted of grasses, sags and patches of native orchids. These patches are relatively even-aged, with no evidence of hollow-bearing trees. As not all plants in these patches could be identified (due to a lack of fruiting material), the boundaries of where this community

begins and *E. tenuiramis* forest and woodland ends is also unclear. However it is likely, given the suitable conditions, known population of *E. risdonii* adjacent the site, as well as the known population in the Meehan range, that this vegetation community extends from the Meehan range into the Mount Mather – Beauvais Hill area.



Plate 1 *Eucalyptus risdonii* forest and woodland on Mount Mather



Plate 2 Potential *Eucalyptus risdonii* forest and woodland on Beauvais Hill

Eucalyptus tenuiramis forest and woodland on sediments (DTO) – Threatened

Eucalyptus tenuiramis forest and woodland on sediments is dominated by *E. tenuiramis* (silver peppermint) trees rarely 25 m in height and often considerably shorter on highly insolated nutrient poor sites. These dry sclerophyll communities are generally characterised by shrubby understoreys with low cover and diversity. Grassy understoreys also occur in some areas.

Within the study area this community was dominated by a *E. tenuiramis* (silver peppermint) canopy. Some patches had been subject to fire whereas others showed no signs of fire

damage. Fire damage made many plants within patches indistinguishable from *E.risdonii*, as discussed above. The understorey from this community was usually absent, with a ground cover consisting of saggs and grasses intermixed with native orchids.



Plate 3 Access track to Mount Mather showing Beauvais hill in the background with *E. tenuiramis* forest and woodland on either side



Plate 4 *Eucalyptus tenuiramis* forest and woodland on sediments on Beauvais Hill

Eucalyptus globulus dry forest and woodland (DGL) - Threatened

This community is dominated by a canopy of *E. globulus* that varies in height from about 40 m in productive coastal areas to < 20 m on poor soils in more arid inland areas. The understorey in this forest community is usually dominated by native grasses and *Lomandra longifolia*, with a sparse cover of tall shrubs and a sparse low shrub layer.

Within the study area, this community is dominated by a mixed age stand of *E. globulus*, many trees of which had visible hollows of various sizes. The understorey consisted of *Acacia*

dealbata and *Banksia marginata* with an understory dominated by native grasses, bracken and sagg.



Plate 5 *Eucalyptus globulus* dry forest and woodland, downslope of *Eucalyptus tenuiramis* forest and woodland on Mount Mather

Eucalyptus globulus coastal forest and woodland (DVC) – Threatened

This dry sclerophyll community is dominated by either *Eucalyptus viminalis* (white gum) or *E. globulus* (blue gum), generally between 10-20 metres in height although potentially taller where the site is protected from frequent fires, with *E. amygdalina* (black peppermint) or *E. ovata* (black gum) sometimes present. The understorey is normally shrubby, although can be heathy in woodland, and is usually dominated by *Pteridium esculentum* (bracken) with a varying cover of tall to medium shrubs. These include *Banksia marginata* (silver banksia), *Acacia dealbata* (silver wattle), *Leptospermum scoparium* (common teatree) and *Exocarpus cupressiformis* (common native-cherry), and *Acacia longifolia* subsp. *sophorae* (coast wattle) and *Leucopogon parviflorus* (coast beardheath) may become prominent near coastal dunes. *Lomandra longifolia* (sagg) can also become locally prominent.

Within the study area this community forms part of a roadside strip of remnant vegetation adjacent Ralphs Bay that is dissected by Dorans and South Arm Road and is dominated by *E.globulus* (Plate 6).



Plate 6 *Eucalyptus globulus-viminalis* coastal forest and woodland adjacent Dorans Road as viewed from the paddocks within the study area

Eucalyptus obliqua dry forest (DOB)

Typically dominated by *Eucalyptus obliqua* (stringybark) between 20 and 30 m in height, this community may have a tall, uneven understorey in exposed coastal conditions, otherwise the understorey is usually shrubby, dense and diverse, over a sparse ground layer.

Within the study area this vegetation community had a patchy groundcover and understory and is dominated by *E.obliqua* interspersed with the occasional *E.globulus*. There was extensive evidence of disturbance of this community through wood harvesting, vehicle and stock access. *Pteridium esculentum* (bracken) dominated the edge of this community where it met with agricultural land (FAG) (Plate 7).



Plate 7 A patch of *E.obliqua* forest and woodland (DOB) surrounded by agricultural land (FAG)

Eucalyptus amygdalina forest on mudstone (DAM)

This vegetation community is typically dominated by *E. amygdalina*. *E. viminalis* is a widespread co-occurring species. The community has a dry sclerophyll understorey, which is generally species-poor. It is strongly associated with relatively dry sites on Permian mudstone (mainly in south-east Tasmania) or mudstone-derived sediments and metasediments of the Mathinna series (Devonian origin) in the north-east of the State. In south-east Tasmania, it can grade into *E. tenuiramis* forest and woodland on sediments, and even *E.risdonii* forest on exposed lower

slopes. Trees are typically less than 30 m tall. The understory is relatively species-poor compared to most of Tasmanian dry sclerophyll forest communities.

Within the study area this community had a canopy dominated by *E. amygdalina* and *E. viminalis* (Plate 8). Scattered *E. tenuiramis* was also found throughout this community. Many trees showed signs of senescence. The understory and ground cover was heavily grazed and was made up of a combination of grasses and sags.



Plate 8 *Eucalyptus amygdalina* forest on mudstone (DAM)

Regenerating cleared land (FRG)

An area of cleared land dominated by exotic pasture where there has been significant recolonisation by native species is mapped as the regenerating cleared land (FRG) community. It is typically characterised by an invasion of exotic pasture by native species, including graminoid species such as *Lomandra longifolia* (sagg), *Isolepis nodosa* (knobby club rush) and *Juncus* (rush) species. Drainage flats are commonly recolonised by *J. sarophorus* (broom rush), *J. australis* (southern rush), *J. amabilis* (gentle rush), *Carex iynx* (tussock sedge) or *Gahnia grandis* (cutting grass). Small native shrubs may be present during latter colonisation, and scattered shrubs of *Tasmannia lanceolata* (mountain pepper), *Senecio linearifolius* (fireweed groundsel) and *Cassinia aculeata* (dollybush) are common recolonising species of pasture in the north-west of the state. Insignificant amounts of *Austrodanthonia* (wallabygrass) or *Austrostipa* (speargrass) species may also be included within this category.

Within the study area this vegetation community represents a small area of native bushland revegetation adjacent Dorans Road.

Agricultural land (FAG)

This vegetation type generally includes improved pastures, cropland and orchards, with numerous exotic species dominating, although minor occurrences of native species such as those in the genera *Austrodanthonia* (wallabygrass) and *Austrostipa* (speargrass) may also be present.

Within the study area, this vegetation community dominates, and consisted of a mix of pasture interspersed with isolated habitat trees (Plate 9), native grasses and sags. Several dams are also located within this vegetation community (Plate 10). Due to the heavy grazing of this community the proportion of native grasses to introduced grasses was unclear.



Plate 9 Agricultural land (FAG) looking towards South Arm Road showcasing the isolated habitat trees within this community



Plate 10 Agricultural land (FAG) from the access track to Mount Mather and Beauvais Hill looking downslope towards Ralphs Bay

Plantations for silviculture (FPL)

This mapping unit includes commercial tree farms of species such as *Eucalyptus nitens* (shining gum) above 600 metres, and *Pinus radiata* (radiata pine) and *E. globulus* (Tasmanian blue gum) below 600 m altitude. Plantations can occur on a variety of land tenures, and large restoration plantings are also included within this community.

Within the study area, a small *Pinus radiata* plantation is located above Ralphs Bay on the slopes of Mount Mather. It is dominated by *Pinus radiata*.



Plate 11 Plantations for silviculture on Mount Mather (denoted by arrow)

Extra-urban miscellaneous (FUM)

This community represents unvegetated areas that originated as a result of various human activities, including open cut mines, dam developments, some timber loading bays in forestry areas, and quarries. Although very sparse herbs and grasses may be present, the predominant absence of vegetation is a diagnostic feature of this mapping unit.

Within the study area this vegetation community occurs on the track between Beauvais Hill and Mount Mather.

No EPBC listed threatened ecological communities were identified as occurring within the study area.

3.2 Flora species

A total of 41 species of flora were recorded. A complete list is available in Appendix A.

3.2.1 Threatened Flora

One threatened flora species was recorded within the study area – *Eucalyptus risdonii* (Risdon peppermint) on Mathers Hill. This species is listed as rare under the TSP Act and occurs over a very restricted area surrounding greater Hobart and Mangalore. This species had been previously recorded on an adjacent property. Its identity and therefore presence within the study area was confirmed by Miguel De Salas (Botanist) at the Tasmanian Herbarium by a plant specimen collected during this assessment (Plate 12). A second specimen from Beauvais Hill could not be identified to species level due to a lack of fruiting material available (Plate 13). This species can hybridise, so it possible that in addition to the confirmed *E. risdonii* within the site, there are also *E.risodnii-E.tenuiramis* hybrids.



Plate 12 A plant specimen of *Eucalyptus risdonii* collected in the field and lodged at the Tasmanian herbarium



Plate 13 An example of a specimen that does not represent a true *E. risdonii*

One threatened flora species, listed as rare under the TSP Act 1995, has been recorded adjacent the study area – *Vittadinia muelleri* (narrowleaf newholland daisy), however this species was not identified within or adjacent the study site during the site visit. This is most likely because within the site grazing by sheep would have eliminated any evidence of this species presence.

Four threatened flora species listed under the TSP Act 1995 have also been recorded as present within 500 m of the study area (refer Appendix B). Three of these species - *Cuscuta tasmanica* (golden dodder), *Lachnagrostis robusta* (tall blowgrass) and *Ruppia tuberosa* (tuberous seatassel) - are associated with the adjacent wetlands of Ralphs Bay. These species possibly occur adjacent the study area. There was no suitable habitat for these species identified within the study area.

Four other threatened flora species listed under the TSP Act 1995 possibly occur within the study area due to the presence of potential suitable habitat. These species are: *Caladenia filamentosa* (daddy longlegs), *Caladenia caudata* (tailed spider-orchid), *Juncus amabilis* (gentle rush) and *Rytidosperma indutum* (tall wallabygrass). *Caladenia* spp. were identified within the study area, but none were identified as any of the species above. The forest and woodland on

Mathers Hill does, however, provide potential suitable habitat for threatened *Caladenia* species and it is possible that these species have been overlooked due to the timing of the survey and because not all areas of the site were surveyed on foot.

3.3 Fauna observations and habitat values

3.3.1 Threatened fauna

No threatened fauna were recorded within the study area.

Six threatened fauna species, listed under the TSP Act 1995 and/or EPBC Act 1999 have been recorded within 500 m of the study area (refer Appendix B).

Two of these fauna species have been recorded within the study area - *Haliaeetus leucogaster* (whitebellied sea-eagle) and *Tyto novaehollandiae* (masked owl). The forest and woodland within the study area has the potential to provide nesting habitat for both species with one *Haliaeetus leucogaster* nest (ID 387) recorded within the study area (Plate 16). The paddocks are also likely to provide foraging habitat for these species, as well as *Perameles gunnii* (eastern barred bandicoot), which possibly occurs within the study area based on habitat suitability.

The other three fauna species are present in the adjacent wetlands at Ralphs Bay; *Amelora acontistica* (chervron looper moth) and *Thesclinessthes serpentata* subsp. *lavara* (chequered blue), and Rifle Range Road *Charadrius leschenaultia* (greater sand plover). There is no available habitat for these species within the study area.

Numerous other species have the potential to occur within the study area or adjacent Ralphs Bay based on the presence of potential suitable habitat. Within the study area, this includes: *Aquila audax* subsp. *fleayi* (Tasmanian wedge-tailed eagle), *Dasyurus maculatus* subsp. *maculatus* (spotted tail quoll), *Dasyurus viverrinus* (eastern quoll), *Sarcophilus harrisii* (Tasmanian devil), *Accipiter novaehollandiae* (grey goshawk), *Hirundapus caudacatus* (white-throated needletail) and *Lathamus discolor* (swift parrot).

It is unlikely the study area provides critical habitat (i.e. breeding habitat) for threatened wide ranging species such as *Accipiter novaehollandiae* (grey goshawk), *Hirundapus caudacatus* (white-throated needletail), *Sarcophilus harrisii* (Tasmanian devil), *Dasyurus maculatus* (spotted-tail quoll) and *Dasyurus viverrinus* (eastern quoll), though these species may utilise the study area as part of their broader range.

The *Eucalyptus globulus* forest and woodland, and *E.globulus* individual trees, provide important potential foraging and breeding habitat for *Lathamus discolor* (swift parrot). This species depends heavily on flowering *E.globulus* trees, especially adjacent potential nest sites (hollow-bearing trees). Its habitat use varies year to year depending on *E.globulus* flowering and so while it may not utilise the site now, it has the potential to in the future. The *Eucalyptus globulus* forest and woodland and associated habitat trees is mapped in Figure 1.

3.3.2 General fauna habitat

The study area contains a diverse mix of habitat for fauna. Habitat identified during the field survey is detailed below.

Habitat trees

The study area contained numerous habitat trees in the form of old trees with hollows in paddocks and surrounding forest and woodland. A range of hollows were identified including those suitable for small threatened hollow users such as *Lathamus discolor* (swift parrot), and large threatened hollow-using species such as *Tyto novaehollandiae castanops* (Tasmanian

masked owl) (Plate 14). This species has been recorded in the forest and woodland previously (NVA 2019). Inspection of several habitat trees within the study area for signs of *Tyto novaehollandiae castanops* (Tasmanian masked owl) identified prey items (e.g. brushtail possum tail, feathers and bones) below trees with hollows suitable for use by this species, as well as white-wash (faeces) on the trunk of the tree. These signs are not conclusive of use by a raptor, however it is likely that a number of the habitat trees within the study area provide habitat for this species.

Not all habitat trees were likely mapped as part of this study, but those identified have been mapped in Figure 1. A map of the predicted availability of mature forest habitat (hollow-bearing trees) within the landscape is shown in Figure 2. This desktop-based mapping indicates the forest and woodland within the site has a predicted medium to high density of hollows. Such hollows provide important breeding and refuge habitat from a range of fauna including birds, bats and arboreal marsupials.



Plate 14 An example of a habitat tree within *E.obliqua* forest and woodland



Plate 15 An example of an isolated habitat tree within a paddock

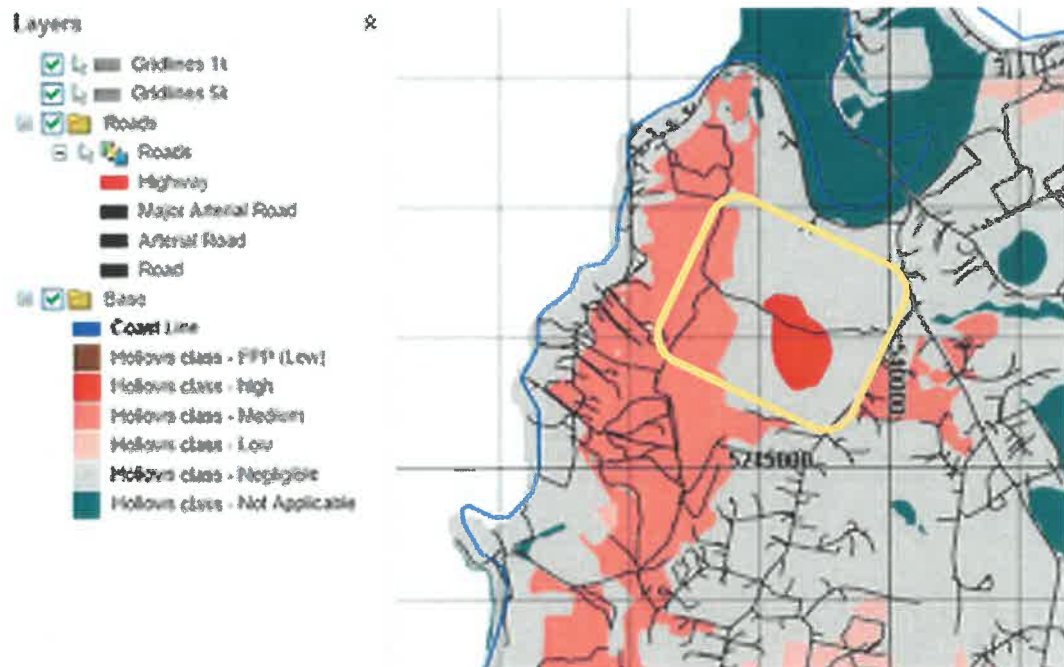


Figure 2 The amount of predicted mature habitat available in the landscape surrounding the study area (approx. study area highlighted by yellow box) as mapped by the Habitat context assessment tool (Forest Practices Authority 2019)

Raptor nests

A *Haliaeetus leucogaster* (white-bellied sea eagle) nest (ID 384) was previously recorded within the *Eucalyptus globulus* forest and woodland on Mount Mather. Its presence was confirmed from the Mount Mather access track (Plate 16). The nest site overlooks the sheep grazed pasture between Mount Mather and South Arm Road (Plate 17).

This species is listed as vulnerable under the TSP Act 1995. Though no eagles were recorded during the assessment within the study area, the farmer who leases the property indicated that eagles did breed the previous year and often take geese and lamb from the study area. Given the nests appearance from a distance indicating it was relative intact, there is potential for this nest to be used in the future, if not in use this year.



Plate 16 A *Haliaeetus leucogaster* nest (circled), identified as being previously used by a white-bellied sea eagle (NVA 2019)



Plate 17 The approximate location of the *Haliaeetus leucogaster* nest on Mount Mather

Water bodies

Numerous dams within the site have the potential to provide water to fauna, though no fauna such as birds or frogs were observed utilising the dams during the survey (Plate 18).



Plate 18 Three dams located in a paddock within the study area. Ralphs Bay is in the background.

Other habitat

There was no evidence of burrows, or habitat suitable for burrowing, which would provide potential denning habitat for *Sarcophilus harrisii* (Tasmanian devil) or any other species. It is possible that species such as *Sarcophilus harrisii* (Tasmanian devil) could potentially den under the existing buildings within the study area. No evidence of this species (i.e. scats), however, was identified during the field assessment.

3.4 Introduced plants, pests and pathogens

The study area contained little evidence of introduced plants, pests and pathogens. The only introduced plant identified of environmental concern in the study area was a small patch of thistles within a paddock mapped in Figure 1. The roadsides surrounding the site however are known to contain various environmental weeds.

One declared weed listed under the Tasmanian *Weed Management Act 1999*, and identified as a Weed of National Significance is known to occur within the site and adjacent roadsides – *Nassella trichotoma* (serrated tussock).

4. Conclusions and recommendations

4.1 Vegetation communities

The study area is approximately 270 ha in size, the majority of which has been mapped as previously cleared agricultural land (FAG – approximately 162 ha). In addition, four threatened vegetation communities, listed under the Tasmanian *Nature Conservation Act* 2002, occur within the study area. These communities and their estimated area are:

- *Eucalyptus risdonii* forest and woodland (DRI) (2.4 ha)
- *Eucalyptus tenuiramis* forest and woodland on sediments (DTO) (54.5 ha)
- *Eucalyptus globulus* dry forest and woodland (DGL) (11.7 ha)
- *Eucalyptus globulus* coastal forest and woodland (DVC) (0.5 ha)

These communities form an extensive network of forest and woodland across two distinct patches within the study area as shown in Figure 1. These communities also provide habitat for numerous threatened flora and fauna species as detailed in sections 3.2 and 3.3 of this report.

One of these communities, *Eucalyptus risdonii* forest and woodland, has a very limited distribution of an estimated 800 hectares over 44 patches in south-eastern Tasmania from South Arm to the Meehan Range to Mangalore (Department of Primary Industries, Parks, Water and Environment 2017) .

It is recommended that the proposed subdivision and associated works consider:

- Appropriate fire management regimes for this site, as inappropriate fire regimes (i.e. too frequent) can adversely affect the regeneration of *Eucalyptus risdonii* forest and woodland, and cause degradation of this community over time.
- Retention of native vegetation communities within the study area as part of any future development of the site. To ensure retention in perpetuity, a Conservation Covenant could be applied to these areas of high natural values.

The clearance of these vegetation communities would be exempt from requiring a Forest Practices Plan, under the *Forest Practices Act 1985*, for the purposes of a building development, as planning approval in this situation would be administered by the Clarence City Council. Other approvals may however be required, including a Permit to Take under the Tasmanian TSP Act 1995 to disturb or destroy threatened flora or fauna.

It is recommended that advice be sought from Clarence City Council if clearance of these vegetation communities is required and if alternative uses for this land are proposed, contact the Forest Practices Authority for further advice.

4.2 Flora species

One threatened flora species, listed as rare under the TSP Act was recorded within the study area – *Eucalyptus.risdonii* (risdon peppermint).

This species was recorded within threatened vegetation, and where it dominates, forms the threatened vegetation community *Eucalyptus risdonii* forest and woodland.

A Permit to Take under the Tasmanian TSP Act 1995 will be required if any proposed works have the potential to disturb or destroy this species.

Other threatened flora have the potential to occur within the study area, such as *Caladenia filamentosa* (daddy longlegs) and *Caladenia caudata* (tailed spider-orchid). These species may occur within the threatened forest and woodland within the study area. These areas are

relatively non-grazed and weed free, providing suitable habitat for such species. While not recorded during the field survey, the presence of threatened orchid species cannot be discounted, as flowers are required for identification, and species do not flower each year.

If the recommendations in section 4.1 are followed, it is unlikely that any threatened flora that occur or potentially occur will be impacted by the proposed subdivision and associated works.

4.3 Fauna observations and habitat values

One threatened fauna species, listed as vulnerable under the TSP Act, has a nest site located within the study area on the south eastern slope of Mount Mather - *Haliaeetus leucogaster* (white-bellied sea eagle).

Raptors, such as *Haliaeetus leucogaster* (white-bellied sea eagle), are vulnerable from disturbance, particularly around their nests. Disturbance can lead to a decline in nesting success, nest failure, or nest abandonment. To reduce the impact of the proposed subdivision on this species it is recommended that consideration be given to the following mitigation measures, though it should be noted their effectiveness in the immediate to short term has had mixed results (Debus et al 2014):

- A nest reserve be implemented surrounding the known nest site (Nest ID 387) where all native vegetation is retained and no construction activities occur. As suggested in section 4.1, it is recommended that consideration be given to include a covenant on the property to ensure the protection of the nest and surrounding habitat in perpetuity. A nest reserve of no less than 10 ha of undisturbed habitat around the nest, concentrated upslope of the nest, is recommended by the Forest Practices Authority to reduce the likelihood of nest disturbance (Forest Practices Authority 2015).
- Construction activities, using heavy machinery, avoid the eagle breeding season within 1 km of the nest site (July-January – Confirm with the Forest Practices Authority prior to construction).
- Avoiding the installation of above ground power lines adjacent the nest site to reduce collision risk.

Other threatened fauna species have the potential to occur within the study area and these species, and their habitat are detailed below.

E.globulus trees on site have the potential to provide foraging and nesting habitat for the EPBC Act and TSP Act listed *lathamus discolor* (swift parrot). This species has been previously recorded adjacent the site, and is known to breed in the Meehan Range. Though it has not been recorded within the study area, *lathamus discolor* follows the flowering patterns of *E.globulus* and breed in tree hollows in different parts of their breeding-range in different years, so their presence at a particular site may vary year to year (Forest Practices Authority 2014b). It is therefore considered possible that this species occurs within the study area from time to time.

Urban development has the potential to threaten this species through removing foraging and nesting trees, collisions with infrastructure (i.e. chain link fencing, windows) and increased predation risk (i.e. from cats and sugar gliders).

- To minimise the risk of collisions between this species and any future infrastructure development on the site, it is recommended designs (where practicable) refer to the 'Guidelines and recommendations for parrot-safe building design.'

There is also the potential for hollow-bearing trees to provide nesting habitat for the EPBCA and TSPA listed *Tyto novaehollandiae castanops* (Tasmanian masked owl) (Forest Practices Authority 2014a).

- If habitat trees or trees within stands of *E.globulus* are proposed for removal in the future, a 'Permit to Take' under the TSPA may be required after consultation with the Conservation Assessments Section at DPIPWE.
- If removal includes *E. globulus* consideration should be given to re-planting *E. globulus* to provide future habitat for the swift parrot.

4.4 Introduced plants, pests and pathogens

One declared weed listed under the Tasmanian *Weed Management Act 1999*, and identified as a Weed of National Significance is known to occur within the site and adjacent roadsides – *Nassella trichotoma* (serrated tussock). This is a serious environmental weed, and has been actively managed by local government.

Given the relatively weed-free status of the native vegetation communities, and their values discussed in the above sections, weed and hygiene management is strongly recommended to avoid the introduction of weeds, pests and pathogens into these communities.

Numerous other weed species listed under the Tasmanian *Weed Management Act 1999* and/or listed as a Weed of National Significance have been recorded within and on properties and roadsides surrounding the study area.

- It is recommended that weed management be undertaken as part of any development of this site to ensure that any weed infestations do not spread further into the site, or to other areas.

5. References

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Forest Practices Authority (2015) Fauna Technical Note No. 1 Eagle nest searching, activity checking and nest management.

Forest Practices Authority (2014a), 'Identifying masked owl habitat', *Fauna Technical Note No. 17*, Forest Practices Authority, Hobart, Tasmania.

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Kitchener, A. & Harris, S., (2013) *From Forest to Fjeldmark: Descriptions of Tasmania's Vegetation, Edition 2*. Department of Primary Industries, Parks, Water and Environment, Hobart. Available online at: [http://dipwe.tas.gov.au/conservation/flora-of-tasmania/from-forest-to-fjeldmark-descriptions-of-tasmanias-vegetation-\(edition-2\)](http://dipwe.tas.gov.au/conservation/flora-of-tasmania/from-forest-to-fjeldmark-descriptions-of-tasmanias-vegetation-(edition-2))

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Appendices

Appendix A - Flora List

Scientific Name	Common name	Status
<i>Acacia dealbata</i>	silver wattle	
<i>Acacia mearnsii</i>	black wattle	
<i>Acacia melanoxylon</i>	blackwood	
<i>Acaena novae-zelandiae</i>	buzzy	
<i>Acritucge serrykata</i>	ants delight	
<i>Agrostis spp.</i>	bent	
<i>Allocasuarina monilifera</i>	necklace sheoak	
<i>Austrodanthonia spp</i>	wallaby grass	
<i>Austrostipa spp.</i>	spear grass	
<i>Banksia marginata</i>	silver banksia	
<i>Bossiaea prostrata</i>	creeping bossia	
<i>Bursaria spinosa</i>	sweet bursaria	
<i>Caladenia carnea</i>	lady fingers	
<i>Cassinia aculeata</i>	dollybush	
<i>Daviesia latifolia</i>	hop bitterpea	
<i>Dodonaea viscosa</i>	native hop bush	
<i>Epacris impressa</i>	common heath	
<i>Eucalyptus amygdalina</i>	black peppermint	
<i>Eucalyptus globulus</i>	blue gum	
<i>Eucalyptus obliqua</i>	stringy bark	
<i>Eucalyptus risdonii</i>	risdon peppermint	Threatened (TSP Act)
<i>Eucalyptus tenuiramis</i>	silver peppermint	
<i>Exocarpus cupressiformis</i>	native cherry	
<i>Gahnia grandis</i>	ghania	
<i>Gahnia radula</i>	thatch swawsedge	
<i>Gahnia sieberiana</i>	redfruit sawsedge	
<i>Glossodia major</i>	wax lipped orchid	
<i>Goodenia ovata</i>	hop native-primrose	
<i>Holcus lanacus</i>	yorkshire fog	Introduced
<i>Lepidosperma elatius</i>	tall sword sedge	
<i>Leptospermum scoparium</i>	common tea tree	
<i>Leucopogon parviflorus</i>	coast beard heath	
<i>Lomandra longifolia</i>	sagg	
<i>Olearia lirata</i>	forest daisy bush	
<i>Pinus radiata</i>	radiata pine tree	
<i>Poa labillardierei</i>	common tussock grass	

Scientific Name	Common name	Status
<i>Poa rodwayi</i>	velvet tussock	
<i>Pteridium esculentum</i>	bracken fern	
<i>Pultenaea spp</i>	Bush peas	
<i>Silybum spp.</i>	variegated thistle	Introduced
<i>Viola banksia</i>	native violet	

849 SOUTH ARM ROAD, SANDFORD



Photo 1: Site viewed from Rifle Range Road, looking northwest.



Photo 2: Site viewed from Rifle Range Road, looking west.



Photo 3: Site viewed from adjacent the intersection of Rifle Range Road and South Arm Road, looking west.



Photo 4: Site viewed from Dorans Road boundary, looking southwestp.



Photo 5: Site viewed from South Arm Road, looking northwest.



Photo 6: Land known as Mays Point Road, viewed from Bayside Drive , looking northeast.

**11.3.6 DEVELOPMENT APPLICATION PDPLANPMTD-2020/010796 – 34
CLINTON ROAD, GEILSTON BAY - 33 MULTIPLE DWELLINGS****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 33 multiple dwellings at 34 Clinton Road, Geilston Bay.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires on 20 October 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 18 representations were received raising the following issues:

- additional documentation required;
- bushfire risk;
- traffic;
- pedestrian safety;
- stormwater;
- decrease in land value;
- community services;
- impact on residential amenity;
- character of area and density;
- waste storage, collection and odour;
- infrastructure capacity; and
- impact on natural values.

RECOMMENDATION:

A. That the Development Application for 33 Multiple Dwellings at 34 Clinton Road, Geilston Bay (Cl Ref PDPLANPMTD-2020/010796) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP2 – STAGING.
 - Stage 1: Units 1-13 inclusive;
 - Stage 2: Units 14-22 inclusive;
 - Stage 3: Units 23-29 inclusive; and
 - Stage 4: Units 30-33 inclusive.

Each stage must include the associated lot connections, access ways and footpaths.

3. A building permit will not be issued for the development until such time as the Certificate of Title for the boundary adjustment approved under PDPLANPMTD-2019/003196 has been issued and a copy provided to Council.
4. A construction management plan identifying the proposed car parking, traffic flow and circulation measures to be undertaken during construction must be submitted to and approved by Council's Group Manager Engineering Services.
5. Details of the proposed private garbage collection service for the development are to be provided to and approved by Council's Group Manager Engineering Services prior to the granting of a building permit. Upon approval, garbage collection must be undertaken in accordance with the approved arrangement unless an alternative on-site arrangement is subsequently approved by Council's Group Manager Engineering Services.
6. ENG A2 – CROSSOVER CHANGE, 5.5m (minimum).
7. ENG A5 – SEALED CAR PARKING.
8. ENG M1 – DESIGNS DA.
9. ENG M5 – EROSION CONTROL.
10. ENG M8 – EASEMENTS.
11. ENG S1 – INFRASTRUCTURE REPAIR.
12. ENG S3B – WATER SENSITIVE URBAN DESIGN PRINCIPLES – BODY CORPORATE.

13. EHO 4 – NO BURNING.
 14. A landscape plan for the car parking areas where more than five spaces are shown, and associated vehicle circulation areas must be submitted to and approved by Council's Manager City Planning prior to the commencement of works. The plan must be to scale and show:
 - a north point;
 - existing trees and those to be removed;
 - proposed driveways, paths, buildings, car parking, retaining walls and fencing;
 - any proposed rearrangement of ground levels;
 - details of proposed plantings including botanical names, and the height and spread of canopy at maturity; and
 - estimated cost of the landscaping works.All landscaping works must be completed and verified as being completed by Council prior to the commencement of the use.

All landscape works must be maintained:

 - in perpetuity by the existing and future owners/occupiers of the property;
 - in a healthy state; and
 - in accordance with the approved landscape plan.If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or which was removed.
 15. The development must meet all required Conditions of Approval specified by TasWater notice dated 31 July 2020 (TWDA 2020/01044-CCC).
 16. ADVICE – The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building permit application.
- 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

An application for the adjustment of boundaries between 32 and 34 Clinton Road was approved by Council on 27 December 2019 under PDPLANPMTD-2019/003196. The Sealed Plan and Schedule of Easements were sealed by Council on 12 August 2020, and both are yet to be registered by the Land Titles Office.

The Land Titles Office was contacted at the time of the preparation of this report and advice was received that there was a back log of registrations to be actioned. There were no issues raised by the Land Titles Office in relation to the registration of the Sealed Plan and Schedule of Easements.

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 E1.0 – Bushfire Prone Areas Code;
- Section E2.0 – Landslide Code;
- Section E5.0 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E11.0 – Waterway and Coastal Protection Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 15,510m² internal lot with access and 10.5m frontage to Clinton Road, and is located within an established residential area at Geilston Bay. The site has a gentle north-westerly slope and is developed with a dwelling towards the rear (eastern) boundary.

The western half of the site is covered with remnant native vegetation which is not covered by the Natural Assets Code. The site is fully serviced and provided with frontage to Clinton Road which forms a sealed Council road.

As noted above, the site is the subject of a pending registration for the adjustment of boundaries between 32 and 34 Clinton Road, to transfer 53m² of land from 32 Clinton Road to 34 Clinton Road. The Plan and Schedule of Easements were sealed by Council on 12 August 2020, and both are yet to be registered by the Land Titles Office. The resultant lot area would be 15,563m².

The location of the site is shown in Attachment 1, and the approved boundary adjustment plan is shown in Attachment 2.

3.2. The Proposal

The proposal is for the development of 33 multiple dwellings on the site. The proposed dwellings would each be accessed from a single access point to Clinton Road to enter the site adjacent to the north-western boundary, before then aligning to the south-eastern boundary. Four driveways would then branch off to provide access to each of the proposed groups of units.

The proposal is for the development of four unit types as part of the development. Types A and B would be conjoined dwellings and would be developed over two levels. Types C and D would have a single level but would provide for lower level parking and manoeuvring areas.

The total unit area proposed is 4248m², which represents a site coverage of 27.31 percent. A 3m wide swale drain is proposed along the north-western boundary of the site to cater for stormwater drainage on the site, and a total impervious area of 7947m² is proposed as part of the development. Works within the Clinton Road reserve are proposed to construct a stormwater main under Clinton Road to adjacent Council land, as part of the stormwater design for the site.

The multiple dwellings would vary in height from 6.8m to 8.5m above natural ground level, setbacks range from 3m to 5m from side and rear boundaries, and the dwellings would each be clad using a combination of timber, cement sheet, Colorbond, glass and steel. A total of 77 parking spaces are proposed as part of the development, including the required visitor spaces.

Due to the slope of the land, private open space has been integrated into the design to take the form of levelled outdoor living areas and/or decks. The private open space allocated to each unit complies with the size requirements of the Scheme.

Three bin storage areas are proposed as part of the development. These are shown at three locations adjacent to the driveway, on the south-eastern part of the site and would be constructed using 1200mm block fencing for the purposes of screening. A private agreement is proposed and would be required to be entered into between the property owner and the waste collection contractor for the bins to be collected within the site.

It is proposed that the development occur over four stages as follows:

- Stage 1: Units 1-13 inclusive;
- Stage 2: Units 14-22 inclusive;
- Stage 3: Units 23-29 inclusive; and
- Stage 4: Units 30-33 inclusive.

Each stage would include the associated lot connections, access ways and footpaths. The proposal plans are provided at Attachment 3.

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 Road and Railway Assets, Parking and Access and Stormwater Management Codes with the exception of the following.

General Residential Zone

- **Clause 10.4.4 (A1), Sunlight and overshadowing for all dwellings** – the proposed Units 5 to 8 inclusive are orientated at 52 degrees west of north, which does not comply with the requirement of the acceptable solution that dwellings are orientated between 30 degrees west of north and 30 degrees east of north. All other proposed dwelling units comply.

The proposed variation must therefore be considered pursuant to the Performance Criteria P1 of Clause 10.4.4 as follows.

Clause	Performance Criteria	Assessment
10.4.4 P1	<i>“A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (the than a bedroom).”</i>	The proposed dwelling Units 5 to 8 inclusive would each have a largely glass north-west facing elevation. These windows would provide for a high level of solar access to the habitable rooms of each of the dwellings, as required by the performance criterion.

General Residential Zone

- **Clause 10.4.6 (A1), Privacy for all dwellings** – the proposed development does not meet the acceptable solution in terms of the 6m separation distances prescribed between the proposed upper level deck areas and lower level open space areas proposed for dwelling units within the boundaries of the site.

The proposed variation must therefore be considered pursuant to the Performance Criteria P1 of Clause 10.4.6 as follows.

Clause	Performance Criteria	Assessment
10.4.6 P1	<i>“A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</i>	See below assessment.
	<i>(a) a dwelling on an adjoining lot or its private open space; or</i> <i>(b) another dwelling on the same site or its private open space; or</i>	<p>complies.</p> <p>The upper level decks allocated to Units 5-9, 14-17, 23-25 and 30 are each located within 3m of the private open space (ground level yard) allocated to adjacent dwellings on the same site.</p> <p>To address privacy between open space areas it is proposed to utilise privacy screens for Units 5-9 at the end of each proposed party wall adjacent the first level decks to minimise overlooking of the open space of adjacent dwellings. Similarly, it is proposed to use privacy screens of 1.5m to minimise overlooking of adjacent ground level open space for Units 10-12, 14-17, 19-21, 23-25, 27, 28, 30 and 31.</p>


		This is an appropriate response and is considered to meet the requirements of this performance criterion.
	(c) <i>an adjoining vacant residential lot.</i>	not applicable

General Residential Zone

- **Clause 10.4.6 (A2), Privacy for all dwellings** – the proposed development does not meet the acceptable solution in terms of the 3m separation distances prescribed between the habitable rooms of adjacent dwelling units within the boundaries of the site.

The proposed variation must therefore be considered pursuant to the Performance Criteria P2 of Clause 10.4.6 as follows.

Clause	Performance Criteria	Assessment
10.4.6 P2	<i>“A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:</i>	See below assessment.
	<i>(a) window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling; and</i>	The proposed development includes the development of a series of 1.7m high privacy screens to provide privacy between both habitable rooms, and deck/outdoor living areas as discussed in relation to Clause 10.4.6 (P1). Where concerning deck areas and associated separation distances, the use of 1.7m high privacy screens are proposed. Where relating to habitable windows, the development utilises 1.7m high window sills to provide for privacy as required by this standard. With these measures shown by the proposal plans it is therefore considered that the relevant requirements of this standard are met for privacy between dwellings.

		<p>Both scenarios are illustrated by the excerpts from the plan as follows:</p>  <p>SOUTH WESTERN UNIT 11 TYPE C SCALE: 1:100</p> <p>NORTH EASTERN UNIT 11 TYPE C SCALE: 1:100</p>
	(c) <i>an adjoining vacant residential lot.</i>	not applicable

General Residential Zone

- Clause 10.4.6 (A3), Privacy for all dwellings** – the proposed shared driveway and parking areas do not meet the acceptable solution in terms of the minimum 1m separation distance prescribed between the habitable rooms of the proposed dwelling units.

The proposed variation must therefore be considered pursuant to the Performance Criteria P3 of Clause 10.4.6 as follows.

Clause	Performance Criteria	Assessment
10.4.6 P3	<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>	<p>The proposed development incorporates a number of dwelling units that are sited within 1m of the shared driveway areas. Specifically, these units are Units 10-13, 19-22, 27-29 and Unit 33.</p> <p>In all cases, it is an upper level habitable room that would be within 1m of the driveway areas . The proposed windows would also be double glazed.</p> <p>It is therefore considered that the development would be appropriately located and designed so as to minimise vehicle noise/light intrusion into habitable rooms as required by this standard.</p>

Road and Railway Assets Code

- **Clause E5.5.1 (A3), Existing road accesses and junctions** – the proposal is for the intensification of use of the existing site access by more than 20% (or 40 vehicle movements per day), as prescribed by the acceptable solution.

The proposed variation must therefore be considered pursuant to the Performance Criteria P3 of Clause E5.5.1 as follows.

Clause	Performance Criteria	Assessment
E5.5.1 P3	<i>“Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</i>	See below assessment.

	<p>(a) <i>the increase in traffic caused by the use;</i></p> <p>(b) <i>the nature of the traffic generated by the use;</i></p> <p>(c) <i>the nature and efficiency of the access or the junction;</i></p> <p>(d) <i>the nature and category of the road;</i></p> <p>(e) <i>the speed limit and traffic flow of the road;</i></p> <p>(f) <i>any alternative access to a road;</i></p> <p>(g) <i>the need for the use;</i></p> <p>(h) <i>any traffic impact assessment; and</i></p> <p>(i) <i>any written advice received from the road authority.”</i></p>	<p>Council’s development engineers have assessed the access arrangements for the site and consider that the development would meet all relevant Australian Standards for the location and design of the access.</p> <p>It is considered that the location and design of the access would ensure that the development would not have an unreasonable impact upon the efficiency of the road. Council’s engineers are satisfied that the available sight distances for vehicles entering Clinton Road are adequate for the proposed development, and that the available sight distances comply with the minimum sight distance requirements of the Australian Standards as required by Acceptable Solution E6.7.2 (A1) of the Parking and Access Code which provides for safe intersecting sight distances for private accesses.</p> <p>It is noted that a right-of-way to Oscars Place over 23 Oscars Place benefits this site. The gradient and width of the right-of-way is of insufficient width for access and as such does not provide a suitable alternative road access for the development.</p> <p>For the reasons given above, it is considered that the proposal satisfies the relevant requirements of this performance criterion.</p>
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Stormwater Code

- **Clause E7.7.1 (A2), Stormwater drainage and disposal** – the proposal is for a new impervious area in excess of 600m² and car parking is provided for more than six cars, as prescribed by the acceptable solution.

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

Clause	Performance Criteria	Assessment
E7.7.1 P2	<i>“A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.”</i>	<p>A detailed stormwater design report was provided as part of the application. Council’s engineers have considered the stormwater design provided as part of the proposal and are satisfied that the design responds adequately to the stormwater quality and quantity targets established by the State Stormwater Strategy 2010. This relates to both the proposed swale drain adjacent to the north-western boundary of the site, and the construction of a stormwater main under Clinton Road as part of the proposal. It is noted that the landowner consent of Council was provided as part of the application.</p> <p>Appropriate conditions have been included in the recommended conditions above to ensure that the design meets the relevant requirements as part of the detailed engineering design phase of the development, if approved. The requirements of this criterion are therefore met by the proposal.</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 18 representations were received. The following issues were raised by the representors.

5.1. Additional Documentation Required

The representations raised the lack of appropriate supporting documentation as part of the application (such as a traffic impact statement, acoustic report, bushfire report and statement of environmental effects) as an issue, in that it is submitted that Council should have required that they be provided.

- **Comment**

The documentation required to enable assessment of the proposal against the relevant Scheme provisions has been provided. The documents listed above were not required by the applicable planning controls, and as such were not provided. This issue is therefore not of determining weight.

5.2. Bushfire Risk

Concern is raised by the representations that the site is identified as being bushfire prone, and that emergency egress from the site (given the proximity to dense bush to the north-east of the site) should have been considered as part of the design.

- **Comment**

The Bushfire Prone Areas Code applies to the site, however as the development is not for a vulnerable or hazardous use as defined by Clause E1.2.1(b), the proposal does not require assessment against the provisions of the Code. That said, a bushfire assessment and bushfire attack level must be provided by a suitably qualified person and form part of the certified documents for the building permit application. This is included as advice in the recommended conditions and advice, above.

5.3. Traffic

The representations express a number of concerns in relation to traffic impacts of the proposal. The concerns include the proposed access location and inadequate sight distances; its proximity to a bend on the adjacent section of Clinton Road; associated issues with buses passing parked vehicles on both sides of the road; existing on-street parking issues to be compounded by the proposal; the likely high volume of traffic associated with the development; and knowledge of many “near misses” and the impact on road network more broadly. It is also submitted that it would be more appropriate to access the site from a right-of-way that benefits the site, from Oscars Place.

- **Comment**

Council's engineers are satisfied that there is capacity in the existing road network to absorb and cater for the additional traffic likely as a result of the proposal without compromise to the efficiency of the road network. The proposal satisfies the relevant tests of the Scheme in relation to the Road and Railway Assets and Parking and Access Codes, addressed above, and Council's engineers are satisfied that the available sight distances for vehicles entering Clinton Road are adequate for the proposed development, and that the available sight distances comply with the minimum sight distance requirements of the Australian Standards as required by Acceptable Solution E6.7.2 (A1) of the Parking and Access Code which provides for safe intersecting sight distances for private accesses.

The development provides for on-site parking in excess of the minimum requirements of the Parking and Access Code. Council's engineers are satisfied that the demand for additional on-street parking is not likely to increase on this basis. The impact therefore, on traffic flows associated with the Clinton Road corridor would be minimal.

A number of conditions have been included in the recommended conditions above, to reflect the engineering requirements associated with the proposal. These relate to engineering designs, construction of shared access ways, service connections and the construction of the necessary infrastructure.

It is noted that a right-of-way to Oscars Place benefits this site. The gradient and width of the right-of-way is of insufficient width for access and as such does not provide a suitable alternative road access for the development. This issue is therefore not of determining weight in relation to the proposal.

5.4. Pedestrian Safety

Concern was raised by the representations that pedestrian safety would be compromised as a result of the proposal. The concerns are related to the high number of vehicular movements likely as a result of the proposal and on-street parking, which would make pedestrian access unsafe in the vicinity of the site.

- **Comment**

Council's engineers are satisfied that there is capacity within the existing network, both pedestrian and vehicular, to cater for the proposed development. Sight distances are compliant with the relevant Australian Standards, and as such the safety of pedestrians utilising footpaths in the vicinity of the site would not be compromised by the proposal. This issue is therefore not of determining weight.

5.5. Stormwater

Concern is raised by the representations in relation to the proposed stormwater design for the development, and whether the proposed works have been designed to adequately cater for the proposed additional impervious area associated with the development.

- **Comment**

A detailed stormwater design report was provided as part of the application. Council's engineers are satisfied that the design responds adequately to the stormwater quality and quantity targets established by the State Stormwater Strategy 2010, and therefore complies with the relevant performance criterion. This relates to both the proposed swale drain adjacent the north-western boundary of the site, and the construction of a stormwater main under Clinton Road as part of the proposal, and appropriate conditions have been included in the recommended conditions above to ensure that the design meets the relevant requirements as part of the detailed engineering design phase of the development.

5.6. Decrease in Land Value

The representations raise concerns that the proposed development and associated increased density would have a detrimental impact on the character of the area, and therefore decrease the value of properties in the area.

- **Comment**

Loss of property value is not a relevant planning consideration and therefore cannot have determining weight. The proposal meets the relevant tests of the Scheme in relation to building envelope, and loss of land value is not a relevant consideration under the Scheme and to the discretions sought by the proposal.

5.7. Community Services

The representations raise concerns that access to the provision of local services has not been adequately considered by the proposal. This concern relates to schooling, healthcare and other such services.

- **Comment**

The provision of local services is not an issue relevant to the determination of the proposal under the Scheme. The proposal cannot be determined under the Scheme on the basis of any claimed insufficient access to local services.

5.8. Impact on Residential Amenity

Concerns are raised by the representations that the proposal would have a detrimental impact upon residential amenity, in terms of the density of development, noise impacts associated with residents (likely tenants rather than owner/occupier, it is submitted), construction noise and traffic, and privacy.

- **Comment**

The proposal meets the requirements of the Scheme in relation to privacy in relation to adjacent lots, as articulated by Clause 10.4.6 of the Scheme. The measures utilised by the design to achieve compliance between the proposed dwelling units include use of privacy screening and sill heights to 1.7m above the finished floor level of the units.

Noise is not a relevant consideration under the Scheme, and noise associated with typical residential land use is anticipated within a residential area. This issue is therefore not of determining weight.

Given the scale of the development it is, however, considered reasonable to include a condition requiring a construction management plan for the site, to be approved by Council and to address hours of construction, construction traffic and management of associated impacts throughout the construction period. Such a condition has been included in the recommended conditions.

5.9. Character of Area and Density

The representations raise the density of the development as a concern, both in relation to impact on the established character of the area, and the ability of the proposed development to meet the Scheme requirements for density. The materials proposed for cladding are also raised as being inconsistent with the established character of the greater Geilston Bay and Clinton Road areas.

- **Comment**

The development site has an area of 1.55ha, and the proposed development would have a resultant density of 470m² per dwelling unit. This meets the associated Scheme requirement which is for a minimum area of 325m² per dwelling unit.

The materials proposed area combination of cement sheet, timber, glass and Colorbond. The colour and material choices are not, however, relevant considerations under the Scheme. This issue is therefore not of determining weight.

5.10. Waste Storage, Collection and Odour

The representations raise concerns that there would be a total of 66 bins placed along Clinton Road on collection day, and that this would create a number of pedestrian and traffic issues for the area. Further concerns are raised regarding the proposed bin storage areas within the boundaries of the site, with the large collection areas proposed to create an odour issue.

- **Comment**

The application proposes that an on-site rubbish collection service would be provided as part of the development. This is required given the scale of the development and would comply with the relevant acceptable solution of the Scheme for access by commercial vehicles. This arrangement would address the concerns of the representors, which relate to the risks associated with a number of bins being placed on Clinton Road in the vicinity of the site.

The concerns surrounding odour associated with the communal bin storage areas is not a relevant consideration under the Scheme, and therefore not of determining weight.

5.11. Infrastructure Capacity

Concerns are raised by the representations that there is not sufficient capacity in the existing infrastructure network to cater for the proposed development. Stormwater has been addressed above, however further concerns exist that the reticulated water and sewerage networks do not have sufficient capacity for the development.

- **Comment**

The proposed development was referred to TasWater as required. TasWater has provided conditions to be appended to a planning permit, if granted by Council, thus indicating that there is adequate capacity within these networks to cater for the proposal. It is further noted that no comments were received from TasNetworks in relation to the proposal. This issue is therefore not of determining weight.

5.12. Impact on Natural Values

The representations raise concerns that there would be an adverse impact upon the natural values of the site and area as a result of the proposal. This relates to proposals to clearing of existing vegetation, and the loss of possible habitat within the boundaries of the site.

- **Comment**

The site is not affected by the Natural Assets Code under the Scheme. There are therefore no statutory controls under the Scheme in relation to the retention of vegetation. That said, the landscaping of both the site and parking areas is proposed as shown, using a combination of native and other species. Where relevant to the parking areas a condition has been included in the recommended conditions.

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

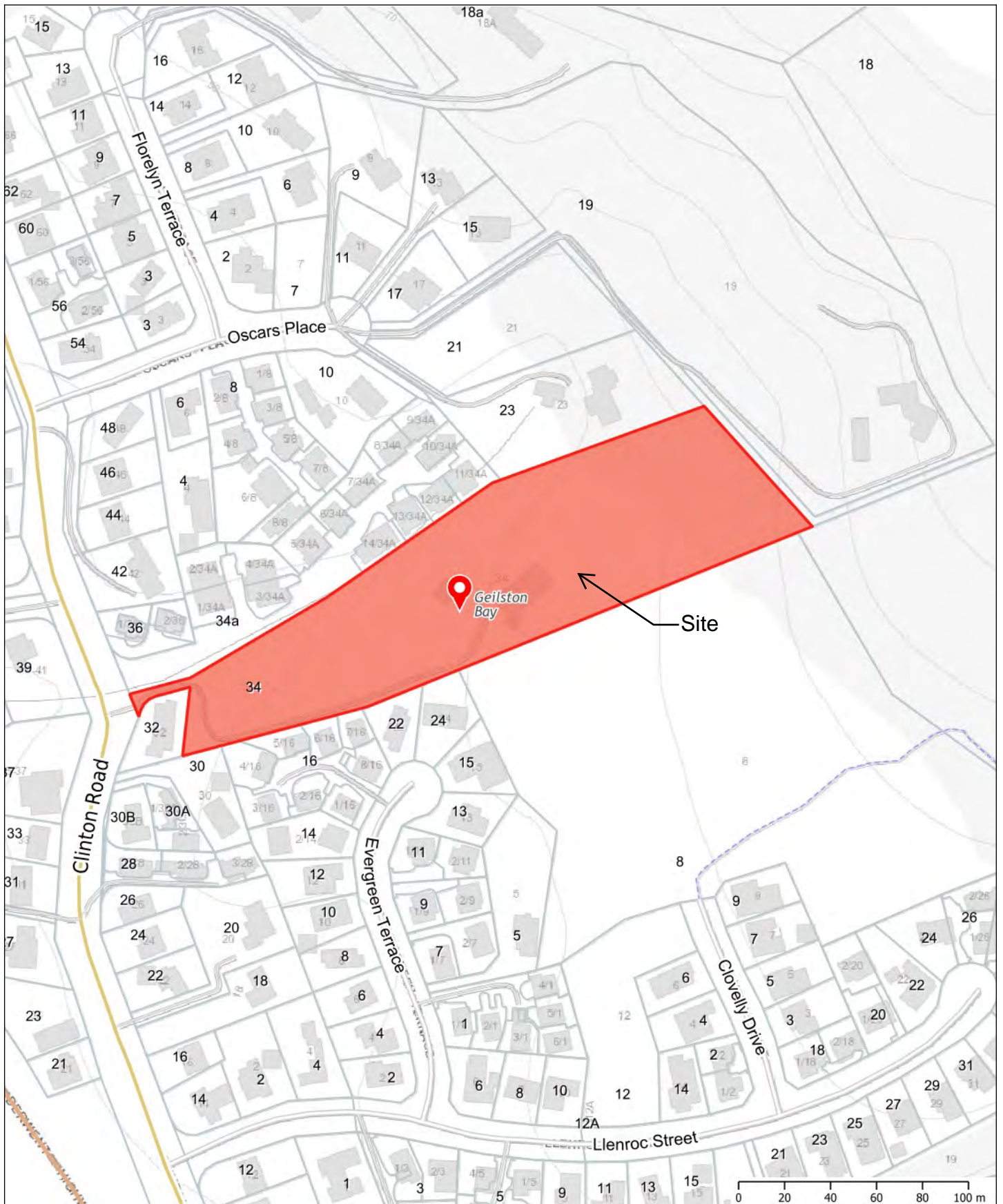
The proposal is for the development of 33 multiple dwellings at 34 Clinton Road, Geilston Bay. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Approved Boundary Adjustment (1)
3. Proposal Plan (31)
4. Site Photo (3)

Ross Lovell
MANAGER CITY PLANNING

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

LOCATION PLAN - 34 CLINTON ROAD



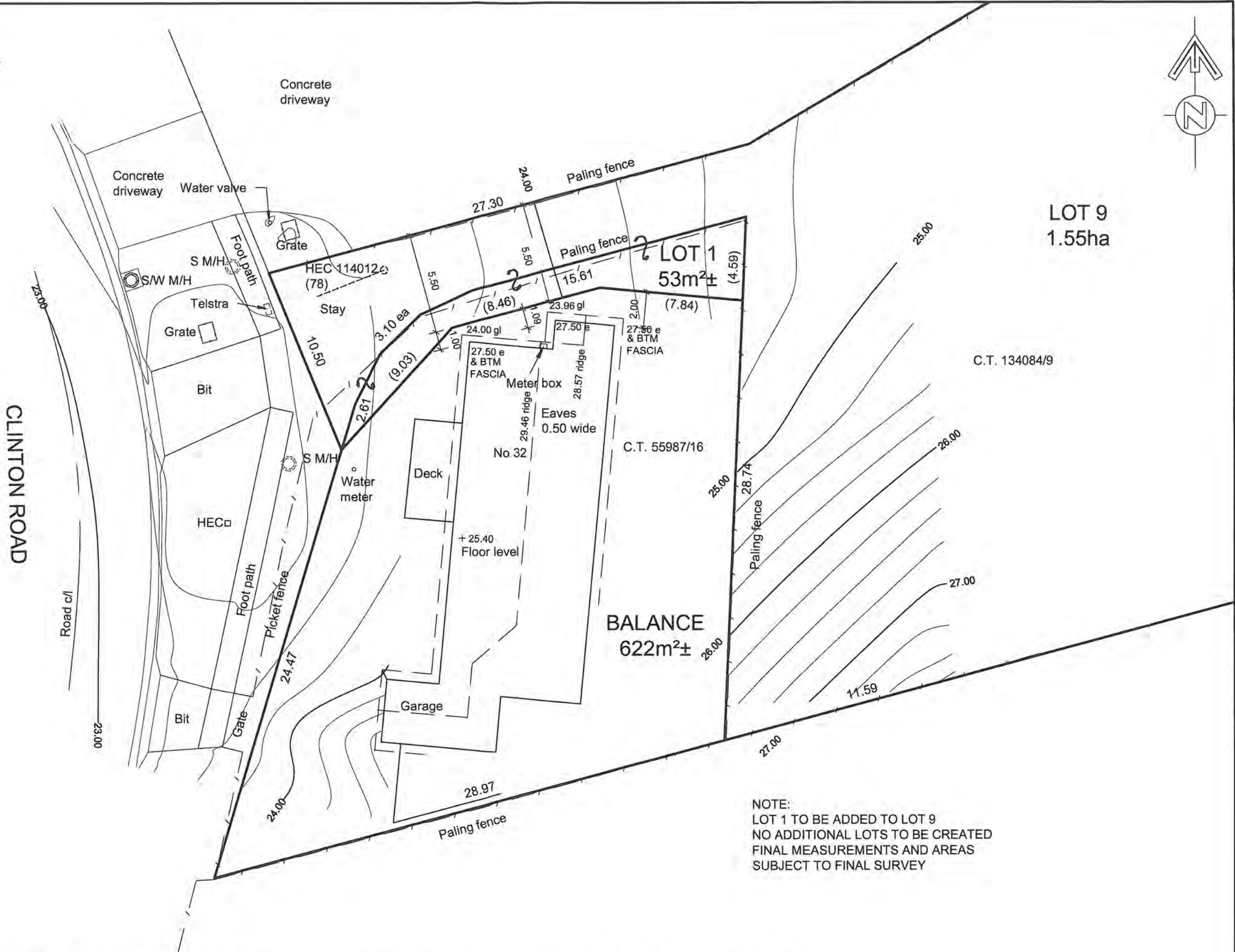
This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

10/1/2020

1:2257



NOTES:
1. DATUM FOR HEIGHTS IS AHD C.C.C 1024
2. CONTOUR INTERVAL IS 0.25 METRE
3. BOUNDARIES ARE AS PER P19074
4. LEVELS ARE ACCURATE AS AT DATE OF SURVEY



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EMAIL clandrews57@gmail.com
A.B.N. 53 009 560 865

PROPOSED ADHESION - C.T. 134084/9 & C.T. 55987/16
34 CLINTON ROAD, GEILSTON BAY
FOR BARR BUILDERS
SHEET 2 OF 2
SCALE 1: 200 (A3) DATE: 7/8/2019 DRAWN: IDS/CLA DWG No. 19044 barr

KEY - LANDSCAPING

- CONCRETE DRIVEWAY
- LAWN AS SELECTED
- PROPOSED LANDSCAPING
- AREA OF MANAGED LAND. REFER TO BUSHFIRE HAZARD MANAGEMENT PLAN
- BOLLARD LIGHTING TO BE PROVIDED IN ACCORDANCE WITH E6.7.7 OF CLARENCE PLANNING SCHEME 2015 AND AS 1158.3.1:2005
- FENCE A 1.8m HIGH PALING FENCE
- FENCE B 0.9m HIGH SQUARE TOP PICKET FENCE
- FENCE C 1.7m HIGH PRIVACY SCREEN (MAX 25% TRANSPARENCY)

LANDSCAPING



A CALLISTEMON KING'S PARK - BOTTLEBRUSH
3-4m WIDE x 3-4m HIGH



B LEPTOSPERMUM SCOPARIUM - SPREADING TEA TREE
2m WIDE x 2m HIGH



C LEUCOPHYTTA BROWNII - COMMON CUSHION BUSH
1.5m WIDE x 1.0m HIGH WITH MULCHED BEDS OF EUCALYPTUS BARK.



D BANKSIA SPINULOSA DWARF - COMMON BIRTHDAY CANDLES 1.0m WIDE x 0.5m HIGH WITH MULCHED BEDS OF EUCALYPTUS BARK.



E POA LABILLARDIERI - COMMON TUSOCK GRASS 0.6m HIGH WITH MULCHED BEDS OF EUCALYPTUS BARK.

CLINTON ROAD

MAINTENANCE

NOTE:

- SMALL ROOTS (5mm OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY TO BE ELIMINATED AT THE TIME OF PLANTING.
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.
 - APPLY SUITABLE SLOW RELEASE FERTILISER AND WATER CRYSTALS.
 - WATER-IN WITH SEASOL SOLUTION.
- LANDSCAPING IS TO BE AUTOMATICALLY WATERED WITH AN IN-GROUND IRRIGATION SYSTEM PROVIDED EVERY THREE DAYS OR AS REQUIRED.
- WEEDS ARE TO BE HAND EXTRACTED AS REQUIRED.
- THE LANDSCAPING MUST BE MAINTAINED FOR THE LIFE OF THE DEVELOPMENT. ANY DEAD, DISEASED OR DAMAGED PLANTS ARE TO BE REPLACED.

DO NOT OBSTRUCT FOOTPATHS AND DRIVEWAYS. IMMEDIATELY CLEAN ANY SPILLS ON FOOTPATH/ROAD. SEEK PRIOR APPROVAL FOR STORAGE OF MATERIALS/EQUIPMENT. PARKING OF VEHICLES, AND ERECTION OF BILLBOARDS ON PUBLIC LAND, REINSTATE PUBLIC LAND (I.E. NEW GRASS TO VERGE) AT PROJECT COMPLETION.

ALL PRACTICABLE MEASURES ARE BE TAKEN TO CONTROL THE GENERATION OF DUST.

CONTRACTOR RESPONSIBLE FOR APPROVING ALL PLANTS DELIVERED TO SITE. PLANTS OF INCORRECT VARIETY/ SIZE, OR POOR HEALTH APPEARANCE SHOULD NOT BE ACCEPTED (ADHERE TO AS2303:2015). DO NOT STORE PLANTS IN DIRECT AFTERNOON SUNLIGHT, OR IN VIEW FROM STREET. PLANTING TO OCCUR STRICTLY AS SPECIFIED IN DETAIL DRAWINGS. PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY ISSUES ONLY WITH CLIENT & COUNCIL AUTHORIZATION. CLIENT IS ADVISED TO CONSULT PLANT SUPPLIER OR HORTICULTURALIST

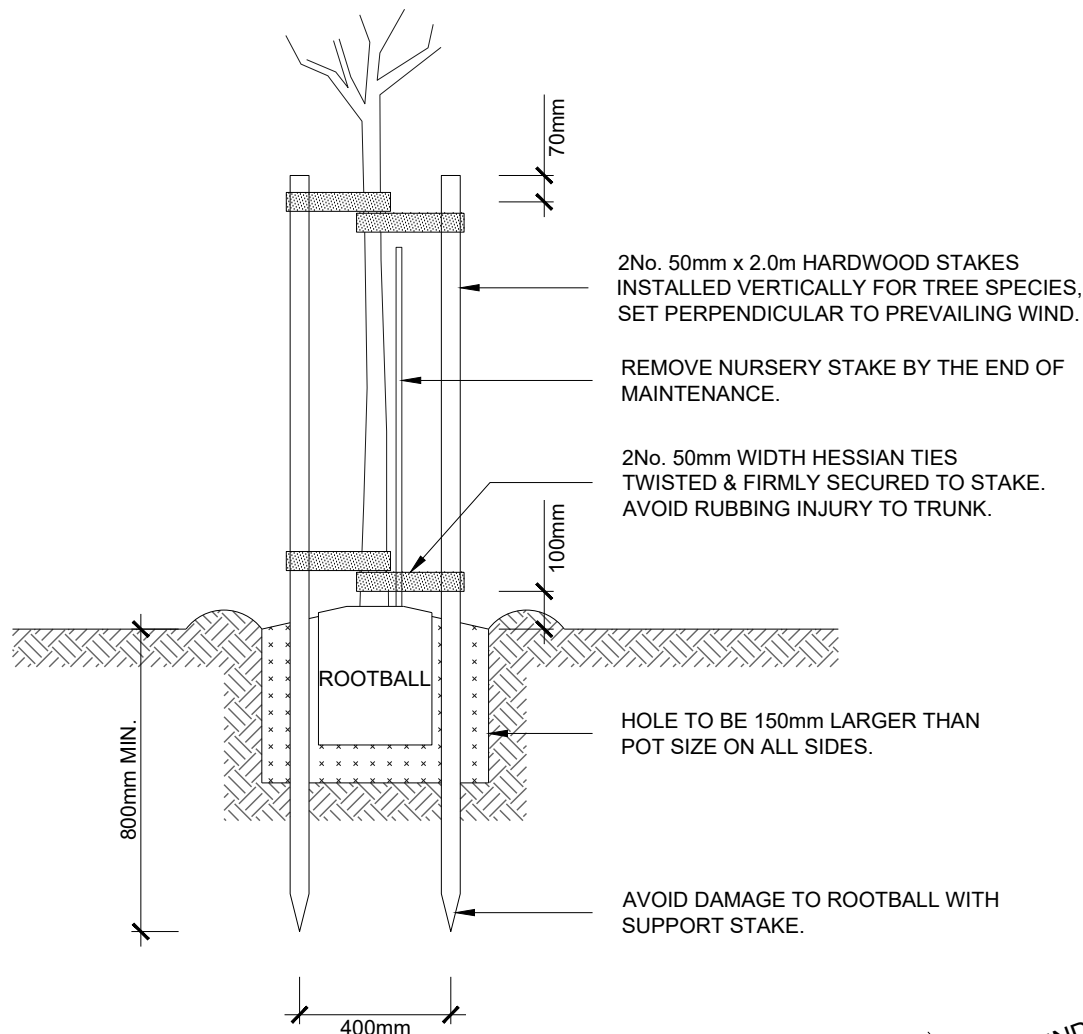
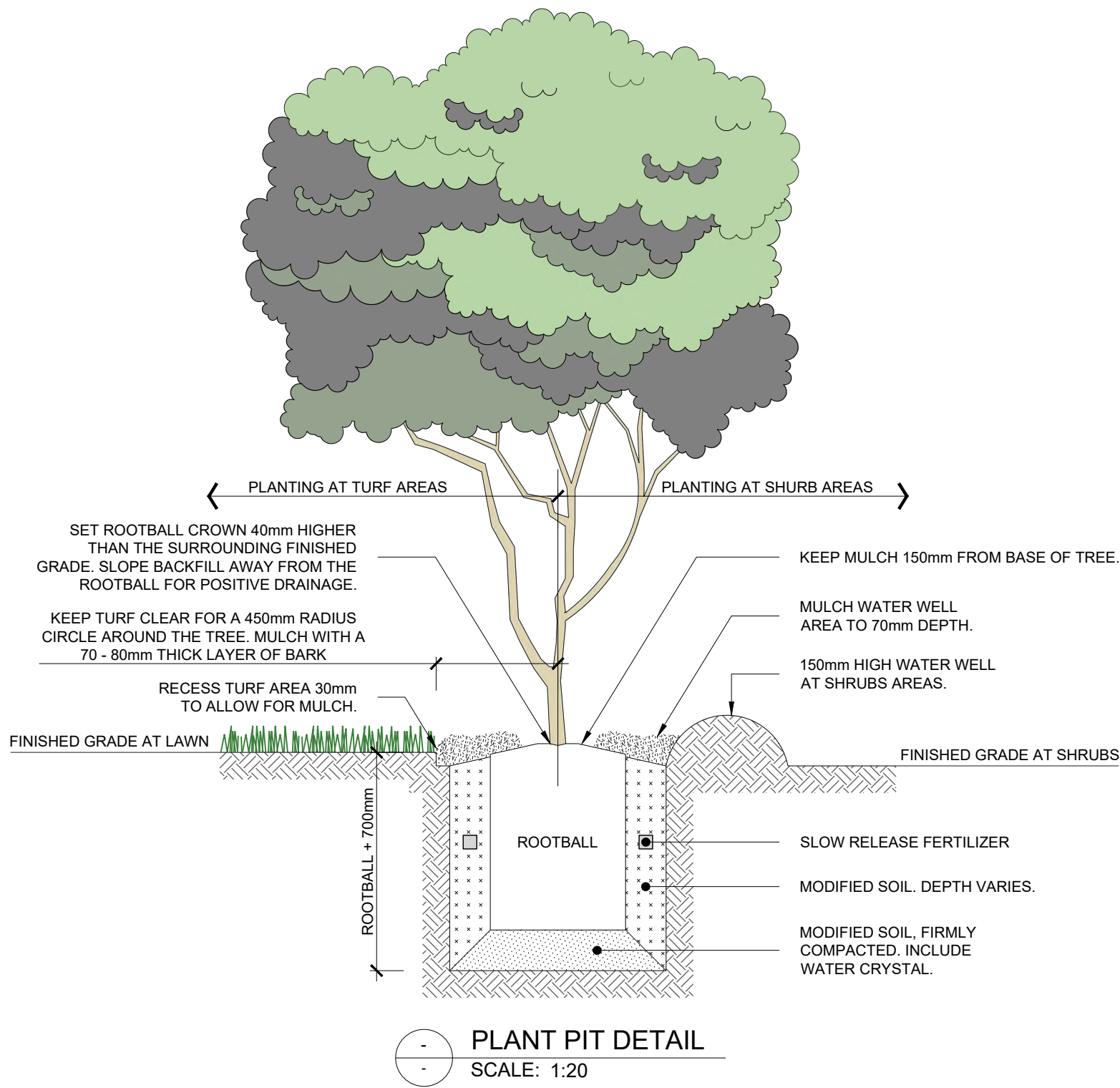
REGARDING ANY CONCERN WITH PLANT TOXICITY/ ALLERGIES. PLANTS SPECIFIED MAY BE HARMFUL IF INGESTED.

APPLY MULCH TO ALL GARDEN BEDS TO A DEPTH OF 70-80mm. REMOVE ANY VISIBLE DEBRIS (STONES, PLASTIC, ETC.). FINISH 10-20MM BELOW EDGINGS. MULCH TO BE ORGANIC FINE FROM LOCAL SUPPLIER, TO AUSTRALIAN STANDARD AS4454.

5000mm 0 5000 10000 15000 20000 25000mm
SCALE 1:500 AT A1 SHEET

G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20							
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20							
E	FOR PRELIMINARY	JPI	MH	06/07/20							
D	FOR PRELIMINARY	JPI	MH	23/06/20							
C	FOR PRELIMINARY	JPI	MH	28/05/20							
B	FOR PRELIMINARY	JPI	MH	17/01/20							
A	FOR PRELIMINARY	JPI	MH	07/01/20							
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE		

REV DATE: 17/04/18



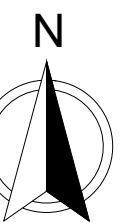
STAKING DETAIL
SCALE: 1:20

SHURB PLANTING DETAIL
SCALE: 1:20



SITE LANDSCAPE & LIGHTING PLAN

SCALE: 1:500



Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

SITE LANDSCAPE & LIGHTING PLAN

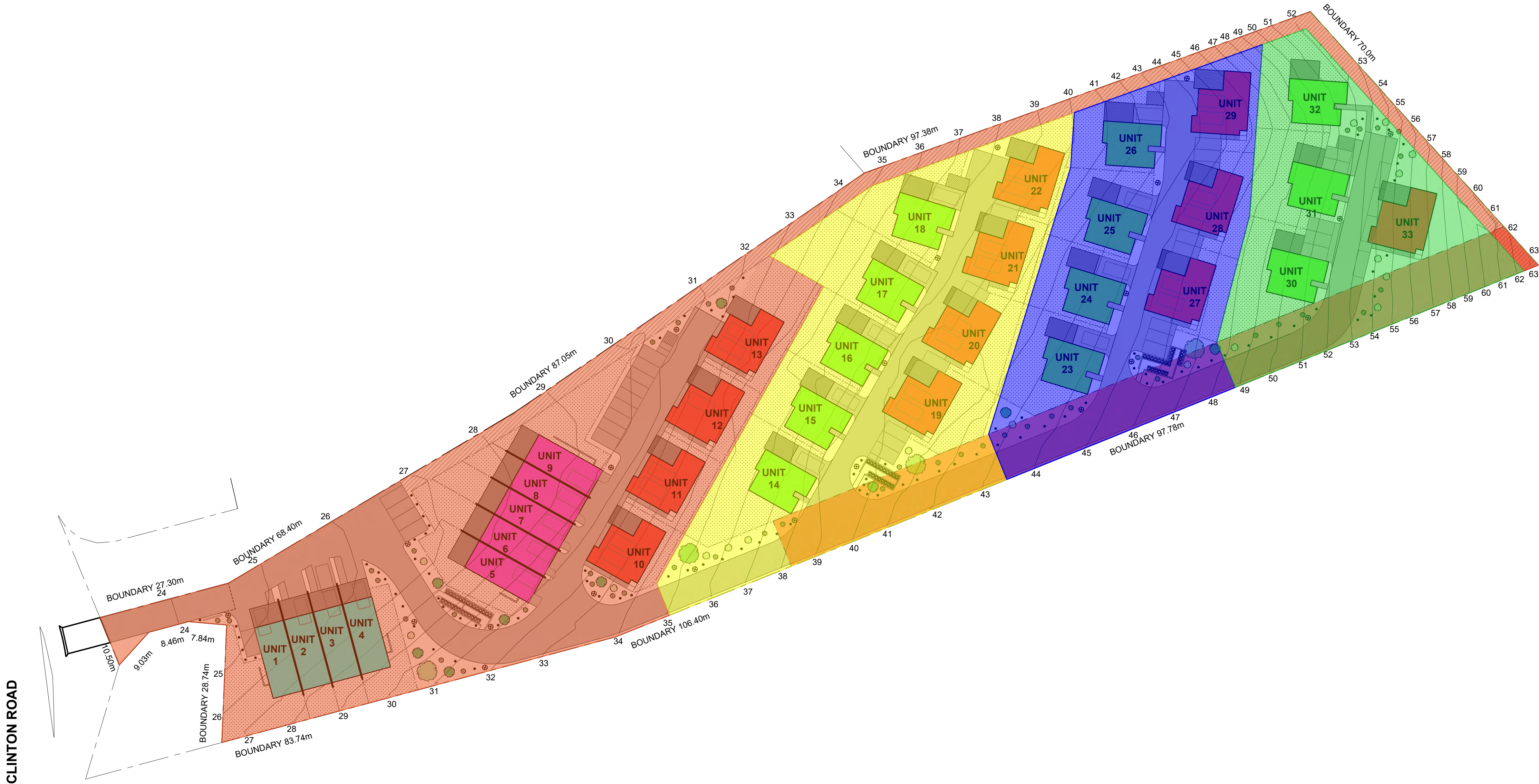
PROJECT NO. DWG NO. REV.

19E99-71 A003 G

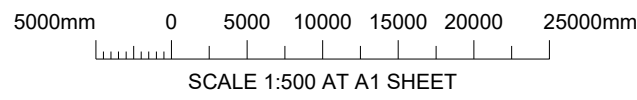
KEY - STAGING

- STAGE 1 - UNITS 1-13, LOT CONNECTIONS, ACCESS ROAD AND FOOTPATHS
- STAGE 2 - UNITS 14-22, LOT CONNECTIONS, ACCESS ROAD AND FOOTPATHS
- STAGE 3 - UNITS 23-29, LOT CONNECTIONS, ACCESS ROAD AND FOOTPATHS
- STAGE 4 - UNITS 30-33, LOT CONNECTIONS, ACCESS ROAD AND FOOTPATHS

NOT FOR
CONSTRUCTION



SITE STAGING PLAN
SCALE: 1:500



G	RESPONSE TO COUNCIL RFI	JP1	MH	20/08/20					
F	FOR PLANNING APPROVAL	JP1	MH	16/07/20					
E	FOR PRELIMINARY	JP1	MH	06/07/20					
D	FOR PRELIMINARY	JP1	MH	23/06/20					
C	FOR PRELIMINARY	JP1	MH	28/05/20					
B	FOR PRELIMINARY	JP1	MH	17/01/20					
A	FOR PRELIMINARY	JP1	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18

JSA CONSULTING
ENGINEERS

Eilerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A1
ENGINEER	R. BEADLE 380567297	SCALE	J-P IBBOTT		
STATUS	PLANNING APPROVAL				

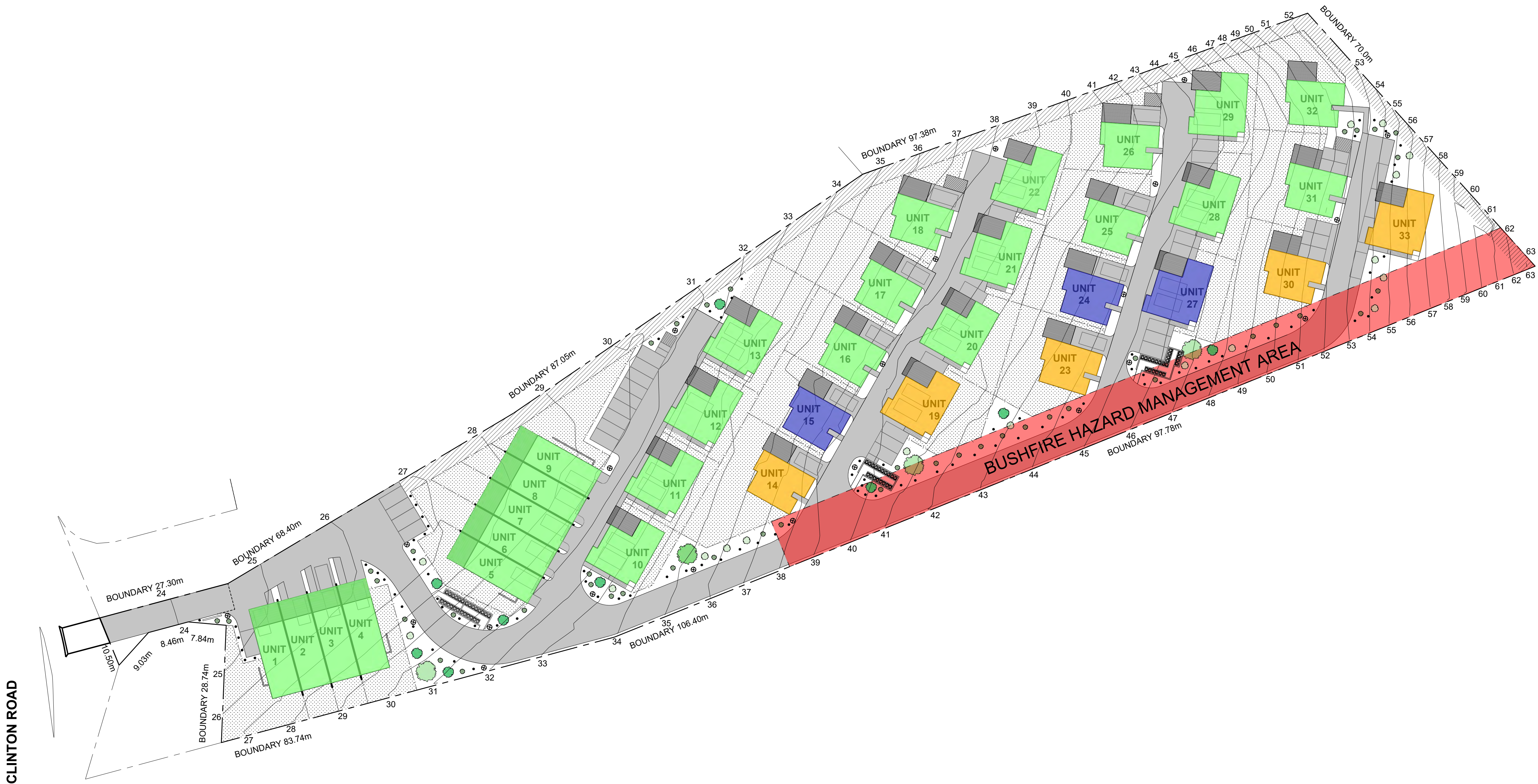
PROJECT
PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE	SITE STAGING PLAN		
PROJECT NO	DWG NO	REV	
19E99-71	A004	G	

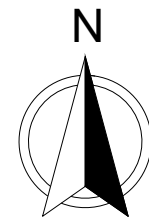
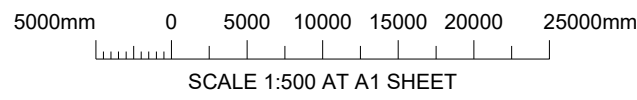
KEY - BUSHFIRE ATTACK LEVEL

- BAL 12.5 - LOW RISK
- BAL 19 - MODERATE RISK
- BAL 29 - HIGH RISK

NOT FOR
CONSTRUCTION



SITE BUSHFIRE ATTACK LEVEL PLAN
SCALE: 1:500



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



JSA CONSULTING
ENGINEERS

Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

SITE BUSHFIRE ATTACK LEVEL PLAN

PROJECT NO

19E99-71

DWG NO

A005

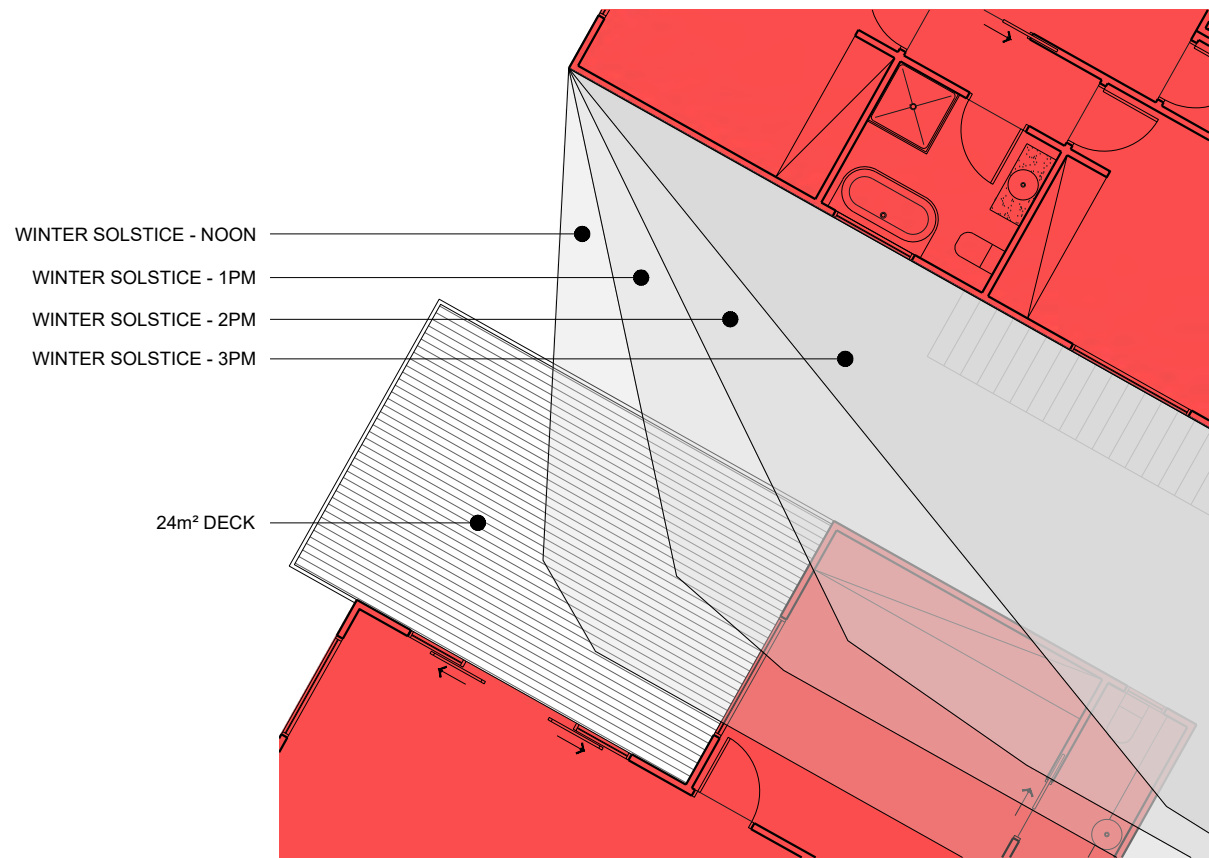
REV

G

PLANNING APPROVAL

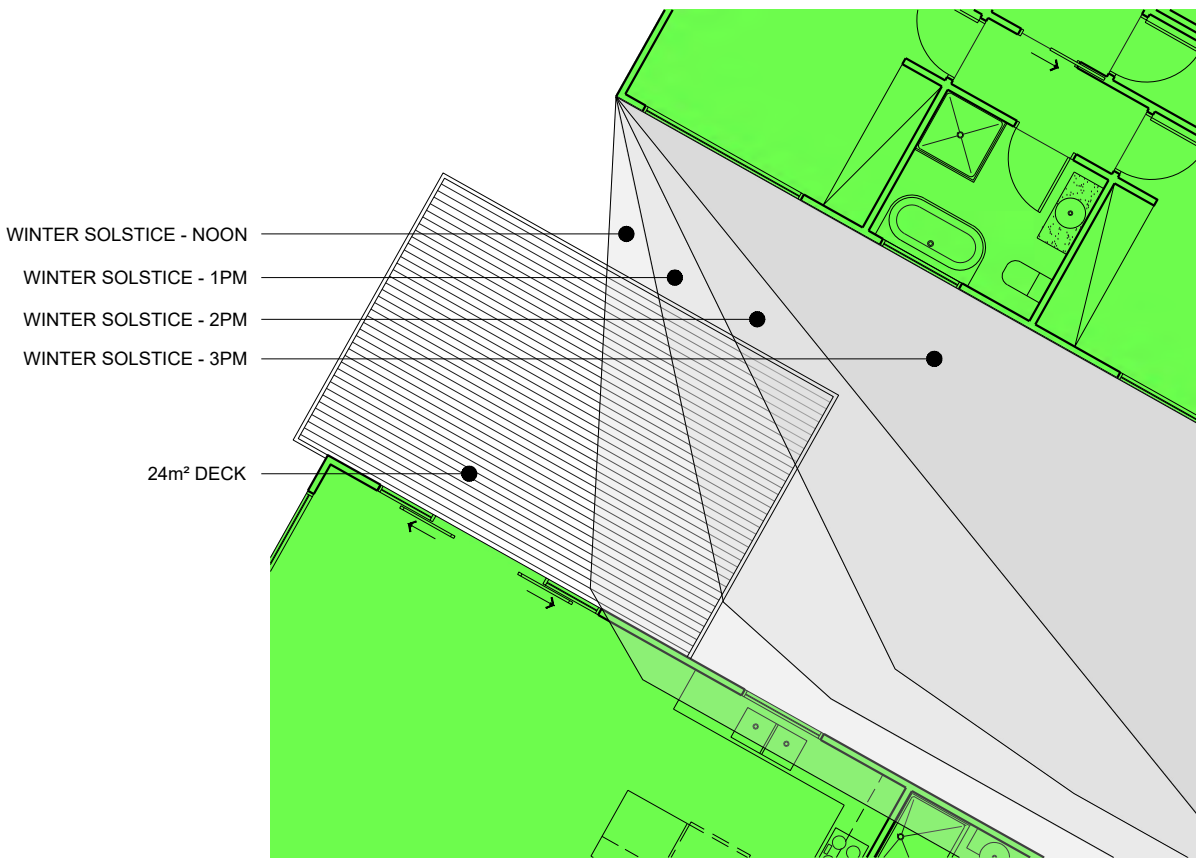
SHADOW DIAGRAMS	
DIAGRAM	UNIT NUMBER - Private Open Space (deck)
A	10, 11, 12 & 19
B	14, 15 & 16
C	17
D	20
E	21
F	23 & 24
G	25
H	27
I	30

NOT FOR
CONSTRUCTION



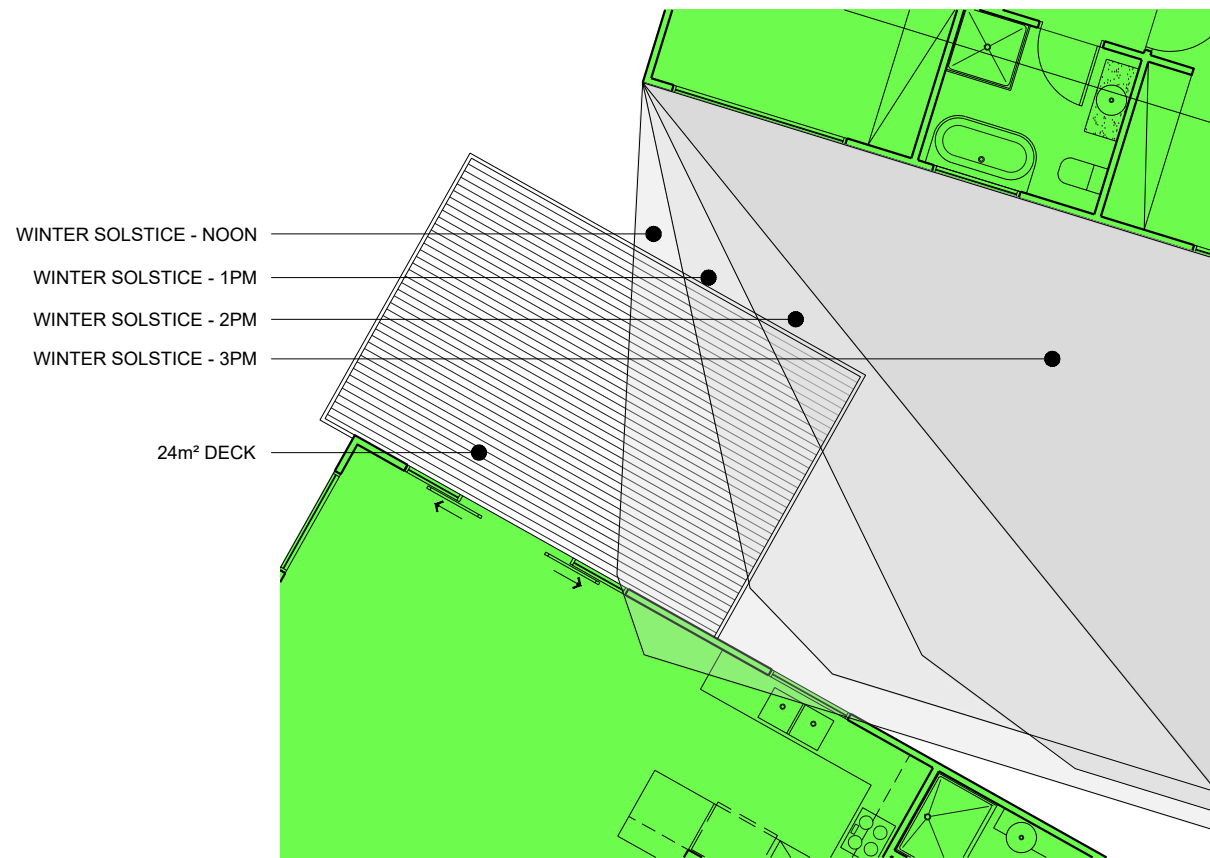
TYPICAL SHADOW DIAGRAM - A
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 13.6m² - 56.6%
SUNLIGHT - 1PM 20.1m² - 83.75%
SUNLIGHT - 2PM 23.7m² - 98.75%
SUNLIGHT - 3PM 24m² - 100%



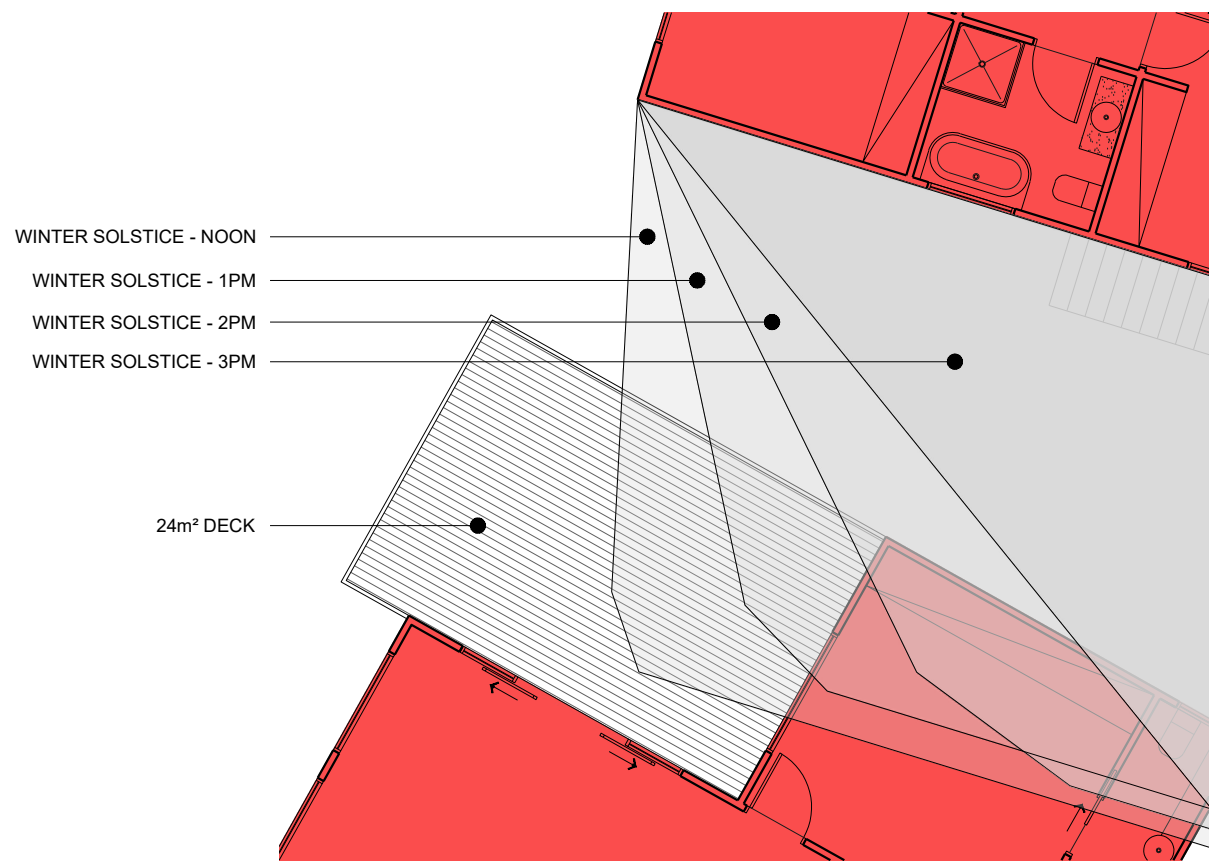
TYPICAL SHADOW DIAGRAM - B
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 13.9m² - 57.9%
SUNLIGHT - 1PM 19.7m² - 82%
SUNLIGHT - 2PM 23.1m² - 96.25%
SUNLIGHT - 3PM 24m² - 100%



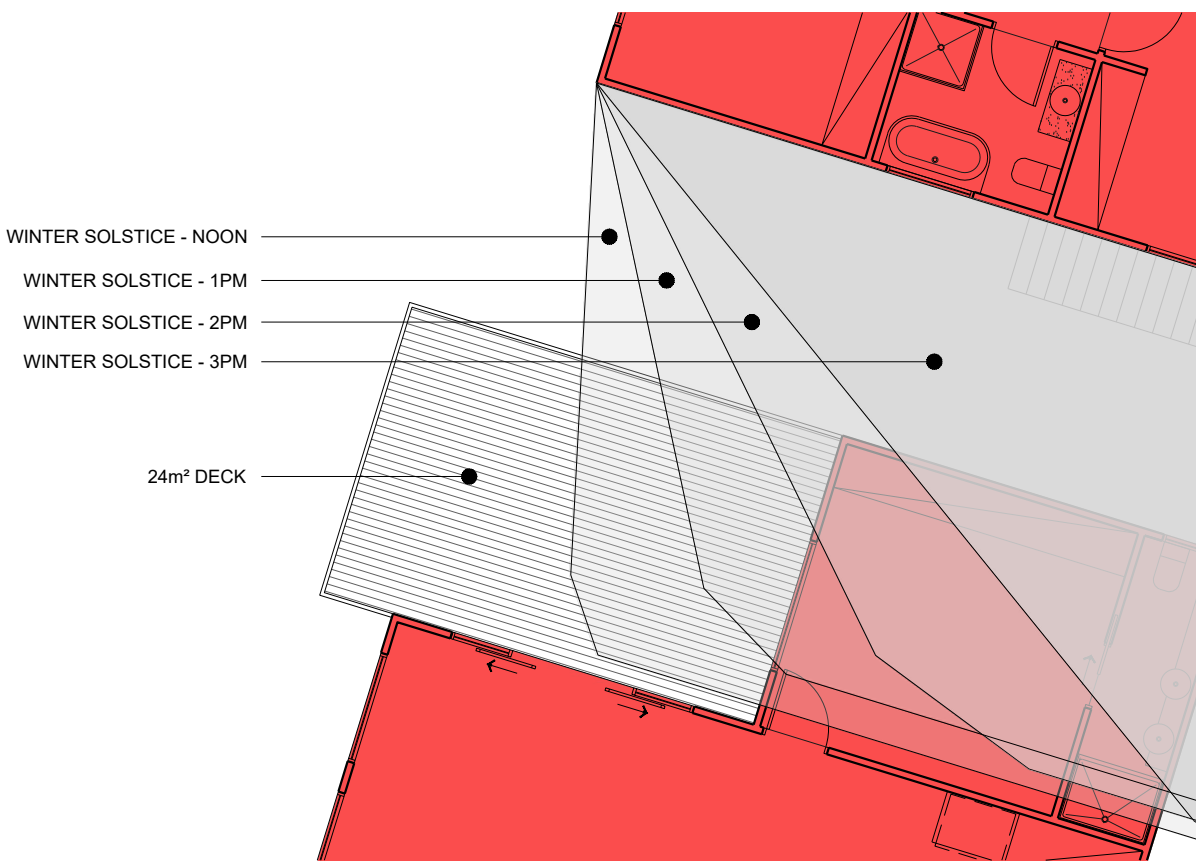
TYPICAL SHADOW DIAGRAM - C
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 13.9m² - 57.9%
SUNLIGHT - 1PM 19.6m² - 81.6%
SUNLIGHT - 2PM 23m² - 95.8%
SUNLIGHT - 3PM 24m² - 100%



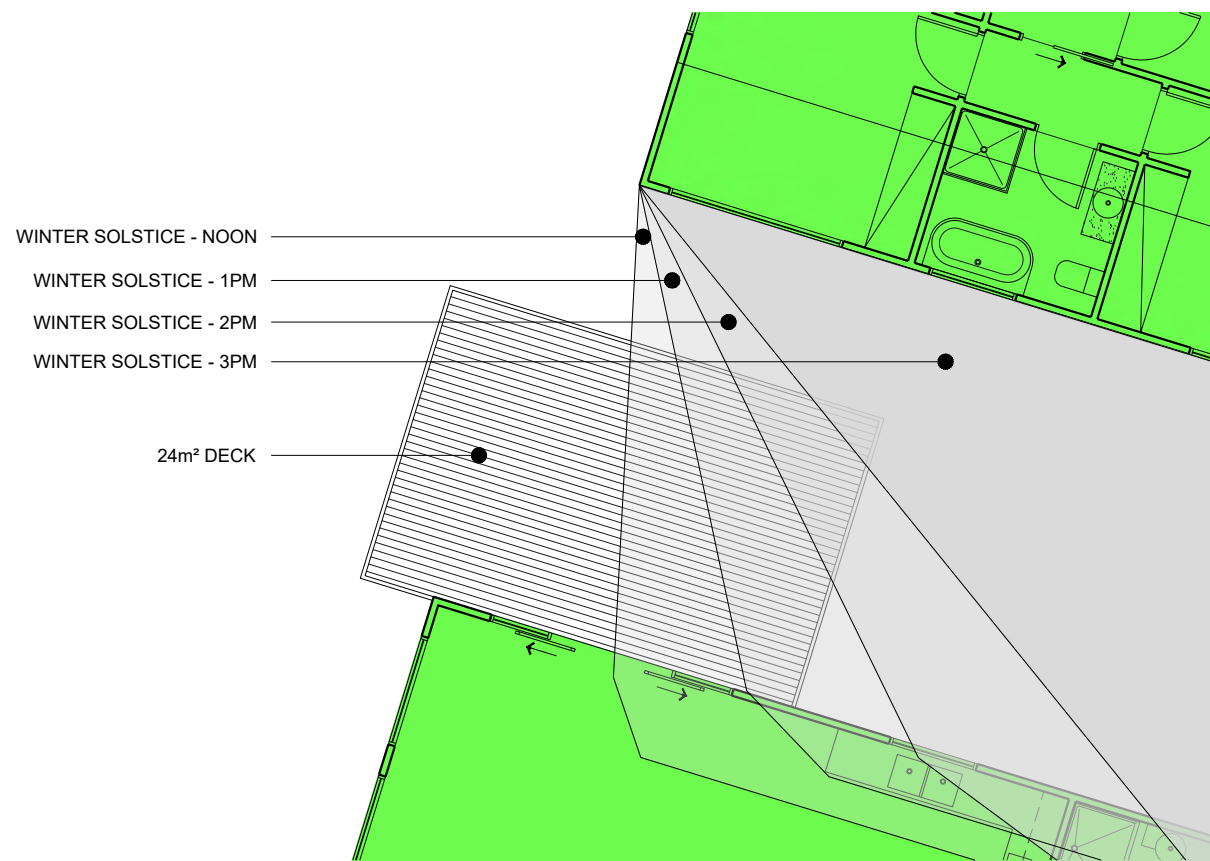
TYPICAL SHADOW DIAGRAM - D
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 14.3m² - 59.6%
SUNLIGHT - 1PM 20.5m² - 85.4%
SUNLIGHT - 2PM 23.8m² - 99.1%
SUNLIGHT - 3PM 24m² - 100%



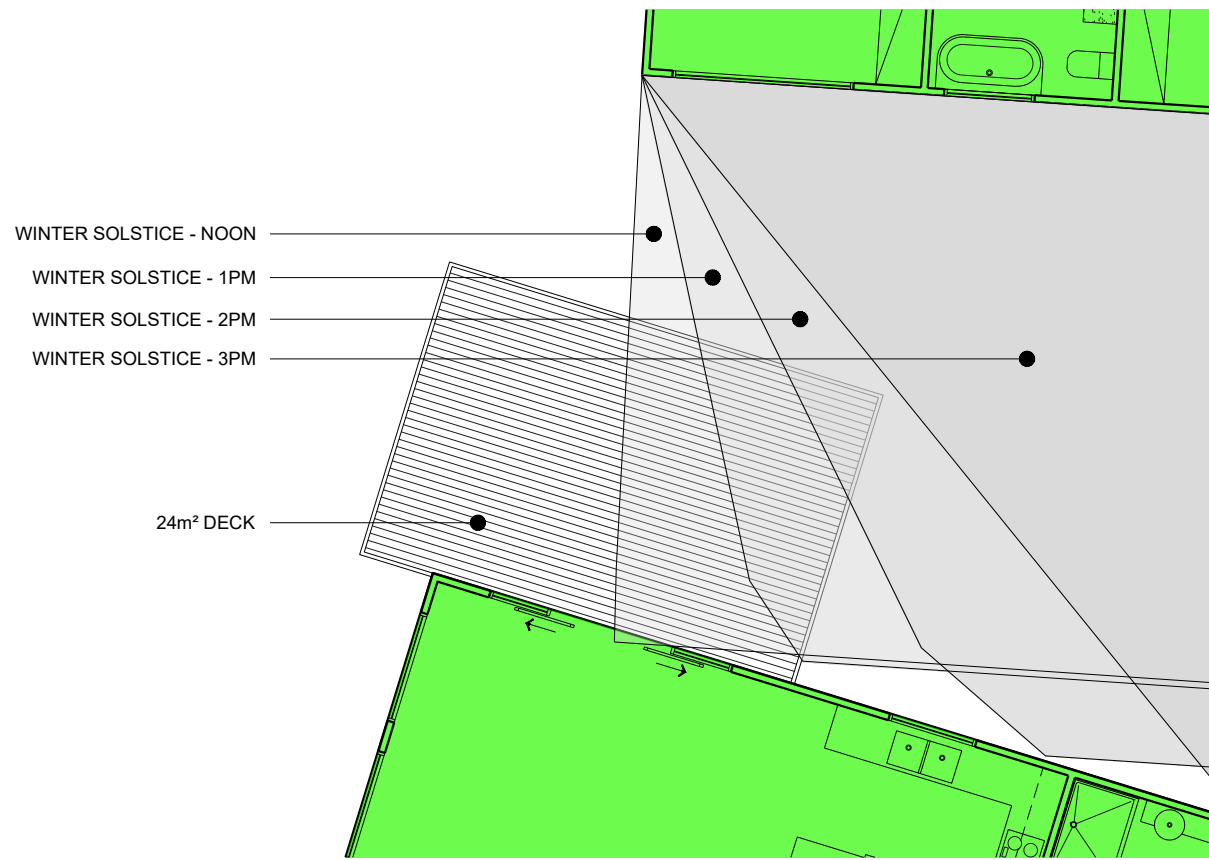
TYPICAL SHADOW DIAGRAM - E
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 12.4m² - 51.6%
SUNLIGHT - 1PM 19m² - 79.1%
SUNLIGHT - 2PM 23.2m² - 96.6%
SUNLIGHT - 3PM 24m² - 100%



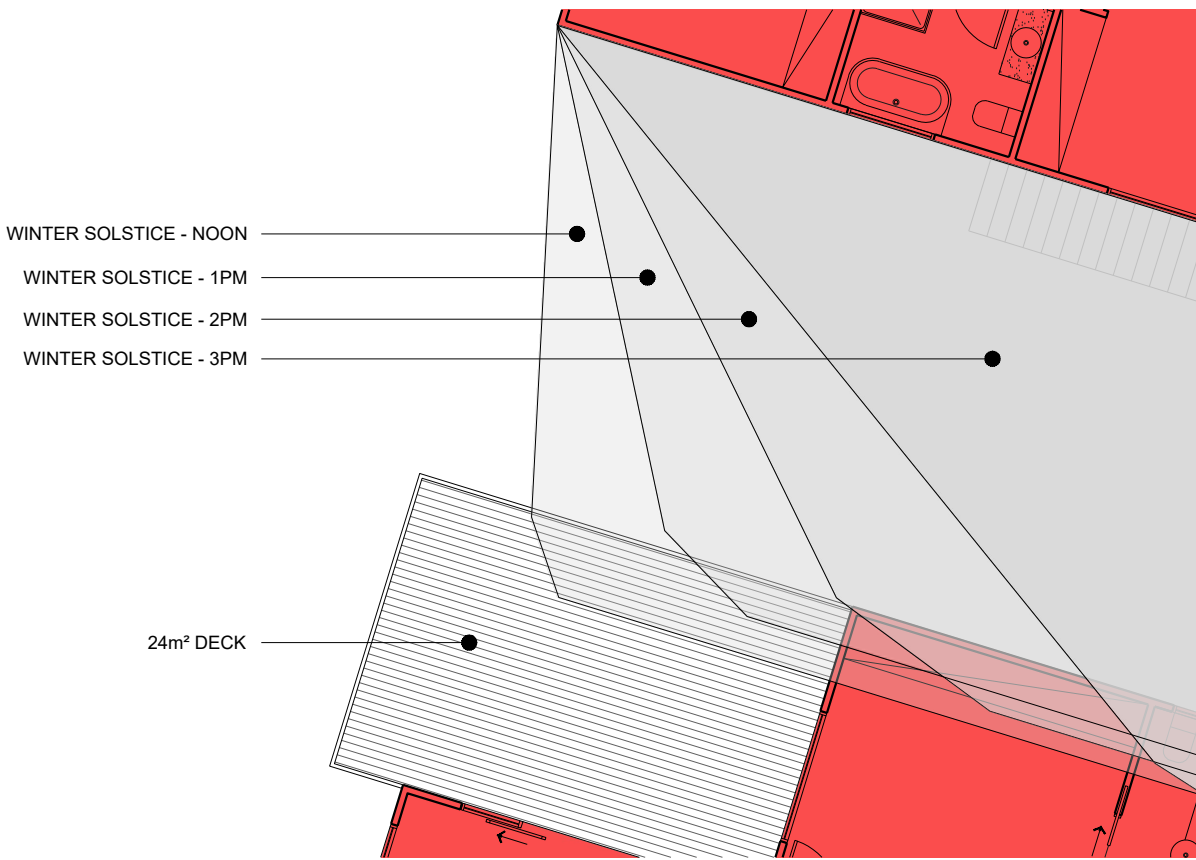
TYPICAL SHADOW DIAGRAM - F
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 12m² - 50%
SUNLIGHT - 1PM 16.8m² - 70%
SUNLIGHT - 2PM 21.5m² - 89.5%
SUNLIGHT - 3PM 23.6m² - 98.3%



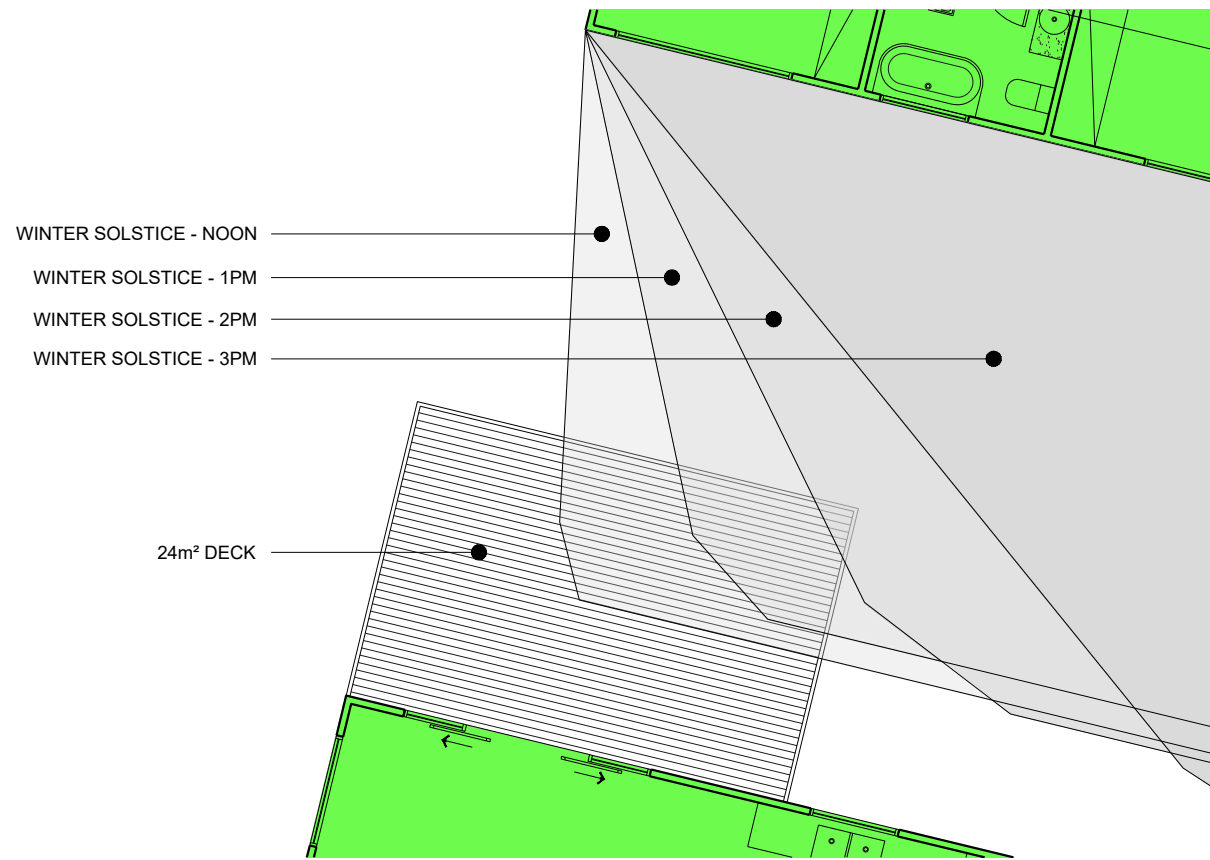
TYPICAL SHADOW DIAGRAM - G
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 12.3m² - 51.25%
SUNLIGHT - 1PM 18.5m² - 77%
SUNLIGHT - 2PM 22.9m² - 95.4%
SUNLIGHT - 3PM 24m² - 100%



TYPICAL SHADOW DIAGRAM - H
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 19.7m² - 82%
SUNLIGHT - 1PM 23m² - 95.8%
SUNLIGHT - 2PM 23.9m² - 99.5%
SUNLIGHT - 3PM 24m² - 100%




TYPICAL SHADOW DIAGRAM - I
SCALE: 1:100

(Clarence Interim Planning Scheme - 10.4.4 A3)
DECK AREA 24m²
SUNLIGHT - NOON 16.3m² - 67.91%
SUNLIGHT - 1PM 20.8m² - 86.6%
SUNLIGHT - 2PM 23.7m² - 98.75%
SUNLIGHT - 3PM 24m² - 100%

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET

G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20							
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20							
E	FOR PRELIMINARY	JPI	MH	06/07/20							
D	FOR PRELIMINARY	JPI	MH	23/06/20							
C	FOR PRELIMINARY	JPI	MH	28/05/20							
B	FOR PRELIMINARY	JPI	MH	17/01/20							
A	FOR PRELIMINARY	JPI	MH	07/01/20							
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE		

REV DATE: 17/04/18



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ENGINEER M. HORSHAM CC5865 I
ENGINEER R. BEADLE 380567297
STATUS

SCALE AS SHOWN
SCALE J-P IBBOTT

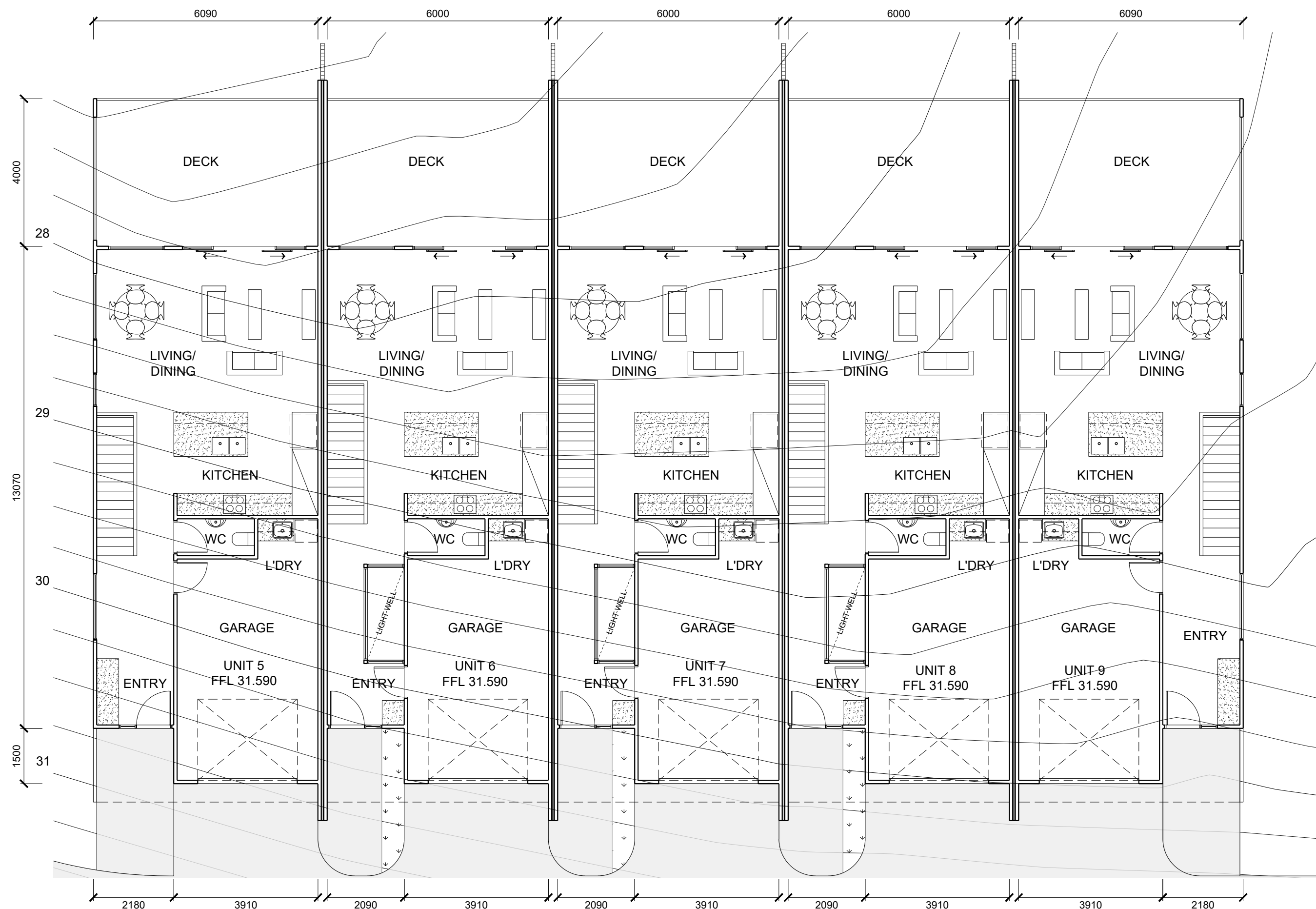
SIZE
A1

PROJECT
PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

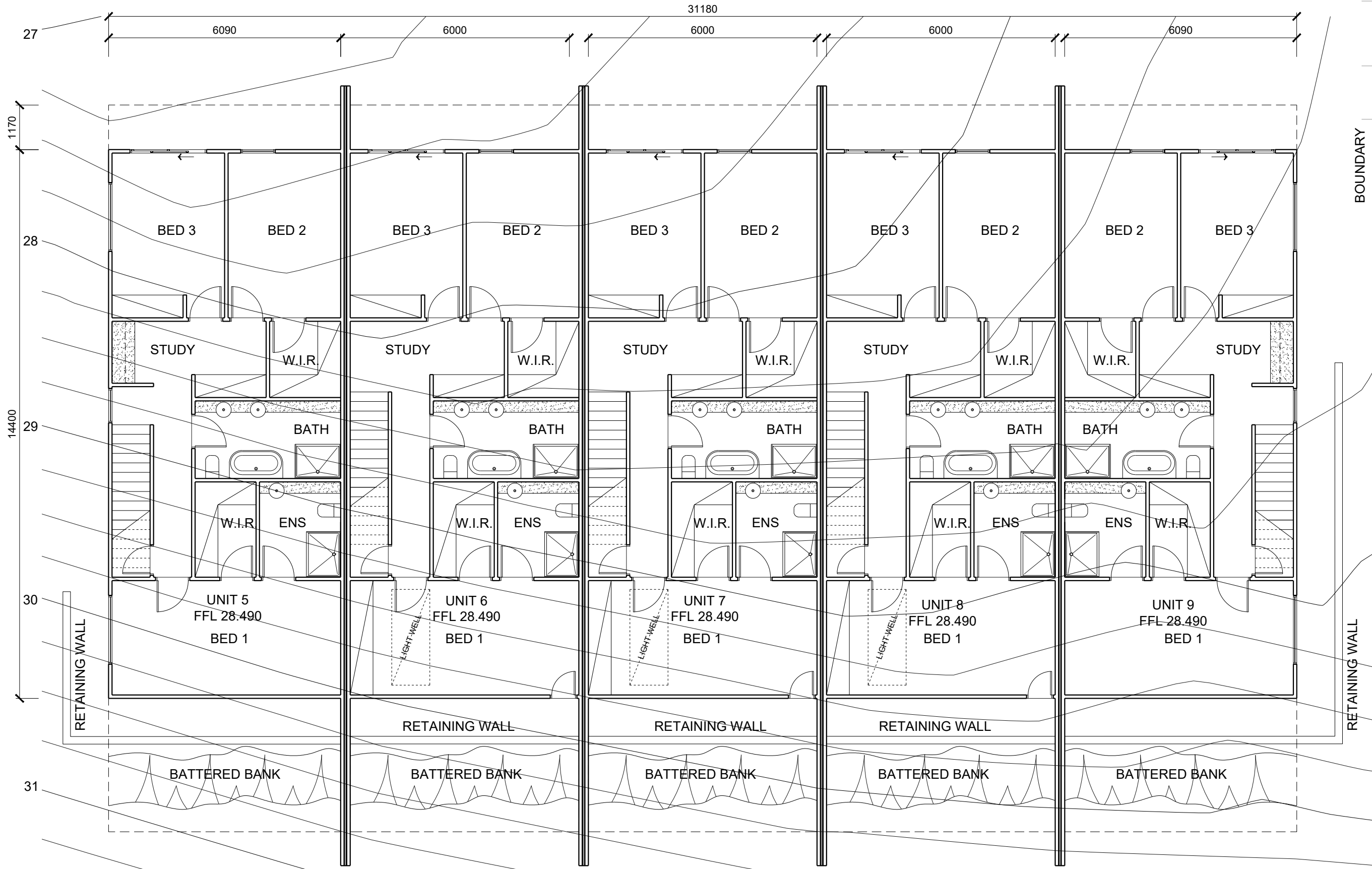
DRAWING TITLE PROPOSED SHADOW DIAGRAMS		
PROJECT NO 19E99-71	DWG NO A002	REV G

EXTERNAL FINISHES

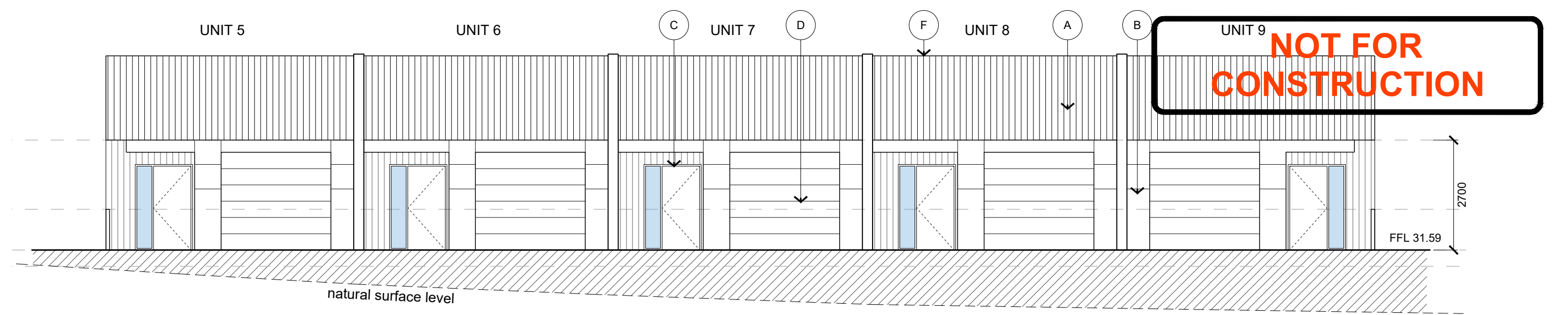
- A VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
B JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
C ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
D 'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
E MIN 1.0m HIGH GLASS BALUSTRADE. CUSTOM ORB ROOF SHEETING. COLORBOND FINISH. COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
F 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
G PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH



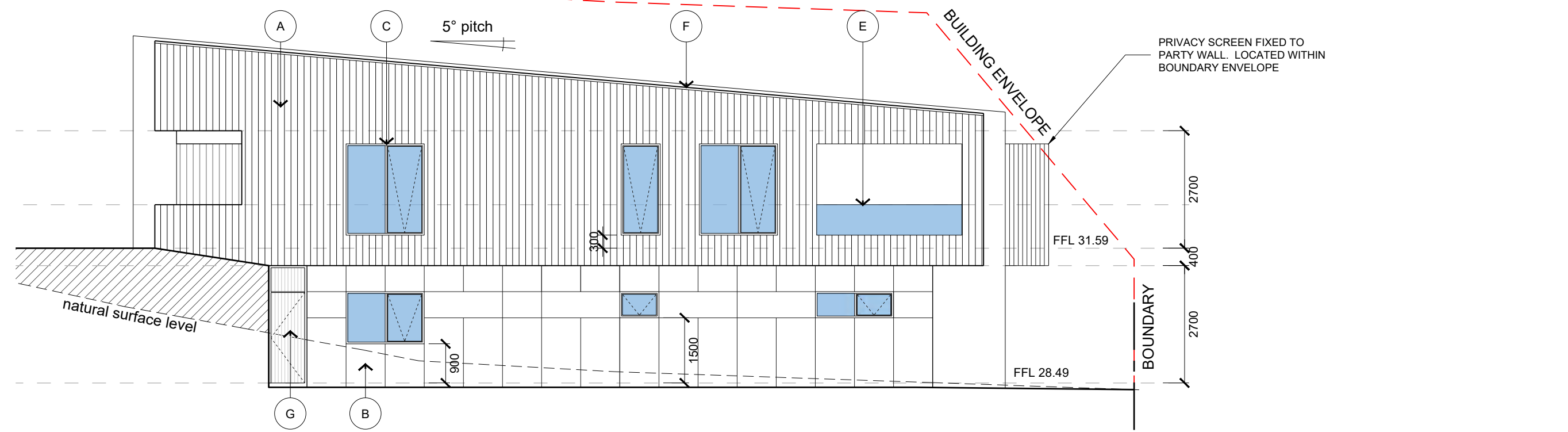
FLOOR PLAN UNITS 5-9 - TYPE B - UPPER LEVEL
SCALE: 1:100



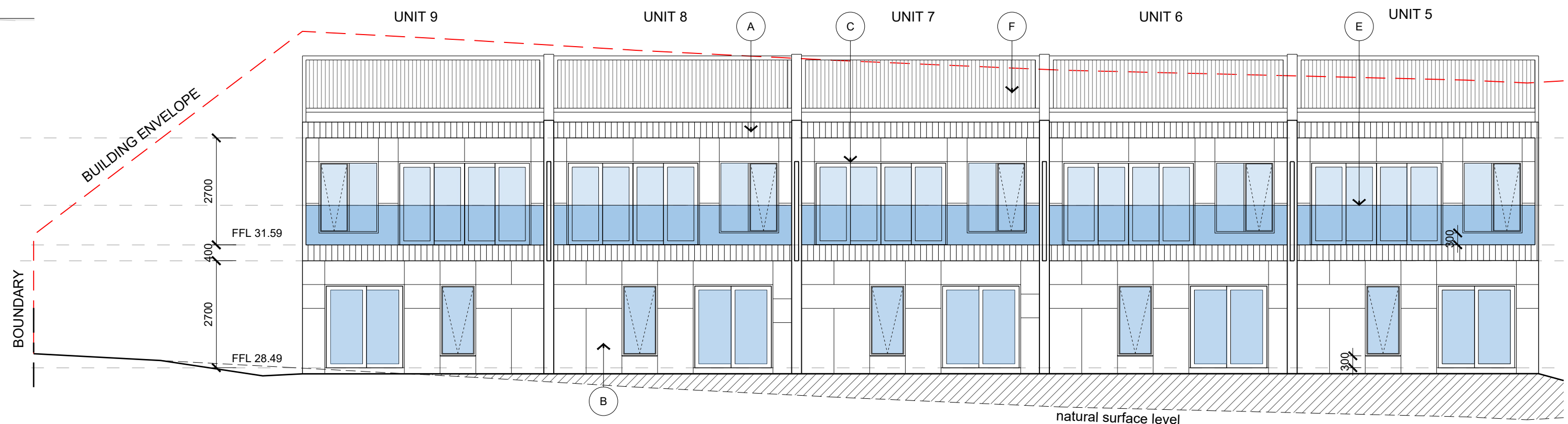
FLOOR PLAN UNITS 5-9 - TYPE B - LOWER LEVEL
SCALE: 1:100



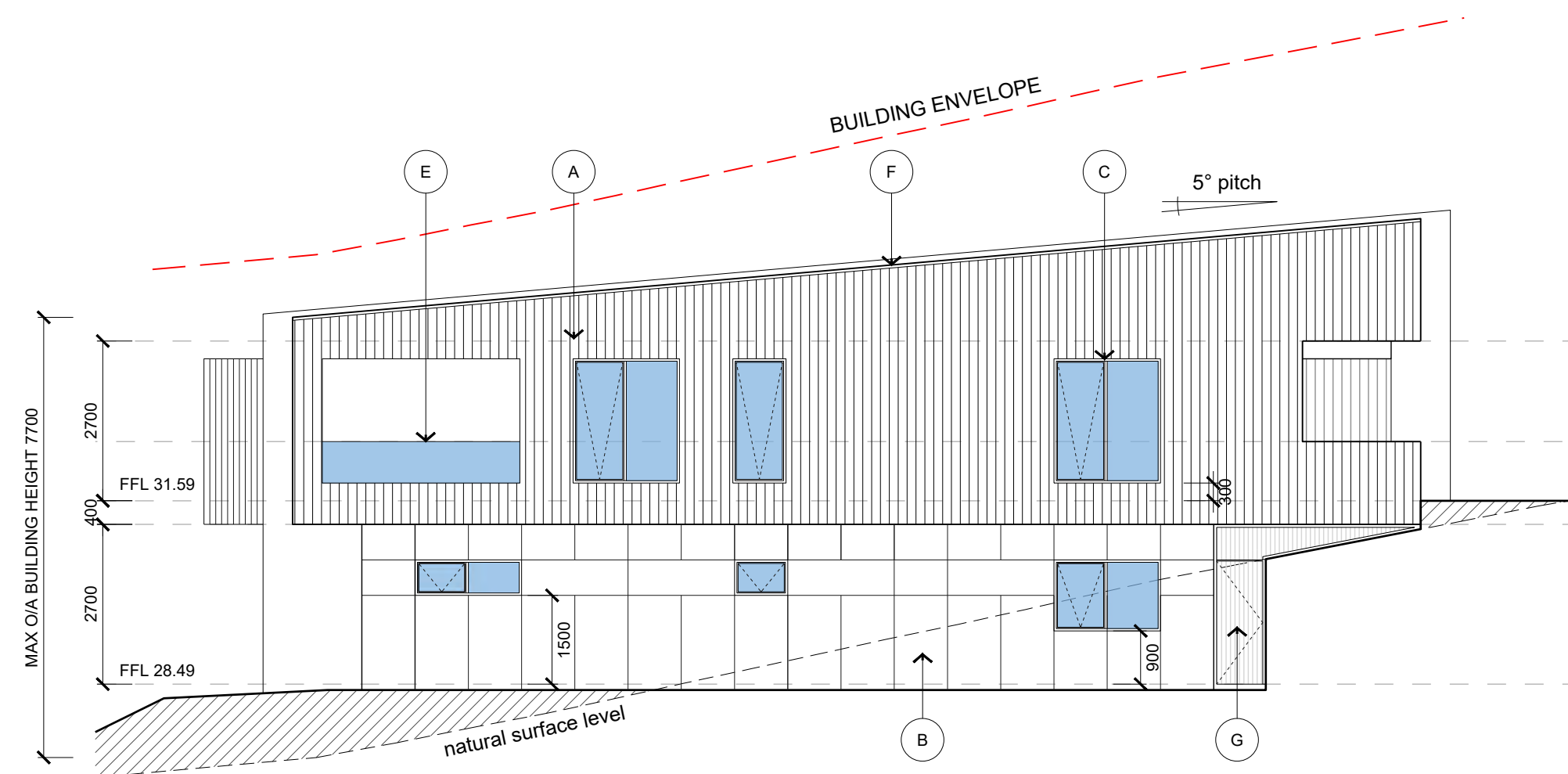
SOUTH EAST ELEVATION UNITS 5-9 - TYPE B
SCALE: 1:100



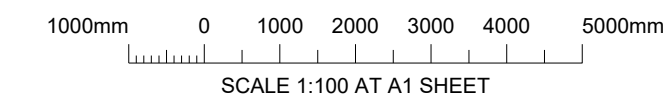
NORTH EAST ELEVATION UNITS 5-9 - TYPE B
SCALE: 1:100



NORTH WEST ELEVATION UNITS 5-9 - TYPE B
SCALE: 1:100



SOUTH WEST ELEVATION UNITS 5-9 - TYPE B
SCALE: 1:100



REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					

REV DATE: 17/04/19



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 5-9
FLOOR PLANS & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A201

REV

G

A	VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29, OIL FINISH)
B	JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
C	ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
D	'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
E	MIN 1.0m HIGH GLASS BALUSTRADE. Custom ORB ROOF SHEETING. COLORBOND FINISH.
F	COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%
G	1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
H	PREFABRICATED STEEL STAIR AND/OR BALUSTRADE - POWDERCOAT FINISH

Architectural floor plan of the second floor. The plan includes the following rooms and features:



- Rooms:** BED 1, BED 2, BED 3, BATH, KITCHEN, ENTRY, L'DRY, HALL, LIVING / DINING, DECK, ENS.
- Dimensions:**
 - Overall width: 12000
 - Overall height: 14000
 - Deck width: 1000
 - Living / Dining width: 5590
 - Bedroom wing width: 3410
 - Deck height: 8000
 - Upper section height: 5500
- Notes:**
 - 1.7m high privacy screen, max. 25% transparency (on the deck).
 - FFL 34.360 (Finished Floor Level).

Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- BUILDING ENVELOPE**: Indicated by a red dashed line at the top left.
- Points F, C, B, H**: Marked on the roofline with vertical arrows pointing to the roof surface.
- 35° PITCH**: Indicated on the right side of the roof.
- O/A BUILDING HEIGHT 7200**: Vertical dimension on the left side.
- 800**: Vertical dimension for a window opening.
- 1700**: Vertical dimension for a door opening.
- 2400**: Vertical dimension for a section of the facade.
- FFL 34.360**: Finished Floor Level indicated on the right side.
- 2000**: Vertical dimension for a section of the facade.
- natural surface level**: Indicated at the bottom left.
- Car**: A car is shown parked on the ground level for scale.

Architectural elevation drawing of the building facade. The drawing shows a structure with a 35° pitch roof on the left side. The total height of the building is indicated as 2000 units. The finished floor level (FFL) is marked as 34.360. The drawing includes vertical dimensions and labels for structural elements: H (Hatch), C (Column), F (Footing), and B (Beam). The roof is shown with a 35° pitch. The building has a base height of 2000 units. The FFL is 34.360. The drawing also shows a section with a 35° pitch roof and a section with a 35° pitch roof. The drawing includes a section with a 35° pitch roof and a section with a 35° pitch roof. The drawing also shows a section with a 35° pitch roof and a section with a 35° pitch roof.

This architectural section drawing illustrates the building's structure and roof profile. The roof features a 35° pitch on the left side and a 28° pitch on the right side. The building envelope is indicated by a dashed line. The floor level is marked as FFL 34.360. The drawing shows a cross-section of the building with various rooms and structural elements. The roof is supported by a series of vertical columns. The building is situated on a natural surface level, which is shown as a dashed line. The drawing includes dimensions for the roof pitches, floor levels, and structural elements.



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ENGINEER	M. HORSHAM CC5865
ENGINEER	R. BEADLE 380567297

SCALE	AS SHOWN
SCALE	J-P IBBOTT

SIZE	A1
------	----

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

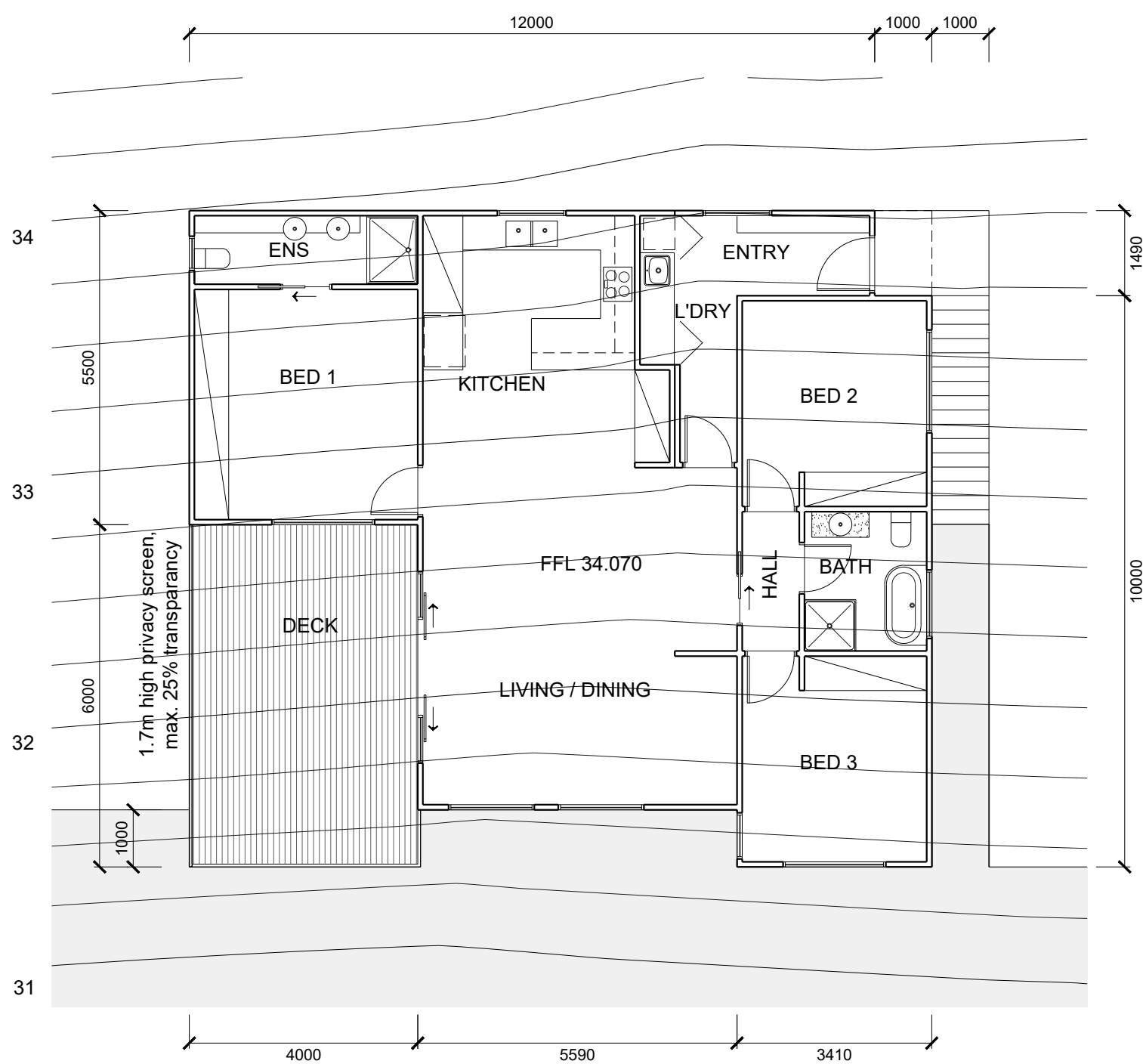
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<p style="text-align: center;">UNITS 10</p> <p style="text-align: center;">FLOOR PLAN & ELEVATIONS</p>		
PROJECT NO	DWG NO	REV
19E99-71	A301	G

PLANNING APPROVAL

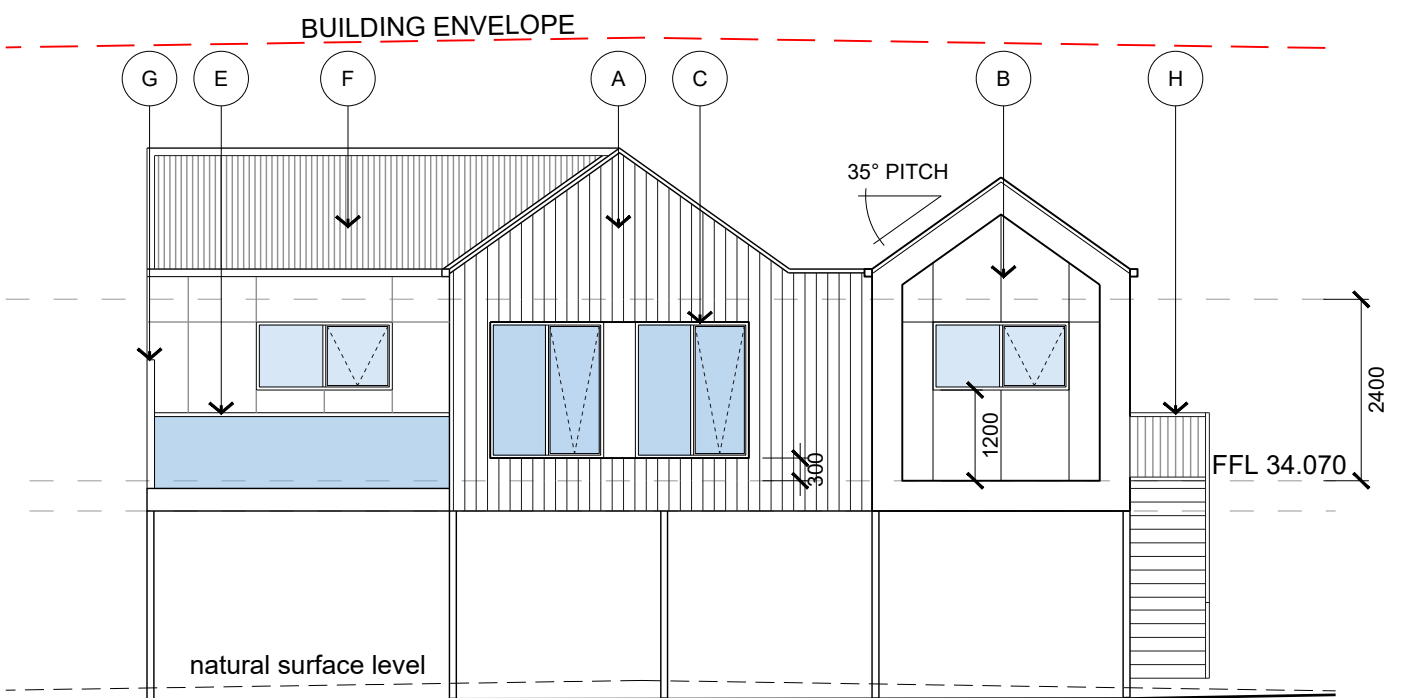
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE. CUSTOM ORB ROOF SHEETING. COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

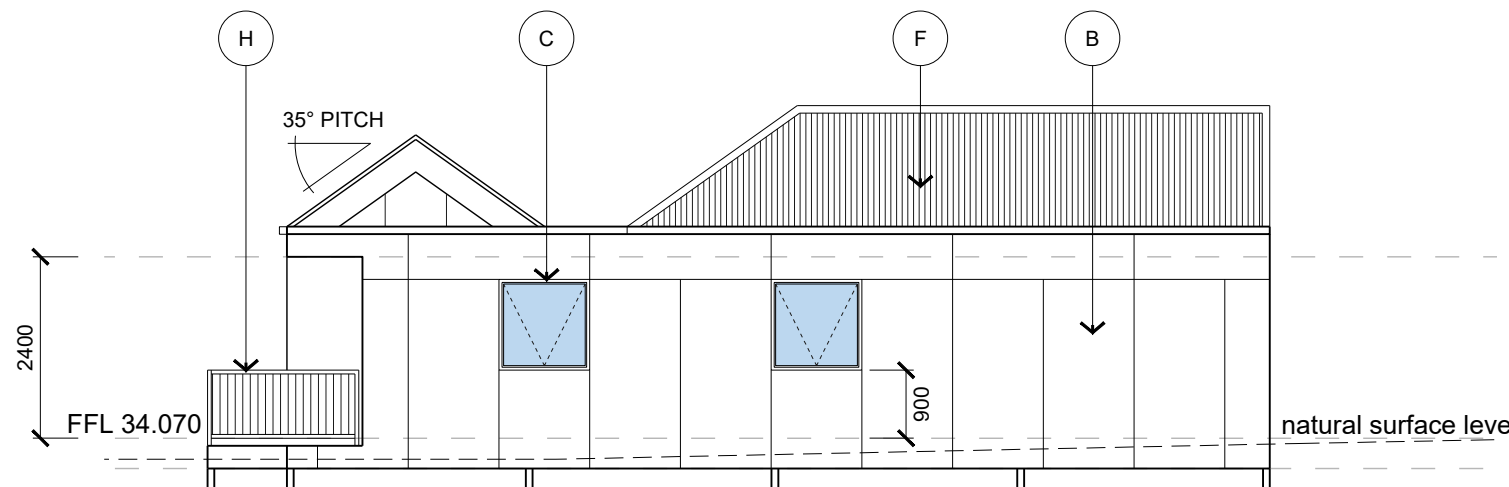
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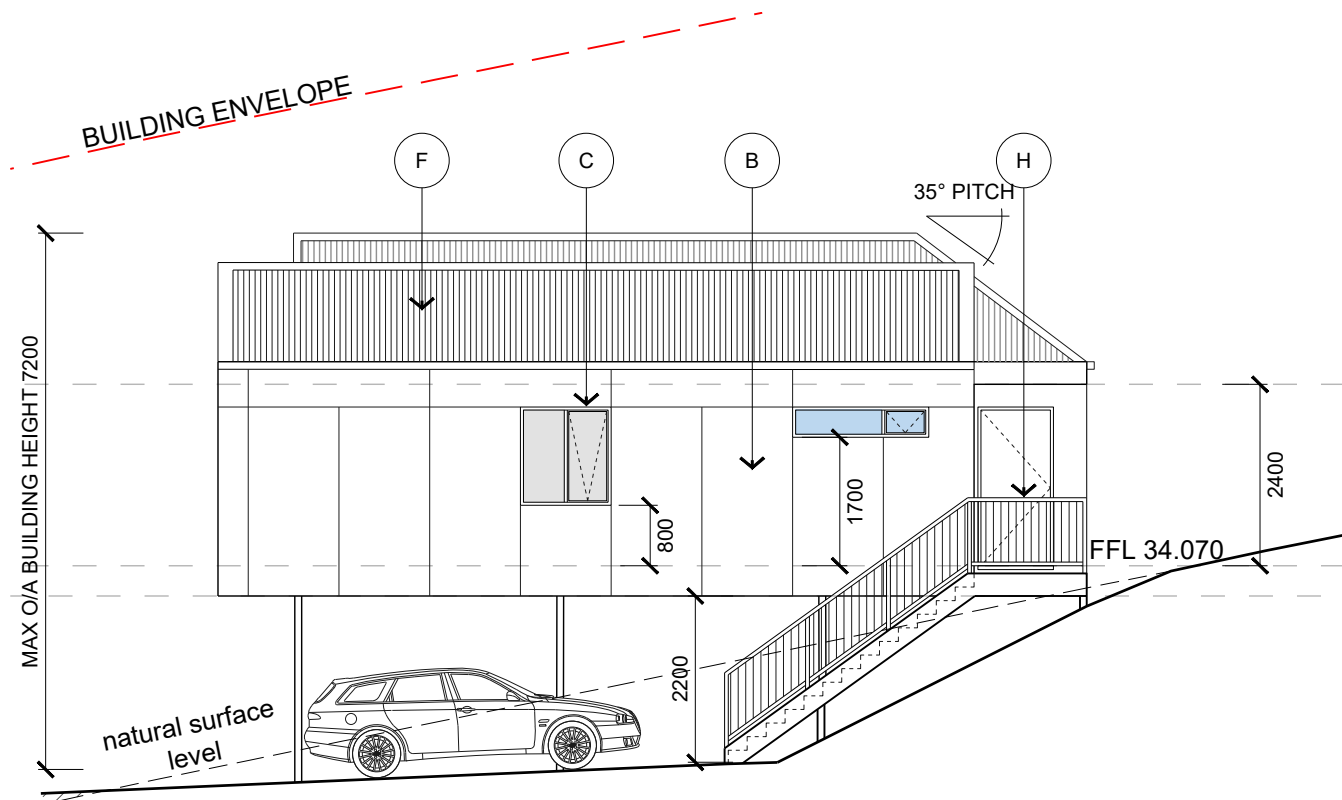
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SCALE: 1:100



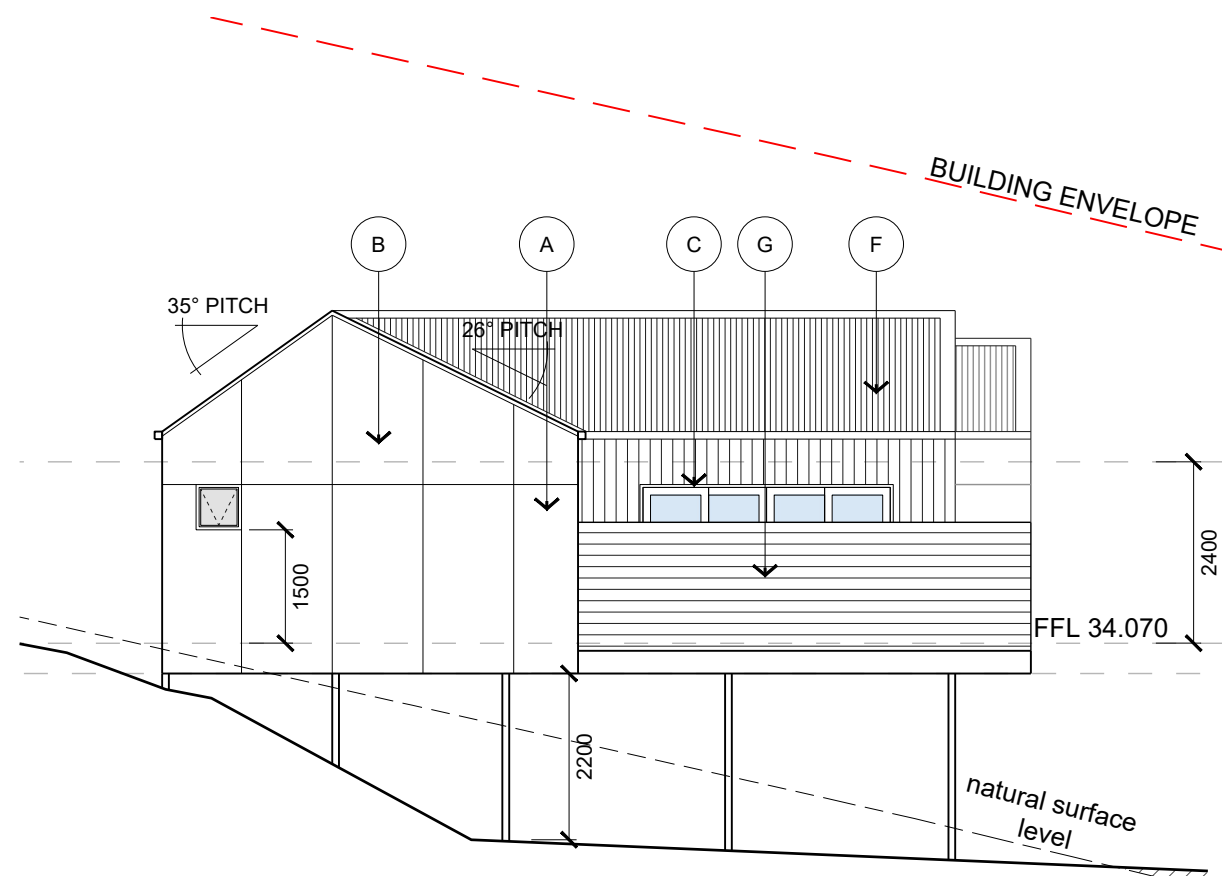
NORTH WESTERN UNIT 11 TYPE C
SCALE: 1:100



SOUTH EASTERN UNIT 11 TYPE C
SCALE: 1:100



SOUTH WESTERN UNIT 11 TYPE C
SCALE: 1:100



NORTH EASTERN UNIT 11 TYPE C
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET

G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/19



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNITS 11
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A401

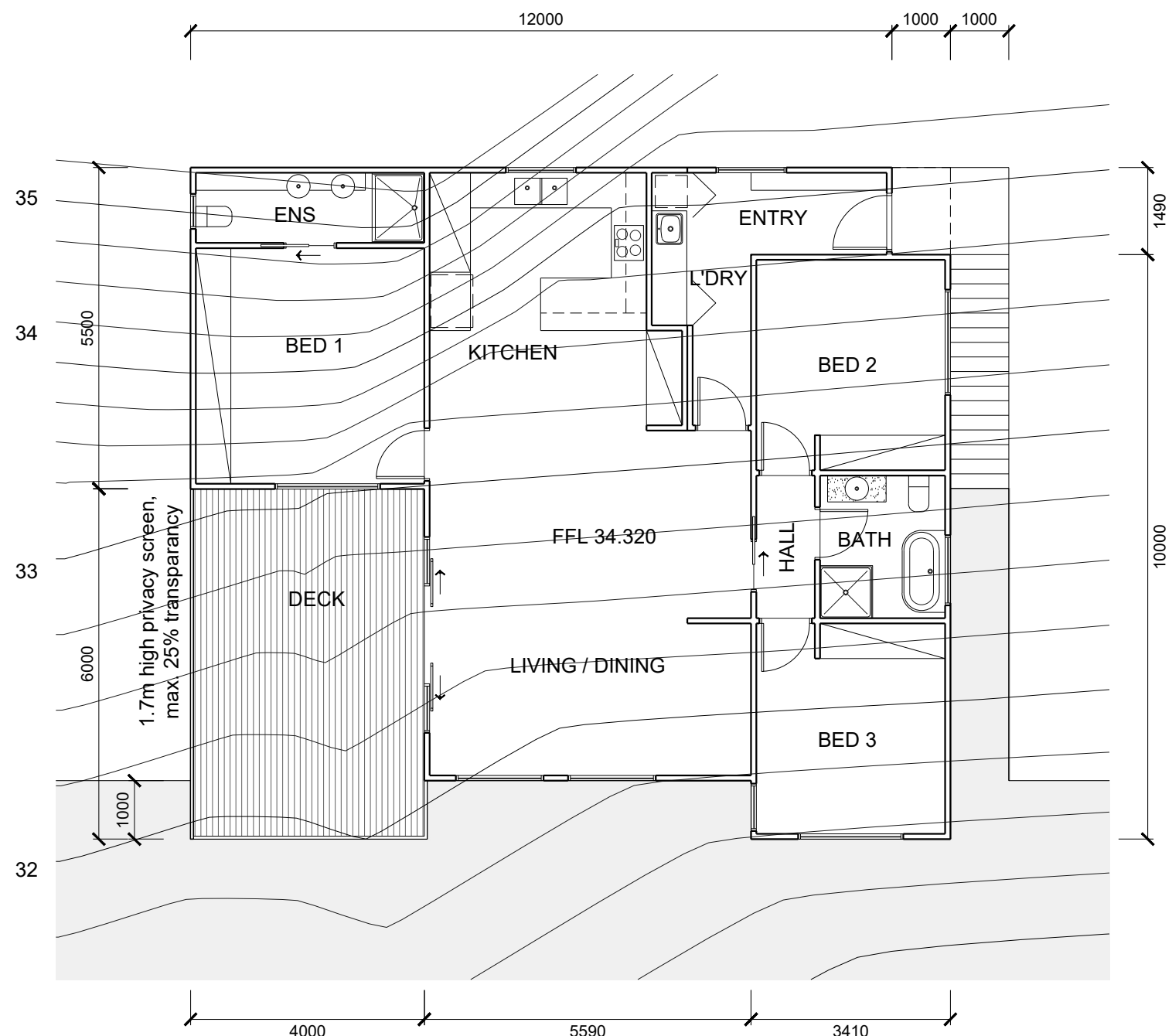
REV

G

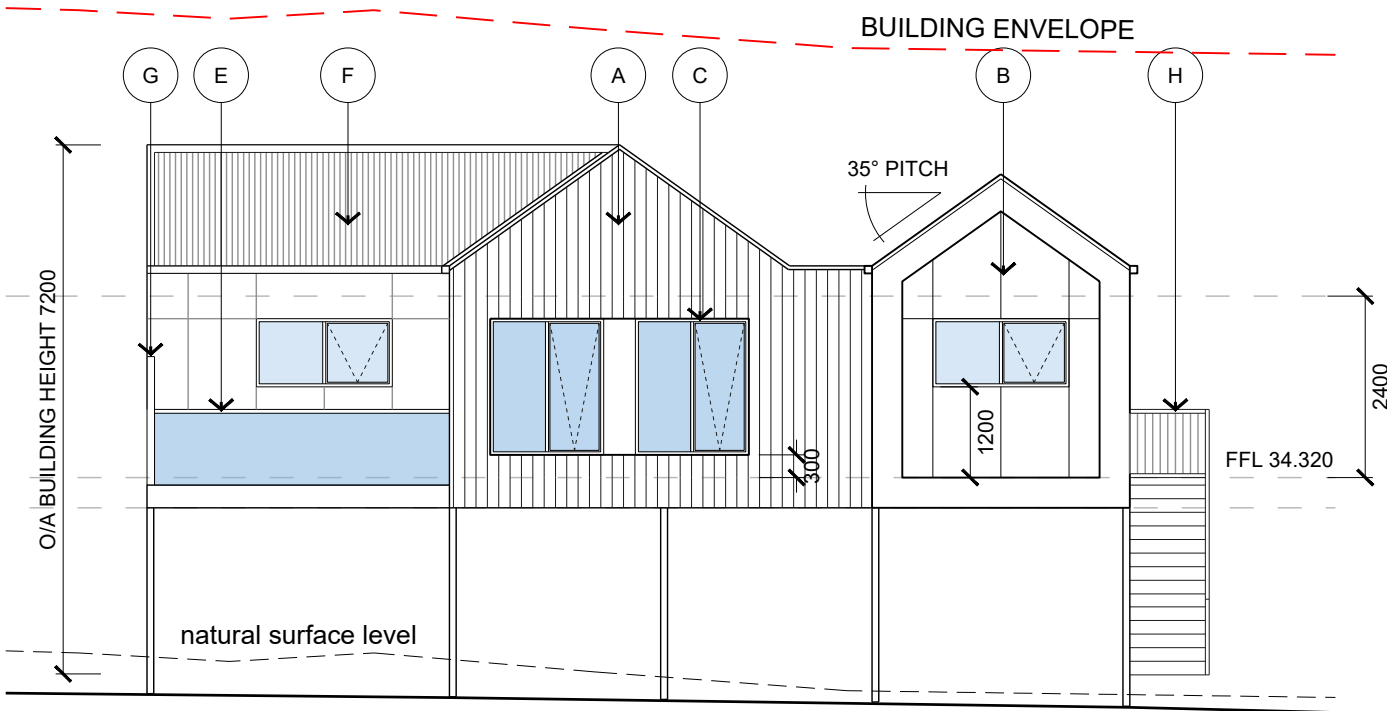
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

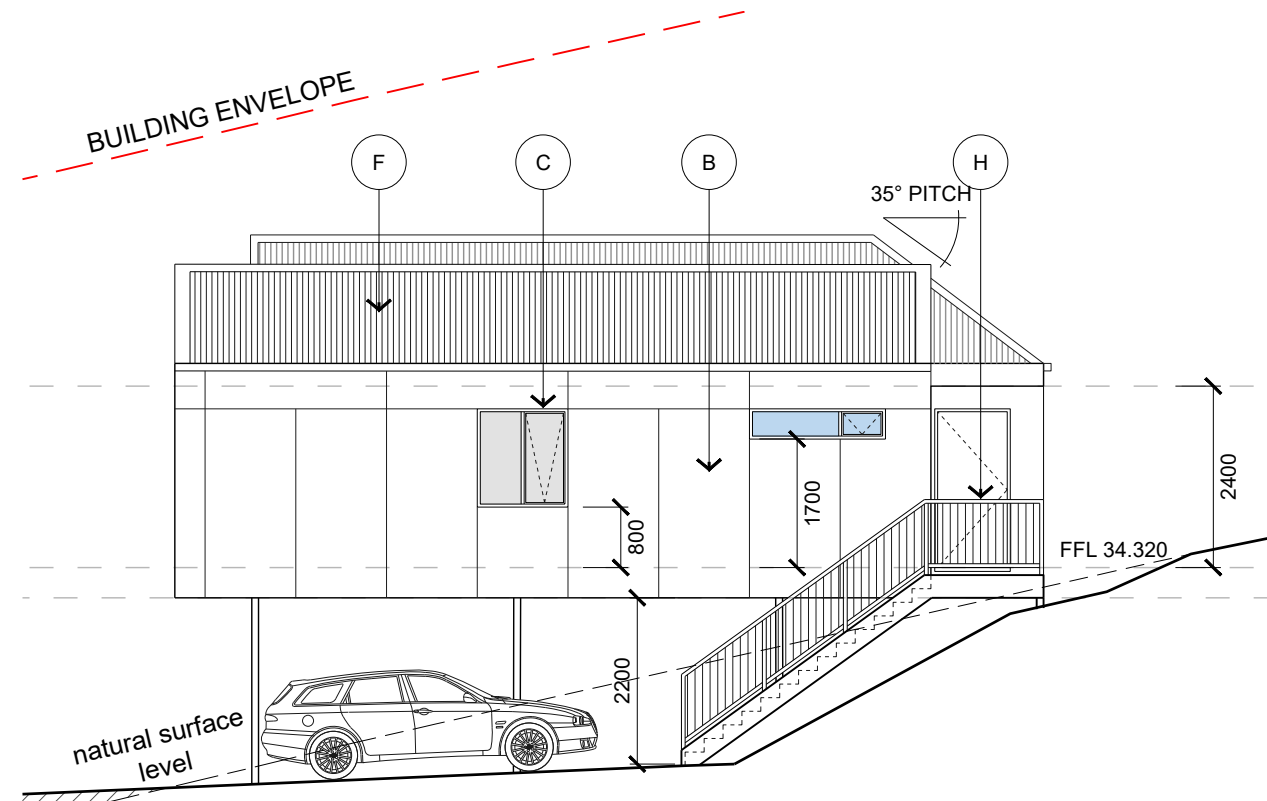
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CONSTRUCTION



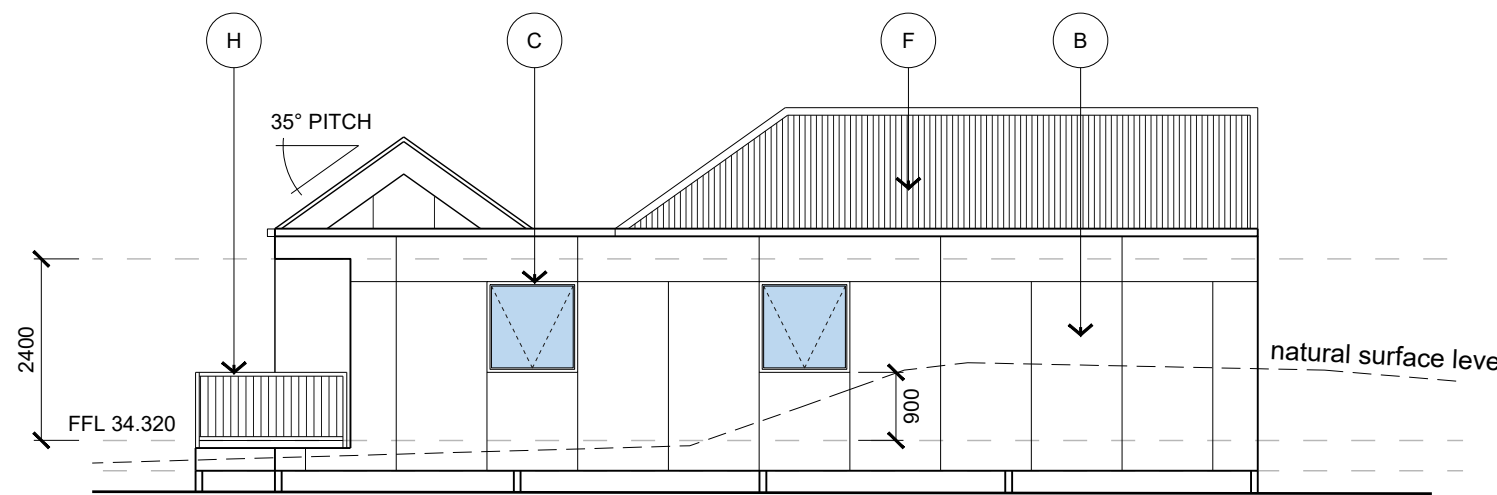
FLOOR PLAN UNIT 12 TYPE C
SCALE: 1:100



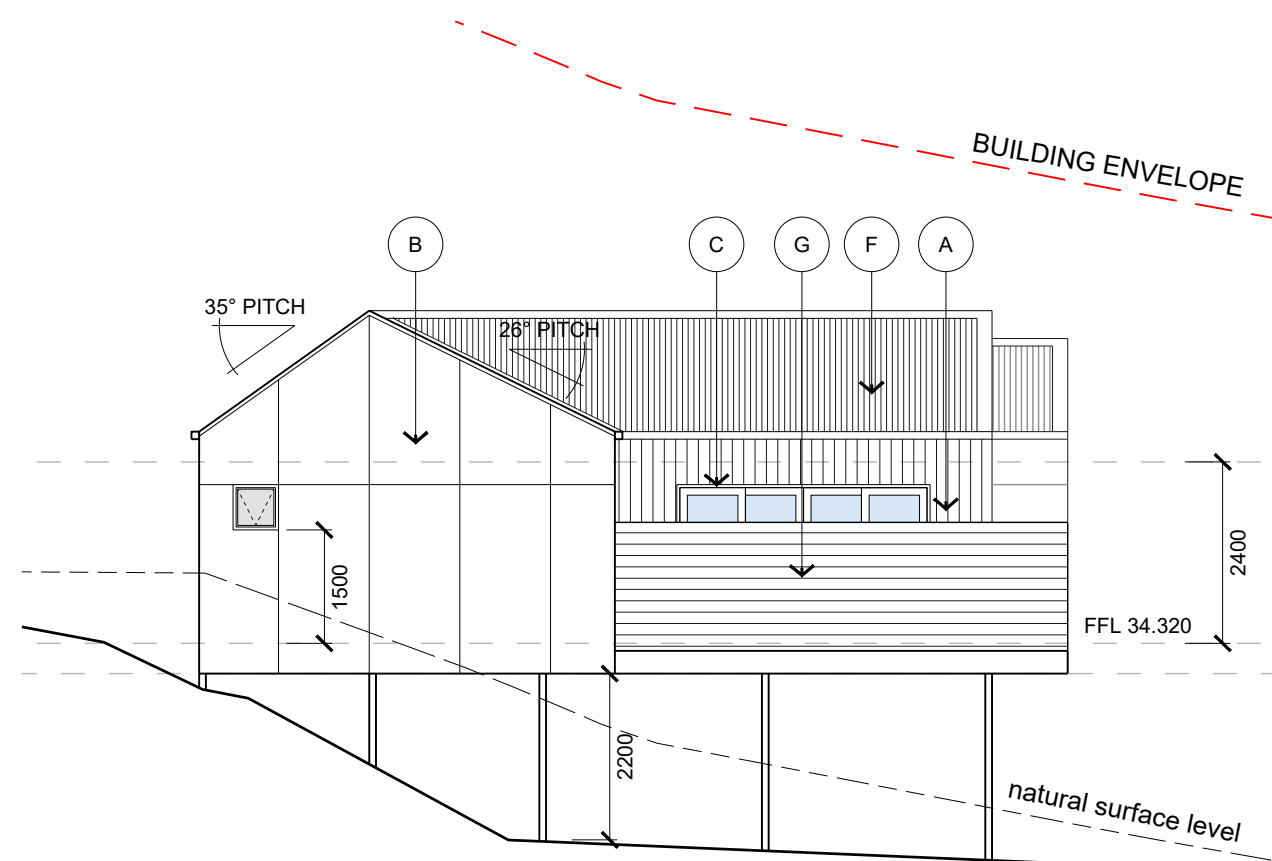
NORTH WESTERN UNIT 12 TYPE C
SCALE: 1:100



SOUTH WESTERN UNIT 12 TYPE C
SCALE: 1:100

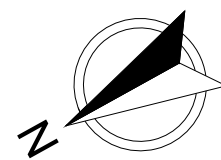


SOUTH EASTERN UNIT 12 TYPE C
SCALE: 1:100




NORTH EASTERN UNIT 12 TYPE C
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/19

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ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A1
ENGINEER	R. BEADLE 380567297	SCALE	J-P IBBOTT		
STATUS	PLANNING APPROVAL				

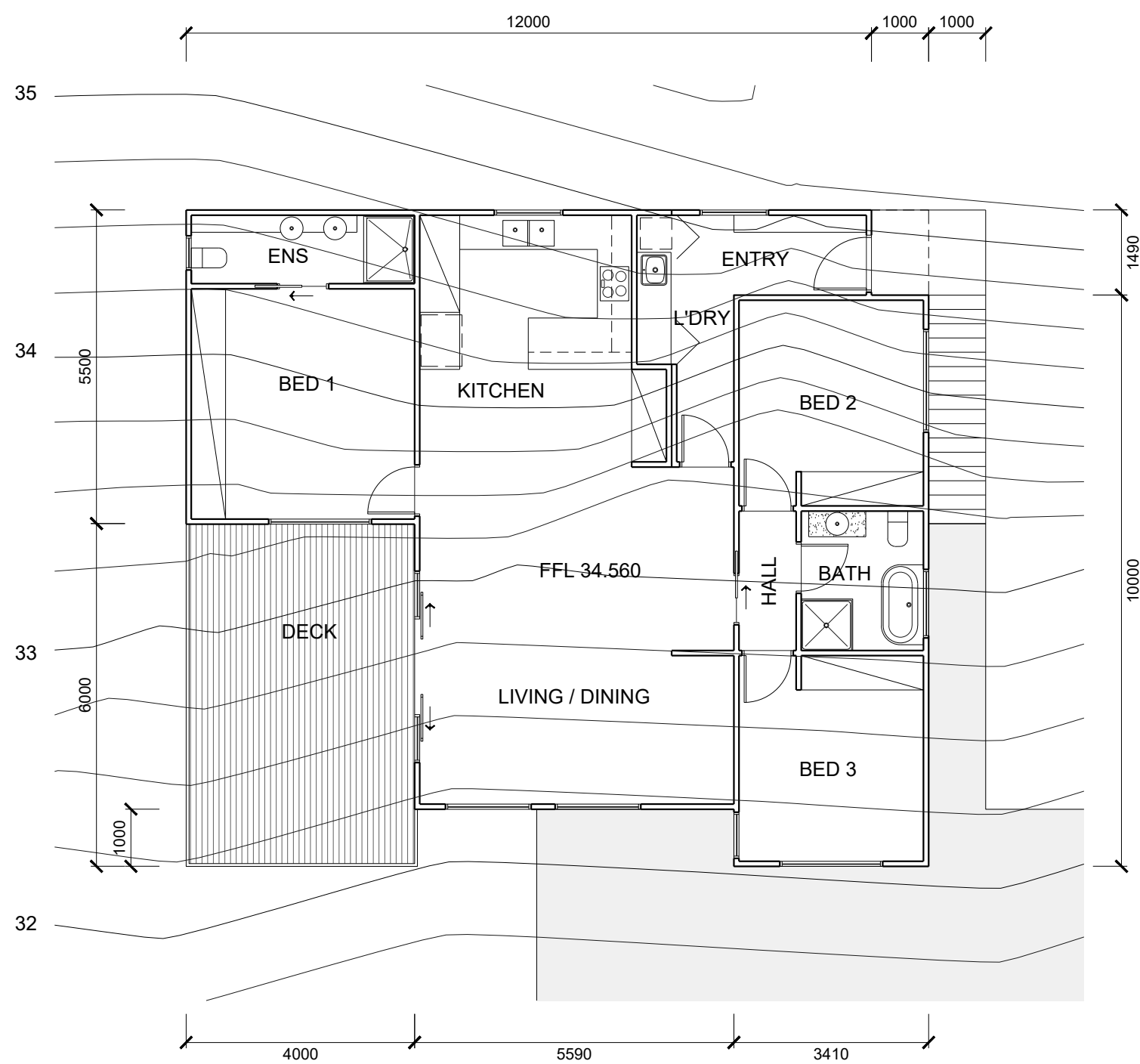
PROJECT	PROPOSED UNIT DEVELOPMENT
	34 CLINTON ROAD,
	GEILSTON BAY, 7015

DRAWING TITLE	UNITS 12 FLOOR PLAN & ELEVATIONS		
PROJECT NO	19E99-71	DWG NO	A501
REV			G

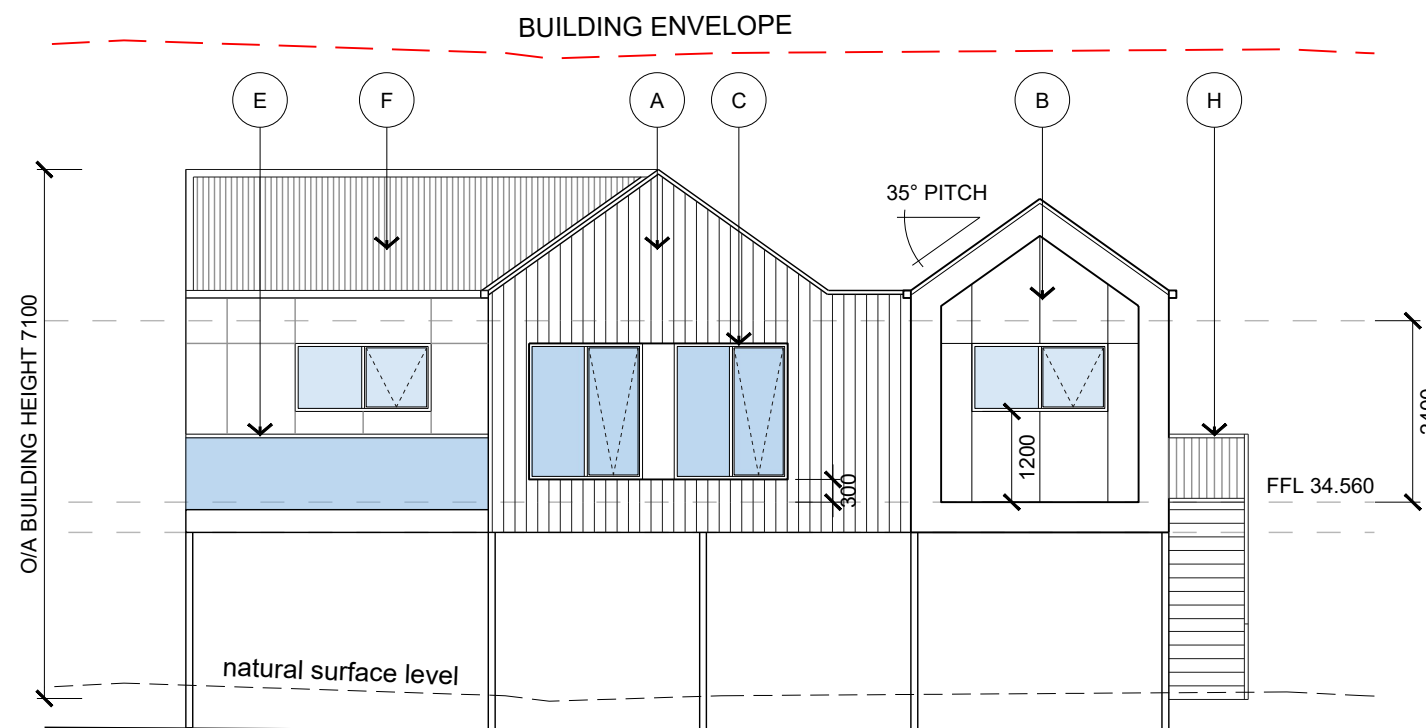
EXTERNAL FINISHES

- A VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- B JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
- C ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
- D 'B&O' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
- E MIN 1.0m HIGH GLASS BALUSTRADE. CUSTOM ORB ROOF SHEETING. COLORBOND FINISH.
- F COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
- G 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
- H PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

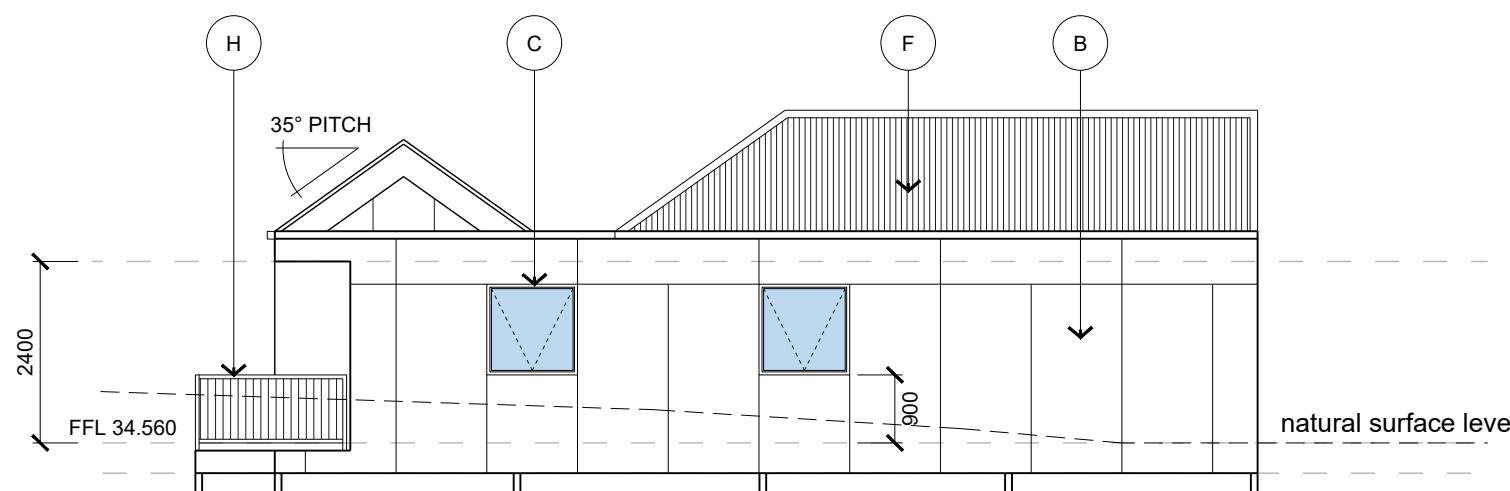
NOT FOR
CONSTRUCTION



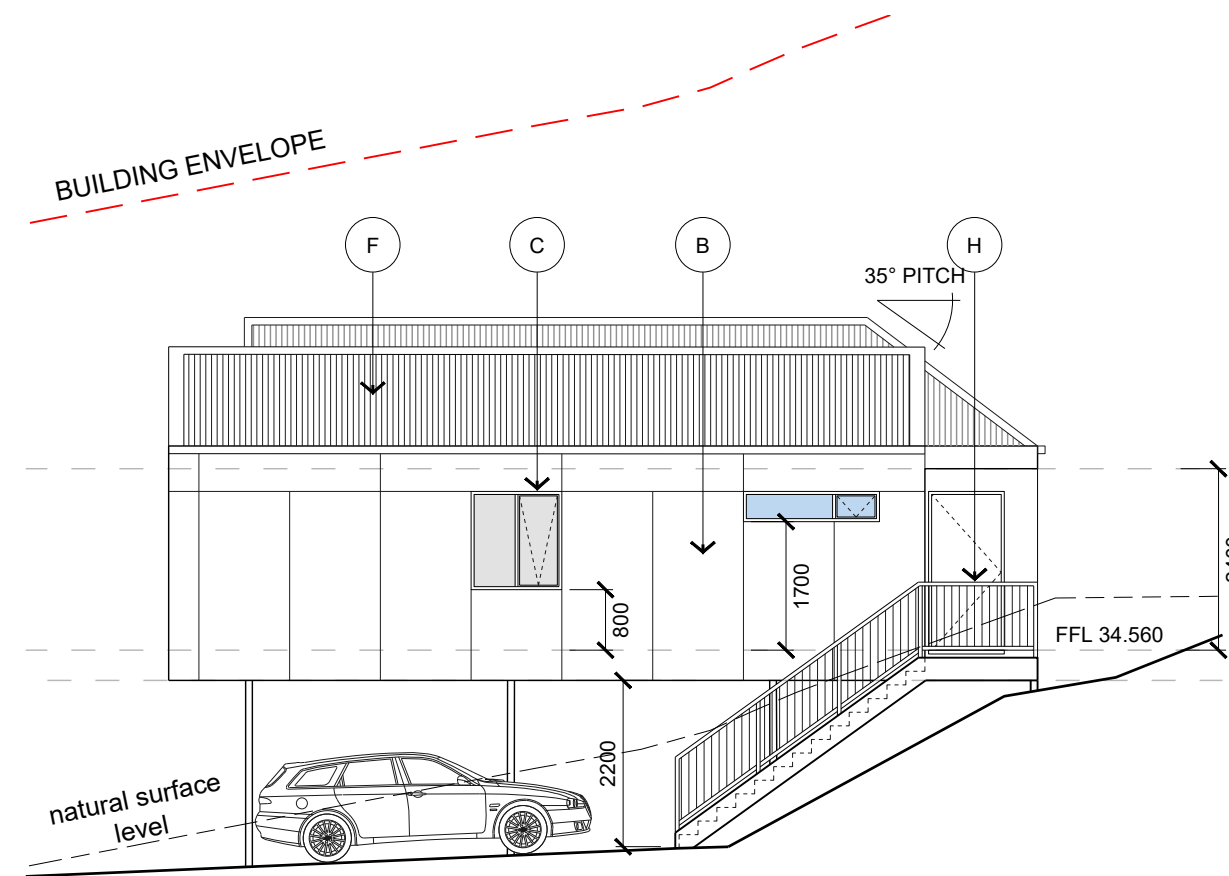
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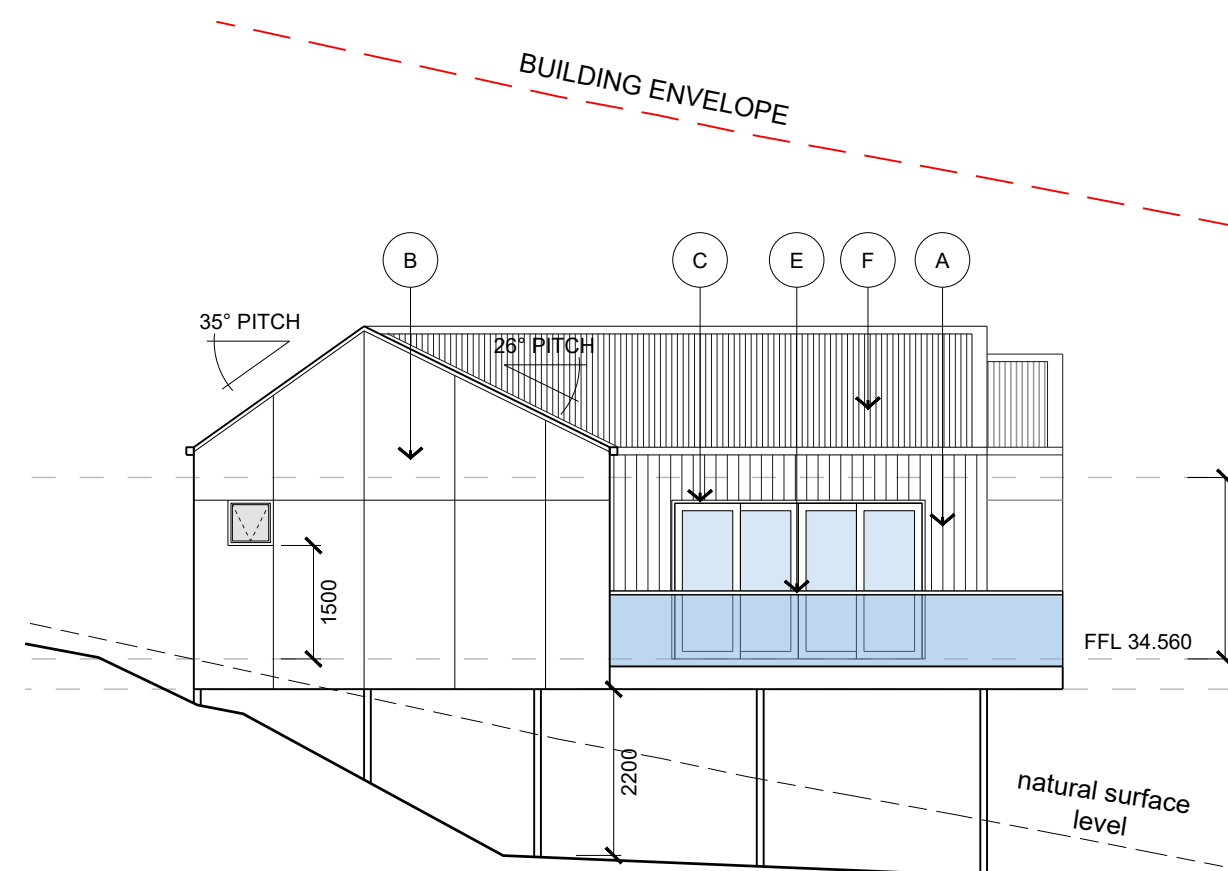
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SCALE: 1:100



SOUTH EASTERN UNIT 13 TYPE C
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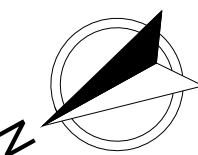


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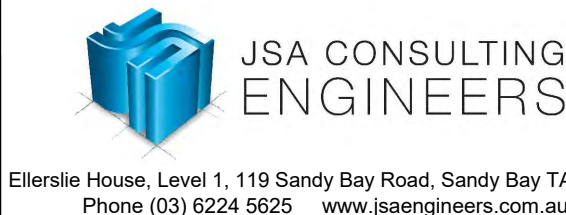
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SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNITS 13
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A601

REV

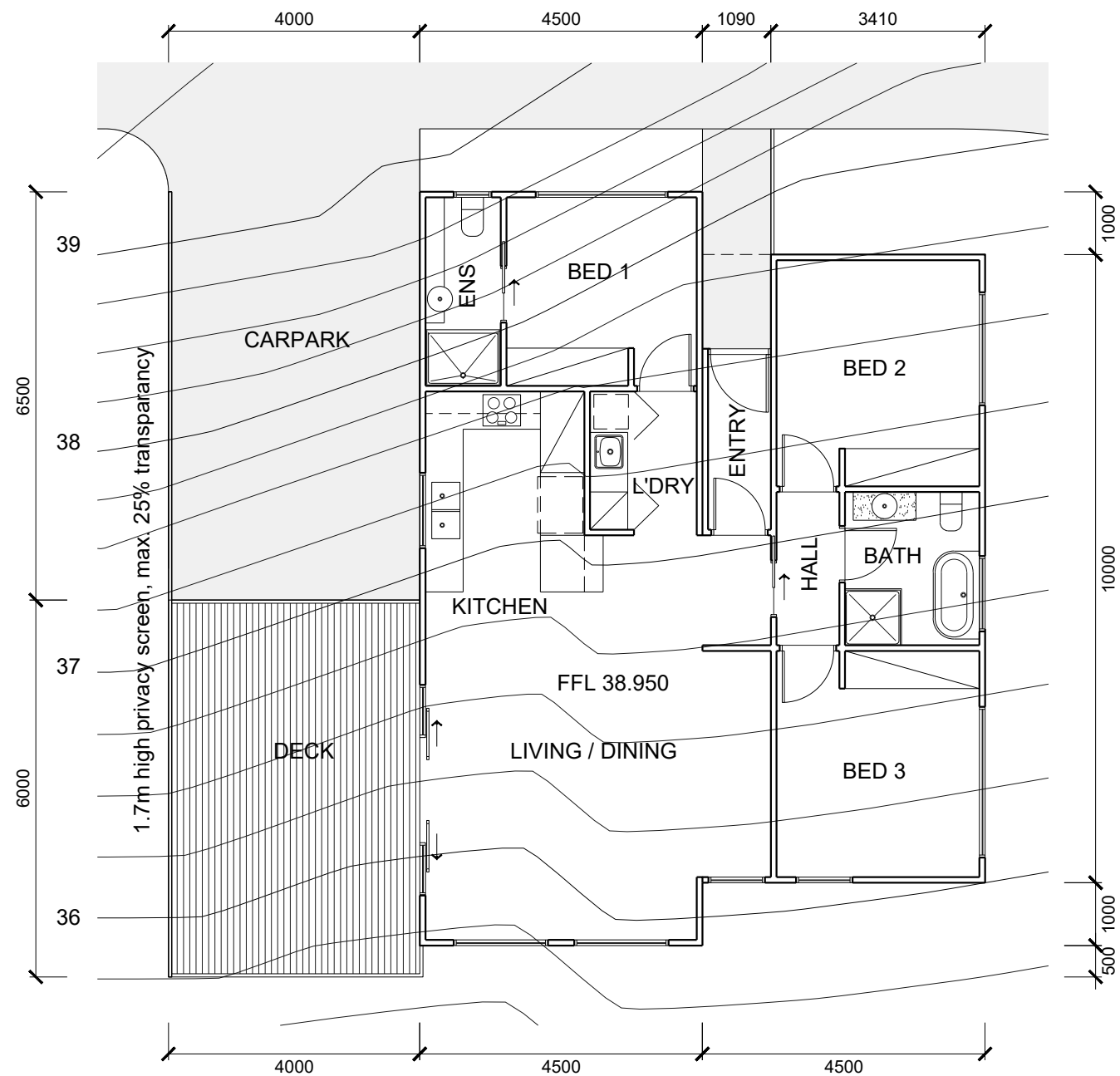
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PLANNING APPROVAL

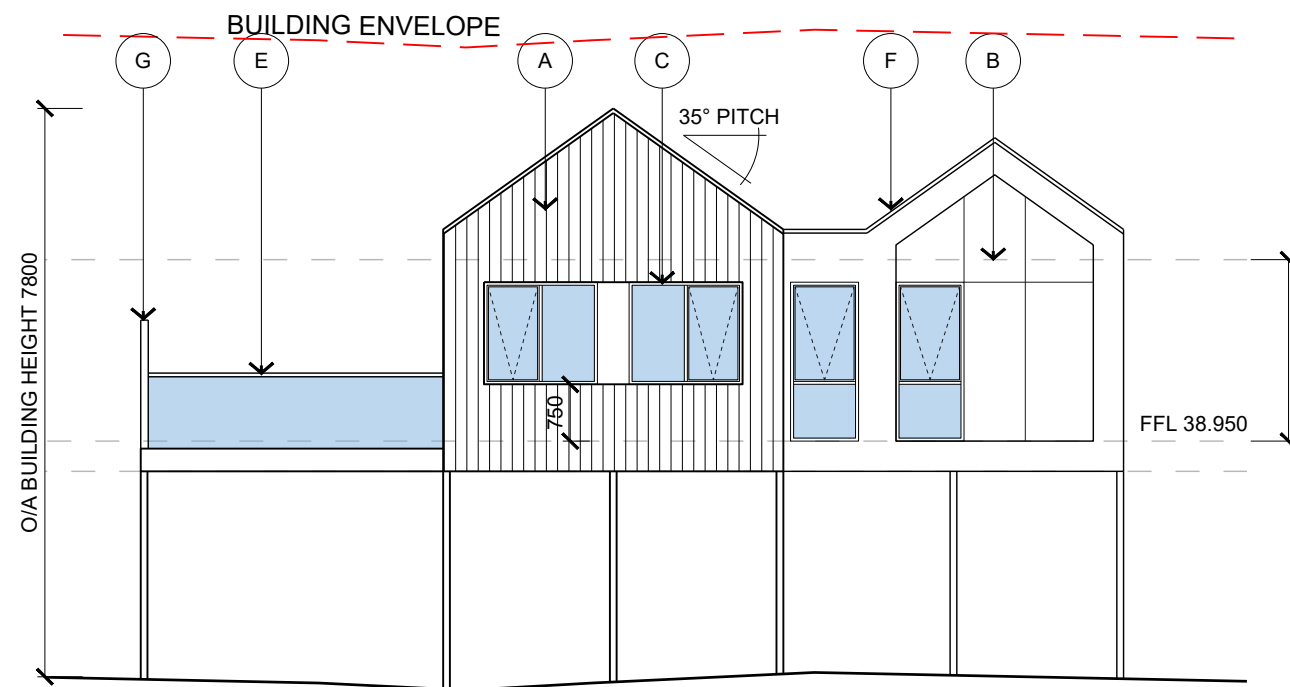
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

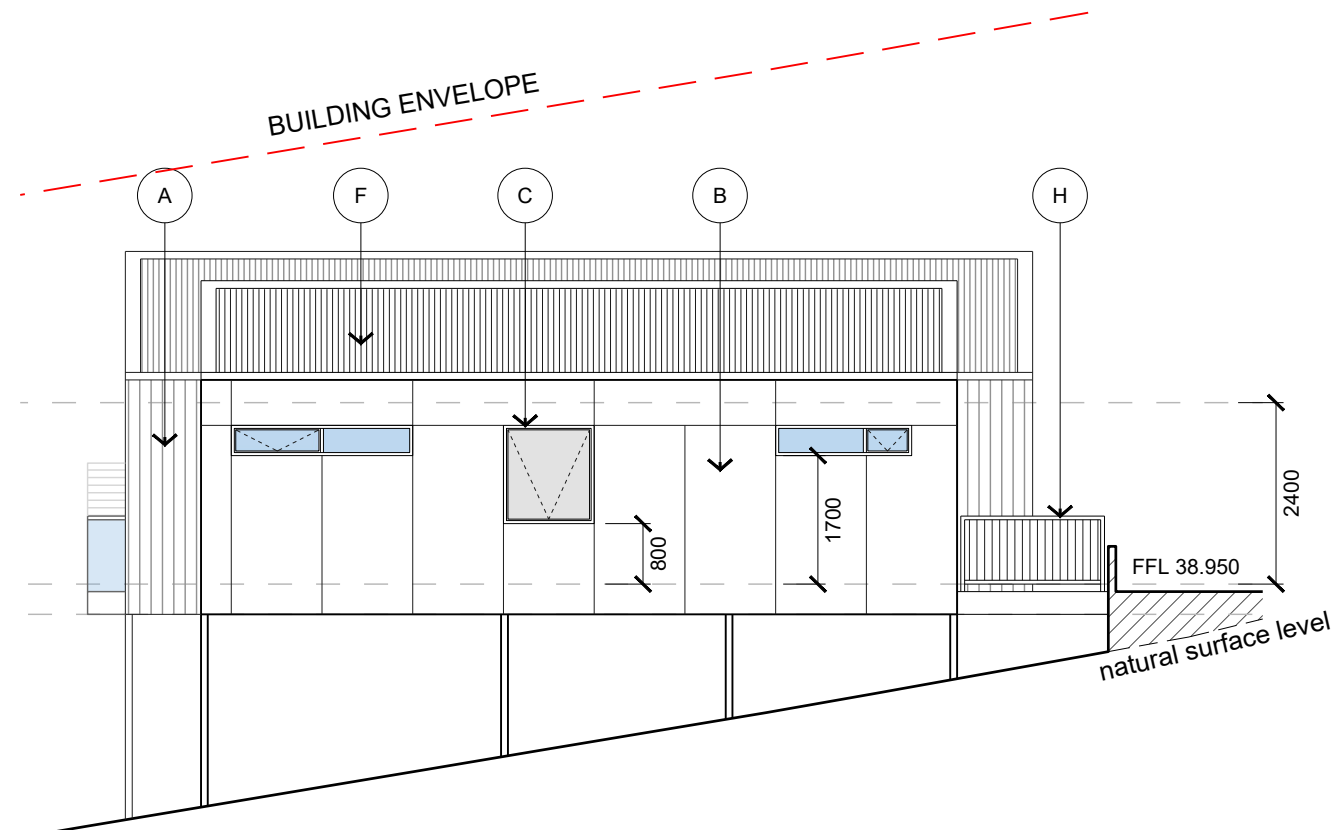
NOT FOR
CONSTRUCTION



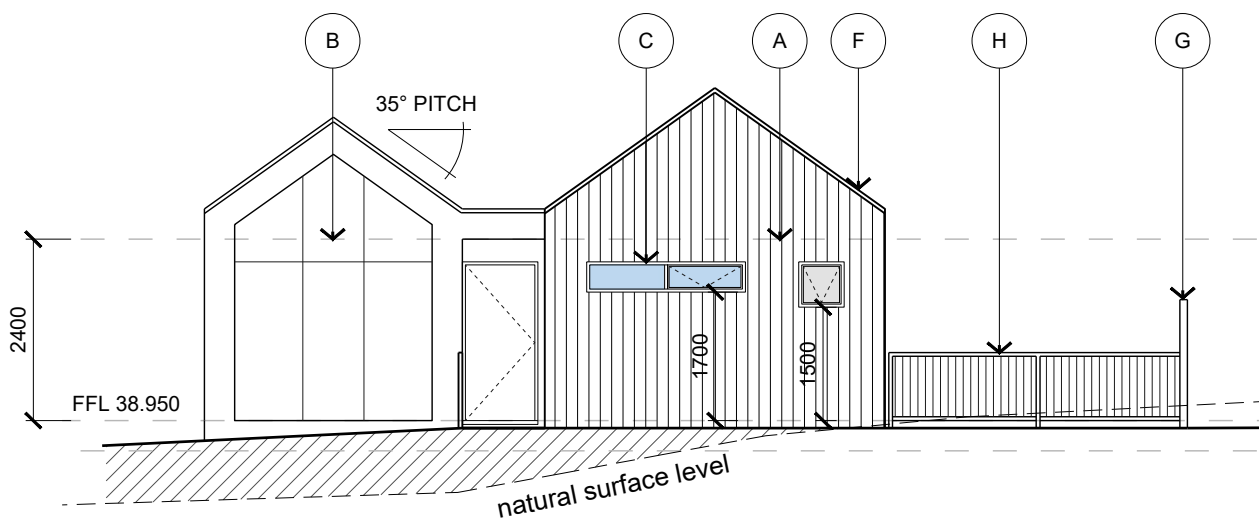
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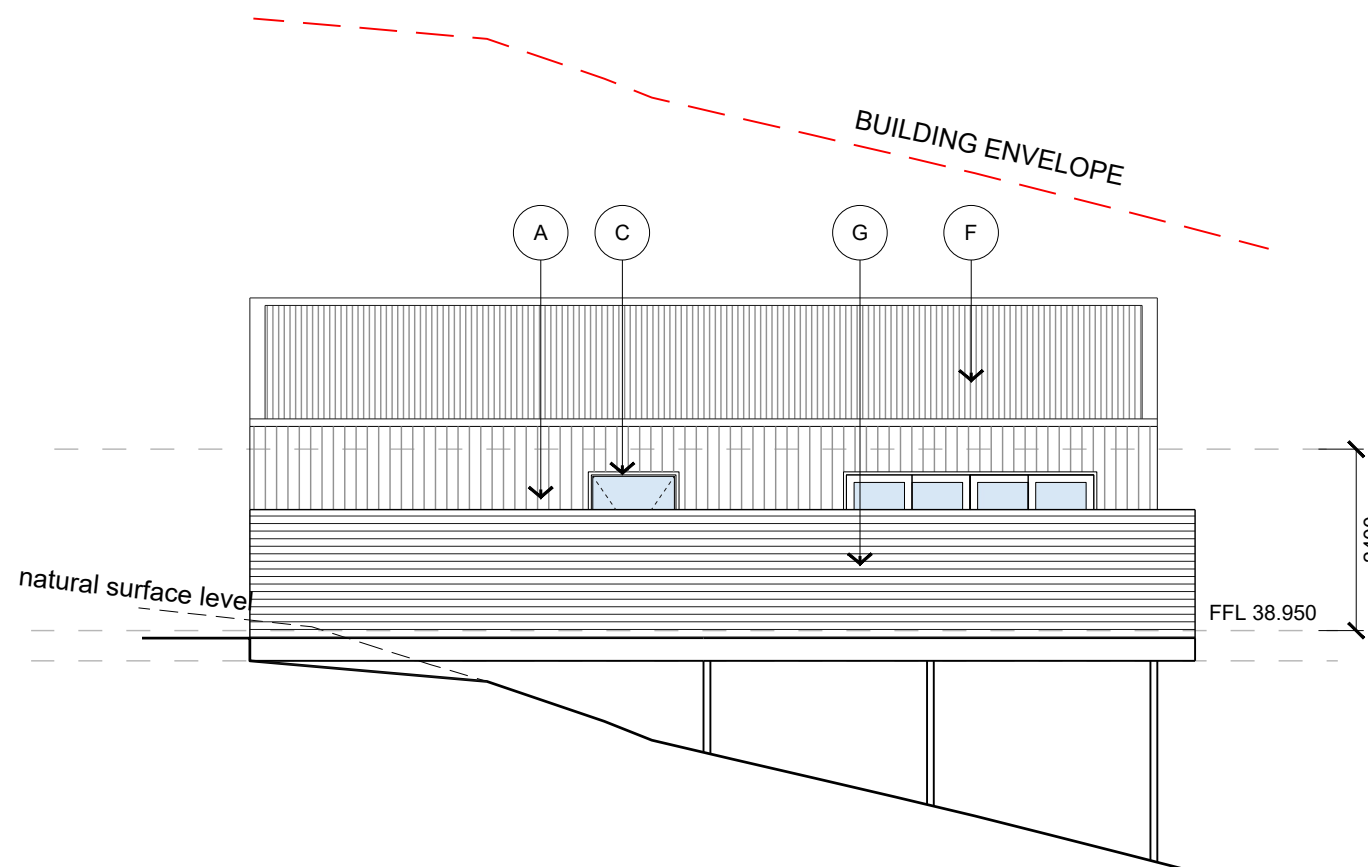
NORTH WESTERN UNIT 14 TYPE D
SCALE: 1:100



SOUTH WESTERN UNIT 14 TYPE D
SCALE: 1:100

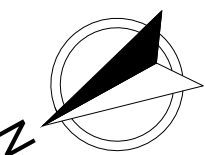


SOUTH EASTERN UNIT 14 TYPE D
SCALE: 1:100



NORTH EASTERN UNIT 14 TYPE D
SCALE: 1:100

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SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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Phone (03) 6224 5625 www.jsaengineers.com.au

ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 14
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A701

REV

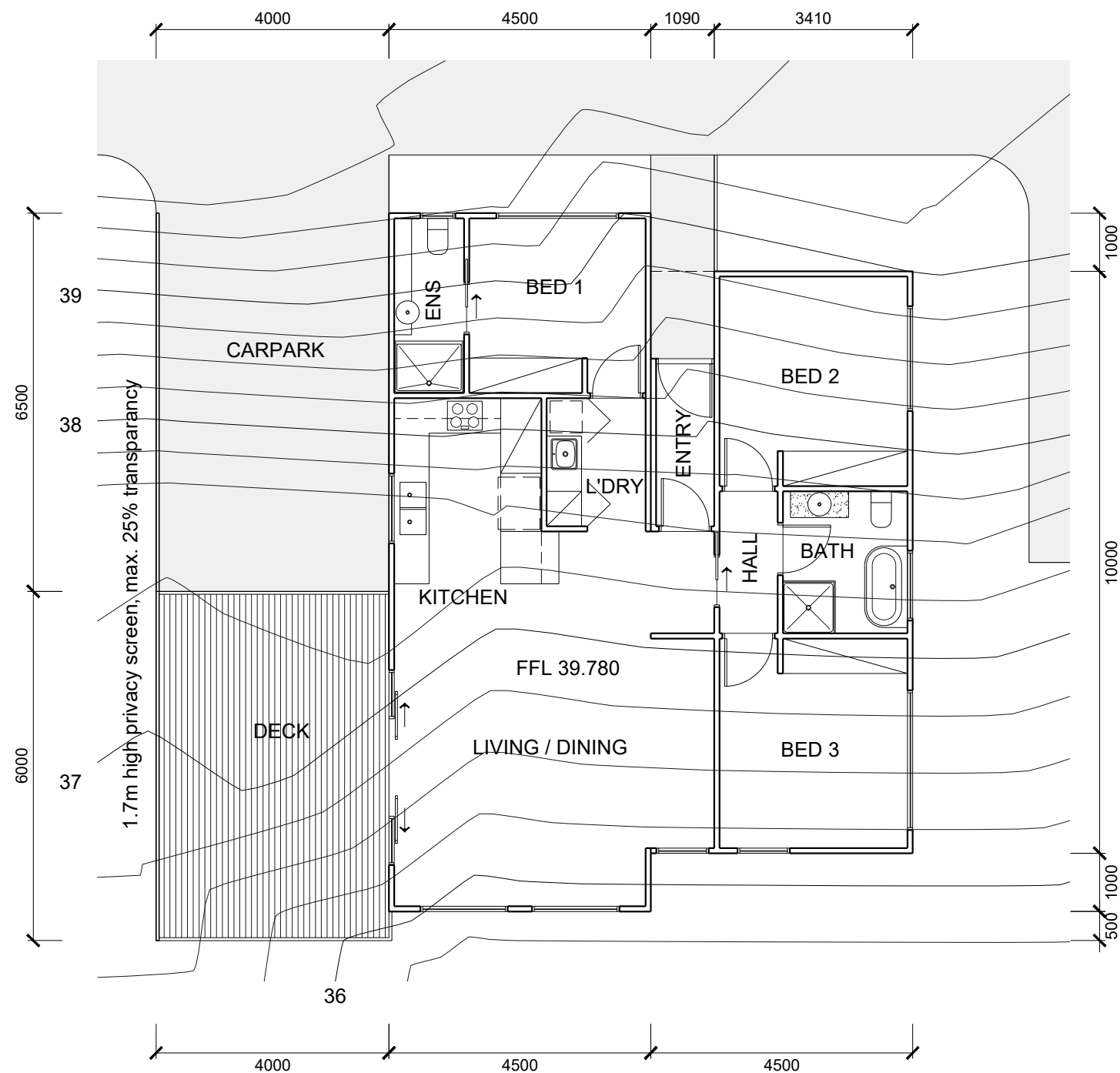
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PLANNING APPROVAL

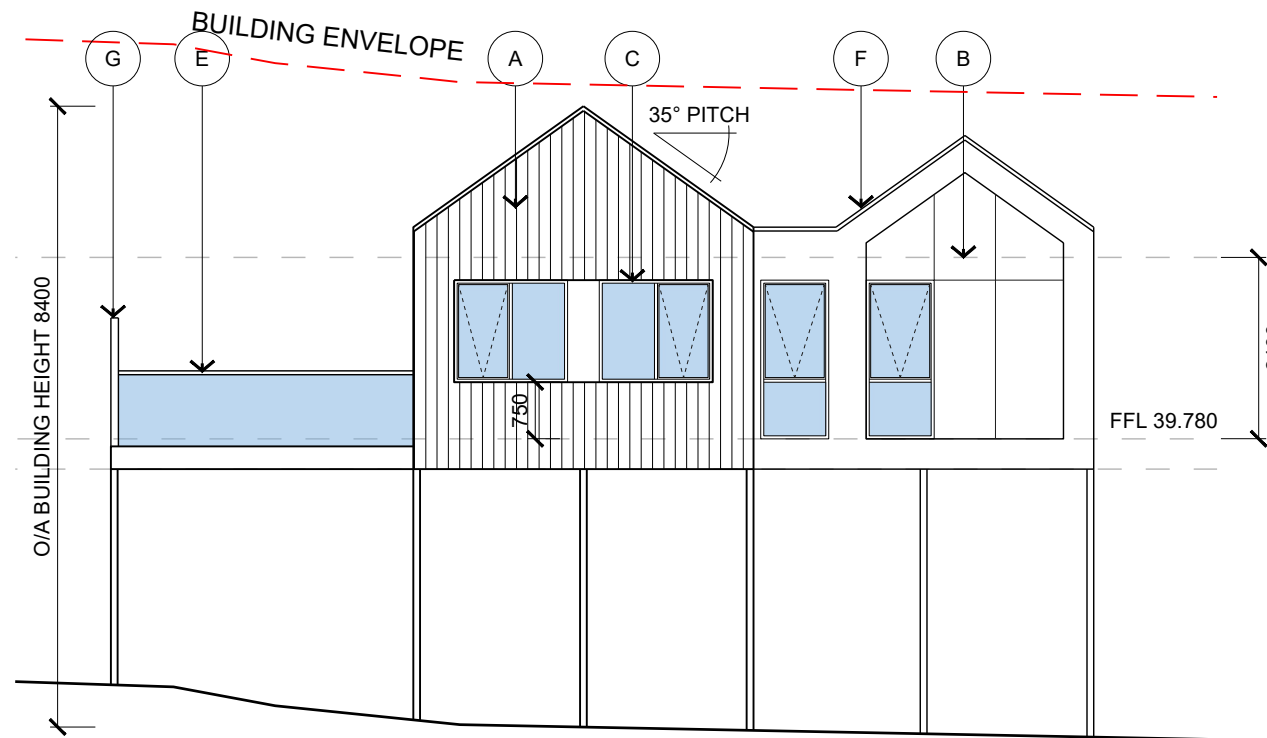
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

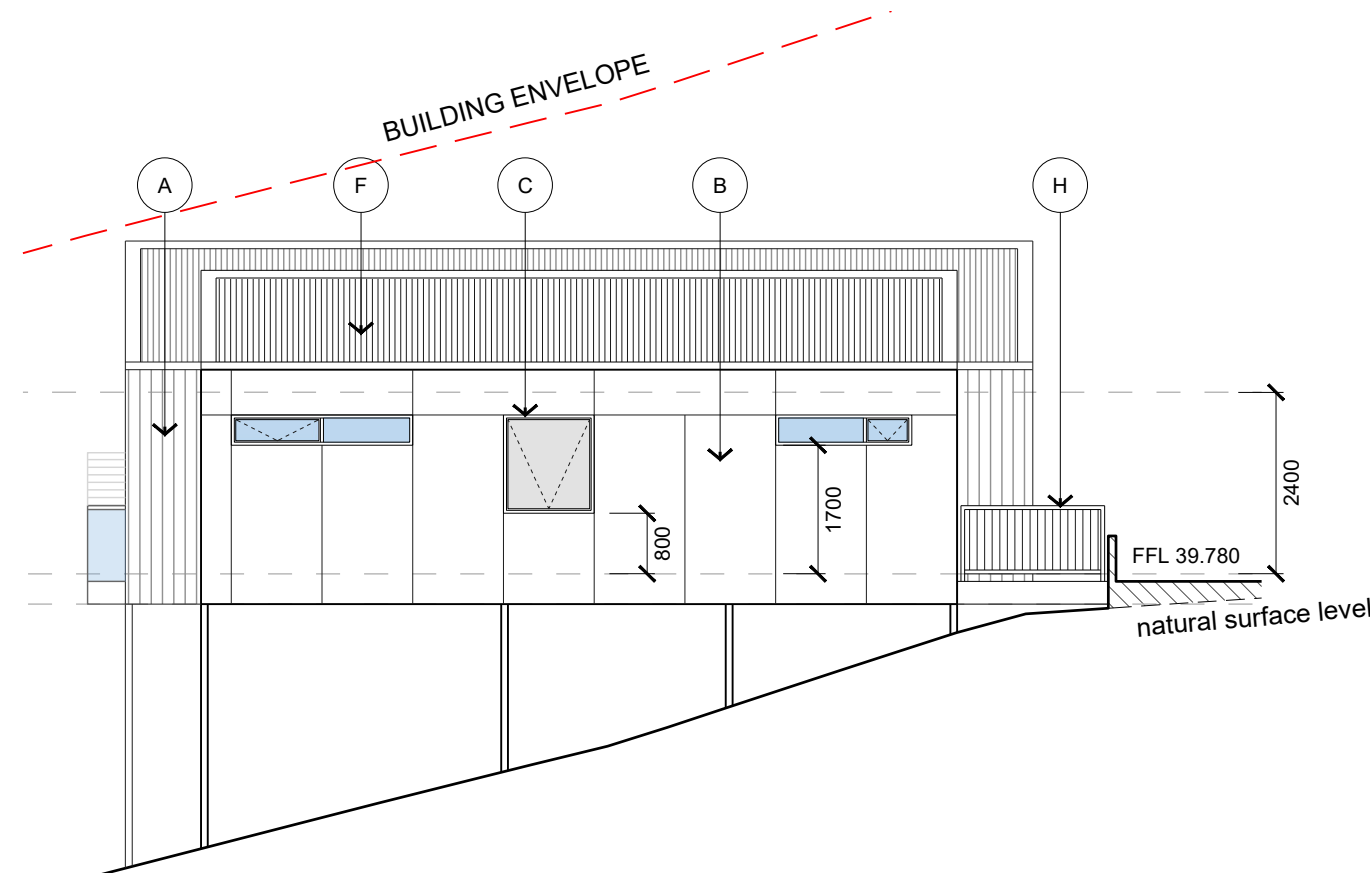
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CONSTRUCTION



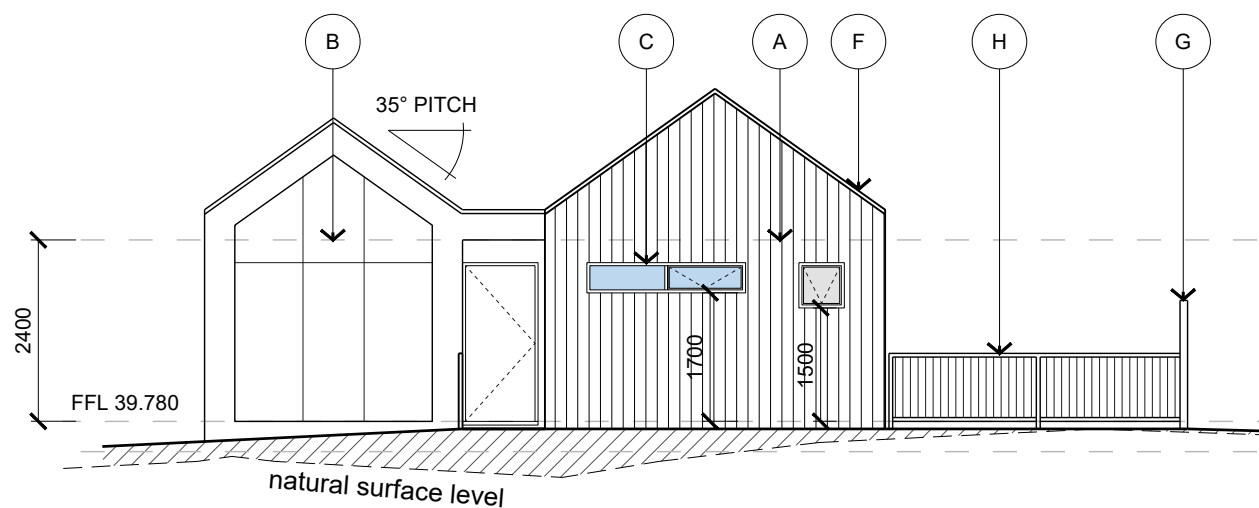
FLOOR PLAN UNIT 15 TYPE D
SCALE: 1:100



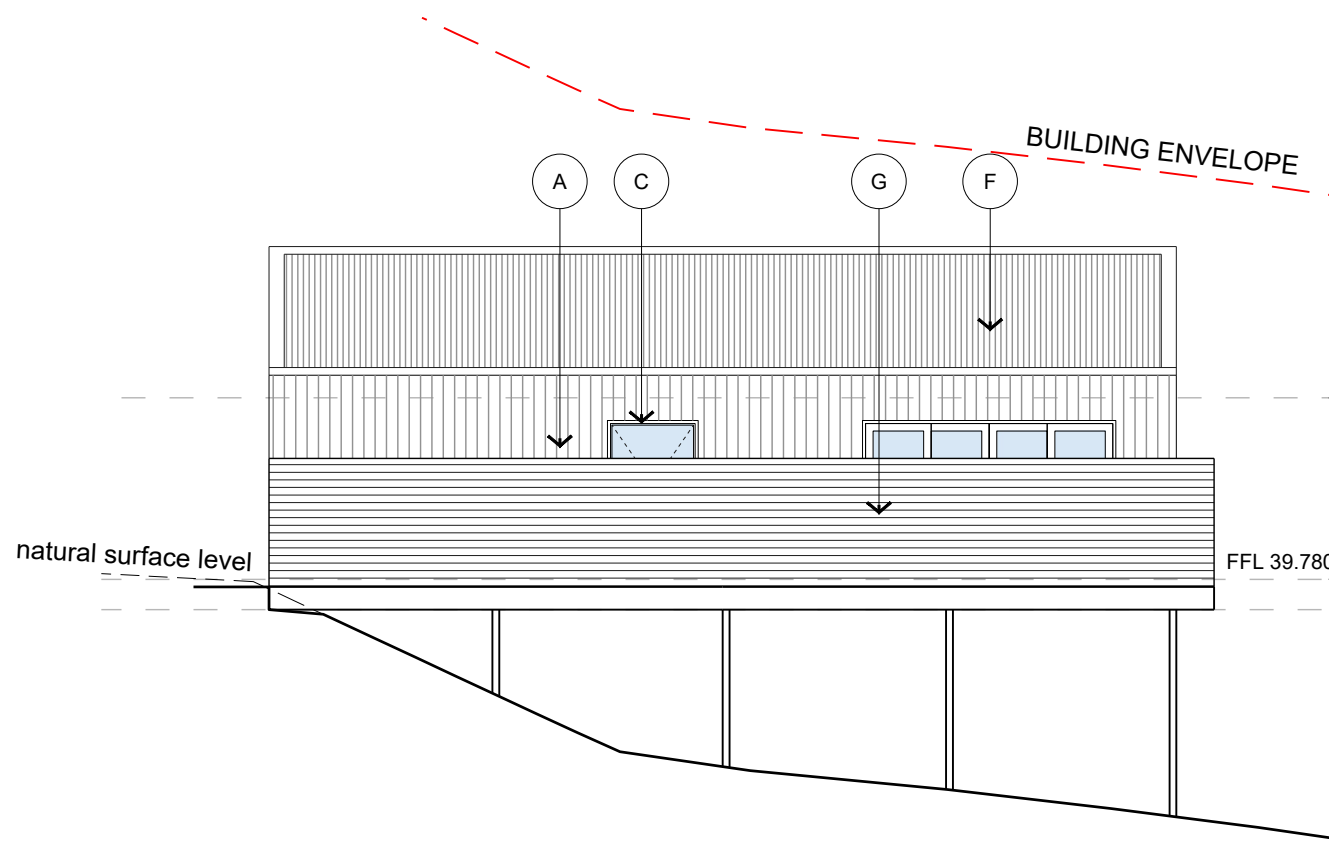
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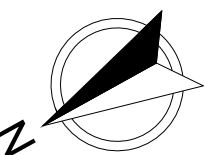
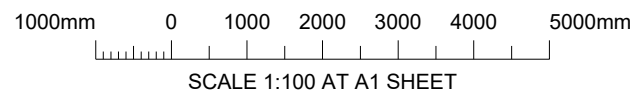
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SCALE: 1:100



SOUTH EASTERN UNIT 15 TYPE D
SCALE: 1:100

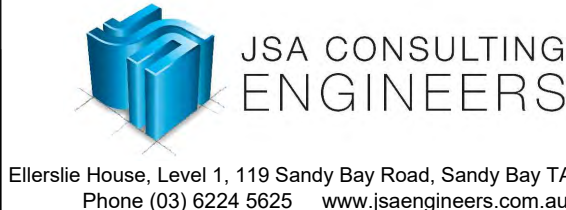


NORTH EASTERN UNIT 15 TYPE D
SCALE: 1:100



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A1
ENGINEER	R. BEADLE 380567297	SCALE	J-P IBBOTT		
STATUS	PLANNING APPROVAL				

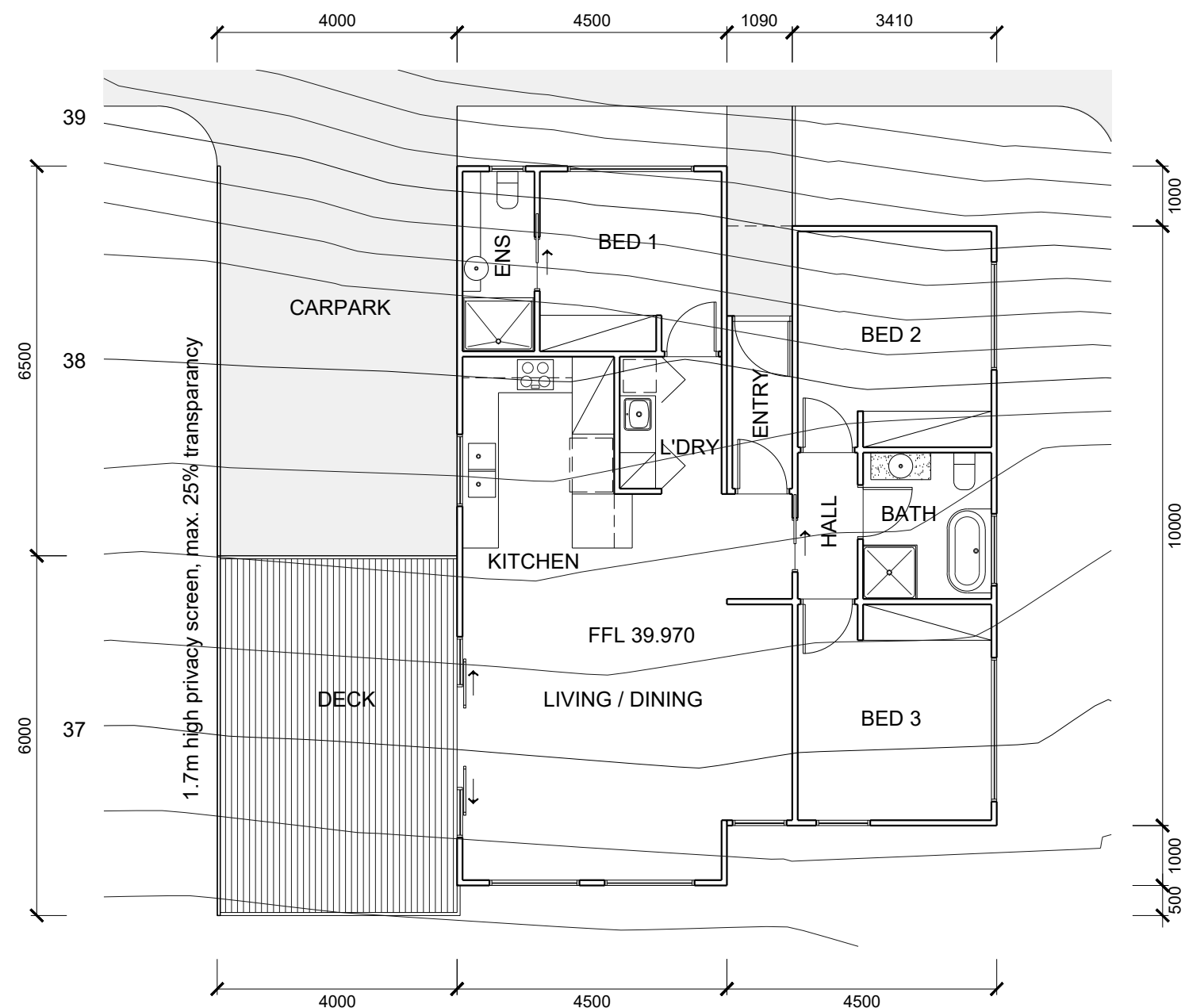
PROJECT	PROPOSED UNIT DEVELOPMENT
	34 CLINTON ROAD,
	GEILSTON BAY, 7015

DRAWING TITLE	UNIT 15 FLOOR PLAN & ELEVATIONS		
PROJECT NO	19E99-71	DWG NO	A801
REV			G

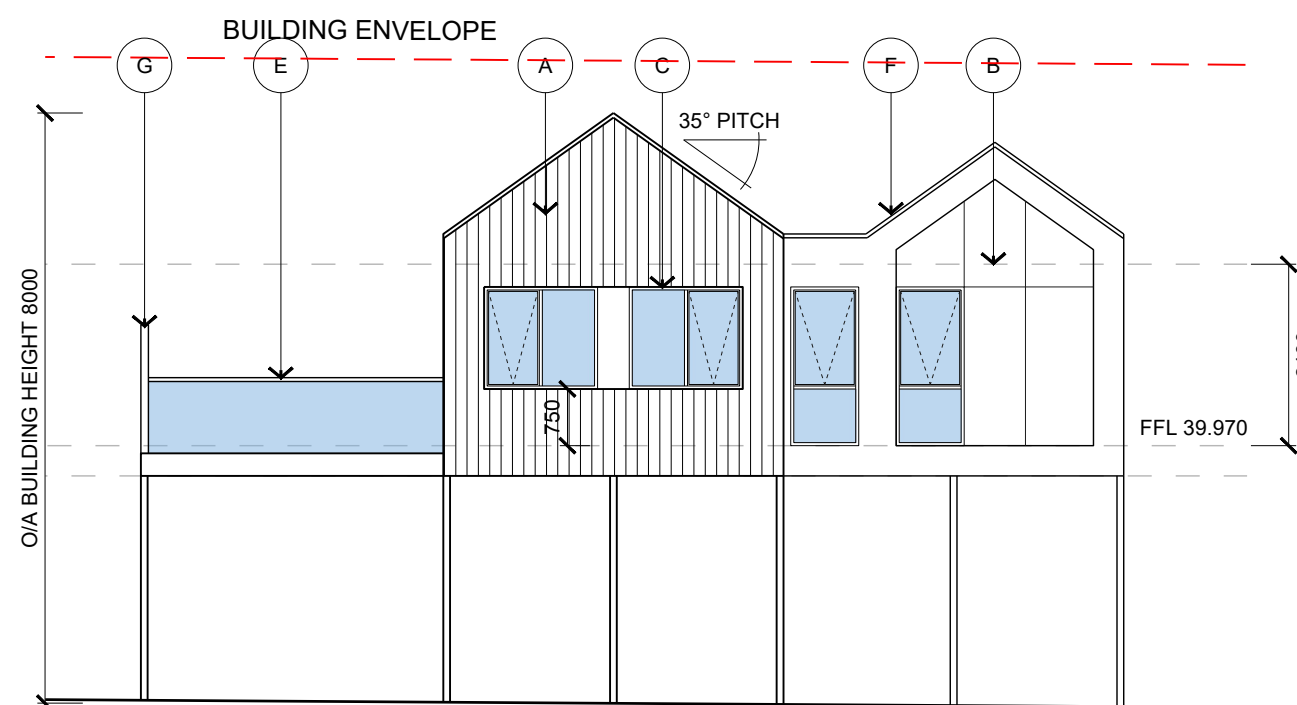
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE. CUSTOM ORB ROOF SHEETING. COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

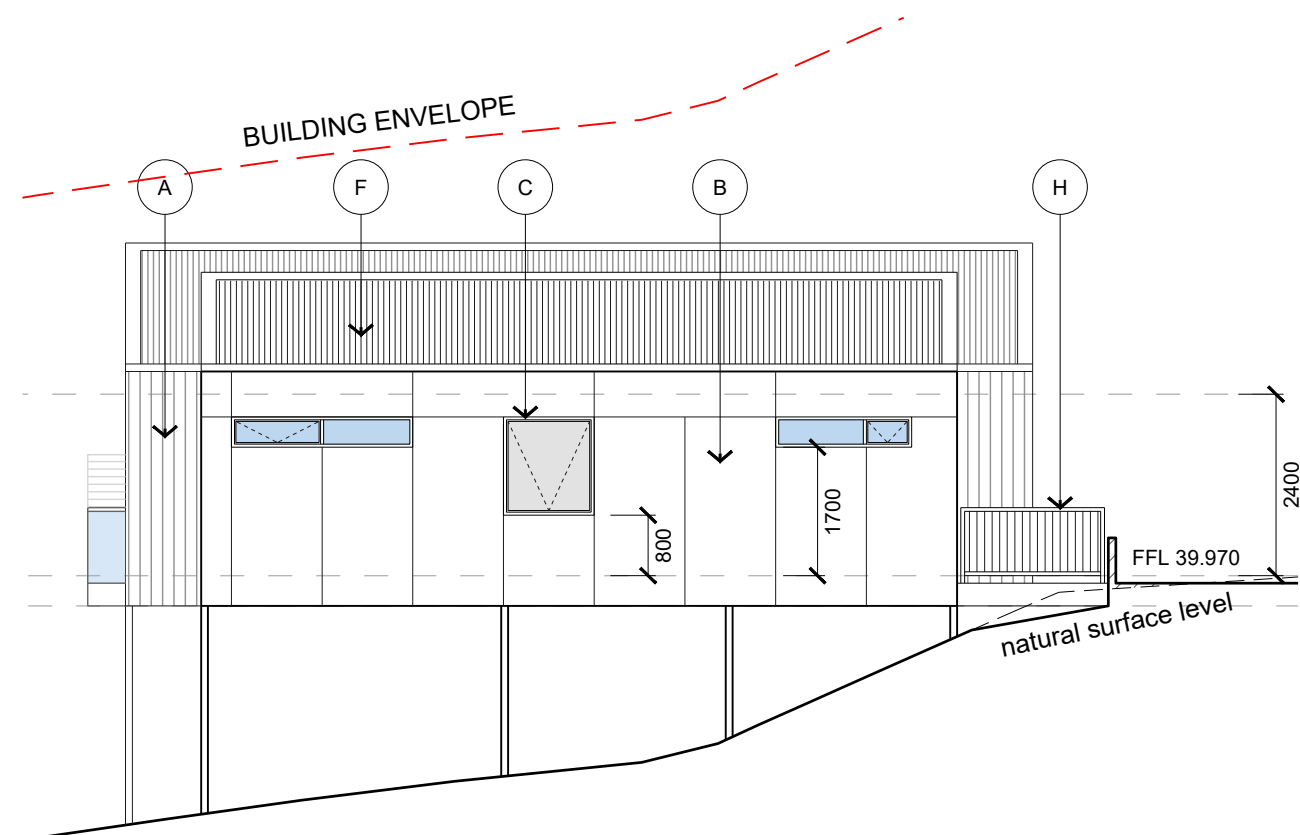
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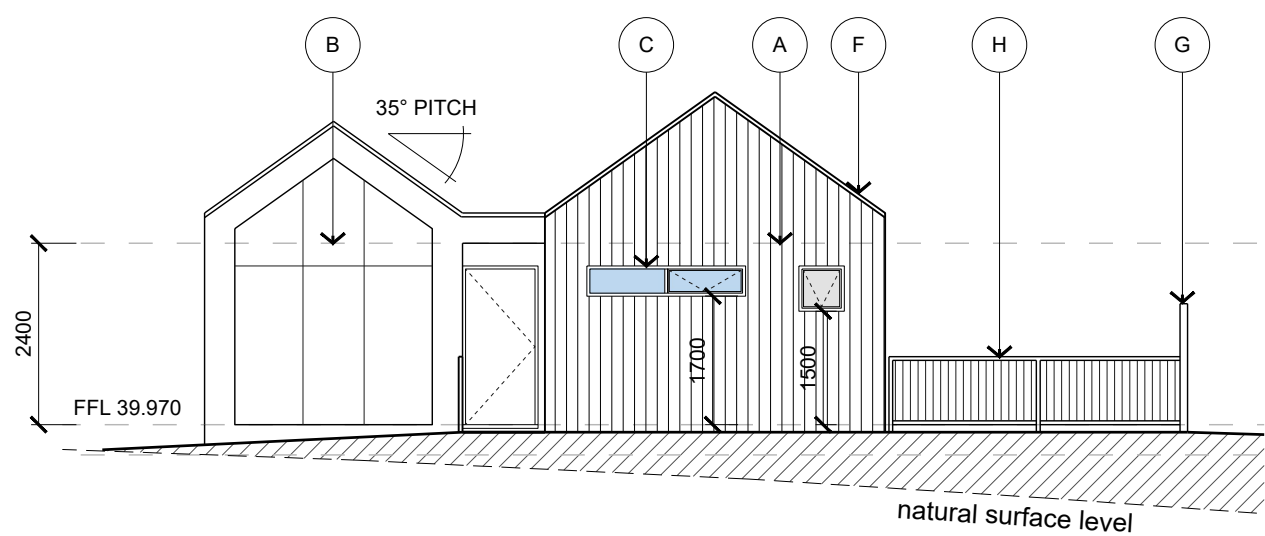
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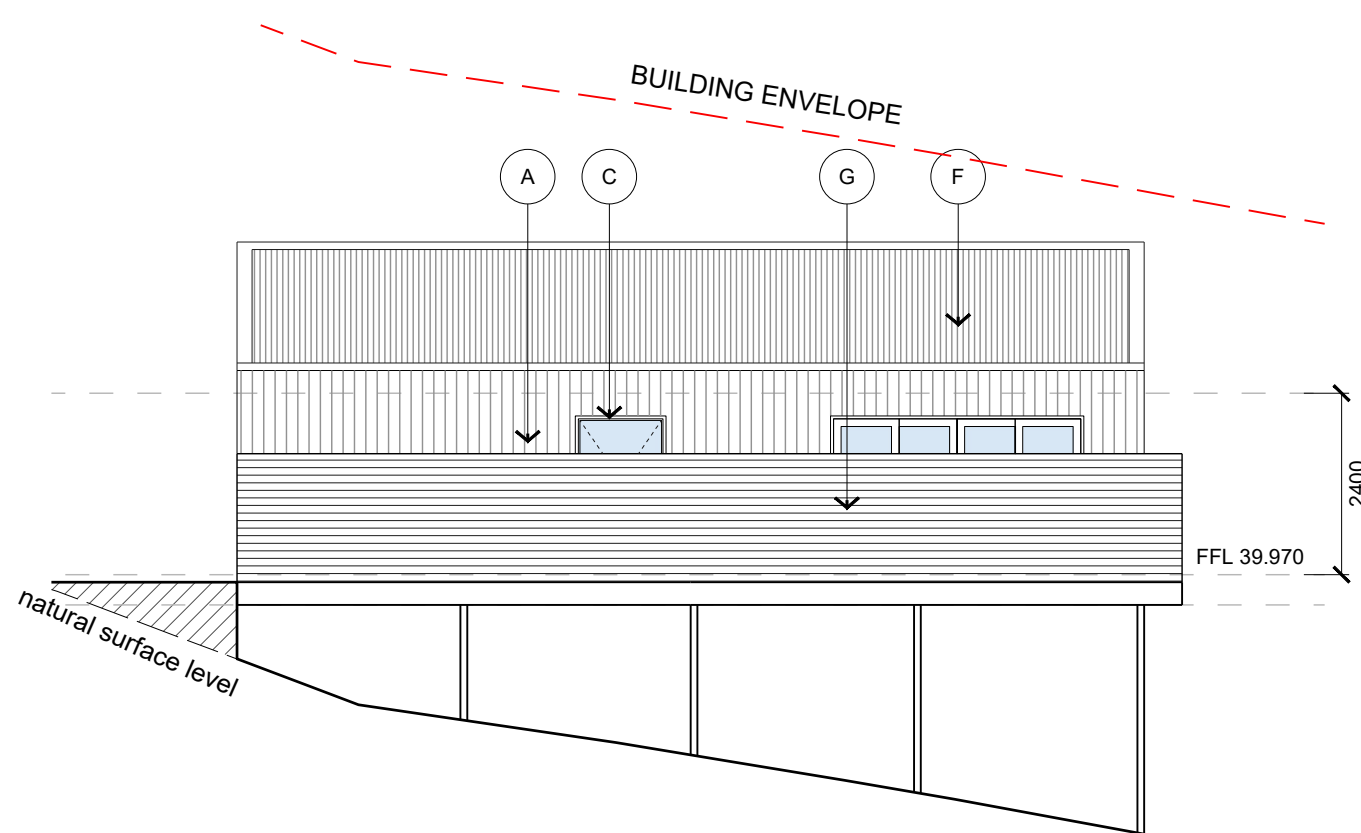
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SOUTH WESTERN UNIT 16 TYPE D
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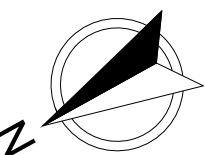


SOUTH EASTERN UNIT 16 TYPE D
SCALE: 1:100



NORTH EASTERN UNIT 16 TYPE D
SCALE: 1:100

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SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



JSA CONSULTING
ENGINEERS

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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 16
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A901

REV

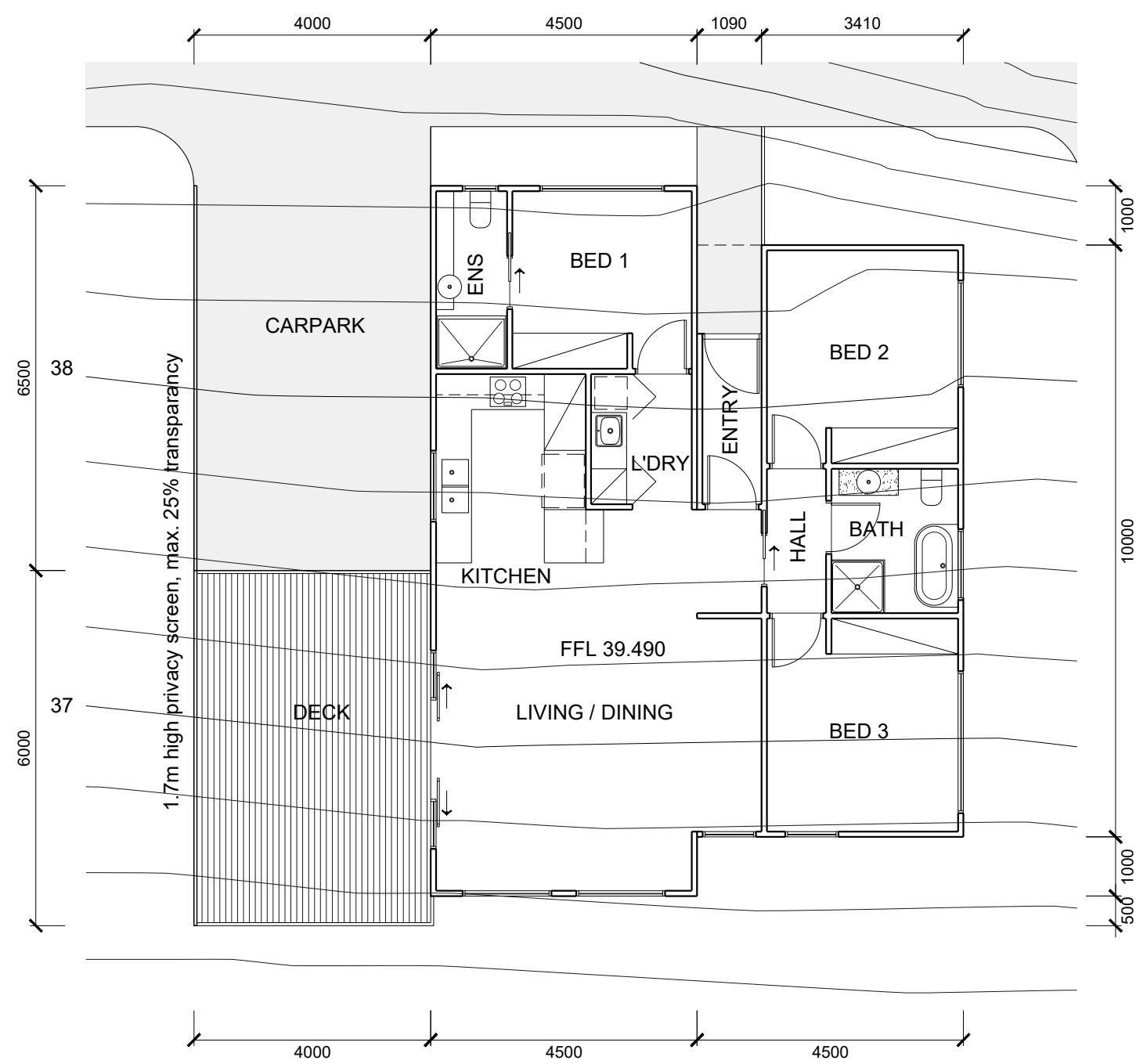
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PLANNING APPROVAL

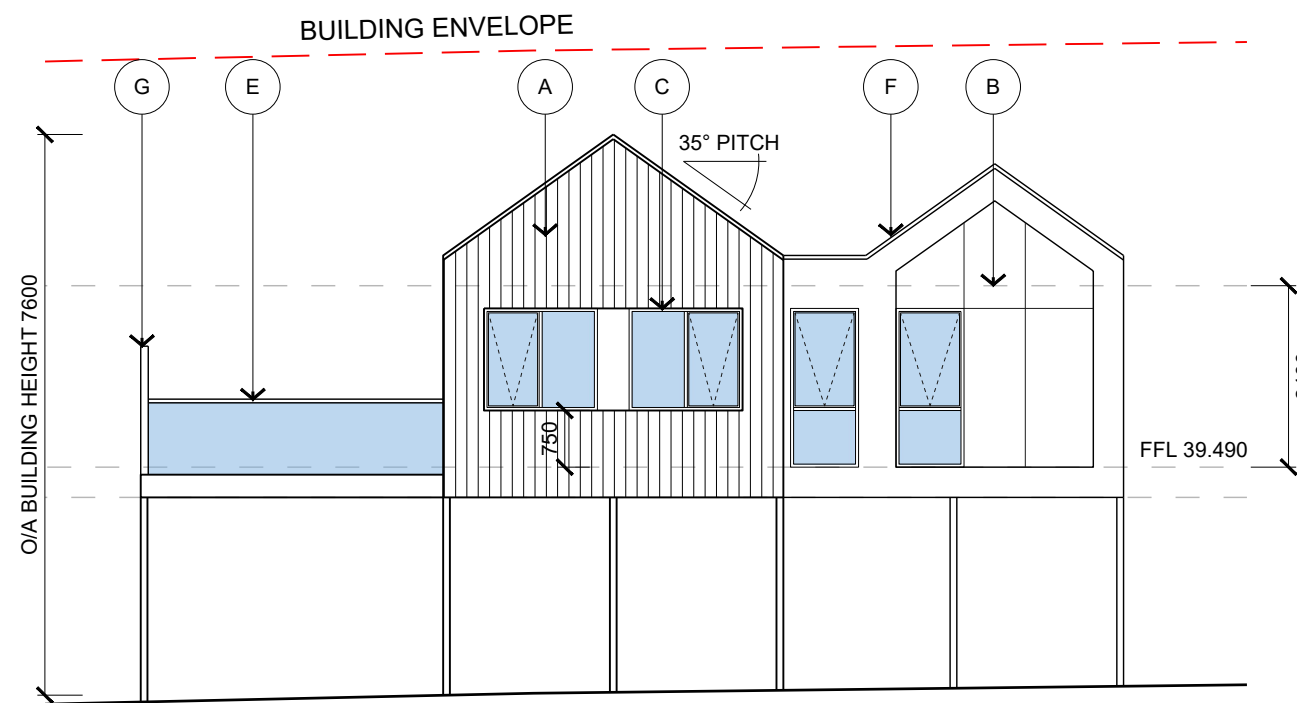
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

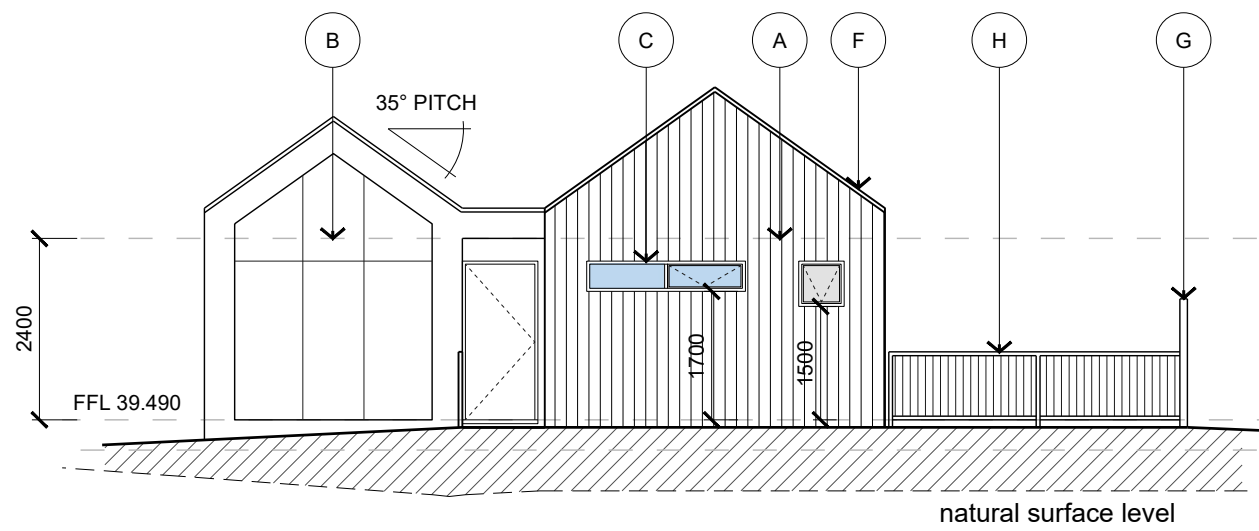
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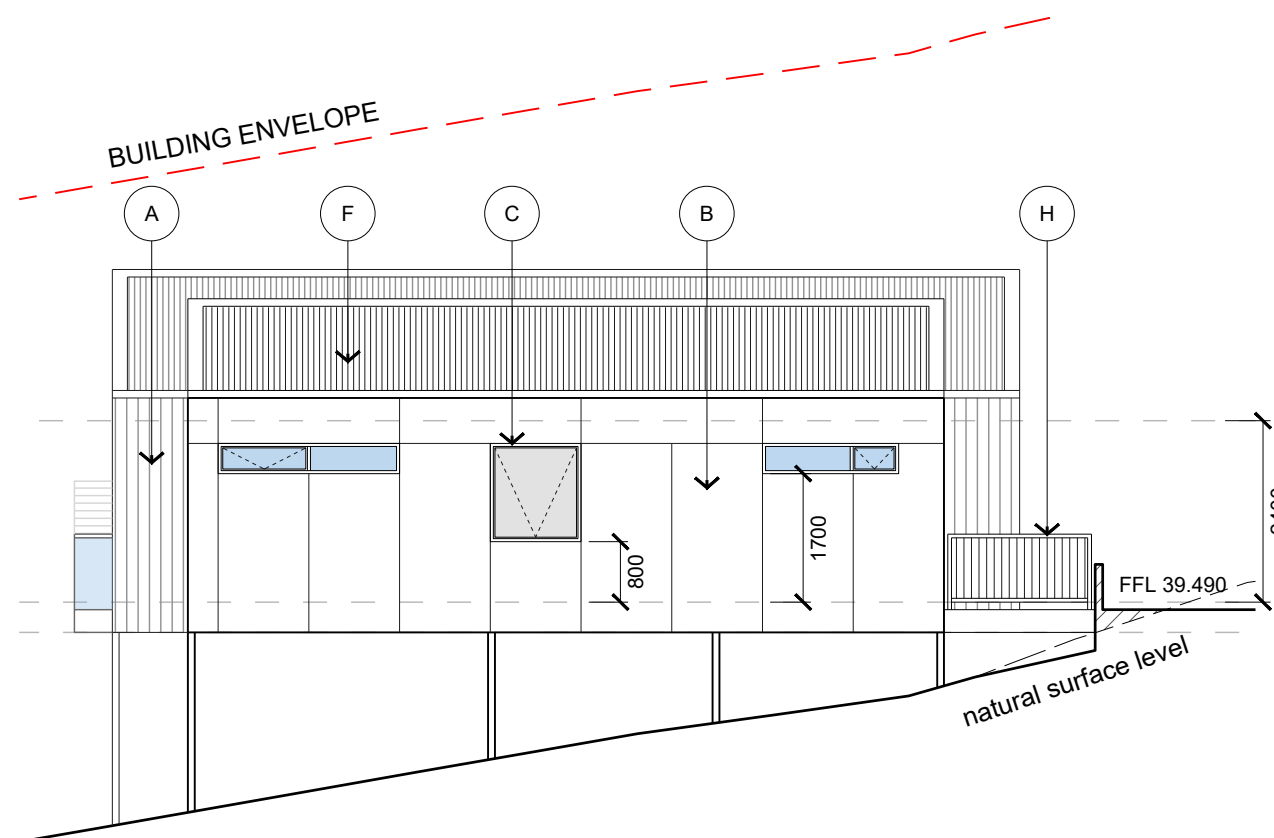
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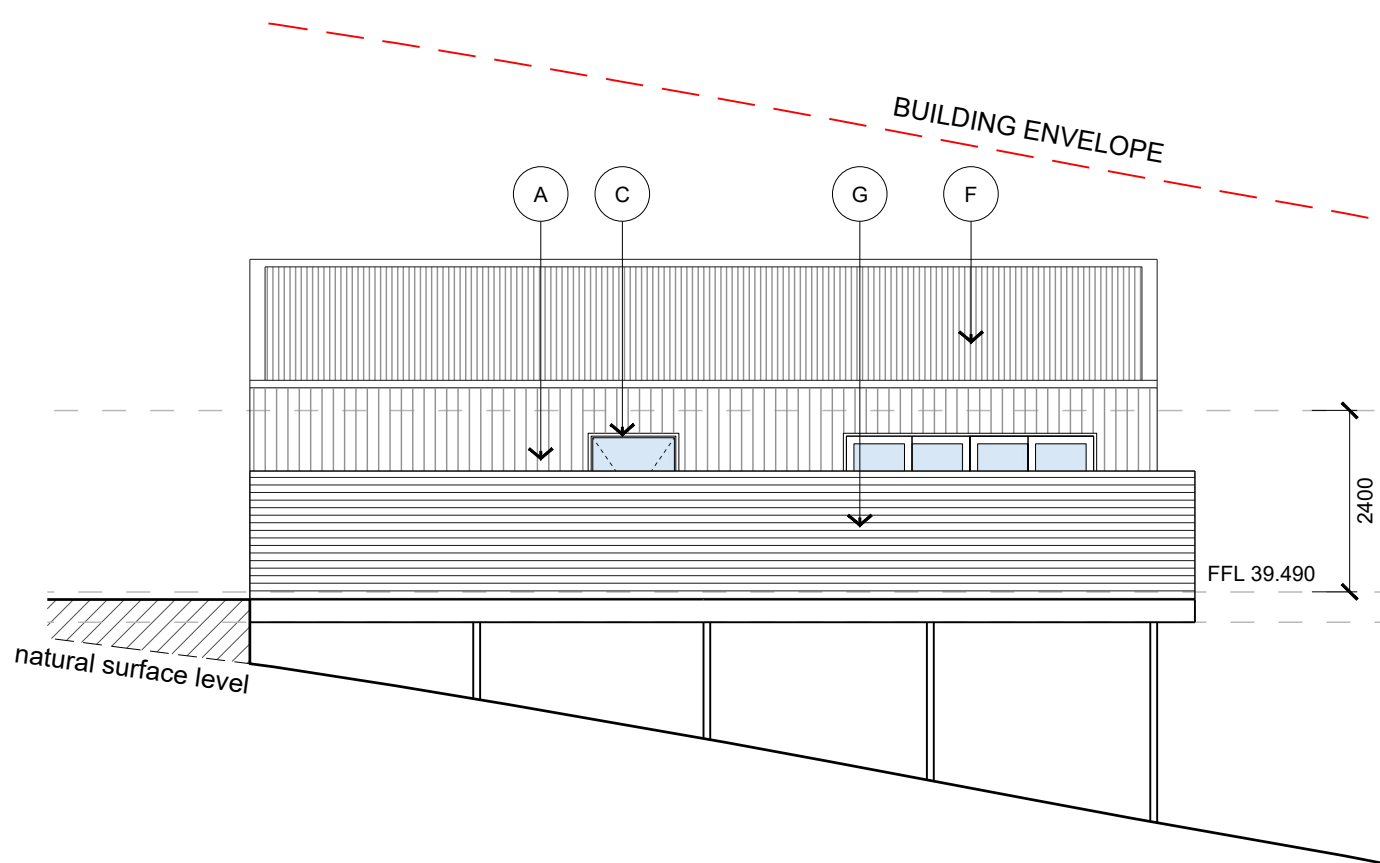
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SOUTH EASTERN UNIT 17 TYPE D
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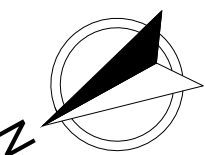


SOUTH WESTERN UNIT 17 TYPE D
SCALE: 1:100



NORTH EASTERN UNIT 17 TYPE D
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 17
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A1001

REV

G

PLANNING APPROVAL

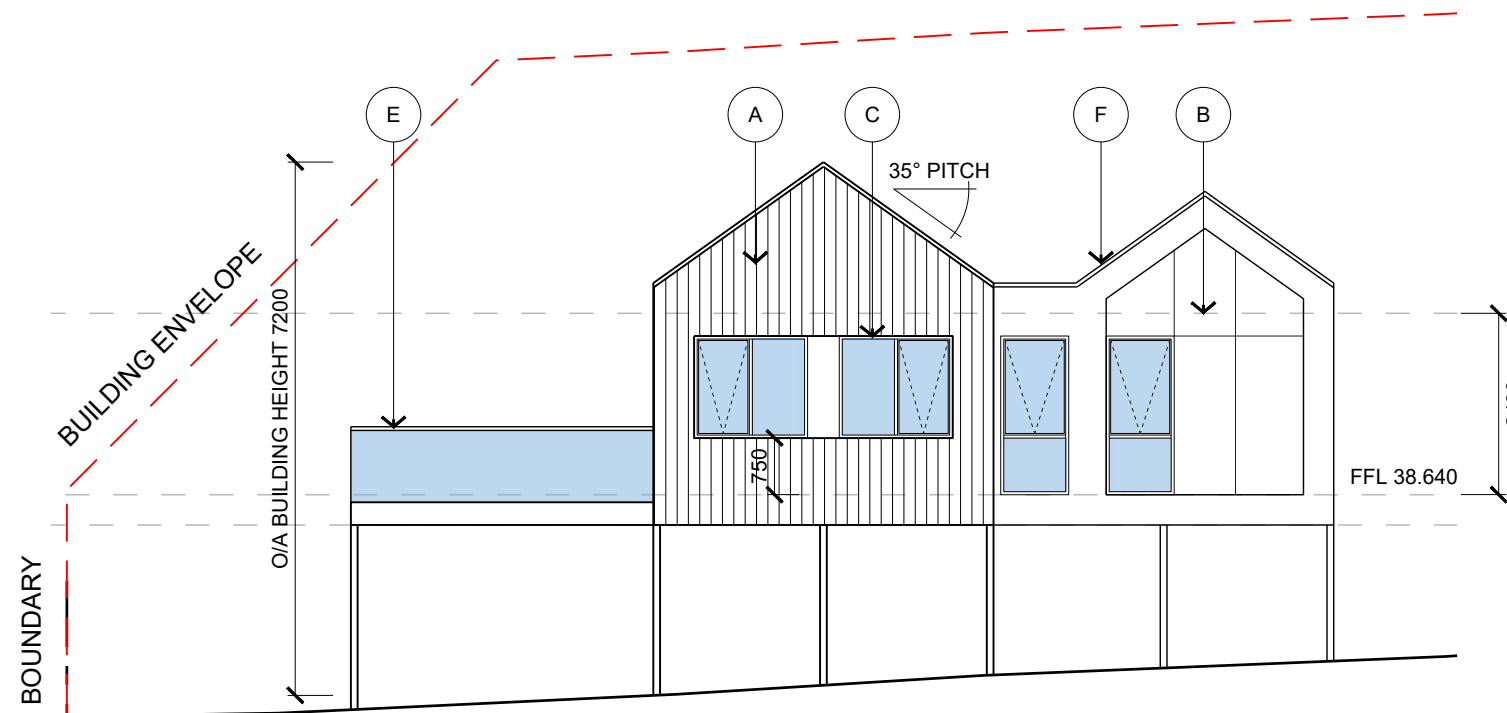
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

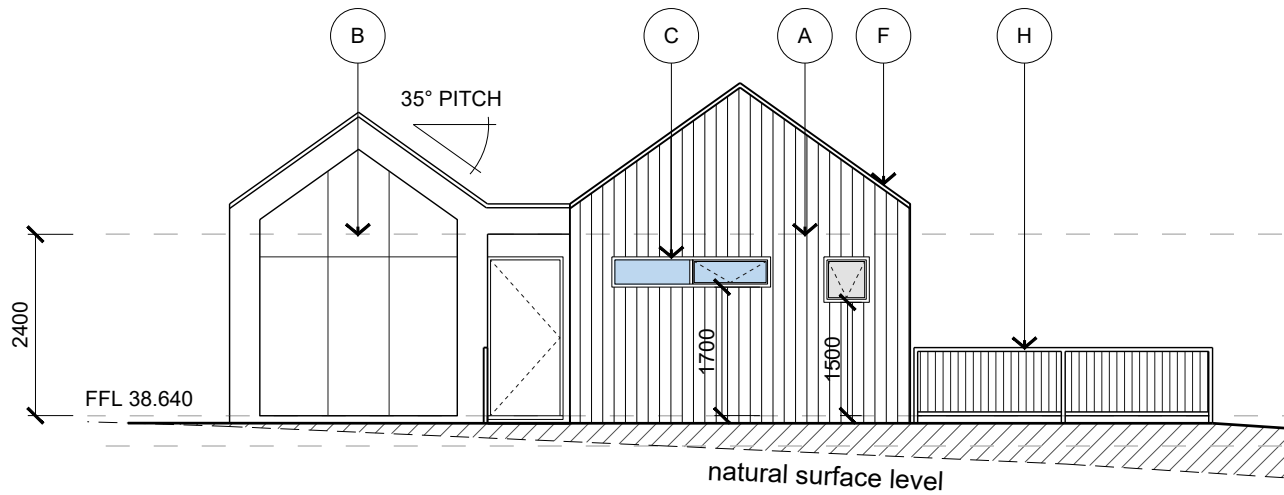
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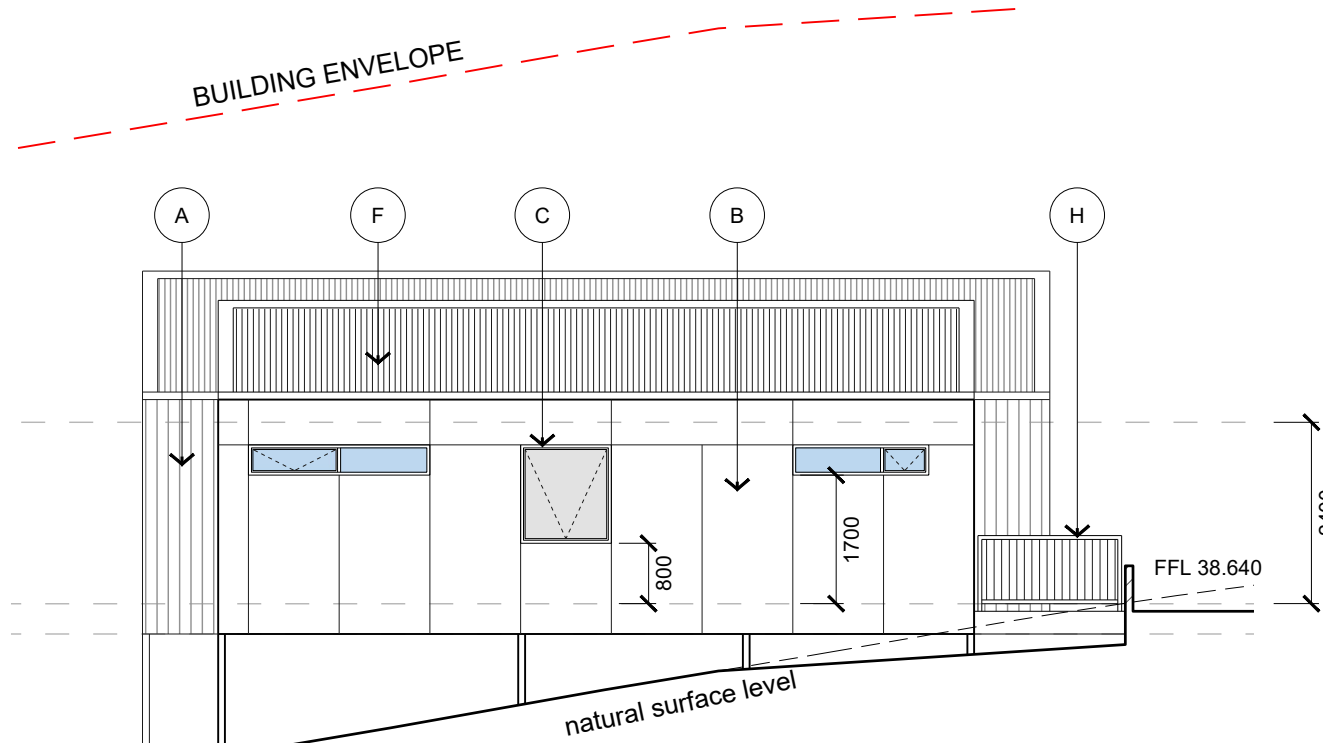
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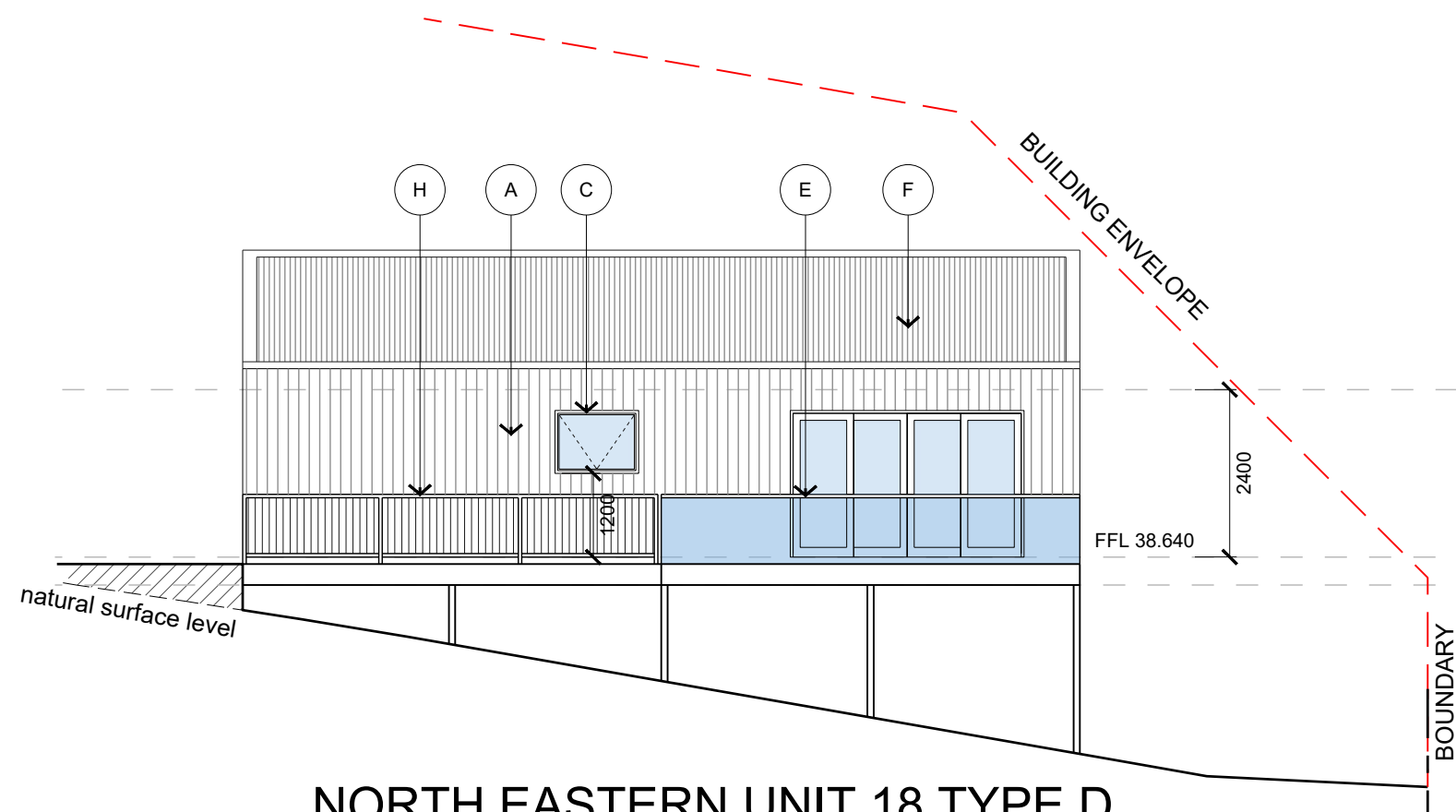
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SOUTH EASTERN UNIT 18 TYPE D
SCALE: 1:100

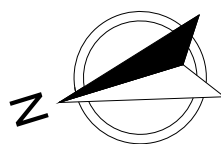


SOUTH WESTERN UNIT 18 TYPE D
SCALE: 1:100



NORTH EASTERN UNIT 18 TYPE D
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JP1	MH	20/08/20					
F	FOR PLANNING APPROVAL	JP1	MH	18/07/20					
E	FOR PRELIMINARY	JP1	MH	06/07/20					
D	FOR PRELIMINARY	JP1	MH	23/06/20					
C	FOR PRELIMINARY	JP1	MH	28/05/20					
B	FOR PRELIMINARY	JP1	MH	17/01/20					
A	FOR PRELIMINARY	JP1	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 18
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A1101

REV

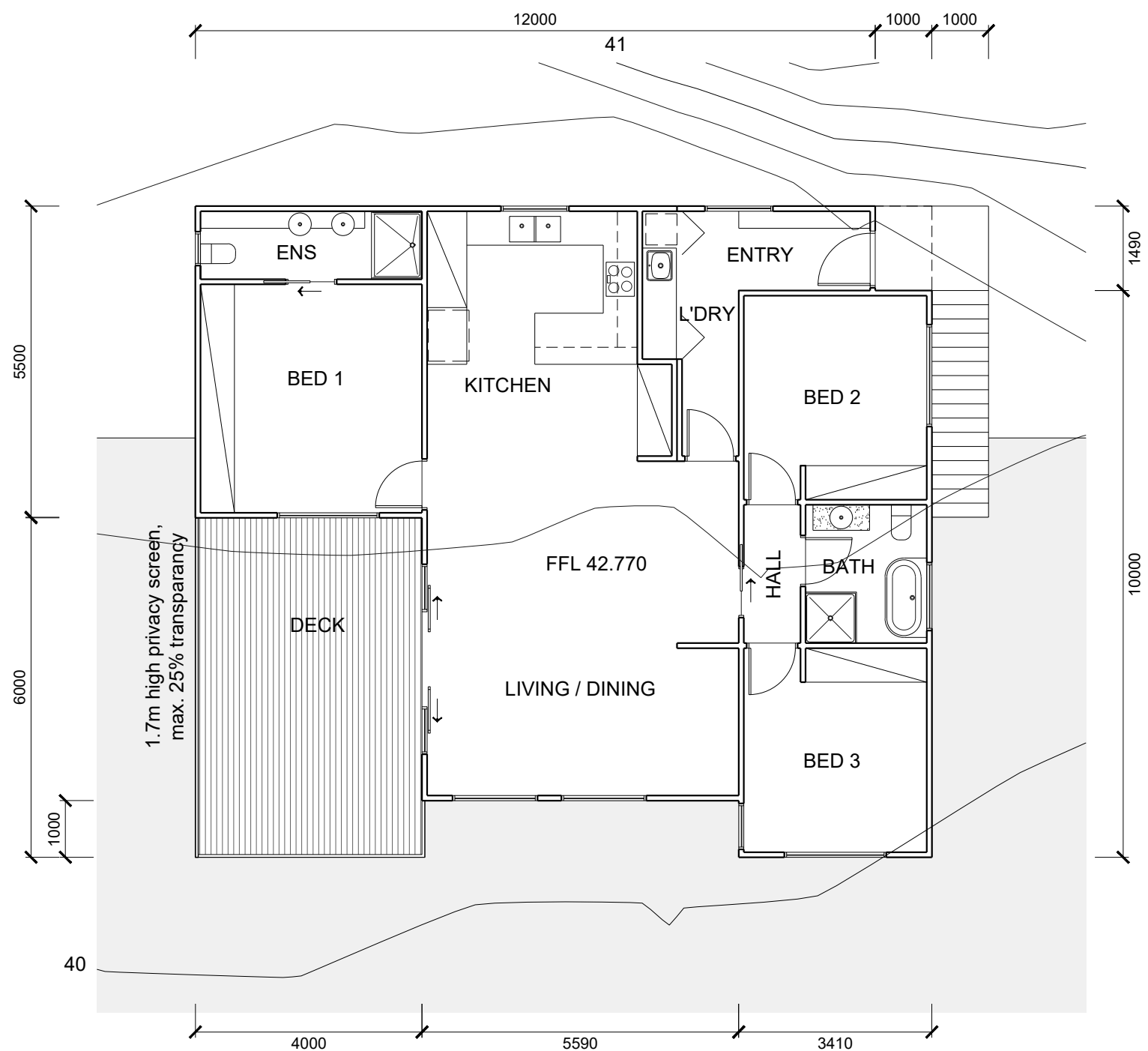
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REV DATE: 17/04/18

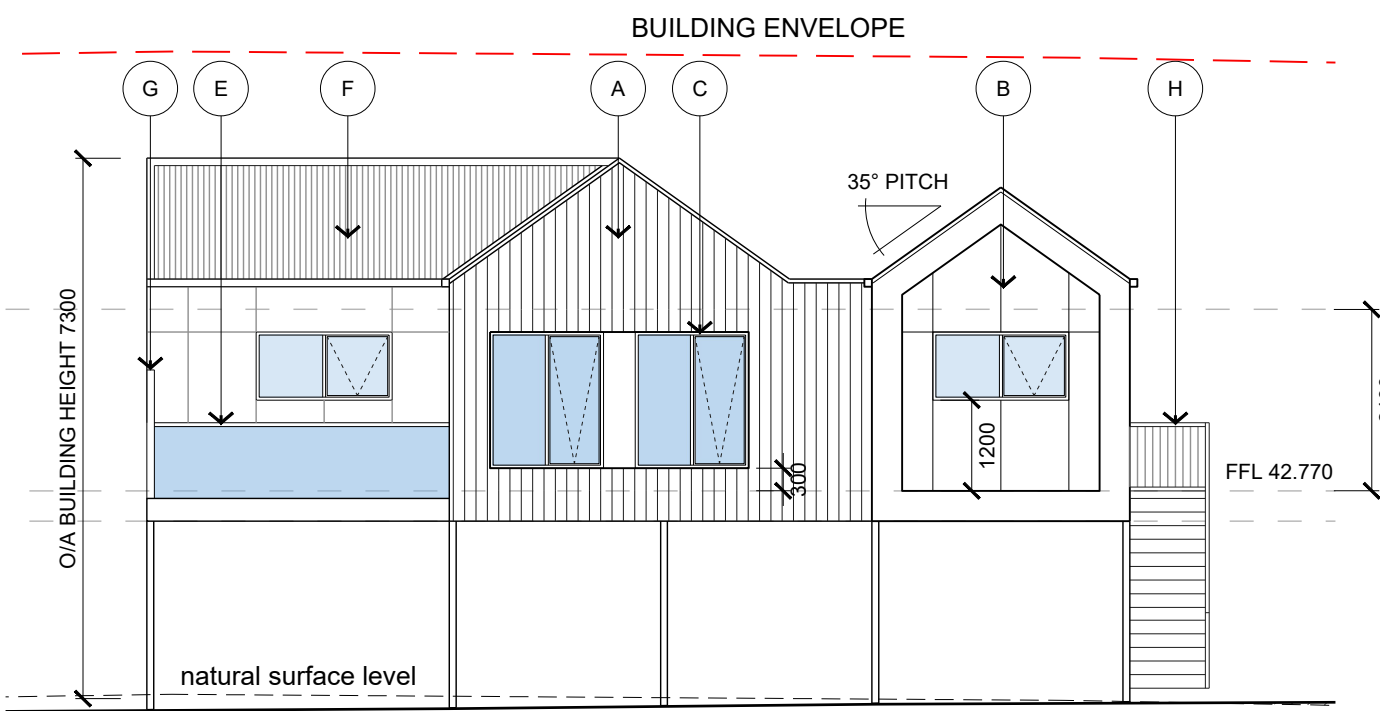
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&O' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

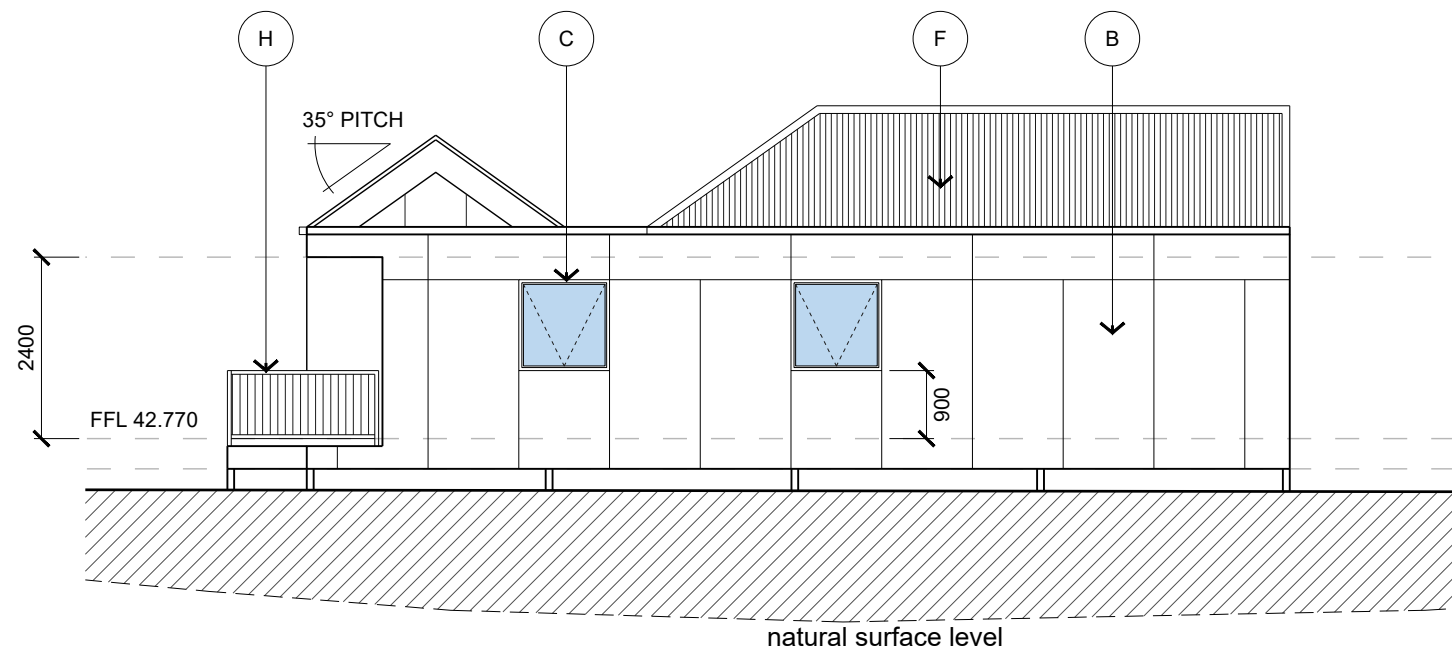
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CONSTRUCTION



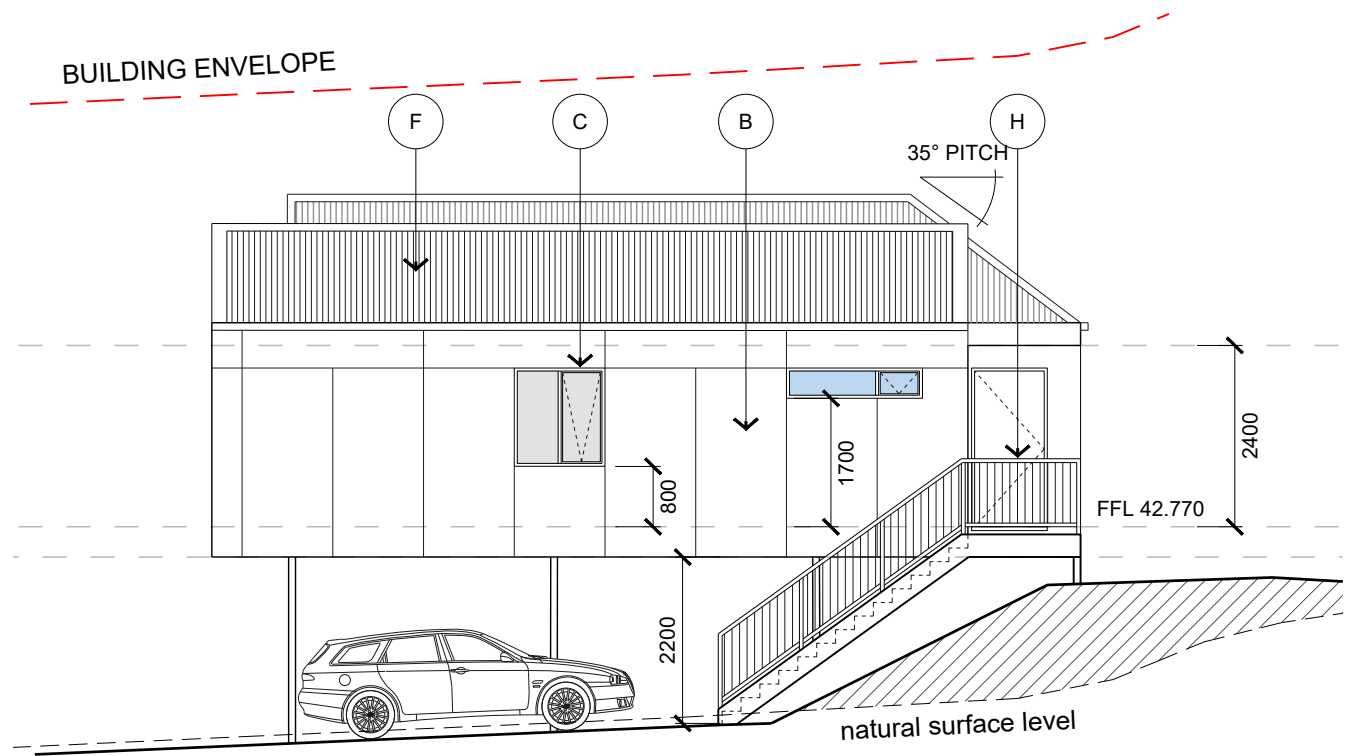
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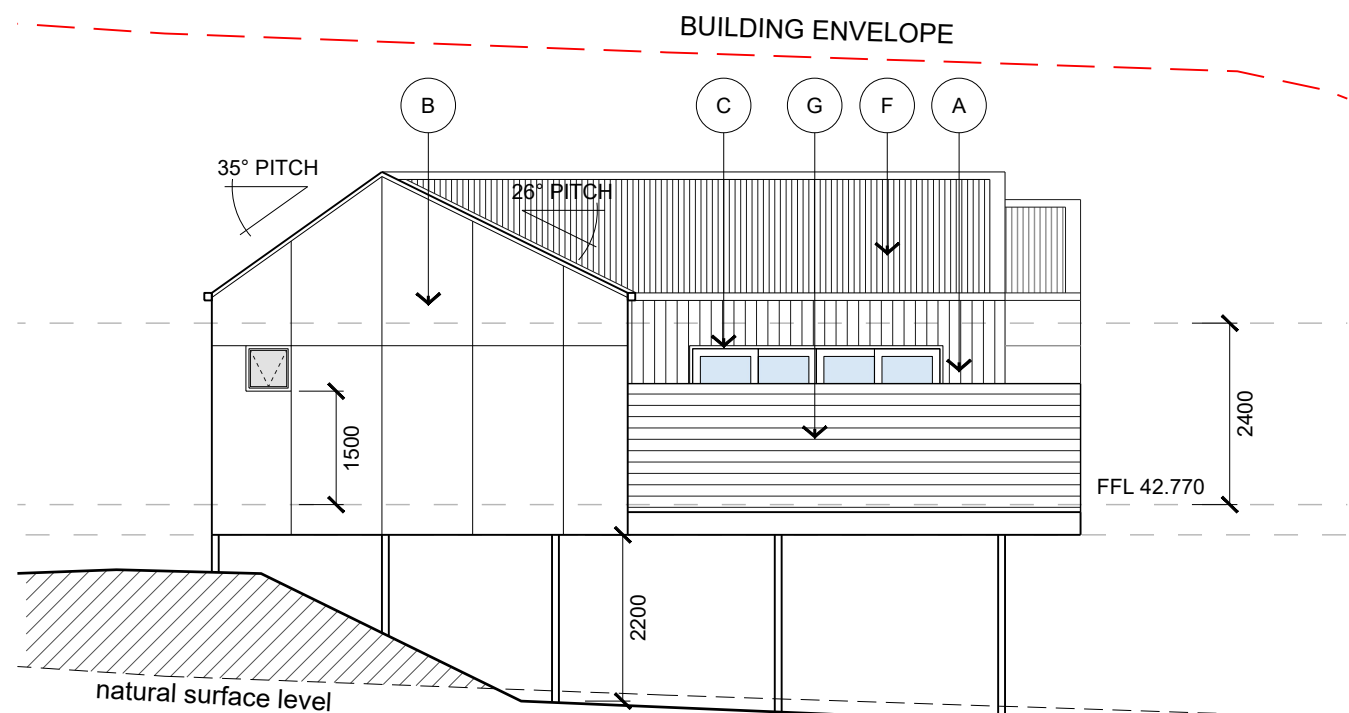
NORTH WESTERN UNIT 19 TYPE C
SCALE: 1:100



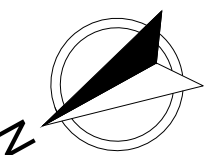
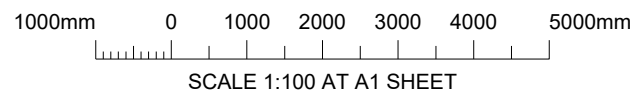
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SCALE: 1:100



SOUTH WESTERN UNIT 19 TYPE C
SCALE: 1:100

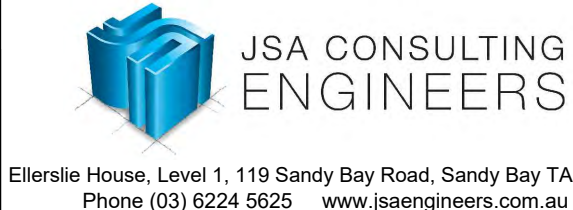


NORTH EASTERN UNIT 19 TYPE C
SCALE: 1:100



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 19
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A1201

REV

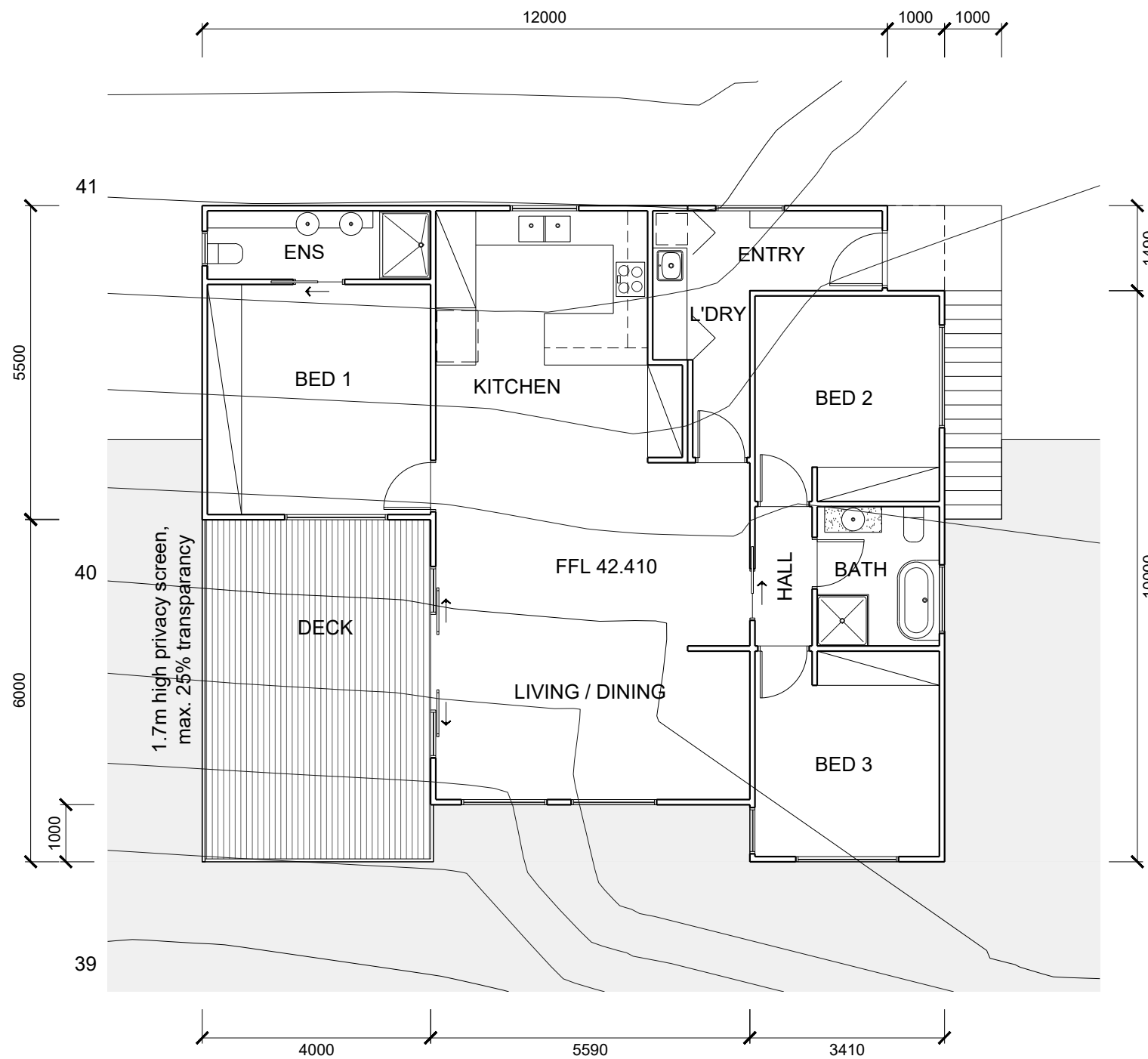
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PLANNING APPROVAL

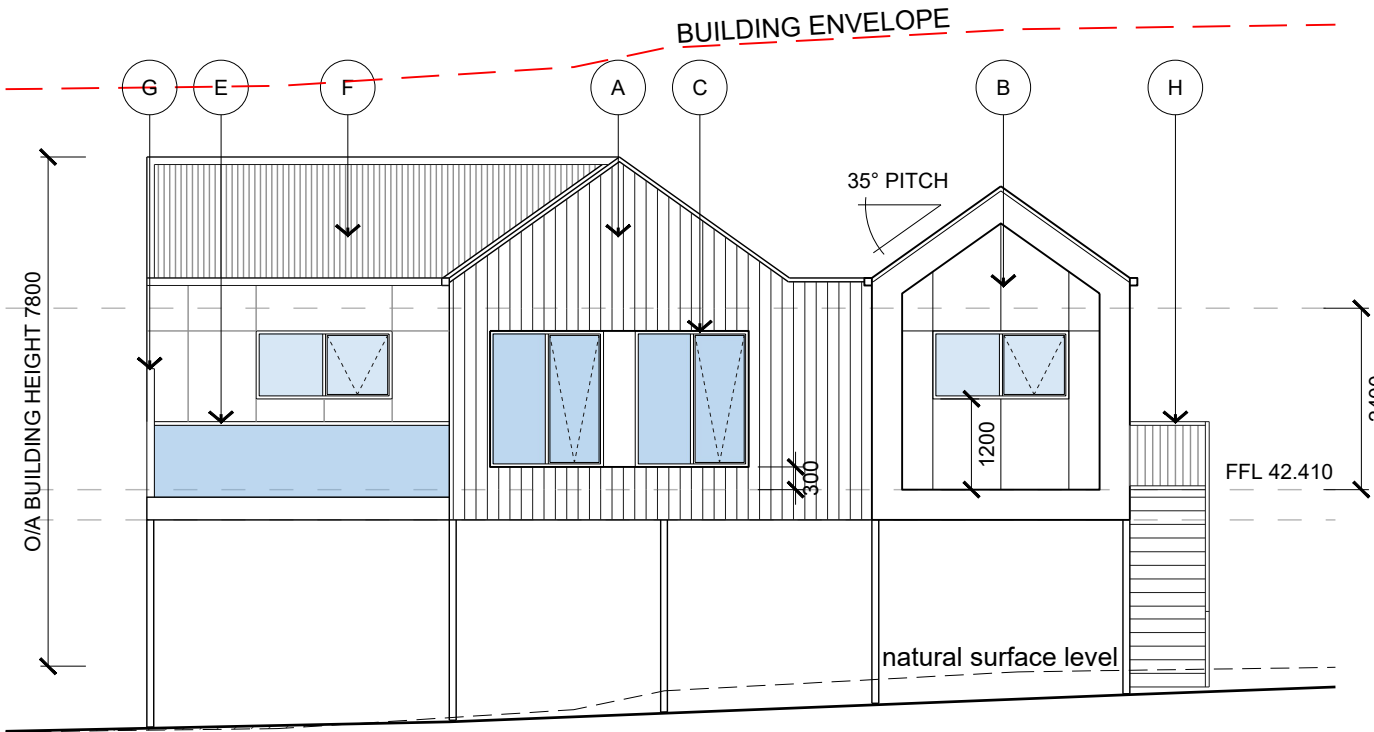
EXTERNAL FINISHES

- A VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- B JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- C ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- D 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR. COLOUR - COLORBOND 'BASALT'
- E MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- F COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- G 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- H PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

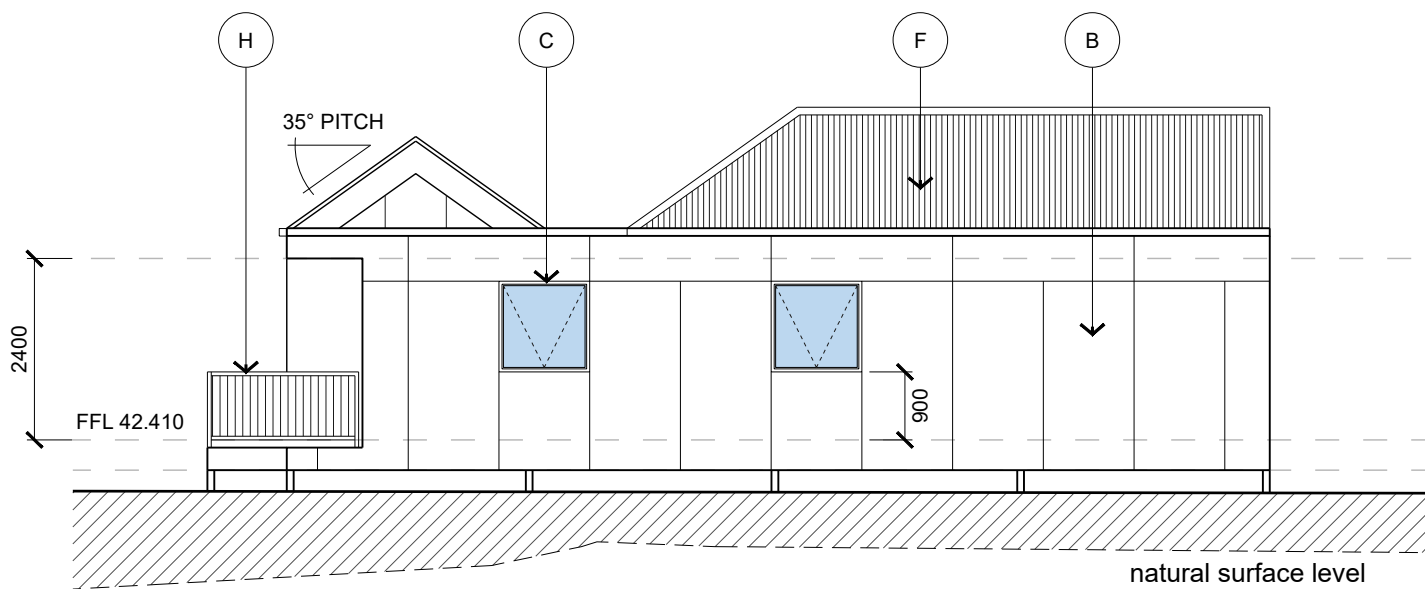
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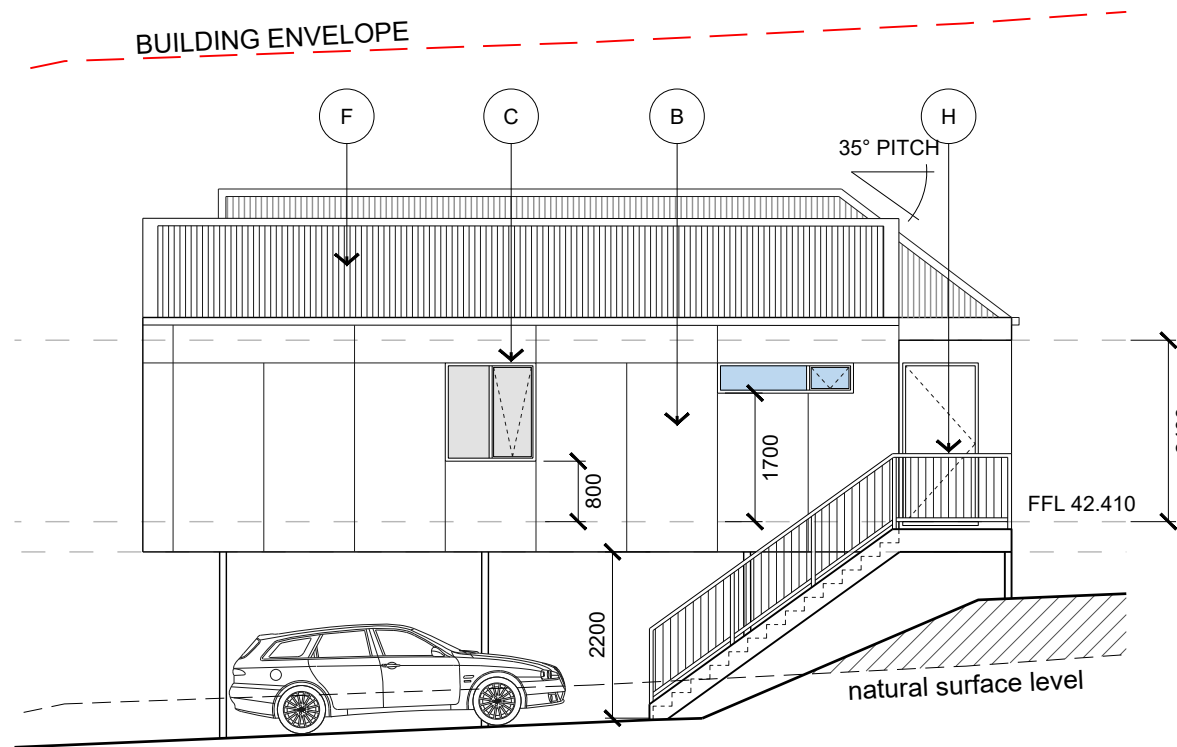
FLOOR PLAN UNIT 20 TYPE C
SCALE: 1:100



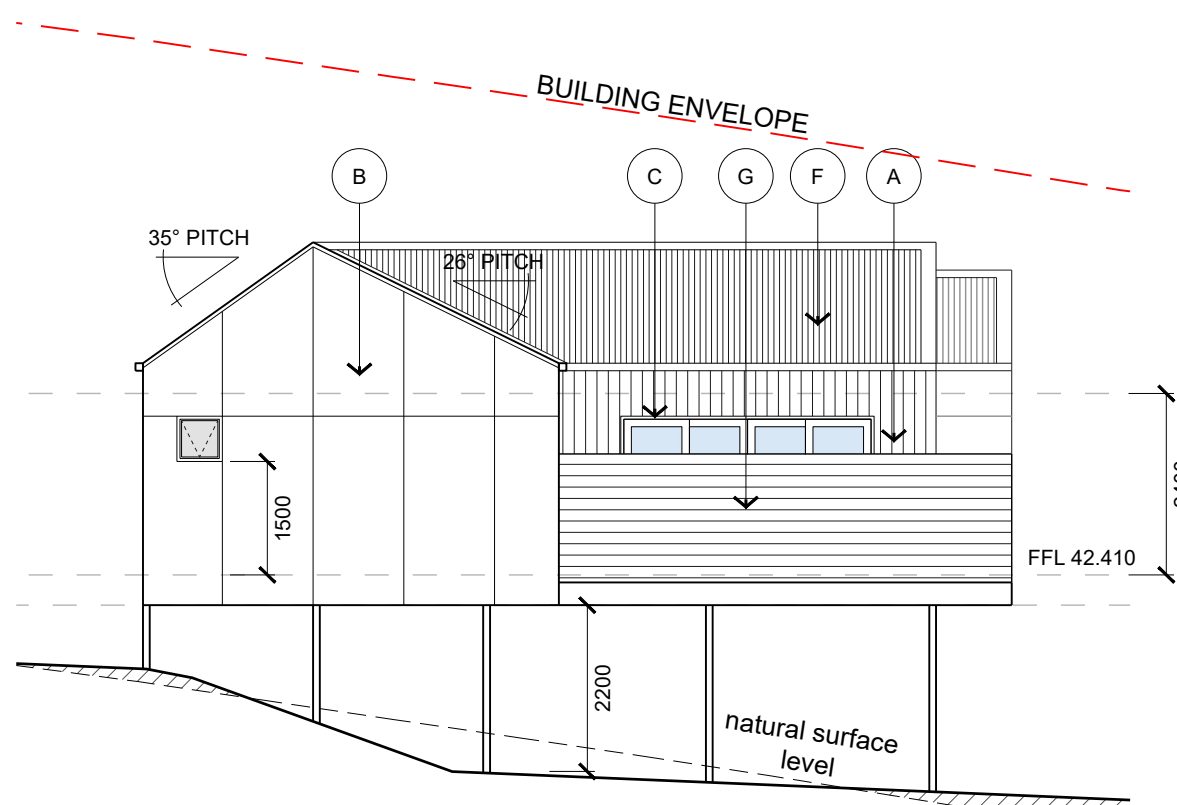
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SCALE: 1:100



SOUTH EASTERN UNIT 20 TYPE C
SCALE: 1:100



SOUTH WESTERN UNIT 20 TYPE C
SCALE: 1:100



NORTH EASTERN UNIT 20 TYPE C
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET

G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 20
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A1301

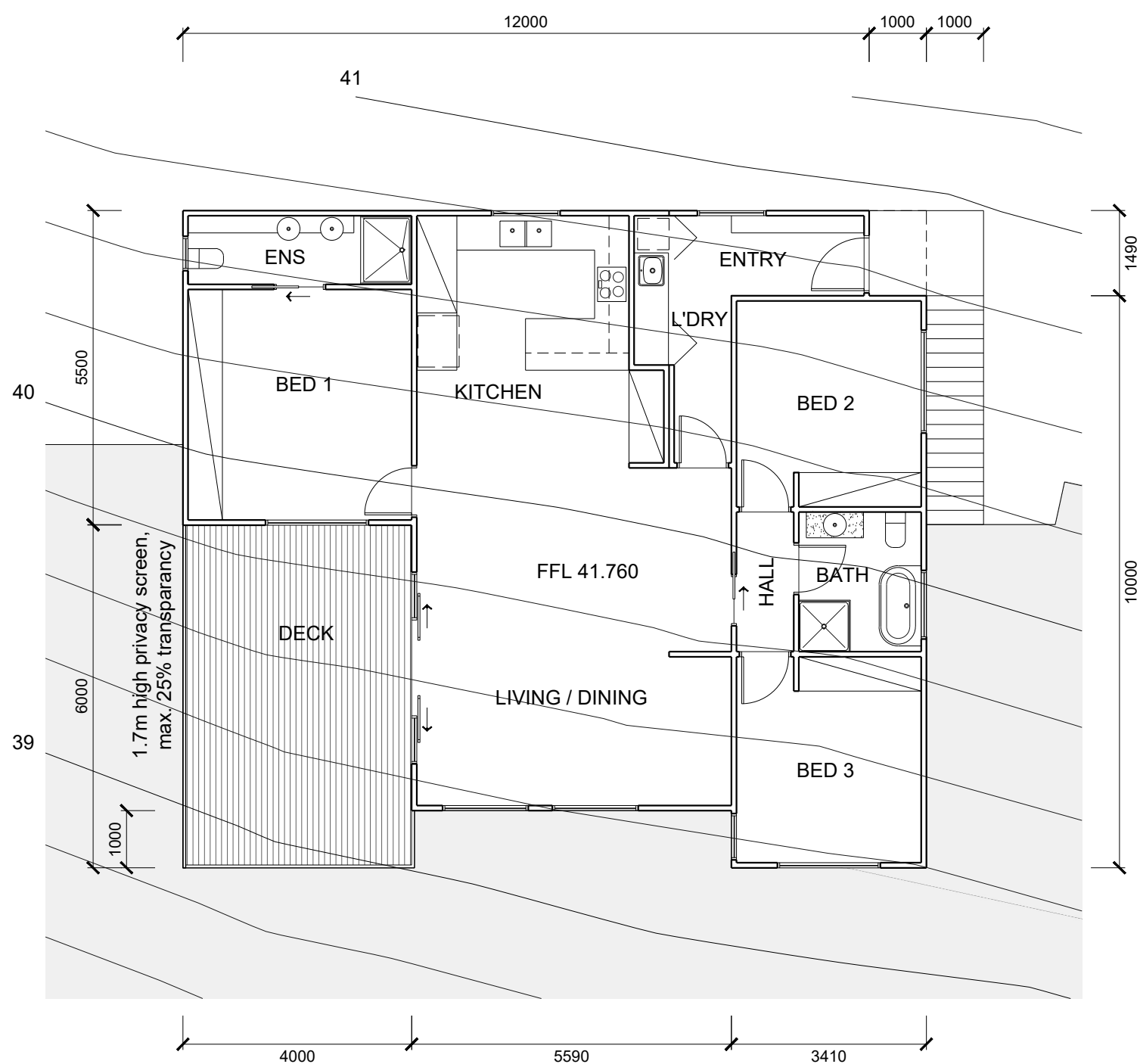
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G

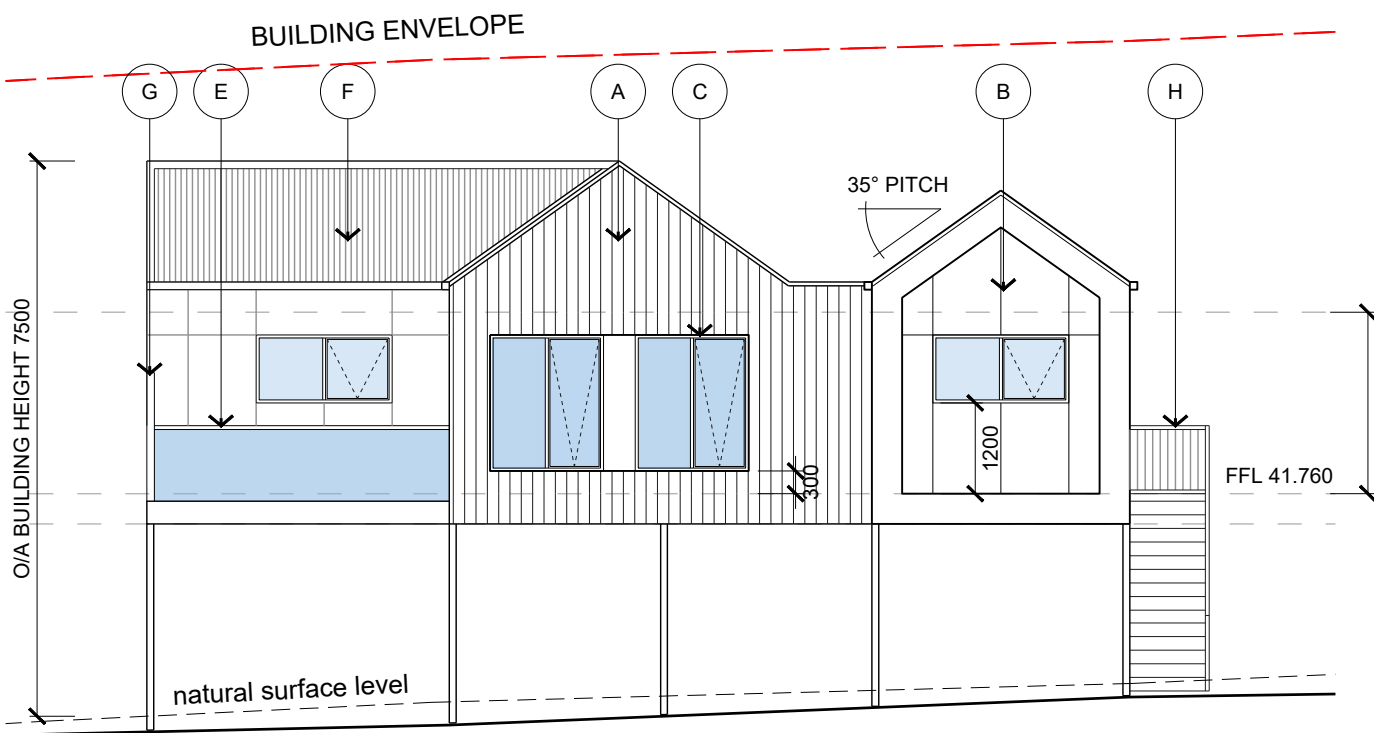
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE. CUSTOM ORB ROOF SHEETING. COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR), MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

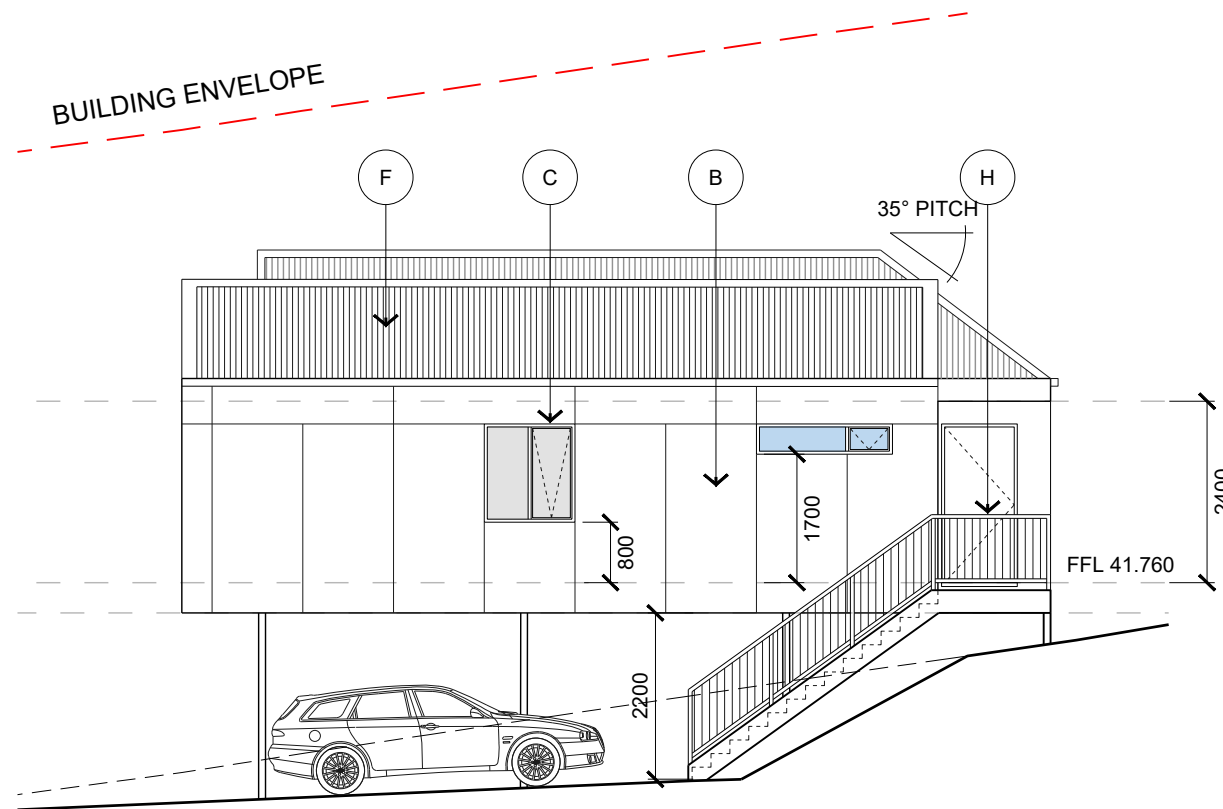
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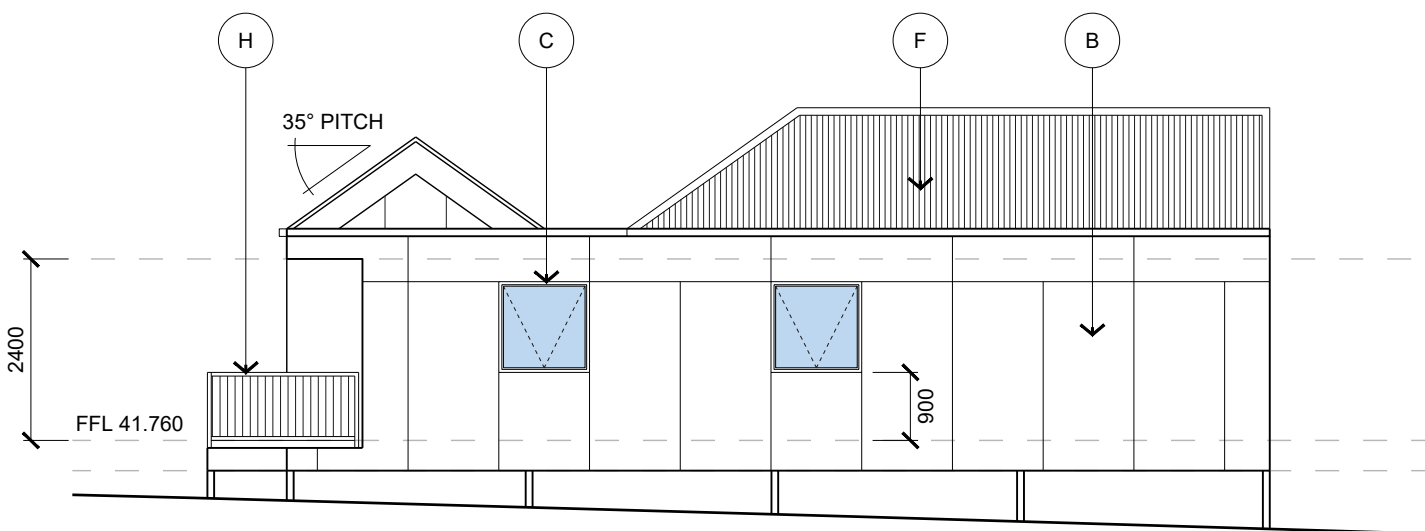
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SCALE: 1:100



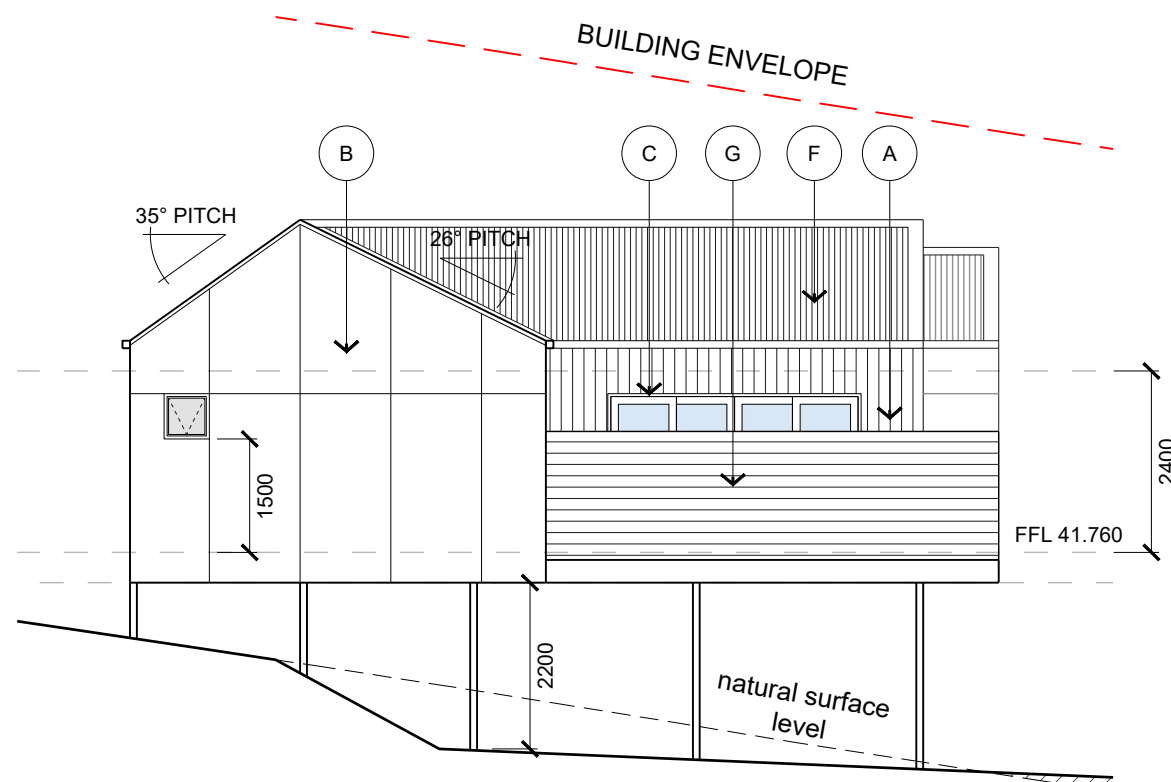
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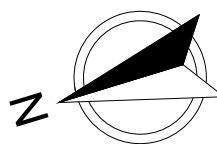
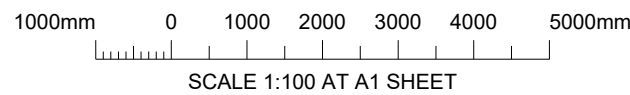
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SOUTH EASTERN UNIT 21 TYPE C
SCALE: 1:100

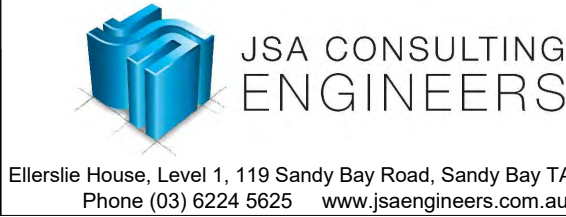


NORTH EASTERN UNIT 21 TYPE C
SCALE: 1:100



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 21
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A1401

REV

G

PLANNING APPROVAL

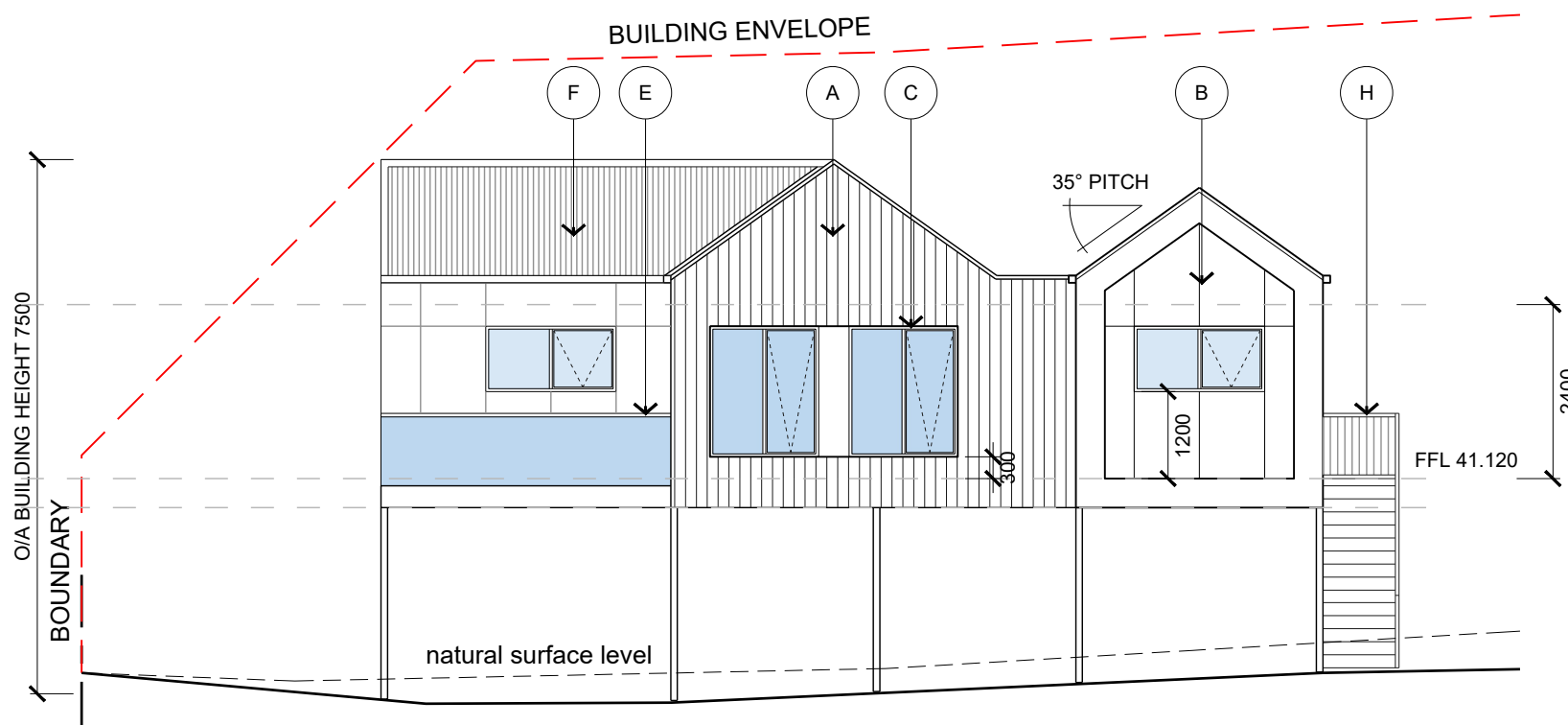
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

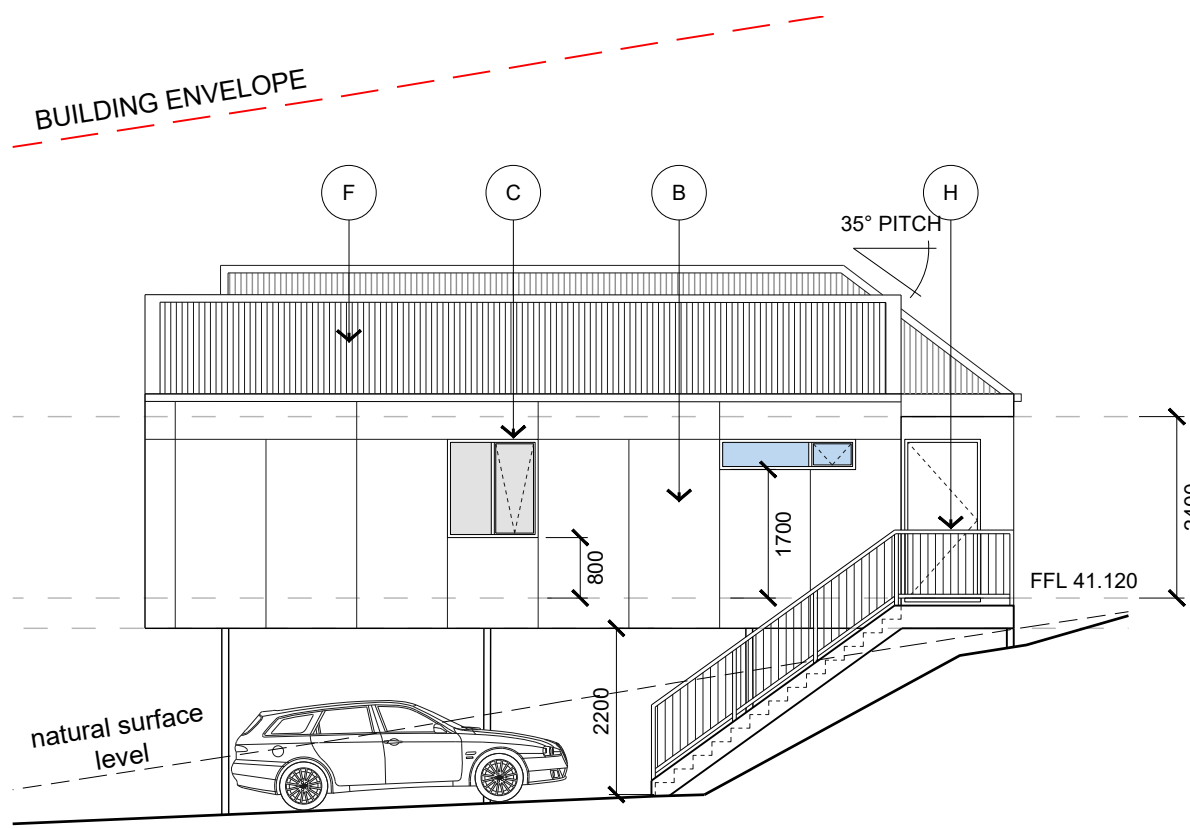
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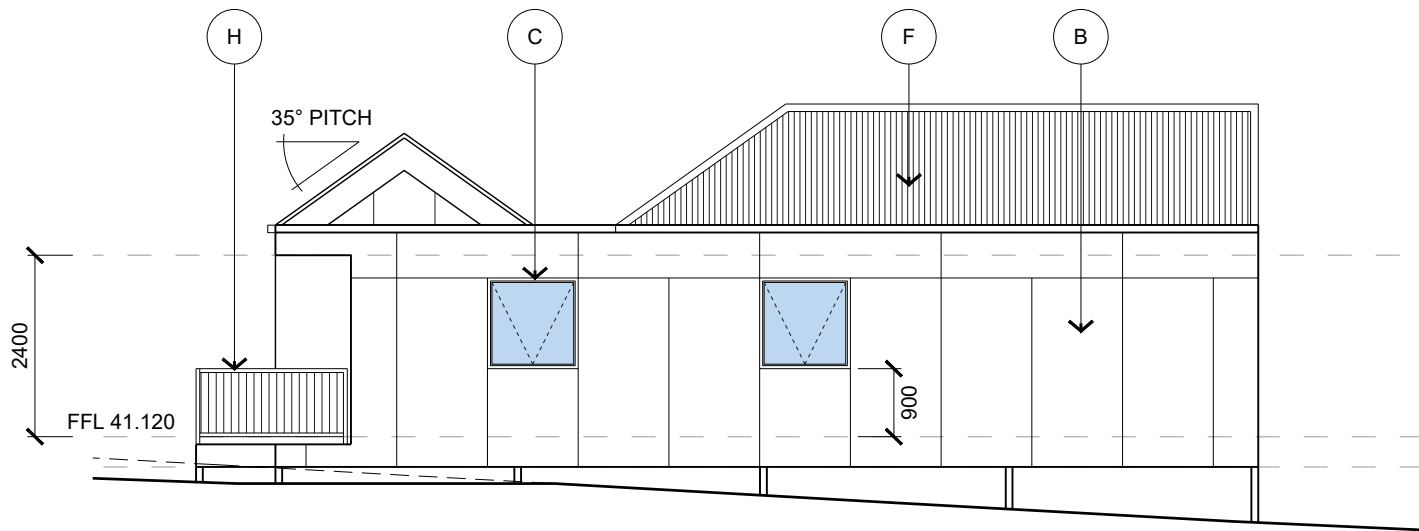
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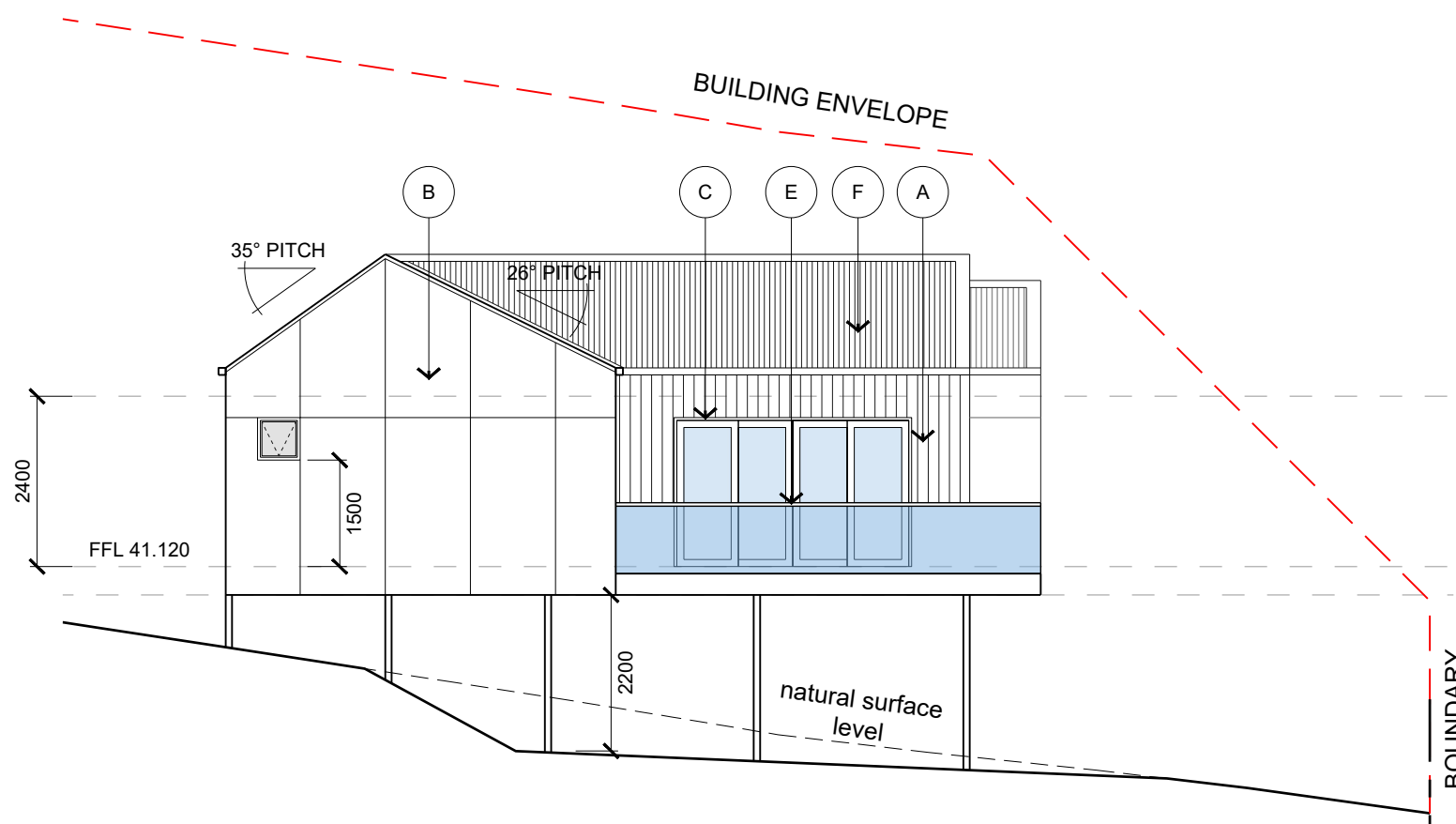
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SOUTH WESTERN UNIT 22 TYPE C
SCALE: 1:100

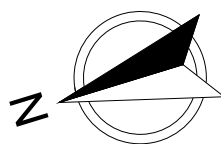


SOUTH EASTERN UNIT 22 TYPE C
SCALE: 1:100




NORTH EASTERN UNIT 22 TYPE C
SCALE: 1:100

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SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18

 **JSA CONSULTING
ENGINEERS**

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ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A1
ENGINEER	R. BEADLE 380567297	SCALE	J-P IBBOTT		
STATUS	PLANNING APPROVAL				

PROJECT
PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE	UNIT 22 FLOOR PLAN & ELEVATIONS		
PROJECT NO	DWG NO	REV	
19E99-71	A1501	G	

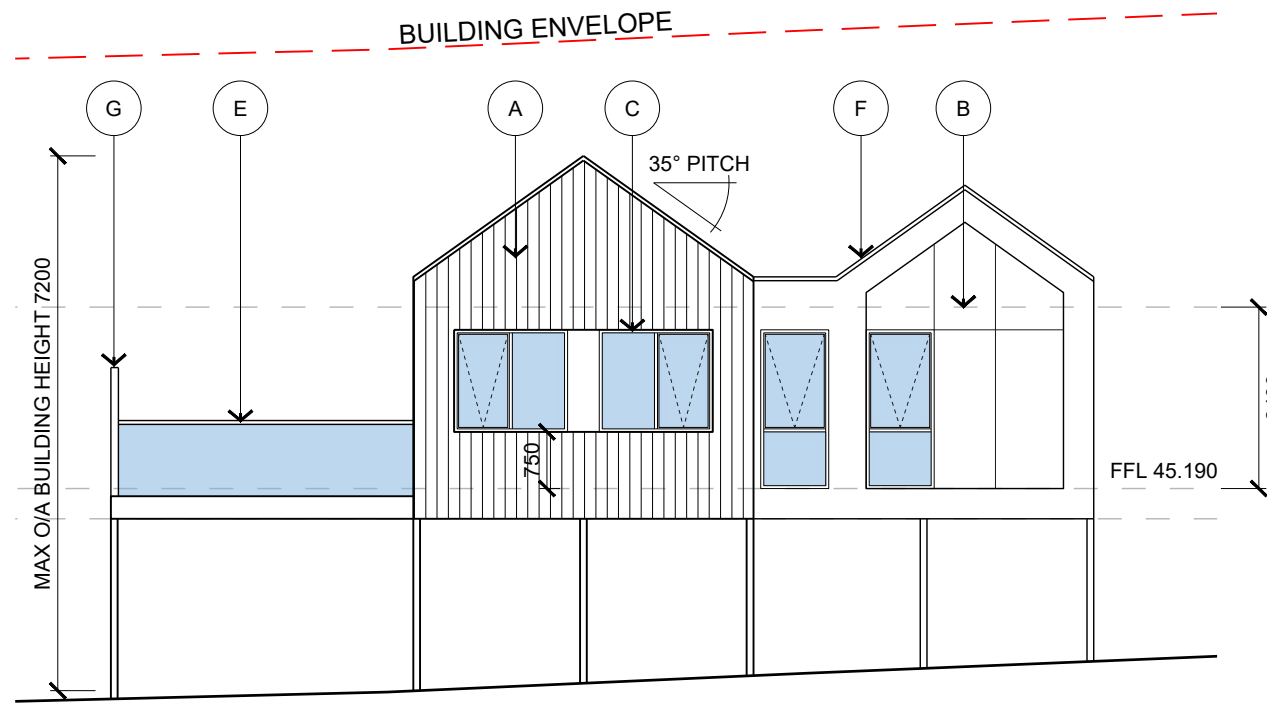
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

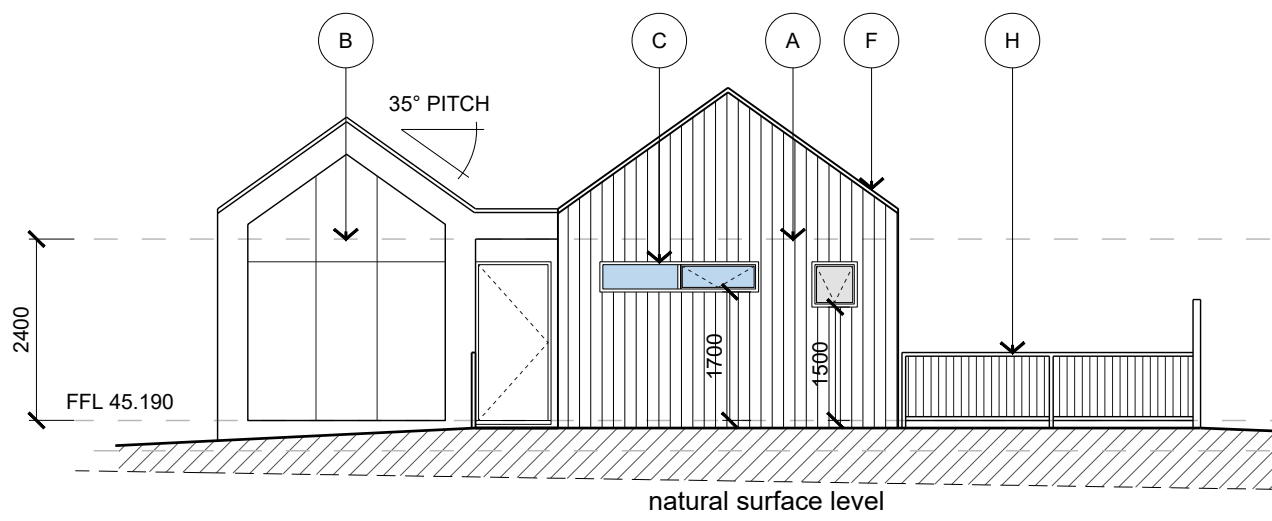
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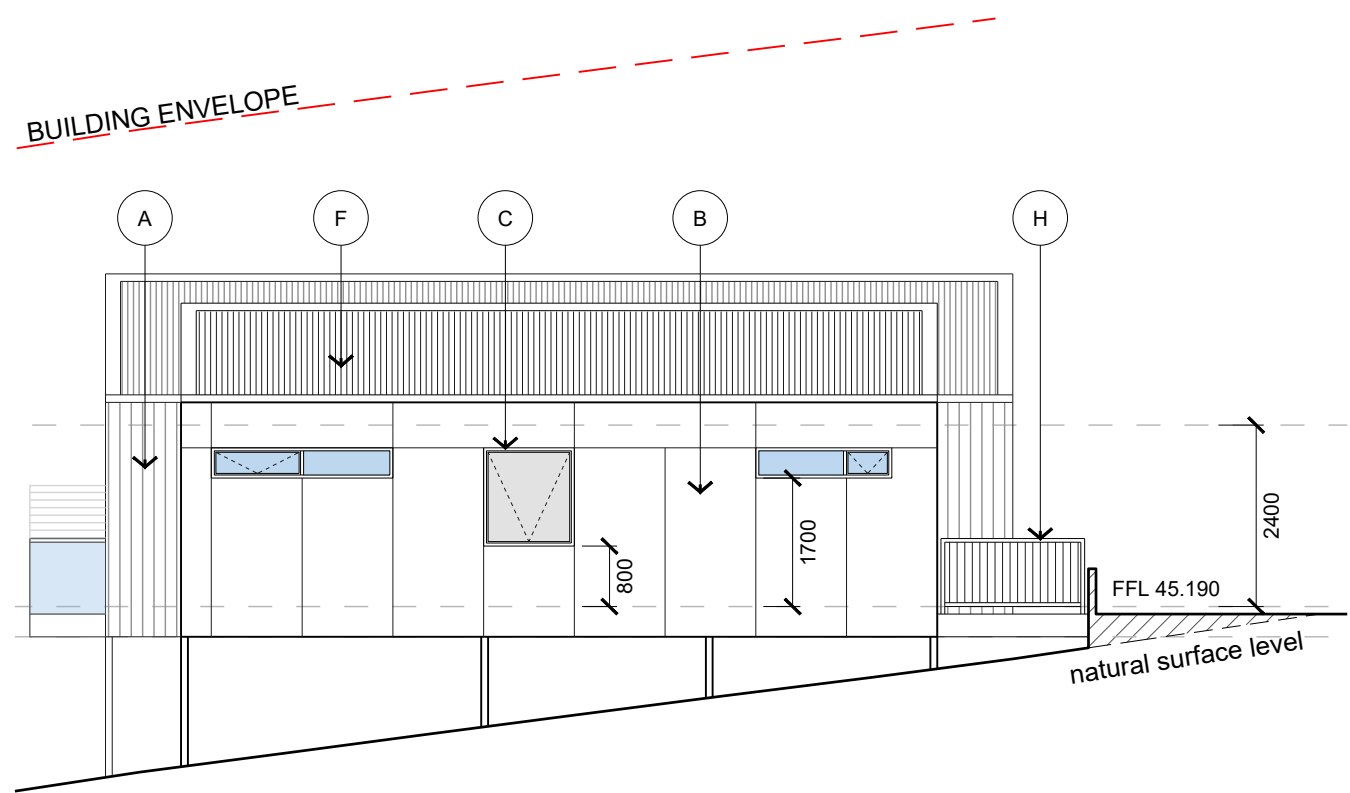
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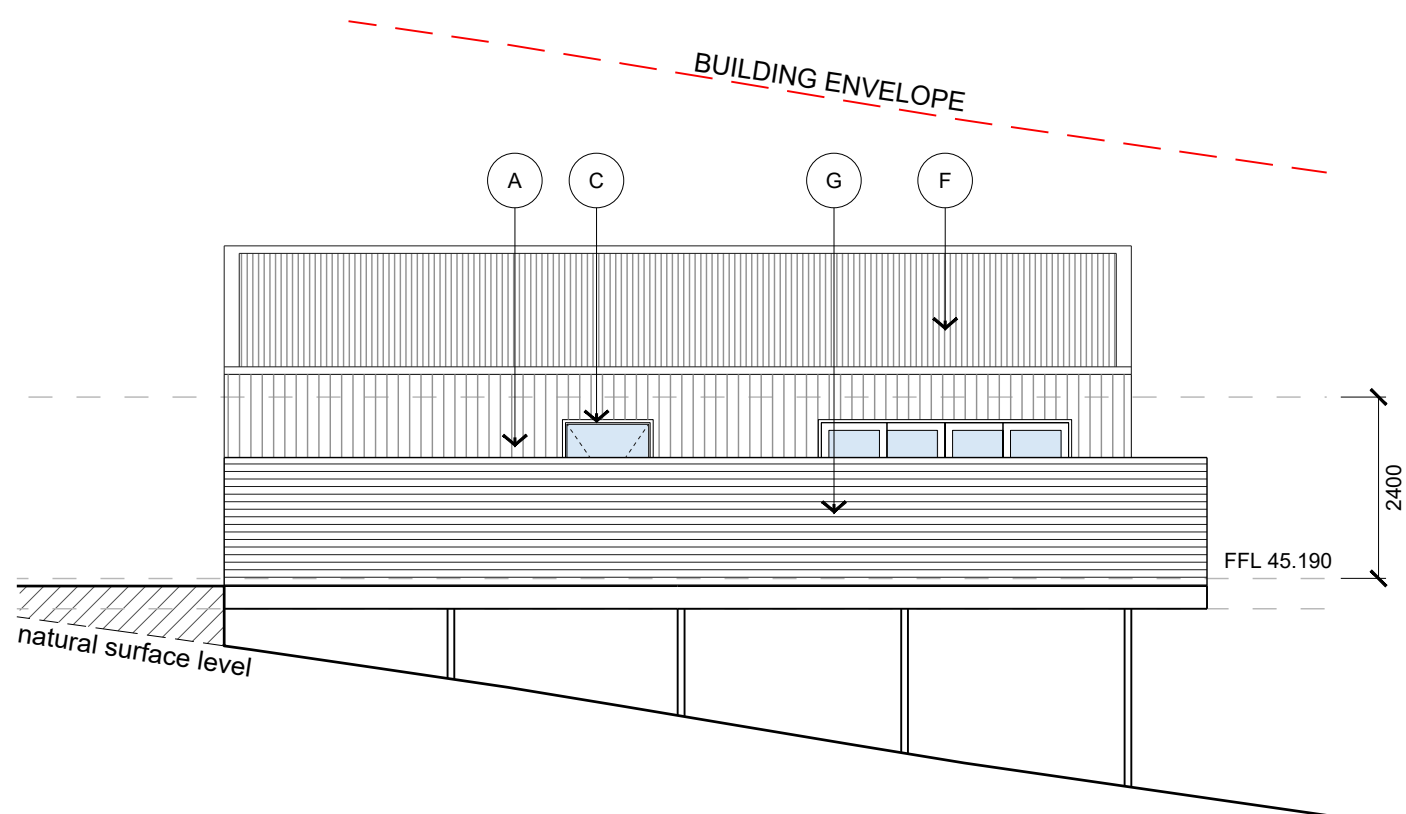
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SOUTH EASTERN UNIT 23 TYPE D
SCALE: 1:100



SOUTH WESTERN UNIT 23 TYPE D
SCALE: 1:100



NORTH EASTERN UNIT 23 TYPE D
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET

G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 23
FLOOR PLAN & ELEVATIONS

PROJECT NO

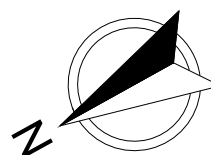
19E99-71

DWG NO

A1601

REV

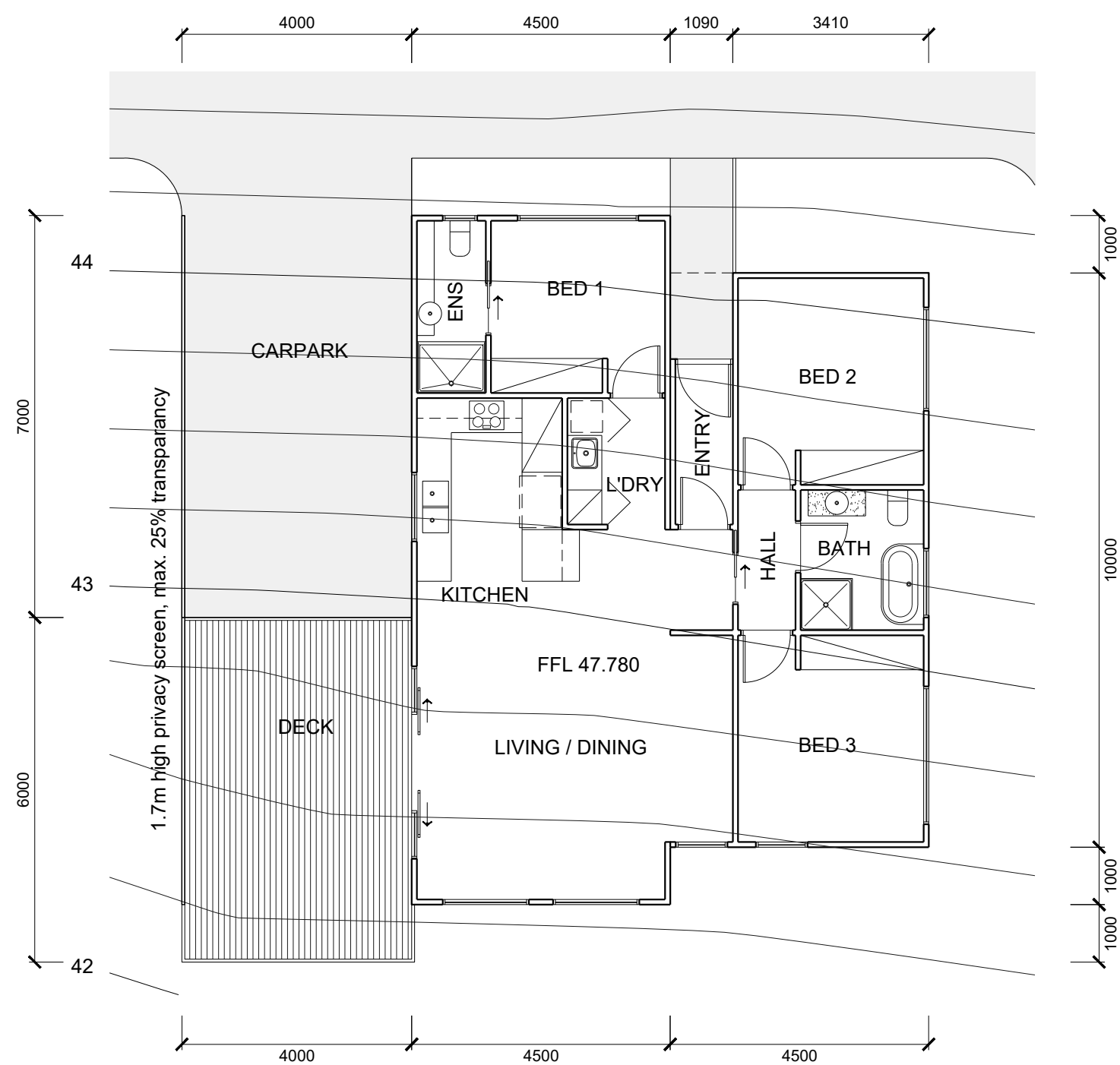
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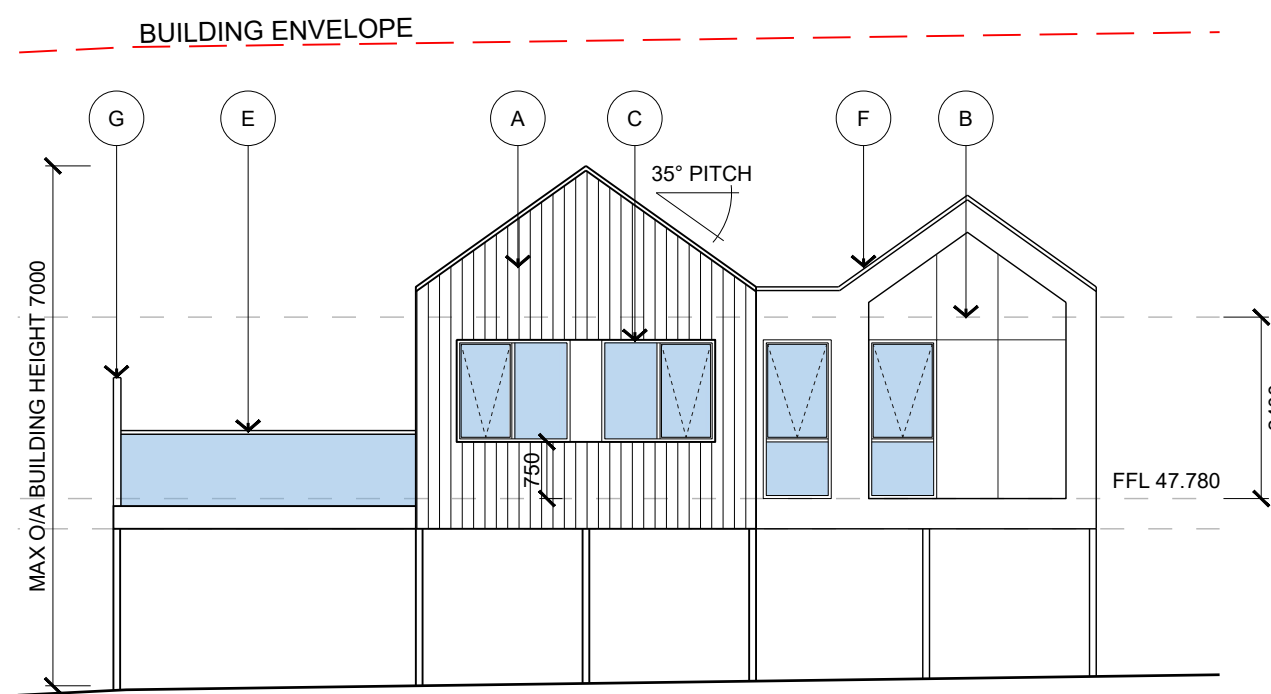
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

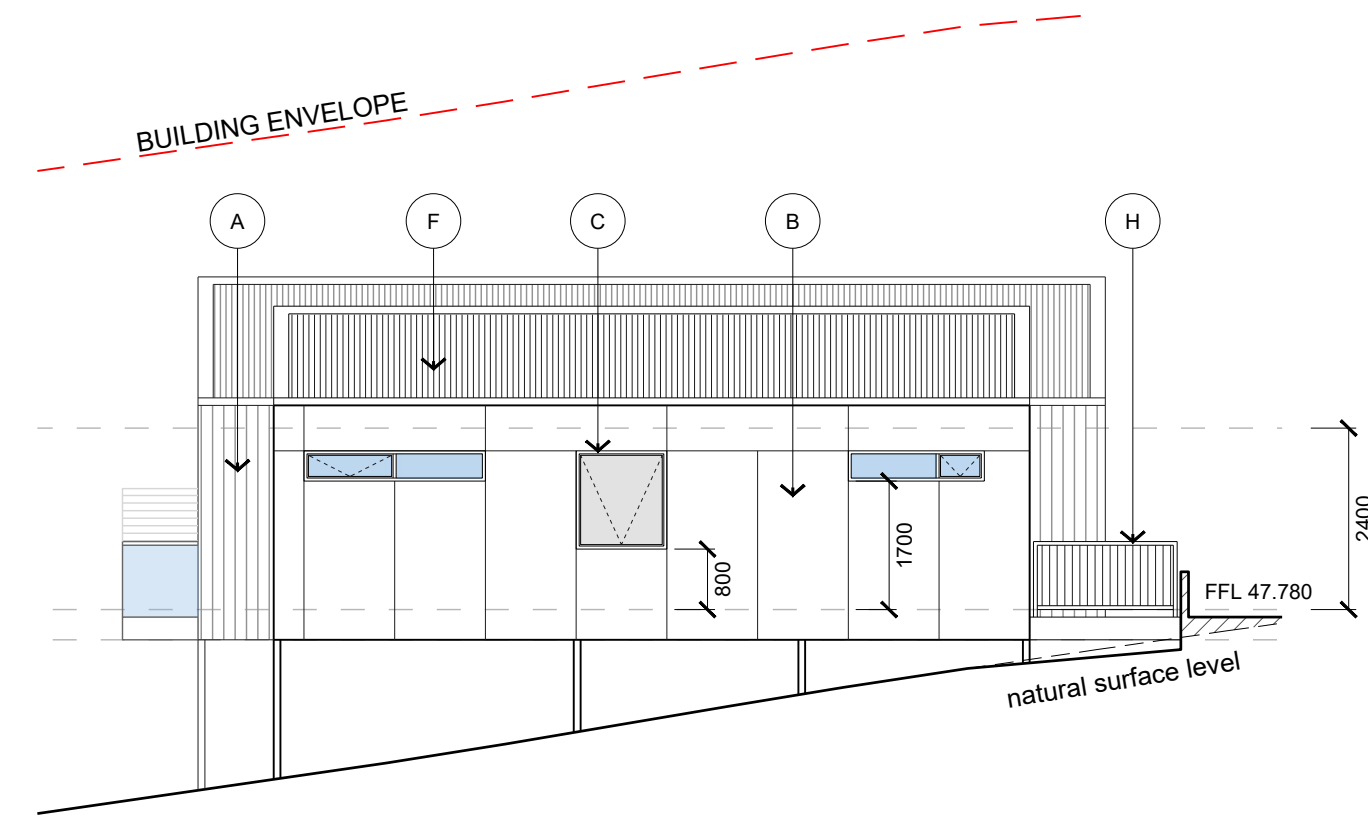
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CONSTRUCTION



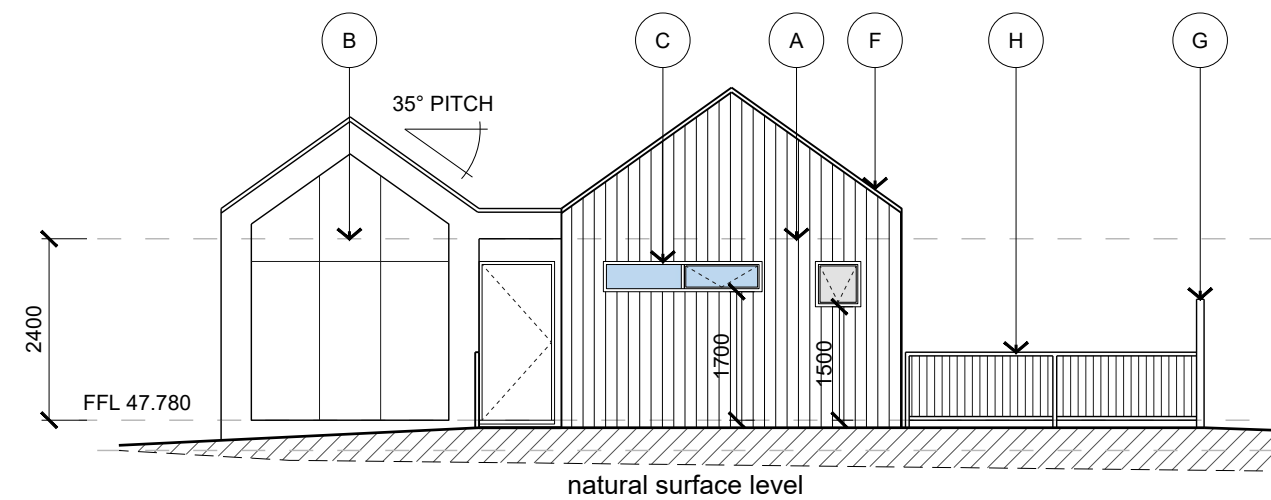
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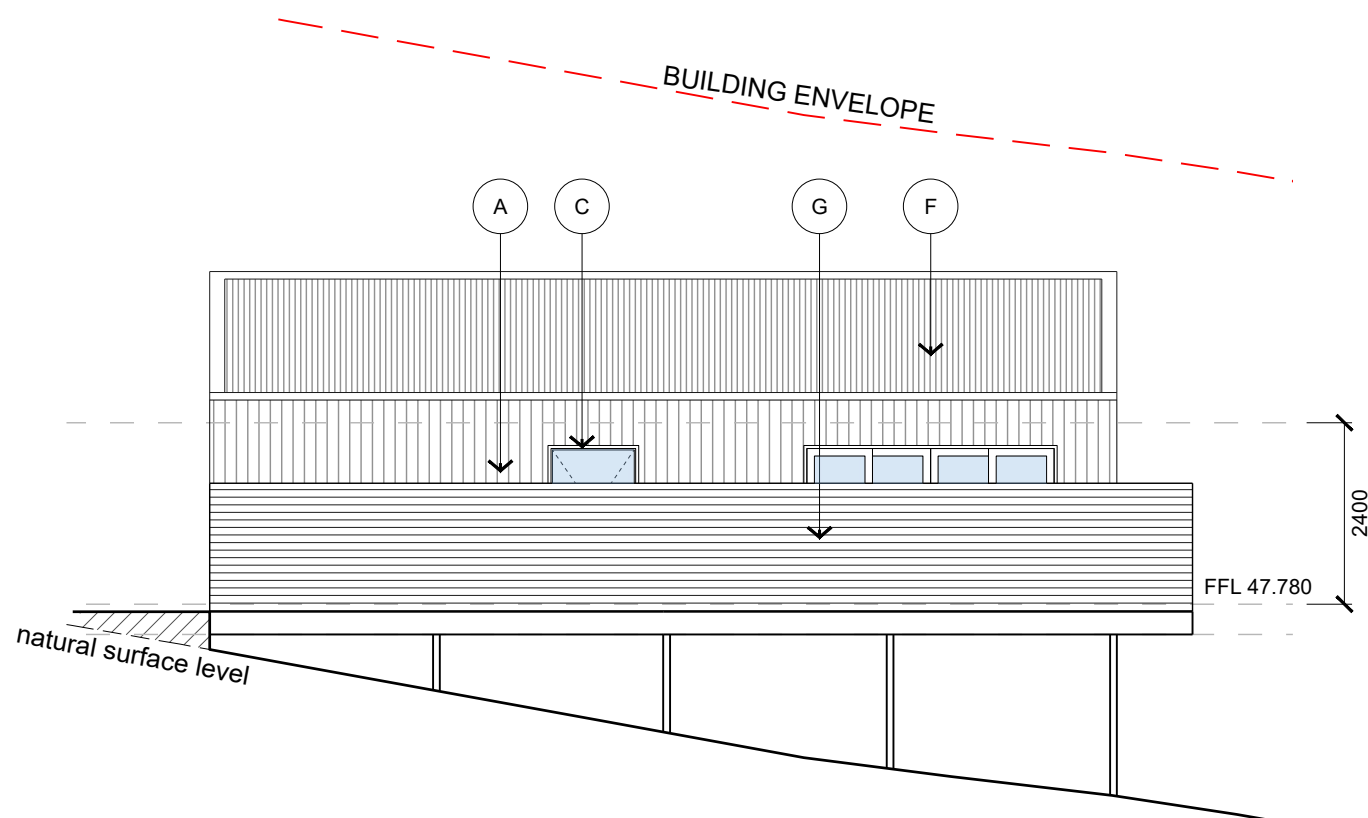
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SCALE: 1:100



SOUTH WESTERN UNIT 24 TYPE D
SCALE: 1:100



SOUTH EASTERN UNIT 24 TYPE D
SCALE: 1:100



NORTH EASTERN UNIT 24 TYPE D
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET

G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/19



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 24
FLOOR PLAN & ELEVATIONS

PROJECT NO

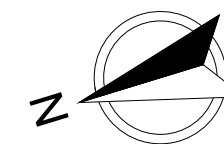
19E99-71

DWG NO

A1701

REV

G



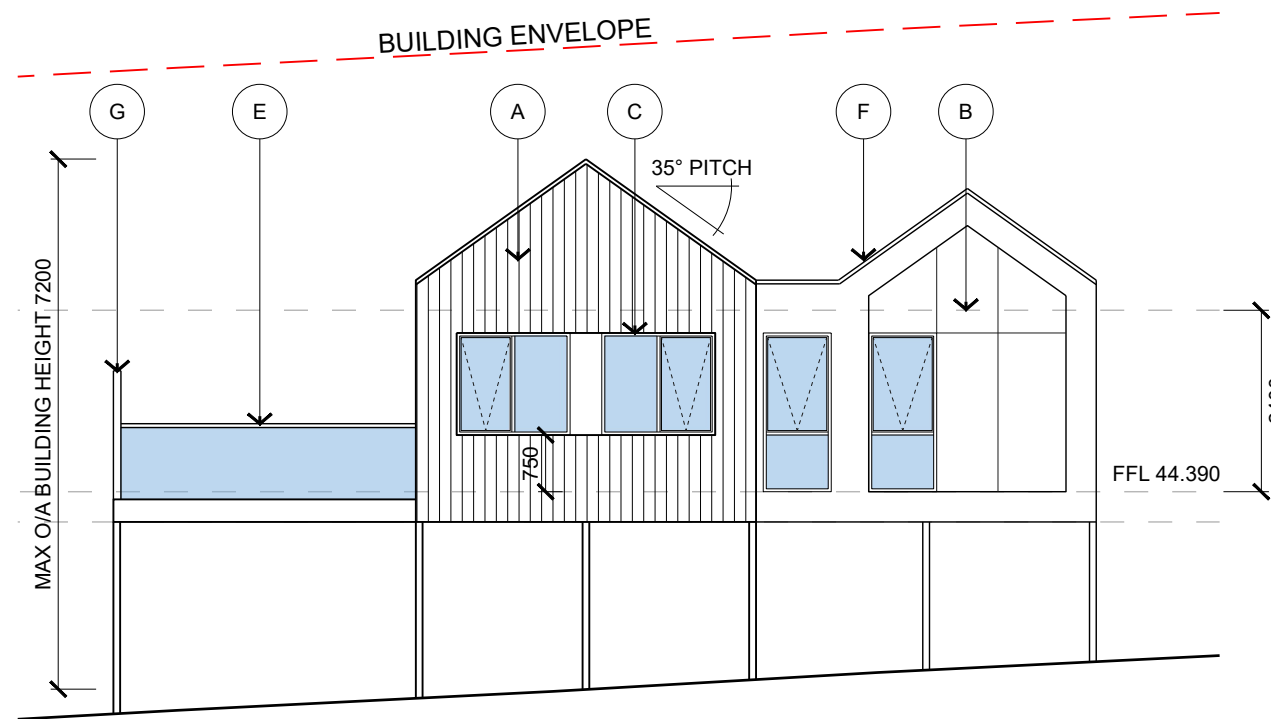
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE. CUSTOM ORB ROOF SHEETING. COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

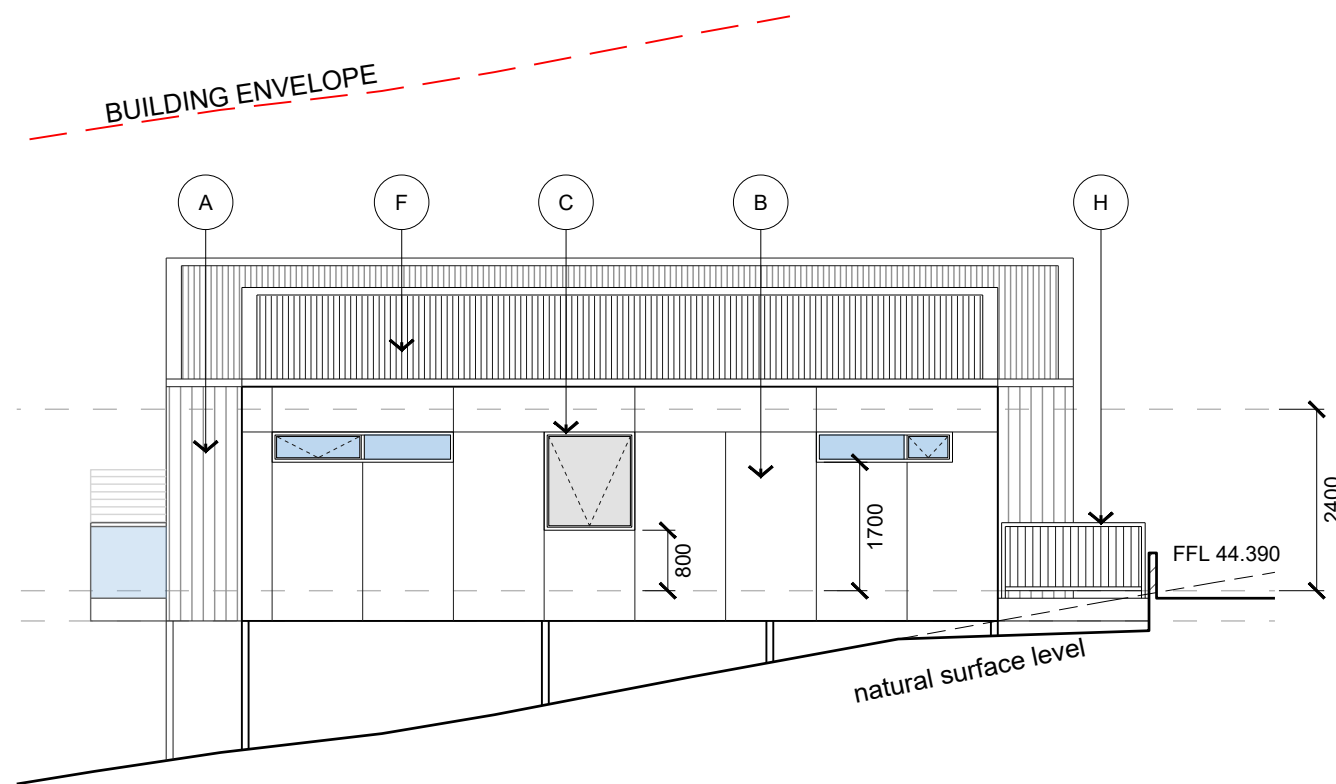
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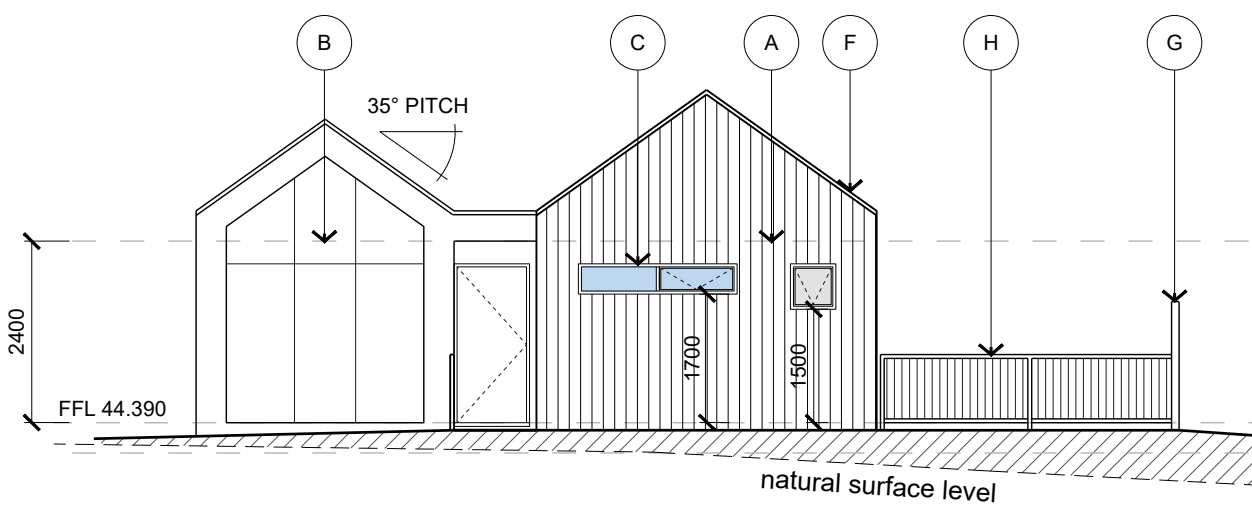
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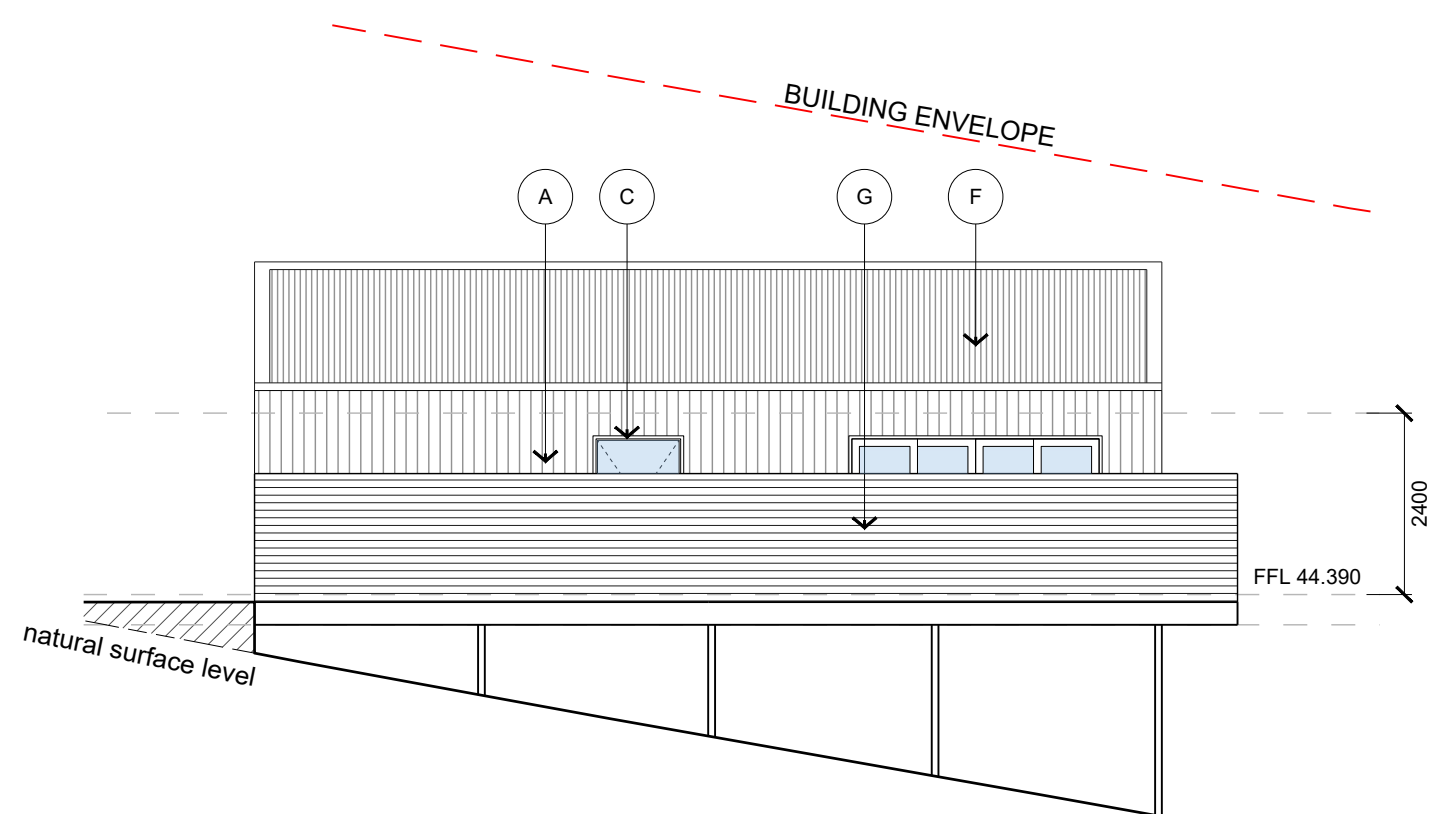
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SCALE: 1:100



SOUTH WESTERN UNIT 25 TYPE D
SCALE: 1:100



SOUTH EASTERN UNIT 25 TYPE D
SCALE: 1:100



NORTH EASTERN UNIT 25 TYPE D
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET

G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 25
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A1801

REV

G

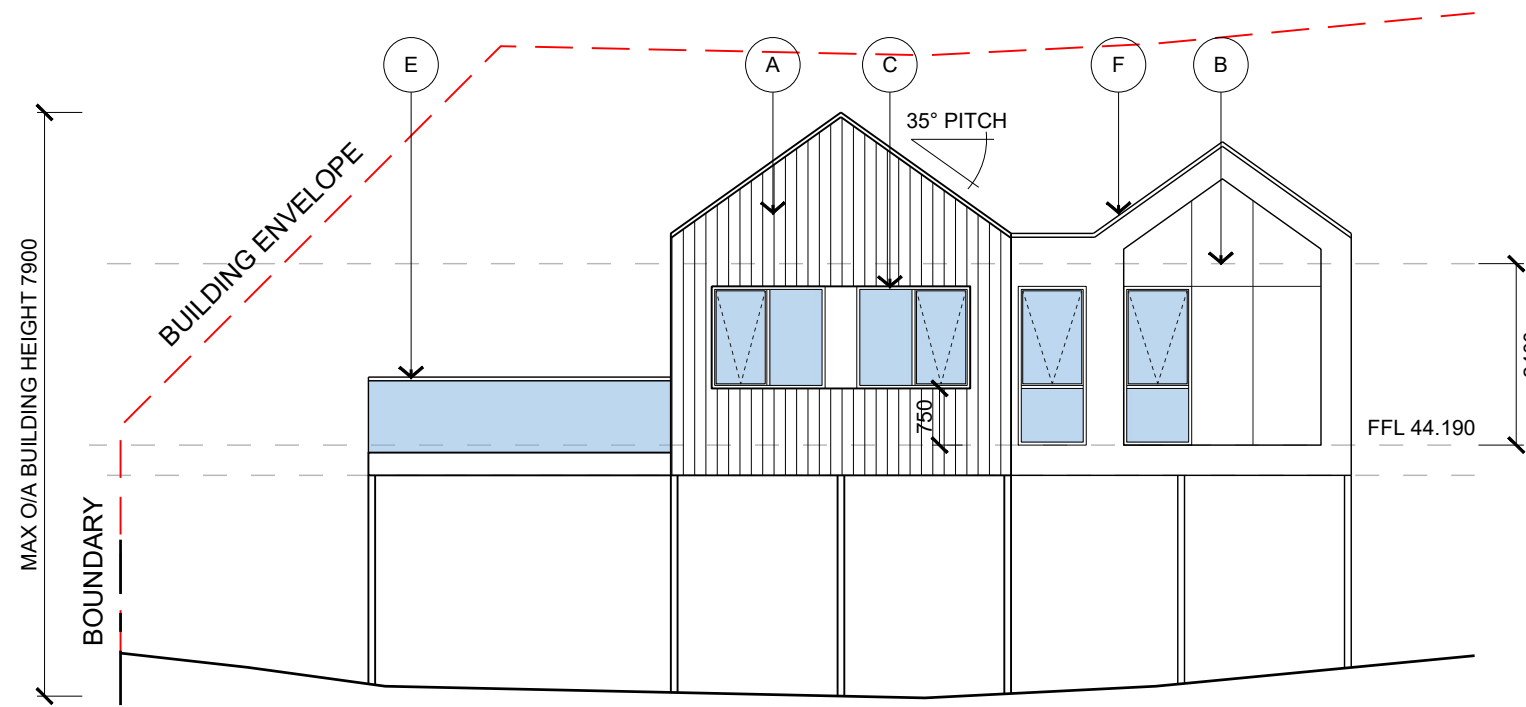
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIP LAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

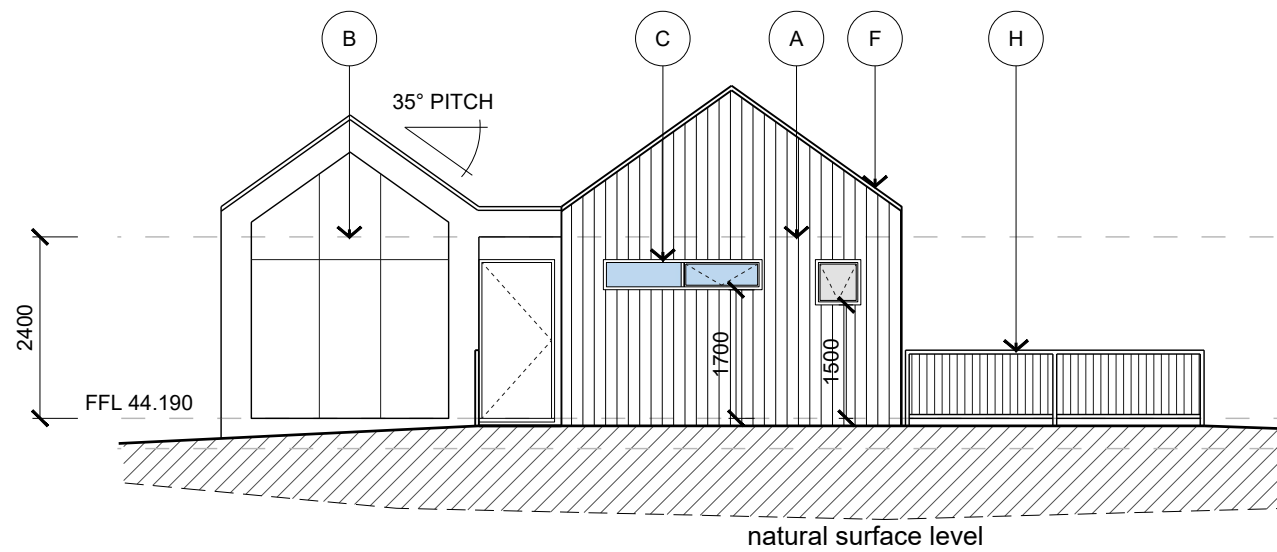
NOT FOR
CONSTRUCTION



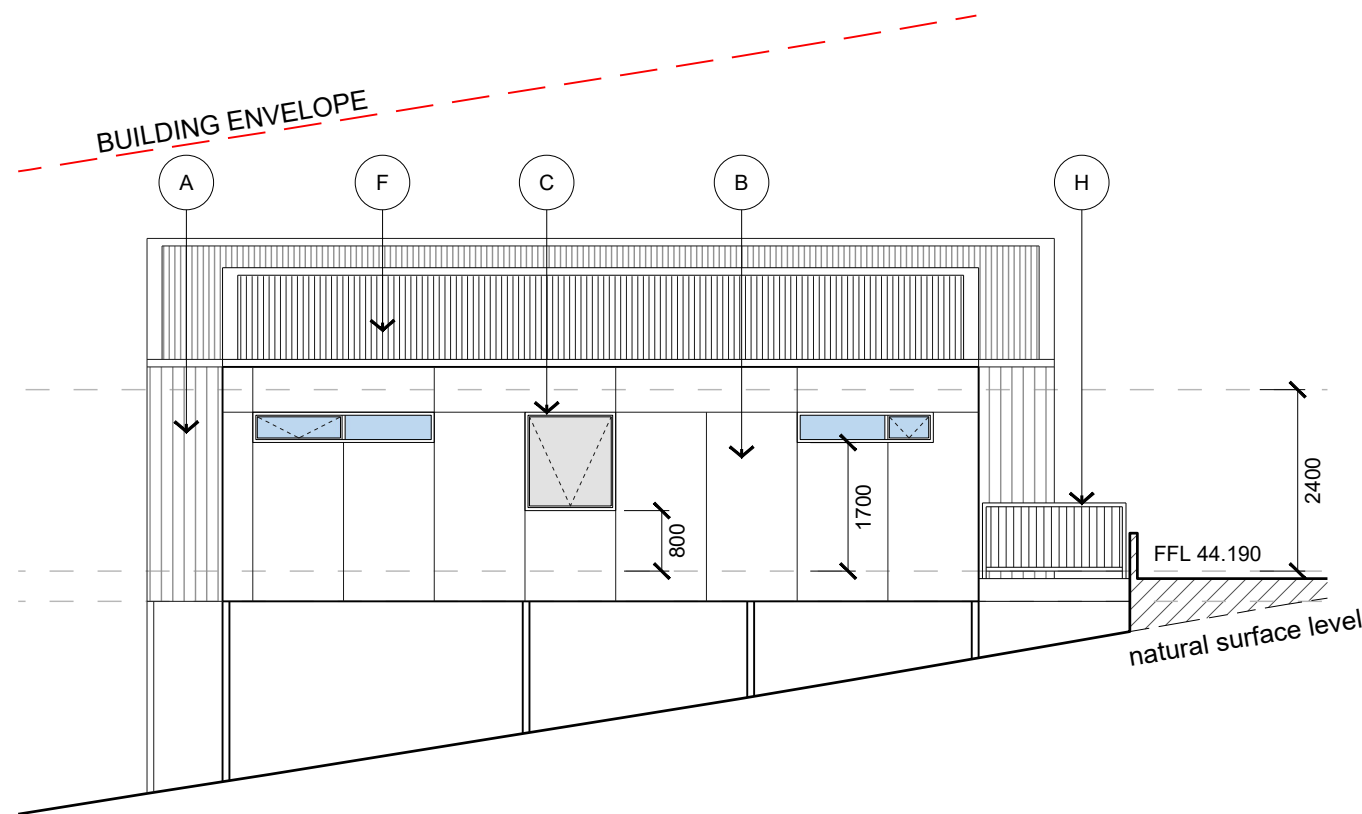
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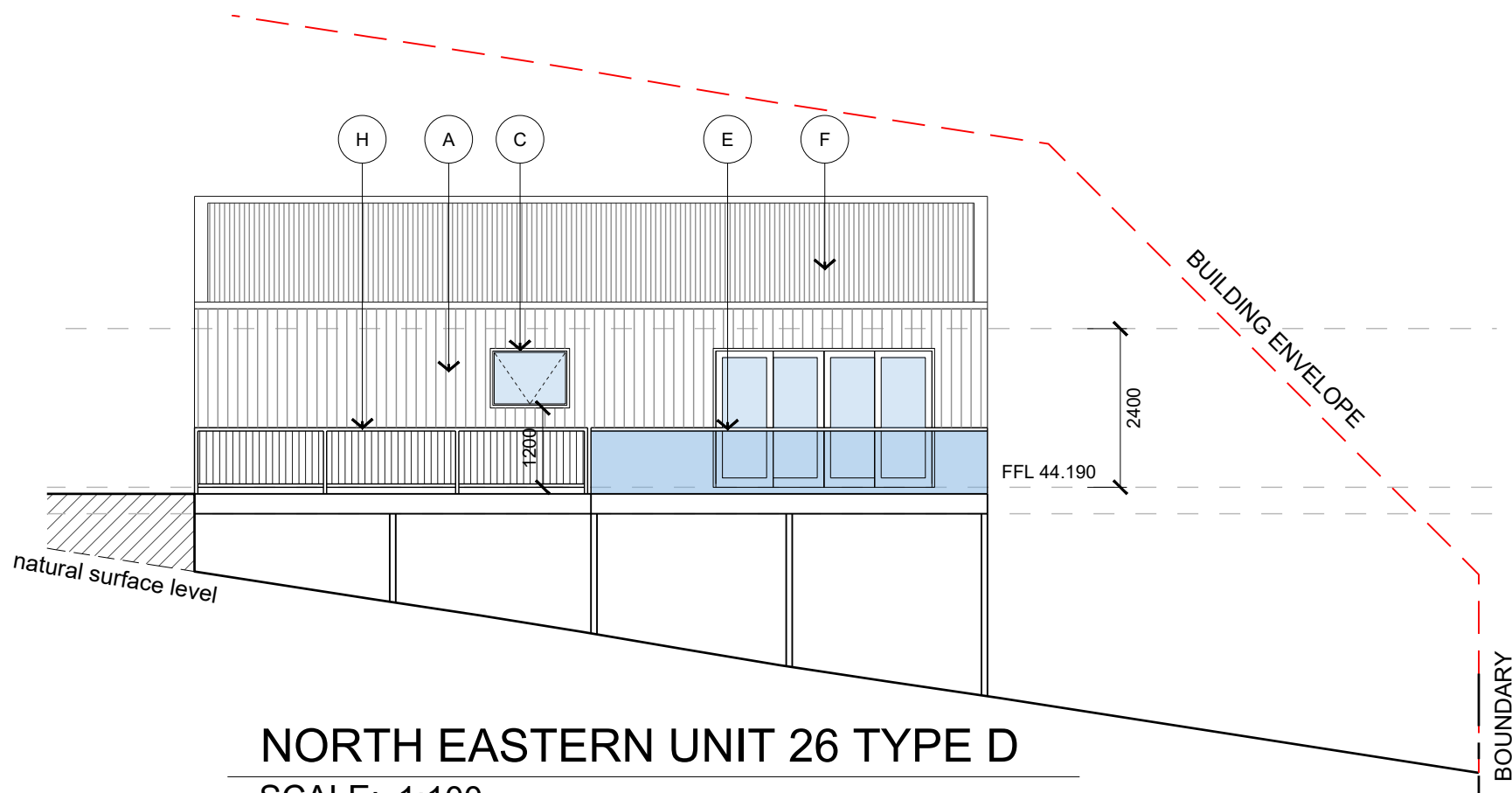
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SOUTH EASTERN UNIT 26 TYPE D
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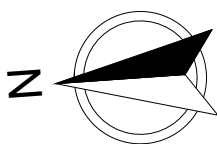


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NORTH EASTERN UNIT 26 TYPE D
SCALE: 1:100

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SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 26
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A1901

REV

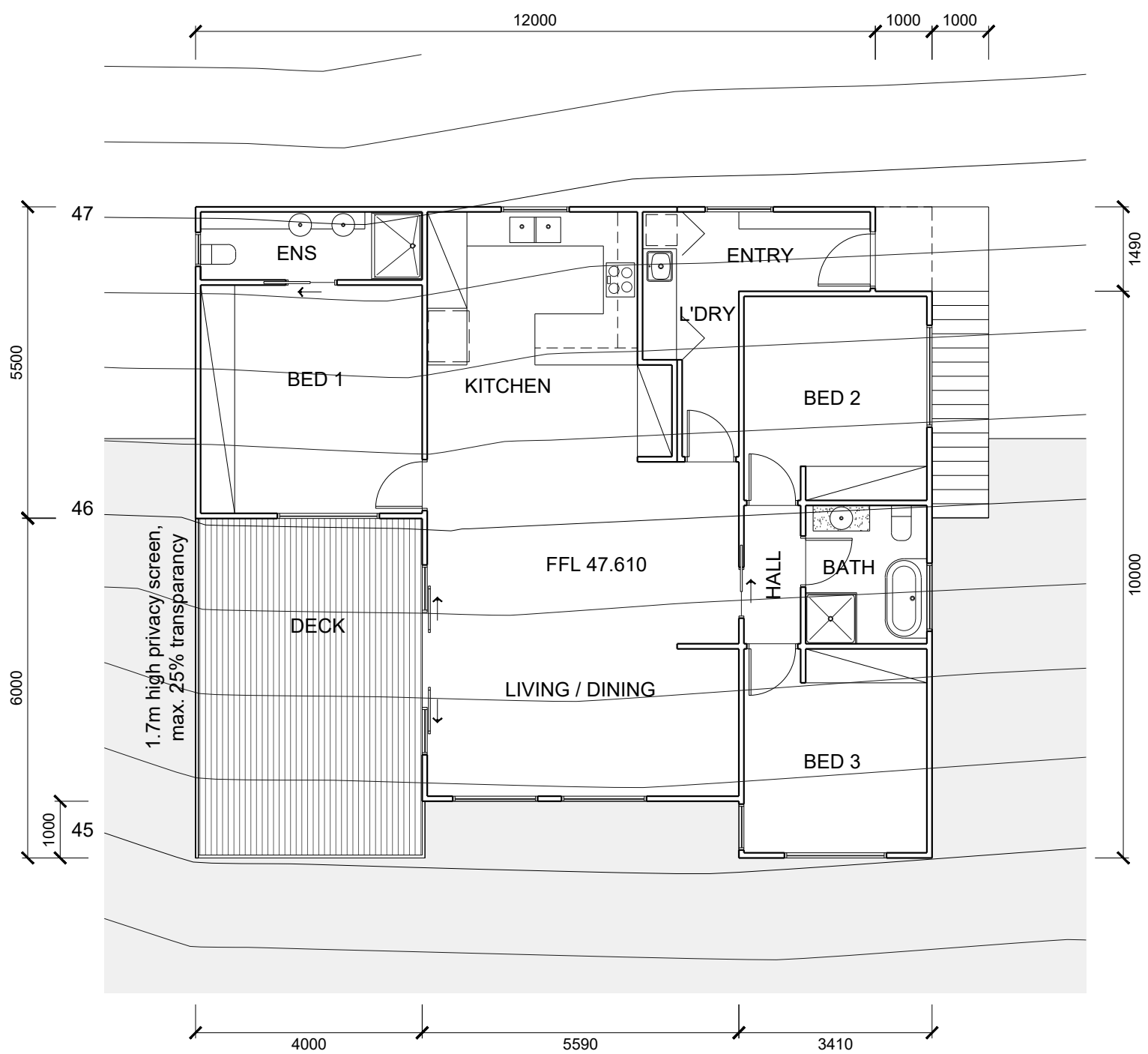
G

PLANNING APPROVAL

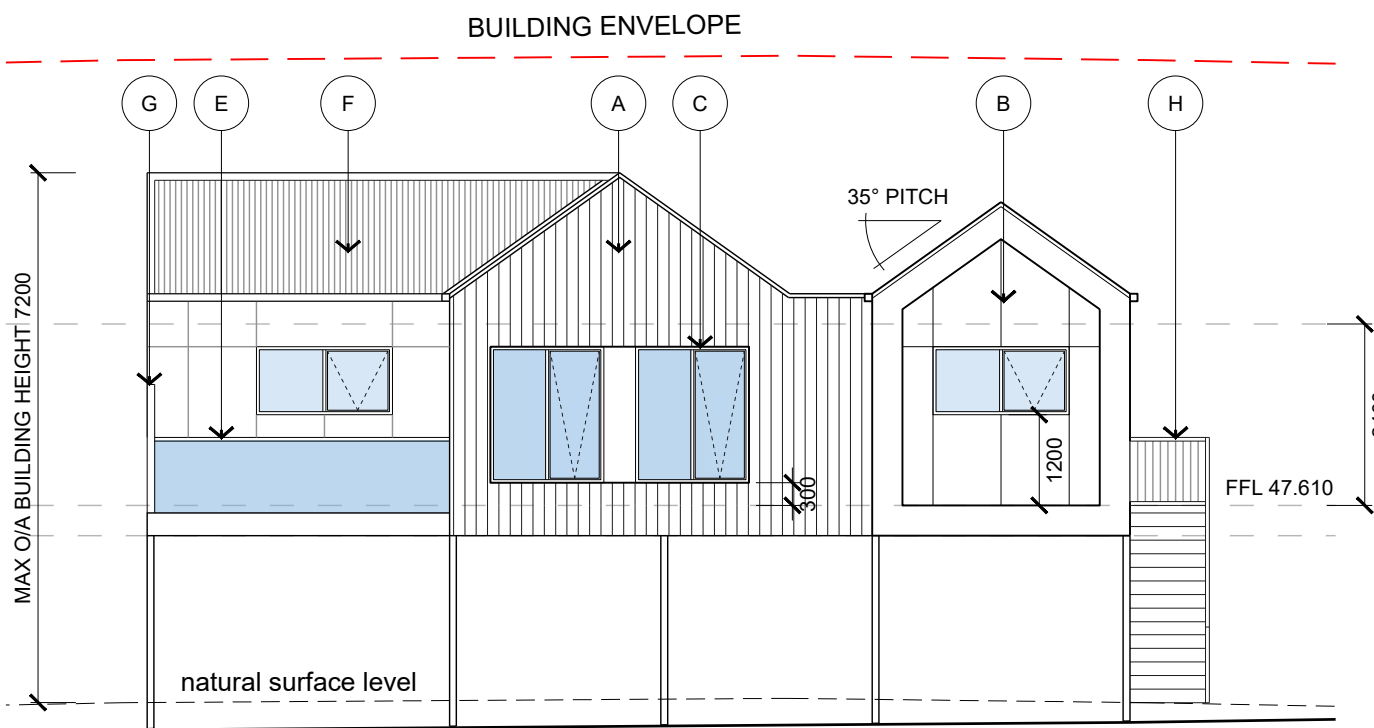
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

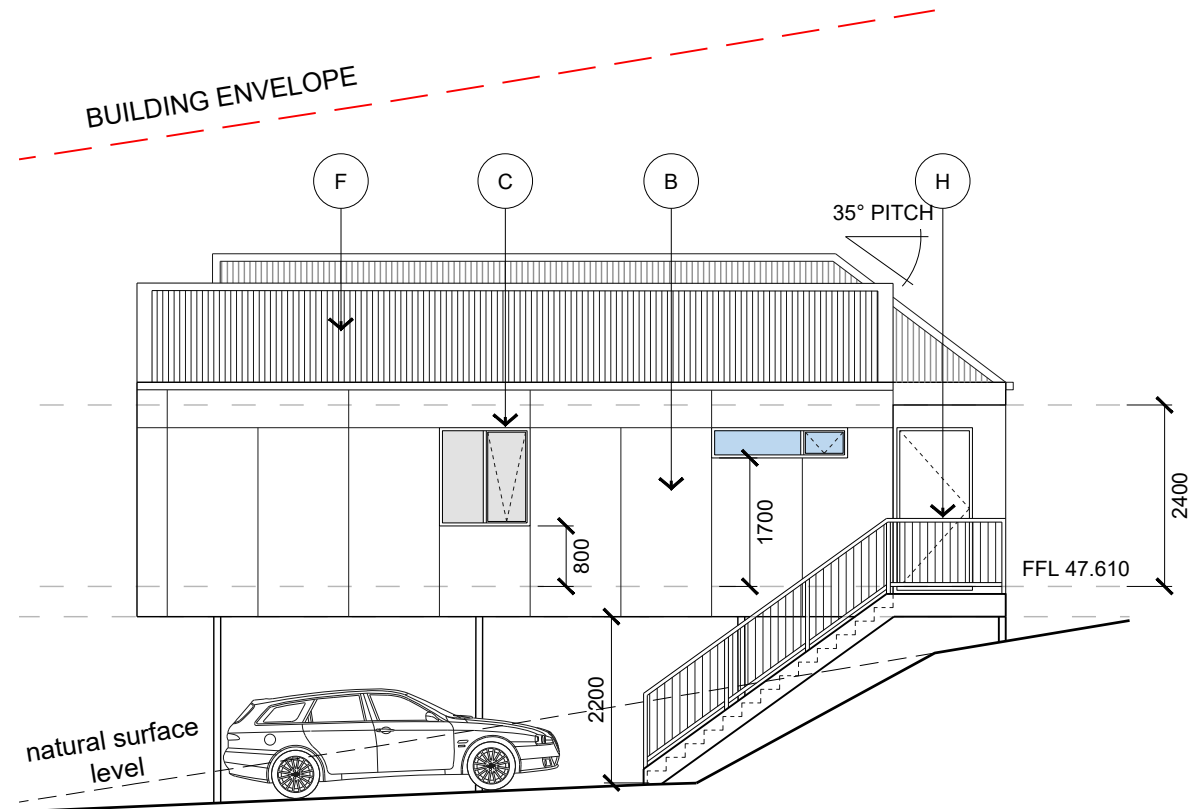
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CONSTRUCTION



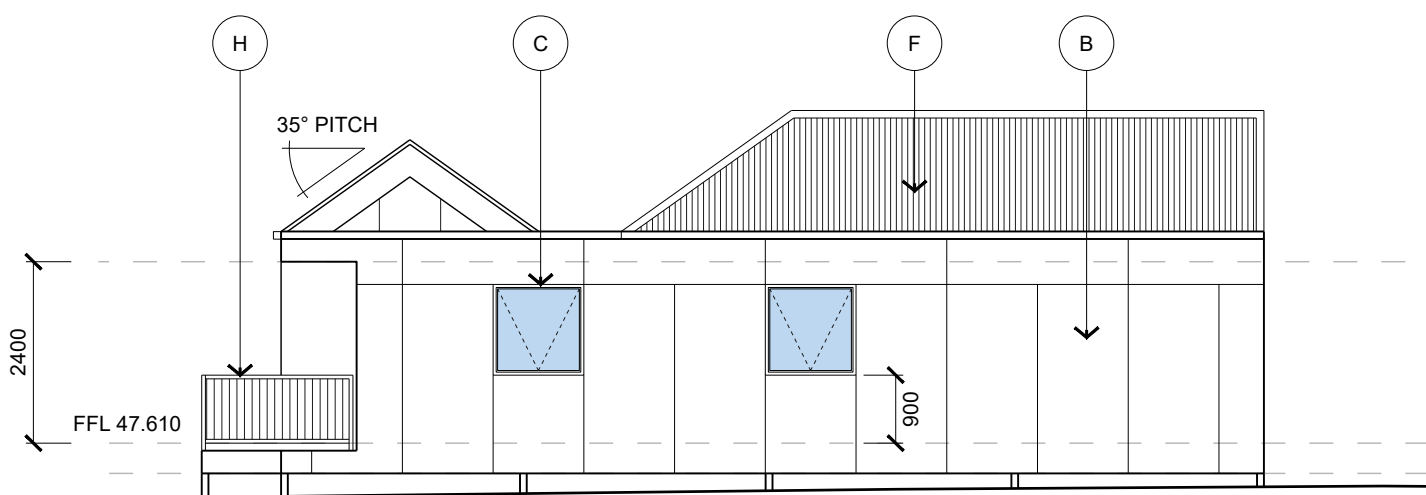
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SCALE: 1:100



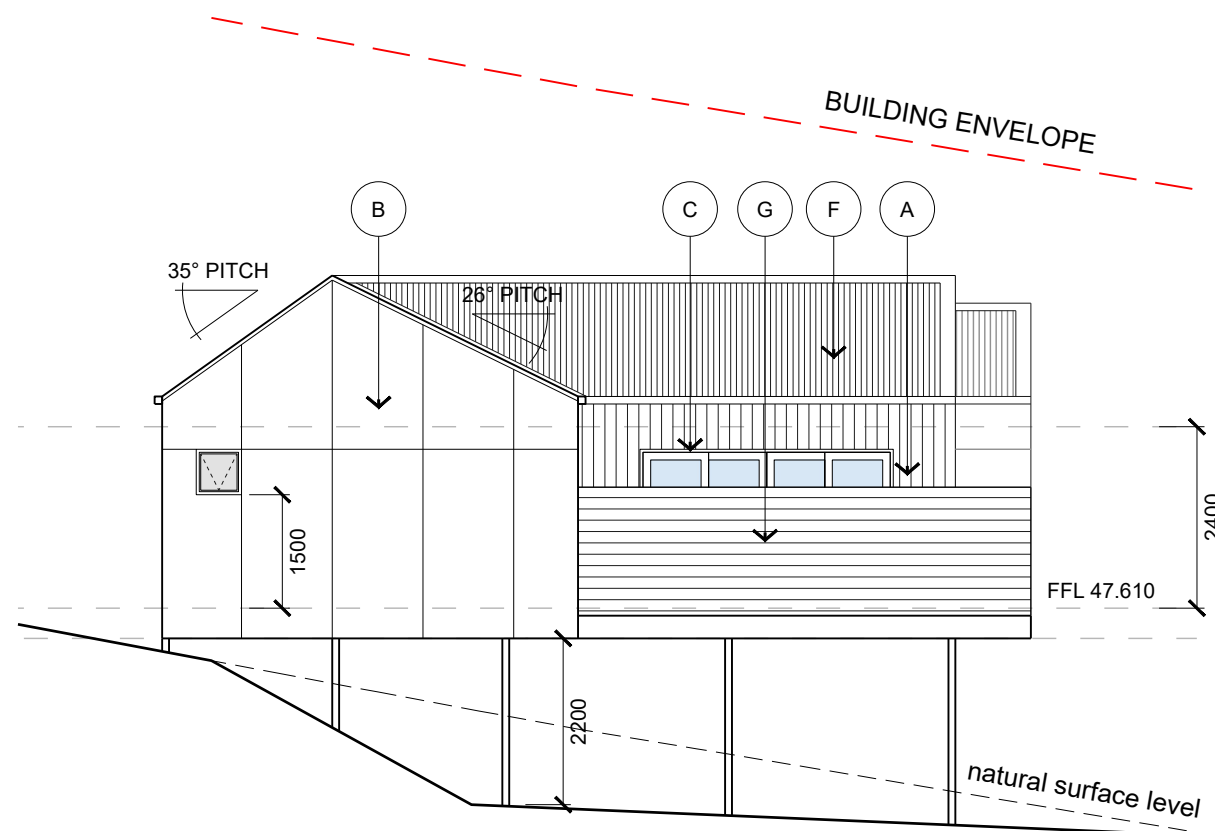
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SCALE: 1:100



SOUTH WESTERN UNIT 27 TYPE C
SCALE: 1:100



SOUTH EASTERN UNIT 27 TYPE C
SCALE: 1:100



NORTH EASTERN UNIT 27 TYPE C
SCALE: 1:100

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SCALE 1:100 AT A1 SHEET

G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 27
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A2001

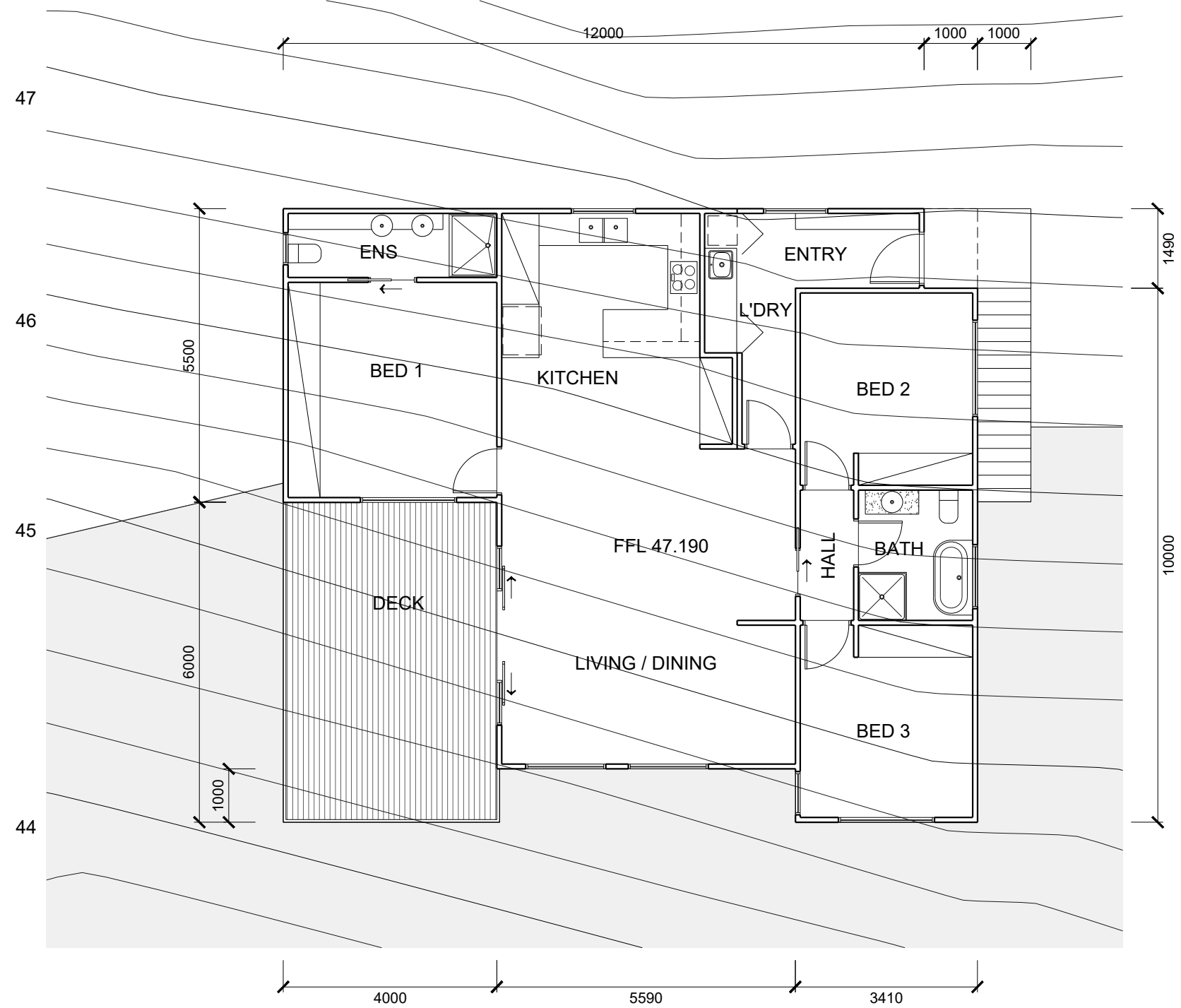
REV

G

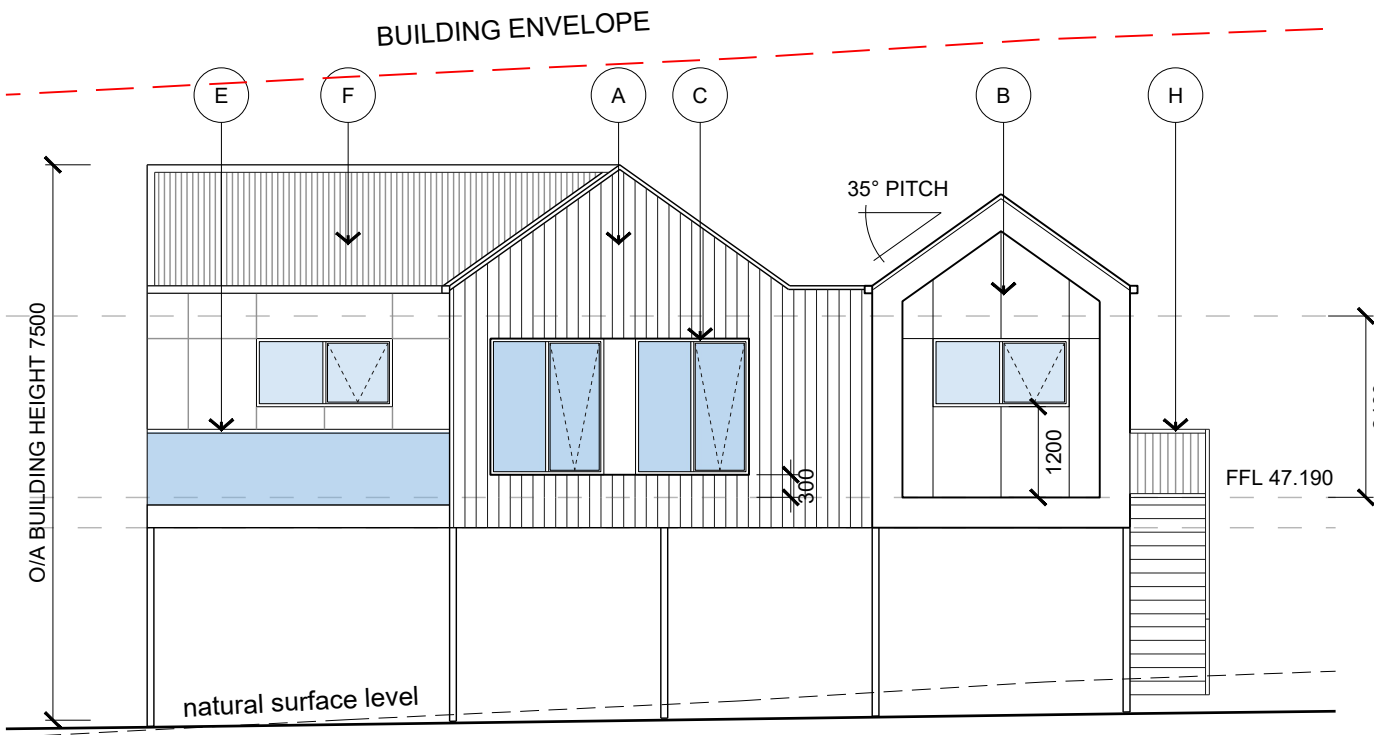
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE. CUSTOM ORB ROOF SHEETING. COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

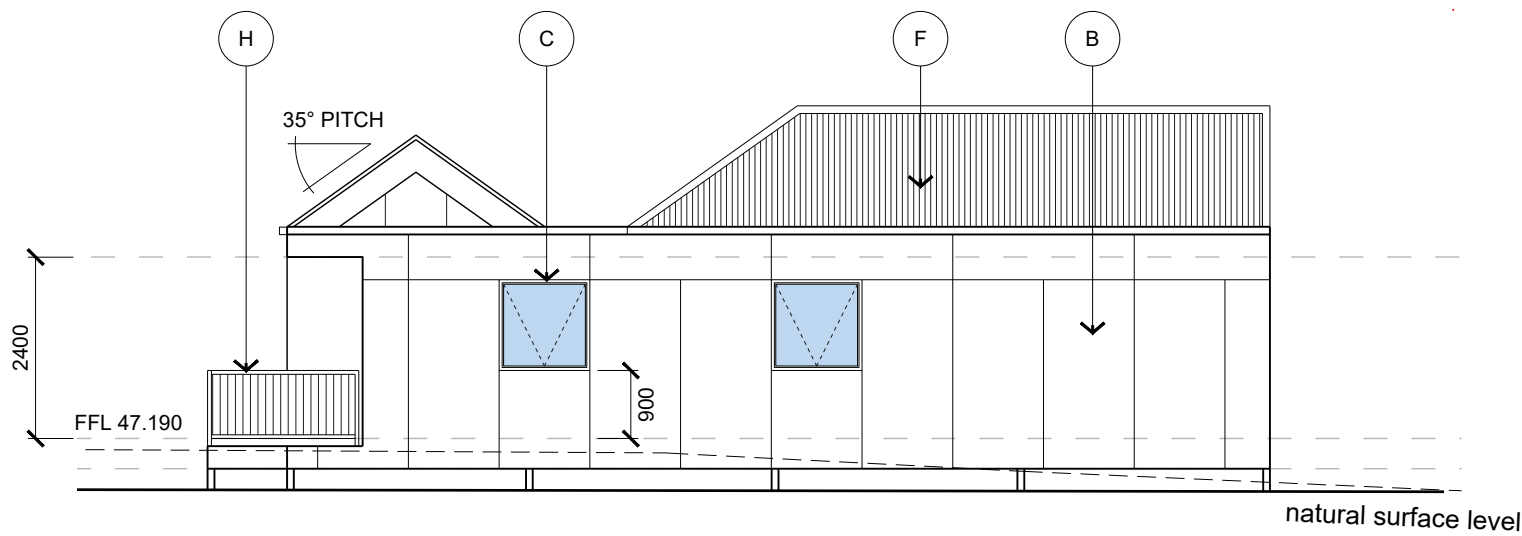
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CONSTRUCTION



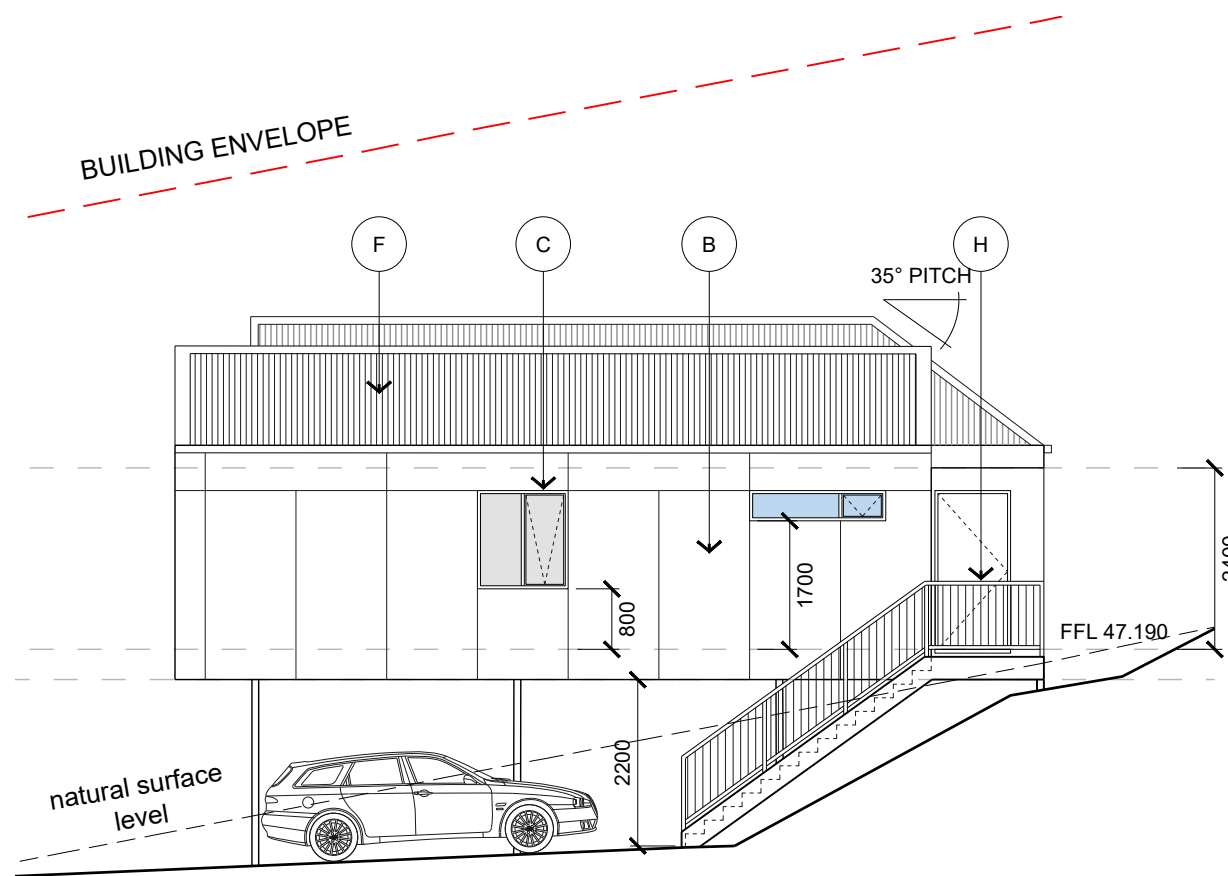
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SCALE: 1:100



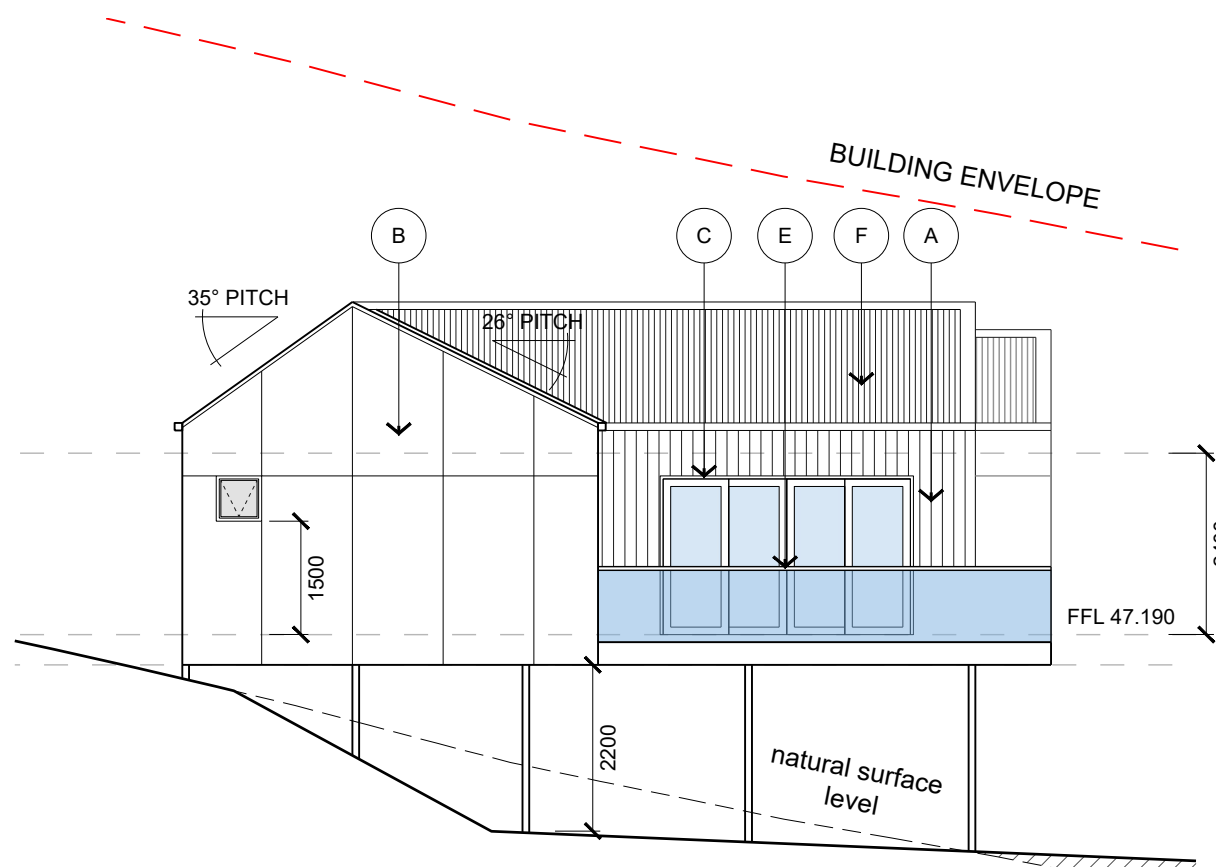
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SOUTH EASTERN UNIT 28 TYPE C
SCALE: 1:100

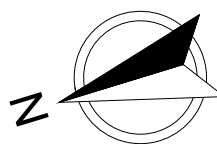


SOUTH WESTERN UNIT 28 TYPE C
SCALE: 1:100



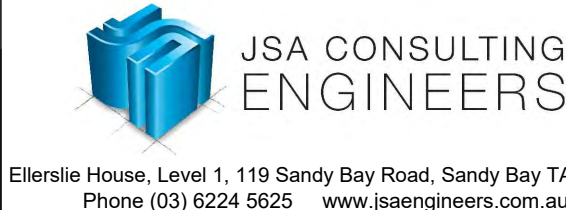
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1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 28
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A2101

REV

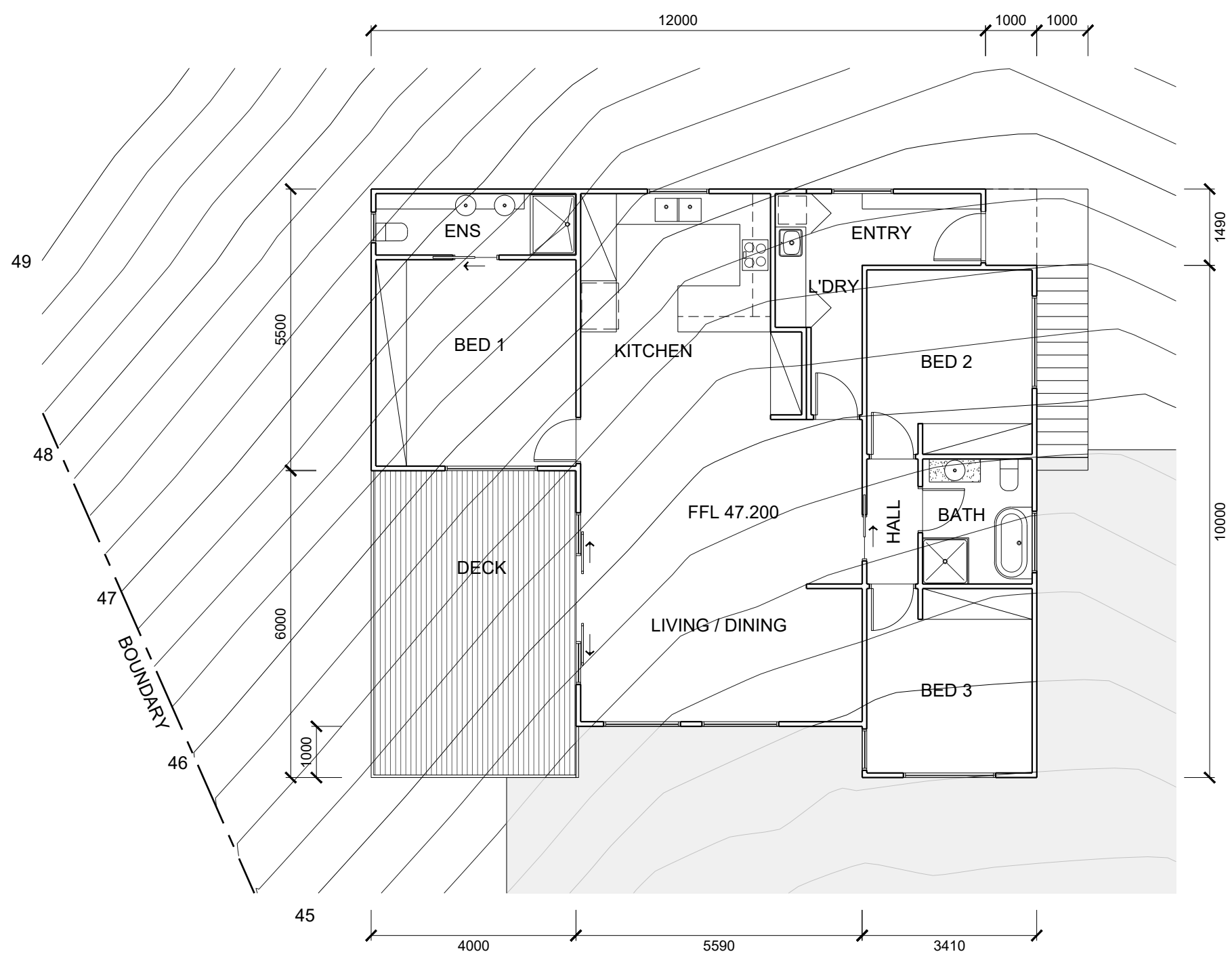
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PLANNING APPROVAL

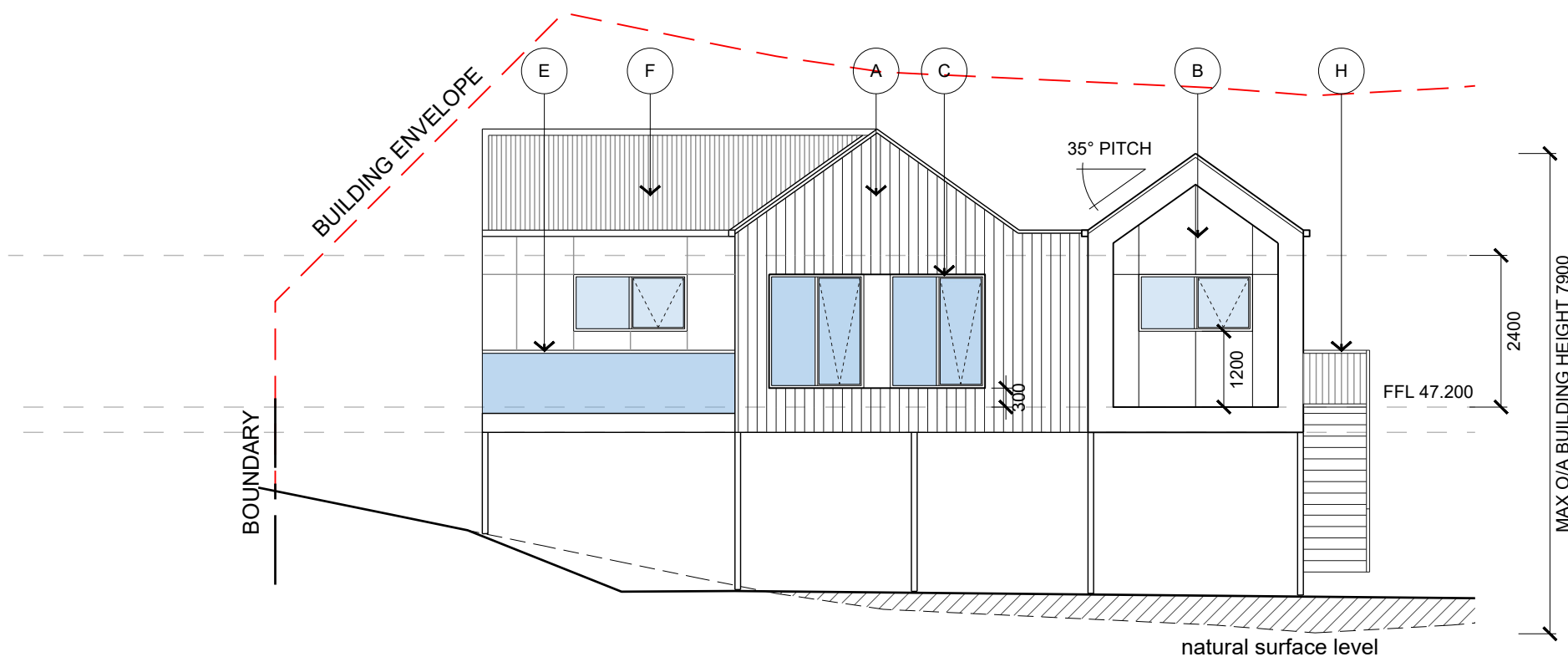
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE. CUSTOM ORB ROOF SHEETING. COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

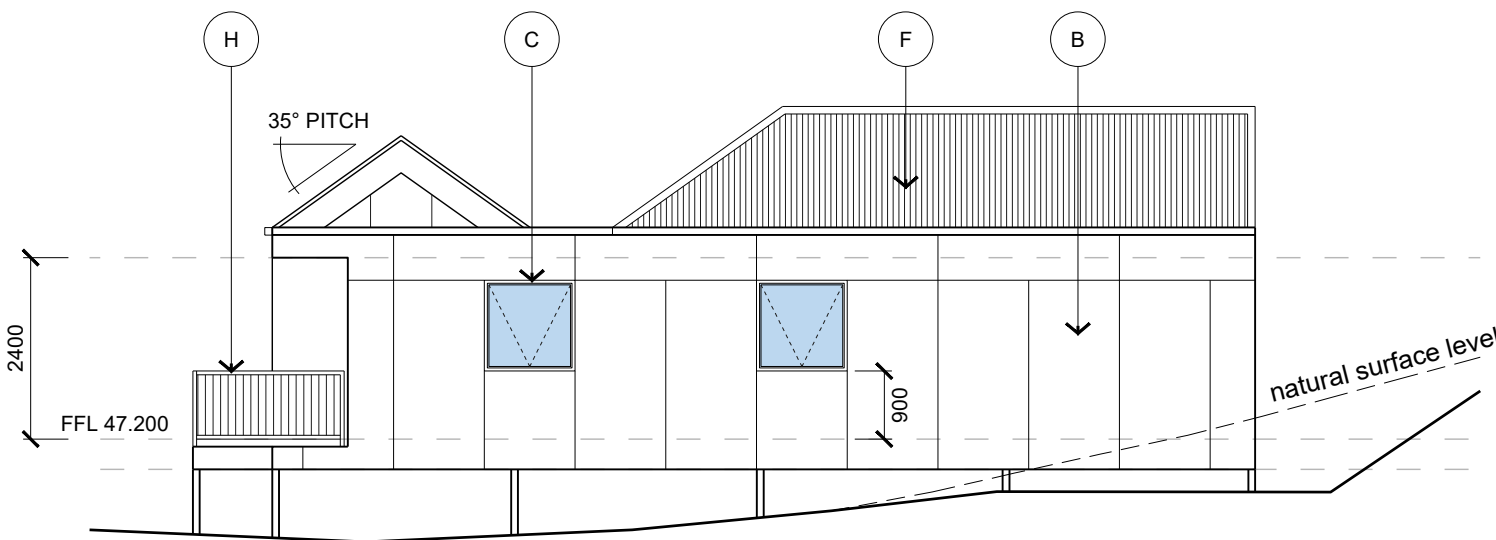
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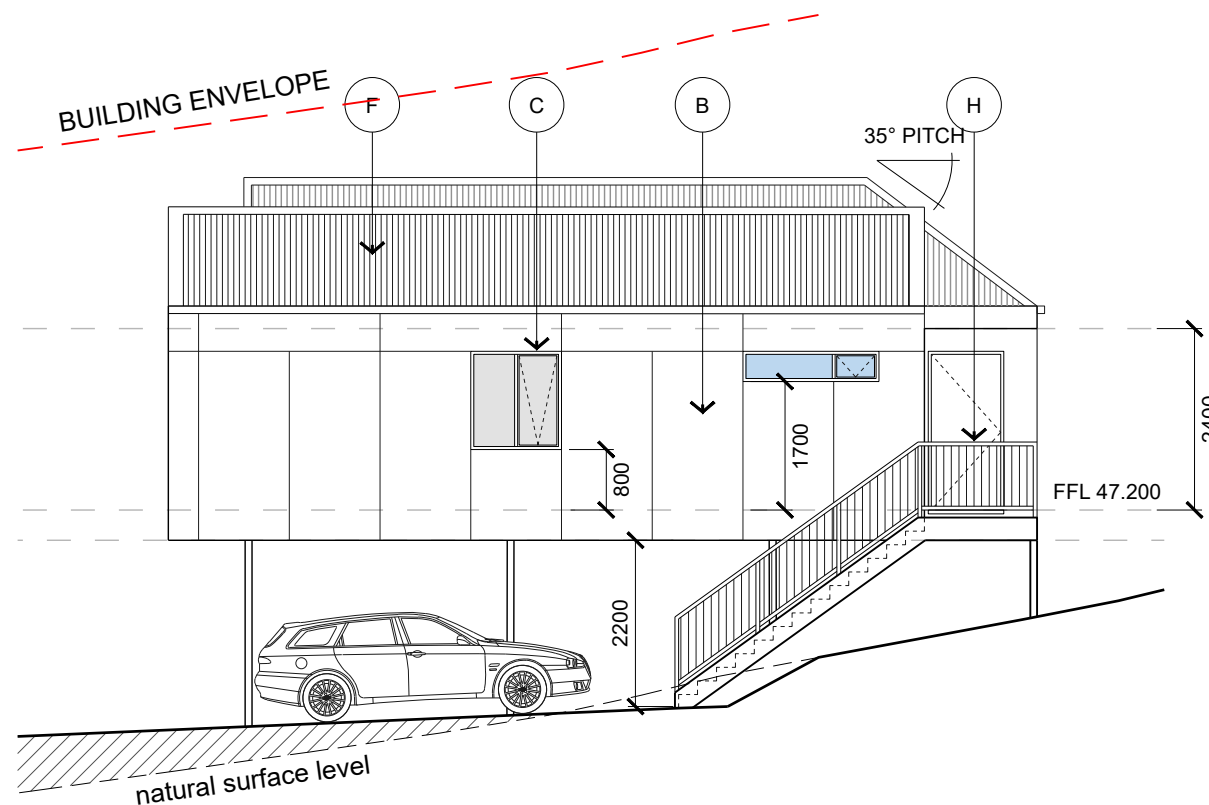
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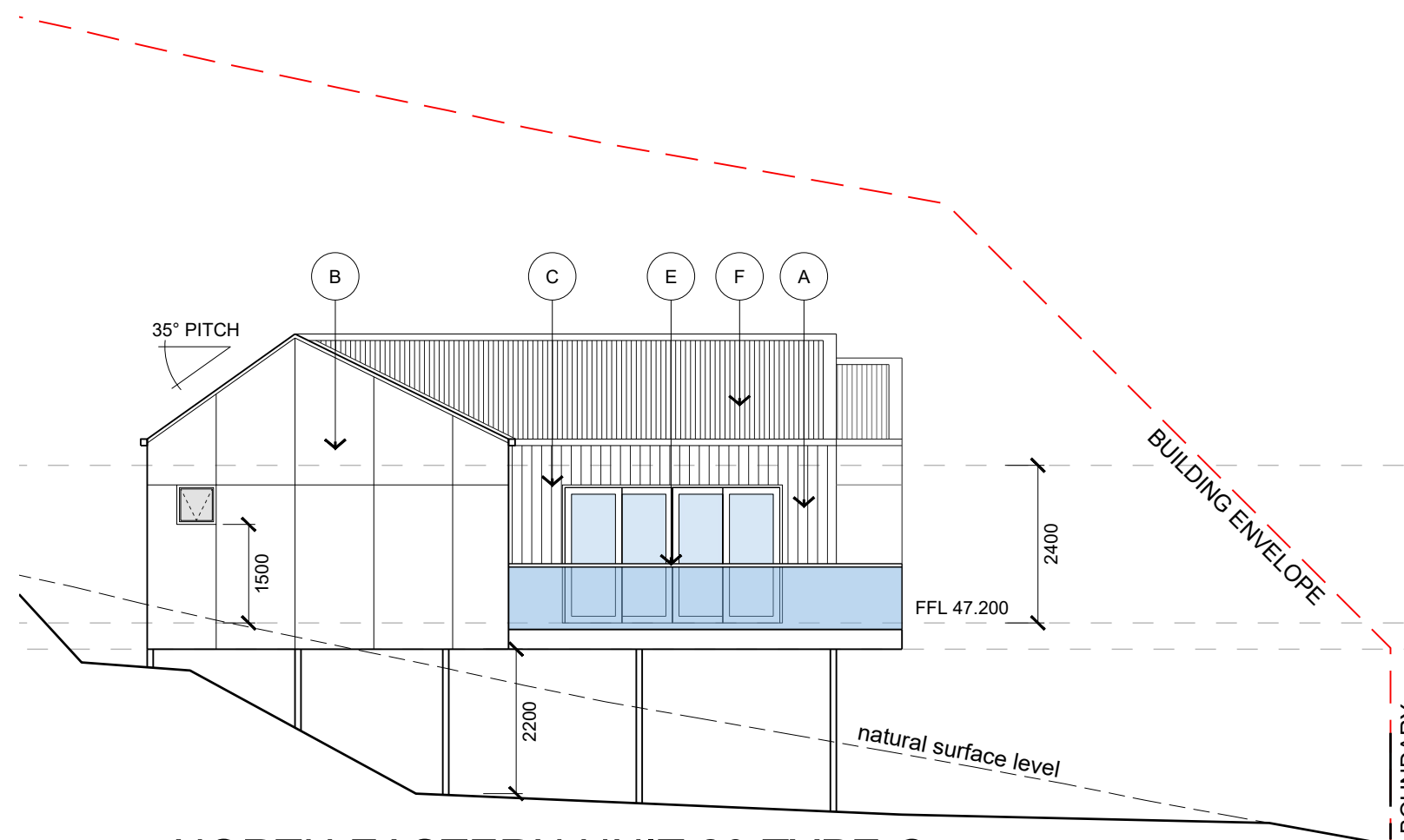
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SCALE: 1:100



SOUTH EASTERN UNIT 29 TYPE C
SCALE: 1:100

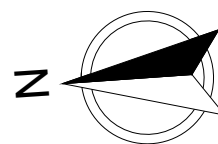


SOUTH WESTERN UNIT 29 TYPE C
SCALE: 1:100



NORTH EASTERN UNIT 29 TYPE C
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JP1	MH	20/08/20					
F	FOR PLANNING APPROVAL	JP1	MH	16/07/20					
E	FOR PRELIMINARY	JP1	MH	06/07/20					
D	FOR PRELIMINARY	JP1	MH	23/06/20					
C	FOR PRELIMINARY	JP1	MH	28/05/20					
B	FOR PRELIMINARY	JP1	MH	17/01/20					
A	FOR PRELIMINARY	JP1	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



JSA CONSULTING
ENGINEERS

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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 29
FLOOR PLAN & ELEVATIONS

PROJECT NO

DWG NO

REV

19E99-71

A2201

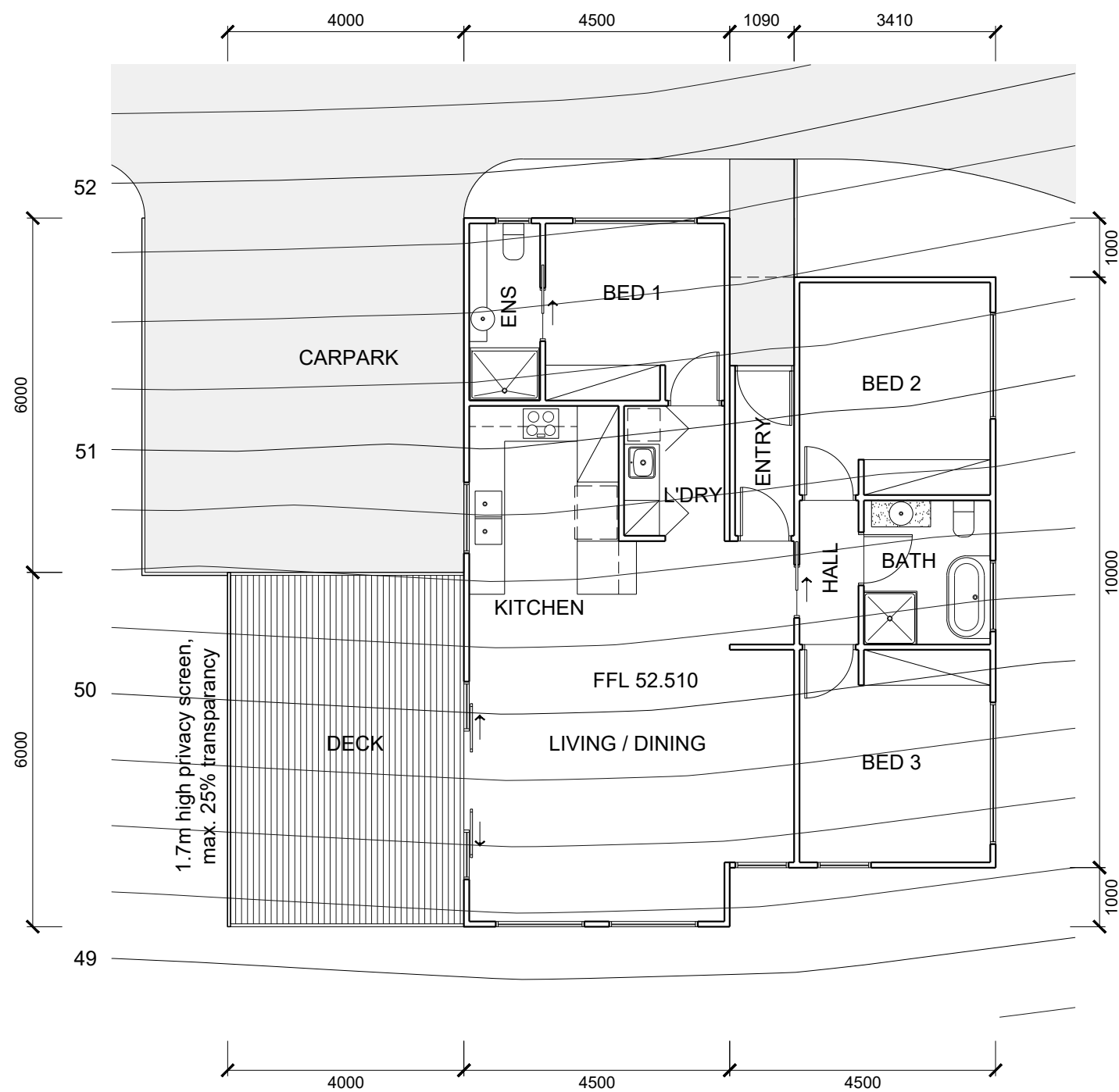
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PLANNING APPROVAL

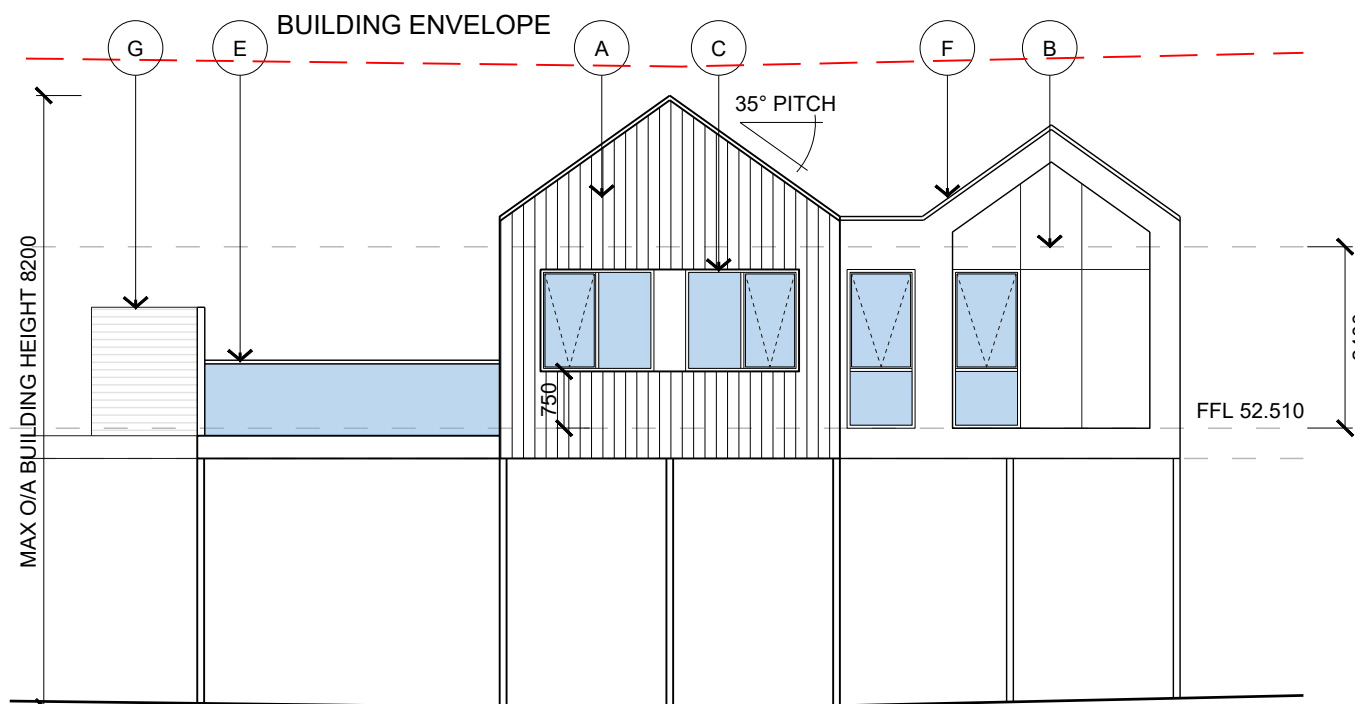
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
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- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

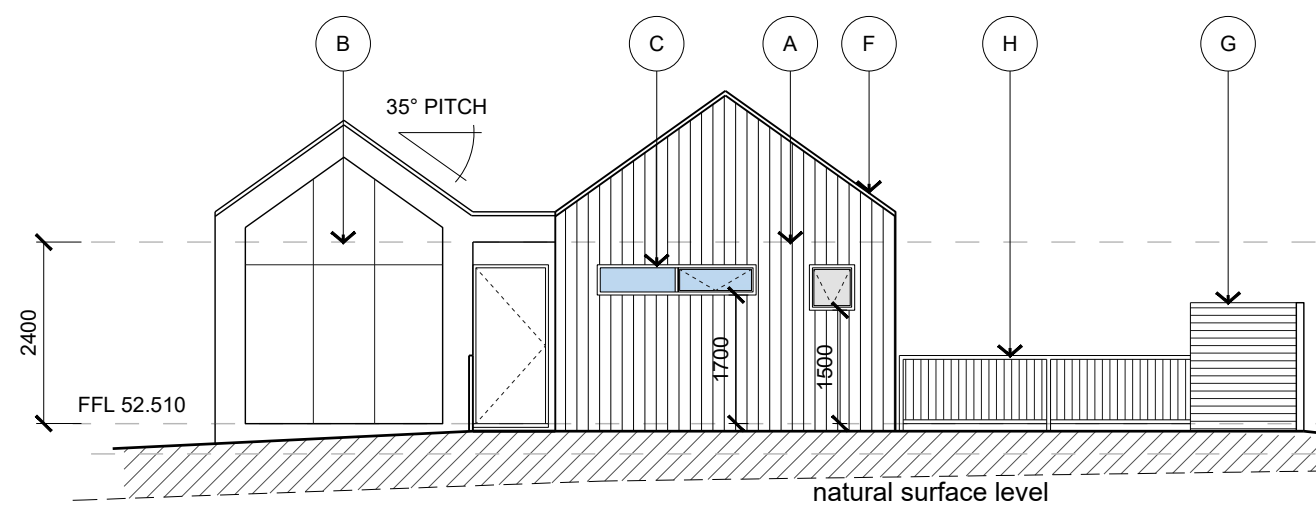
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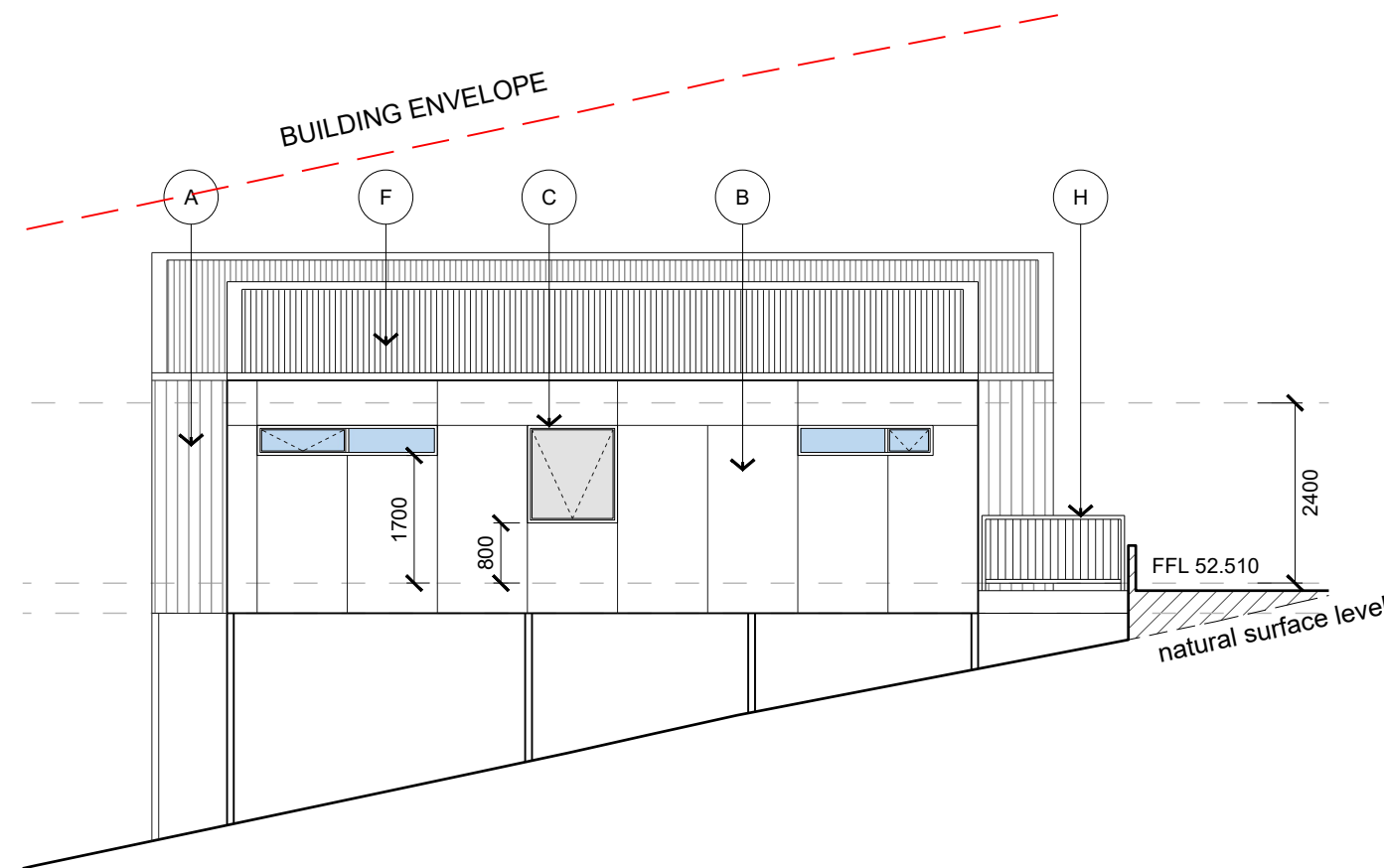
FLOOR PLAN UNIT 30 TYPE D
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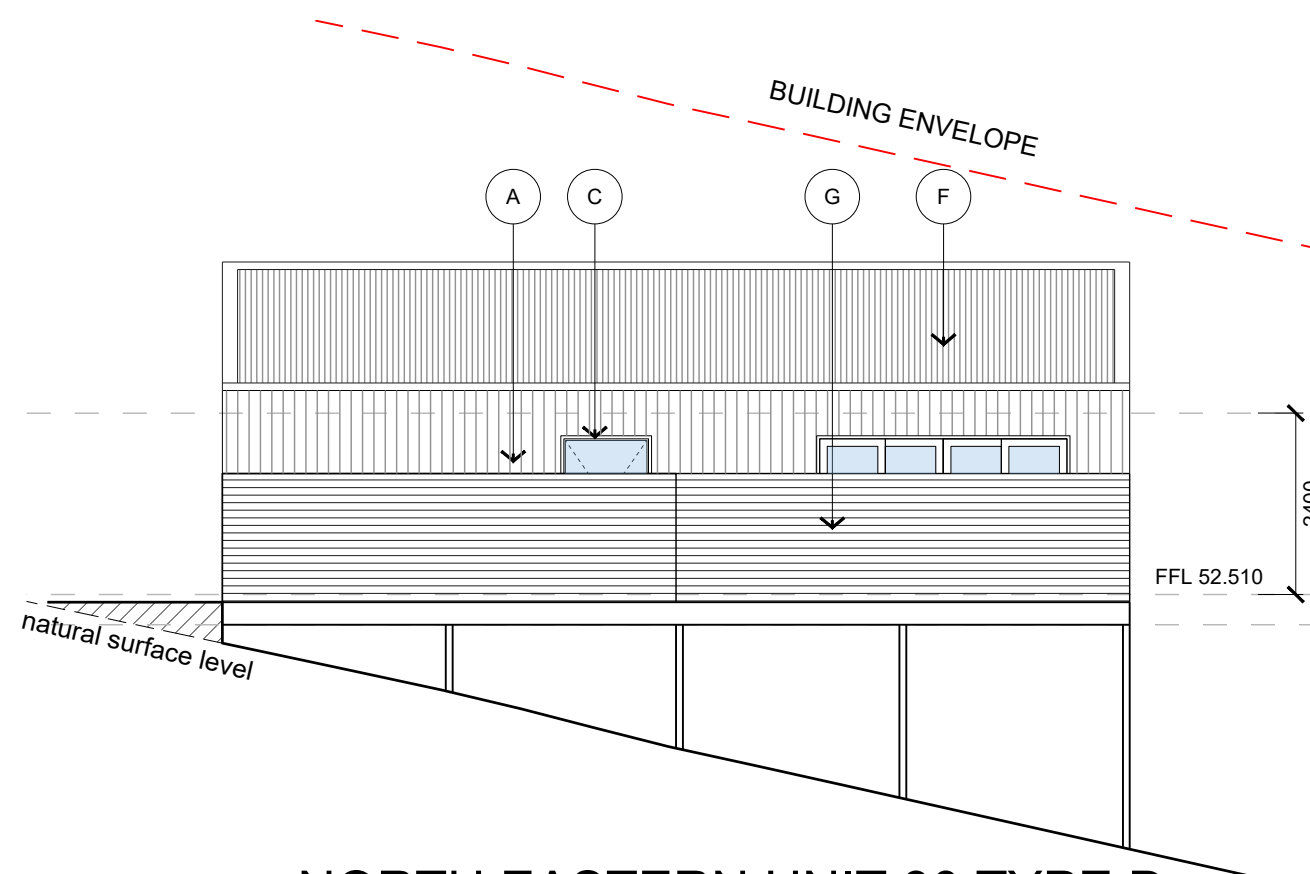
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SOUTH EASTERN UNIT 30 TYPE D
SCALE: 1:100

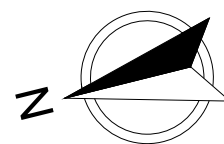


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NORTH EASTERN UNIT 30 TYPE D
SCALE: 1:100

1000mm 0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	16/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18

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ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT
PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

PLANNING APPROVAL

DRAWING TITLE
UNIT 30
FLOOR PLAN & ELEVATIONS

PROJECT NO
19E99-71

DWG NO
A2301

REV
G

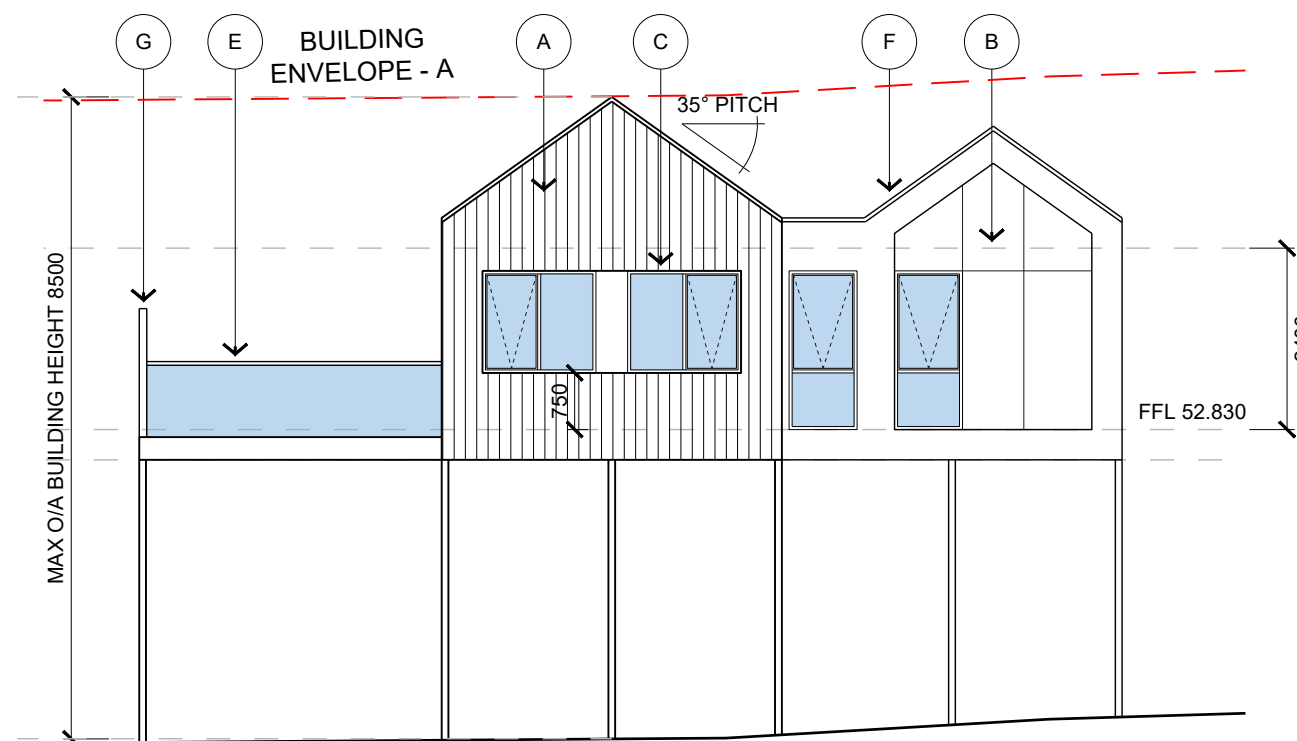
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
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- (F) COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
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- (H) PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

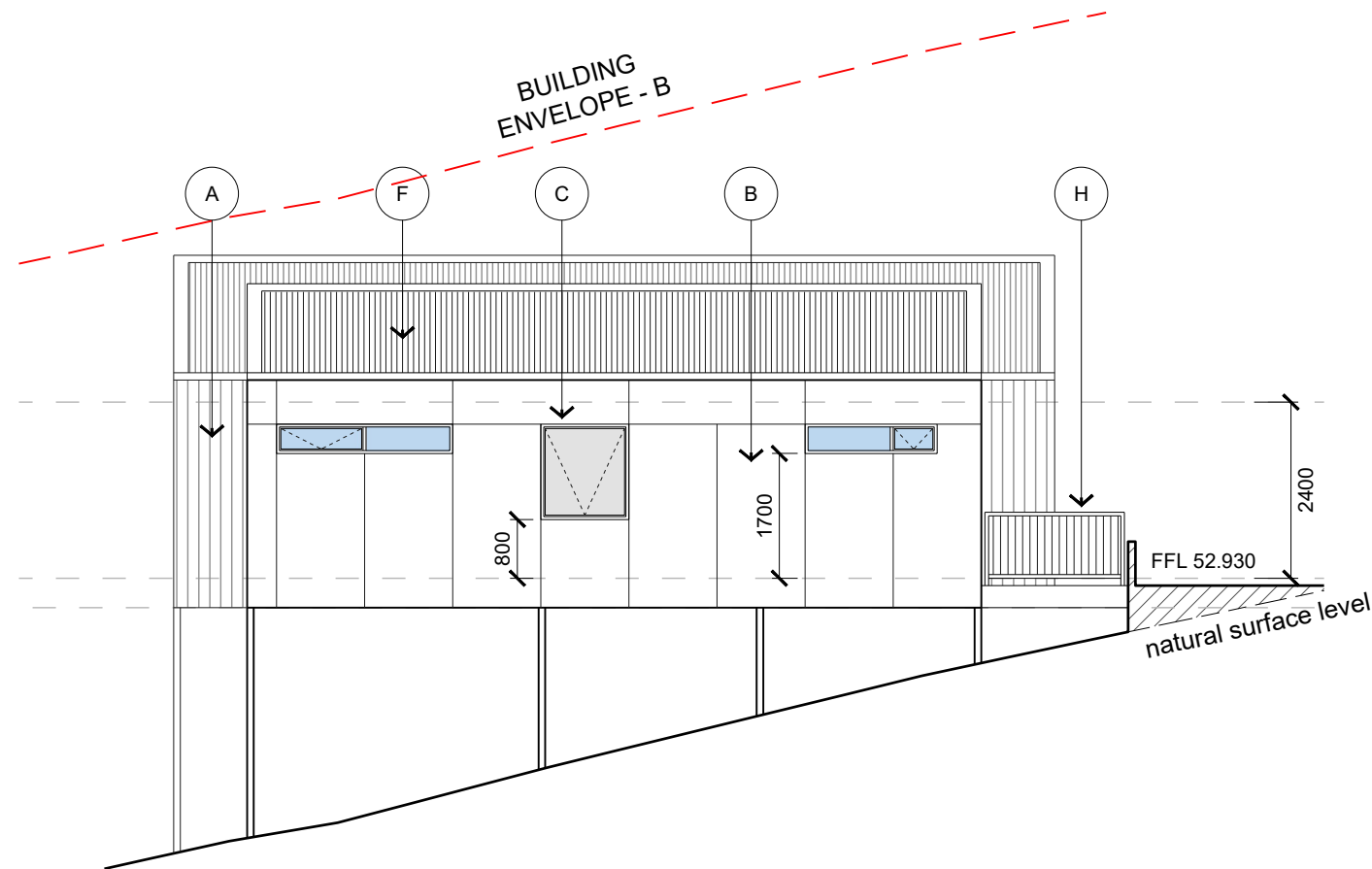
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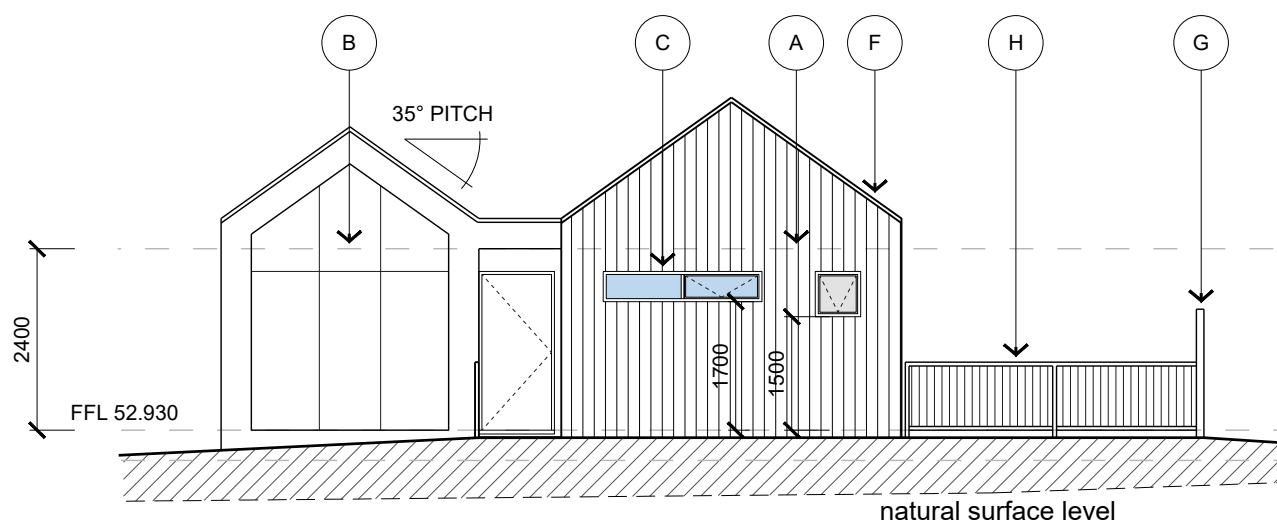
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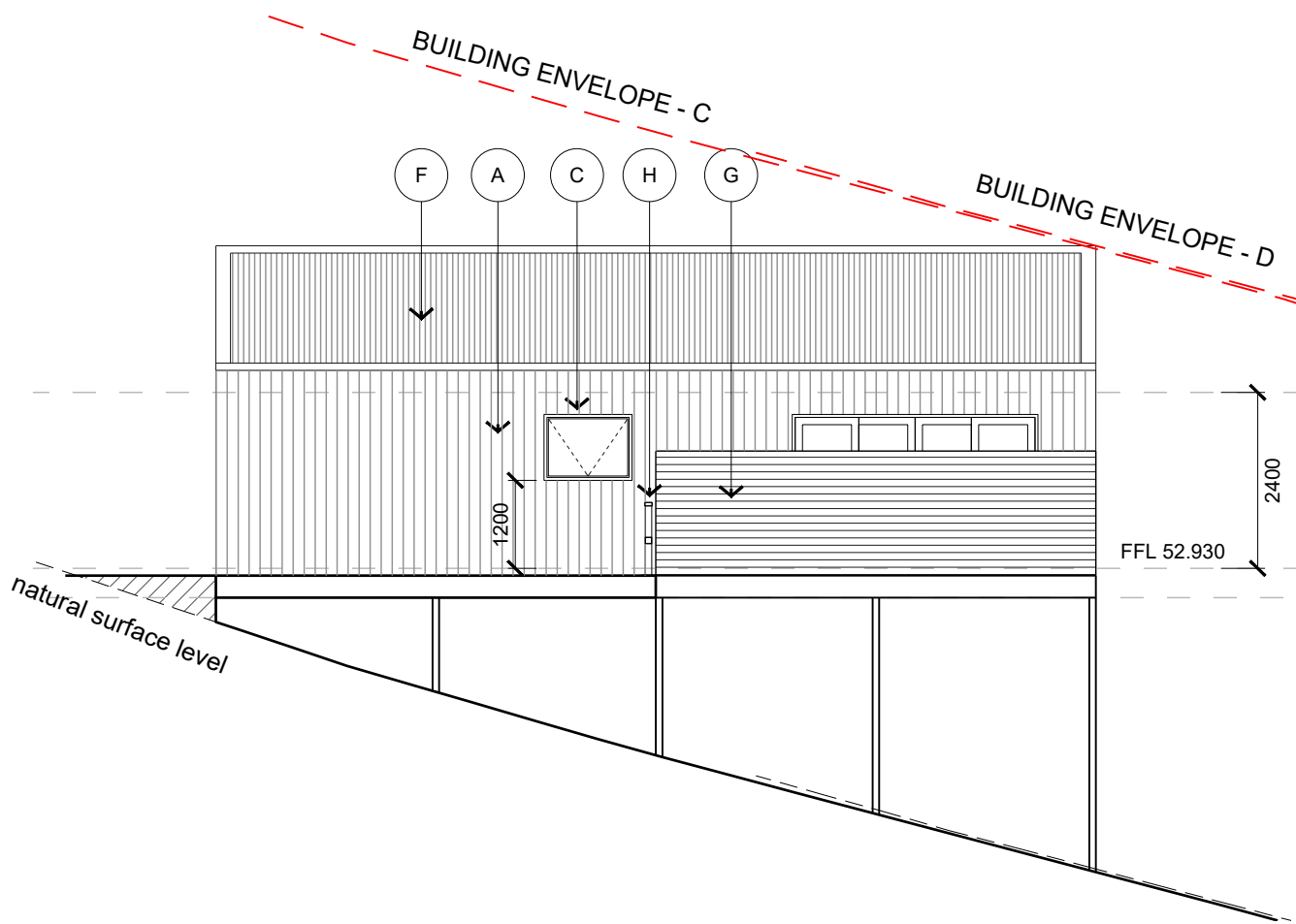
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SOUTH WESTERN UNIT 31 TYPE D
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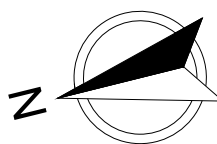


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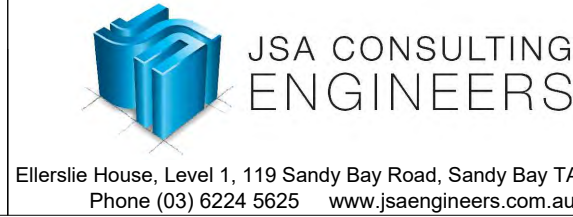
NORTH EASTERN UNIT 31 TYPE D
SCALE: 1:100

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SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



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ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A1
ENGINEER	R. BEADLE 380567297	SCALE	J-P IBBOTT		
STATUS	PLANNING APPROVAL				

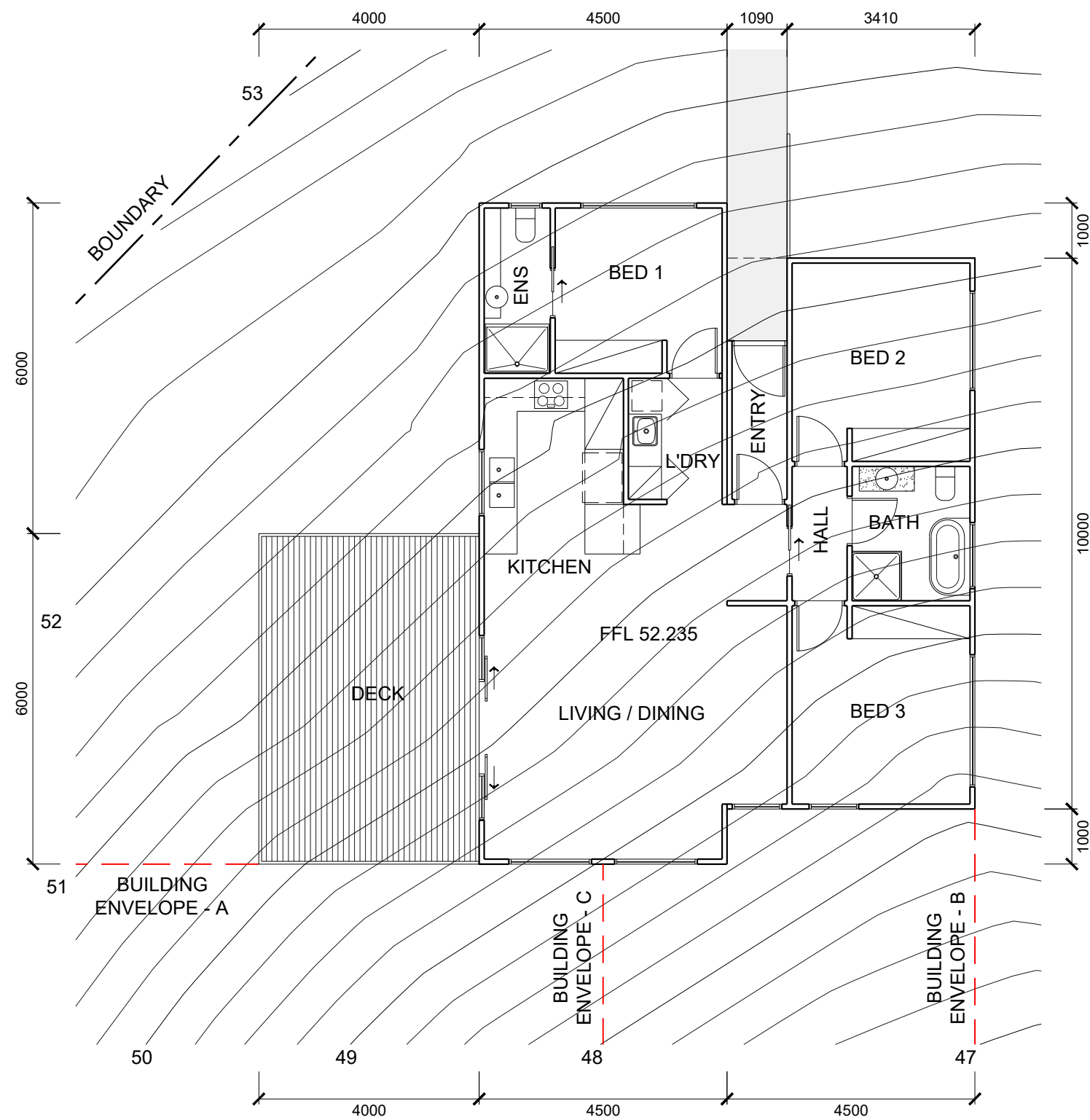
PROJECT	PROPOSED UNIT DEVELOPMENT
	34 CLINTON ROAD,
	GEILSTON BAY, 7015

DRAWING TITLE	UNIT 31 FLOOR PLAN & ELEVATIONS		
PROJECT NO	19E99-71	DWG NO	A2401
REV			G

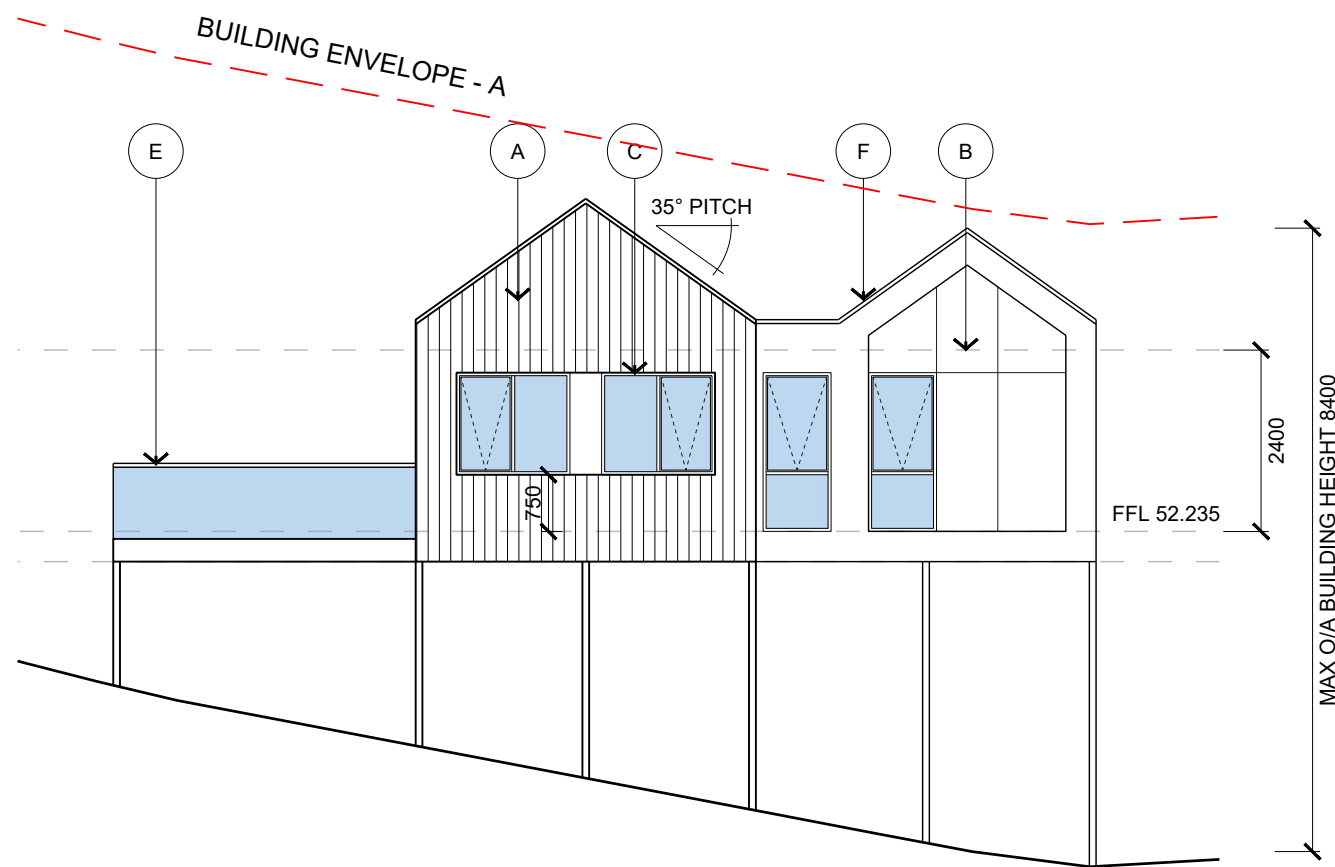
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR) SHIPLAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING. COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS. COLOUR - COLORBOND 'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT DOOR. COLOUR - COLORBOND 'BASALT'
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- (F) COLOUR - COLORBOND BASALT. LIGHT REFLECTANCE VALUE NOT TO EXCEED 40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR BALUSTRADE - POWDERCOAT FINISH

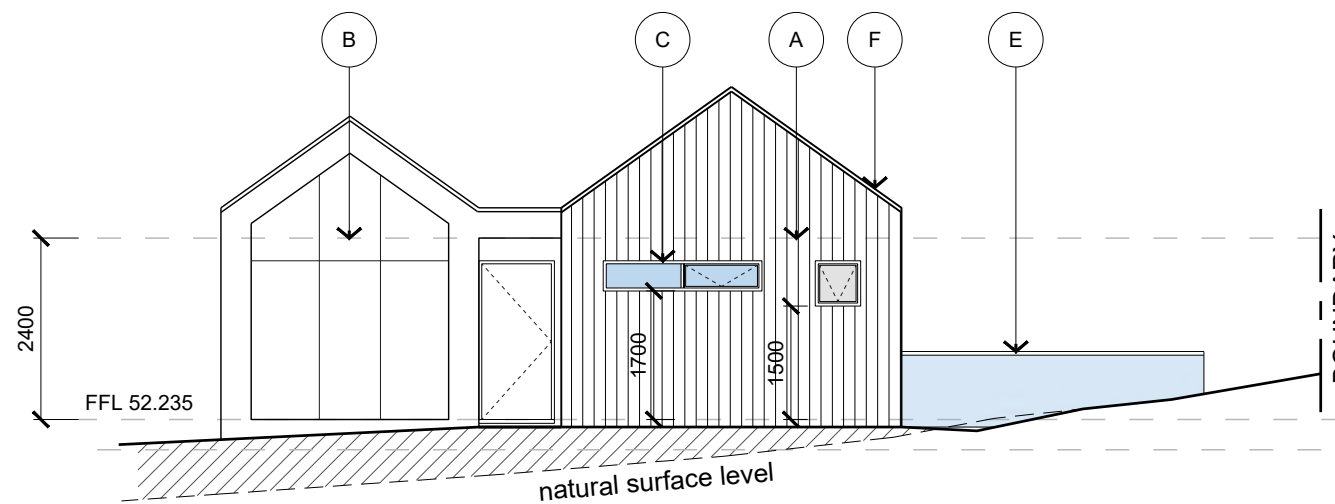
NOT FOR
CONSTRUCTION



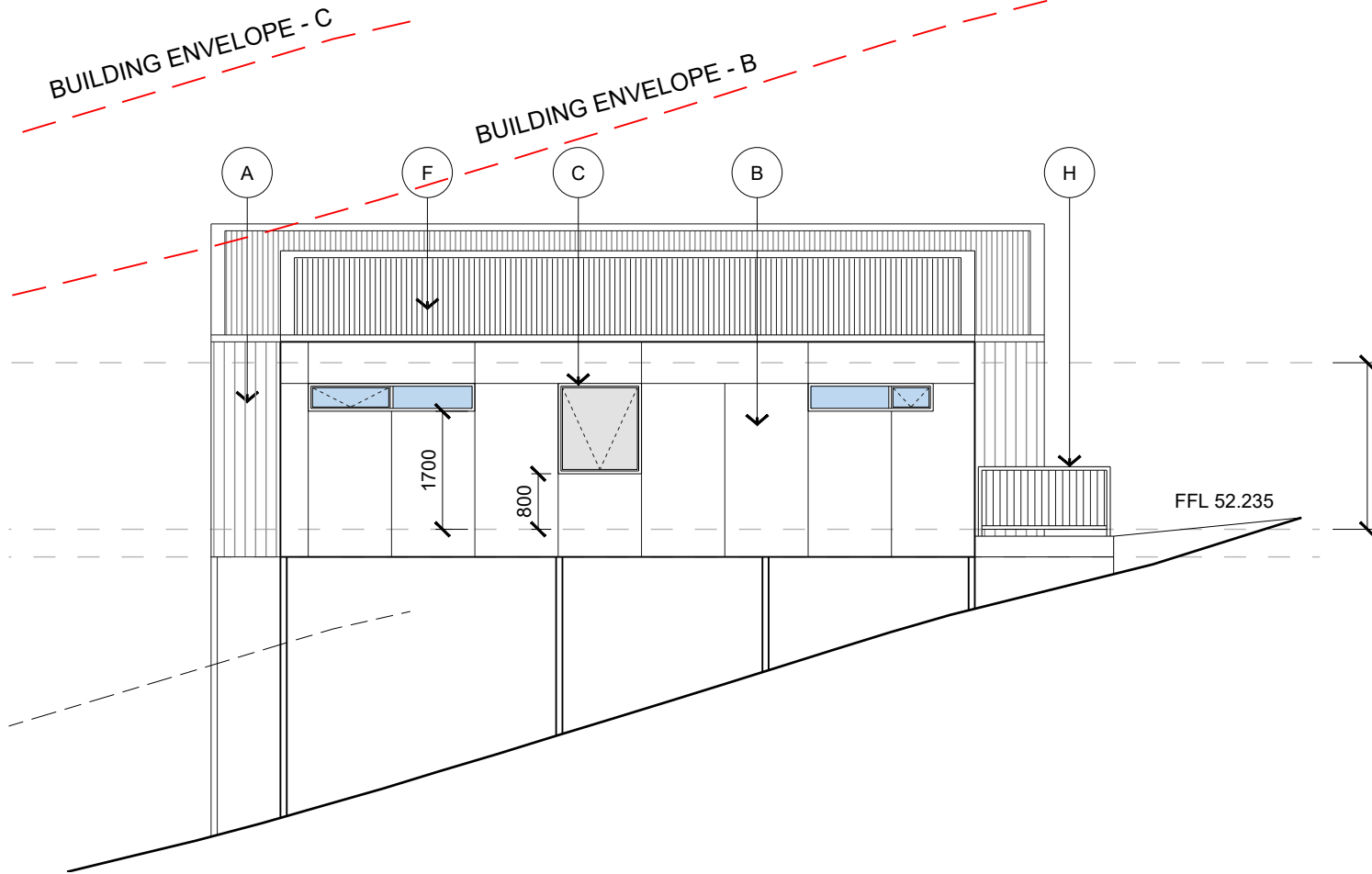
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SCALE: 1:100



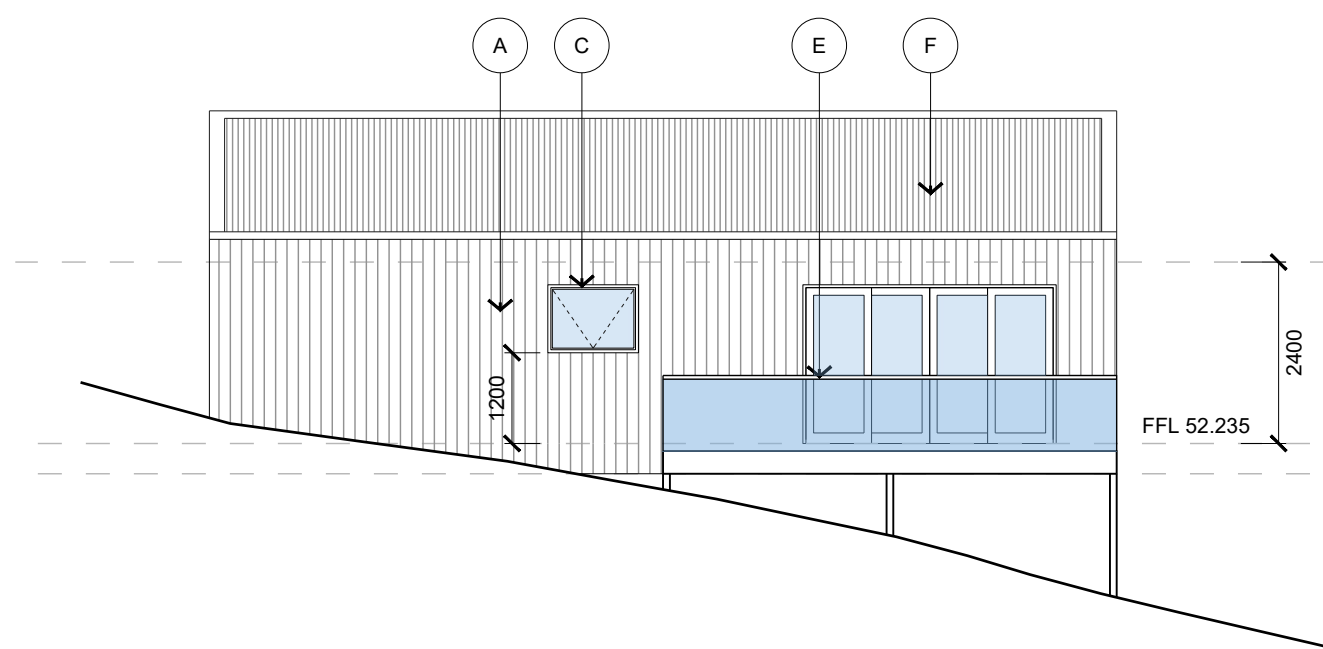
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SCALE: 1:100



SOUTH EASTERN UNIT 32 TYPE D
SCALE: 1:100

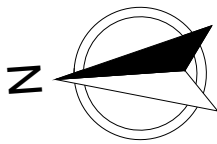


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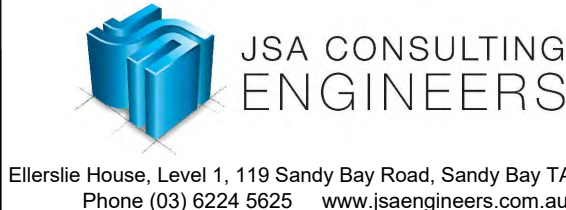
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SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JPI	MH	20/08/20					
F	FOR PLANNING APPROVAL	JPI	MH	18/07/20					
E	FOR PRELIMINARY	JPI	MH	06/07/20					
D	FOR PRELIMINARY	JPI	MH	23/06/20					
C	FOR PRELIMINARY	JPI	MH	28/05/20					
B	FOR PRELIMINARY	JPI	MH	17/01/20					
A	FOR PRELIMINARY	JPI	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



ENGINEER	M. HORSHAM CC5865 I	SCALE	AS SHOWN	SIZE	A1
ENGINEER	R. BEADLE 380567297	SCALE	J-P IBBOTT		
STATUS	PLANNING APPROVAL				

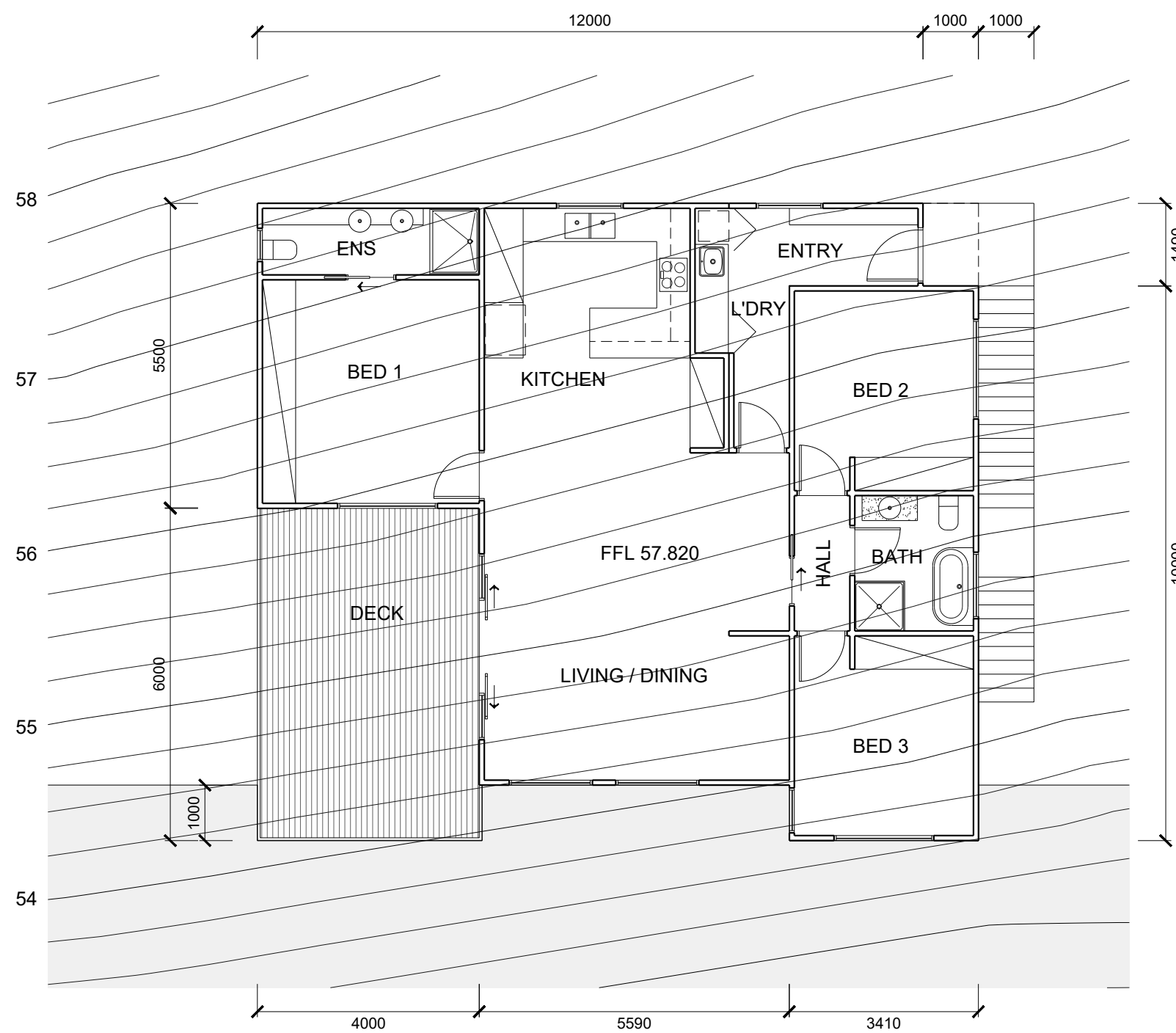
PROJECT	PROPOSED UNIT DEVELOPMENT
	34 CLINTON ROAD,
	GEILSTON BAY, 7015

DRAWING TITLE	UNIT 32 FLOOR PLAN & ELEVATIONS		
PROJECT NO	19E99-71	DWG NO	A2501
REV			G

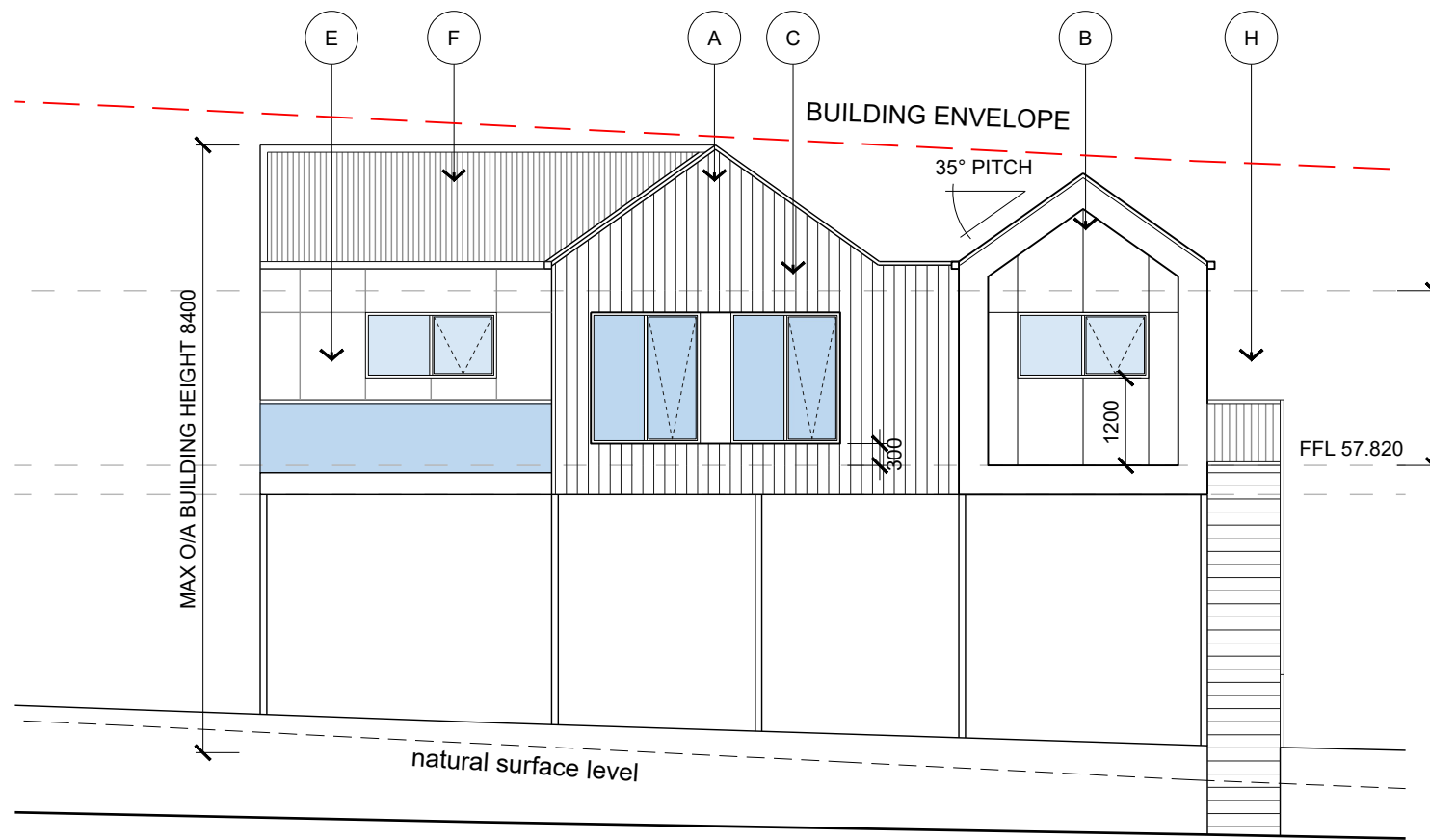
EXTERNAL FINISHES

- (A) VERTICAL SPOTTED GUM (OR SIMILAR)
SHIP LAP CLADDING (BAL 29) OIL FINISH
- (B) JAMES HARDIE 'MATRIX' CLADDING.
COLOUR - DULUX 'DOMINO'
- (C) ALUMINIUM FRAMED DOUBLE GLAZED
WINDOWS. COLOUR - COLORBOND
'MONUMENT'
- (D) 'B&D' RESIDENTIAL STYLE PANEL LIFT
DOOR.
COLOUR - COLORBOND 'BASALT'
- (E) MIN 1.0m HIGH GLASS BALUSTRADE.
CUSTOM ORB ROOF SHEETING.
COLORBOND FINISH.
- (F) COLOUR - COLORBOND BASALT. LIGHT
REFLECTANCE VALUE NOT TO EXCEED
40%.
- (G) 1.7m HIGH SPOTTED GUM SCREEN (OR
SIMILAR). MAX. 25% TRANSPARENCY
- (H) PREFABRICATED STEEL STAIR AND / OR
BALUSTRADE - POWDERCOAT FINISH

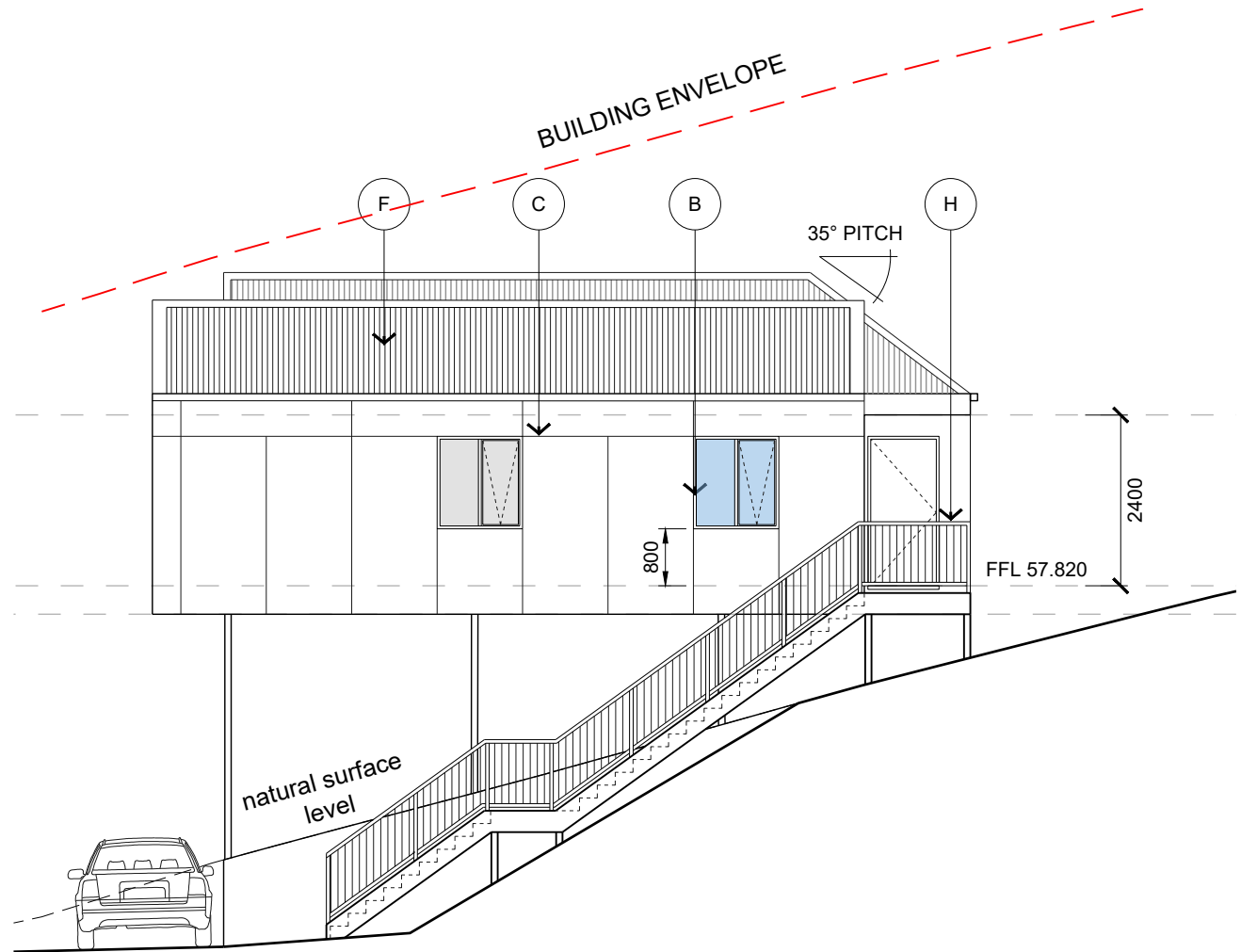
NOT FOR
CONSTRUCTION



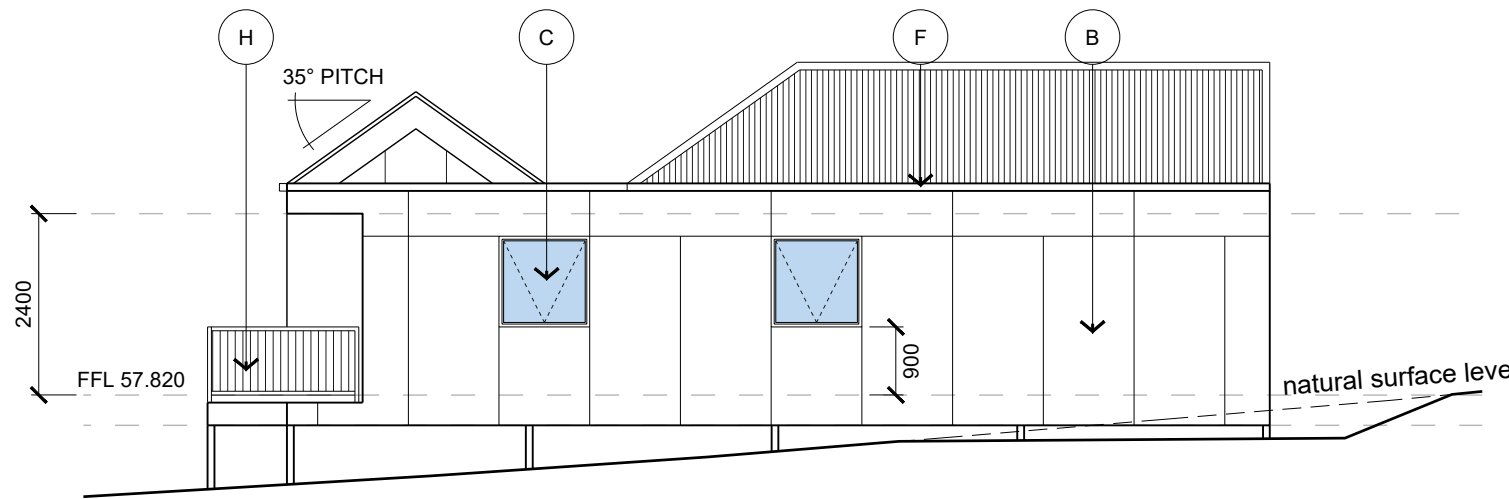
FLOOR PLAN UNIT 33 TYPE C
SCALE: 1:100



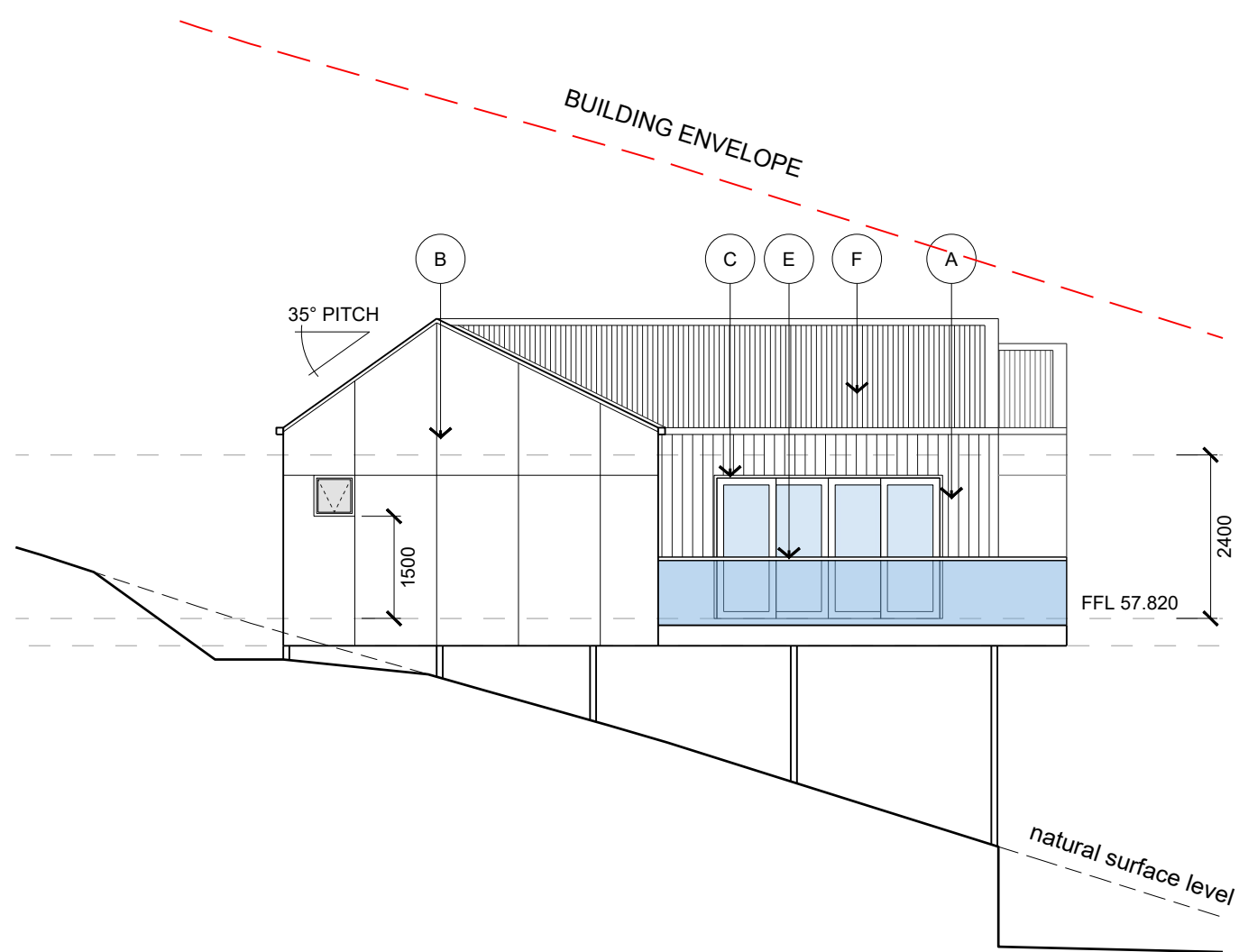
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SOUTH WESTERN UNIT 33 TYPE C
SCALE: 1:100

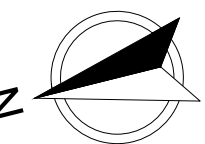


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NORTH EASTERN UNIT 33 TYPE C
SCALE: 1:100

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SCALE 1:100 AT A1 SHEET



G	RESPONSE TO COUNCIL RFI	JP1	MH	20/08/20					
F	FOR PLANNING APPROVAL	JP1	MH	18/07/20					
E	FOR PRELIMINARY	JP1	MH	06/07/20					
D	FOR PRELIMINARY	JP1	MH	23/06/20					
C	FOR PRELIMINARY	JP1	MH	28/05/20					
B	FOR PRELIMINARY	JP1	MH	17/01/20					
A	FOR PRELIMINARY	JP1	MH	07/01/20					
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: 17/04/18



Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6224 5625 www.jsaengineers.com.au

ENGINEER
M. HORSHAM CC5865 I
ENGINEER
R. BEADLE 380567297
STATUS

SCALE
AS SHOWN
SCALE
J-P IBBOTT

SIZE
A1

PROJECT

PROPOSED UNIT DEVELOPMENT
34 CLINTON ROAD,
GEILSTON BAY, 7015

DRAWING TITLE

UNIT 33
FLOOR PLAN & ELEVATIONS

PROJECT NO

19E99-71

DWG NO

A2601

REV

G

PLANNING APPROVAL

34 CLINTON ROAD, GEILSTON BAY



Photo 1: Site viewed from Clinton Road, looking northeast.



Photo 2: Site viewed from access strip of site, looking north.



Photo 3: Site viewed from adjacent the existing dwelling, looking southwest along the southern site boundary.



Photo 4: Site viewed northeastern part of the site, looking southwest.



Photo 5: Site viewed from rear of the existing dwelling, looking northeast.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 SPITFARM ROAD STORMWATER DRAINAGE IMPROVEMENTS – AMENDMENTS TO 2020/2021 STORMWATER CAPITAL BUDGET****EXECUTIVE SUMMARY****PURPOSE**

To approve an amendment to the 2020/2021 Stormwater Capital Budget by reallocating funds to the “Spitfarm Road, Opossum Bay – Stormwater Drainage Improvements” Budget Estimate.

RELATION TO EXISTING POLICY/PLANS

Council’s Strategic Plan 2016/2026 is relevant.

LEGISLATIVE REQUIREMENTS

Approval of the reallocation of funds requires a simple majority of Council in accordance with the Local Government Act 1993, s.82(5).

CONSULTATION

Initial consultation has occurred with the owners of 92 and 98A Spitfarm Road, being the properties previously impacted by stormwater inundation from Spitfarm Road. Further engagement with all residents will occur prior to final approval of the design plans and prior to construction commencing.

FINANCIAL IMPLICATIONS

The proposed reallocation of funds will not result in any substantive change to the Stormwater Capital Budget.

RECOMMENDATION:

That Council:

Reallocate funds within the 2014/2015, 2019/2020 and 2020/2021 Stormwater Capital Budgets as follows:

- allocate funds from the Hawthorne Swale Stormwater Project (2014/2015) to the Spitfarm Road Stormwater Drainage Improvements project (2020/2021): **\$42,000**;
- allocate funds from Elinga Street/Carella Street Stormwater Pipe Replacement Project (2019/2020) to the Spitfarm Road Stormwater Improvements project (2020/2021): **\$38,000**.

SPITFARM ROAD STORMWATER DRAINAGE IMPROVEMENTS – AMENDMENTS TO 2020/2021 STORMWATER CAPITAL BUDGET /contd...

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** Council has approved in the 2020/2021 Stormwater Capital Budget an amount of \$100,000 to the “Spitfarm Road Stormwater Drainage Improvements” project based on a concept design for improved drainage works.
- 1.2.** The project aims to reduce the flood risk to properties between 90 - 100 Spitfarm Road, some of which were impacted by flooding during the May 2018 significant storm event.

2. REPORT IN DETAIL

- 2.1.** The project has now been designed and the preliminary construction estimate is \$180,000.
- 2.2.** The increase in cost is as a result of additional stormwater infrastructure required to effectively manage the flood risk to private properties.
- 2.3.** The scope of work includes kerb and channel and driveway construction on the low side of the road from 90 - 100 Spitfarm Road, piped stormwater drainage and improvements to the table drain on the high side of the road.
- 2.4.** Additional funds are required to complete the intended scope of work. It is proposed these funds come from other savings within the stormwater capital budget.
- 2.5.** It is intended to reallocate the entire \$42,000 funding from the Hawthorne Swale Stormwater Project which was carried over from the 2014-2015 adopted Annual Plan.
 - The intent of the Hawthorne Swale project was to construct a stormwater pipe to replace an open drain through 3 South Arm Road, Rokeby.

- The project was included in the budget at the request of the then property owner.
- The nearby subdivision off Mockridge Road included a proposal to upgrade the stormwater pipes under South Arm Road and through 3 South Arm Road as part of their development. Therefore, the project was delayed until the subdivision plans were finalised.
- The approved subdivision plan included an alternative solution for stormwater discharge into the rivulet on the northern side of South Arm Road, which left Council to undertake the work within 3 South Arm Road.
- Council officers contacted the property owner of 3 South Arm Road on 5 December 2019 to discuss the proposed work and determined the property had changed ownership since the original request.
- Council officers attempted to contact the new owner on at least five occasions via email, post and door-knocking the premises between 5 December 2019 and 24 February 2020. No response was received from the property owner over this time.
- As the project was for the benefit of this property only, the final notice forwarded on 24 February 2020 noted the work would not be undertaken unless property owner authorisation was received prior to 27 March 2020.
- To date, Council officers have not received any communication from the owner of 3 South Arm Road.
- As no communication has been received from the owner of 3 South Arm Road regarding the Hawthorne Swale project, it is proposed the entire budget allocation of \$42,000 be re-allocated within the stormwater capital budget to provide additional funding for the Spitfarm Road Stormwater improvements project.

- 2.6.** Additional funds to cover the remaining project shortfall of \$38,000 can be reallocated from savings within the Elinga Street/Carella Street Stormwater Pipe Replacement project which was recently completed. This project had a budget of \$375,000 (\$200,000 in 2018/2019 and \$175,000 in 2019/2020) and was completed with current available funding being \$160,941.
- 2.7.** It is proposed for quotations for the Spitfarm Road stormwater improvement work be sought to enable construction in the first quarter of 2021.

3. CONSULTATION

3.1. Community Consultation Undertaken

The owners of 92 and 98A Spitfarm Road who were adversely affected by stormwater inundation from the road have been consulted.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

Community consultation will be undertaken in accordance with the proposed Consultation Plan as outlined below and consistent with Council's Community Engagement Policy 2020.

- **Consultation Plan**

As per Contract management plan from the successful contractor.

- **Consultation Aim**

To limit impact to the general public, stakeholders and directly affected residents.

- **Communication Engagement Tools**

In accordance with Clause 8 of the Community Engagement Policy 2020, this consultation will use Contractor's letter drop and email correspondence as well as Council's information Facebook page for notification of works.

- **Consultation Timing**

Dependent on the approved stakeholder engagement plan from the successful contractor and typically a week prior to the start of works.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2016-2026 within the Strategic Goal Area 7 *Council's Assets and Resources* contains the following Strategy to: *"Maintain a financially sustainable organisation through integration of financial and asset management strategies"*.

4.2. The provision of new stormwater services is consistent with Council's adopted Asset Management Plans which ensure Council's assets are managed in a financially sustainable manner.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Completion of the works will significantly reduce the likelihood of properties on the low side of Spitfarm Road between 90 - 100 Spitfarm Road from being adversely impacted by stormwater inundation.

7. FINANCIAL IMPLICATIONS

7.1. Council has approved in the 2020/2021 Stormwater Capital Budget, an amount of \$100,000 to the "Spitfarm Road, Opossum Bay – Stormwater Drainage Improvements" project. The revised budget estimate to complete the project is \$180,000.

- 7.2.** The proposal is to reallocate stormwater budget funds of \$42,000 from the “Hawthorne Swale Stormwater Upgrade” project. This project is no longer required.
- 7.3.** The proposal is to also allocate \$38,000 from the Elinga Street/Carella Street Stormwater Pipe Replacement project. This project has a budget of \$375,000 and was completed with current available funding being \$160,941.
- 7.4.** Adjustment to Council’s estimates where the total amount of the estimate is not altered requires a simple majority vote in accordance with the *Local Government Act 1993* s.82(5).

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

- 9.1.** The existing \$100,000 budget for the “Spitfarm Road Stormwater Improvements” project is considered insufficient. This project aims to reduce the flood risk to several properties between 90 - 100 Spitfarm Road, which were impacted by flooding during the May 2018 significant storm event. The updated estimate based on the completed detail design is \$180,000.
- 9.2.** Funds are available from the Hawthorne Swale project and savings from the Elinga Street/Carella Street Stormwater project to fund the shortfall. The final cost of the construction will not be further known until competitive quotations are received.
- 9.3.** It is recommended the funding variation be approved so the works can be quoted.

Attachments: Nil

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

11.5.2 SOUTH ARM OVAL MASTER PLAN – OCTOBER 2020**EXECUTIVE SUMMARY****PURPOSE**

To consider the results of the community consultation and revision of the South Arm Oval Master Plan.

RELATION TO EXISTING POLICY/PLANS

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

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

The South Arm Oval Master Plan has been subject to previous community consultation. Most recently, residents adjacent to the Skate Park and key stakeholders were invited to comment on the revision of the South Arm Oval Master Plan. Feedback was sought on three main components:

- Proposed Men's Shed;
- Skate Park noise mitigation options; and
- Children's play space design.

FINANCIAL IMPLICATIONS

There is \$51,559 remaining within the 2019-2020 Passive Recreation Capital Works Budget for the South Arm Oval Master Plan implementation. Any further development and/or implementation of the master plan, including in accordance with this report, will require Council approval and possibly additional funding.

RECOMMENDATION:

- A. That Council adopt the revised South Arm Oval Master Plan to include the location for the Men's Shed and to provide "in principle" support to the South Arm Peninsula Men's Shed Inc. for the Men's Shed project.
- B. That Council adopts the revised South Arm Oval Master Plan to include a modified play space and surrounds resulting from the community consultation.
- C. That Council adopts the revised South Arm Oval Master Plan to remove the hitting wall and hardstand area.
- D. That Council adopts the revised South Arm Oval Master Plan with an earth berm and paling fence and authorises the General Manager to engage a designer to prepare detailed engineering plans and estimate for Option 1 – Earth Berm with Paling Lap Fence to mitigate noise from the skate park. The General Manager to report back to Council on the design and cost estimate for further consideration.

- E. That Council authorises the General Manager to write to residents and property owners in the vicinity of the South Arm Oval, SAPRA and Calverton Hall Committee and on Council's website advising of Council's decision.

ASSOCIATED REPORT

1. BACKGROUND

1.1. The development of the South Arm Oval Master Plan has involved substantial work from 2015. Details of the work from 2015 to 2017 are included for reference in **Attachment 1**.

1.2. Council, at its Meeting held on Monday, 27 November 2017 resolved the following:

"A. Council authorises the General Manager to undertake community consultation with residents and key stakeholders of South Arm to provide feedback on the South Arm Oval Draft Revised Master Plan and skate park design.

B. Following the community consultation, feedback be provided to Council so a final Master Plan and skate park design can be considered for adoption."

1.3. Council sought community comment and feedback on the draft master plan on 30 November 2017.

1.4. At its Meeting on 5 February 2018, Council adopted the South Arm Oval Revised Master Plan. The main changes to the master plan included:

- addition of the redesigned skate park and its altered position;
- additional area for native plantings adjacent to 43a Harmony Lane; and
- minor change to the location of the playground.

The following recommendations were adopted:

- “A. *That Council removes the following items from the draft South Arm Oval Revised Master Plan circulated as part of the community consultation process:*
 - *Bollards at the Calverton Hall surrounds; and*
 - *The fitness path.*
- B. *That Council adopts the South Arm Oval Revised Master Plan as the Master Plan set out in Attachment 1 of the Associated Report and modified by the requirements of “A” above.*
- C. *That Council stage the development over a number of financial years as per this report and subject to funding approval in future Annual Plans.*
- D. *That Council authorises the General Manager to write to the residents of South Arm Peninsula and inform them of Council’s decision.”*

1.5. At its Meeting on 28 May 2018, Council approved the Development application D-2018/153 – 21 Harmony Lane, South Arm – Skate Park and recreational facilities. The development application was for a multi-use hardstand area (skate park, basketball court and tennis wall).

1.6. The development application was appealed to the Resource Management and Planning Appeal Tribunal on 7 November 2018. Council was advised that subject to the amendment of a condition of the Planning Permit, the Development Application for a Multi-use hardstand area (skate park, basketball court and tennis wall) was approved.

1.7. In a letter dated 21 November 2018, Council wrote to the South Arm community advising that following the RMPAT decision:

“Council can now proceed with the development of the skate park and associated facilities. We expect to commence the tender process shortly and, subject to Council’s approval of a suitable tender, to commence construction by mid-2019.”

1.8. At its Meeting on 8 April 2019, Council accepted the quotation submission from Convic Pty Ltd for the construction of the South Arm Oval Skate Park.

- 1.9.** In a letter dated 23 July 2019, Council was advised that the landscape plan submitted for the Skate Park satisfied Condition Number 5 of Planning Permit D-2018/153.
- 1.10.** In a letter dated 14 August 2019, Council wrote to residents and property owners in close proximity of the South Arm Oval advising that construction of the Skate Park at the South Arm Oval was expected to commence in mid-August for a period of eight weeks, weather permitting.
- 1.11.** In a memorandum dated 19 September 2019, Council officers advised that the South Arm Skate Park Design and Construction Contract C1266-18 was completed on Saturday, 21 September 2019 and the park was opened for public use from Monday, 23 September 2019.

In accordance with the approved Development Application, Council engaged a suitably qualified independent person to perform noise monitoring of the skate park within 30 days of the commencement of use.

- 1.12.** In a Briefing Report dated 12 November 2019, Council was advised that the Noise Monitoring Report was received on 6 November 2019. Council's Senior Environmental Health Officer reviewed the report and confirmed that the methodology adopted within the survey satisfactorily addressed the requirements of Condition 4 of the Planning Permit. It was also confirmed that the noise measurements averaged over a 15-minute time interval, were below the mean Lmax of 70dB(A) and below a Leq of 57 dB(A) as specified in the condition. It was therefore established that Condition 4 of the Planning Permit had been satisfied.

Given the noise monitoring has revealed compliance with the noise limits imposed in Condition 4 of the Planning Permit, no noise attenuation measures are required to be implemented.

However, the report recommended that there is merit in Council considering the erection of a 2.1m high noise barrier (paling fence) partially surrounding the skate park. The report noted:

“Although the Lmax and Leq limits (planning permit requirement, par. 4) have been met in objective testing, subjective aural observations find some of the noise events intrusive.”

- 1.13.** In a further Briefing Report distributed to the Mayor and Aldermen on 25 September 2019, Council was advised that since the skate park opening it had received several complaints from residents.

The concerns are summarised below as:

- notification of the opening of the skate park;
- screening;
- noise; and
- out of hours use.

1.14. South Arm Oval Skate Park Noise Survey Council Workshop Outcomes 20 November 2019

On 11 November 2019, Council wrote to residents and property owners in the proximity of the South Arm Oval Skate Park advising that it had received a Post Occupancy Noise Survey from Mr Pearu Terts, Noise and Acoustics Consulting Engineer, with a copy of the survey attached.

The covering letter advised that the Noise Survey would be presented to Aldermen for discussion at a workshop on 18 November 2019 following which a further update would be provided.

At the workshop Aldermen acknowledged some nearby residents were concerned about noise levels from the skate park. Noting the report findings, Aldermen requested the General Manager take the following actions:

Noise Mitigation

- Undertake to fill the steel coping pipe at the edge of the skate bowl with sand to dampen the noise.
- Seek professional advice to identify possible noise mitigation measures and options that can be employed in this area. For further consideration by Council before implementation.

Master Plan Development

- Investigate limiting car access in the area of the skate park.
- Proceed with further concept planning on the next phases of the South Arm Oval Master Plan to ensure any noise mitigation measures are consistent with future proposed development (ie the proposed playground, men's shed and paths).

Consultation

- Consult with SAPRA, Calverton Hall Committee and nearby residents on the outcomes of the above actions at each stage.
- Council to be informed through briefing reports and further workshops as the above issues are progressed.

While no timeframe for the above actions had been determined, Council officers were to engage necessary assistance to have the information available as soon as possible and provide a report to Council with recommended actions and budget considerations.

1.15. South Arm Oval Master Plan Review - Restrict Vehicle Access onto South Arm Oval and the Skate Park

In an email dated 6 December 2019, Council officers wrote to SAPRA and the Calverton Hall Committee inviting discussion on:

- investigate limiting car access in the area of the skate park and,
- consult with SAPRA and Calverton Hall Committee's on the outcomes of these actions.

In a letter dated 16 January 2020, the South Arm Calverton Hall Inc. advised that a motion had been carried supporting the “South Arm Oval – Vehicle Control Concept Plan” (**Attachment 2**) restricting vehicular access onto the South Arm Oval.

In a letter dated 23 January 2020, SAPRA formally advised that the SAPRA Committee discussed the proposed draft plan to limit vehicle access to the oval at a meeting held on 14 January 2020. The vote for restricting vehicular access to the oval had majority support and those in favour agreed and noted that:

- safety, particularly of children, is the paramount and over-riding consideration;
- access for overflow use can be managed with the Hall and SAPRA having key access to the boom gates. (As noted on the discussion plan, it is important that the gates are easy to use.)
- Vehicular access across other similar recreation areas was restricted or not allowed.

1.16. South Arm Oval Master Plan Review - Men’s Shed

The South Arm Peninsula Men’s Shed group has been in discussion with Council officers on the location of the proposed Men’s Shed and have indicated a preference of the north-west corner of the existing gravel carpark. This is a different location to that shown on the adopted 2018 South Arm Oval Master Plan.

1.17. South Arm Oval Master Plan Review – Skate Park Noise Modelling

On 23 December 2019, Council wrote to residents and property owners in close proximity of the South Arm Oval advising of the South Arm Oval Skate Park Noise Survey Council Workshop outcomes. Council provided the following update:

“Noise Mitigation:

The steel grind rail has now been filled with sand to dampen the noise. This work was completed on Tuesday 17 December 2019.

Council has engaged JTA Health, Safety and Noise Specialists to undertake a report for Council that includes;

- *Recommendations on sound attenuation methods;*
- *Expected noise level reduction achievable for each noise attenuation method;*
- *Likely installation location and preliminary costing for each method.*

Master Plan Development:

Initial discussions have been held with representatives of Calverton Hall and SAPRA in relation to vehicle access. This issue will be further discussed by each Committee at their meetings in January 2020.

Consultation:

Council will consult with the community on the South Arm Oval Master Plan, Noise Attenuation report and vehicle access early in the New Year.

Work will continue in these areas early in the New Year and further updates will be provided.”

- 1.18.** In December 2019, Council officers engaged JTA Health, Safety and Noise Specialists to undertake a Noise Modelling Study for the South Arm Skate Park with the following scope of work.

Preliminary Report

Prepare a report for Council that includes recommendations on sound attenuation methods and expected noise level reduction achievable for each attenuation method.

Final Report

- On acceptance and approval of the preliminary report, the consultant is to prepare a document suitable for presentation to Aldermen and the community for consultation purposes, the final report should include: recommendations on multiple sound attenuation methods (if required) and final costing; reference images and a desktop study of 3D modelling of the preferred attenuation option/s.

- Provide desktop 3D modelling of noise levels before and after recommended attenuation options. Utilise the results provided in the Acoustic Engineer's report provided to model current noise levels before attenuation.

Council received the JTA Health, Safety and Noise Specialists "Noise Modelling Study South Arm Skate Park - February 2020" and a workshop to discuss the report was held with Aldermen on 17 February 2020.

1.19. The acoustic consultants advised:

- At present, there is no legislation or guidance in Tasmania for specifically assessing skate park use regarding noise emissions, particularly during the night time period. Therefore, the report adopted the sleep disturbance criteria commonly used in other states when assessing non-industrial, commercial or trade noise sources.
- A solid wall will reverberate the sound back to the residents near Harmony Lane.
- Recommended acoustic panels made of material which could absorb sound.
- Modelled several wall options which would achieve the greatest noise reduction to the neighbouring properties.
- A continuous wall will achieve the best acoustic reduction ie the wall is not separated or has any gaps.
- They were able to model a wall consisting of a combination of perspex and acoustic panels, although the consultants had not seen a similar installation.

Note: the perspex was trialled in the model to provide some (but not fully) improved open surveillance as recommended in Crime Prevention Through Environmental Design principles.

- For best acoustic reduction, the modelling indicated the walls were to be 3m from the edge of the skate park and a height of 2.5 to 4.0m for a straight vertical wall or 3.5m for a vertical and upper angled wall.
- A cost estimate was not determined but would be greater than \$100,000.

- The report concluded that:
 - “No noise wall is required to reduce noise levels to below the sleep disturbance criteria under typical conditions. For worst-case noise levels the following options are predicted to reduce noise levels to below the sleep disturbance criteria:*
 - *Vertical Option 2*
 - *Curved Option 2.”*

1.20. At its Meeting on 16 March 2020, Council adopted the following recommendations:

- “A. That Council install vehicle barriers to prevent vehicle access onto the South Arm Oval as set out in Attachment 4 of the report to address associated safety implications and periodic night use of the skate park.*
- B. That Council notes receipt of the JTA Health, Safety and Noise Specialists “Noise Modelling Study – South Arm Skate Park – February 2020” and release as a public document as well as undertaking community engagement to determine the most appropriate form of noise attenuation for Council to install.*
- C. That Council authorises the General Manager to undertake community consultation on the remaining elements in the South Arm Oval Master Plan inclusive of the proposed playground, Men’s shed, landscaping planting, hardstand, passive games area, including any proposed consequent amendments to the current master plan, and to then obtain an acoustic consultant review of the master plan to identify any potential ongoing noise attenuation issues, and to then report back to a future workshop on design options for Council considerations.*
- D. That Council authorises the General Manager to write to nearby residents to the South Arm Oval, SAPRA and Calverton Hall advising of Council’s decision.”*

1.21. Council has limited available public land in South Arm to provide community facilities. The South Arm Oval is a relatively central location near the main road, future public toilets, community centre and nearby shop.

1.22. The results of the community consultation were presented to Aldermen at the Council Workshop held on Monday, 14 September 2020.

2. REPORT IN DETAIL

2.1. Community consultation was undertaken in accordance with the Community Engagement Policy 2020. The consultation was open for eight weeks, 7 June through to 2 August 2020 via Council’s website. The information provided included:

- current adopted Master Plan (2018) **Attachment 3**;
- design Review Plan (2020), including Men’s shed, bollards, play space and surrounds and noise mitigation;
- skate Park Noise Mitigation Options Plans (2020) **Attachment 4**;
- JTA Noise Modelling Study (Feb 2020); and
- JTA Noise Mitigation Study (May 2020) **Attachment 5**.

At the close of the consultation period there were 616 total visits to the website, with 88 engaged participants, 62 of which were anonymous and 26 registered participants.

2.2. Men’s Shed

Do you support the development of a men’s shed in the location shown?

The results were:

- In favour of the location for the Men’s Shed – 87.9%
- Not in favour of the location for the Men’s Shed – 12.1%

Some of the negative responses can be attributed to the concern from property owners adjacent to the location proposed for the Men’s Shed regarding noise generated from the activities in the Men’s Shed.

It is recommended the proposed location for the Men’s Shed be included in the revised South Arm Oval Master Plan. Council to provide “in principle” support to the South Arm Peninsula Men’s Shed Inc. for the Men’s Shed project.

The Men’s Shed will require a Development Application and Planning Permit.

2.3. Play Space and Surrounds

Three questions were offered to inform the design of the play space and surrounds, they were:

“Pick your child/children’s top five favourite play activities when visiting a play space?”

Are there any other play activities or features that should/should not be included in the play space?

What other supporting infrastructure does your family need to enjoy a visit to the park? (For example: seating, shade, accessible footpaths, bike racks, picnic tables, etc.)?”

There was a range of responses provided and Council officers will proceed with detailed design of the play space and surrounds based on the community feedback. Council officers will prepare plans and costings for further consideration by council.

The adopted South Arm Oval Master Plan 2018 includes a hitting wall and hardstand area. With the relocation of the skate park and play space there is insufficient space to include these elements of the Master Plan. It is recommended that the revised South Arm Oval Master Plan not include the hitting wall and hardstand area.

2.4. Noise Mitigation

JTA Health, Safety and Noise Specialists modelled 3 options for noise mitigation at the South Arm Oval Skate Park. The three options were:

- Option 1 – Earth Berm with Paling Lap Fence;
- Option 2 – Earth Berm with Vegetation Screen; and
- Option 3 – Sound Attenuation Wall.

The three options were modelled for their effectiveness in lowering the noise projecting from the skate park, when in use, with the results published in the JTA “Noise Mitigation Study South Arm Skate Park” (May 2020) which was available on the website for residents to read and comment.

A key component of the JTA “Noise Mitigation Study” are the tables that outline the estimated noise level reduction in decibels that is achieved by each design option. Table 1 (below) was also provided by JTA to explain how a sound reduction in decibels is perceived by human ears. The table gives context to the effectiveness of each mitigation option and allows for a cost versus perceived noise reduction comparison.

It should be noted that the JTA report models the noise reductions achieved for the properties closest to the skate park only. It does not model the reduction of noise for all surrounding properties and therefore does not provide data on some other residents who have raised concerns with noise, such as those living along the western edge of the oval.

Table 1 – Sound Reduction Perceived Vs Actual Reduction

Decibel Reduction from Original Level (dB)	Acoustic Energy Percentage of Original Level	Perceivable Change
1	80%	No change observable
2	63%	
3	50%	
4	40%	Medium reduction noticeable
5	33%	
6	25%	
7	20%	Large reduction noticeable
8	15.5%	
9	12.5%	
10	10%	Sounds half as loud

Table 2. Noise Mitigation of Noise Walls – Typical Noise Levels

Location	Noise Level Reduction (dB)			
	Base Noise Level (Typical)	Option 1	Option 2	Option 3
3 Calverton PI	40	38 (-2)	40 (-0)	36 (-4)
7 Calverton PI	39	37 (-2)	38 (-1)	37 (-2)
11 Calverton PI	49	43 (-6)	48 (-1)	43 (-6)
13 Calverton PI	51	46 (-5)	49 (-2)	45 (-6)
15 Calverton PI	50	46 (-4)	50 (0)	44 (-6)
17 Calverton PI	48	44 (-4)	48 (0)	43 (-5)
19 Calverton PI	48	43 (-5)	47 (-1)	43 (-5)
21 Calverton PI	48	45 (-3)	47 (-1)	44 (-4)
23 Calverton PI	49	44 (-5)	48 (-1)	44 (-5)
25 Calverton PI	48	42 (-6)	46 (-2)	39 (-9)
43 Harmony Lane	57	57 (-0)	57 (0)	49 (-8)
45 Harmony Lane	54	53 (-1)	54 (0)	48 (-6)
55 Harmony Lane	50	45 (-5)	48 (-2)	46 (-4)
65 Harmony Lane	43	37 (-6)	40 (-3)	36 (-6)
Average Reduction		4	1	6

Option 1 achieved an average noise reduction of 4dB under typical noise levels. 4dB of noise reduction is perceived by the human ear as a “medium reduction noticeable”. For context, a reduction of 9-10dB results in a noise that “sounds half as bad”. Any noise reduction is subjective in the way it is perceived by residents. What is considered an acceptable reduction to one property owner may be insufficient for another. There is also a lot of variability in the actual decibel reductions across the range of modelled properties, that is, some properties may receive no noise reduction while others receive a 5 to 6dB reduction.

The modelling for Option 2 demonstrated that an earth berm with a vegetation screen was not a viable solution for noise mitigation due to the lack of efficiency that foliage has on attenuating noise transition. The average noise reduction for Option 2 was 1dB which is perceived by the human ear as “no change observable”.

Option 3 achieved an average noise reduction of 6dB under typical noise levels. 6dB of noise reduction is perceived by the human ear on the lower end of the “large reduction noticeable” scale. Similar to Option 1, a 6dB noise reduction may not provide a significant noise reduction in regard to how the noise is perceived by nearby residents and the decibel reduction is variable across properties.

Given Options 1 and 3 provided some level of noise reduction for most properties, they were presented to the community for review and consideration as part of this consultation process. The options were represented in plan and section format to explain the design. The technical noise reduction information and data was contained in the JTA “Noise Mitigation Study” document.

2.5. *Which noise mitigation option do you believe is the most appropriate for the site?*

The survey provided three options for key stakeholders and residents to make their selections, they were:

- Option 1 – Earth Berm with Paling Lap Fence;
- Option 2 – Sound Mitigation Wall; and
- Option 3 – No additional sound mitigation works (existing conditions to remain).

The results were:

- In support of Option 3 – No additional Sound Mitigation Works – 44%
- In support of Option 1 – Earth Berm with Paling Lap Fence – 36.3%
- In support of Option 2 – Sound Mitigation Wall – 19.7%

2.6. Given the history of complaints received by Council from neighbouring property owners regarding the noise being generated from use of the skate park, selecting Option 3 would likely see continued complaints from neighbours.

Should Council select Option 3 the project can proceed to the next stage of the Master Plan implementation subject to funding approval for the construction of the play space and picnic area.

2.7. Option 1 – Earth Berm with Paling Lap Fence, will require a Development Application and Planning Permit. The fence design and installation must be “airtight” to be effective at reducing the impacts of noise.

JTA's 'Noise Mitigation Study' report demonstrated that Option 1 provides an estimated noise level reduction for immediately adjacent residents in Calverton Place and Harmony Lane in the range of 0dB to 6dB. That is, some adjoining residents will receive little to no noise reductions. The highest level of noise reduction will be perceived by the resident's ear as a medium to large reduction noticeable.

A paling fence provides poor Crime Prevention Through Environmental Design (CPTED) features and has potential to attract vandalism/graffiti.

Indicative estimate is this option will cost \$200,000 – \$225,000 to construct and therefore will require additional Council funding.

This option will provide immediate noise reduction to some residents that ranges in effectiveness, will reduce visibility from neighbouring properties and is a relatively simple construction method.

To improve CPTED for this option the designer is to consider fitting transparent "windows" along the length of the fence to improve passive surveillance of the skate park.

Should Option 1 be approved it is recommended to first undertake detailed design and costings and to then report back to council for funding approval to proceed.

- 2.8.** Option 2 – Sound Attenuation Wall, will also require a Development Application and Planning Permit. This option is more complex than Option 1 to design and construct and must be "airtight" to be effective at reducing the impacts of noise.

Option 2 has some transparency along its length but still greatly limits capacity for passive surveillance. As with Option 1 the wall has potential to attract vandalism/graffiti. There is also the risk of climbing on the wall which would need to be eliminated through design.

JTA's 'Noise Mitigation Study' report demonstrated that Option 2 (listed as Option 3 on Table 2 above) provides an estimated noise level reduction for immediately adjacent residents in Calverton Place and Harmony Lane in the range of 2dB to 9dB. That is, some adjoining residents will receive no perceived noise reductions. Most residents fall into the range of a medium to large noticeable reduction. One property will receive a reduction that makes the noise sound "half as loud".

Indicative estimate is this option will cost \$320,000 - \$380,000 to construct and therefore will require additional Council funding.

This option will provide immediate noise reduction to some residents that ranges in effectiveness and will reduce visibility from neighbouring properties but is a relatively complex design and construction method.

Should Option 2 be approved it is recommended to first undertake detailed design and costings and to then report back to council for funding approval to proceed.

3. CONSULTATION

3.1. Community Consultation Undertaken

- Public consultation was conducted in relation to the draft South Arm Oval Master Plan over the period from 14 March to 8 April 2015.
- A Planning Permit was received 21 June 2016 for the construction of the multi-use hardstand area (skate/scooter/bike ramp, basketball court and tennis wall).
- On 11 May 2017, Council approved a further Planning Permit for the same construction with a minor amendment to relocate the skate park 2m to the south.
- A Noise Assessment Report prepared for Council by an Acoustic Engineer and a further less complex summary prepared by an independent engineer and approved by the Acoustic Engineer were made available on the Clarence City Council website.

- Council sought community comment and feedback on the draft master plan on 30 November 2017.
- At its Meeting on 5 February 2018, Council authorised the General Manager to write to the residents and inform them of Council's decision to adopt the revised South Arm Oval Master Plan.
- At its Meeting on 28 May 2018, Council approved the Development Application D-2018/153 – 21 Harmony Lane, South Arm – Skate Park and recreational facilities. The development application was for a multi-use hardstand area (skate park, basketball court and tennis wall).
- In a letter dated 21 November 2018, Council wrote to the South Arm community advising residents of RMPAT's decision and that Council can now proceed with the development of the skate park and associated facilities.
- In a letter dated 14 August 2019, Council wrote to residents and property owners in close proximity of the South Arm Oval advising that construction of the skate park at South Arm Oval is expected to commence in mid-August for a period of eight weeks, weather permitting.
- On 11 November 2019, Council wrote to residents and property owners in proximity of the South Arm Oval Skate Park advising that it had received a Post Occupancy Noise Survey from Mr Pearu Terts, Noise and Acoustics Consulting Engineer, with a copy of the survey attached.
- In an email dated 6 December 2019, Council officers wrote to SAPRA and the Calverton Hall Committees inviting discussions on:
 - investigate limiting car access in the area of the skate park; and
 - consult with SAPRA and Calverton Hall on the outcomes of these actions.
- On 23 December 2019, Council wrote to residents and property owners in close proximity of the South Arm Oval advising of the South Arm Oval Skate Park Noise Survey Council Workshop outcomes.
- During March 2020, Council wrote to residents and property owners to advise them of the decision of the Council Meeting held 16 March 2020.

- On 9 June 2020, Council wrote to residents and property owners to advise them of the community consultation process and timeline in relation to the revised South Arm Draft Master Plan.
- On 11 June 2020, Briefing Report to Council advising of the revised South Arm Oval Draft Master Plan community consultation timeline.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Not applicable.

3.4. Further Community Consultation

Nearby residents, SAPRA, Calverton Hall Committee, South Arm Peninsula Men's Shed Inc. to be advised in writing of Council's decision and made available on Council's website for the broader community.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

- 4.1.** Council's Strategic Plan 2016-2026 under the Liveability has the following Strategy to: *"Enhance the liveability of activity centres, community hubs and villages through streetscape and urban design projects and local area master plans."*
- 4.2.** Council's Strategic Plan 2016-2026 under the Promoting Health has the following Strategy to: *"Promote active and healthy lifestyles through provision and support for active and passive recreation programs and activities."*
- 4.3.** Council's Strategic Plan 2016-2026 under Parks and Recreation Facility: *"Planning for and providing new sporting and recreation facilities to meet community demand"*.

5. EXTERNAL IMPACTS

The adoption of a future revised South Arm Oval Masterplan will have an impact on the community.

6. RISK AND LEGAL IMPLICATIONS

The construction of a noise attenuation wall, if supported by Council, will require a new development application. The change will result in the application being a Discretionary use and will require public advertising.

7. FINANCIAL IMPLICATIONS

7.1. There is \$51,559 remaining within the 2019-2020 Passive Recreation Capital Works Budget for the South Arm Master Plan implementation. Any further development of the master plan in accordance with this report will require Council approval and possible additional funding depending on the scope of the next stage.

7.2. The available funds may be used to design and provide costings for the preferred noise mitigation option.

8. ANY OTHER UNIQUE ISSUES

Having walls in an open space area may be contrary to the principles of Crime Prevention through Environmental Design which promotes open passive surveillance.

9. CONCLUSION

9.1. It is recommended the proposed location for the Men's Shed be included in the revised South Arm Oval Master Plan. Council to provide "in principle" support to the South Arm Peninsula Men's Shed Inc. for the Men's Shed project.

9.2. The range of responses for the play space and surrounds from the community consultation provides Council officers with detail to design the play space and surrounds based on the community feedback. Council staff will prepare detailed plans and costings for further consideration by council.

- 9.3.** It is recommended the revised South Arm Master Plan not include the hitting wall and hardstand area because of the lack of space created by the relocation of the skate park.
- 9.4.** The results of the noise mitigation options survey indicate that the favoured option is to not construct any noise mitigation structures but to retain the existing conditions. This option is unlikely to appease the adjoining property owners with the likelihood of continued complaints regarding noise from the skate park.
- 9.5.** To provide Council with accurate estimates for the noise mitigation, a designer can be engaged to provide detailed engineering and estimates for Option 1 – Earth Berm with Paling Lap Fence. When the information becomes available Council can then consider funding the construction of Option 1 – Earth Berm with Paling Lap Fence.

- Attachments:
1. Background 2015-2019 (4)
 2. South Arm Oval – Vehicle Control Concept Plan (1)
 3. South Arm Oval Revised Master Plan [Adopted 5 February 2018] (1)
 4. Skate Park Noise Mitigation Options Plans [2020] (1)
 5. JTA “Noise Mitigation Study South Arm Skate Park” [May 2020] (38)
 6. Survey Questions and Choices (5)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

Attachment 1

1. BACKGROUND 2015-2019

- 1.1.** The South Arm Oval and Calverton Hall have been leased to the South Arm Calverton Hall Inc since 18 November 1996.
- 1.2.** Local young people approached Council to consider the funding and construction of a skate park in South Arm. The South Arm Oval is central to the township of South Arm and is accessible to passing residents from Opossum Bay. The only recreational spaces in South Arm are the South Arm Oval and a playground along Blessington Street.
- 1.3.** In accordance with Council's Open Space Strategy Principles it was decided to develop a Master Plan for the South Arm Oval that would cater for the short term and long term provision of community and recreational facilities at the Oval.
- 1.4.** Council officers developed a draft Master Plan concept and met with key stakeholders on-site to discuss the draft Plan. The key stakeholders included representatives of South Arm Calverton Hall Inc, South Arm Peninsula Residents Association (SAPRA), local young people and an Alderman.
- 1.5.** Public consultation was conducted in relation to the draft South Arm Oval Master Plan over the period from 14 March to 8 April 2015.

The consultation included:

- completing the feedback form available at the South Arm shop and placing in the feedback box;
 - completing the feedback form on Council's website;
 - emailing the feedback to Council's general email address; or
 - mailing the feedback form to the Council Offices
- 1.6.** Council received 198 submissions from the local community. Council considered all the submissions received and at its Meeting on 1 June 2015 resolved as follows:

Attachment 1

- “A. That Council removes the following items from the draft South Arm Oval Master Plan, circulated as part of the community consultation process:*
- bollards and access gate adjacent to the Calverton Hall;*
 - 5 feature trees at the frontage of Calverton Hall and the Community Centre;*
 - 4 feature trees adjacent to the proposed car park upgrade; and*
 - 2 seats at the frontage of Calverton Hall and the Community Centre.*
- B. That Council adopts the South Arm Oval Master Plan based on the Master Plan as set out in Attachment 1 to the Associated Report and modified by the requirements of ‘A’ above.*
- C. That Council stage the development over 3 financial years as per the Associated Report and subject to funding approval in future Annual Plans.*
- D. That Council add the following items to the preliminary Capital Works Program for consideration as part of future Annual Plans:*
- upgrade of the existing toilet facility to include baby change room and accessible toilet;*
 - expansion of car parking; and*
 - additional BBQ/Picnic facilities”.*

1.7. A letter to all respondents to the initial community consultation advising them of the amendments adopted by Council was sent on 10 June 2015. Stage 1 of the South Arm Master Plan, which included the outdoor gym equipment and seats, were installed in accordance with the plan during 2016.

Attachment 1

- 1.8.** A Planning Permit was received 21 June 2016 for construction of the multi-use hardstand area (skate/scooter/bike ramp, basketball court and tennis wall).
- 1.9.** On 11 May 2017, Council received approval for a minor amendment to the permit for D-2016/204 for the same construction however relocating the skate park 2m to the south.
- 1.10.** On 22 May 2017, a letter was written to nearby residents of South Arm Oval providing information relating to a number of concerns raised by residents regarding the construction of the skate park at South Arm Oval with an enclosed site plan of the skate park. The letter addressed the main issues raised which were; Noise Levels, Lighting, Views, Toilet Facilities, Car Access and Time Restrictions.
- 1.11.** A Council Workshop was held on 29 May 2017 to discuss the concerns raised by nearby residents regarding the construction of the skate park. Council decided to proceed with the Tender process for the construction of the skate park.
- 1.12.** On 31 May 2017, a letter was sent to nearby residents addressing a number of concerns and advising that Council was seeking quotations on the construction of the skating facility.
- 1.13.** On 19 July 2017, a memo was distributed to Aldermen by Council officers. The memo stated:

“Following a recent Council Workshop discussion and written correspondence to South Arm residents who expressed interest/concerns on the South Arm Skate Park, Council officers engaged acoustic consultant Pearu Terts to provide advice on the proposed Skate Park adjacent South Arm Oval.

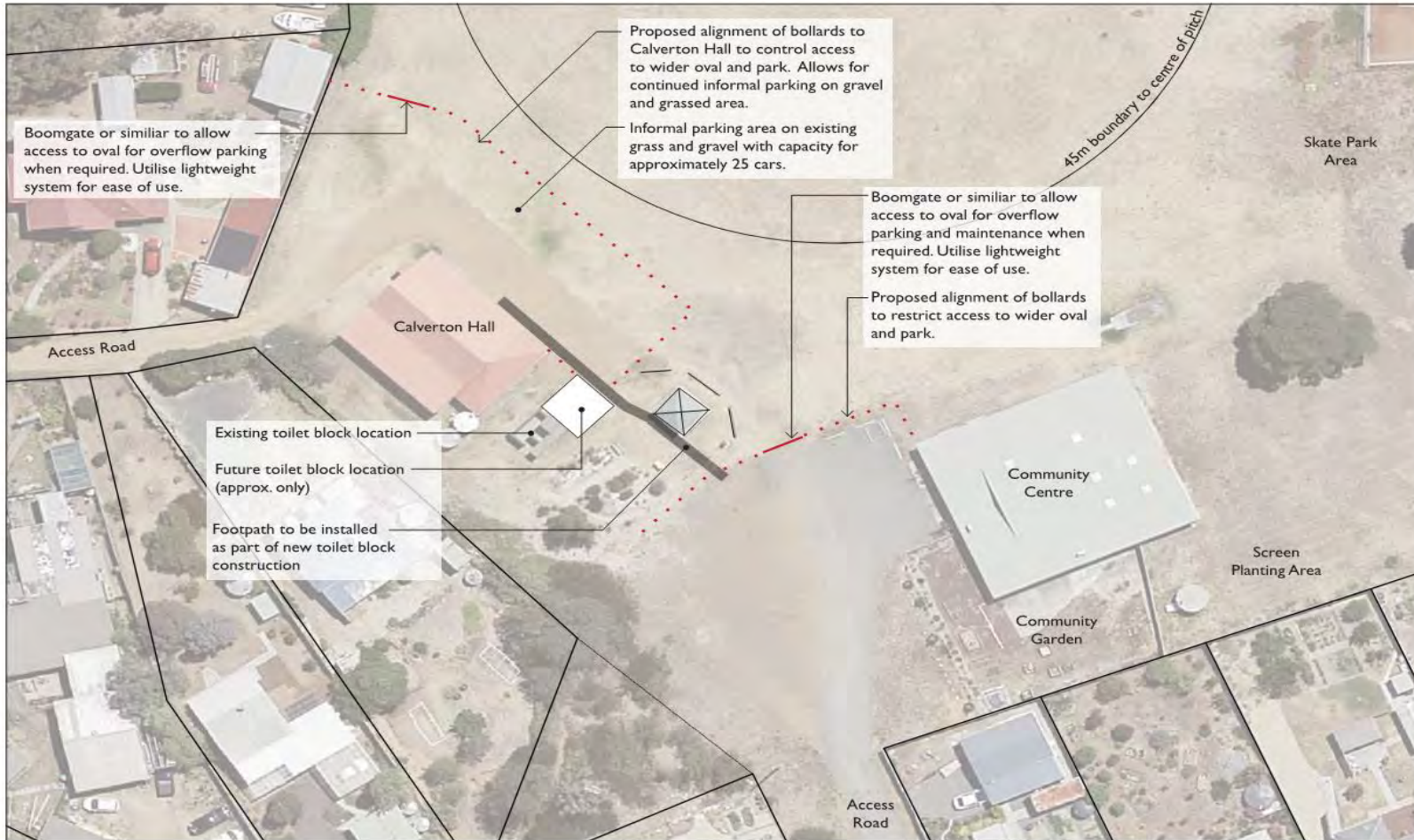
Attachment 1

We have now received the report and it recommends noise barriers be erected around three sides of the proposed skate facility. Considering this advice, the current approved Development Application, the Tenders received and the interest/concerns received from the nearby community, it is appropriate for Council Officers in association with the skate park designer review all the information, consider options and advise Council of a recommended course of action.

At this stage Council Officers will review all the information and present options to the 31 July 2017 Council workshop for discussion and a recommended course of action”.

- 1.14.** Following July 2017, a new design for the skate park was prepared considering previous concerns raised by residents. The proposed skate park location was moved a further distance from adjacent property boundaries within the limited available space at the site, the height reduced from 1.6m to 1.2m and the skate park reduced in size/area.
- 1.15.** Council continued to receive representations from adjoining property owners concerned about the impact of the skate park. The concerns related to the potential noise generated by the park and what Council will be doing to mitigate this and manage anti-social behaviour.
- 1.16.** A Noise Assessment Report prepared for Council by an Acoustic Engineer and a further less complex summary prepared by an independent engineer and approved by the Acoustic Engineer were made available on the Clarence City Council web site.
- 1.17.** A workshop presentation to Aldermen on 13 November 2017 provided an update on progress in relation to the South Arm Master Plan and Skate Park.

Attachment 2



SOUTH ARM OVAL - VEHICLE CONTROL CONCEPT PLAN

1:500 @ A3 DECEMBER 2019 VI

**FOR DISCUSSION
PURPOSES ONLY
NOT FOR DISTRIBUTION**

Attachment 3



SKATE PARK NOISE MITIGATION OPTIONS

Since installation, there have been ongoing community concerns regarding noise and visual intrusion from the skate park into neighbouring properties. Council has responded to these concerns by undertaking noise monitoring studies and investigations into potential noise mitigation structures. Council is now seeking community feedback on the most appropriate method of noise mitigation for the skate park.

Council engaged acoustic consultants JTA to model three options for noise mitigation at South Arm Oval skate park. The three options modelled were:

- Option 1 - Earth Berm with Paling Lap Fence
- Option 2 - Earth Berm with Vegetation Screen
- Option 3 - Sound Attenuation Wall

The three options were modelled for their effectiveness in

lowering the level of noise projecting from the skate park and the results have been published in the 'Noise Mitigation Study' (May 2020) prepared by JTA and available on Council's website.

The two most efficient noise mitigation methods, Options 1 and 3, are represented in plan and section below for community information and review. The fourth option is to not install any additional sound mitigation structures and for the existing site conditions surrounding the skate park to remain.

Note: JTA's modelling of Option 2 demonstrated that an earth berm with a vegetation screen was not a viable solution for noise mitigation due to the lack of efficiency that foliage has on attenuating noise transition.

OPTION 1 - EARTH BERM WITH PALING LAP FENCE



PLAN

LEGEND

- 1 PLAY SPACE
- 2 EXISTING SKATE PARK
- 3 SEATING AREAS
- 4 EARTH BERM WITH NATIVE PLANTINGS
2m high earth berm with mixed native plantings of trees, shrubs and ground covers.
- 5 SANDSTONE BLOCKS
Utilise sandstone blocks to retain edge of berm. Opportunity for blocks to provide informal seating and play elements.
- 6 EXPLORE TRACK
PALING LAP FENCE TO TOP OF BERM
1.2m high paling lap fence to mitigate noise and block line of sight to neighbouring properties.
Dashed line (white) shows approximate extent of 2m high berm with gradient 1 in 4.

EXISTING SITE CONDITIONS



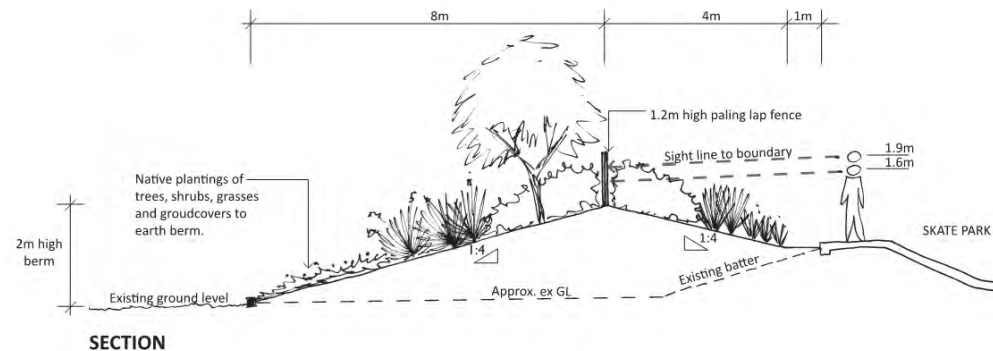
Looking south west from skate park toward community centre



Existing planting established on skate park batters



Native planting to southern site boundary



SECTION

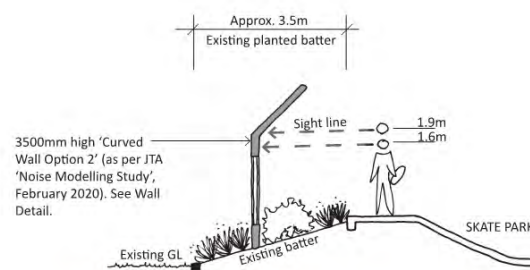
OPTION 3 - SOUND MITIGATION WALL



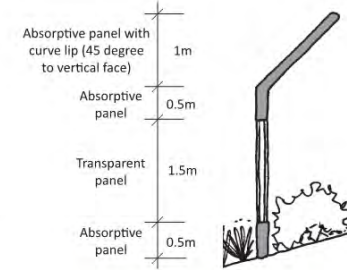
PLAN

LEGEND

- 1 PLAY SPACE
 - 2 EXISTING SKATE PARK
 - 3 SEATING AREA
 - 4 EXPLORE TRACK
- SOUND MITIGATION WALL
3.5m high curved wall installed on existing batter as per JTA 'Noise Modelling Study', February 2020. Wall to extend around south, east and northern edges of the skate park as shown.
- EXISTING PLANTED BATTER
Supplementary planting to batter following wall installation.



SECTION



WALL DETAIL

SOUTH ARM OVAL

Skate Park Noise Mitigation Options

For Public Consultation
June 2020





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May 2020

TABLE OF CONTENTS

1	INTRODUCTION	1
2	SITE DESCRIPTION	2
3	METHODOLOGY	4
4	NOISE SOURCES	7
5	NOISE MODELLING	8
6	NOISE MITIGATION OPTIONS	11
7	DISCUSSION	15
8	30 YEARS OF INDEPENDENT TAILOR-MADE ADVICE	16
	APPENDIX I – GLOSSARY OF TERMS	17
	APPENDIX II- SOUND PRESSURE LEVEL DATA & STATISTICALS	19
	APPENDIX III- SKATE PARK CONSTRUCTION DRAWINGS	20

NOISE MITIGATION STUDY SOUTH ARM SKATE PARK

Client: Clarence City Council

Job No: N15884 R3

Report By: Alec Kuoch, Acoustic Consultant

Reviewed By: William Dalmau, Senior Acoustic Consultant

N:\Clients\Clarence City Council\N15190.2 - Additional noise modelling\N15884 - Clarence City Council - Skate Park - South Arm - Noise Mitigation Study R3.docx

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JTA Health, Safety & Noise Specialists Pty Ltd
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1 INTRODUCTION

Clarence City Council has installed a skate park at the south-east of the South Arm Oval. Once the skate park was in use, an environmental noise assessment was conducted of skate park noise emissions by Pearu Terts and involved the measurement of skate park noise levels under various times and conditions.

The environmental assessment conducted concluded that the skate park noise emission met the applicable conditions in Planning Condition 4 which relates to noise emissions.

To investigate potential noise mitigation options available to further reduce the noise emissions at residential receivers, JTA Health, Safety & Noise Specialists was engaged to perform a desktop noise modelling study of the skate park. The desktop noise modelling study was commissioned by Clarence City Council.

Illustrations of three noise mitigation options were also provided by Clarence City Council to determine the effectiveness of each design.

The desktop noise modelling study included the following:

- 1) From the information provided in the acoustic report and skate park design drawings, prepare a 3D noise model of the skate park and surrounding local area. Noise modelling will be conducted utilising SoundPLAN software.
- 2) Implement noise mitigation design options into the noise model and predict the noise impact at residential receivers with each recommended treatment option.
- 3) Prepare a report detailing the findings of the review and noise modelling outcomes.

Disclaimer: JTA Health, Safety & Noise Specialists has prepared this report exclusively for the use by the named client. JTA Health, Safety & Noise Specialists believe that the information in this report is correct, and that any opinions, conclusions or recommendations are reasonably held or made at the time of writing. However, JTA Health, Safety & Noise Specialists do not warrant their accuracy, and disclaim all responsibility for any loss or damage which may be suffered by any person, directly or indirectly from the use of this report.

2 SITE DESCRIPTION

South Arm is a town located on the South Arm Peninsula on the outskirts of the greater Hobart area in Tasmania, Australia. The skate park is situated adjacent to the South Arm Oval and is bounded by the following:

- A Tennis court and Harmony Lane to the north
- A community centre and Calverton Hall to the west and South Arm Road and dwellings
- Dwellings and Calverton Place to the south

Several dwellings are located in close proximity to the skate park on both Harmony Lane and Calverton Place with the closest dwellings being to the north and south.

Figure 2.1 details the nearest noise sensitive receivers to the skate park.



Figure 2.1 – Noise Sensitive Receivers and Local Environment

2.1 Skate Park

The skate park is located south east of the South Arm Oval and its foundation is slightly elevated by approximately 1 metre to the surrounding area, while platform levels are elevated approximately 2 metres. Figures 2.2 and 2.3 illustrates the location of the skate park in relation to the surrounding environment and the skate park design respectively. Also presented in Appendix III are the engineering drawings and construction of the skate park.



Figure 2.2 – Skate Park and Local Environment

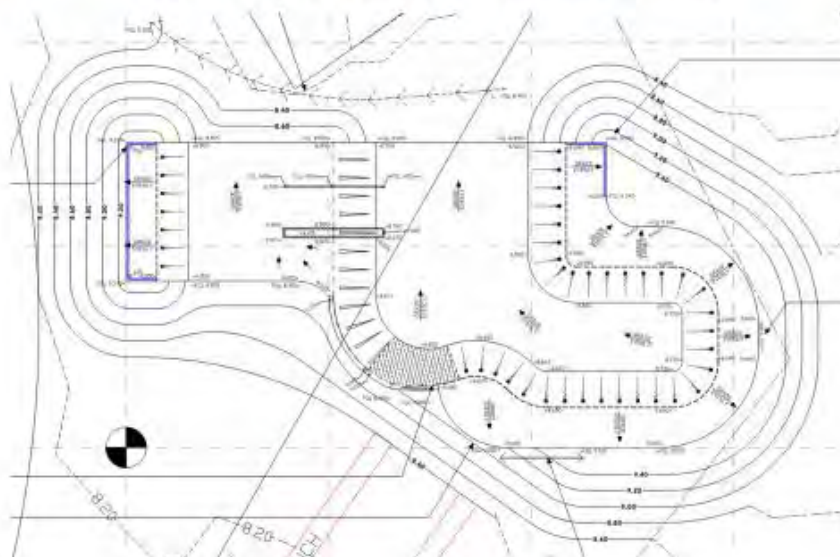


Figure 2.3 – Skate Park Design



3 METHODOLOGY

3.1 Noise Emission Requirements

The Resource Management and Planning Appeal Tribunal have prescribed noise limits for the skate park located in South Arm and provides details on noise measurement procedures, including the measurement of effective noise levels.

Noise limits have been determined by the Tribunal and effective noise levels are to be measured at a point at the site boundary of the nearest noise receptors or a site of complaint. Effective noise levels are to compare with the noise limits to determine compliance.

3.1.1 Noise Limit Criteria

The Resource Management and Planning Appeal Tribunal has set out conditions for the Council by varying the planning permit for the Skate Park at South Arm, by substituting Condition 4 of the planning permit with the following:

- Noise monitoring by a suitably qualified person is to be undertaken within 30 days of the commencement of the use. The noise monitoring is to be undertaken as far as possible at the nearest boundary of 43A Harmony Lane to the skate bowl and also at the point nearest to the skate bowl of the boundary of the nearest residential dwelling in Calverton Place.
- A report from the suitably qualified person verifying the noise levels is to be submitted to Council within 14 days of undertaking the noise monitoring. Measurements are to be in accordance with the methods of the Noise Measurements Procedures Manual issued by the Director of Environmental Management and are to be averaged over a 15-minute time interval.
- If the noise levels exceed the mean L_{max} of 70 dB(A) and an L_{eq} of 57 dB(A) then noise attenuation measures to reduce emissions to achieve compliance with the above threshold are to be determined by the suitably qualified person and implemented to the satisfaction of the Council's Senior Environmental Health Officer within a reasonable period of time, having regard to the nature of the proposed noise attenuation measures.

The environmental noise assessment conducted by Pearu Tetrs (Document Set ID: 3713059) dated the 5th of November 2019 concluded that the skate park has met all relevant permit conditions as well as the Resource Management and Planning Appeal Tribunal conditions stated above.

3.2 Sleep Disturbance Criteria

At present, there is no legislation or guidance in Tasmania for specifically assessing skate park use with regard to noise emissions, particularly during the night time period. Therefore it is proposed to adopt the sleep disturbance criteria commonly adopted in other states when assessing non-industrial, commercial or trade noise sources.

The most commonly adopted impact criteria regarding noise emissions from non industrial, commercial or trade premises is based upon sleep disturbance criteria defined in the New South Wales Environment Protection Authority (EPA) Publication '*Environmental Criteria for Road Traffic Noise*'. The research performed is based on noise associated with vehicles, however this criteria can be used and is widely accepted as an assessment tool for other sources of noise such as voices and local sporting infrastructure. The NSW Environmental Criteria for Road Traffic Noise states the following in relation to sleep disturbance:



- Maximum internal noise levels below 50-55dB(A) are unlikely to awaken people from sleep.
- One or two noise events per night with a maximum internal noise level 65-70dB(A) are not likely to affect health and wellbeing significantly.

The noise experienced within a habitable room is usually 10dB(A) lower than the noise outside, even if a window is open. Consequently a maximum noise level of 60-65dB(A) outside an open window is unlikely to cause awakenings.

The adopted criteria for this study will be L_{max} 65dB(A).

Note, noise levels below L_{max} 60 dB(A) will be considered acceptable, levels between L_{max} 60 and 65 dB(A) will be considered marginally acceptable, and levels above L_{max} 65 dB(A) will exceed the criteria.

While the sleep disturbance criteria is lower than that of the Resource Management and Planning Appeal Tribunal, it should be noted that the sleep disturbance criteria is assessed at the dwelling rather than the boundary.

3.3 Sound Power vs Sound Pressure

As part of the study being undertaken, both sound pressure and sound power values will be presented and discussed. To provide some clarity on what each of these terms means, a description of each is provided below, first the technical terms and then more simpler explanations:

3.3.1 Technical Descriptions

The sound pressure level (SPL) is the logarithmic measure of the sound pressure measured at a specific point. Specifically it is the logarithmic ratio of the pressure of interest to the reference pressure. The reference pressure is equivalent to the smallest fluctuation in pressure human ears can typically sense as sound. The intention of the SPL is to provide a measure of the sound pressure typically experienced by human ears.

The sound power level (L_w) is a logarithmic measure of source acoustic power expressed in dB. The sound power level is fixed and inherent to the source similar to how electric power is inherent to an electrical device. The resulting sound pressure level due to a given sound power level is dependent on various environmental factors such as distance, acoustic shielding, meteorological factors etc.

3.3.2 Simple Explanation

In real world terms, the sound pressure levels are the noise levels received by the ear or microphone at a particular location away from noise sources, while the sound power level is the noise level emitted by a noise source at its location.

A good analogy is a heater may have a certain power rating, say 1000 Watt, and a thermometer will measure the temperature at certain locations away from the heater. The power of the heater doesn't change whereas the temperature that the thermometer reads will vary depending on the distance to the heater.

If we swap out the heater for a speaker and the thermometer for a microphone or ear in the above analogy, the speaker would have a certain sound power level and the microphone or ear will pick up the corresponding sound pressure level at a certain distance from the speaker.



When sound power levels are discussed further in this report, they relate to the noise level of the source and are not related to a noise level at a certain distance from the source, e.g. they relate to the sound energy of skateboard wheels contacting the skate park. Sound power levels for a noise source are always higher than sound pressure levels at a distance away from the noise source as the sound gets quieter the further away it is measured or heard.

The purpose of utilising sound power levels in acoustics is an accurate prediction of sound pressure levels at a variety of distances can only be completed with sound power levels in real-world environments.

3.4 Sound Level Reduction and Perceptibility

There is a discrepancy between how sound is heard by humans and the actual level in decibels, especially when considering the difference between two levels. This is due to the logarithmic scale sound is measured in when using decibels, Table 3.1 provides a comparison of how a reduction in noise levels is perceived by human ears vs the actual acoustic reduction in decibels and the associated percentage change.

Table 3.1- Sound Reduction Perceived Vs Actual Reduction

Decibel Reduction from Original Level (dB)	Acoustic Energy Percentage of Original Level	Perceivable Change
1	80%	No change observable
2	63%	
3	50%	Medium reduction noticeable
4	40%	
5	33%	
6	25%	Large reduction noticeable
7	20%	
8	15.5%	
9	12.5%	Sounds half as loud
10	10%	



4 NOISE SOURCES

Noise sources and sound power data were derived from the previous noise assessment report conducted at the completion of the skate park by Pearu Tetrs (Document Set ID: 3713059) dated the 5th of November 2019.

Noise measurements were conducted on 5 separate days from the 13th to 21st of October 2019. Skateboards, Scooters, Bike and Patron noise were monitored over the assessment period of different use cases. Sound Pressure Levels and octave frequencies levels are presented in Appendix II.

JTA assumes that noise measurements were conducted in accordance with EPA Tasmania's Noise Measurement Procedure Manual.

Due to the noise measurement locations being conducted closer to the Skate Park than the residential dwellings, approximate sound power levels of each measurement was determined based on the measurement location to where the noise source was observed. The distance of the noise source was approximated to a centralised position within the Skate Park and the approximate sound power level was then calculated from that location based on measured sound pressure levels at the measurement location. From the resulting sound power levels of the skate park activity, the sound pressure level was predicted to the noise sensitive receptors. Sound Power Levels are presented in Table 4.1 below.

Table 4.1 – Sound Power Levels of Skate Park Activities

Skate Park Condition	Sound Power Level L_w , dB(A) (Noise Level of Source at Source Location)
1-2 Skateboards & Voices	79
2-3 Skateboards & Voices	92
0-1 Skateboards, 0-1 Scooters & Voices	94
0-2 Skateboards, 0-1 Scooters & Voices	96
2 Skateboards, 3 Scooters & Voices	110
0-2 Skateboards, 2-5 Scooters, 1 Bike & Voices	110
1-5 Skateboards, 5 Scooters, 1 Bike & Voices	106

5 NOISE MODELLING

The skate park's noise emissions were predicted by incorporating the relevant noise sources into a computer noise model prepared for the site. The noise modelling was conducted using the software SoundPLAN which implements the algorithms contained in ISO 9613-1 and ISO 9613-2. The model accounts for the following factors:

- Source sound power levels as specified in Appendix II
- Source directivity, tonality and orientation
- Distance attenuation, including source and receptor heights
- Barrier effects due to fences, structures and other buildings
- Ground effects
- Atmospheric attenuation
- Meteorological effects

The skate park noise model includes the following:

- Skate park structures
- Residential dwellings
- Industrial and commercial buildings not associated with site operations
- Topography of the area
- Ground absorption of the local area
- Noise sources associated with the operation of the site

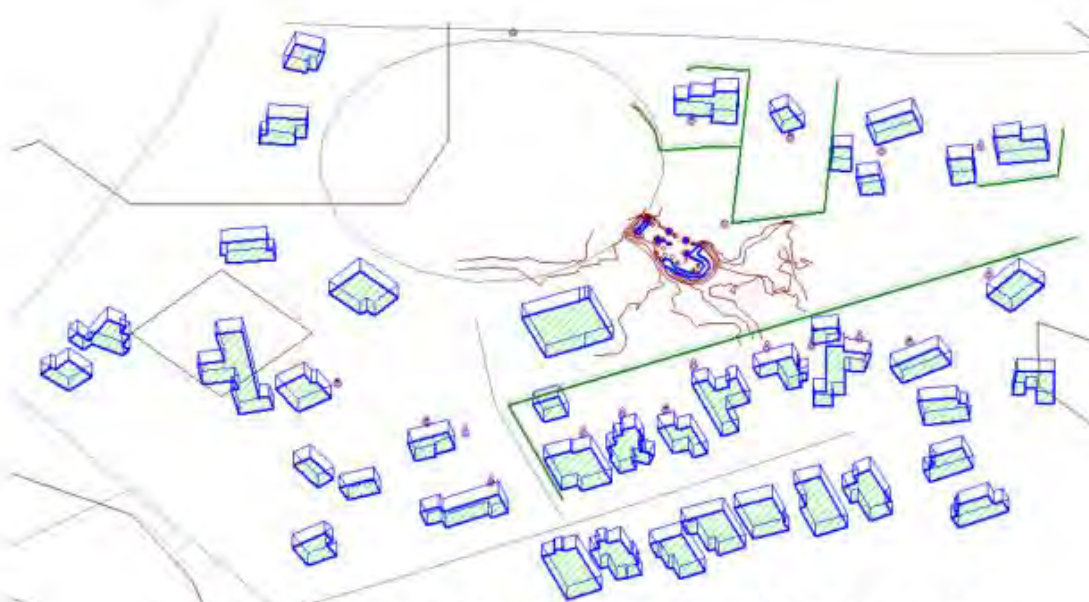


Figure 5.1 – 3D Model Wireframe of South Arm Oval and Skate Park



5.1 Predicted Results for Existing Skate Park

5.1.1 Sleep Disturbance Adopted Criteria

Table 5.1 details the predicted noise levels of the skate park during the night time period to be compared against the sleep disturbance adopted criteria. As the sleep disturbance criteria only applies to the night time period, only two conditions will be assessed, typical and worst-case.

- Typical Conditions: 0-2 Skateboards, 0-1 Scooters & Voices
- Worst-case Conditions: 0-2 Skateboards, 2-5 Scooters, 1 Bike & Voices

It is to be noted that although the worst-case conditions are presented, they are considered very unlikely to occur during the night time period and are not representative of the use of the skate park during the night time period. It is very unlikely the skate park will be utilised during the night time period to the same capacity as the busiest times during the day time period.

Table 5.1 – Predicted Effective Noise Levels at Property Dwelling

Location	Skate Park Conditions	Predicted Noise Level at Dwelling (Sound Pressure Level)	Predicted Level Below Criteria
		L_{max} dB(A)	$L_{max} < 65$ dB(A)
43 Harmony Lane	Typical	57	Yes
45 Harmony Lane		54	Yes
17 Calverton Place		48	Yes
19 Calverton Place		47	Yes
43 Harmony Lane	Worst-case	73	No ¹
45 Harmony Lane		70	No ¹
17 Calverton Place		64	Marginal ²
19 Calverton Place		64	Marginal ²

1 – Worst-case conditions are considered very unlikely to occur during the night time period are included for reference only and not for assessment.

The skate park is predicted to be below the sleep disturbance adopted criteria under typical conditions and the likelihood of causing unreasonable awaking reactions to typical populations is low.

5.1.2 Resource Management & Planning Appeal Tribunal Condition

Due to the skate park already being found to be compliant with all relevant permit conditions, the following comparison of predicted noise levels under a variety of conditions against the Resource Management & Planning Appeal Tribunal Conditions is for reference only.

Skate park effective noise levels were predicted via noise modelling for each of the assessed activities and are presented in Table 5.2 for the existing conditions.



Table 5.2 – Predicted Effective Noise Levels at Property Boundary

Location	Skate Park Conditions	Predicted Effective Noise Level at Boundary (Sound Pressure Level)		Predicted Level Below Criteria	
		L_{eq} dB(A)	L_{max} dB(A)	$L_{eq} < 57$ dB(A)	$L_{max} < 70$ dB(A)
43A Harmony Lane	1-2 Skateboards Voices	46	75	Yes	No
17 Calverton Place		39	69	Yes	Yes
19 Calverton Place		39	69	Yes	Yes
43A Harmony Lane	2-3 Skateboards Voices	52	77	Yes	No
17 Calverton Place		45	71	Yes	No
19 Calverton Place		45	70	Yes	No
43A Harmony Lane	0-1 Skateboards 0-1 Scooters Voices	45	68	Yes	Yes
17 Calverton Place		39	62	Yes	Yes
19 Calverton Place		39	62	Yes	Yes
43A Harmony Lane	0-2 Skateboards 0-1 Scooters Voices	53	84	Yes	No
17 Calverton Place		47	77	Yes	No
19 Calverton Place		47	77	Yes	No
43A Harmony Lane	2 Skateboards 3 Scooters Voices	59	72	No	No
17 Calverton Place		54	69	Yes	Yes
19 Calverton Place		54	68	Yes	Yes
43A Harmony Lane	0-2 Skateboards 2-5 Scooters 1 Bike Voices	59	73	No	No
17 Calverton Place		52	68	Yes	Yes
19 Calverton Place		51	68	Yes	Yes
43A Harmony Lane	1-5 Skateboards 5 Scooters 1 Bike Voices	56	81	Yes	No
17 Calverton Place		49	74	Yes	No
19 Calverton Place		49	74	Yes	No

6 NOISE MITIGATION OPTIONS

A study of three noise mitigation design options provided by Clarence City Council were modelled to determine their effectiveness in reducing the noise emitted to nearby residences.

The three design options utilise the acoustic principle of attenuating noise by impeding transmission via physical barriers. The three designs are listed below and detailed in sections 6.1, 6.2 & 6.3:

- Option 1 – Earth Berm with Paling Lap Fence
- Option 2 – Earth Berm with Vegetation Screen
- Option 3 – Sound Attenuation Wall

Illustrated in figure 6.1 is the indicative location of the earth berm used in Options 1 & 2 shaded in green.



Figure 6.1 – Indicative location Option 1 & 2 earth berm.

6.1.1 Option 1 – Earth Berm with Paling Lap Fence

- 2 metre high earth by 13 metre wide earth berm surrounding the lower half of the skate park.
- At the peak of the earth berm, a 1.2 metre high paling lap fence for further noise attenuation will block the line of sight from the top of the skate park to the dwelling.

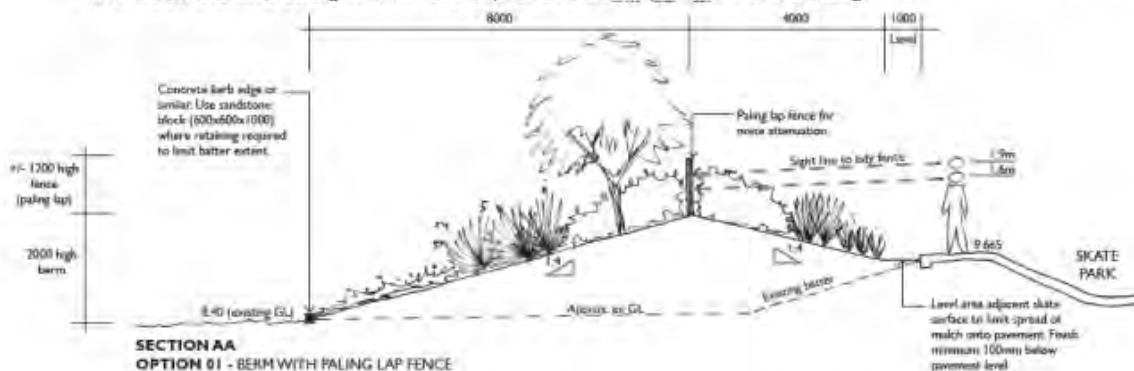


Figure 6.2 – Option 1: Section Earth Berm with Paling Lap Fence

6.1.2 Option 2 – Earth Berm with Vegetation Screen

- 2 metre high earth by 13 metre wide earth berm surrounding the lower half of the skate park.
- Planted batter with small to medium trees lining the slope facing adjacent dwellings and smaller planted batter along the slope facing the skate park.

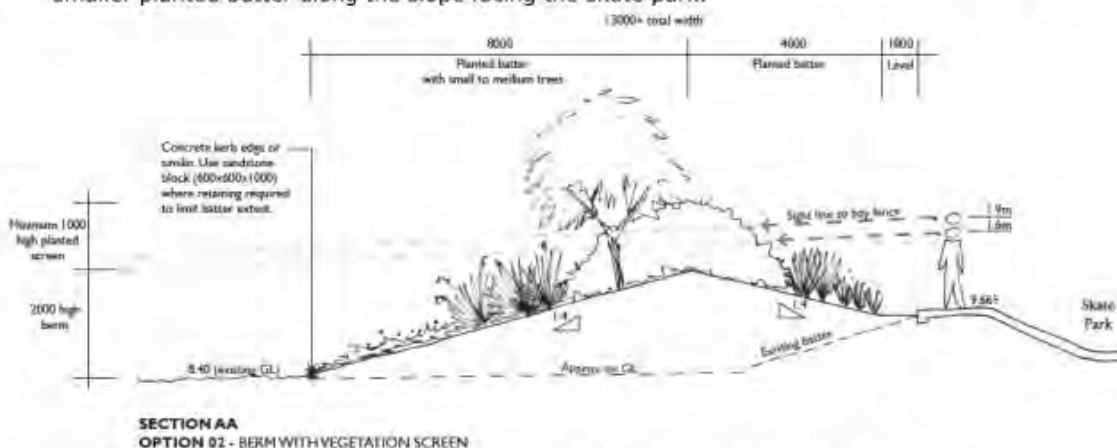


Figure 6.3 – Option 2: Section Earth Berm with Vegetation Screen

6.1.3 Option 3 – Sound Attenuation Wall

- A 3.5 metre high 'curved wall' will be erected around the parameter of the skate park (illustrated in figure 6.5 on the following page).
- Construction of an acoustic wall would consist of a perforated metal skin with an open area ranging between 10 – 30 % and is placed with the perforated side perpendicular to the noise source. A Rockwool or glass wool infill is placed between the perforated skin and a solid metal backing skin.

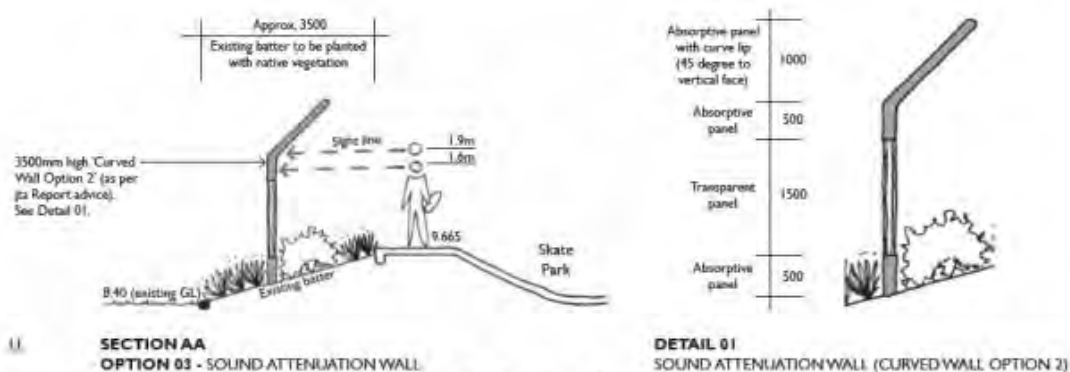


Figure 6.4 – Option 3: Section Sound Attenuation Wall



Figure 6.5 – Option 3: Attenuation Wall Location

6.2 Noise Mitigation Option Reductions

6.2.1 Typical Noise Levels

The reductions offered from each design option under typical noise levels are presented in Table 6.1 with a comparison to the base noise levels.

Table 6.1 - Noise Mitigation of Noise Walls (Typical)

Location	Noise Level Reduction (dB)			
	Base Noise Level (Typical)	Option 1	Option 2	Option 3
3 Calverton Pl	40	38 (-2)	40 (-0)	36 (-4)
7 Calverton Pl	39	37 (-2)	38 (-1)	37 (-2)
11 Calverton Pl	49	43 (-6)	48 (-1)	43 (-6)
13 Calverton Pl	51	46 (-5)	49 (-2)	45 (-6)
15 Calverton Pl	50	46 (-4)	50 (0)	44 (-6)
17 Calverton Pl	48	44 (-4)	48 (0)	43 (-5)
19 Calverton Pl	48	43 (-5)	47 (-1)	43 (-5)
21 Calverton Pl	48	45 (-3)	47 (-1)	44 (-4)
23 Calverton Pl	49	44 (-5)	48 (-1)	44 (-5)
25 Calverton Pl	48	42 (-6)	46 (-2)	39 (-9)
43 Harmony Lane	57	57 (-0)	57 (0)	49 (-8)
45 Harmony Lane	54	53 (-1)	54 (0)	48 (-6)
55 Harmony Lane	50	45 (-5)	48 (-2)	46 (-4)
65 Harmony Lane	43	37 (-6)	40 (-3)	36 (-6)
Average Reduction		4	1	6

6.2.2 Worst-case Noise Levels

The reductions offered from each design option was calculated to the surrounding residences and is detailed in Table 6.2. The worst-case noise profile was used to simulate the period of greatest disturbance to sleep and other relaxation periods.

Table 6.2 – Noise Mitigation of Noise Walls (Worst Case)

Location	Noise Level Reduction (dB)			
	Base Noise Level (Worst Case)	Option 1	Option 2	Option 3
3 Calverton Pl	55	54 (-1)	56 (+1)	52 (-3)
7 Calverton Pl	53	53 (0)	54 (+1)	56 (+3)
11 Calverton Pl	64	59 (-5)	64 (0)	58 (-6)
13 Calverton Pl	66	62 (-4)	65 (-1)	64 (-2)
15 Calverton Pl	66	62 (-4)	66 (0)	62 (-4)
17 Calverton Pl	64	60 (-4)	64 (0)	60 (-4)



Location	Noise Level Reduction (dB)			
	Base Noise Level (Worst Case)	Option 1	Option 2	Option 3
19 Calverton Pl	64	59 (-5)	63 (-1)	59 (-5)
21 Calverton Pl	64	61 (-3)	63 (-1)	62 (-2)
23 Calverton Pl	66	60 (-6)	64 (-2)	62 (-4)
25 Calverton Pl	63	58 (-5)	62 (-1)	55 (-8)
43 Harmony Lane	73	72 (-1)	72 (-1)	67 (-6)
45 Harmony Lane	70	69 (-1)	70 (0)	64 (-6)
55 Harmony Lane	63	60 (-3)	62 (-1)	63 (0)
65 Harmony Lane	59	53 (-6)	56 (-3)	53 (-6)
Average Reduction		3.3	1	3.7

7 DISCUSSION

Several noise mitigation options were investigated as possible solutions to reduce the noise emissions from the skate park. Noise modelling of each option was conducted to predict the effectiveness of the design. A worst-case scenario used to simulate the duration when the noise would be most disturbing and have the greatest effect on sleep and other relaxation periods.

Noise modelling of Option 1's earth berm and paling lap fence proved that the design provides medium to high reduction at most dwellings. The addition of the paling lap fence demonstrates the advantage of obstructing the line of sight between the skate park users and the surrounding dwellings, thus blocking a direct line of noise transmission as well.

Predicted results of Option 2's design with its similar earth berm design as Option 1 and addition of vegetation, indicates the acoustic transparency and the lack of efficiency that foliage has on attenuating noise transmissions. Although there was some noise attenuation, the average reduction is far less than the other two options. It is also to be noted that at two locations the effective noise levels increased by 1 decibel and is likely due to the noise flanking of the earth berm. This increase would also be barely noticeable by the receiver.

Option 3 results show it provided the greatest average reduction compared to the other two designs. The engineered design and incorporation of acoustic panelling, transparent opening and flanged upper section has proven that this option considers acoustic characteristics such as flanking and direct transmission and adsorption through the body wall. It was however expressed by Clarence City Council that due to the physical construction of the acoustic wall and its use of perforated metal would pose as a potential safety risk that warranted further investigation on its feasibility outside of this report. Thus the alternative design such as Option 1 may be considered preferable over option 3 due to its more simplistic design, lower construction cost and less visual impact compared with option 3.

The study of the three design option under typical and worst-case condition also indicates that Options 1 and 3 offers significant noise reductions that the effective noise levels at the dwellings along Calverton Place are below the sleep disturbance criteria of L_{MAX} 65 dB(A). Thus, less disturbance to sleep and improved respite times.



Noise Mitigation Study
Clarence City Council – South Arm, TAS

8 30 Years of Independent Tailor-Made Advice

JTA is one of Australia's leading independent workplace consultancies. For 30 years we've helped businesses manage their occupational health, safety and noise requirements. We pride ourselves on our ability to understand a client's needs and provide tailor-made advice. Our team of specialist consultants offer pragmatic recommendations based on innovative scientific solutions and legislative compliance. Creating healthy, safe and productive workplaces is what we do every day.



APPENDIX I – Glossary of Terms

ABL	The Assessment Background Level (ABL) is the single figure background level representing each assessment period (daytime, evening and night-time) for each day. It is determined by calculating the 10th percentile (lowest 10 percent) background level (L_{A90}) for each period.
Adverse meteorological conditions	Meteorological conditions under which noise propagation is enhanced. This typically includes the presence of wind and temperature inversions.
A-weighting	Refers to an adjustment made to the noise level reading to take into account the tonal composition of a noise relative to the ear's response to the various tones that make up the noise. A-weighting is done to make sure that the noise level reading properly reflects the loudness of the noise as perceived by the "average" human ear.
dB(A)	Decibel level with an applied A-weighting.
dB(Lin)	Decibel level with a Linear weighting i.e. no frequency weighting applied.
Decibel, dB	Decibel is a logarithmic unit used to describe the ratio of a signal level relative to a reference level and is used to describe sound pressure and sound power magnitudes.
L_1	The L_1 level is the noise level which is exceeded for 1% of the sample period. During the sample period, the noise level is below the L_1 level for 99% of the time.
L_{10}	The L_{10} level is the noise level which is exceeded for 10% of the sample period. During the sample period, the noise level is below the L_{10} level for 90% of the time. The L_{10} is a common noise descriptor for environmental noise and road traffic noise.
L_{50}	The L_{50} level is the noise level which is exceeded for 50% of the sample period. During the sample period, the noise level is below the L_{50} level for 50% of the time.
L_{90}	The L_{90} level is the noise level which is exceeded for 90% of the sample period. During the sample period, the noise level is below the L_{90} level for 10% of the time. This measure is commonly referred to as the background noise level.
L_{eq}	The equivalent continuous sound level (L_{eq}) is the energy average of the varying noise over the sample period and is equivalent to the level of a constant noise which contains the same energy as the varying noise environment. This measure is also a common measure of environmental noise and road traffic noise.



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L_{max}	The maximum noise level over a sample period is the maximum level, measured on fast response, during the sample period.
L_n	The level exceeded for N% of the monitoring time.
Neutral meteorological conditions	Meteorological conditions under which no enhancements to noise propagation are presents, i.e. temperature inversions and windy conditions.
RBL	The Rating Background Level (RBL) for each period is the median value of the ABL values for the period over all of the days measured. There is therefore an RBL value for each period – daytime, evening and night-time.
Sound Power Level (SWL)	A logarithmic measure of source acoustic power expressed in dB. The sound power level is fixed and inherent to the source similar to how electric power is inherent to an electrical device. The resulting sound pressure level due to a given sound power level is dependent on various environmental factors such as distance, acoustic shielding, meteorological factors etc.
Sound Pressure Level (SPL)	The sound pressure level is the logarithmic measure of the sound pressure measured at a specific point. Specifically it is the logarithmic ratio of the reference pressure to the pressure of interest. The reference pressure is equivalent to the smallest fluctuation in pressure human ears can typically sense as sound. The intention of the SPL is to provide a measure of the sound pressure typically experienced by human ears.
Stability Class	The system of classifying atmospheric stability using considerations of solar radiation, surface wind speed, cloud cover and temperature lapse rate. The scale ranges from A (strongly unstable) to F (moderately stable)
Temperature Inversion	An atmospheric condition when the temperature gradient in the air is inverted so that sound waves are refracted in the air back towards the ground, enhancing the distance over which noise propagates.

The following table presents example activities with their typical sound pressure level in dB(A).

Sound Pressure Level dB(A)	Example Activity
120	Jet aeroplane take off at 100m
110	Amplified rock concert
100	Pneumatic drill/jackhammer at 1 metre
80	Heavy vehicle passes close by
60	Normal conversation at 1 to 2 metres
40	Quiet business office
20	Quiet bedroom at night
0	Threshold of hearing



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APPENDIX II- SOUND PRESSURE LEVEL DATA & STATISTICALS

Attachment 5

E13

Spectral analysis of measured noise

Date	13/10/2019		16/10/2019		17/10/2019		19/10/2019				21/10/2019				
Location	Loc 2	Loc 3	Loc 2	Loc 3	Loc 2	Loc 2	Loc 2	Loc 3	Loc 3	Loc 3	Loc 3	Loc 3	Loc 3	Loc 2	Loc 3
Time	13:54	14:23	14:31	14:51	18:23	18:41	16:22	16:40	17:04	17:22	18:08	18:25	18:45	19:05	19:24
Duration	18.5 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min
Activity	3 skb + 3 scoot + voices	4 scoot + voices	No users	No users	3 scoot + voices	No users	1-5 skb + 5 scoot + 1 bike + voices	0-2 skb + 2-5 scoot + 1 bike + voices	3-4 skb + 1-4 scoot + 0-1 bike + voices	2 skb + 3 scoot + voices	0-2 skb + 1 scoot + voices	0-1 skb + 0-1 scoot + voices	0-2 skb + voices	2-3 skb + voices	0-2 skb + 0-1 scoot + voices
Measure	Leq	Leq	Leq	Leq	Leq	Leq	Leq	Leq	Leq	Leq	Leq	Leq	Leq	Leq	Leq
Overall A	49.2	44.4	39.0	39.0	46.7	38.2	57.1	52.9	53.3	54.2	48.0	39.8	44.8	51.3	47.7
C	62.7	55.1	62.9	51.0	56.8	47.7	71.3	70.3	65.3	70.2	53.8	51.5	52.0	58.6	53.6
Octave Hz 31.5	60.8	52.3	59.8	48.4	54.1	45.1	69.8	68.0	62.8	68.0	48.7	48.2	48.7	55.7	47.5
63	53.7	44.8	49.9	45.8	47.1	42.5	60.8	57.6	53.0	58.1	47.9	44.9	44.9	47.1	44.7
125	44.1	45.1	43.1	45.6	44.7	33.1	50.3	50.8	47.4	49.2	45.3	45.5	46.8	41.5	47.1
250	38.2	32.6	36.8	31.4	35.5	31.7	45.1	47.8	43.8	45.5	37.3	35.4	36.2	41.8	38.2
500	43.7	37.3	34.0	30.7	39.2	32.0	50.4	48.4	45.7	46.4	46.3	33.8	35.3	44.6	47.1
1k	44.8	41.8	34.5	32.5	42.4	33.7	52.3	48.4	47.2	46.8	43.4	33.0	34.6	46.9	43.5
2k	43.4	36.5	30.0	33.5	39.9	31.6	50.6	45.7	46.4	45.6	40.5	32.0	36.3	45.6	38.1
4k	39.3	33.6	28.7	31.6	39.0	29.6	49.2	43.0	47.3	49.5	31.6	33.9	41.4	42.0	31.2
8k	30.4	22.7	26.9	17.5	32.7	22.8	44.4	36.1	41.0	44.7	23.0	23.9	32.9	33.2	22.3

Attachment 5

E8

Measurements and statistical analysis of noise over 15-18.5 min periods, dB(A)

Date	13/10/2019		16/10/2019		17/10/2019		19/10/2019				21/10/2019				
Location	Loc 2	Loc 3	Loc 2	Loc 3	Loc 2	Loc 2	Loc 2	Loc 3	Loc 3	Loc 3	Loc 3	Loc 3	Loc 3	Loc 2	Loc 3
Time	13:54	14:23	14:31	14:51	18:23	18:41	16:22	16:40	17:04	17:22	18:08	18:25	18:45	19:05	19:24
Duration	18.5 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min
Samples	11100	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000
Activity	3 skb + 3 scoot + voices	4 scoot + voices	No users	No users	3 scoot + voices	No users	1-5 skb + 5 scoot + 1 bike + voices	0-2 skb + 2-5 scoot + 1 bike + voices	3-4 skb + 1-4 scoot + 0-1 bike + voices	2 skb + 3 scoot + voices	0-2 skb + 1 scoot + voices	0-1 skb + 0-1 scoot + voices	0-2 skb + voices	2-3 skb + voices	0-2 skb + 0-1 scoot + voices
Lmax	72.9	76.8	55.7	64.5	70.1	58.9	83.1	68.9	74	71.5	78.7	62.7	69.6	77	76.8
L0.1	65.6	60.8	48.0	57.1	63.8	53.6	73.3	65.0	67.2	67.3	73.2	55.8	65.4	72.0	72.8
L1	59.3	51.9	43.8	49.7	57.9	48.2	68.1	59.8	62.0	63.2	50.3	49.9	55.6	62.4	52.4
L5	54.3	46.9	42.1	41.6	52.6	42.6	62.1	56.0	58.2	59.9	44.3	43.9	48.6	55.8	45.6
L10	51.9	44.5	41.1	39.0	49.8	40.3	59.3	54.6	56.5	57.8	41.9	41.2	45.4	52.3	42.5
L50	44.5	37.8	38.3	35.4	40.0	35.4	52.1	51.8	50.0	50.7	38.0	36.6	38.2	44.2	38.2
L90	39.0	34.8	36.0	33.3	35.4	32.6	46.4	49.8	47.2	47.9	36.0	34.6	35.1	40.3	35.8
L95	37.8	34.2	35.1	32.8	34.4	32.1	45.3	49.4	46.5	47.2	35.5	34.1	34.5	39.2	35.4
L99	36.0	32.8	33.2	32.0	32.9	31.2	43.8	48.9	45.6	46.4	34.6	33.5	33.5	37.1	34.8
Lmin	33.2	31.0	31.5	31.1	31.1	29.2	42.0	47.7	44.4	45.1	33.8	32.3	32.0	35.6	33.8
Leq A	49.2	44.4	39.0	39.0	46.7	38.2	57.1	52.9	53.3	54.2	48.0	39.8	44.8	51.3	47.7

The first measurement on 19/10/2019 met the Leq = 57 dB(A) threshold due in part to strong breeze interacting with the adjacent tree



Noise Mitigation Study
Clarence City Council – South Arm, TAS

APPENDIX III- SKATE PARK CONSTRUCTION DRAWINGS

SOUTH ARM SKATE PARK



PROPOSED LOCATION
OF NEW FACILITY.

DRAWING INDEX

NO.	DRAWING TITLE
19013_CD000	Title Page and Drawing Index
19013_CD001	General Notes
19013_CD010	Existing Conditions Plan
19013_CD011	Demolition Plan
19013_CD012	Site Plan
19013_CD100	Grading Plan
19013_CD101	XY Coordinate Plan
19013_CD102	Dimension Plan
19013_CD103	Surface Finishes Plan
19013_CD104	Concrete Joint Plan
19013_CD105	Coping Plan and Section Key
19013_CD200	Sections 01
19013_CD300	Details 01
19013_CD301	Details 02

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RICHMOND VIC 3121 AUSTRALIA
0438 3366 9999 FAX 03 9486 9086
WWW.CONVIC.COM

CLIENT
CLARENCE CITY COUNCIL
26 BURLING STREET

PROJECT
SOUTH ARM SKATE PARK
21 HARMONY LANE, SOUTH ARM, TAS.

DRAWING TITLE
TITLE PAGE & DRAWING INDEX

SCALE
NTS

DRAWN
CM

CHECKED
MH

DIRECTOR
JUT

LEGEND
NTS
LENGTHS ARE IN METRES

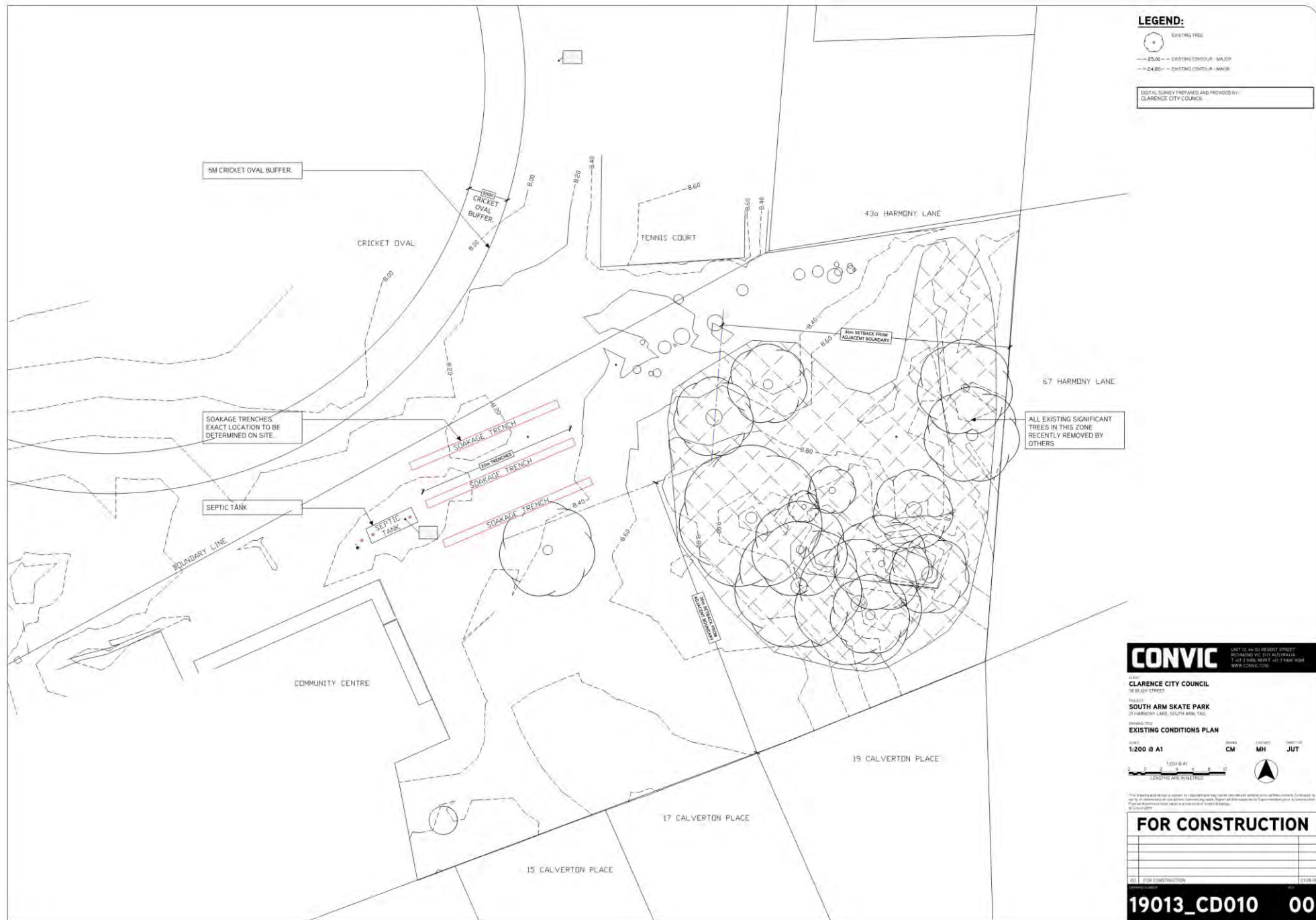
This drawing and design is subject to copyright and may not be reproduced without prior written consent. Comparison to any other drawings or plans before construction work. Report all discrepancies to Superintendent prior to construction.
Figures dimensions to be taken in preference to table drawings.
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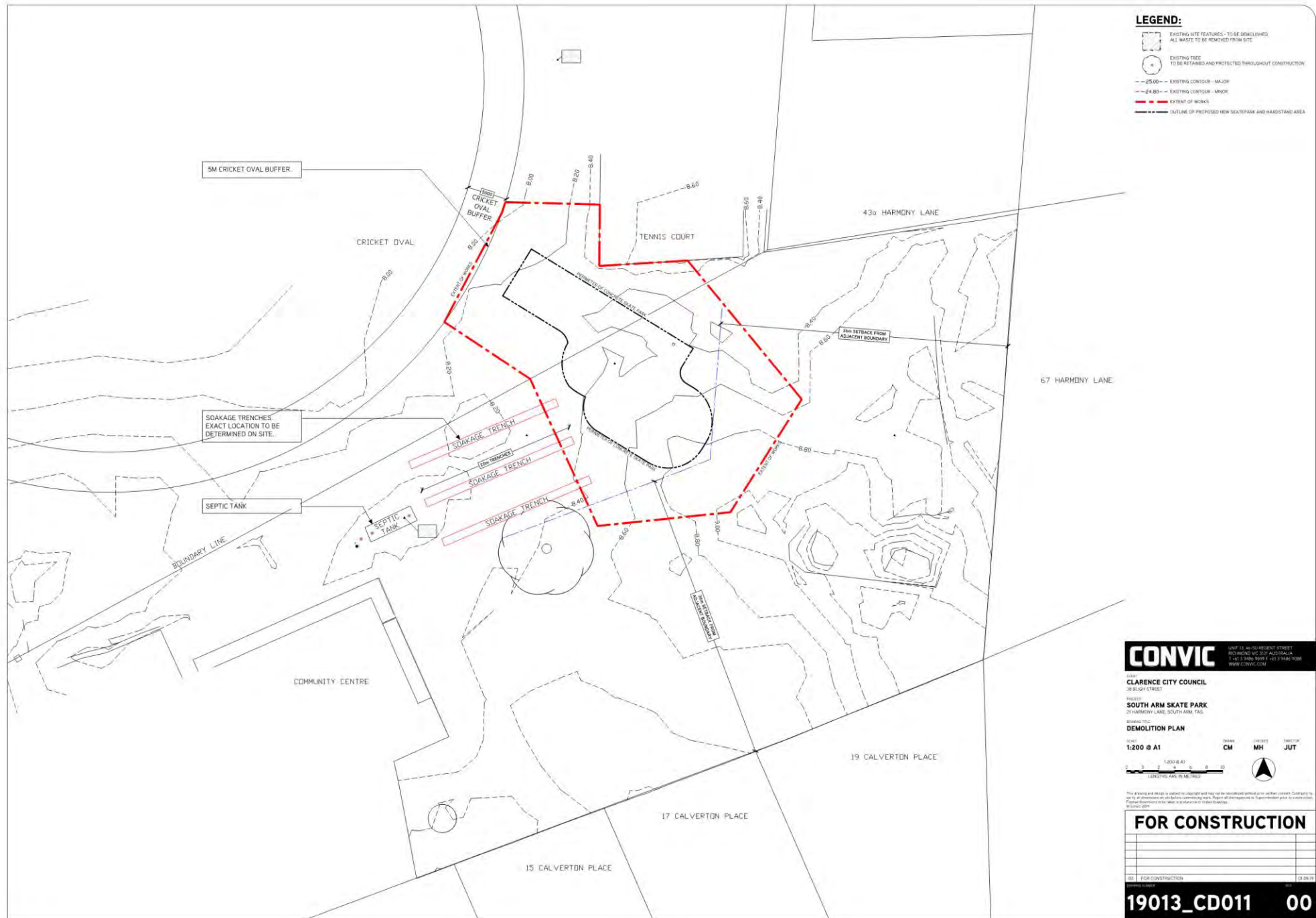
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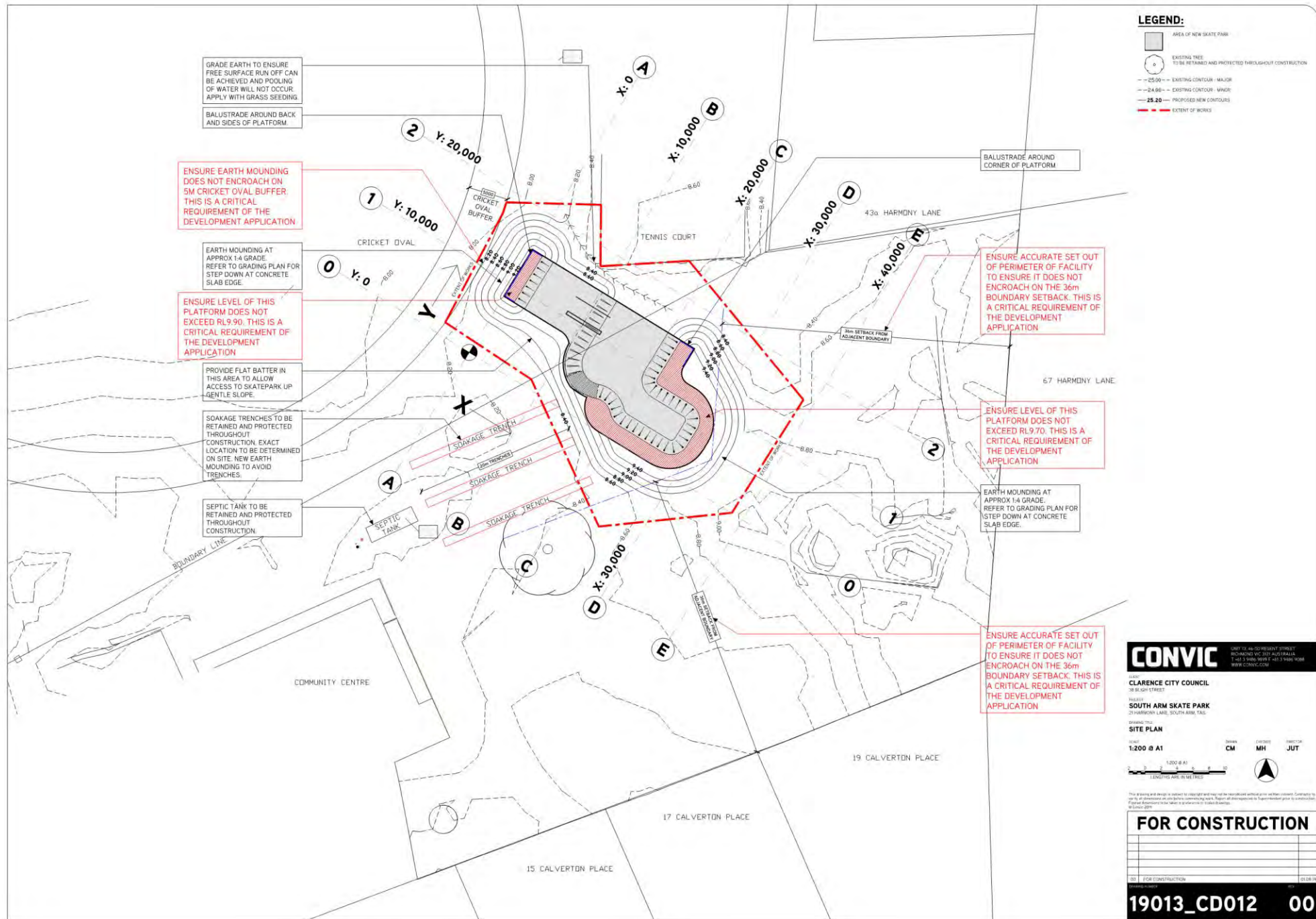
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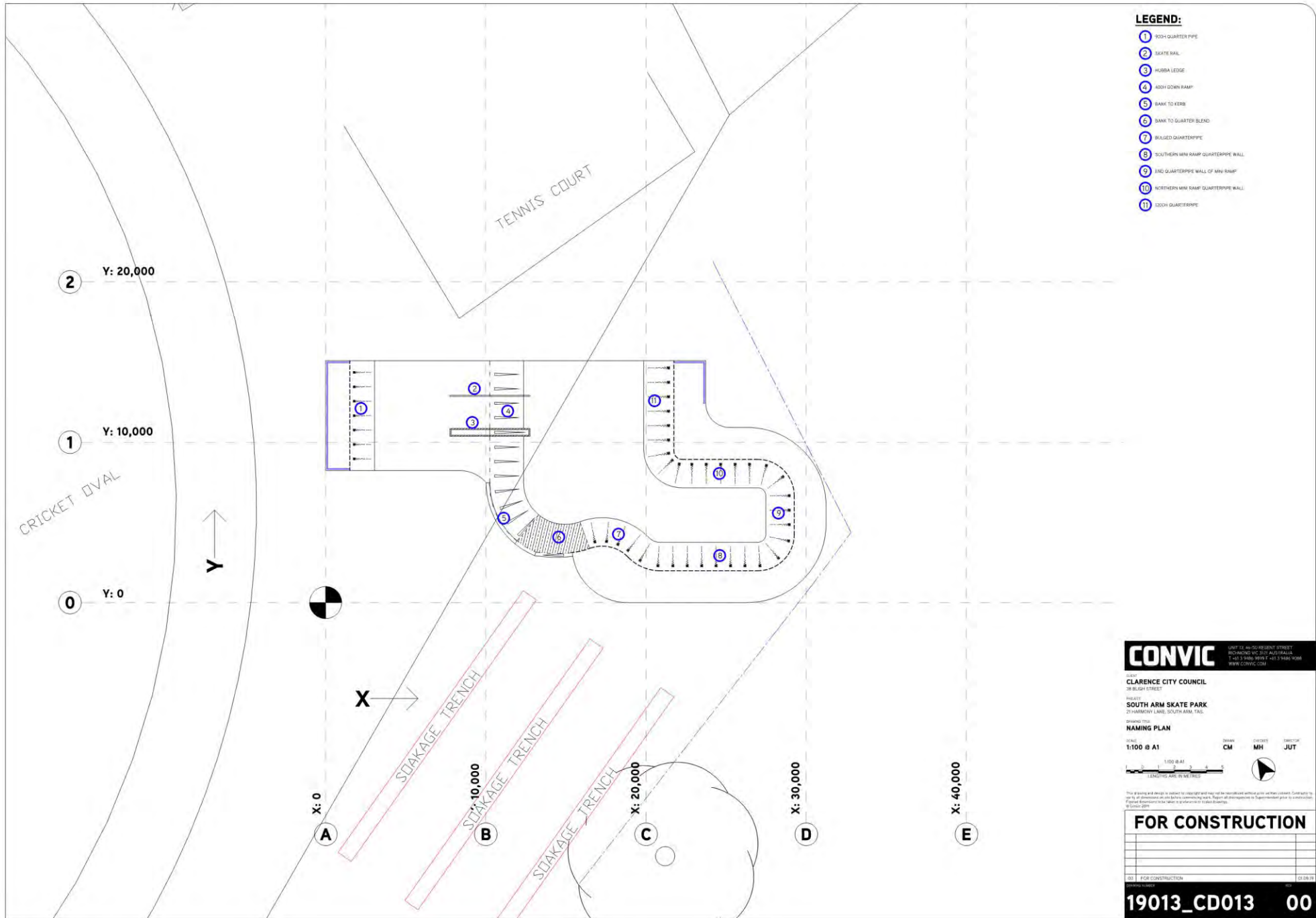


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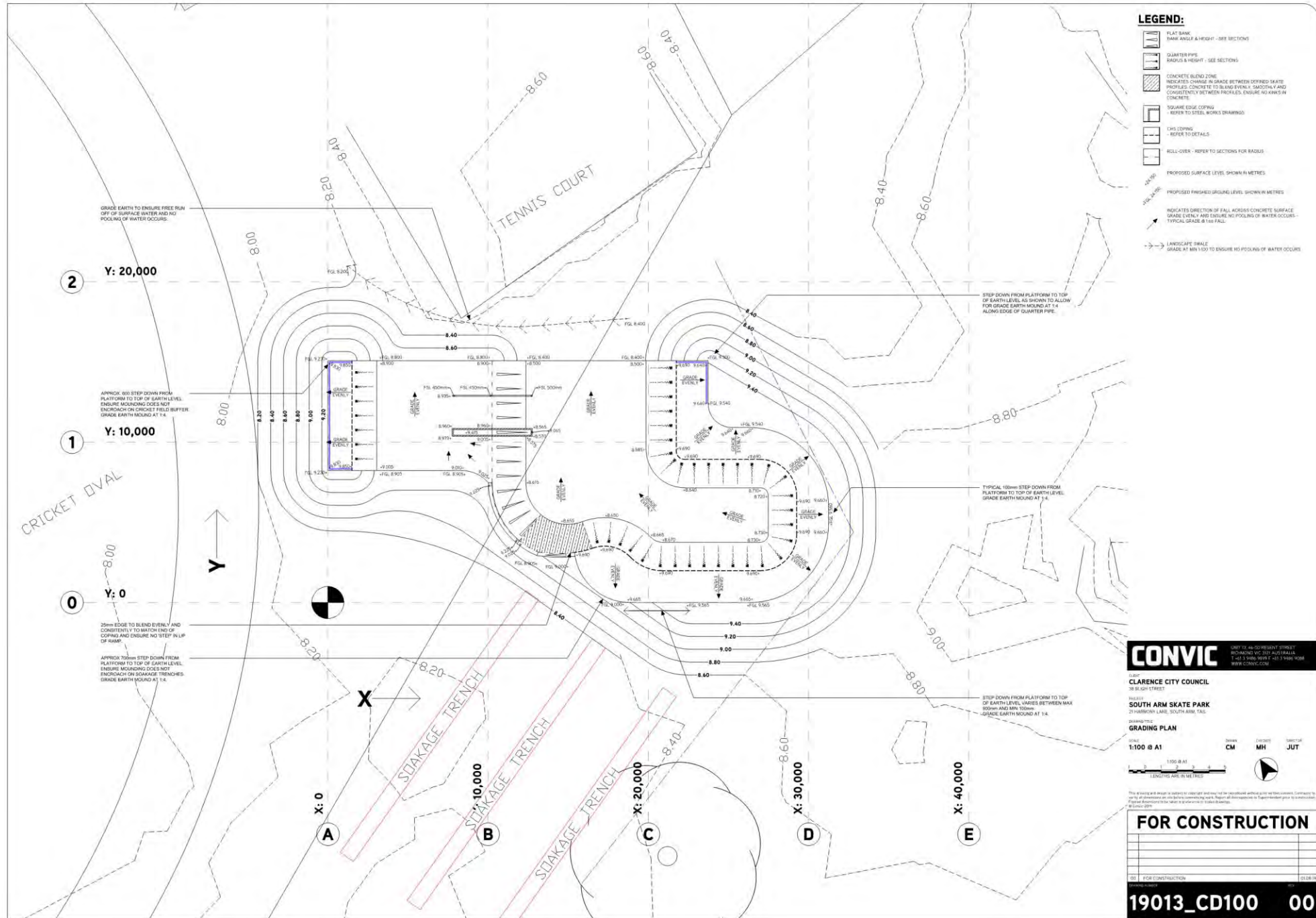




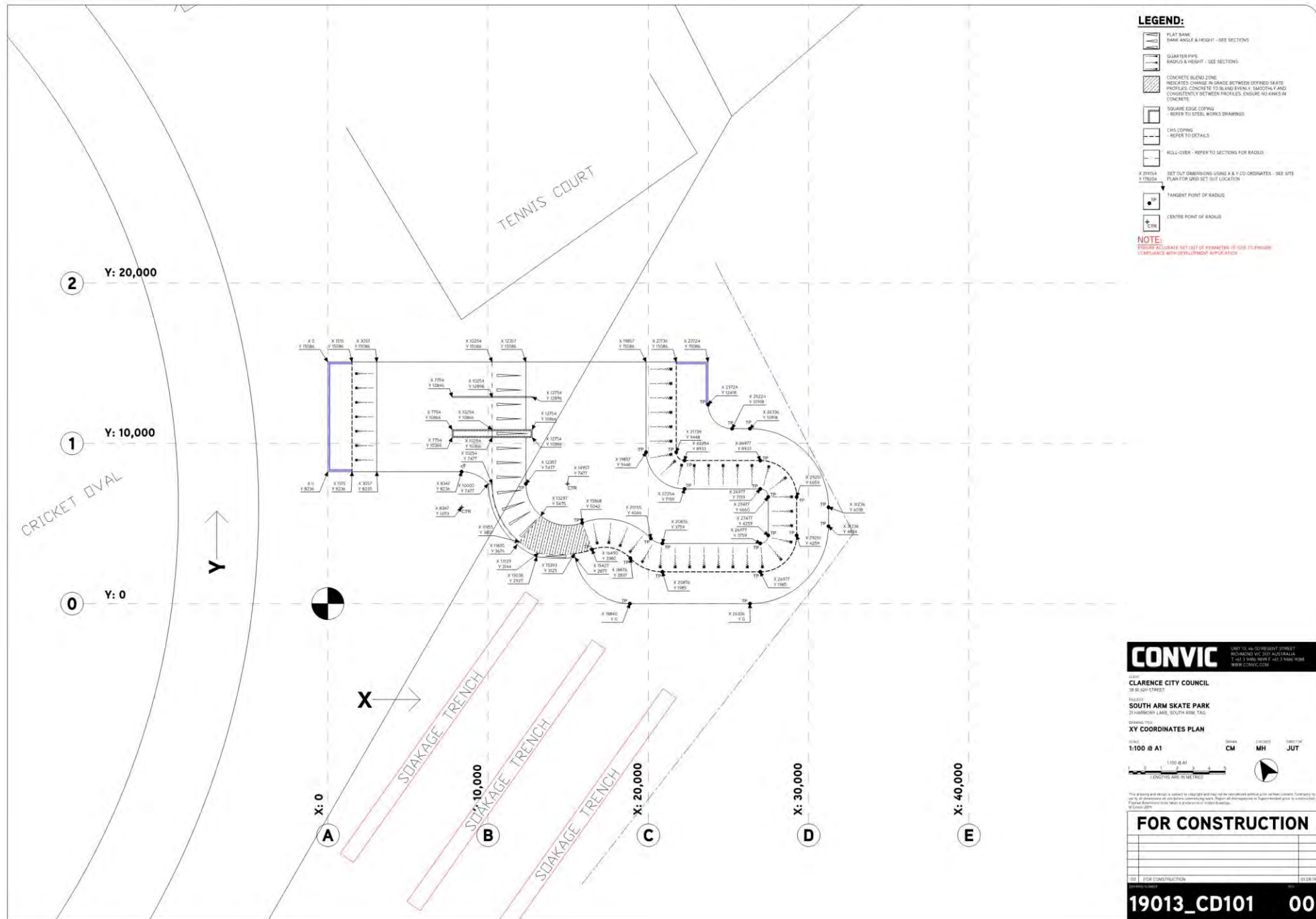
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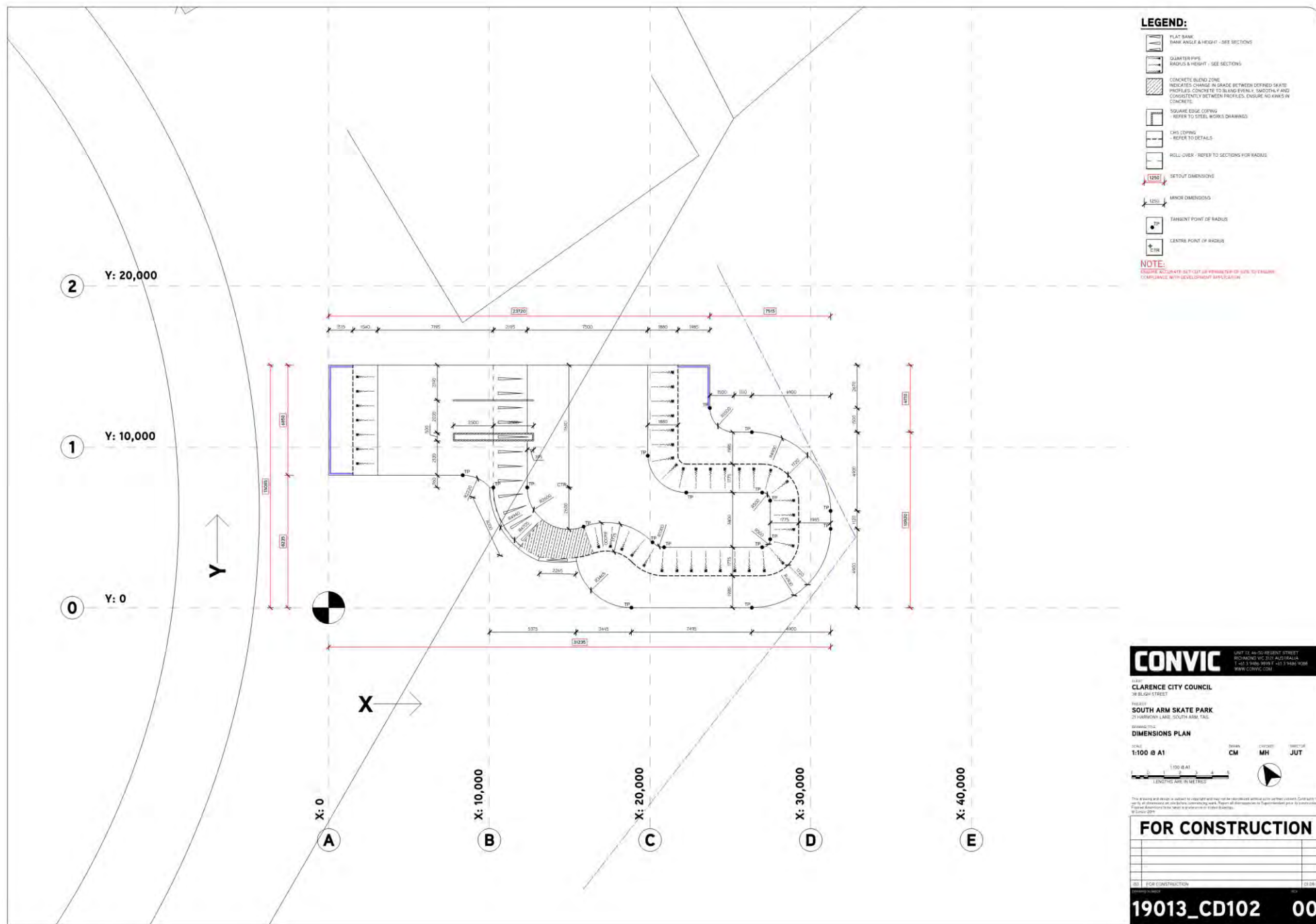
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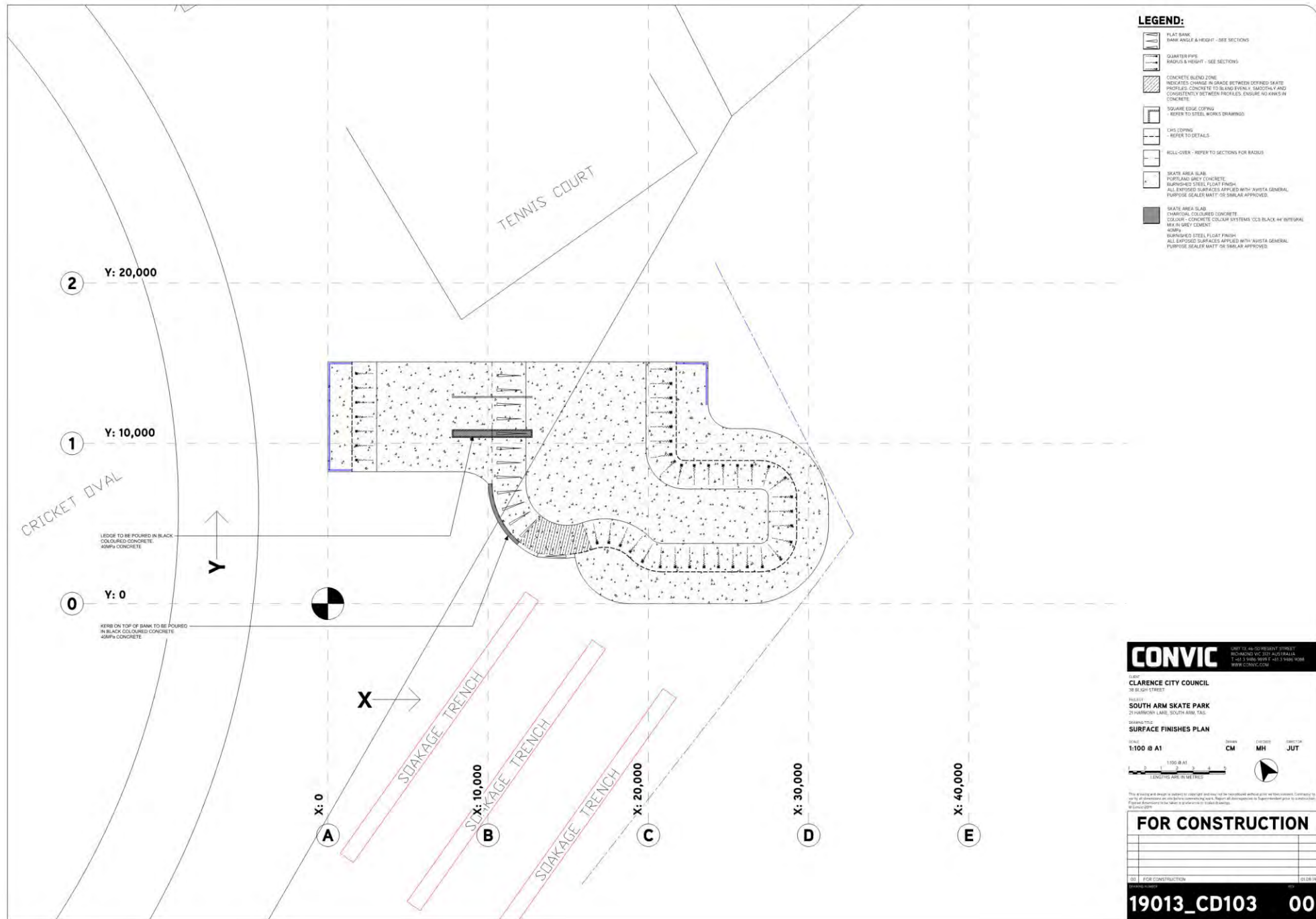
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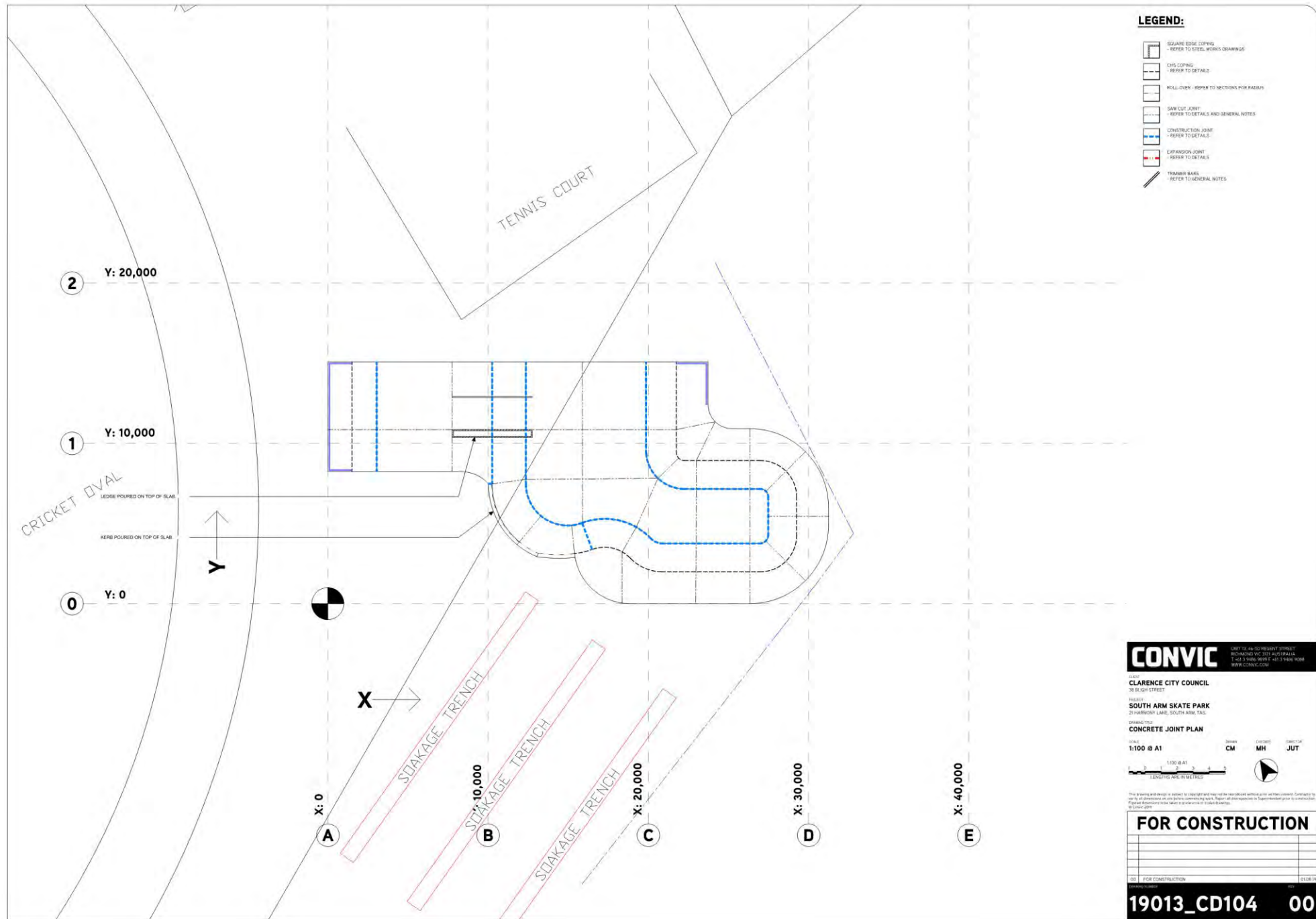
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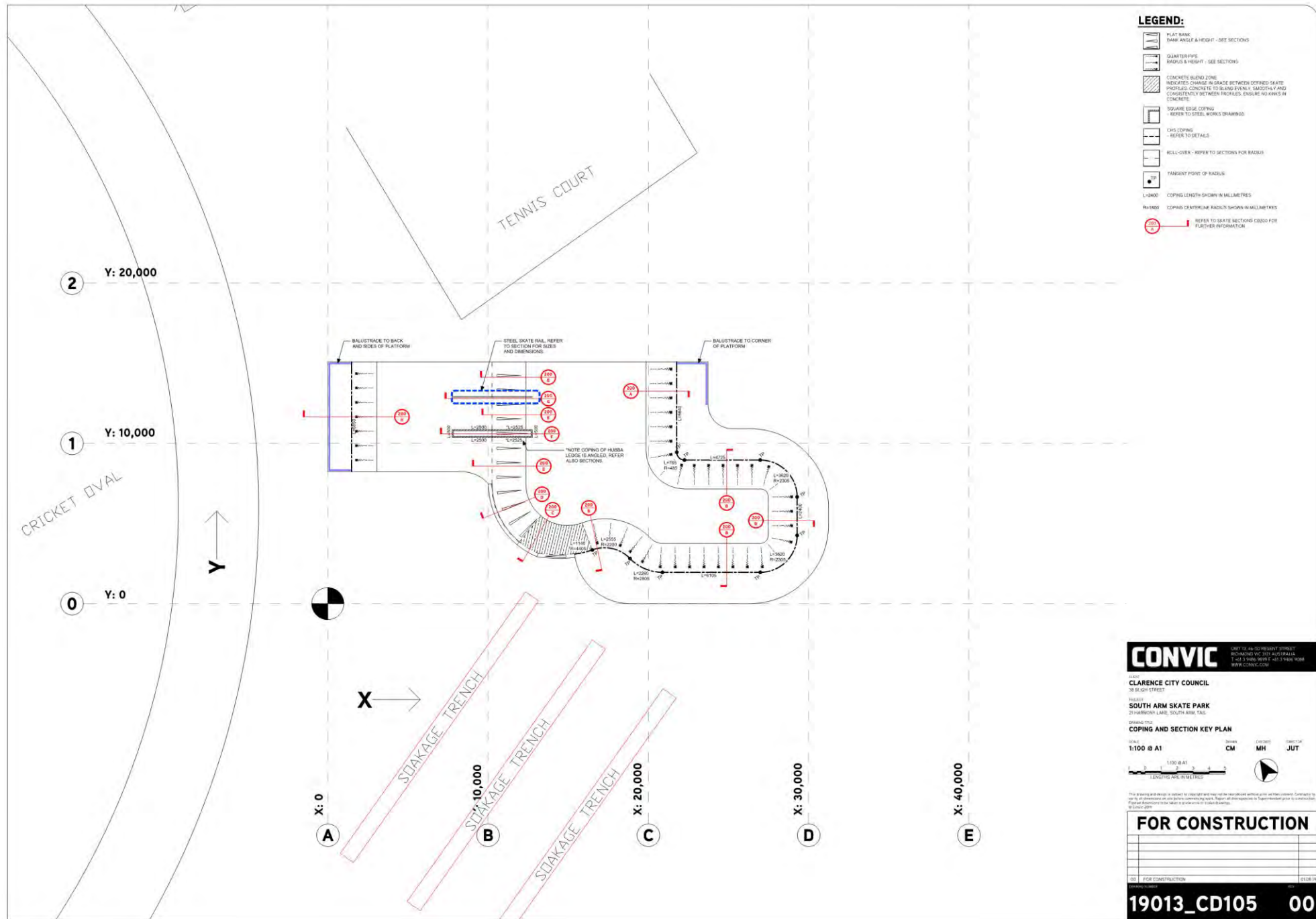


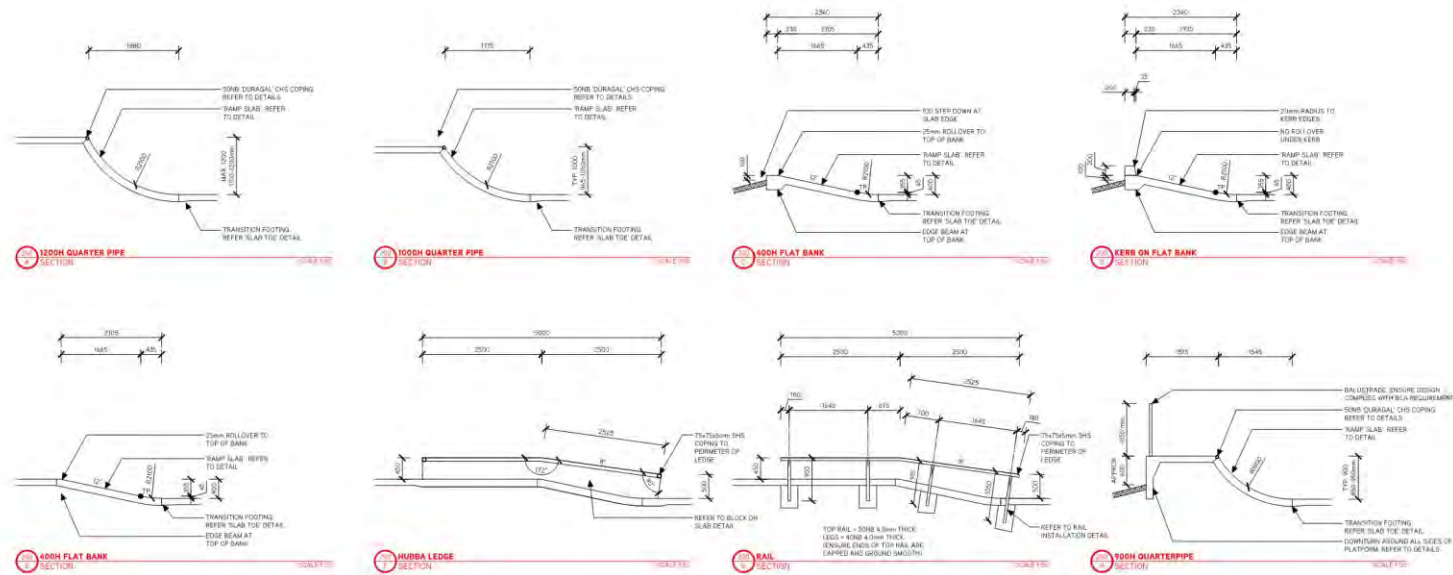
Attachment 5



Attachment 5







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CLIENT: **CLARENCE CITY COUNCIL**
 180 STREET

PROJECT: **SOUTH ARM SKATE PARK**
 180 STREET, SOUTH ARM, TAS

CONTRACT: **SECTIONS 01**

SCALE: **1:50 @ A1**

DESIGN: **CM** CHECKED: **MH** DRAWN: **JUT**

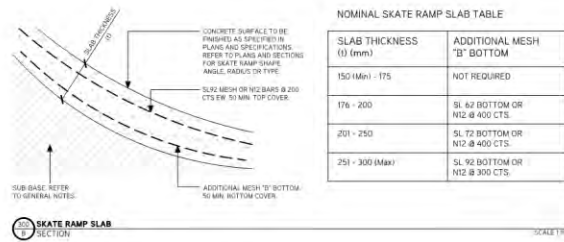
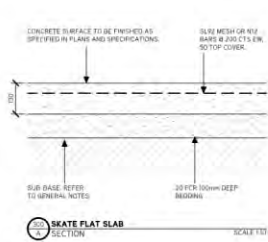
180 @ A1
 0 10 20 30 40 50
 METERS

This is a preliminary design and is subject to change and may not be used for construction without the approval of the client. It is not to be used for construction without the approval of the client. It is not to be used for construction without the approval of the client.

FOR CONSTRUCTION

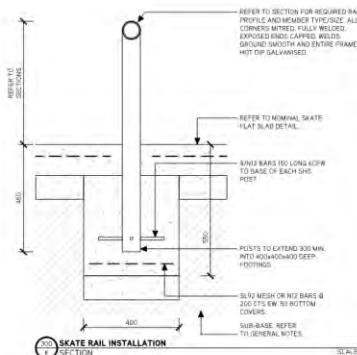
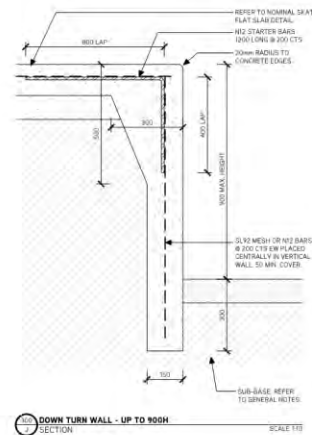
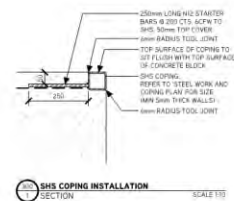
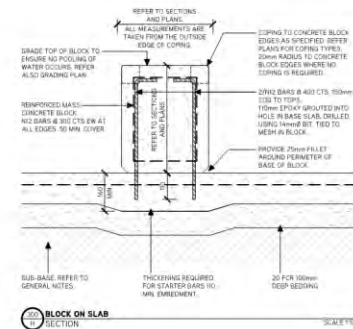
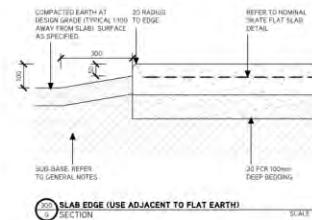
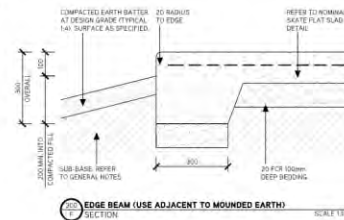
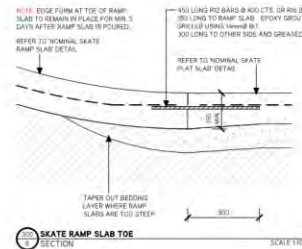
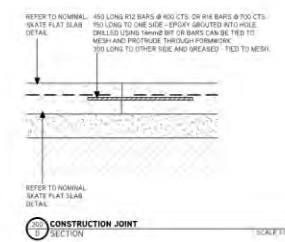
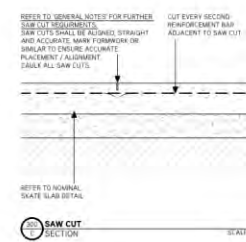
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19013_CD200 00



NOMINAL SKATE RAMP SLAB TABLE

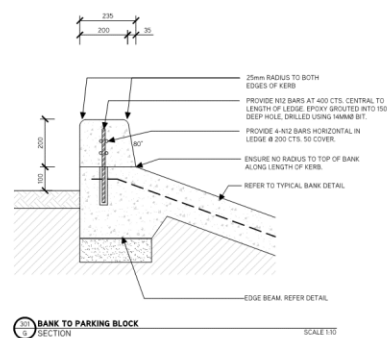
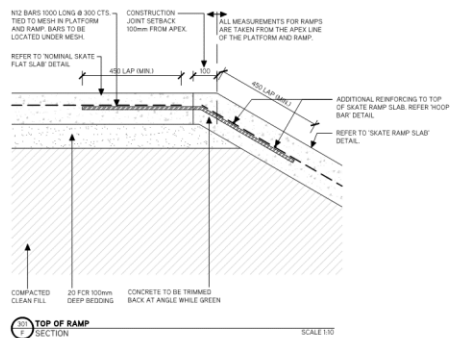
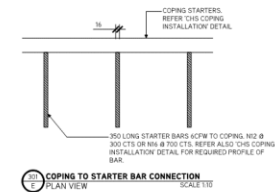
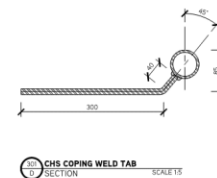
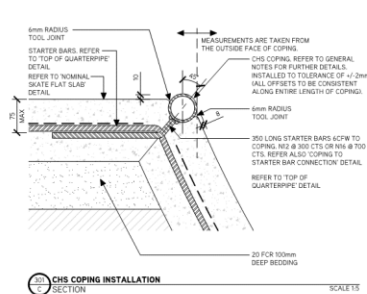
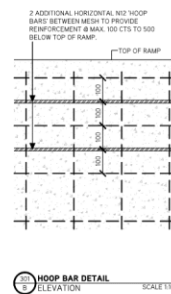
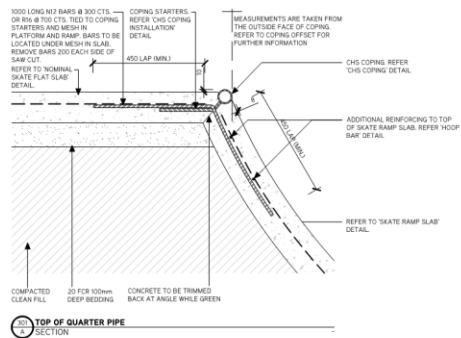
SLAB THICKNESS (mm)	ADDITIONAL MESH 'B' BOTTOM
150 (Min) - 175	NOT REQUIRED
176 - 200	SL 62 BOTTOM OR N12 @ 400 CTS
201 - 250	SL T2 BOTTOM OR N12 @ 400 CTS
251 - 300 (Max)	SL 92 BOTTOM OR N12 @ 300 CTS



CONVIC
CLARENCE CITY COUNCIL
38 ELGIN STREET
SOUTH ARM SKATE PARK
CLARENCE CITY COUNCIL
DETAILS 01
SCALE: As Shown
CM MH JT
LENGTHS ARE IN METRES

FOR CONSTRUCTION
19013_CD300 00

Attachment 5

[illegible]

Attachment 6

Proposed men's shed location

Council has received a preliminary proposal from the South Arm Peninsula Men's Shed Inc. for a men's shed to be built on council land at South Arm Oval. The men's shed is shown as legend item 7 on the South Arm Oval Design Review Plan (area plan shown below).

The proposed men's shed is larger in size and in a different location to the small shed shown on the current Master Plan (January 2018). We are seeking community comment on the proposal in relation to its revised location and size.

Council does not have any further detail on the proposed activities to be conducted in the men's shed, however any future Development Application will need to satisfy all the relevant criteria of the Planning Scheme prior to final approvals.



1. Do you support the development of a men's shed in the location shown on the South Arm Oval Design Review Plan? *

☐ Yes

☐ No

2. Do you have any further comments regarding the men's shed proposal?

Please add your comment here...

Save & continue

Skate park noise mitigation options

The South Arm Skate Park was opened in September 2019 and is fully compliant with all conditions of the associated Planning Permit. As a result, noise mitigation measures were not included in the current Master Plan (January 2018).

However, we acknowledge the ongoing concern from community members about the noise made by skateboards hitting the ground (i.e. noise impact) in the skate park. In response, we have decided to further investigate options for reducing the visual and noise impacts of the skate park on nearby residents.

We are seeking to find out through this consultation process which option the community believes to be the most appropriate form of noise mitigation for the site.

Council has worked in consultation with acoustic consultants JTA to analyse three options for reducing noise generated by the skate park.

These included:

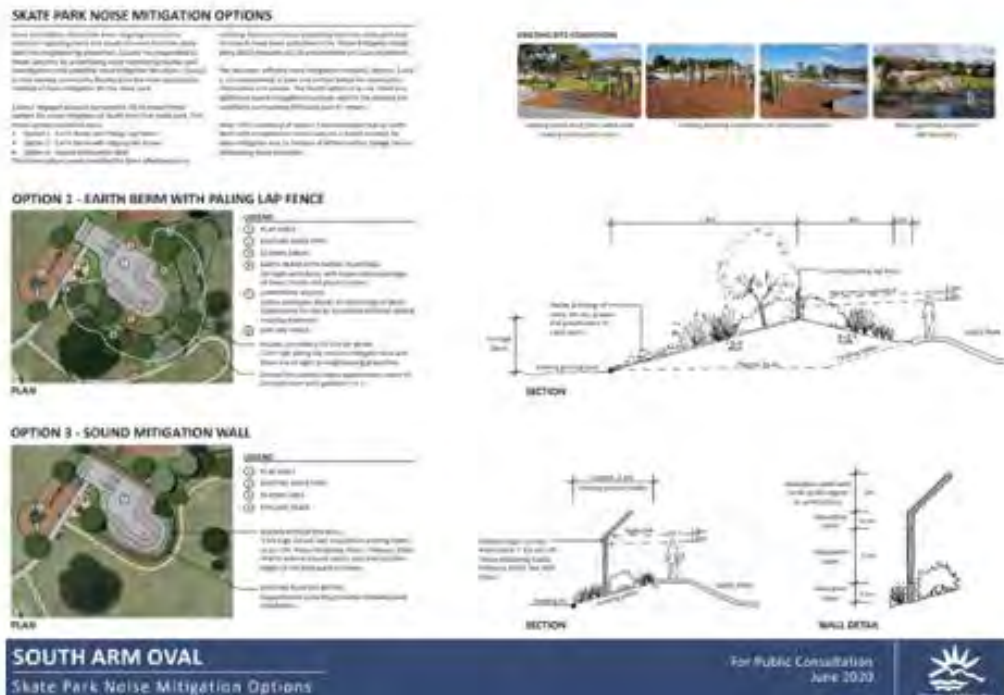
Option 1: Earth berm* with paling lap fence (see below graphic)

Option 2: Earth berm* with vegetation screen

Option 3: Sound mitigation wall (see below graphic)

*An earth berm is defined as a mound or bank of earth, used especially as a barrier.

The fourth possible option is to not undertake any additional noise mitigation works and for the existing site conditions and planting to remain in its current form.



To view in more detail, please click [here](#).

Attachment 6

Please note: Through the assessment process, option two was shown to provide very little noise mitigation and in some cases, resulted in an increase in noise impacts on some properties. For clarity, option two has been left in the report but will not be available for selection in the survey given its potential to worsen noise impacts on nearby residents.

Each option for consideration has varying impacts on the visual appearance, passive surveillance (an environment where people can see and be seen through casual observation), function and layout of the south-east corner of the site. As such, these factors should be closely considered by the community when assessing the suitability of each option.

Supporting documents available for download in the Document Library:

- 'Noise Mitigation Study' May 2020 prepared by JTA – this provides an assessment of each noise mitigation option, including an estimation of the level of noise mitigation (dB) offered by each option.
- The 'South Arm Oval Skate Park Noise Mitigation Options' plan – provides further layout and visual detail in both plan and section views for options one and three.

3. Which noise mitigation option do you believe is the most appropriate for the site? *

- ☐ Earth berm with paling lap fence
- ☐ Sound mitigation wall
- ☐ No additional noise mitigation works (existing conditions to remain)

4. Do you have any additional comments?

Please add your comment here...

Attachment 6

Children's play space design

Council intends to build a new play space in the area represented by legend item 1 on the South Arm Oval Design Review Plan (area plan shown below). The play space will be of a local scale – intended to service the immediate local community only – and provide play opportunities for children of all ages and abilities.

In order to design a play space and select play equipment to best suit the local community, we would like to know how your family plays and what activities they like to do at the park and playground.



Please note: The playground equipment indicated on the South Arm Oval Revised Master Plan is a suggestion only and the final selection of play equipment styles and layouts will be decided following a review of the feedback received during this consultation.

Attachment 6

5. Pick your child/children's top five favourite play activities when visiting a play space.

- | | |
|--|--|
| <input type="checkbox"/> Swinging | <input type="checkbox"/> Sliding |
| <input type="checkbox"/> Spinning (eg. roundabout) | <input type="checkbox"/> Rocking (eg. rocking animals) |
| <input type="checkbox"/> Riding or scooting (eg. on a bike from home) | <input type="checkbox"/> Nature play (eg. boulders, river rocks, logs, natural planting, creek beds) |
| <input type="checkbox"/> Jumping and bouncing (eg. trampoline) | <input type="checkbox"/> Climbing (eg. nets and walls) |
| <input type="checkbox"/> Balancing (eg. beams and stepping stones) | <input type="checkbox"/> Hide-away (eg. cubby houses and quiet spaces) |
| <input type="checkbox"/> Gliding (eg. flying fox) | <input type="checkbox"/> Digging (eg. sand pit) |
| <input type="checkbox"/> Game / play panels (eg. OXO) | <input type="checkbox"/> Rolling (eg. hills and mounds) |
| <input type="checkbox"/> Crawling / Clamber (eg. tunnels and boulders) | <input type="checkbox"/> Discovering (eg. clues and trails) |
| <input type="checkbox"/> Hanging (eg. bars and frames) | <input type="checkbox"/> Playable art (eg. sculptures to interact with) |
| <input type="checkbox"/> Socialising (eg. social seating areas) | <input type="checkbox"/> Ball play (eg. soccer, football) |

6. Are there any other play activities or features that should/should not be included in the play space?

Please add your comment here...

7. What other supporting infrastructure does your family need to enjoy a visit to the park? (For example: seating, shade, accessible footpaths, bike racks, picnic tables, etc.)

Please add your comment here...

11.5.3 CLARENCE PLAINS MASTER PLAN – OCTOBER 2020**EXECUTIVE SUMMARY****PURPOSE**

To consider the appointment of MODE and C Change Sustainable Solutions to prepare the Clarence Plains Master Plan.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026 is relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

There will be two stages of consultation conducted during Stage 1:

- Council, Government and Emergency Services; and
- Community groups, business and industry partners.

FINANCIAL IMPLICATIONS

The MODE and C Change Sustainable Solutions fee proposal totals \$118,715 (excluding GST) for Stages 1 and 2.

There is \$59,700 (excluding GST) remaining within the 2019-2020 Passive Recreation Operational Works Budget for the Clarence Plains Master Plan implementation. This is insufficient funds to complete the Clarence Plains Master Plan and therefore approval is sought to reallocate funding from Clarence Youth Centre to the Clarence Plains Master Plan, the amount of \$65,000 (Excl GST). Making a total of \$124,700 (excluding GST) available for the development of the Clarence Plains Master Plan.

RECOMMENDATION:

- A. That Council approves the reallocation of funds from Clarence Youth Centre for the amount of \$65,000 (excluding GST) to the Clarence Plains Master Plan project. Making a total of \$124,700 (excluding GST) for the development of the Clarence Plains Master Plan.
- B. That Council authorises the General Manager to approve through Council's Procurement Procedure the appointment of MODE and C Change Sustainable Solutions to develop the Clarence Plains Master Plan for the amount of \$118,715 (excluding GST).

NB: A decision on this Item requires an absolute majority of council.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Mission Australia commissioned MODE and C Change Sustainable Solutions to prepare the Clarendon Vale and Rokeby Master Plan 2014.

- 1.2.** Outcomes of the 2014 project were:
- established One Community Together and Trail Bike Working Groups;
 - precursor for the green space pathway connection and development of Social Heart Park;
 - upgrading and additional housing; and
 - community programs.
- 1.3.** The outcomes of the 2014 project and knowledge held by MODE and C Change Sustainable Solutions are proposed to form the basis for the development of the Clarence Plains Master Plan.
- 1.4.** Since 2014, there has been significant housing growth in the Clarence Plains area with Rokeby and Clarendon Vale suburbs becoming conjoined with the new suburbs of Glebe Hill, Oakdowns and other major subdivision estates currently under construction.
- 1.5.** Population of the Clarence Plains area is 6,290 (ABS 2016) with residential housing at 2,861 and estimated residential vacant lots at approximately 3,751.
- 1.6.** Council allocated \$65,000 in the 2018/2019 Annual Plan for concept plans for the redevelopment of the Rokeby Youth Centre. The concept plan for the centre is dependent on the outcomes of the Clarence Plains Master Plan which may identify a different location and functionality for the centre.
- 1.7.** A presentation for the development of the Clarence Plains Master Plan was provided to Aldermen at its Workshop held on Monday, 28 September 2020.

2. REPORT IN DETAIL

- 2.1.** Council has adopted funds for the development of a Clarence Plains Master Plan. The development of the plan will be a multifaceted study to investigate future housing stock potential, community and social development and strategic planning for the long-term use of council land and facilities.

The work requires a wide range of experience and skill-sets and is far different to a standard site specific master plan.

2.2. During August 2020, MODE and C Change Sustainable Solutions worked with Corporate Executive officers on a study proposal for the development of the Clarence Plains Master Plan, included in **Attachment 1**. Building upon Modes' previous 2014 work to a wider physical area, this is considered a cost-effective proposal.

2.3. The scope of work is to include the suburbs/localities of Rokeby, Clarendon Vale, Glebe Hill and Oakdowns and including major subdivisions within and adjoining the study area.

2.4. The aims and objectives are:

- develop strategic partnerships that lead to improved social and community outcomes;
- creating an authentic identity and sense of community;
- identifying opportunities for improving and expanding housing stock through infill and wider housing choice;
- consultation to engage the community and key stakeholders;
- strategic direction for the development of public open space (future active and passive recreation facilities), management and connectivity;
- planning of community infrastructure and land use; and
- opportunities to improve amenity through improved streetscape and open spaces.

2.5. The methodology and fee proposal for the development of the Clarence Plains Master Plan is to be in two stages.

1. Scoping Stage – involving four main phases at \$56,515.00 excluding GST (17 weeks)
2. Master Plan – involving two main phases at \$62,200.00 excluding GST (10 weeks)

Total Fees: \$118,715.00 (excluding GST)

2.6. Stage 1 - Scoping Stage will include:

- analysis of all background information;
- define the issues;
- identify opportunities;
- benefit analysis;
- stakeholder consultation;
- establish working group; and
- recommendations

There will be two stages of consultation conducted during Stage 1

- Council, Government and Emergency Services; and
- Community groups, business and industry partners.

2.7. Stage 2 – Master Plan will include:

- synthesis and strategic framework; and
- Master Plan.

2.8. The outcomes of the proposed Master Plan are intended to include:

- identification of what community facilities are required (including the location and function of the Clarence Youth Centre) and where best to locate them;
- understanding of open space requirements/needs of the community to recommend local, district and regional parks;
- plan indicating recommended usage of council's available passive and open space in the study area;
- plan indicating major pathways across the suburbs to provide improved long term connectivity;
- understand whether council needs to change residential densities;
- assessment of the activity centres whether they meet current needs or identifying future potential;
- Work with One Community Together to identify programs to enhance community health and well-being; and

- for council officers to develop long term strategic partnerships with key stakeholders.

3. CONSULTATION

3.1. Community Consultation Undertaken

During the Mission Australia commissioned 2014 Clarence Plains Master Plan consultation was conducted with key stakeholders and community groups.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Not applicable.

3.4. Further Community Consultation

The MODE and C Change Sustainable Solutions proposal includes two stages of consultation as part of the study. Community consultation will be undertaken in accordance with a developed consultation plan as outlined below and consistent with Council's Community Engagement Policy 2020.

- **Consultation Plan**

A community and stakeholder engagement plan will be prepared by MODE, with council officers' input.

- **Consultation Aim**

To engage the local public, stakeholders and businesses on the future needs for the area.

- **Communication Engagement Tools**

In accordance with Clause 8 of the Community Engagement Policy 2020 and subject to the final consultation plan, this consultation is likely to use Councils Have Your Say, advertising and social media platforms.

- **Consultation Timing**

The study proposal includes two phases of consultation.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2016-2026 under the Liveability has the following Strategy to: *"Develop and implement a public open space network including quality public spaces, parks, reserves and tracks and trails."*

4.2. Council's Strategic Plan 2016-2026 under Connectivity has the following Strategy to: *"Facilitate residents being connected to the community by having access to resources and opportunities to participate in community activity, employment, volunteering and lifelong learning."*

4.3. Council's Strategic Plan 2016-2026 under Land Use Planning and Urban Design has the following Strategy to: *"Enhance the attractiveness, vibrancy and accessibility of activity centres and community hubs through urban design and liveability projects and local area plans, including improvements to pedestrian orientated access."*

5. EXTERNAL IMPACTS

The aim of a Clarence Plains Master Plan is to provide council with a strategic plan to assist planning, social and community development and asset management capital program delivery to have a beneficial impact on the community.

6. RISK AND LEGAL IMPLICATIONS

The General Manager has delegation under Council's Procurement Procedure 2015 to approve purchases under \$150,000 (GST Exclusive) where it can be established that alternative purchase options are not suitable or do not provide value for money. Given the significance of the Clarence Plains Master Plan, it is considered appropriate that Council endorse the appointment of MODE and C Change Sustainable Solutions to the project, as well as the funding reallocation.

7. FINANCIAL IMPLICATIONS

- 7.1.** The MODE and C Change Sustainable Solutions fee proposal totals \$118,715 (excluding GST) for Stages 1 and 2.
- 7.2.** There is \$59,700 (excluding GST) remaining within the 2019-2020 Passive Recreation Operational Works Budget for the Clarence Plains Master Plan implementation.
- 7.3.** This is insufficient funds to complete the Clarence Plains Master Plan as proposed. Therefore, approval is sought to reallocate funding from concept plan design project for the Clarence Youth Centre to the Clarence Plains Master Plan in the amount of \$65,000 (excluding GST). This project cannot proceed until the Master Plan work is complete. This fund is in the Capital program and the funds can be later capitalised with the development of the youth centre.
- 7.4.** Therefore, making a total of \$124,700 (excluding GST) available for the development of the Clarence Plains Master Plan.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

- 9.1.** The work undertaken by MODE and C Change Sustainable Solutions for the Mission Australia commissioned study undertaken in 2014 provides a base from which to develop an integrated Clarence Plains Master Plan.
- 9.2.** Reallocation of funds within the current budget is required to provide sufficient funds to complete the Clarence Plains Master Plan by MODE and C Change Sustainable Solutions.

Attachments: 1. MODE Fee Proposal (41)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES



20471 CLARPMP_SEPTMBER 2020

CLARENCE PLAINS MASTERPLAN - SCOPING STUDY PROPOSAL

CONTRACT NO. PDS-04896-GE-001



CONTENTS

Executive Summary	3
Introduction	4
Scope understanding & Knowledge	4
- Scope & Study Area	5
- Aims & Objectives	7
- Review of Previous Reports & Strategies	8
Innovation Capitalisation™	9
- What It Is	8
- How We Do It	8
- Pillars of Design	9
Methodology	11
- Methodology - Scoping Study Methods & Deliverables	11
- Consultation	11
- Detailed Methodology	12
Proposed Organisational Chart	14
Relevant Experience	15
Claredon Vale Rokeby	15
Sustainable Woolloomooloo	16
King's Beach Master Plan	17
Kawana Waters Community	18
Appendix - Project Team Personnel	19
MODE - Curriculum Vitae	20
C Change Sustainable Solutions - Sub Consultant Capability	28

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EXECUTIVE SUMMARY

The purpose of this investigative scoping study is to develop a Clarence Plains Master Plan, which provides the strategic direction for social and community development, redevelopment of community facilities, review and strategic direction for public open space and related infrastructure, and land use in the Clarence Plains Area. The challenge is to integrate older suburbs with new developing areas in a seamless socially connected manner. To ensure optimum benefit for the community there is a need to address the social and economic issues as well as the physical outcomes.

The previous Master Plan prepared by MODE and CChange Sustainable Solutions commissioned by Mission Australia in 2014 for The Clarence Plains Master Plan identified the following themes as a priority:

- Employment & Education
- Sports & Recreation
- Housing
- Landscape
- Safety
- Community
- Connectivity

Through considerable community consultation the measurable social and economic benefit outcomes from the Master Plan in particular; Seed to Plate, Laneways, Public Realm, Safety, Trail Bike Program and Housing initiatives.

With the assistance of government and social partnership this work initiated One Community Together, Paddock-to-Plate events, and Grow (Garden Recipes of Our World), Trail Bike Working Group, laneways rework and fencing, all providing social benefit to the community.



The proposed Master Plan is to extend the study area of the previous Master Plan prepared by MODE for Mission Australia to include Glebe Hill and Oakdowns in addition to the previous study area of Rokeby and Clarence Vale, with the plan to consider planned major subdivision developments on the fringe.

Through working closely with City of Clarence and engaging with stakeholders, MODE and CChange aim to build on the previous work to provide an integrated Master Plan. The study will be undertaken in 6 phases, which may be broken down into two stages.

Stage 1:

- Strategic Background Analysis,
- Clarify Goals & Capital in Reserve,
- Prepare Evaluation Framework,
- Consultation & Data Collection and Development of a Design Brief

Stage 2:

- Synthesis of Strategic Framework – Quantifying the Benefit and noting intangible benefits
- Master Plan

The proposed Master Plan is to build upon and expand previous initiatives and incorporate Council's strategic direction and action plans and build on existing community partnerships, in a plan with deliverable and measurable outcomes.

INTRODUCTION

We thank the City of Clarence for the invitation to prepare a Scoping Study for the Master Plan for Clarence Plains.

MODE provide our value proposition in response to your invitation to provide a proposal for Master Planning of the extended Study Area of Clarence Plains.

We believe that we are the consultant of first choice for the following reasons:

- MODE, together with C Change Sustainable Solutions, prepared the Master Plan for Clarence Vale and Rokeby for Mission Australia which has delivered measurable outcomes and catalyst for change;
- MODE have the in-house expertise in Master Planning, Urban Planning and Landscape Architecture;
- MODE are a strong national presence with a breadth of resource and support facilities;
- Our highly technical team backed by strong commercial and creative expertise not only to meet the financial and technical aspirations of our Client, but to bring a fresh approach to the design process.

Our commitment is to ensure that the City of Clarence's objectives and program is met by working collaboratively with Council and Project Manager, Planners and stakeholders to deliver a robust and meaningful Master Plan for the Clarence Plains community.

We trust that this is acceptable and that we have demonstrated our understanding of the Project. We are keen to work with Clarence City Council on this important project. Looking forward to your further instruction.



Tim Bloomfield
Melbourne Studio Manager
MODE

SCOPE UNDERSTANDING & KNOWLEDGE

BACKGROUND & KNOWLEDGE

MODE and CChange Sustainable Solutions were commissioned by Mission Australia in March 2014 to create a Scoping Study and Master Plan for the Clarendon Vale and Rokeby communities. The Master Plan was the framework which guided the strategic planning for the Clarendon Vale and Rokeby communities. Through the collaborative input of all stakeholders, the measurable social and economic outcomes of the Master Plan are as follows:



Seed to Plate



Safety



Public realm



Trail bikes



Laneways



Housing

1. Seed to Plate

Enabled funding through the Commonwealth Department of Social Services for community garden, workshops for students and community for planting and education modules using the garden.

2. Safety

One Community Together was created to work under a collective 4 pillar agenda:

- Community life – to create a welcoming, healthy and positive community;
- Community Spaces – to ensure a safe community;
- Community Activities and services – to develop positive activities and environments;
- Community Education & Employment – to deliver workshops & training for employment.

3. Public Realm

- Identification of 10 community priorities for improved community spaces;
- Clean Up Australia Day Events in 2016 & 2017;
- Facebook page focussing on waste management to reduce risk of vehicle dumping;
- Improved ownership and maintenance of public spaces.

4. Trail Bikes

- Trail Bike Working Group convened to consider trail biking issues.
- Delivery of MOTOSAFE program through schools and youth programmes.
- Reduction of trail biking in the community and surrounding areas.

5. Laneways

- Investigation of upgrading, closing out or repurposing a number of laneways.
- Funds secured to commence upgrades to select laneways.

6. Housing

- Upgrade of existing homes.
- New sites identified for new housing development.

PROJECT UNDERSTANDING

We understand that the scope of work is as described in CCC Clarence Plains Master Plan Draft Scope - Council's Requirements The Service - July 2020.

The study area is to include the suburbs of Rokeby, Clarendon Vale, Glebe Hill and Oakdowns – the extent of which is indicated in the following map. The new work is to consider planned major subdivision developments on the fringe of the study area.



AIMS & OBJECTIVES

MODE and our sub-consultant C Change are ideally placed to undertake this work as the earlier work can be expanded and built upon. We believe that the aims and objectives of the 2014 Master Plan can be enhanced with the objectives for a wider integrated long-term Clarence Plains Master Plan.

- Develop strategic partnerships that lead to improved social and community outcomes
- Creating an authentic identity and sense of community
- Identifying opportunities for improving and expanding housing stock through infill and wider housing choice
- Consultation to engage the community and key stakeholders
- Strategic direction for the development of public open space, management and connectivity
- Planning of community infrastructure and land use
- Provision of future active and passive recreation facilities
- Opportunities to improve amenity through improved streetscape and open spaces

From initial discussions with Council members we understand that the priorities to be addressed in particular include:

- Identifying opportunities for urban growth, including greenfield and infill sites, gentrification and housing choice to integrate with existing communities
- Creating an authentic identity and sense of community
- Identify catalyst for change – opportunities & champions for change
- Identify the future need or direction for council assets (facilities/open space) to be improved or disposed

- Identifying uses for council available open space, including future Regional /District/Local parks and passive recreation
- Strategies for connecting suburbs from within and resulting from a future four lane South Arm Highway
- Consideration of a community facilities hub in conjunction with State Government
- Engage the community through the process
- Develop long term strategic partnerships



REVIEW OF PREVIOUS REPORTS & STRATEGIES

The earlier work will form the basis for the extended Study area and will be expanded upon to incorporate the strategic direction reflected in a Council's strategies and action plans, as well as building on the existing community partnerships i.e. One Community Together, Mission Australia and State Government agencies.

We understand that Council will provide the following documents for review:

- Clarence Plains Master Plan 2014;
- Sport and Recreation Strategy;
- Clarence Plains Catchment Management Plan;
- Previous reports and strategies;
- Public Open Space Development, Management & Connectivity;
- Land Use & Future Growth Strategies;
- Community Consultation surveys/outcomes;
- Housing Tasmania;
- Affordable Housing Strategy (Jensen Planning & Design 2005);
- Population Growth projections.

Social & Community Development plans:

- Community Health & Wellbeing Plan 2013-2018;
- Community Safety Plan 2016 – 2021;
- Cultural History Plan 2018 – 2023;
- Youth Plan 2018 – 2022;
- Access Plan 2014 – 2018;
- Strategic Plan 2016 – 2026;
- Draft Access & Inclusion Plan 2020-2024;
- Age Friendly Clarence Plan 2018 – 2022;
- Public Art Policy 2013;
- Bayview Secondary College Master Plan.

Public open space strategies:

- Open Space Guiding Principles;
- Public Open Space Policy 2013;
- Clarence Tracks and Trails Strategy 2012;
- Tracks and Trails Action Plan 2015 – 2020;
- Bicycle Strategy and Action Plan 2013 – 2017;
- Clarence Interim Planning Scheme 2015;
- Southern Tasmanian Regional Land Use Strategy 2010 – 2035.

Future Sport & Recreation action plans:

- Recreational Needs Analysis;
- Draft Sport & Recreation Strategy.

Land Use & Future Growth strategies:

- Southern Tasmanian Regional Land Use Strategy 2010 – 2035;
- Rokeby/Tranmere Structure Plan

Community Participation Policy.

INNOVATION CAPITALISATION & SUGGESTED EVALUATION FRAMEWORK

To complete the Master Plan for the extended area, MODE and C Change will adopt Innovation Capitalisation methodology to identify the underlying issues and determine the actions that can maximise the social, economic, environmental and educative outcomes for the community.

Utilising this method was particularly useful for the Mission Australia Clarence Plains Master Plan as it provided a framework to ensure that optimum benefits for the community could result - social and economic issues of the areas need to be addressed as well as physical outcomes.

INNOVATION CAPITALISATION™

WHAT IT IS

We optimise the outcomes for every project through a process we have developed called Innovation Capitalisation™.

This process is where the economic, social, environmental and educative opportunities are often dramatically enriched. We are able to deliver almost any project throughout Australasia with exceptional results.

Innovation Capitalisation™ by MODE is an important tool that has been developed to consider a project from the outset and before any design has actually occurred. It aligns specialist providers, groups, businesses and government with the sole outcome of creating better communities through unique and innovative design.

'Capital in Reserve' identifies the economic, social, environmental and educative benefits that exist within every project; these are able to be capitalised through a process and framework of analysis which:

1. Identifies the opportunity from one, or all of the four pillars;
2. Strategise how the opportunity will be delivered; and then
3. Quantifies the potential outcome.

The possibilities of Innovation Capitalisation™ are limitless and through our ongoing research, experience and knowledge, MODE will use IC to unlock more community-focused outcomes through our unique design approach.

HOW WE DO IT

IDENTIFY OPPORTUNITIES USING INNOVATION CAPITALISATION™

We identify not only the expected outcomes from a project, but also the underlying reasons dictating the need for the project. By doing so, we can then move to identifying what the 'capital in reserve' may be and employ innovative approaches to incorporate social and environmental solutions to best deliver the client's required outcomes.

EXPLORE IDEAS AND MEASURE AGAINST THE FOUR PILLARS

From the identification of issues, we comprehensively explore the opportunities from all of the four pillars – economic, social, environmental and educative – and determine how design can best facilitate and maximise the benefits associated with the project.

COLLABORATE WITH THE CLIENT & COMMUNITY

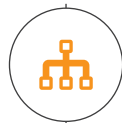
Through our inclusive process, we collaborate with the client and community to ensure that our thoughts / outcomes capture all expected elements.

STRATEGISE THE DELIVERY

Using our lateral thinking experts and best practice experience, we strategise about how the opportunities can best be delivered. During this phase we can assess potential options available to the client and where possible quantify the economic, social, environmental and educative outcomes. This allows fully informed decisions to be made regarding the best overall approach for the project from an economic and society-wide perspective.

QUANTIFY THE OUTCOMES AGAINST IC'S FOUR PILLARS

As a final step, we can quantify the potential outcomes so that all benefits can be clearly communicated to the client, the community and potential partners. Our experience has shown that this can increase the number of willing partners in a project and increase the returns with each partner.



PILLARS OF DESIGN

The four key pillars of design (social, economic, environmental and educative) act as the drivers for IC and are how we unlock the 'Capital in Reserve' on each project. We see IC as a new procurement method, an opportunity to align community needs with commercial outcomes and place-making to bring people together. It is about teaching people who aren't just students, supporting people who require a little bit of extra help, and bringing minimum amenities to areas facing isolation and dislocation. IC works with our clients to generate the best possible outcome to engage communities, activate spaces and build better facilities that respond to the needs of real people.

SOCIAL

Passionate about problem solving, we openly partner and collaborate to innovate and generate positive outcomes for our broader communities and societies.

ENVIRONMENTAL

Conscious of where we live, play and work, through the application of innovative design techniques, all of our projects minimise negative impacts on the environment and create opportunity for environmental wellbeing, to leave the world in better health.

ECONOMIC

Understanding the principles of return social, environmental, personal and fiscal investment and the complexity of factors that stimulate benefit, such as employment generation, community gain, alternative revenues and financial models, affordability, overall value for money and total cost of ownership.

EDUCATIVE

Committed to maintaining the benefits of social, economic and environmental achievements, we work actively towards closing the learning cycle, believing that the built environment has the capacity to enhance all our lives and contribute to who we are.



METHODOLOGY

METHODOLOGY – SCOPING STUDY METHODS & DELIVERABLES

The Scoping Study is the first part in the larger master planning exercise. The overall method for the development of the Master Plan is shown below, and the first four stages constitute the Scoping Study component.

The Scoping Study will include:

- A clear definition of issues to resolve;
- A list of opportunities to be further explored in the Master Plan Stage.
- An evaluation framework to assist in clearly determining the level of benefit that might be attributed to the initiatives included in the Master Plan;
- A way forward, outlining key timelines and development authorities;
- Staging of stakeholder consultation;
- Recommendation of actions to be undertaken by the City Clarence Council (CCC):
 - Establishment of CCC Working Group;
 - Engagement of internal Project Manager/Lead and Sub Manager;
 - Provision of previous reports & strategy documentation
 - Management of stakeholder surveys & data collection
 - Fees, Sign off and approvals

CONSULTATION

At key phases within the scoping method 2 stages of consultation will be conducted:

1. High Level authority:
Council, Government & Emergency services
2. Community groups:
Resident Group/Neighbourhood, Youth organisations, Educational Institutions, External Organisations, business and industry partners



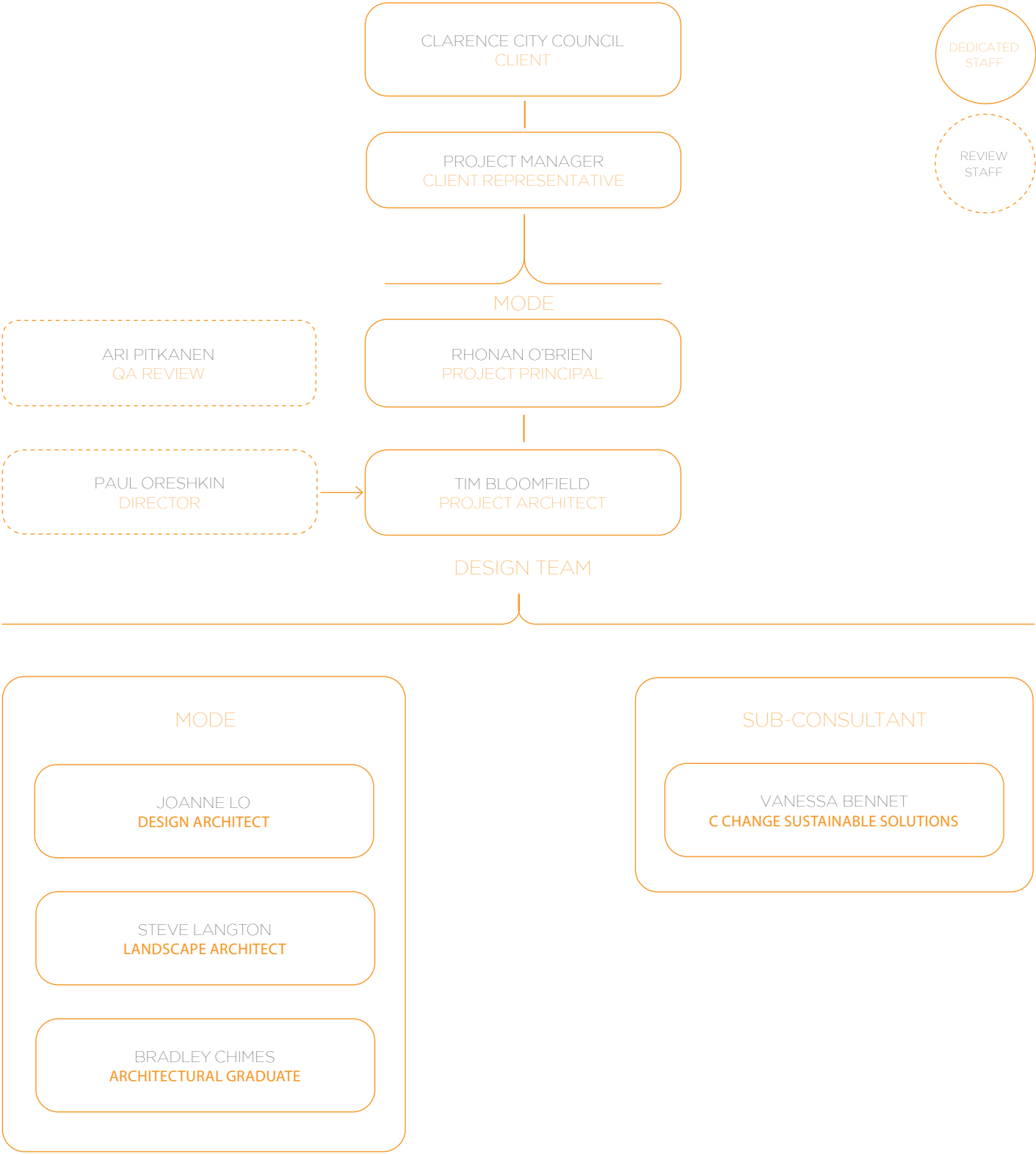
DETAILED METHODOLOGY

STAGE 1					STAGE 2	
	PHASE 1 STRATEGIC BACKGROUND ANALYSIS	PHASE 2 IC WORKSHOP & IDEATION	PHASE 3 IC CAPITAL EVALUATION	PHASE 4 IC ENHANCED DESIGN BRIEF - SCOPING STUDY	PHASE 5 SYNTHESIS & STRATEGIC FRAMEWORK	PHASE 6 MASTER PLANNING
	Review of Brief and Strategic Background Analysis	Clarify Goals & Capital in Reserve	Prepare Evaluation Framework	Consultation & Data Collection, and Development of a Design Brief	Quantifying the Benefits, and noting the Intangible Benefits	Master Planning
KEY QUESTIONS	What are the: <ul style="list-style-type: none">• Project objectives & Strategic Vision,• Scope,• Boundaries,• Significant influences,• Population projections.	What are the opportunities & constraints: <ul style="list-style-type: none">• Social• Environmental• Economic• Educational	How can the proposed brief parameters be measured?	What are the brief parameters?	Have all potential ideas been identified and explored?	Does the Master Plan enable further economic, social, visual and technical analysis?
FOCUS	<p>Conduct a review of existing plans, policies, land use strategies, action plans, infrastructure programs, master plans, scoping documents.</p> <p>Perform a contextual analysis of the opportunities and constraints.</p> <p>Perform a systematic analysis of the study area:</p> <ul style="list-style-type: none">• Use patterns:• land use• activities and events• economic activities• Movement patterns• pedestrian access and movement• vehicular access and movement• transport routes• Urban form:• development pattern• topography and landscape• views and vistas• building form• micro-climatic effects• sunlight and shading effects• Conduct an analysis of local strengths,• weaknesses, opportunities and threats.• Identify and summarise key issues.• Identify possible strategic actions.• Review current census data.	<p>Investigate:</p> <p>SOCIAL</p> <ul style="list-style-type: none">• Impact on Population & demographic.• Accommodation & Housing types and size.• Social infrastructure and appropriate programs.• Groups with particular needs.• Mobility & Access• Culture & Beliefs• Community identity & cohesion.• Health & wellbeing• Crime & public safety <p>ENVIRONMENTAL</p> <ul style="list-style-type: none">• Land use• Water resource• Energy & Atmosphere• Materials & resources• Sustainability & Innovation <p>ECONOMIC</p> <ul style="list-style-type: none">• Housing stability• Productivity benefits• Stimulating the economy• Industry diversification & economic development opportunities. <p>EDUCATIVE</p> <ul style="list-style-type: none">• Maximise training• Employment opportunities• Benefits of positive role modelling	<p>Rank parameters in terms of high and low cost & impact.</p> <p>Review:</p> <ul style="list-style-type: none">• Transport infrastructure;• Access to recreational actiivies;• Recreational open space;• Recreational infrastructure;• Local employment opportunities;• Density of housing developments;• Community facilities condition, need and location.	<p>Consolidation of Data collection</p> <p>Development of a Design Brief/ Scoping Document.</p> <p>Develop opportunities for sharing, learning and interaction, environmentally sustainable design solutions.</p> <p>Propose innovation over and above the functional brief.</p> <p>Identify Catalyst for Change</p>	<p>Quantifying the Benefits</p> <p>Noting the intangible Benefits</p> <p>Perform a synthesis of gathered data and recommend:</p> <ul style="list-style-type: none">• Land use and future growth strategies• Movement systems• Development of community facilities• Open space, sport and recreation facilities• Urban form• Summarise key opportunities• Partnerships• Draft cost estimates for implementation (with assistance from the City of Clarence Council)	<p>A Master Plan indicating:</p> <ul style="list-style-type: none">• use and activities,• movement and• built form and environment• the major project opportunities and linkages between them• areas for strategic action <p>Develop a phasing and implementation schedule.</p> <p>Identify priorities for action against project Vision and Objectives.</p>

DETAILED METHODOLOGY

STAGE 1						STAGE 2	
PHASE 1 STRATEGIC BACKGROUND ANALYSIS		PHASE 2 IC WORKSHOP & IDEATION	PHASE 3 IC CAPITAL EVALUATION	PHASE 4 IC ENHANCED DESIGN BRIEF - SCOPING STUDY	PHASE 5 SYNTHESIS & STRATEGIC FRAMEWORK	PHASE 6 MASTER PLANNING	
	Review of Brief and Strategic Background Analysis	Clarify Goals & Capital in Reserve	Prepare Evaluation Framework	Consultation & Data Collection, and Development of a Design Brief	Quantifying the Benefits, and noting the Intangible Benefits	Master Planning	
INPUTS/ TASKS	<p>Review of Previous Reports & Strategies</p> <p>Review current demographics and future projections.</p> <p>Review Open space areas – consolidation to form One District Park.</p> <p>Review current sport & recreation facilities.</p> <p>Review requirements for Rokeby Bypass Corridor.</p>	<p>High level consultation with:</p> <ul style="list-style-type: none">External Organisations (Mission Australia)Authorities (State Government Agencies, Clarence City Council, Housing Tasmania, Police)	<p>High level consultation with stakeholders and conduct broader consultation:</p> <ul style="list-style-type: none">Resident Group (Neighbourhood Centres, Residents Steering Committees, One Community Together)Education Institutions (schools and colleges). <p>Quality Assurance & Peer review.</p>	<p>Innovation Capitalisation.</p> <p>Independent specialists as required.</p> <p>Government consultation.</p> <p>Stakeholder Consultation.</p> <p>On-line community Survey.</p> <p>Quality Assurance & Peer review.</p>	<p>Functional resolution.</p> <p>Site opportunities and conceptual design</p> <p>Strategic Action Area Plans with plans, diagrams, elevations, sections and sketches illustrating:</p> <ul style="list-style-type: none">Design concepts for strategic areas identified.	<p>Identifying planning, project and management actions regarding:</p> <ul style="list-style-type: none">immediate, medium-term and long-term actions, and aspirational.key stakeholders and beneficiariespotential sources of investment or finance. <p>Quality Assurance & Peer review.</p>	
OUTCOME DELIVERABLES	Study Brief	<p>Progress Reports:</p> <ul style="list-style-type: none">Develop project objectives andProject outcomes	<p>Progress Reports:</p> <ul style="list-style-type: none">Priorities project parameters	<p>Scoping Document to outline the strategic direction for the development of:</p> <ul style="list-style-type: none">public open space,social and community development.related infrastructure.land use.	<p>Draft Master Plan and Staging Plan to identify future land use highlighting:</p> <ul style="list-style-type: none">open space & building facilities;social infrastructure,Natural Resource Management,transport,wildlife corridors,activity centres.Rokeby Bypass Corridor,Future residential growth areas.	<p>The Master Plan & Staging Plan Report, visualization to address key issues:</p> <ul style="list-style-type: none">potential of the area when fully developed;identify public land to be purchased;Strategies to deliver the master plan.	
TIMEFRAME	3 Weeks	4 Weeks	6 Weeks	4 Weeks + 2 weeks - Hold Point	4 Weeks + 2 weeks - Hold Point	6 Weeks	

PROPOSED ORGANISATIONAL CHART



RELEVANT EXPERIENCE

Clarendon Vale & Rokeby

Hobart, TAS

Client: Mission Housing Australia

Discipline: Master Planning

Sector: Residential

MODE has been engaged by Mission Housing Australia to deliver a master plan to scope potential opportunities for revitalizing the communities of Clarendon Vale and Rokeby. This includes the renewal of the estates to provide additional housing, while facilitating an improvement in the area's profile with subsequent increase in private ownership to reposition the estates in the Hobart mindset.

Clarendon Vale and Rokeby are considerably disadvantaged communities where there is a distinctive lack of pride from the local residents. To aid in removing the associated negative connotations, MODE have created a master plan with which implementation provides the community with a pathway to ensure that real change can result and the area can be strengthened.

The master planning process commenced with a series of meetings and workshops with the community and relevant stakeholders. The purpose of these was to establish a sense of ownership within the community of the master planning initiatives, such that the community itself becomes the driving engine behind the change that is required.

To complete the Master Plan MODE adopted our Innovation Capitalisation method. By adapting this approach, MODE was able to determine the underlying issues and actions that can maximise the social, economic, environmental and educative outcomes for the community. In addition, our adapted method includes a predictive assessment of what benefits could be expected in the community with the adaptation of our suggested initiatives.



Sustainable Woolloomooloo

Sydney, NSW

Client: Housing NSW

Discipline: Master Planning, Urban Design

Following a presentation by MODE to Housing NSW of The Valley Heart Capacity model, Housing NSW commissioned MODE to prepare a strategic paper as a precursor to a high level planning study of Woolloomooloo where the client is a major property owner and developer.

The strategic paper analysed the existing situation in the Woolloomooloo basin and provided commentary on this and future thinking required to allow for the regeneration of the basin into a vibrant part of the city of Sydney.

The next phase of the project will be for Housing NSW to engage with the broader development community and the City Council to facilitate this regeneration.



postcards from woolloomooloo

welcome to woolloomooloo

- Historic Woolloomooloo**
One of the first free English convict, a major State, Henry's Gate de Woolloomooloo, the Sydney Harbour, and the Sydney Harbour Bridge.
- Historic Woolloomooloo**
A historical and historical site, major road and rail station.
- Historic Woolloomooloo**
The area is a major transport hub, with a large number of public transport services and a large number of public transport services.
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- Historic Woolloomooloo**
The area is a major transport hub, with a large number of public transport services and a large number of public transport services.



ITS TIME to create

Executive Summary
This strategic paper has been prepared for the use of Housing NSW, and the Sydney Harbour Bridge.

The paper will outline the historical, geographical and social context and conditions in which the current situation has developed. It will then set the framework for a sustainable future for Woolloomooloo, by identifying, and then implementing, significant local issues and opportunities, and then setting out a vision for the future of Woolloomooloo.

The paper will also outline the historical, geographical and social context and conditions in which the current situation has developed. It will then set the framework for a sustainable future for Woolloomooloo, by identifying, and then implementing, significant local issues and opportunities, and then setting out a vision for the future of Woolloomooloo.



01 introduction

woolloomooloo

On the edge of the CBD and the city, Woolloomooloo is a diverse local community with a long standing, independent character. It is a large number of small housing units, many of which are historic, and a mix of old and new buildings. The area is a mix of old and new buildings, and a mix of old and new buildings.



a place with history 05 a development strategy

woolloomooloo

Woolloomooloo is a diverse local community with a long standing, independent character. It is a large number of small housing units, many of which are historic, and a mix of old and new buildings. The area is a mix of old and new buildings, and a mix of old and new buildings.



Kings Beach Master Plan

Caloundra, QLD

Client: Private Client

Discipline: Master Planning, Urban Design

Sector: Cultural Infrastructure

The redevelopment of this large local government landholding was the initiating element in the urban renewal of the Caloundra area. The master plan incorporated existing parklands, beach front, carparks and public amenities.

Environmental considerations were critical in the establishment of conceptual strategies and have been promoted throughout the development of the project.



Kawana Waters Community

Kawana, QLD

Client: Private Client

Discipline: Master Planning, Urban Design

Sector: Residential

Completed: 2005

This project covers 2300 hectares and accommodates 20,000 residences. Facilities within the project include a town centre, regional sports centre and recreation facilities, 160 hectares of waterways including a 2000m rowing course, a business village and a wide range of housing choices.

MODE carried out many master planning and architectural projects within this development between 1999 and 2010.



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Rhonán O'Brien BArch

Managing Principal



With almost 30 years' of experience across project, Rhonán believes in measuring a project's success against a 'triple bottom line' of environmental, economic and social sustainability. He brings strong leadership to every project and the ability to consider alternative design solutions that create more value in the built project for the client and end users against these metrics.

His experience includes numerous residential projects across sectors and types, including remote housing for mining applications and tourism.

Rhonán has had exposure to requirements for project financing, marketing programming and quality control. With the practice operating in a wide variety of sectors, including multiple purpose housing, education, health, sport, corrections and commercial projects, Rhonán is continually exposed to the economic, social and environmental "drivers" within the broader community and how these impact on small-to-medium-sized enterprises.

Rhonán is the founding Principal of MODE which has 10 studios across Australia, New Zealand and Vietnam, with over 150 staff in Architecture, Urban Design, Landscape Architecture, Interiors and Graphic Design.

Academic Qualifications

- Bachelor of Architecture, Queensland Institute of Technology, Brisbane, QLD

Professional Affiliations

- Registered Architect, Queensland - 2350
- Registered Architect, New South Wales - 7176
- Registered Architect, Australian Capital Territory - 2361
- Registered Architect, Victoria - 16182
- Registered Architect, New Zealand - 4712
- Green Star Accredited Professional, Green Building Council of Australia

Major Projects

Master Planning & Urban Design

Church Street Redevelopment, Brisbane, QLD

Brisbane City Council

Canterbury College Master Plan, Waterford, QLD

Canterbury College

Eastbank Master Plan, Lonsworth

Jetty Foreshore Redevelopment, Coffs Harbour, NSW
Coffs Harbour City Council

Kawana Waters Master Plan, Kawana, QLD
Lonsworth

Kings Beach Redevelopment, Caloundra, QLD
Caloundra City Council

Logan Road Precinct Master Plan, Brisbane, QLD
Gabba Village Association

Stanley Street Master Plan Concept, Brisbane QLD
Queensland Government

Townsville Ceremonial Corridor, Townsville, QLD
Queensland Rail

Valley Heart Master Plan, Fortitude Valley, QLD
Urban Renewal Task Force

Woolloongabba Redevelopment, Brisbane, QLD
Queensland Government

Community

Beenleigh PCYC, Beenleigh, QLD
Ashmore PCYC, Gold Coast, QLD
PCYC Queensland

Bargara Cultural & Community Centre, Bundaberg, QLD
Burnett Shire Council

Colmslie Recreation & Leisure Centre, Colmslie, QLD
Brisbane City Council/Belgravia Leisure

Northlakes Community Centre, Northlakes, QLD
Pine River Shire Council

Storey Park, Hornsby, NSW
Hornsby Shire Council

Sports & Recreation

Kingscliff Sports Master Plan, Kingscliff, NSW
Tweed Shire Council

Stockland Park Stadium, Kawana, QLD
Quad Park Corporation

Palmerston Water Park, Palmerston, NT
Department of Natural Resources

Commercial

ATO Workplace Refresh, Perth, WA
DTZ

ATO Workplace Refresh, Upper Mount Gravatt, QLD
Cushman Wakefield

Department of Agriculture Workplace, Brisbane, QLD
DTZ / Department of Agriculture

Golden Casket Headquarters Refurbishment, Brisbane, QLD
Golden Casket Lotteries

Ivory's Rock Conference Centre Amphitheatre, Peak Crossing, QLD
Elan Vitae



Ari Pitkanen

BDesSt, BArchSt, BArch

Design Director



Ari has 25 years' experience in the architectural profession with experience in multi-faceted aspects of practice from client liaison, concept design, and project lead to design studio leader roles.

He is motivated to approach every project as an opportunity to explore fundamental architectural design concepts that are sensitive to the making of places with environmental, social and cultural considerations - with a realistic commercial perspective on program and cost.

Ari likes to constantly challenge the standard modus operandi, displaying ingenuity and a fresh outlook on every project.

Academic Qualifications

- Bachelor of Design Studies, University of Queensland, Brisbane, QLD
- Bachelor of Architectural Studies, University of Adelaide, Adelaide, SA
- Bachelor of Architecture, University of Queensland, Brisbane, QLD

Professional Affiliations

- Registered Architect Queensland - 3027

Major Projects

Master Planning

Brisbane Lions Training Facility,
QEII Stadium, Nathan, QLD
Brisbane Lions / AFL

Kirra Beach Hotel Redevelopment,
Kirra, QLD
Ridge Properties

Light Street Retail Redevelopment,
New Farm, QLD
Consolidated Properties

Parklands Christian College,
Parklands, QLD
Parklands Christian College

Pelican Waters Retail Precinct,
Pelican Waters, QLD
Pelican Waters

Progress Road Residential Master Plan,
Richlands, QLD
KTQ Developments

Stage 1 and 2 Orion Town Centre,
Springfield, QLD
Mirvac

Stafford City Retail Refurbishment,
Stafford, QLD
Retail First

St Vincents Hospital,
Kangaroo Point, QLD
St Vincent's Health Australia

Sunshine Coast University Hospital PPP,
Sunshine Coast, QLD
Lend Lease

Sunshine Coast Regional Health
Precinct Competition,
Sunshine Coast, QLD
QLD Health

Tower 2 Residential & Hotel,
Broadbeach, QLD
Destination Gold Coast Consortium

Waikeria Prison Development PPP,
Waikeria, NZ
Department of Corrections NZ



Tim Bloomfield

BArch, GradDipProp, EMBA

Melbourne Studio Manager



Tim is an architect and interior designer with more than 30 years' experience in design, documentation, and project administration of commercial, residential, hospitality, education, retail and health projects. He has successfully managed projects from inception to completion, within budget, time and quality parameters. His diverse range of experience encompasses the full spectrum of the building development process, from strategic briefing, master planning, concept design, through detail design to commissioning.

With knowledge gained from completing a Graduate Diploma in Property, Tim has been able assist clients such as Perihelion Health with financial and feasibility analysis of their development proposals.

To gain a better understanding of business strategies, leadership, and the motivation of clients, he completed an Executive Master of Business Administration at the University of Western Australia.

Academic Qualifications

- Bachelor of Architecture, Western Australian Institute of Technology, Perth, WA
- Executive Master of Business Administration, University of Western Australia, Perth, WA
- Graduate Diploma in Property, Curtin University of Technology, Perth WA

Professional Affiliations

- Registered Architect - Victoria - 20498
- Registered Architect - Western Australia - 1123

Awards

- 2000 - Commendation, City of Wanneroo Administration Office and Council Chambers - Interiors - DIA

Major Projects

Community

Community Agricultural Centres,
Gin Gin, WA
Department of Agriculture

Feasibility for Stables, Kennel & 40
Person Police Station,
Kelmscot, WA
Landcorp

St Bartholomew's House, Men's Refuge,
East Perth, WA
St Bartholomew's House Inc

Women's Refuge, Kalgoorlie, WA,
Department of Housing & Works /
Homeswest

Health

Hospital Staff Accommodation,
Kalgoorlie, WA
Department of Housing & Works /
Homeswest

Interiors for Midland Hospital,
Midland, WA
Department of Finance WA /
Building Management and Works

Interiors St Louis Aged Care Facility,
Claremont, WA
Continuing Health Care

Jigalong Clinic, Remote Community,
Jigalong, WA
Department of Housing & Works

Lyell McEwin Hospital, Stage 2,
Adelaide, SA
Department of Health

Perihelion Health, Mandurah Day
Hospital, Mandurah, WA
Perihelion Health

TVW Institute of Child Health Research,
Subiaco WA
Department of Finance WA

Residential

Belgrave Motel, Ballarat, VIC
Belgrave Motel

Hemisphere Apartments, Perth, WA
Success Venture

Sheraton Hotel (now Pan Pacific)
Refurbishment, East Perth, WA
Success Venture

St Peters on Leonard, Victoria Park, WA
Anglican Diocese of Perth

The Glen, Glen Waverly, VIC
Golden Age Group

Victoriana, 20 Queens Road,
Albert Park, VIC
JD Group

770 Sydney Road, Brunswick, VIC
Northside Harley Davidson

Education

Al Ain University UAE (Space Plan),
Abu Dhabi, UAE
Emaar Properties

Business School, The University of WA,
Perth, WA
UWA

Masterplan Chemistry Centre, Curtin
University, Bentley, WA
Curtin University

Subiaco School of Early Learning,
Subiaco, WA
Nedlands School of Early Learning

Swanbourne Primary Schools
(Documentation), Swanbourne, WA
Department of Finance WA /
Building Management & Works

Trinity Residential College Masterplan,
Nedlands, WA
University of WA

mode

Paul Oreshkin BArch

Sydney Studio Director



With over 20 years' experience in the industry, Paul Oreshkin currently leads a talented team of design professionals in our Sydney Studio.

Since opening in Sydney, Paul has been able to effectively leverage MODE's experience to provide a wide range of services to clients in New South Wales.

Paul is able to effectively manage client expectations and project outcomes to ensure that the original brief is met in the project outcomes. Paul has recently been involved in the preparation of planning proposals for the rezoning and upscaling of development land along Sydney's new transport infrastructure corridors. This work has been completed for both the private sector as well as government agencies.

Academic Qualifications

- Bachelor of Architecture, University of Technology, Sydney, NSW

Professional Affiliations

- Registered Architect, New South Wales

Major Projects

Sports & Recreation

Bowen Oval Master Plan, Coolah, NSW
Local Bowen Committee

Coppabella Sports Facility,
Coppabella, QLD
The MAC Services Group

Marie Bashir Mosman Sports Centre,
Mosman, NSW
Mosman Municipal Council

Transport & Infrastructure

Griffith Airport Terminal Expansion,
Griffith, NSW
Griffith City Council

Port Macquarie Airport Terminal
Expansion, Port Macquarie, NSW
Port Macquarie Hastings Council

Sydney Olympic Park Authority, NSW
P3 Public Carpark

Defence

Storage Facility & Office Space,
Adams Town, NSW
Department of Defence

Williamtown, Flight Ops Fitout,
Williamtown, NSW
Department of Defence

Law & Order

Amber Laurel Correctional Centre
Emu Plains, NSW
Justice Infrastructure

Auki Provincial Prison,
Auki, Solomon Islands
Regional Assistance Mission to
Solomon Islands (RAMSI)

Bathurst Correctional Centre,
Expansion, Bathurst, NSW
CSNSW

Cobham Juvenile Justice Centre
St Marys, NSW
Juvenile Justice

Commonwealth Courts Amenities
Upgrade, Sydney, NSW
Five D

Freshwater House, Long Bay Forensic
Hospital, Matraville NSW
Justice Health

Immediate Future Needs,
Dawn De Loas, Silverwater, NSW
CSNSW

Immediate Future Needs, Outer
Metropolitan, Windsor, NSW
CSNSW

Mid North Coast Correctional Centre
Kempsey, NSW
Justice Infrastructure

Juvenile Justice Fitout,
Tamworth, NSW
Department of Justice

Master Planning

Clarendon Vale, TAS
MAH

Cudgegong Station, Rouse Hill, NSW
Urban Growth

Woolloomooloo Strategic Development
Plan, Woolloomooloo, NSW
Land & Housing Corp.



Joanne Lo

BArch, BPD

Senior Architect



Joanne is a senior design architect with two decades of experience. Her particular expertise lies in concept design, master planning and detail design with a focus on commercial and retail sectors.

Joanne has contributed to many complex projects in Australia and Internationally, integrating the design of public realms, community facilities and libraries, entertainment and cinemas, specialty retail and large format retail, fresh food precincts, multi-level car parks and transport hubs.

Her experience in all phases of design, has allowed Joanne to master the ability to focus on maximizing opportunities and project outcomes without losing sight of the Vision.

Joanne's experience and architectural passion has consistently delivered to clients a benchmark in design excellence.

Academic Qualifications

- Bachelor of Architecture, University of Melbourne
- Bachelor of Planning & Design, University of Melbourne

Professional Affiliations

- Member of the Australian Institute of Architects
- Registered Architect - 15006

Awards

- Gold Award for Sustainable Design, ICSC Global Award International Council of Shopping Centres VIVA Award, Renovations & Expansions Winner, ICSC Asia Pacific Shopping Centre Awards 2018
- Chadstone Shopping Centre, Malvern East, VIC.
- Winner International Design Competition 2004
- Lalaport Shopping Centre, Yokohama, Japan.
- Property Council of Australia Rider Hunt Award 2001
- 1 Martin Place, Sydney, NSW.
- Buchan Study Tour recipient - 2001

Major Projects

Master Planning

Adelaide Casino Master Plan,
Adelaide, SA
Skycity Entertainment Group

Chadstone Shopping Centre
Master Plan,
Malvern East, VIC
Vicinity Centres / The Gandel Group

Colonnades Shopping Centre
Master Plan,
Noarlunga, SA
Vicinity Centres

Conrad Jupiters Casino Master Plan,
Gold Coast, QLD
Tabcorp

Eastland Shopping Centre,
Ringwood, VIC
QIC

Epping Shopping Centre Master Plan,
Epping, VIC
Pacific Shopping Centres

Karingal Hub Shopping Centre
Master Plan,
Karingal, VIC
ISPT

Melbourne Arts Centre Precinct
Master Plan,
Melbourne, VIC
Victorian Arts Centre Trust

Pacific Werribee Master Plan,
Werribee, VIC
Pacific Shopping Centres

Townsville Casino Master Plan,
Townsville, QLD
Tabcorp

Treasury Brisbane Casino Master Plan,
Brisbane, QLD
Tabcorp

Residential

Campbell Grove,
Northcote, VIC
Landream

M-CITY,
Monash, VIC
Saraceno Group

Northcote Apartments,
Northcote, VIC
Jack Silver

Park Hyatt & St Andrews Place
Apartments, Cathedral Place
East Melbourne, VIC
Lustig & Moar



Steve Langton

BAppSc(BltEnv), GDipLArch

Senior Landscape Architect



Steve Langton is a registered landscape architect with over 25 years' post-graduate experience in landscape architecture. He has worked in a variety of sectors and practice modes from co-directing his own small practice for 16 years to working in large multi-disciplinary design firms and single-discipline landscape architectural practices. He has also worked in the public sector as a contract landscape architect.

His approach to design is to achieve outcomes that are both functional and beautiful. He believes that the things that make a place great are not always obvious and may sometimes be intangible, but all relate to supporting the basic human need for comfort, safety, belonging, and self-actualisation.

Academic Qualifications

- Bachelor of Applied Science (Built Environment), Queensland University of Technology, Brisbane, QLD
- Graduate Diploma of Landscape Architecture (w/-Distinction), Queensland University of Technology, Brisbane, QLD

Professional Affiliations

- Registered Landscape Architect, AILA

Major Projects

Residential

Driftwood Estate, Caloundra, QLD
Private Client

Flora Street, Stones Corner, QLD
CS Development Group

Glenora Street, Wynnum, QLD
Tim Stewart Architects

Land Street, Toowong, QLD
Urban Strategies

Sovereign Pocket Estate, Multiple Stages, Deebing Heights, QLD
Stockland

Skyring Terrace, Newstead, QLD
Riverside Marine

Thiesfield Street Estate, Fig Tree Pocket, QLD
Private Client

88 Victoria St, West End, QLD
CS Development Group

Retail / Commercial

Bell Place, Mudgeeraba, QLD
Ross Neilson Properties

Brisbane North Eye Centre, Chermside, QLD
Private Client

Coonan Street, Indooroopilly, QLD
Private Client

Dohles Rocks Road, Murrumba Downs, QLD
Private Client

Grand Plaza Shopping Centre, Browns Plains, QLD
Private Client

Junction Road, Colmslie, QLD
Consolidated Properties

Lot 517 and Lot 522 Christine Ave, Robina, QLD
QIC

McGuinn Street, Ferny Grove, QLD
Private Client

Mega Centre, Springwood, QLD
Private Client

Northlakes Fast Food, Northlakes, QLD
Jomark Investments

Robina Town Centre, Northern Malls Redevelopment, Robina, QLD
QIC

Robina Town Centre, Gymnasium, Robina, QLD
QIC

Robina Town Centre, Myer Redevelopment, Robina, QLD
QIC

Robina Town Centre, Landscape Master Plan, Robina, QLD
QIC

Robina Town Centre, Market Hall Extension, Stages 1 & 2, Robina, QLD
QIC

Robina Town Centre, Interior Planting, Robina, QLD
QIC

Skyring Terrace, Riverside Marine, Newstead, QLD
Private Client

mode

Bradley Chimes

BDes(ArchSt)(Hons), MArch

Architectural Graduate



Bradley is an Architectural graduate who has a broad range of experience in both project sector & scale along with new and renovation works.

These projects have seen him through small-scale dwellings, multi-residential, mixed-use developments, commercial, hospitality and industrial sectors.

Bradley is a methodically minded designer who thoroughly enjoys the challenge of bringing together the desires of his clients and the constraints of his consultants and see projects through to fruition.

He values clear & concise communication to delivery results which are appropriate for both the context and their inhabitants.

Academic Qualifications

- Bachelor of Design (Architectural Studies) (Honours), Queensland University of Technology, Brisbane, QLD
- Master of Architecture, Queensland University of Technology, Brisbane, QLD

Major Projects

Sports & Recreation

Birallee Park Hockey Pavillion
Wodonga, VIC
City of Wodonga

Whittlesea Swim Centre, Stage 2,
Whittlesea, VIC
City of Wodonga

Education

Huntly Early Learning Centre,
Huntly, VIC
City of Greater Bendigo

Residential

Crealey Residence, Indooroopilly, QLD
Susan & Peter Crealey

James Street House, New Farm, QLD
Peter Lewis

Millennium Square Precinct,
Bowen Hills, QLD
NewsCorp

Opera Apartments, South Brisbane, QLD
Abcor

Wickham Woolstore Apartments,
Newcastle, NSW
Investec

Commercial

42 Doggett Street, New Farm, QLD
Ben & Kristen Gardiner

Hospitality & Tourism

Arthur Street Bar & Restaurant, Misconi,
Fortitude Valley, QLD
Mark & Daniel Rotolone

Newstead Brewing Company, Milton
Brewery, Milton, QLD
Newstead Brewing Company

Heritage

4 Treasury Place, DDA Upgrade,
Melbourne, VIC
Broad Spectrum

Health

Dorevitvh Pathology Refurbishment,
Heidelberg, VIC
Dorevitvh Pathology

Industrial

Newstead Brewing Company, Milton
Brewery, Milton, QLD
Newstead Brewing Company

Law & Order

West Melbourne Court & Custody
Complex, Melbourne, VIC
Victorian Department of Justice &
Community Safety

Defence

Fort Queenscliff Works,
Queenscliff, VIC
Lucid Consulting

Kapooka Range Refurbishment,
Kapooka, NSW
WGA

Puckapunyal Common Sporting
Precinct, Puckapunyal, VIC
WGA

Puckapunyal Mess Works,
Puckapunyal, VIC
WGA

RAAF Base East Sale Works,
Sale, VIC
Aurecon

RAAF East Sale Clothing Store Works,
Sale, VIC
WGA

South Bandiana Armoury Works,
Bandiana, VIC
WGA

Puckapunyal SOARMD Ablutions Works,
Puckapunyal, VIC
WGA

Fisherman's Bend AOSC Works,
Fisherman's Bend, VIC
WGA

Fisherman's Bend Building 11 & 24
Works,
Fisherman's Bend, VIC
WGA

mode



Vanessa Bennett

Consultant Capability

Introducing C Change – Sustainable Solutions Pty Ltd

At C Change Sustainable Solutions Pty Ltd (C Change), we analyse, we assess, we recommend and we deliver. We plan, we create and we manage. We empower sustainable change by enabling our clients and their communities to improve their bottom line and enhance economic, social, and environmental outcomes.

C Change Sustainable Solutions blends economic and social planning with sustainable environmental practices. We offer a range of professional services that deliver independent insight and next generation thinking supported by decades of experience in global, national and community projects, both in the public and private realms.

C Change Sustainable Solutions embodies our positioning and leads by example. We do this by putting into practice next generation thinking and empowering our clients to make a genuine difference to communities, often for generations to come.

The five pillars of expertise for C Change are shown below:

Sustainable Economics	Sustainable Communities	Sustainable Environment	Sustainable Business	Sustainable Education
Economic development	Housing assessments	Sustainable community design	Strategic planning	Economic Planning, Analysis and Assessment Training / Lecturing
Economic and social research, analyses and policy	Policy and land demand analyses	Sustainable city initiatives	Vision and goal Setting	Social Planning, Analysis and Assessment Training / Lecturing
Economic revitalisation	Social and development infrastructure assessments	Land regeneration and rehabilitation	Integration with corporate strategy	Land rehabilitation Training
Economic and social impact assessments	Infrastructure coordination and funding advice	Biological waste management	Industry benchmarking	Business Sustainability, Mentoring and Coaching
Market assessments	Retail, employment and industrial assessments	Strategic environmental management advice	Expert facilitation	
Financial feasibilities	Strategic land use	Environmental risk assessment	Business mentoring and coaching	
Cost benefit assessments		Sustainable food production		

C Change is a holistic practice that incorporates environmental management, economic assessments and social planning. It is led by Managing Director and Economic and Social Planning Principal Vanessa Bennett, and supported by Environmental Principal Mark Bennett.

Vanessa Bennett started the practice after spending over 14 years with SGS Economics and Planning Pty Ltd. Vanessa was a Director of SGS Economics and Planning, and Managing Director of the firm for the last 3.5 years of her tenure. With over 25 years' experience, Vanessa is considered one of Australia's leading housing, social and economic experts.

Vanessa has worked successfully on projects throughout Australia and internationally, including the Middle East, Asia and New Zealand. Particular skills held include the following:

Project Impact Analyses

- Economic & social impact assessments, including regional benefit and impact assessments
- Business Case preparation
- Cost benefit analysis, cost effectiveness analysis and related evaluation techniques
- Social Value and Social Investment Opportunities Analysis
- Market assessments and labourforce analysis
- Feasibility analysis including discounted cash flow analysis and computer based modelling and scenario testing

Economic Development and Social Planning

- Vision development & Community Plans
- Analysis of regional data to identify key economic strengths
- Development of key indicators for monitoring of regional economic and social planning performance
- Economic development strategies & social community plans
- Action plans
- Economic and social components of land use planning strategies

Infrastructure Planning, Coordination & Funding

- Social infrastructure planning and advice
- Preparation of land release strategies and associated cost recovery mechanisms
- Development contribution plans

- Development of infrastructure charges policy frameworks
- Infrastructure charging and development sequencing manuals for local government
- Review and design of policy and legislation on infrastructure planning, charging and co-ordination

Economic & Social Policy Research & Evaluation

- Policy environment reviews and advice
- Consultation and communication strategies
- Facilitation of policy forums
- Economic and social impact assessment of policy environments
- Submissions to public enquiries and reviews
- Grant applications
- Triple bottom line analysis

Housing Policy, Research & Strategy Development

- Development of housing affordability strategies
- Development of local and regional planning policy for housing affordability
- Cost benefit assessment of housing developments
- Market research on housing projects
- Housing and accommodation needs assessments
- Policy review

Vanessa Bennett, Managing Director, C Change - Sustainable Solutions Pty Ltd, Economics and Social Planning

Mobile: +61 414 868 191

Email: vbennett@cchange.com.au

QUALIFICATIONS

- Master of Social Science (Anthropology and Sociology) (University of Queensland), 1999
- Graduate Diploma Applied Science (Social Statistics) (Swinburne University), 1994
- Bachelor Planning and Design (with Economics Major) (Honours) (University of Melbourne), 1992
- Graduate Australian Institute of Directors
- Certified Practicing Planner, PIA

CAREER SUMMARY

Vanessa has over 25 years' experience as a strategic planner and has specialist expertise in urban economics and social planning, economic development, major projects, and community/ stakeholder consultation associated with a broad range projects.

During her time as a strategic planner, Vanessa has provided advice on the following types of projects:

- Community and strategic plans and policy development
- Project Evaluation, Economic and Social Impact Assessments
- Infrastructure coordination and planning
- Infrastructure funding and development sequencing projects
- Housing policy and housing programs
- Economic development, including Industrial, employment and retail analyses
- Structure Planning and Strategic land use planning

Vanessa Bennett (nee Harvey) has vast experience in demographic analysis, stakeholder consultation, the development and analysis of trader, consumer, recreational and other surveys and these are reflected in her approach to projects.

Vanessa established C Change Sustainable Solutions Pty Ltd, after spending 14 years with SGS Economics and Planning Pty Ltd. Experience below is listed regarding the projects completed by Vanessa or under her guidance while at SGS Economics and Planning as well as her projects completed with C Change.

CAREER HISTORY

- November 2009 – present: Principal, C Change - Sustainable Solutions Pty Ltd, Brisbane
- July 2002 – November 2009: Managing Director, SGS Economics and Planning Pty Ltd, Brisbane
- July 2000 – July 2002 Associate Director & Brisbane Manager, SGS Pty Ltd, Brisbane
- Apr 1996 – July 2000 Senior Consultant, SGS Economics and Planning Pty Ltd, Brisbane
- Nov 1995 - Mar 1996 Statistician, University of Melbourne, Dept. of Biostatistics and Paediatrics
- Dec 1992 - Nov 1995 Strategic Urban Planner, Ratio Consultants Pty Ltd

AFFILIATIONS

- Australian Institute of Directors, Graduate
- Planning Institute of Australia
- Australian Population Association, Brisbane Institute
- Certified Practicing Planner

SELECTION OF PUBLICATIONS (p) & CONFERENCE PRESENTATIONS (cp)

- Bennett V (cp), Spiller M 2012 – QELA Conference: Making a Difference: Changes to Qld's Infrastructure Charges Regime – an advancement or step backwards?
- Harvey, Elliott, Briggs, Young, (p) 2006 – Social Infrastructure Planning Guidelines for Department of Infrastructure and Planning, Queensland.
- Bennett V, (cp) Affordable Housing Solutions and Levers - Workshop for the 2009 Housing Affordability Conference, 2009
- Harvey V, Elliott, Young, Briggs (p) Implementation Note No 5: DIP, Social Infrastructure Guidelines, 2008 (A key requirement for consideration by all LGAs in SEQ when preparing their Planning Schemes)
- Harvey V, (cp) PIA Economic Development Chapter Launch – The Economic Imperative of Good Urban Planning, 2008
- Harvey V, (cp) Horizontal Vs Vertical – The Case for Commonwealth involvement in Urban Planning, 2007
- Harvey V, (cp) State and Local Infrastructure Planning and Coordination – Various Conferences throughout 2005, 2006, 2007, 2008
- Harvey V, (cp) South East Queensland Regional Plan – Critical Analyses, Metropolitan Futures – comparison across Australia 2006
- Harvey V, (cp) Socio-Economic Research – Bringing Communities into the Debate, Melbourne 2004, Minerals Council of Australia (also presented to the Planning Institute Australia conference in 2005)

- Harvey V, (cp) Preserving Diversity in Rapidly Expanding Cities via the Planning System, IPHS Conference, Barcelona 2004
- Harvey V, (cp) Intelligent Scenario Testing: A means of influencing current policy decisions that have population implications, Australian Population Association Conference 2002
- Harvey V, (cp) Socio-Economic Research and Geographic Information Systems – Euroconference on “The Digital City” – Factors Critical for Success in Information and Communication Technologies - Asia Pacific Case Studies, Barcelona 2001
- Harvey V, (cp) Review of Viability of Indigenous Housing Organisations, National Housing Conference, Adelaide 2000
- Harvey V, (p) Benchmark Development Sequencing - Advancing Infrastructure Coordination and Planning in Queensland, Australian Planner, 1999, Vol 36, Number 1.
- Harvey V, (p) Analysing the Social and Environmental Effects of Consolidation: A South East Queensland Perspective, Thesis (requirement for qualification of Masters of Social Science (Anthropology & Sociology) at the University of Queensland) 1994.
- Harvey V, (p) Assessment of the St. Kilda Community’s Views Towards their Local Conservation Strategy, Thesis (requirement of BPD (Honours), University of Melbourne) 1992.

TEACHING EXPERIENCE

- Queensland University of Technology: Community Planning
- Queensland University of Technology: Affordable Housing Levers and Options
- Griffith University: Cost Benefit Analysis & Data Analysis
- Financial assessments and analysing value for money in policy / programs: Qld Dept of Housing
- University of Melbourne: Conducting In-Centre Surveys
- RMIT: Analysing Demographic Data
- Various Students: Maths, Science and Statistics Tutor

SELECTED EXPERIENCE –

Project Evaluation, Economic and Social Impact Assessments, Cost Benefit Analyses and Financial Feasibility Assessments

Vanessa has led the preparation of many feasibility, economic and social assessments for a variety of projects and infrastructure. This has included private and public infrastructure projects, major public and private developments, resource sector projects and community and tourism facilities. In addition, Vanessa has evaluated many projects regarding their economic efficiency and social benefits. This has included market assessments, cost benefit analysis and financial feasibility assessments. A collation of example projects are indicated below.

- **Brisbane City Council, Mount Coot-tha Zipline Investigations:** As a subconsultant to Ethos Urban, C Change completed cost benefit analyses, social and economic impact assessments on the proposed Zipline for Mount Coot-tha.
- **Maroochy Shire Council, Visitor Centre Feasibility Study:** In conjunction with Landplan Studio and Gall & Medek Architects, Maroochy Shire Council commissioned a study to prepare a feasibility and assessment report for the viability of a Visitor Information Centre at the Botanic Gardens. The project was undertaken in three phases, Background Research and Analysis, the Planning Concept and the Business Plan.
- **Gold Coast City Council - The Value of Open Space:** C Change completed cost benefit analyses for the GCC to determine the value of various open spaces within the Council area.
- **Anderson Gardens Feasibility:** SGS, Landplan and Gall & Medek Architects were commissioned by the Townsville City Council to prepare a feasibility and assessment report for the viability of a Visitor Information Centre at the Anderson Gardens.
- **Beechmont Community Centre Feasibility Centre Study:** A Feasibility assessment for the possible establishment of a new community centre at Beechmont, Beaudesert LGA. The Study developed the appropriate space and function requirements for the centre, as well as testing the feasibility of hosting the uses on various sites and involved community consultation as a key component.
- **Flagstone West Integrated Community Master Plan Feasibility Analysis:** Commissioned by JG Service Pty Ltd and Knight Frank to prepare a financial feasibility analysis of the Flagstone West Integrated Community Master Plan in Brisbane's south.
- **Investigation for the Need and Feasibility of a Low Grade Golf Course in Caloundra:** Caloundra City Council was considering the need for a low-grade golf course in Caloundra and required a needs assessment and advice relating to the ongoing costs associated with maintaining the proposed course. SGS undertook a supply and demand analysis and consulted with representatives in the golf industry to determine the appropriateness of the proposal.
- **Nambour Heritage Tramway Feasibility, CBA and Impact Study:** Sunshine Coast Regional Council appointed C Change Sustainable Solutions Pty Ltd, together with Ranbury Pty Ltd, to further investigate the likely costs, revenues, benefits and risks associated with the establishment of the Tramway. The study was completed over a 6-week period and determined the financial feasibility associated with the introduction of the Tramway; completed a cost benefit analysis of the operation; Analysed the economic and social impacts associated with the Tramway operation; and completed a risk assessment

associated with the advancement of the concept, including any legacy implications for Council.

- **Rocky Springs Social Impact Assessment and Management Plan:** Commissioned by Delfin to assess the social impacts likely to be associated with the proposed development at Rocky Springs in Townsville.
- **Social Impact Assessment of a Caravan Park Closure:** As part of a multidisciplinary team, prepared social impact assessment as part of the redevelopment plans for an established caravan park in Daisy Hill, Brisbane. Likely impacts associated with the closure of a caravan park which has many long-term residents were assessed. The nature and extent of the impacts were outlined and discussed in a report and a range of impact mitigation strategies were prepared.
- **Queensland Heritage Council, Environmental Protection Agency - Cost Benefit Analysis:** Developed a method to use in cost benefit assessment of the overall impact of relaxing property taxation requirements for owners of heritage buildings in a bid to encourage owners to better preserve their heritage assets. The study included comprehensive research on the benefits of heritage, development of a method to complete a cost benefit analysis, recommendations for required empirical evidence and summary of information available. Discussions with Treasury were undertaken to ensure that the recommended method was robust and would withstand government scrutiny.
- **Sunshine Coast Light Rail Project:** Vanessa was asked to be a part of the Sunshine Coast Taskforce's core team to assist with preparing a case for the implementation of Light Rail on the Sunshine Coast by 2020. Vanessa's role was to prepare the Business Case and Economic Assessments. This included a needs assessment, a financial feasibility assessment, cost benefit assessments, social impact assessments and economic impact assessments.
- **Parsons International – Dubai / Malaysia:** Identified the infrastructure related investment opportunities in Bandar Nusajaya – the proposed State capital of Johor – for an international investor. The overview included a profile of the social and economic environment, the demands that would soon develop due to the rapid rate of population growth and the employment opportunities and basic infrastructure required to service this population. A development policy overview was also included, identifying the sectors to which preferential treatment would be given by the Malaysia Government.
- **Dunk & Bedarra Social and Economic Impact Assessment:** The work involves the preparation of a Social and Economic Impact Assessment to accompany a development application for redevelopment and new development on the resorts on Dunk and Bedarra Islands

Urban / Community Renewal, Master Planning, Community and Open Space Planning

- Clarence Plains Masterplan, Mission Australia:** The Clarence Plains Master Plan provided a framework that guides the strategic planning and advocacy efforts of local stakeholders in future years. It is expected that measurable social and economic outcomes will flow to the Clarence Plains community as opportunities outlined in the Master Plan are captured. An innovation capitalisation process was used, and C Change's role in determining the economic and social requirements, as well as potential benefits was a key component of the study. Vanessa was also responsible for all the community consultation components, the background data analysis and the formulation of the cost benefit assessment that formed part of the framework.
- Urban Renewal, Department of Housing Qld:** Input into a number of urban renewal projects across Queensland to best support the positive movement of social and economic characteristics of communities.
- Department of Housing, Queensland Manoora Community Renewal Program:** Project Manager for the evaluation the progress of the Manoora Community Renewal Program. The evaluation researched the Community Renewal and service delivery outcomes of a broad range of projects, included an assessment of the West Cairns Multi-cultural Family Support Project and its impact on the Manoora Community. The evaluation required intensive high level consultation, sensitive to cross-cultural and community issues.
- Housing New Zealand:** A specialist consultant invited to attend and participate in a 3 day workshop in New Zealand to provide expert advice on the scope for a community and urban renewal project.
- Strategic Plans for the Indian Ocean Territories – Christmas Island and Cocos Keeling Islands 2030:** These were community led plans that sets the future directions for Australia's Indian Ocean Territories. C Change completed substantial consultation, which ensured community and stakeholder ownership and very successful implementation pathways.
- Brisbane City Council – Inner City Open Space and Community Needs:** Vanessa led a consulting team to undertake an open space and community needs assessment of the inner city area as part of the Brisbane City Centre Master Plan. The needs assessment informed the drafting of a new Local Plan as well as the preparation of associated Infrastructure Charges Plans and will assist Council, government agencies and community organisations with other planning processes. As noted in the more recently released City Centre Master Plan, this earlier plan was instrumental in the delivery of projects such as the Kurilpa Bridge, King George Square Busway, revitalised Queen Street Mall and Vibrant Laneways projects.
- UDC Development Company, Doha, Qatar:** Vanessa led a project for SGS that carried out extensive market research, employment, labourforce and workforce assessments, prepared a design

development brief and completed a financial feasibility analysis for an island which is currently being constructed in the Persian Gulf off the coast at Doha, capital city of Qatar. The proposed US\$4.2 billion development called The Pearl, Qatar, includes residential (palaces, villas, townhouses, high-rise tower apartments), three, 5 star hotels (business, health resort and family resort themes), retail (local and tourist), recreation, leisure and community facilities such as schools, kindergartens and Mosques. SGS was sub-consultants to the US company Parsons International (engineering), which managed the project. Other members of the team included architects (Callisons, Seattle) and marketing and promotion (Leo Burnett, Dubai).

- Sunshine Coast Council - Community Development Plan for Sunshine Coast new City Centre:** C Change led the C Change-Mode team on the development of a Community Development Plan for the new City Centre in Maroochydore on the Sunshine Coast. The This Community Development Plan was an important component of the planning for the Maroochydore City Centre Priority Development Area (PDA) and provided a range of recommendations regarding how open space, recreation, community facilities could maximised benefits for the Sunshine Coast.
- Port of Brisbane Corporation:** Vanessa led the determination of social planning requirements for Northshore, a high density living environment in Inner Brisbane. The review encompassed analysis and recommendations concerning human services, community services, recreation and open space facilities; options for affordable housing; access and mobility (including public transport) considerations; community safety and crime prevention considerations; and processes for community engagement.
- Our Future, Christmas Island: 2018 Plan,** Commonwealth Government. Consultation processes and stakeholder analyses are key in almost all of C Change's assignments. This is a showcase project as for the first time in the Island's history, Vanessa's facilitation assisted in achieving consensus across key representatives regarding a common future for the Island. The end plan, which is still being utilised in 2018 (and about to undergo a major revision) contained the following theme areas: Land Use Planning; Infrastructure Planning; Economic Diversification; Protecting the Natural Environment; Community Capacity, Health and Wellbeing; Governance, Institutional Capacity & Getting Things Done
- Implementation Note #5: Social Infrastructure Guidelines** for the Queensland Department of Infrastructure and Planning. This was a guideline for all Local Governments across South East Queensland to ensure that social infrastructure was adequately planned for in Planning Schemes. This guideline won State and National awards for Planning Excellence. The guideline was subsequently updated to extend to the whole of Queensland.
- Procurement options for the provision of community facilities in North Melbourne:** C Change provided specialist community and social infrastructure advice to SGS Economics and Planning in the project. This project was prompted by the planned urban renewal of the Arden-Macaulay area.
- Lockyer and Brisbane Valleys Social Infrastructure Planning Project:** Vanessa, together with Briggs & Mortar Pty Ltd, Elliott Whiteing Pty Ltd and Andrea Young Planning Consultants were commissioned by the Office of Urban Management (OUM) to undertake the Lockyer Valley Social Infrastructure Planning

Project. The project involved the assessment of the community infrastructure requirements in the three LGAs of Gatton, Laidley and Esk over the 20 year period to 2026.

- **Assessment of Proposed Part Development Application Area Yarrabilba:** An assessment of a proposed part development application in Yarrabilba, Beaudesert LGA, by Delfin Lend Lease. Vanessa was asked to specifically comment on the community facilities provision requirements in the area under consideration.
- **Springfield Community Facilities Advisory Board:** A community infrastructure plan for Springfield and surrounding catchments that will provide a strategic framework for the Board to guide infrastructure funds allocation over time. The project required the identification of community infrastructure needs, the prioritisation of these needs and a funding schedule that identified the timing of infrastructure provision and associated costs.
- **Beaudesert Shire Council:** Vanessa was a part of team of consultants looking at the whole of shire infrastructure requirements as part of a local growth management strategy for Beaudesert Shire Council. Housing strategies and community facilities plans for eight communities of interest in the Beaudesert Shire were prepared under Vanessa's leadership.
- **Brisbane City Council:** Preparation of a scoping study examining various funding and resourcing opportunities for the future provision and development of community facilities in Brisbane. The study includes a review of alternative funding mechanisms that have been used or considered in other parts of Australia and overseas.
- **State Schools of Tomorrow:** The Queensland Government's Department of Education, Training and the Arts required a study to undertake demographic analysis and educational facilities modelling as part of the Department's State Schools of Tomorrow package.
- **Community Engagement and Stakeholder Advisor:** Vanessa was appointed by the Commonwealth Government to be a key advisor on community engagement activities in the Indian Ocean Territories. During her time as advisor she has undertaken a wide variety of engagement processes, such as community surveys, focused workshops, leadership training, staff surveys, development of communication protocols and templates, reporting of key local / regional issues to key Ministers, incorporation of Ministerial priorities into local planning, briefings to Joint Standing Committees. Her work has been instrumental in ensuring a more cohesive local and regional community in the IOTs.
- **Community Plans for various Queensland and Western Australian Councils:** Vanessa was director for over 10 Community Infrastructure Plans in Queensland, including the Community Infrastructure and Development Plan for the newly establishing Sunshine Coast City Centre, and 3 Community Facilities Studies for Western Australia. The result of the studies provided Councils with a robust plan for the next 20 years regarding how best to facilitate community infrastructure provision and community cohesion in their areas. Community consultation and stakeholder facilitation processes, together with robust economic understanding of funding capabilities, were key in ensuring that realistic, implementable plans resulted.

- Community Assessments and Recommendations for Social and Economic Impact Assessments:** Vanessa has completed over 15 social impact assessments, which included a range of stakeholder consultation and data analysis. The results of the impact assessments included recommendations that ensuring either an enhancement of social / economic outcomes or mitigation of negative consequences.
- Community and Stakeholder Consultation planning:** Vanessa is currently a part of the Ethos Urban team investigating strategic options for the Gunggandji Mandingalbay Yidinji Peoples. Vanessa's role is to develop consultation processes, review the outcomes and determine economic development opportunities. She recently completed a business case for a key eco-cultural attraction in the community north of the GMY people, the Mandingalbay Yidinji Aboriginal Corporation, and this also involved the establishment of considerable consultation processes and a mix of social and economic investigations.
- Sustainable Communities Reporting:** C Change, with AYPC, prepared a data analysis tool and community consultation processes for Mt Arthur Coal to ensure that the following elements could be consistently reported on in future years: Population change; Community life and capacity; Vulnerable groups; Access to health services; Population health; Community perceptions of environment; Air quality; Road safety; Housing affordability; Homelessness; Educational attainment; Wealth distribution; Employment access; Business growth and Industry diversification.
- Assessment of Community Surveys, Rio Tinto:** Vanessa, when Managing Director for SGS, developed processes to determine baseline social and economic assessments for Jabiru, Clermont and Weipa. Community surveys were then developed and assessed and recommendations for improving community outcomes were made. The output contributed to the planning, monitoring and evaluation of Community Relations Programmes and (where applicable) closure planning at the Rio Tinto operations.
- Facilitation of Business Planning and Strategic Directions setting:** Vanessa is often asked by private organisations to facilitate key business planning meetings to develop corporate plans and/or strategic directions. More recently she was also requested by the Commonwealth Government to complete sessions to assist the Indian Ocean Territories Regional Development Organisation determine their shared future pathway. Directions setting is a key outcome of many of Vanessa's assignments, including over 15 economic development strategies that she has prepared.
- Landsborough to Nambour Rail Corridor Economic and Social Impact Assessments:** Vanessa led the SGS project to complete an economic impact assessment of proposed new rail corridor between Landsborough and Nambour on the Sunshine Coast Hinterland of Queensland. Labourforce requirements and impacts were assessed. The new rail corridor was to replace or widen an existing corridor that is constrained by issues of slope.

- Cost Benefit Assessments for major developments, human services, and tourism facilities:**
 Vanessa has completed over a dozen of these project over the last few years. Various projects included the Sunshine Coast Inter Urban Break, various programs for Mission Australia, Indigenous facilities and attractions. The CBAs show the value to society and therefore can be utilising in determining the social value of the project and input into determining the value and requirements of social investment bonds. The economic and social investigations into the Sunshine Coast Light Rail Project also looked into these issues. Labourforce investigations are a key component of these investigations.
- Social Impact Assessment Milford and Highbury Town Centres: Private client:** A change of ownership and management of two town centres in North Shore City Council – Highbury and Milford, New Zealand - had recently taken place. These assets were run down and in need of revitalisation. Increased residential densities were proposed as one component of the overall redevelopment. The intensification of these centres would be in line with Auckland Regional Growth Strategy and policies to increase population and jobs in and around centres. However, few District Plans had been updated to reflect the regional policy setting. A plan change was being sought, in order to permit the redevelopment proposed. Commissioned to prepare a social impact assessment (SIA) to assess or estimate in advance. Vanessa prepared all social impacts assessments, including the likely impact on the employment structure of the centres should revitalisation occur and therefore labourforce was investigated.
- Christmas Island Phosphates (Subconsultants to Tallegalla Consultants Pty Ltd):** Commissioned by Phosphate Resources Limited (trading as Christmas Island Phosphate - CIP) and Tallegalla Consultants (TC) to outline the likely economic impacts associated with the granting or non-granting of further phosphate mining leases on Christmas Island. The economic impact report was part of a wider Environmental Impact Statement required to accompany the mining applications. The report's economic component documented economic and social impacts on Christmas Island and the broader economic and social impacts on the Australian economy associated with the granting or non-granting of the mining leases. The employment assessments and workforce analysis were key to understanding the likely impact of government decisions regarding the leases. The report also included discussions on opportunities for diversification and re-skilling CIP employees.
- Brisbane City Council (Various):** Economic Development Strategies for the West End, Woolloongabba, Nundah District, Wynnum Manly, Cannon Hill District Local Area Plans (various projects). Principal planner involved in the preparation of the economic development component for various areas listed above. Involved a review of regional economic development and the prospects for sub-regions in this context. Vision development and implementable actions were prepared for each strategy theme area. Labourforce analysis informed these reports.
- Jubail Industrial City Master Plan, Saudi Arabia Demographic Analysis:** The Kingdom of Saudi Arabia commissioned Dillon Consulting Ltd to prepare a Master Plan for Jubail City. The Jubail City

site covers a total area of some 920 sqm and is approximately 100km north of the City of Dammam on the Western Shore of the Arabian Gulf. Vanessa led the early components of the study, which included the preparation of demographic and labourforce forecasts for the project.

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 RECREATIONAL WATERS REPORT 1 JULY 2019 – 30 JUNE 2020****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to advise of all activities undertaken in the City of Clarence in accordance with the *Recreational Water Quality Guidelines 2007*. This includes all sampling undertaken by operators of public swimming pools and spas and all public health surveillance and sampling of identified, primary swimming beaches during the swimming season from December 2019 to the end of March 2020.

The *Recreational Waters Report 1 July 2019- 30 June 2020* summarises all water sampling results of public swimming pools and spas and includes a summary of Council's recreational water monitoring activities and results.

RELATION TO EXISTING POLICY/PLANS

There are no Council policies applicable to this activity which is undertaken in accordance with legislative requirements

LEGISLATIVE REQUIREMENTS

- *Public Health Act 1997*; and
- *Recreational Water Quality Guidelines 2007* issued by the Director of Public Health.

CONSULTATION

A copy of the *Recreational Waters Report 1 July 2019 - 30 June 2020* has been endorsed by Council's General Manager and submitted as required to the Director of Public Health.

No other consultation was required.

FINANCIAL IMPLICATIONS

All financial implications are contained within council's Environmental Health's allocated beach sampling budget.

RECOMMENDATION:

- A. The Report on the *Recreational Waters Report 1 July 2019 – 30 June 2020* be received and noted.
- B. The *Recreational Waters Report 1 July 2019 – 30 June 2020* be made available on the Council website and at the Council offices for inspection.

RECREATIONAL WATERS REPORT 1 JULY 2019 – 30 JUNE 2020 /contd...**ASSOCIATED REPORT****1. BACKGROUND**

- 1.1.** In accordance with the *Recreational Water Quality Guidelines 2007* issued by the Director of Public Health, Council is to prepare a Recreational Water Quality Report at the end of each swimming season that details the following.

Natural Recreational Water Bodies

- name and location of water body;
- recreational purpose for water body use;
- details describing date and type of sampling conducted;
- location of sampling sites marked on map of area;
- location of Beach Signs;
- results of sampling; and
- interpretation of results.

Pools and Spas

- name and location of Public Pools and Spas;
- details describing date and type of microbiological sampling conducted; and
- details of any pool/spa closed and subsequent corrective actions.

The report must be presented to the Director by 30 September each year.

2. REPORT IN DETAIL

- 2.1.** During the 2019/2020 financial year, Council officers took a total of 155 samples from identified recreational waters. Only four of the samples taken exceeded the guideline limit for primary contact in recreational waters of 140 enterococci/100mL. This is a marked improvement over the previous year when 12 samples exceeded the guideline limit during the summer period alone. Poor stormwater quality is known to contribute to poor water quality and there was a renewed effort during the 2019/2020 year to investigate sources of contamination in Council's stormwater network in the Howrah and Bellerive catchments.

The stormwater investigations identified several areas where contamination from TasWater sewer was entering Council stormwater infrastructure. Any identified issues were passed onto TasWater for remediation. The stormwater investigations are continuing in 2020/2021.

- 2.2.** There were no pool sample results which exceeded the guideline limits for bacterial parameters in the 2019/20 year. However, a number of samples were noted to have been missed, hence not complying with monthly sampling requirements. Due to the extenuating circumstances of COVID-19, regulatory action has not been taken by Council for these breaches. Council's Environmental Health group has communicated to all public pool and spa operators and will be conducting inspections during October and November 2020.

3. CONSULTATION

3.1. Community Consultation

Not applicable.

3.2. State/Local Government Protocol

Report provided to the Director of Public Health in July 2020.

3.3. Other

The Report will be made available on the Council website and at the Council offices for inspection.

3.4. Further Community Consultation

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

- 4.1.** There are no Council policies applicable to this activity which is undertaken in accordance with legislative requirements.

- 4.2.** The report requests that the recommendations contained in Council's Stormwater System Management Plan 2019 be acted upon.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

Failure to undertake the required water sampling and testing and completion and submission of the annual recreational water quality report would result in not complying with the applicable legislative requirements.

7. FINANCIAL IMPLICATIONS

All financial implications for beach water sampling are contained within council's Environmental Health groups allocated beach sampling budget.

8. ANY OTHER UNIQUE ISSUES

The Report details the public health impact that contaminated waters from stormwater can have on the receiving swimming beaches and waters and the subsequent investigations for sewer cross connections into stormwater around the Howrah precinct that Council Officers undertook during the 2019/2020 financial year.

9. CONCLUSION

9.1. The Report provides a summary of all recreational water sampling and monitoring activities conducted within the municipal area during the 2019/2020 year.

9.2. Council recognises the importance of public health surveillance to ensure recreational water bodies are regularly monitored and sampled where legally required and dedicate Council officer time and resources to achieve this.

9.3. Council has fulfilled its annual obligations in accordance with the *Recreational Water Quality Guidelines 2007* under the *Public Health Act 1997*.

- 9.4.** It is important that the annual *Recreational Waters Report 1 July 2010 – 30 June 2020* be made available to the public to demonstrate Council's ongoing commitment to its public health surveillance measures and statutory requirements.

Attachments: 1. Recreational Waters Report 1 July 2019 – 30 June 2020 (26)

Ian Nelson
GENERAL MANAGER

Recreational Waters Report

1 July 2019 – 30 June 2020

Written by: Andrew Forshaw

Issued:

Approved by: Ian Nelson

Position: General Manager

Signature:

A handwritten signature in black ink, appearing to read 'Ian Nelson', is written over the printed name and position.

CONTENTS

1.0 WATER BODY DETAILS

1.1 Pools and Spas

Table 1: Public swimming pools and spas located in Clarence City Council

1.2 Beach and River Sites

Figure 1: Environmental Health Services of Clarence Council Sample sites. Locations in the Clarence Municipality Bellerive Beach (1); Howrah West (2), Howrah Middle (3), Howrah East (4) Little Howrah (5); Dorans Rd (6); and Opossum Bay (7)

2.0 SAMPLING UNDERTAKEN AND RESULTS

2.1 Pool and Spa Sampling

Table 2: Microbiological Verification provisions and chemical parameters for public swimming pools and public spa pools

2.2 Beach Sampling

Table 3: Recreational beaches monitored by Clarence City Council

Table 4: Derwent Estuary Program (DEP) responsible sample sites.

3.0 SAMPLING DISCUSSION

3.1 Pool Sampling

3.2 Beach Sampling

4.0 CONCLUDING REMARKS AND RECOMMENDATIONS

APPENDIX 1: Recreational Beach summer and winter results

Table 5: Primary Contact Recreational Water sampling results for all sample sites taken from 01/07/2019-30/06/2020

APPENDIX 2: Monthly bacteriological sample results for all public swimming pools in the City of Clarence required to submit samples.

Table 6: All Swimming Pool and Spa monthly sampling results. Results from 01/07/2019-30/06/2020. Failed results highlighted in yellow.

5.0 REFERENCES

1.0 WATER BODY DETAILS

1.1 Pools and Spas

The following public swimming pools and spas shown in table 1 are located within Clarence City Council municipality.

Table 1: Public swimming pools and spas located in Clarence City Council

Swimming Pools	Location
Steve's Swim School (was Acton Swim Centre)	Acton Park
Clarence Aquatic Centre (YMCA)	Montagu Bay
Sea Horse Swim Centre	Howrah
Barilla Thermal Springs	Cambridge
RAMADA (was Wyndham Resort)	Seven Mile Beach
Oceana Health and Fitness	Mornington
Clarence Joint Therapy	Howrah
Shellz Swim Centre	Rokeby East
Richmond Caravan Park	Richmond
SwimKamp	Lauderdale

Swimming pool centres are responsible for undertaking their own sampling. Analysis reports are forwarded to Council monthly and if a failed result is returned, Department of Health (DoH) and Council require a resample to be taken. In the event a resample fails then the pool will be closed for further investigation. The Public Health Laboratory is obliged to inform DoH immediately on receiving a failed sample. Environmental Health officers can inspect all recorded data and associated log books randomly to ensure compliance.

1.2 Beach and River Sites

Five sites located along the Derwent Estuary in Clarence City Council's municipality from Bellerive to Little Howrah Beach have previously been identified as primary contact "swimming" sites. The Derwent Estuary Program (DEP) coordinates "Beach Watch" which requires weekly sampling from the first week of December through to the last week in March of each of the above beaches. Clarence City Council maintains a 'Winter Beaches' sampling

program on a monthly basis to maintain monitoring of the Derwent Estuary throughout winter. Beaches sampled throughout the year were (1) Bellerive Beach West, (3) Howrah Beach West (Silwood), (4) Howrah Beach Middle (Salacia), (5) Howrah Beach East and (6) Little Howrah Beach. Additional sample locations at Bellerive Beach East (2) and Lauderdale Beach (7) were added in 2019/2020 after consultation with the DEP.

Enterococci are a faecal indicator organism within recreational waters and determine the water quality of the recreational beaches. The DEP is responsible for the 95th Hazen Percentile analysis which classifies each beach as good (0-200), fair (200-500), or poor (≥ 500) as required under the *Recreational Water Quality Guidelines 2007, Public Health Act 1997*. Figure 1 highlights the sample site locations regularly monitored by Clarence City Council. The DEP is responsible for sampling four additional sites along the Derwent Estuary within the Council's municipality, these being Kangaroo Bay, Geilston Bay, Montagu Bay and Lindisfarne Bay. These bays are considered to be secondary contact sites by the DEP and are classified as "environmental" sites for reporting of sample results.



Figure 1: Environmental Health Services of Clarence Council Sample sites. Locations in the Clarence municipality; Bellerive Beach West(1), Bellerive Beach East (2), Howrah West (Silwood) (3), Howrah Middle (Salacia) (4), Howrah East (5) Little Howrah (6), and Lauderdale Beach (7).

2.0 SAMPLING UNDERTAKEN AND RESULTS

2.1 Pool and Spa Sampling

All pool and spa sites are sampled for Heterotrophic Plate Count, *E. coli* and *Pseudomonas aeruginosa*. In addition, pool temperature, residual chlorine level, and pH are recorded. As previously stated, it is a requirement of the *Recreational Water Quality Guidelines 2007* that all failed samples are reported to DoH and resampling is undertaken.

All pool and spa sample results must be within the parameters shown in table 1, to operate without causing a potential public health risk.

Table 2: Microbiological Verification provisions and chemical parameters for public swimming pools and public spa pools

Type of Organism	Maximum Count Allowable
Heterotrophic Plate Count	100 Colony Forming Units (CFU) per ml.
Thermotolerant coliforms/ <i>E.coli</i>	< 1 per 100ml
<i>Pseudomonas aeruginosa</i>	<1 per 100ml
Residual Chlorine (ppm)	Min. 2mg/l

Source *Public Health Act 1997*, and *Recreational Water Quality Guidelines 2007*

Appendix 2 provides all bacteriological analysis data results received from all recreational pools and spas within Clarence City Council. Results that fail to comply with *Recreational Water Quality Guidelines 2007* under the *Public Health Act 1997* are highlighted.

2.2 Beach Sampling

All recreational beach samples are analysed for Enterococci. Data is taken for the following; pH, temperature, turbidity and salinity as shown in Appendix 1. Samples that did not comply with the *Recreational Water Quality Guidelines 2007* limits for primary or secondary contact are highlighted in the tables and consequently retested during the summer swimming season. Clarence City Council along with the DEP have agreed to implement 'flip down' signage in response to two consecutive samples of greater than 140 enterococci/100mL to display an advisory warning. When the water quality improves to acceptable levels i.e. less than 140 enterococci/100mL, the sign can be folded back up displaying only the long-term classification. Table 3 summarises the results provided by DEP as to the status of each primary and secondary contact beach in Clarence. There was no change to the status of any

of the swimming sites monitored by Clarence after the 2019/2020 swimming season. All beaches were graded as 'good' according to DEP apart from Howrah Beach Middle (Salacia Ave) which remained 'fair'. Bellerive Beach East has not been added to the DEP statistics as the site does not have 5 years of data.

Table 3: Recreational beaches monitored by Clarence City Council. Red denotes Poor quality (>500MPN100mL/1), amber Denotes fair quality (200-500MPN 100mL-1) and green denotes good water quality (<200MPN 100mL-1). Sourced from DEP.

	Beaches/River	Status 2019/2020 based upon 5-year 95 th Hazen percentile for Enterococci	Trend based upon 5-year 95 th Hazen percentile for Enterococci
1	Bellerive Beach West	Good	Stable 182 (2018/19) to 180 (2019/20)
2	Howrah Beach West (Silwood Ave)	Good	Stable 119 (2018/19) and 119 (2019/20)
3	Howrah Beach middle (Salacia Ave)	Fair	Slight improvement in quality from 418 (2018/19) to 410 (2019/20)
4	Howrah Beach East	Good	Stable 194 (2018/19) to 192 (2019/20)
5	Little Howrah Beach	Good	Slight decline in quality from 113 (2018/19) to 128 (2019/20)

Table 4 DEP responsible sample sites. Red denotes Poor quality (>500MPN100mL/1), amber Denotes fair quality (200-500MPN 100mL-1) and green denotes good water quality (<200MPN 100mL-1). Sourced from DEP.

Beaches/River	Status 2019/2020 based upon 5-year 95 th Hazen percentile for Enterococci	Trend based upon 5-year 95 th Hazen percentile for Enterococci
Geilston Bay	Good	Improvement from 262 (2018/19) to 158 (2019/20)
Lindisfarne Bay	Fair	Decrease in quality from 197 (2018/19) to 275 (2019/20)
Montagu Bay	Good	Improvement from 40 (2018/19) to 22 (2019/20)
Kangaroo Bay	Good	Stable 50 (2018/19) to 53 (2019/20)

3.0 SAMPLING DISCUSSION

3.1 Pool Sampling

There were no reported failures in the pool and spa results (results in Appendix 2) in 2019/20. There were no pool closures due to failed samples in 2019/20.

Due to staffing changes and the rollout of Councils new IT system some missed pool samples were not followed up during the 2019/20 year.

Due to the Covid shutdown of pools it was possible that there were some missed samples in March 2020. There was also some confusion regarding the re-opening of pools with some pools re-opening after taking two samples up to five days apart rather than within 48 hours as specified in the Guidelines. Due to the extenuating circumstances of Covid action has not been taken about these breaches.

Some pools had not yet re-opened at the end of the 2019/20 year.

Council will send out a letter to all pool owners to remind them of their obligations under the *Recreational Water Quality Guidelines 2007* particularly the requirement to sample monthly and also to provide chemical parameters with samples.

3.2 Beach Sampling

During the 2019/20 summer sampling period 130 samples were taken in total with 4 of these samples exceeding the primary contact guideline limit of 140 enterococci /100mL.

The 2019/20 summer sampling season had average rainfall recorded with four significant rain events recorded at Ellerslie Road weather station in Hobart (BOM). The DEP defines a significant rainfall event as an event with greater than 10mm in a 24 hour period. None of the rainfall events this season occurred within 24 hours prior to a sampling day.

During the 2019/20 summer sampling period there were three exceedances of the guideline limit at swimming sites and all three occurred when there had been little or no rainfall recorded in the 72 hours prior to sampling. A sample from Little Howrah Beach taken on the 3rd of December exceeded 140 enterococci /100mL after just 2.2mm was recorded in Hobart in the 72 hours prior to sampling. Then on the 23rd of December samples from Howrah Middle (Salacia St) and Bellerive West exceeded 140 enterococci /100mL after 0mm of rain had been recorded in the 72 hours prior to sampling. This lack of rainfall suggests that there

may have been another source of enterococci other than stormwater involved in these elevated enterococci results. Other potential sources of contamination include; a spill of untreated sewage from a Taswater treatment plant, flocks of seagulls or other birds and concentrations of enterococci in sand and sediments. As no other sample sites in the Derwent Estuary returned high results on these days it indicates that the contamination was quite localised.

A re-sample was taken for the exceedance on 3rd December and returned a result well within the limit of 140 enterococci /100mL. There was no re-sample taken for the exceedances on 23rd December due to the shutdown of the Council chambers for the Christmas period and also the Public Health Lab shutdown over this period.

Stormwater runoff after rain events continues to be the dominant cause of poor water quality on the eastern shore beaches (DEP, 2020). Clarence Council committed funds in 2017 to conduct investigative works throughout the stormwater network by sampling for enterococci and *E.Coli* bacteria to identify cross connections or cracks in stormwater/sewer infrastructure. These stormwater investigations continued during 2019/20 with 100 bacteriological samples collected from the Howrah stormwater network. Dye testing and CCTV surveys were also undertaken as part of the investigations.

Council have also worked with DEPs Stormwater Investigation Taskforce during the 2019/20 year to develop a "Source Tracking Toolkit" which can be used by Council EHOs as a guide to tracking sources of faecal contamination in stormwater. An exercise was hosted by Clarence and DEP in Mortyn Park in October 2019 to test a variety of new methods with a number of other Council EHOs involved along with Taswater and EPA staff. This exercise identified that Ammonia test kits which are inexpensive and give a result quickly, can be used to identify stormwater contamination. Clarence have continued to test for Ammonia along with *E.Coli* and Enterococci in order to build up a dataset with promising results so far.

Works to repair two separate leaking sewer mains identified as a result of the stormwater investigation were completed by TasWater during the 2019/2020 year. The works involved re-lining a section of sewer main between Banjorrah and Alawarra Streets and re-lining a section of sewer in Mortyn Place which was leaking directly into a stormwater pit. Further

testing is required in both areas to verify if these works were effective in preventing sewage contamination of stormwater. Further areas were identified for Taswater to repair in Merinda Street.

10 bacteriological samples were collected from Lauderdale Canal during 2019/20 to determine if the canal could be used for “Primary Contact” activities as part of a new Council Park development in the area with. Results indicated that the Canal would not be suitable for swimming with 4 results over the limit of 140 enterococci /100mL with one of these over 1000. The high bacterial results did not correlate with rainfall in the preceding 48 hours prior to sampling suggesting that stormwater was not the main cause of contamination. Testing of sterol markers was also undertaken in the Canal in order to determine the source of the contamination. The sterol results indicated that bird faecal matter was the main contaminant in the canal.

Sampling results for the monthly winter sampling program conducted during 2019/2020 returned no samples that exceeded the 140 enterococci/100mL guideline limit for primary contact in this period from a total of 25 samples. Winter sampling was temporarily suspended in 2020 due to Covid restrictions.

The ongoing stormwater sampling program in the Howrah catchment and the Derwent Estuary Program continue to recommend areas of high priority where further work to improve the quality of stormwater being discharged to Howrah Beach could be undertaken. These recommendations remain current for 2019/20 and include:

- Using water sensitive urban design principles to treat stormwater before it enters the Derwent. The DEP identified Wentworth Park as an area that offers space where these features could be potentially located.
- Installing Litter Traps where space allows. Kangaroo Bay Rivulet and the creek in Minerva Park are possible locations where basket style litter traps could be trialled. These litter traps are relatively low cost and are being used already by Brighton and Kingborough Councils.
- Upgrading Wentworth Park sewage pump station and increasing storage capacity to deal with storm events.

- Increasing storage of stormwater behind Lucas Street which is known to flood from the sewer in heavy rainfall events and then discharge through stormwater infrastructure to the beach. This stormwater overflow also pools in the park between Wentworth Park and Howrah Primary creating a possible public health risk.

There were no significant stormwater capital works projects completed in the 2019/20 year, however the new Stormwater System Management Plan 2019 for the Clarence municipal area was adopted by Council during this year. This plan contains recommendations for Water Sensitive Urban Design (WSUD) structures that could be installed to improve stormwater quality and establishing performance objectives for stormwater treatment. These objectives cover the retention of total suspended solids, phosphorus, nitrogen and litter, but do not take into account reductions in faecal bacteria. The plan identifies Beach Street and South Street Reserve in Bellerive and Mortyn Park as areas where Litter or Gross Pollutant Traps could be retrofitted to existing stormwater infrastructure. Locations for installation for 'street-scale' and 'end of line' bioretention areas are also identified in the plan. Bio retention areas are primarily designed to remove nutrients but there have been a number of studies, including Bratieres et al (2008), that have suggested that bio retention may also aid in removing faecal bacteria from stormwater.

4.0 CONCLUDING REMARKS AND RECOMMENDATIONS

The 2019/20 summer recreational water sampling season saw a slight improvement in water quality across the majority of sampling sites but no changes to the DEP risk classifications with Middle Howrah still classified as 'Fair'. However, there is still much work to be done to improve water quality in the catchment areas of Howrah and Bellerive Beaches. Stormwater has been identified previously by the DEP as a major source of faecal contamination into these beaches and Investigation work conducted by Council has identified several sources of contamination into the catchment which have in turn been rectified by TasWater. There will be a continued focus on stormwater investigation in the Howrah Beach catchment in the 2020/21 year with ongoing collaboration with Taswater and the DEP.

While identifying the source of stormwater contamination is important, it is also important that further initiatives are taken by Council to improve the quality of stormwater through the use of WSUD structures in the sites that have been identified in Councils stormwater management plans. While not strictly public health related, there are also recommendations in the stormwater management plans for gross pollutant or litter traps to be fitted to a number of locations close to outfalls.

APPENDIX 1 Recreational Beach Summer and Winter Results

Table 5: Primary Contact Recreational Water sampling results for all beaches taken monthly throughout winter and weekly in conjunction with the DEP program during the summer months. Results from 01/07/2019-30/06/2020 with exceedances of 140 enterococci/100mL highlighted.

Site	Date Collected	Temperature °C	Salinity	pH	Turbidity NTU	Enterococci /100mL	Job Reference
Bellerive Beach West							
	02-Jul-2019	11.8	3.40	-	-	20	19/1926
	07-Aug-2019	10.8	3.20	8.00	0	5	19/2273
	03-Sep-2019	11.6	2.96	8.14	1	5	19/2548
	01-Oct-2019	12.0	-	-	4	5	19/2845
	05-Nov-2019	14.5	2.92	8.13	7	5	19/3221
	02-Dec-2019	-	-	-	-	5	19/3541
	03-Dec-2019	14.0	3.00	8.00	1	5	19/3572
	10-Dec-2019	15.3	1.56	7.99	4	10	19/3702
	17-Dec-2019	17.4	2.33	8.04	26	5	19/3822
	23-Dec-2019	16.3	2.82	8.13	24	173	19/3877
	30-Dec-2019	19.4	2.81	8.21	0	10	19/3893
	07-Jan-2020	18.4	2.87	8.16	0	5	20/0047
	14-Jan-2020	17.6	3.12	8.15	3	10	20/0153
	21-Jan-2020	17.1	3.08	8.05	2	10	20/0228
	28-Jan-2020	17.2	3.23	8.00	3	5	20/0309
	04-Feb-2020	16.7	3.35	7.94	3	5	20/0406
	11-Feb-2020	17.2	2.79	7.95	1	31	20/0482
	18-Feb-2020	17.1	3.11	8.06	0	20	20/0611
	25-Feb-2020	18.2	2.87	7.98	0	10	20/0705
	03-Mar-2020	16.0	3.25	7.99	0	5	20/0801
	10-Mar-2020	15.7	2.47	7.98	10	5	20/0886
	17-Mar-2020	16.2	3.33	7.81	0	5	20/0991
	24-Mar-2020	15.7	3.44	7.98	0	5	20/1063
	31-Mar-2020	15.4	7.86	7.86	1	5	20/1138

Site	Date Collected	Temperature °C	Salinity	pH	Turbidity NTU	Enterococci /100mL	Job Reference
Bellerive Beach East							
	03-Dec-2019	14.0	3.00	8.00	2.0	10	19/3572
	10-Dec-2019	15.0	1.55	8.04	4.0	10	19/3702
	17-Dec-2019	17.3	2.39	8.06	1.0	10	19/3822
	23-Dec-2019	16.4	2.85	8.18	0.0	10	19/3877
	30-Dec-2019	19.6	2.73	8.18	0.0	5	19/3893
	07-Jan-2020	18.0	2.88	8.26	0.0	5	20/0047
	14-Jan-2020	18.7	3.17	8.19	0.0	41	20/0153
	21-Jan-2020	17.3	3.13	8.06	1.0	5	20/0228
	28-Jan-2020	17.0	3.22	7.99	1.0	5	20/0309
	04-Feb-2020	16.4	3.26	8.02	3.0	5	20/0406
	11-Feb-2020	17.1	3.01	7.99	4.0	5	20/0482
	18-Feb-2020	17.2	2.98	8.05	0.0	5	20/0611
	25-Feb-2020	18.0	2.82	8.06	0.0	10	20/0705
	03-Mar-2020	16.0	3.20	7.97	0.0	5	20/0801
	10-Mar-2020	15.2	2.41	7.95	10.0	5	20/0886
	17-Mar-2020	15.2	3.08	7.92	0.0	10	20/0991
	24-Mar-2020	15.1	2.88	8.03	0.0	20	20/1063
	31-Mar-2020	15.3	3.23	7.95	1.0	5	20/1138

Site	Date Collected	Temperature °C	Salinity	pH	Turbidity NTU	Enterococci /100mL	Job Reference
Howrah Beach West (Silwood)							
	02-Jul-2019	11.8	3.40	0.00	0.0	5	19/1926
	07-Aug-2019	10.5	3.13	8.04	0.0	5	19/2273
	03-Sep-2019	11.1	2.68	8.08	0.0	5	19/2548
	01-Oct-2019	12.4	2.83	8.23	0.0	5	19/2845
	05-Nov-2019	14.3	2.92	8.25	2.0	5	19/3221
	03-Dec-2019	14.0	3.00	8.08	3.0	5	19/3572
	17-Dec-2019	17.2	2.08	7.97	0.0	10	19/3822
	23-Dec-2019	16.2	2.78	8.12	15.0	5	19/3877
	30-Dec-2019	19.2	2.79	8.21	1.0	5	19/3893
	07-Jan-2020	18.3	2.86	8.13	0.0	5	20/0047
	14-Jan-2020	18.1	3.18	8.19	0.0	10	20/0153
	21-Jan-2020	17.3	3.14	8.03	2.0	41	20/0228
	28-Jan-2020	16.6	3.20	8.01	2.0	41	20/0309
	04-Feb-2020	16.1	3.28	8.06	1.0	5	20/0406
	11-Feb-2020	17.1	2.85	7.96	3.0	52	20/0482
	18-Feb-2020	16.9	2.90	8.07	0.0	20	20/0611
	25-Feb-2020	18.0	2.86	8.17	0.0	5	20/0705
	03-Mar-2020	16.0	3.19	7.97	0.0	10	20/0801
	10-Mar-2020	15.2	2.50	7.98	10.0	5	20/0886
	17-Mar-2020	15.3	3.05	8.01	0.0	10	20/0991
	24-Mar-2020	14.9	2.80	8.04	0.0	20	20/1063
	31-Mar-2020	15.7	3.27	8.01	1.0	5	20/1138

Site	Date Collected	Temperature °C	Salinity	pH	Turbidity NTU	Enterococci /100mL	Job Reference
Howrah Beach Middle (Salacia)							
	02-Jul-2019	11.8	3.39	0.00	0.0	5	19/1926
	07-Aug-2019	10.3	3.12	7.97	1.0	5	19/2273
	03-Sep-2019	11.3	2.63	8.05	0.0	5	19/2548
	01-Oct-2019	12.6	2.80	8.25	3.0	5	19/2845
	05-Nov-2019	14.1	2.94	8.22	2.0	5	19/3221
	03-Dec-2019	14.3	3.00	8.06	0.0	5	19/3572
	10-Dec-2019	15.3	1.70	7.98	8.0	5	19/3702
	10-Dec-2019	15.0	1.91	8.09	4.0	20	19/3702
	17-Dec-2019	16.8	1.97	7.96	1.0	5	19/3822
	23-Dec-2019	16.2	2.86	8.13	4.0	228	19/3877
	30-Dec-2019	19.2	2.78	8.20	0.0	5	19/3893
	07-Jan-2020	18.1	2.88	8.16	3.0	5	20/0047
	14-Jan-2020	18.3	3.21	8.18	0.0	10	20/0153
	21-Jan-2020	17.4	3.15	8.03	2.0	10	20/0228
	28-Jan-2020	16.5	3.19	8.01	3.0	5	20/0309
	04-Feb-2020	16.4	3.27	8.03	5.0	5	20/0406
	11-Feb-2020	17.2	2.91	7.98	1.0	63	20/0482
	18-Feb-2020	16.9	2.87	8.07	0.0	10	20/0611
	25-Feb-2020	17.8	2.81	8.18	0.0	10	20/0705
	03-Mar-2020	16.0	3.18	7.97	0.0	10	20/0801
	10-Mar-2020	15.1	2.48	7.96	10.0	10	20/0886
	17-Mar-2020	15.3	3.04	8.01	0.0	5	20/0991
	24-Mar-2020	14.7	2.65	8.00	0.0	5	20/1063
	31-Mar-2020	15.6	3.20	8.01	3.0	5	20/1138

Site	Date Collected	Temperature °C	Salinity	pH	Turbidity NTU	Enterococci /100mL	Job Reference
Howrah Beach East							
	02-Jul-2019	12.0	3.40	0.00	0.0	41	19/1926
	07-Aug-2019	10.3	3.11	7.96	1.0	5	19/2273
	03-Sep-2019	11.5	2.64	8.05	0.0	5	19/2548
	01-Oct-2019	13.1	2.77	8.24	2.0	5	19/2845
	05-Nov-2019	13.9	2.84	8.22	2.0	5	19/3221
	03-Dec-2019	14.4	3.01	8.06	1.0	10	19/3572
	10-Dec-2019	15.0	1.77	8.05	5.0	5	19/3702
	17-Dec-2019	17.1	1.99	7.96	1.0	10	19/3822
	23-Dec-2019	16.1	8.10	8.10	5.0	52	19/3877
	30-Dec-2019	18.9	2.78	8.21	2.0	5	19/3893
	07-Jan-2020	17.8	2.91	8.15	10.0	5	20/0047
	14-Jan-2020	18.1	3.22	8.19	0.0	31	20/0153
	21-Jan-2020	17.5	3.16	8.03	25.0	5	20/0228
	28-Jan-2020	16.5	3.19	8.01	3.0	5	20/0309
	04-Feb-2020	16.6	3.25	8.03	2.0	31	20/0406
	11-Feb-2020	17.2	2.93	7.99	1.0	20	20/0482
	18-Feb-2020	17.0	2.88	8.07	0.0	5	20/0611
	25-Feb-2020	17.9	2.79	8.17	0.0	5	20/0705
	03-Mar-2020	16.2	3.23	7.97	0.0	5	20/0801
	10-Mar-2020	14.9	2.46	7.97	10.0	5	20/0886
	17-Mar-2020	15.4	3.04	8.01	0.0	5	20/0991
	24-Mar-2020	14.7	2.64	8.00	0.0	5	20/1063
	31-Mar-2020	15.3	3.19	8.02	0.0	10	20/1138

Site	Date Collected	Temperature °C	Salinity	pH	Turbidity NTU	Enterococci /100mL	Job Reference
Little Howrah Beach							
	02-Jul-2019	12.0	3.40	0.00	0.0	98	19/1926
	07-Aug-2019	10.0	3.05	8.05	1.0	20	19/2273
	03-Sep-2019	11.6	2.64	8.16	0.0	5	19/2548
	01-Oct-2019	12.4	2.75	8.35	4.0	5	19/2845
	05-Nov-2019	13.9	2.84	8.26	2.0	5	19/3221
	03-Dec-2019	14.3	3.00	8.08	3.0	169	19/3572
	05-Dec-2019	13.6	3.04	0.00	4.0	30	19/3620
	10-Dec-2019	15.1	1.86	8.07	5.0	5	19/3702
	17-Dec-2019	16.1	2.10	7.98	0.0	5	19/3822
	23-Dec-2019	16.2	2.89	8.01	4.0	10	19/3877
	30-Dec-2019	19.0	2.79	8.18	2.0	5	19/3893
	07-Jan-2020	17.8	3.02	8.16	2.0	5	20/0047
	14-Jan-2020	17.6	3.22	8.10	0.0	10	20/0153
	21-Jan-2020	17.6	3.18	8.09	4.0	10	20/0228
	28-Jan-2020	16.2	3.18	7.96	1.0	5	20/0309
	04-Feb-2020	16.6	3.25	8.24	6.0	5	20/0406
	11-Feb-2020	17.1	3.08	7.99	1.0	5	20/0482
	18-Feb-2020	17.1	2.89	8.13	0.0	5	20/0611
	25-Feb-2020	18.5	2.79	8.19	0.0	63	20/0705
	03-Mar-2020	16.3	3.30	8.09	0.0	5	20/0801
	10-Mar-2020	14.4	2.48	8.09	10.0	5	20/0886
	17-Mar-2020	15.1	3.04	8.12	0.0	5	20/0991
	24-Mar-2020	14.9	2.66	8.17	0.0	5	20/1063
	31-Mar-2020	15.3	3.19	8.08	1.0	5	20/1138

Site	Date Collected	Temperature °C	Salinity	pH	Turbidity NTU	Enterococci /100mL	Job Reference
Lauderdale Beach - 124 Bayview Road (Reserve)							
	03-Dec-2019	14.7	3.41	8.08	6.0	5	19/3571
	10-Dec-2019	16.2	3.42	8.12	11.0	10	19/3703
	17-Dec-2019	17.6	3.35	8.11	2.0	5	19/3823
	23-Dec-2019	16.0	3.36	7.94	10.0	20	19/3878
	30-Dec-2019	19.4	3.41	7.86	0.0	5	19/3894
	07-Jan-2020	18.8	3.46	8.11	3.0	10	20/0048
	14-Jan-2020	19.3	3.49	8.05	3.0	86	20/0154
	21-Jan-2020	18.5	3.47	8.07	8.0	5	20/0229
	28-Jan-2020	17.6	3.47	7.89	2.0	20	20/0308
	04-Feb-2020	17.8	3.49	8.07	10.0	5	20/0407
	11-Feb-2020	18.1	3.53	8.07	1.0	5	20/0483
	18-Feb-2020	18.0	3.51	8.12	0.0	5	20/0613
	25-Feb-2020	19.1	3.64	8.21	0.0	5	20/0706
	03-Mar-2020	16.4	3.59	8.02	0.0	5	20/0802
	10-Mar-2020	16.2	3.45	8.04	10.0	5	20/0887
	17-Mar-2020	15.7	3.44	7.98	0.0	5	20/0993
	24-Mar-2020	16.6	3.50	7.98	0.0	5	20/1065
	31-Mar-2020	16.6	3.47	7.99	9.0	5	20/1140

Site	Date Collected	Temperature °C	Salinity	pH	Turbidity NTU	Enterococci /100mL	Job Reference
Lauderdale Canal							
	24-Mar-2020	0.0	0.00	0.00	0.0	379	20/1170
	31-Mar-2020	15.6	3.28	8.13	1.0	20	20/1140
	08-Apr-2020	0.0	0.00	0.00	0.0	75	20/1221
	15-Apr-2020	0.0	0.00	0.00	0.0	110	20/1245
	21-Apr-2020	0.0	0.00	0.00	0.0	109	20/1302
	29-Apr-2020	0.0	0.00	0.00	0.0	282	20/1391
	06-May-2020	0.0	0.00	0.00	0.0	75	20/1475
	13-May-2020	0.0	0.00	0.00	0.0	156	20/1537
	21-May-2020	0.0	0.00	0.00	0.0	1017	20/1634
	29-Jun-2020	0.0	0.00	0.00	0.0	5	20/2044

APPENDIX 2 Pool sample results for all swimming pools covered by the *Recreational Water Quality Guidelines 2007* in The City of Clarence

Table 6 All Swimming Pool and Spa monthly sampling results. Results from 01/07/2019-30/06/2020. Failed results highlighted in yellow.

Pool Name	Date Collected	pH	Temperature °C	Residual Chlorine ppm	Standard Plate Count	E. coli	Ps. aeruginosa
Steves Swim Centre - Pool							
161 Axiom Way, ACTON PARK TAS 7170 Enclosed, Salt	01-Oct-2019	7.40	33		1	<1	<1
	06-Jan-2020	0.00	0		<1	<1	<1
	24-Feb-2020	0.00	0		<1	<1	<1
	11-Jun-2020	7.40	23	1.50	<1	<1	<1
	11-Jun-2020	7.40	23		<1	<1	<1
Barilla Thermal Springs							
	05-Jul-2019	6.20	35		<1	<1	<1
	28-Aug-2019	6.80	34		<1	<1	<1
	27-Nov-2019	0.00	36		1	<1	<1
	21-Jan-2020	0.00	34		<1	<1	<1
	13-Feb-2020	6.80	35		<1	<1	<1

Pool Name	Date Collected	pH	Temperature °C	Res. Chlorine ppm	Standard Plate Count	E. coli	Ps. aeruginosa
Clarence Joint Therapy							
273 Clarence Street, HOWRAH Enclosed Hypochlorite	25-Jul-2019	7.60	35	2.00	1(est)	<1	<1
	29-Aug-2019	7.60	35	2.00	<1	<1	<1
	22-Oct-2019	7.60	34	2.00	<1	<1	<1
	26-Sep-2019	7.60	35	2.00	<1	<1	<1
	21-Nov-2019	7.60	35	2.00	<1	<1	<1
	17-Dec-2019	7.80	35	2.00	<1	<1	<1
	28-Jan-2020	7.80	35	5.00	<1	<1	<1
	26-Feb-2020	0.00	35		<1	<1	<1
	28-May-2020	7.80	20	2.00	<1	<1	<1
	02-Jun-2020	7.80	18	4.00	<1	<1	<1
Clarence YMCA -Olympic Pool							
4 Loinah Crescent, MONTAGU BAY TAS 7018 Hypochlorite Enclosed	01-Jul-2019	0.00	28		<1	<1	<1
	07-Aug-2019	7.90	28	3.30	<1	<1	<1
	12-Sep-2019	7.80	28	3.40	<1	<1	<1
	02-Oct-2019	7.45	29	3.00	<1	<1	<1
	06-Nov-2019	7.75	28	5.10	<1	<1	<1
	11-Dec-2019	7.60	28	3.00	<1	<1	<1
	08-Jan-2020	7.80	28	3.10	<1	<1	<1
	18-Feb-2020	7.40	28	2.00	1	<1	<1
	12-Mar-2020	7.60	28	7.60	<1	<1	<1
	27-May-2020	7.80	28	4.60	<1	<1	<1
	03-Jun-2020	8.20	28	3.20	<1	<1	<1

Pool Name	Date Collected	pH	Temperature °C	Res. Chlorine ppm	Standard Plate Count	E. coli	Ps. aeruginosa
Clarence YMCA -Toddler Pool							
Hypochlorite Enclosed	01-Jul-2019	0.00	28		2(est)	<1	<1
	07-Aug-2019	7.40	27	2.50	<1	<1	<1
	12-Sep-2019	7.50	28	2.90	1(est)	<1	<1
	02-Oct-2019	7.55	28	2.00	<1	<1	<1
	06-Nov-2019	7.55	28	4.70	<1	<1	<1
	11-Dec-2019	7.60	28	3.00	<1	<1	<1
	08-Jan-2020	8.00	28	2.20	<1	<1	<1
	18-Feb-2020	7.50	28	2.00	3	<1	<1
	12-Mar-2020	7.45	28	1.90	2	<1	<1
	27-May-2020	7.80	28	4.60	<1	<1	<1
	03-Jun-2020	8.20	28	3.20	<1	<1	<1
Clarence YMCA -Wading Pool							
Hypochlorite Enclosed	01-Jul-2019	0.00	28		46	<1	<1
	07-Aug-2019	7.60	28	2.40	1(est)	<1	<1
	12-Sep-2019	7.80	28	2.60	<1	<1	<1
	02-Oct-2019	7.45	28	2.00	<1	<1	<1
	06-Nov-2019	7.60	28	4.80	<1	<1	<1
	11-Dec-2019	7.40	28	3.00	<1	<1	<1
	08-Jan-2020	7.40	28	2.50	<1	<1	<1
	18-Feb-2020	7.50	28	2.00	<1	<1	<1
	12-Mar-2020	7.28	28	1.10	1	<1	<1
	27-May-2020	7.80	28	4.60	<1	<1	<1
	03-Jun-2020	8.20	28	3.20	<1	<1	<1

Pool Name	Date Collected	pH	Temperature °C	Res. Chlorine ppm	Standard Plate Count	E. coli	Ps. aeruginosa
Oceana Hydro Pool							
Enclosed Hypochlorite	29-Jul-2019	7.60	33	2.00	62	<1	<1
	12-Sep-2019	7.60	33	2.00	<1	<1	<1
	31-Oct-2019	7.60	33	2.00	1	<1	<1
	20-Dec-2019	7.60	33	2.00	<1	<1	<1
	21-Jan-2020	7.60	33	2.00	<1	<1	<1
	28-Feb-2020	7.60	33	2.00	1	<1	<1
Oceana Infants Pool							
Hypochlorite Enclosed	29-Jul-2019	7.60	33	2.00	3(est)	<1	<1
	12-Sep-2019	7.60	33	2.00	<1	<1	<1
	31-Oct-2019	7.40	33	2.00	26	<1	<1
	20-Dec-2019	7.60	33	2.00	<1	<1	<1
	21-Jan-2020	7.60	33	2.00	<1	<1	<1
	28-Feb-2020	7.60	33	2.00	1	<1	<1
	29-Jun-2020	7.60	33	2.00	<1	<1	<1
Oceana Main Pool							
Enclosed Hypochlorite	29-Jul-2019	7.60	29	2.00	<1	<1	<1
	12-Sep-2019	7.60	24	2.00	1(est)	<1	<0
	31-Oct-2019	7.40	30	2.00	<1	<1	<1
	20-Dec-2019	7.60	29	2.00	<1	<1	<1
	21-Jan-2020	7.60	29	2.00	<1	<1	<1
	29-Jun-2020	7.60	29	2.00	<1	<1	<1
Richmond Caravan Park - Pool							
Salt	07-Jan-2020	7.50	24	2.00	<1	<1	<1
	18-Feb-2020	7.50	22	2.00	<1	<1	<1

Pool Name	Date Collected	pH	Temperature °C	Residual Chlorine ppm	Standard Plate Count	E. coli	Ps. aeruginosa
Seahorse Swim Centre							
Enclosed Salt	04-Jul-2019	7.60	32	2.00	1 (est)	<1	<1
	08-Aug-2019	7.60	32	2.00	1(est)	<1	<1
	12-Sep-2019	7.60	32	2.00	<1	<1	<1
	17-Oct-2019	7.60	32	2.00	2	<1	<1
	07-Nov-2019	7.80	32	2.00	1	<1	<1
	05-Dec-2019	7.60	32	2.00	6	<1	<1
	05-Feb-2020	7.60	33	2.50	<1	<1	<1
	19-Mar-2020	7.60	32	2.50	3	<1	<1
Shellz Swim Centre							
77 Grange Road East, ROKEBY Enclosed Salt	25-Jul-2019	0.00	32		<1	<1	<1
	28-Aug-2019	7.30	32		<1	<1	<1
	25-Sep-2019	7.30	30		<1	<1	<1
	29-Oct-2019	7.20	32		<1	<1	<1
	20-Nov-2019	7.30	32		<1	<1	<1
	28-Jan-2020	7.30	32		<1	<1	<1
	26-Feb-2020	7.30	32		<1	<1	<1
	25-Mar-2020	7.30	32		<1	<1	<1
	20-May-2020	7.30	30		<1	<1	<1
	10-Jun-2020	7.30	30		<1	<1	<1
Swimkamp							
538 South Arm Road, LAUDERDALE Enclosed Chlorine	05-Feb-2020	0.00	0		<1	<1	<1
	04-Jun-2020	7.10	29	2.19	<1	<1	<1
	05-Jun-2020	7.40	29	3.10	<1	<1	<1

Pool Name	Date Collected	pH	Temperature °C	Residual Chlorine ppm	Standard Plate Count	E. coli	Ps. aeruginosa
Wyndham Pool							
Open Air	23-Jul-2019	7.45	28	3.00	<1	<1	<1
	27-Aug-2019	7.45	28	3.00	<1	<1	<1
	24-Sep-2019	7.45	28	3.00	<1	<1	<1
	15-Oct-2019	7.45	28	3.00	2	<1	<1
	12-Nov-2019	7.45	28	3.00	1	<1	<1
	10-Dec-2019	7.45	28	3.00	<1	<1	<1
	21-Jan-2020	7.45	28	3.00	30	<1	<1
	25-Feb-2020	7.45	28	3.00	1	<1	<1
	17-Mar-2020	7.45	28	3.00	Lab Error	<1	<1
	09-Jun-2020	7.45	28	3.00	<1	<1	<1
	16-Jun-2020	7.45	28	3.00	<1	<1	<1
Wyndham Spa							
Open Air (ORP, redox) measure in millivolts	23-Jul-2019	7.50	38	630mV	<1	<1	<1
	27-Aug-2019	7.50	38	630mV	39(est)	<1	<1
	24-Sep-2019	7.50	38	630mV	<1	<1	<1
	15-Oct-2019	7.50	38	630mV	1	<1	<1
	12-Nov-2019	7.50	38	630mV	2	<1	<1
	10-Dec-2019	7.50	38	630mV	<1	<1	<1
	21-Jan-2020	7.50	38	630mV	<1	<1	<1
	25-Feb-2020	7.50	38	630mV	<1	<1	<1
	17-Mar-2020	7.50	38	630mV	Lab Error	<1	<1

5.0 REFERENCES

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11.7.2 KANGAROO BAY HOTEL AND HOSPITALITY SCHOOL SITE**EXECUTIVE SUMMARY****PURPOSE**

To grant a further extension of time to Chambroad Overseas Investment Australia Pty Ltd to achieve substantial commencement of the Kangaroo Bay Hotel and Hospitality School Site development, in accordance with the Sale and Development Agreement between the parties.

RELATION TO EXISTING POLICY/PLANS

Clarence City Council Strategic Plan 2016 – 2026 is relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

There are no financial implications at this time. Should an alternative recommendation be adopted, there may be significant financial implications for council.

RECOMMENDATION:

That Council:

- A. Notes the written request for an extension of time by Chambroad Overseas Investment Australia Pty Ltd (Chambroad), dated 7 October 2020, including the proposed measures to monitor the project and provide updated information to Council on a regular six-monthly basis during the extension period.
- B. Acknowledges the challenges and circumstances that have confronted Chambroad and the University of Tasmania (UTAS) as a consequence of the global COVID-19 pandemic, and that the non-compliance with the agreed time limit for substantial commencement arises for reasons not within the reasonable control of Chambroad.
- C. Authorises the General Manager to write to Chambroad to offer an extension of time in accordance with the terms of the Sale and Development Agreement, subject to the following conditions:
 - a. That the time for substantial commencement be no later than 13 October 2022.
 - b. That the Mayor and General Manager be briefed on progress immediately following each six-monthly review meeting, or at any other time that a critical decision related to the site or project is to be made, with an update report to be provided for tabling in open council by the Mayor at the following meeting of Council.

- c. Prior to any decision to commence works at the site, the General Manager must be notified in writing. Chambroad is to provide council access, via an independent probity auditor appointed by the General Manager, to the following executed agreements which will provide evidence that key agreements are in place to support a reasonable conclusion that Chambroad will be able to complete the project. The key agreements are:
 - i. The agreements with UTAS (or another educational partner) in respect to the collaboration and rental of the education and related facilities;
 - ii. The agreement with a hotel operator in respect to the management agreement of the five-star hotel facility; and
 - iii. The head contract with the principal construction contractor for construction of the buildings and other onsite facilities as approved by the relevant development permit, to the practical completion stage. If there is more than one head construction contract, then each contract shall be provided.
 - d. Upon completion of the requirements set out at Recommendation C(c) above, the General Manager will issue Chambroad a certificate that confirms Council is satisfied that Chambroad can reasonably complete the project.
 - e. That Chambroad provides acknowledgment that the extension of time and conditions set out above do not alter the buy-back provisions contained in the Sale and Development Agreement, which will become active from the 14 October 2022 if substantial commencement has not occurred.
 - f. That Chambroad provides acknowledgment accepting Council's offered extension including the conditions contained within this Recommendation C.
- D. Authorises the General Manager to take all reasonable steps to conclude the arrangements set out at Recommendation C above.
- E. Acknowledges Chambroad's offer to make the site available on a temporary basis for community use prior to development commencing.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1. Chambroad Overseas Investment Australia Pty Ltd (Chambroad) purchased land at Lots 7, 8 and 11 of the Survey Plan included in the Sale and Development Agreement covering the relevant Kangaroo Bay land (Agreement).

- 1.2. The Agreement included a term requiring substantial commencement of the development within 12 months of completion of the Agreement, or such later date as the Vendor (Council) may allow.
- 1.3. Chambroad have reclaimed land in Kangaroo Bay but, since that time, no further work has occurred. The reclamation work would satisfy the substantial commencement requirement applicable to a Development Permit issued in accordance with the *Land Use Planning and Approvals Act 1993* and the Clarence Interim Planning Scheme 2015; however, the Agreement set a higher threshold. In plain terms, to satisfy the Agreement “substantial commencement” condition Chambroad is required to commence construction of footings, foundations and other ground level and below ground level infrastructure relating to buildings approved by the development permit, within the timeframe set by the Agreement terms.
- 1.4. Council approved a six-month extension to the Agreement on 27 May 2019, extending the Agreement to 14 November 2019 to enable Chambroad to secure an education provider. At its Meeting of 11 November 2019, council further extended the “substantial commencement” period to 14 October 2020.
- 1.5. Chambroad are now seeking a further two-year extension of time for substantial commencement. Chambroad’s written request, including brief reasons and letters of support, are attached (**Attachment 1**). The request includes additional proposed conditions aimed at assisting the parties to monitor progress toward substantial commencement over the two-year extension period. It is important to note that Chambroad has clearly stated its ongoing commitment to the project.

2. REPORT IN DETAIL

- 2.1. The Agreement defines substantial commencement in a different manner to that normally prescribed under the *Land Use Planning and Approvals Act 1993*. Under the Agreement, “substantial commencement” means “*the physical start of works to construct footings, foundations and other ground level and below ground infrastructure relating to the buildings approved by the Permit*”.

- 2.2.** The first extension of time was granted to allow Chambroad time to secure an educational provider for the hospitality school component of the project, after the withdrawal of TasTAFE. The University of Tasmania (UTAS) was approached during that first extension period and agreed to collaborate with Chambroad to deliver the educational aspects of the hospitality school component of the development. Council then provided a further period to allow Chambroad and UTAS to conclude their commercial arrangements, to enable re-design of building requirements to meet UTAS needs and to achieve substantial commencement.
- 2.3.** In March 2020, COVID-19 emergency declarations were made. Amongst other significant impacts, UTAS has suffered a significant impact to its student numbers, and therefore its business. This has meant that UTAS has not been able to conclude its commercial agreement with Chambroad within the time limit. The request for a two-year extension aims to provide sufficient time for the COVID pandemic to resolve and for UTAS to review its commercial circumstances as recovery occurs.
- 2.4.** On 7 September 2020, representatives of Chambroad, UTAS and the Coordinator General provided an update to Aldermen at a workshop. The presentation materials are attached (**Attachment 2**).
- 2.5.** On 28 September 2020, Chambroad Australia representatives provided a further presentation to Aldermen at a workshop. That presentation was principally aimed at discussing and clarifying possible terms and conditions associated with the proposed request for extension of time.

Contractual Requirements

- 2.6.** Clause 6 of the Agreement sets out Chambroad's obligations to develop the land.
- 2.7.** Relevantly, Clause 6 requires:
- Clause 6.2 – Chambroad must develop the land as a hotel and hospitality training school, in accordance with issued planning permits.

- Clause 6.3 – Chambroad must achieve substantial commencement of the development within 12 months of completion (of the Agreement) or such later date as Council may allow. “Substantial commencement” is defined as set out in Paragraph 2.1 above.
- Clause 6.5 – provides Council with a right to buy-back the land pursuant to the terms set out in Clause 13, if Chambroad fails to achieve substantial commencement other than via Council’s wilful default.
Note – Council has met all required terms of the Agreement. Consequently, “wilful default” is not an issue of concern within the Agreement terms.
- Clause 6A – provides requirements related to requests for extensions of time. The following are the specific words of the clause:
Where any provision of this agreement prescribes time limits within which things are to be done or approvals received by either party, the other party will not unreasonably withhold consent to a written request to extend any such time limit where it is satisfied that all reasonable attempts have been made to comply with the time limit or that non-compliance is for reasons not within the reasonable control of the party bound by the time limit. For the avoidance of doubt, the provisions of this clause extend to the satisfaction of any condition precedent in clause 4.
- Clause 13.1 – provides an option for Council’s buy-back of the land if substantial commencement of the development is not achieved within the timeframe. The option to buy-back included valuable consideration (\$1.00).
- Clause 13.2 – provides that the option to buy-back is exercised in accordance with the terms of contract set out at Attachment 5 of the Agreement.
- Clause 13.3 – the option to buy-back expires six months from the date set for achieving substantial commencement, including any extension of that time granted by Council.
- Attachment 5 – sets out the terms of the buy-back contract. Relevantly, this includes the buy-back price of \$2.44m.

Force Majeure

- 2.8.** Clause 6A of the Agreement is materially relevant to the current circumstances of Chambroad's request. Aldermen have previously been provided with legal advice related to the operation of Clause 6A. That advice is legal-in-confidence and therefore cannot be included with this report.
- 2.9.** Relevantly, Clause 6A contemplates "force majeure" events. The COVID-19 pandemic can be regarded as such an event. Clause 6A is activated if Chambroad makes a reasonable request for an extension of time. Council is then obligated to consider the request and must not unreasonably withhold its consent to that request.
- 2.10.** Within the context of the commercial arrangements between Chambroad and UTAS, it is clear that UTAS has been materially affected by the COVID pandemic. Advice from UTAS (in the letter of support provided at Attachment 1), the university indicates:
- International student enrolments will be 60% of previous assumptions and domestic student enrolments down by 50%;
 - that the reduction in student numbers, projected over the initial 10 year period of the lease will result in a reduction in revenue in excess of \$20m for the hospitality school; and
 - that the university intends to defer its final decision on the project until there is increased certainty of student numbers and industry recovery.
- 2.11.** UTAS has indicated within its letter of support for the project that it supports the proposed extension of time sought by Chambroad, and that the extension of time will allow a final decision to be made as to whether the project can proceed or not.
- 2.12.** Clause 6A requires Chambroad's request to be reasonable. The request is based upon an assessment by UTAS as to the time it will need to make a final decision in respect to the viability of the hospitality school in terms of student numbers. Given the uncertainty as to when the COVID pandemic may be resolved and economic activity improving, a two-year period may be regarded as reasonable.

2.13. Council's consideration in accordance with Clause 6A requires:

- that there be a written request for an extension to the time limit;
- that Council be "*satisfied that all reasonable attempts have been made to comply with the time limit*" or "*that non-compliance is for reasons not within the reasonable control of the party bound by the time limit*"; and
- that Council not "unreasonably withhold consent".

2.14. Council has received a written request to extend the time limit for substantial commencement in accordance with the Agreement (Attachment 1).

2.15. Chambroad and UTAS had a period of 11 months (up to 14 October 2020) to conclude their commercial negotiations and for Chambroad to achieve substantial commencement. Through updates provided to the General Manager and at a recent workshop with Aldermen, it is clear that the period up to at least the end of June 2020 has been used to progress required re-design of the hospitality school elements to meet UTAS needs and to further commercial negotiation and arrangements. Relevantly, Chambroad has advised that it received tenders in June 2020 from three short-listed Tasmanian construction firms and prepared an "early works" building application for lodgement. From July 2020 the impact of the COVID pandemic took precedence. These activities strongly suggest that reasonable steps were taken to comply with the 14 October 2020 time limit for substantial commencement and that the COVID pandemic is the main reason that the time limit was not met.

2.16. The second limb of the Clause 6A provision requires consideration of whether non-compliance with the time limit is for reasons not within the reasonable control of the parties. Within the context of the current time limit, the economic impacts of the COVID pandemic can be regarded as not within the reasonable control of Chambroad. A global pandemic broadly impacting world-wide population health is clearly not within the reasonable control of anyone, and logically that must extend to the economic impacts arising as a consequence.

2.17. Taking a broader, longer term view of Clause 6A, it is open to conclude that the withdrawal of TasTAFE from the project in late 2018 was not within the reasonable control of Chambroad, in the same manner as the economic impacts of the pandemic on UTAS are not within their control. Since signing the Agreement on 25 May 2017 Chambroad has:

- complied with all conditions precedent related to Crown consent, land titles and reclamation works;
- submitted development applications and had them approved;
- conducted commercial negotiations with both TasTAFE and UTAS;
- undertaken detailed design work in respect to each building within the project scope; and
- received tenders for construction and prepared relevant permit applications for lodgement.

2.18. Individually and jointly with other parties, Chambroad may be regarded as having met the requirements set out in clause 6A.

Permit Status

2.19. The current development permit was issued at the direction of the Resource Management and Planning Appeals Tribunal on 19 February 2018. On request from the applicant, the period for commencement of the permit was extended on 18 February 2020 by the Manager City Planning. The permit period is now set to expire on 19 February 2022.

2.20. Importantly, it is the view of Council officers that the development permit has already achieved substantial commencement under the Land Use Planning and Approvals Act 1993 and that an extension of time in relation to the permit period was not required. This is because of the site works already undertaken. If this view is correct, the planning permit has no end date.

2.21. A building permit was issued on 13 July 2018 for “early stage site works”. The permit covered the land reclamation works and was referred to as “Stage 1A”. This permit is complete.

- 2.22.** A building permit for Stage 1B – piling works – was lodged on 29 August 2018. Council officers issued a further information request on 10 September 2018. The further information was not provided and, consequently, the associated Certificate of Likely Compliance issued by the building surveyor expired on 28 August 2019. Consequently, this building application has lapsed.

Options

- 2.23.** There are three clear options available to Council:

- Execute the buy-back provision in accordance with the terms of the Agreement;
- Resolve to buy-back the land on commercial/market terms; or
- Grant the requested extension of time, with conditions.

Option 1

- 2.24.** Executing the buy-back provision in accordance with the terms of the Agreement is attenuated by a high degree of risk. Specifically, the risk is that the decision will be open to legal challenge on the basis that it does not comply with the terms set out at clause 6A of the Agreement. In essence, the risk is that council may be found to have unreasonably withheld consent in the circumstances of the COVID pandemic and its economic impact upon the parties and, consequently, the project. The issue of risk related to Option 1 is discussed further at Paragraph 6.3 of this report.

It is useful to discuss the buy-back provision more generally. Clause 13 of the Agreement sets out the basis of the buy-back option while Attachment 5 of the Agreement provides specific terms. Importantly, Clause 13 includes valuable consideration (\$1.00) paid by council for the right to buy-back the land if substantial commencement has not occurred. Provided there is compliance with the requirements of Clause 6A of the Agreement, this arrangement is regarded as legally robust. A force majeure situation, such as presently being experienced, makes exercise of the buy-back option high risk when the requirements of Clause 6A are applied.

Option 2

- 2.25.** Buy-back of the land on commercial terms is also a possibility. This would require a specific decision of council authorising the General Manager to negotiate with Chambroad. While a valuation has not been sought at this time, anecdotally we would expect the market value of the land to be in the \$6m to \$8m range. Should this option be preferred, a formal valuation should be sought before any negotiation occurs. Setting aside the issue of cost, this issue is relatively low risk on the basis that the parties must reach agreement on buy-back terms, which should be regarded as achievable if based on commercial terms.

Option 3

- 2.26.** The basis for granting the requested extension of time has been discussed earlier in this report. This is considered the “lowest risk” option for the reasons set out, particularly in relation to the requirements of Clause 6A. The key risk is that the project will not be able to proceed in two years notwithstanding the proposed arrangements associated with the current time extension sought.

Within the context of this option, Chambroad has proposed a number of “conditions”. These conditions are aimed at ensuring reviews occur and that council is kept informed of progress. Importantly, the conditions proposed by Chambroad also aim to give certainty to the project in terms of relevant agreements being in place.

The recommendation provided with this report has taken Chambroad’s proposed conditions into account and developed upon them. In addition to regular 6 monthly updates, a condition requiring a probity auditor to review the UTAS, hotel and construction agreements is proposed. This is considered the best option toward ensuring that the project is completed once construction commences. Logically, if Chambroad has concluded agreements and contracts in place for the major elements of the project, the risk of the project not being completed is significantly reduced. This approach is likely to be more effective than application of conditions reliant upon regulatory processes.

There are also further conditions included within the recommendation that aim to give effect to the key conditions contained at Recommendation C.

3. CONSULTATION

3.1. Community Consultation

Council decisions regarding the land and the Agreement with Chambroad have been covered in the media. At the request of council this matter has been included in open council in order for the issues and reasons underpinning Council's decision to be transparently communicated.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

This matter was discussed with Aldermen at workshops held on 7 and 28 September 2020.

3.4. Further Community Consultation

Should Council approve the recommendation, 6 monthly updates can be provided to the community following receipt of each update by the Project Steering Committee.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The Clarence City Council Strategic Plan 2016 – 2026 includes the following goal:

“Clarence is a city that fosters creativity, innovation and enterprise.”

The goal is supported by strategies. The following two strategies are relevant:

“5.5 Build upon the existing range of community and cultural assets at Rosny Park / Bellerive to establish a cultural and creative precinct as a place where ideas, creativity, learning and innovation are developed, shared and promoted.

5.10 Encourage and facilitate business enterprise through strategies within economic development, land use planning and cultural development programs.”

The proposal by Chambroad/UTAS to develop a combined hotel and hospitality school meets the strategic goal and strategies of Council, by fostering learning, innovation and business enterprise within the City.

5. EXTERNAL IMPACTS

There are no external impacts.

6. RISK AND LEGAL IMPLICATIONS

6.1. The Agreement provides Council with the right to buy back the land if substantial commencement is not achieved within a designated period. The current period expires on 14 October 2020 but is subject to the requirements of Clause 6A of the Agreement.

6.2. The circumstances surrounding the delay in achieving substantial commencement have been discussed in detail above. It is useful however to discuss the risks and legal implications of Council's decision within the context of the three options provided at Paragraph 2.23 above.

6.3. The buy-back option (Option 1) is the highest risk option in the current circumstances. This is because of Clause 6A of the Agreement, which is operative because of the current COVID pandemic. In most other circumstances the Agreement terms as they relate to buy-back would be regarded as robust and, consequently, of minimal to moderate risk depending upon the circumstances.

Should council's decision be subject to legal challenge, it can reasonably be expected to be attenuated by the usual time and cost implications associated with such action. Within the context of Option 1, it is important to note that the request for extension (as provided in the recommendation) does not affect the buy-back provisions in the longer term. That is, if substantial commencement is not achieved by 13 October 2022 and Chambroad and Council have not identified and committed to an alternative proposal or further extension of time, the buy-back clauses remain available to Council.

- 6.4.** Purchasing the land on commercial terms (Option 2) via an agreement is relatively low risk, setting aside the issue of cost. The material risk is that the parties may not be able to agree terms or price.
- 6.5.** Agreement to an extension of time subject to additional agreed conditions (Option 3) is the least risk option. This is because it is consistent with the terms of the Agreement, recognises that Clause 6A is operative and reflects the outcome of discussions regarding the concerns of the parties.
- 6.6.** It is important to note another risk – that of further delay to development at the site if Options 1 or 2 are adopted. Each of these options will have the effect of “resetting” the progress made to date. At this point in time the project is ready to proceed subject to the circumstances of UTAS improving sufficiently. Options 1 and 2 will have the effect of restarting the entire process – back to the concept/expressions of interest stage. It is reasonable to anticipate that a “fresh start” will result in no development at the site for three to five years at least. This possibility, as a risk, is logically greater than the risk that the project cannot proceed in the next two years.

7. FINANCIAL IMPLICATIONS

There are no significant financial implications associated with the recommendation (Option 3). Option 1 would cost Council \$2.44m plus any legal costs should the buy-back be disputed. Option 2 can be expected to cost Council between \$6m and \$8m depending on the valuation of the land and negotiation of commercial buy-back of the site.

8. ANY OTHER UNIQUE ISSUES

There are no other unique issues.

9. CONCLUSION

There is sufficient evidence from both Chambroad and UTAS to consider the granting of the requested two-year extension to the Agreement, subject to the additional conditions proposed. It is recommended that Chambroad be offered the extension of time requested, subject to their agreement to the additional conditions set out in the recommendation.

Attachments: 1. Chambroad Extension Request (6)
2. Chambroad Presentation Document – 7 September 2020 (29)

Ian Nelson
GENERAL MANAGER

7 October 2020

The General Manager
Clarence City Council
Council Offices
38 Bligh Street
ROSNY PARK TAS 7018

By hand delivery and email inelson@ccc.tas.gov.au

Dear General Manager,

Sale and Development Agreement – Kangaroo Bay

Chambroad Overseas Investment Australia Pty Ltd (**Chambroad Australia**) requests an extension of time to achieve '*substantial commencement*' under clause 6.3 of the Sale and Development Agreement dated 25 May 2017, amended by letter dated 9 November 2017 (**SDA**) until 13 October 2022, to work towards the development of an international hospitality management college with UTAS together with the adjoining 5-star hotel at Kangaroo Bay.

Chambroad Australia has made all reasonable attempts to achieve '*substantial commencement*' within the time permitted (and has satisfied the '*substantial commencement*' requirement under the *Land Use Planning and Approvals Act 1993*). We have successfully completed the required Stage 1A works (land reclamation, relocation of the underground sewerage and stormwater services) and tendered for the Stage 1B works (footing and foundation works). From a construction perspective, the project is 'ready to go' save for relevant permits being applied for and issued.

We have been delayed in commencing the Stage 1B works for unforeseen reasons not within our control, including TasTAFE's late withdrawal as the educational provider, and UTAS' deferral of the late-stage collaboration discussions due to the effect of the COVID-19 pandemic on forecast international student numbers.

In seeking the extension, Chambroad Australia would suggest that additional conditions could provide Council with increased transparency and comfort about progress towards a construction commencement date.

The suggested conditions are:

- the University of Tasmania (UTAS) and Chambroad Australia (facilitated by the Coordinator-General) to commit to:
 - three formal reviews at 6, 12 and 18 months during the extension period that will provide decision making points to determine if the situation has changed to a sufficient degree to enable a final decision to be made by UTAS and Chambroad;
 - if the decision is to proceed at the 6, 12 or 18 month points, then Chambroad would have at least 6 months to ensure substantial commencement can be achieved. Substantiation of progress will be in the briefing and the report as mentioned below; and
 - provide a briefing to the Mayor and General Manager and an update report to be tabled in open meeting at the next Council meeting. Each briefing to follow after each regular (every six months at a minimum) Project Steering Committee meeting. Further update reports will be provided to Council where there has been a material change in circumstances. The update reports will include the following information from the parties:

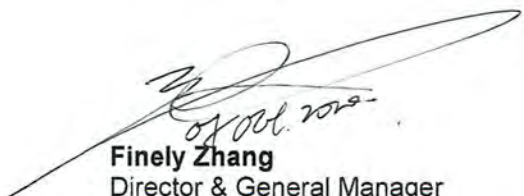
- Chambroad: progress report
 - Hotel Operator: progress report
 - UTAS: an update as to whether in UTAS' opinion, UTAS' own projections have changed sufficiently to allow for the project to progress.
- In circumstances where UTAS and Chambroad are jointly unable to commit by the 12 month review date, Chambroad will seek an alternate educational partner.
 - Chambroad is open to:
 - Council managing the vacant site for community purposes until such time as a decision is made to commence construction and a Building Application is lodged; and
 - Working closely with Council to consider other development options and opportunities for the site if it becomes apparent that the current DA is not commercially viable.

We **attach** letters from the Coordinator-General on behalf of the Tasmanian Government and UTAS in support of the requested extension of time.

Next Steps

For the reasons set out above, Chambroad Australia formally requests an extension of time to achieve '*substantial commencement*' under clause 6.3 of the SDA until 13 October 2022. We would be grateful if you could please confirm that Council consents to the extension as sought, in due course.

Yours faithfully,



Finely Zhang

Director & General Manager
Owner Representative

CHAMBROAD OVERSEAS INVESTMENT AUSTRALIA PTY. LTD.

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Email cg@cg.tas.gov.au Web www.cg.tas.gov.au



6 September 2020

Alderman Doug Chipman
Mayor of Clarence City Council
38 Bligh Street
ROSNY PARK TASMANIA 7018

Dear Mayor Chipman

RE: Letter of Support for a regionally significant focal point for contemporary tourism, recreational, cultural, residential and commercial activities in Tasmania.

The Office of the Coordinator-General is pleased to continue to support and facilitate the Kangaroo Bay foreshore development.

In particular my Office is highly supportive of Chambroad Australia's plans – which are now well advanced – that will see the delivery of a new, internationally branded, boutique hotel development incorporating an International Hospitality Management College.

A high-end boutique hotel, linked to masters level, university education is unique to Australia and this model is poised to develop the next generation of tourism leaders nationally and internationally. The development is completely aligned with the Tasmanian brand proposition and will assist to build the State's reputation as a unique destination for both tourists and future hospitality leaders alike.

Negotiations are well advanced to deliver the boutique hotel development and the investment of up to \$85 million will supply much needed high-end accommodation to Hobart's eastern shore, addressing the needs of Tasmania's high-end tourism market and providing the Eastern Shore's first 5 star facilities.

No-one could have predicted the COVID-19 pandemic and the devastating effect it has had on the global economy and, in particular the dramatic impacts it has had on the Australian higher education sector (which has seen substantial disruption to the recruitment of, and delivery to, international students) and the international, interstate and local tourism and hospitality industry (which has been hit hard in so many ways by the global pandemic).

With international borders still closed and international students yet to return to Australian universities the circumstances are currently highly unpredictable and the University of Tasmania (UTAS) needs greater surety to commence the educational aspects of the project which is a critical component of Chambroad's development. Notwithstanding this there are strong fundamentals that underpin this opportunity and it will be an outstanding fit into the future for the Tasmanian economy and brand.

My Office believes that the International Hospitality Management College, linked to a high-end boutique hotel is a once in a generation opportunity for the Clarence region and Tasmania, both for the tourism industry's ongoing development as well as for the State's COVID recovery. The evidence shows that the benefits and opportunities that will arise from the completion of this project are well worthwhile pursuing.



**CHAMBROAD
AUSTRALIA**

2

For these reasons my Office remains committed to working with Chambroad, UTAS and other partners to see the project through to realisation. An extension of time would allow for this transformational project to proceed and not be torpedoed by COVID-19.

My Office would be supportive of a request by Chambroad for an extension of time for Substantial Commencement.

Yours sincerely

John Perry
Coordinator-General

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E: john.perry@cg.tas.gov.au



***Division of the Chief
Operating Officer***

4 September 2020

Finely Zhang
Director and General Manager
Chambroad Overseas Investment Australia Pty Ltd
20 York Street
BELLERIVE TAS 7018

Letter via email: finely.zhang@hotmail.com

Dear Finely

RE: Kangaroo Bay Project between Chambroad Overseas Investment Australia Pty Ltd (Chambroad) and the University of Tasmania (University)

Background

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1. the evolving impact on student enrolments and in particular the ability of international students to arrive in Tasmania for study; and
2. the significant negative impact of the COVID-19 pandemic across the hospitality industry on a global basis and the emerging evidence of an excess supply of skilled hospitality personnel across the globe.

The outcome of the University's analysis has identified that at best, international student enrolments will be 60% of previous assumptions and domestic student enrolments 50%. The University's financial modelling indicates that the reduction in student numbers will result in a reduction in University revenue across the initial 10 year lease term at Kangaroo Bay in excess of \$20 million. This modelling is subject to further change as the COVID-19 pandemic context evolves.

As a result of this modelling, combined with significant global uncertainty around the ongoing impacts of COVID-19, the University and Chambroad have agreed that at this point in time, it is not commercially viable to continue with negotiations.

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Office of the Chief Operating
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**CHAMBROAD
AUSTRALIA**



**UNIVERSITY of
TASMANIA**

Support to seek extension

To enable the parties to determine the viability of the Kangaroo Bay Project, the University, in conjunction with the State Government (via the Office of the Coordinator General (OCG)) supports Chambroad in seeking from Clarence City Council (Council) an extension of up to 24 months to the 'Substantial Commencement' period from 14 October 2020 to 13 October 2022.

To assess the ongoing viability of the Kangaroo Bay Project, over the next 24 months the University jointly commits with Chambroad and the OCG to attend regular Project Steering Committee meetings (every six months at a minimum) and to jointly update Council after each Project Steering Committee meeting. It is intended that within the next 24 months, a final decision will be made.

Regards,

Mr David Clerk
Chief Operating Officer



**CHAMBROAD
AUSTRALIA**

Briefing on the Kangaroo Bay development

Presentation to: Clarence City Council
Date: Monday 7th September 2020
Presenters: OCG, UTAS, Chambroad

Contents

- 1. Purpose**
- 2. Development Overview**
 - **Project Timeline**
- 3. Chambroad**
 - **Commitments**
- 4. University of Tasmania**
 - **Support**
- 5. Office of the Co-ordinator General**
 - **Support**
- 6. Actions Arising**
 - **Request for Extension**



**CHAMBROAD
AUSTRALIA**

SECTION ONE

Purpose

Introductions

- Office of the Coordinator-General
 - John Perry, Coordinator-General
- UTAS
 - David Clerk, Chief Operating Officer
 - Stuart Crispin, Associate Professor Interim Executive Dean, Tasmanian School of Business & Economics
 - Phil McMahon, Executive Director, Commercial Strategy
- Chambroad
 - Finely Zhang, Owner's Representative

Purpose

- Meeting Purpose
 - Provide Council with an update on the Kangaroo Bay project
 - In light of the unprecedented pandemic and its economic impacts, Chambroad is seeking an extension of the “Substantial Commencement” date for a further 2 years
 - This extension will enable the parties to better assess the commercial viability of the project
 - Chambroad wishes to restate its commitment to the Kangaroo Bay Project
- Joint Presentation
 - Chambroad’s request for an extension is supported by the University of Tasmania as the educational partner and the Office of the Coordinator-General on behalf of the Tasmanian Government



**CHAMBROAD
AUSTRALIA**

SECTION TWO

Development Overview

Project Timeline

- Key dates
 - In early 2016, Chambroad and TasTAFE signed a HoA for a Hospitality Management College at Kangaroo Bay
 - During 2017, planning advanced with the Development Application approved
 - In late 2018, TasTAFE withdrew from the project and UTAS was approached
 - In July 2019, UTAS and Chambroad entered a MoU for a Hospitality Management & Training College at Kangaroo Bay
 - In June 2020, Chambroad receives construction tenders for all buildings
- The Kangaroo Bay development has been delayed by multiple events over the past 5 years
 - As the developer, Chambroad has demonstrated commitment to progressing the project at every stage
 - Circumstances beyond the control of the developer has resulted in repeated delays
 - All parties have been disadvantaged by the delays, but remain willing to consider the project
 - The project is totally dependent on two of Tasmania's hardest hit industry sectors – tourism and hospitality and domestic and international education

Project Investment

- **Chambroad has continued to invest in the project in spite of the delays**
 - Annual investment has been between \$1.0M - \$2.0 M
 - Total direct expenditure now exceeds \$10.0M (at July 2020)
- Acquired the Kangaroo Bay site acquired in 2017
 - Acquired local project office in York Street, Bellerive in 2016
- Completed the boardwalk reclamation as requested by Council in July 2018 including
 - Relocation of underground sewerage, storm water and drainage (Stage 1)
 - Footing and foundation works (Stage 2)
 - Provide public access and walkways around the site
- Detailed design work
 - Series of design modifications to meet the needs of Chambroad, UTAS and international hotel operator
 - Two DAs submitted (January 2017 and February 2018) to reflect the changes in design
- In June 2020 tenders received from 3 short listed Tasmanian construction firms
 - Preferred tenderer not announced
 - "Early Works" Building Application prepared

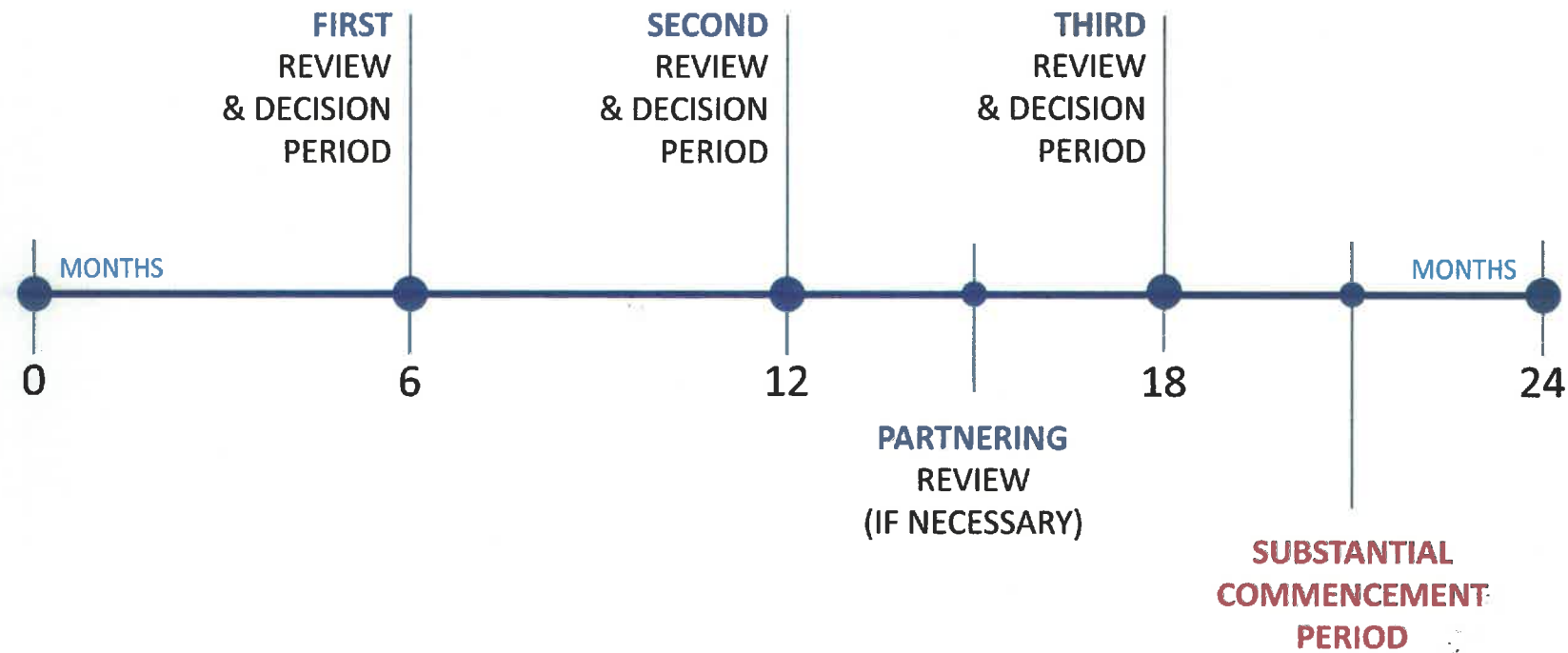
SECTION **THREE**

**Chambroad Overseas Investment Australia
(COIA)**

Chambroad's Commitments

- Chambroad remains totally committed to the Kangaroo Bay development
 - UTAS is a willing and supportive partner, however due to the reasons outlined earlier, it is unable to make a final commitment at this particular point in time
 - Chambroad would prefer to work with UTAS to deliver the hospitality management & training college, but if during the extension period it is beyond the ability of UTAS to commit, then Chambroad would commit to seek another educational partner
- Chambroad has no intent to exit the project
 - It is not seeking a buy-back arrangement as it has already spent 5 years and more than \$10M on this project
- Chambroad has concluded two Development Applications and prepared the Building Application for Early Works that the "Substantial Commencement" requirements in the Sale & Development Agreement by 16th November 2020
- From a construction contract perspective, the project is "ready to go"
 - Draft agreements have been exchanged between Chambroad and the hotel provider and UTAS
 - Without both the hotel and an educational provider, the project is not commercially viable
- Chambroad is 'open' to Council managing the vacant site for community purposes
 - The site would be made available during the extension period until a decision is made by jointly by the parties. The site is to be returned in the same condition to enable construction to commence

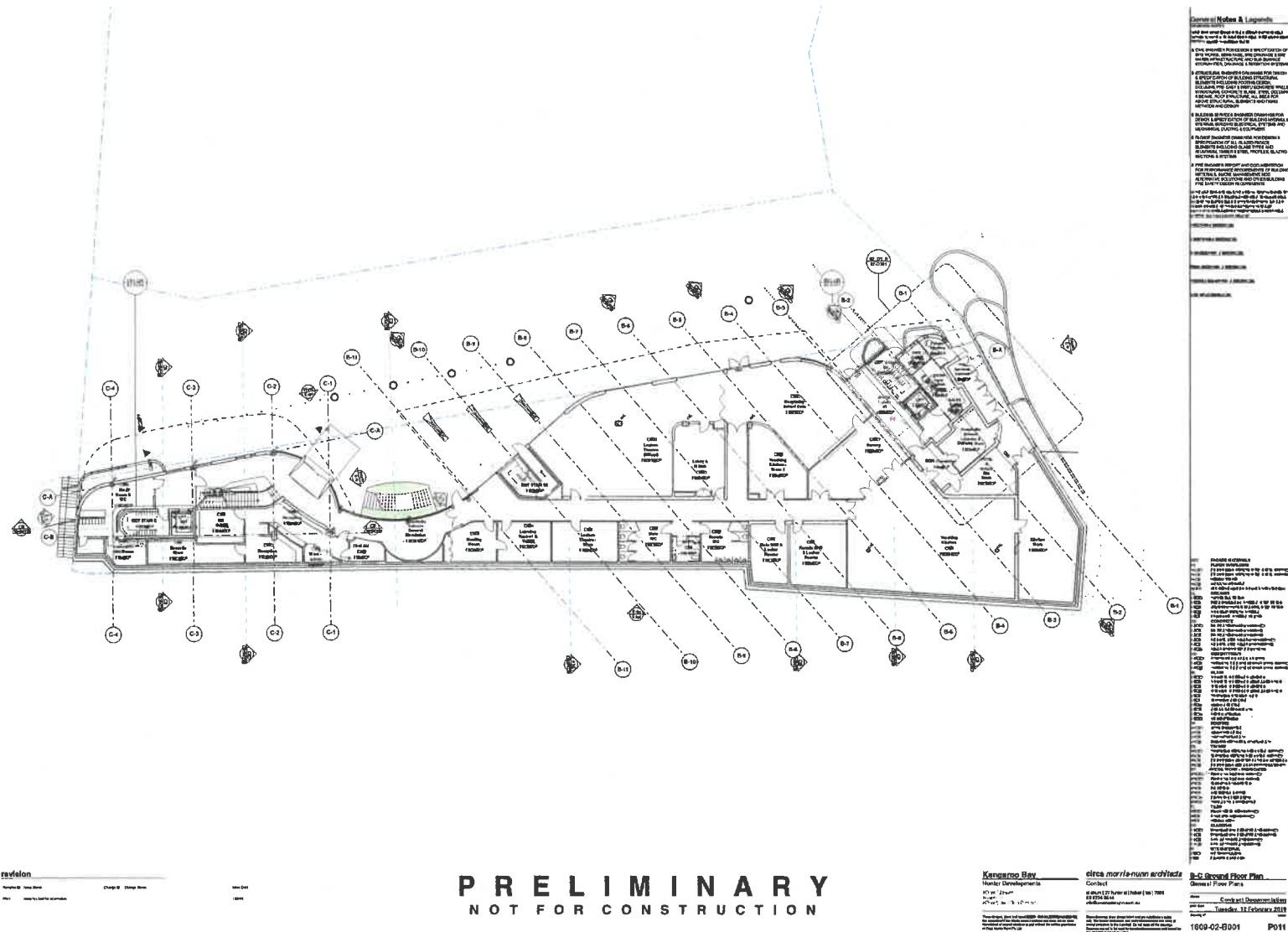
Chambroad's Commitments



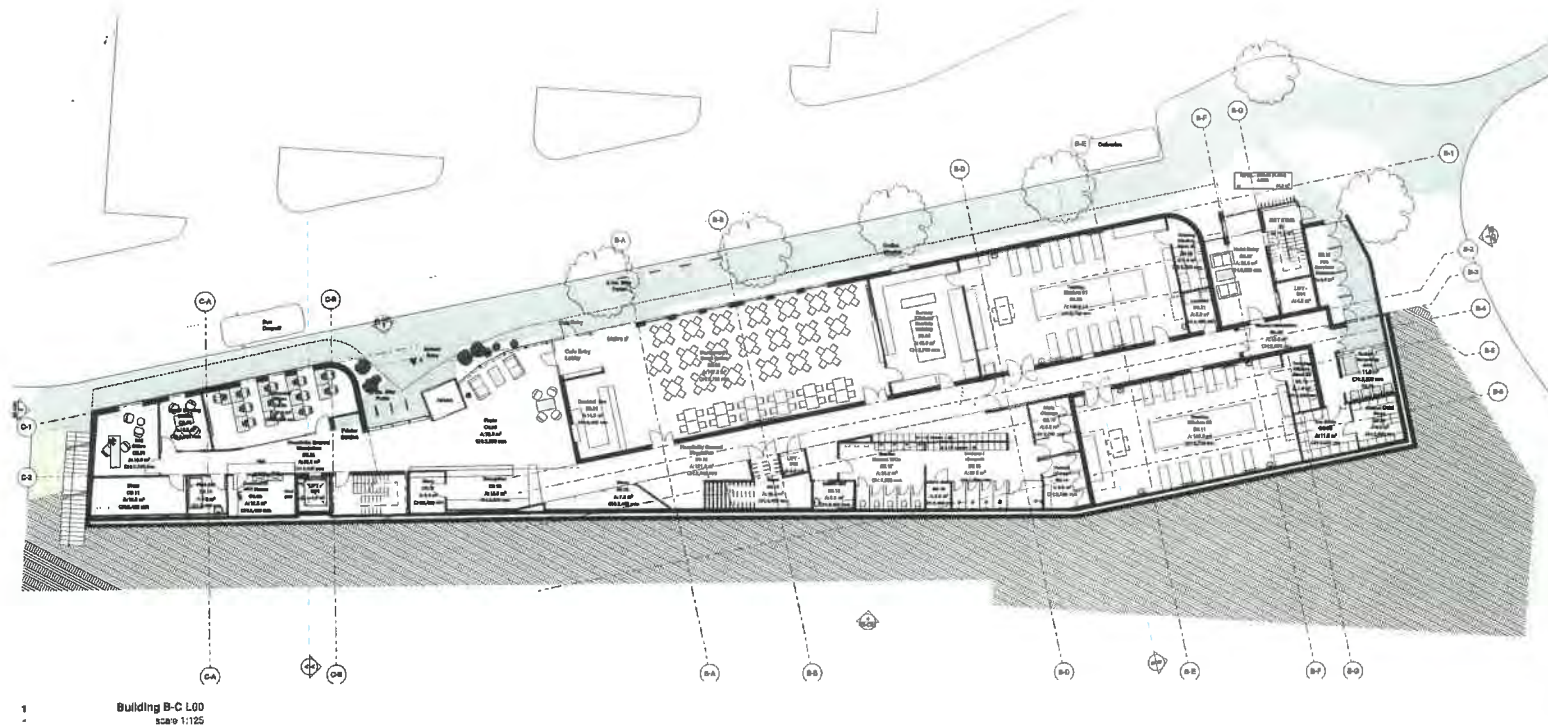
Project Status



Building B&C Ground Floor (TasTAFE)



Building B&C Ground Floor (UTAS)



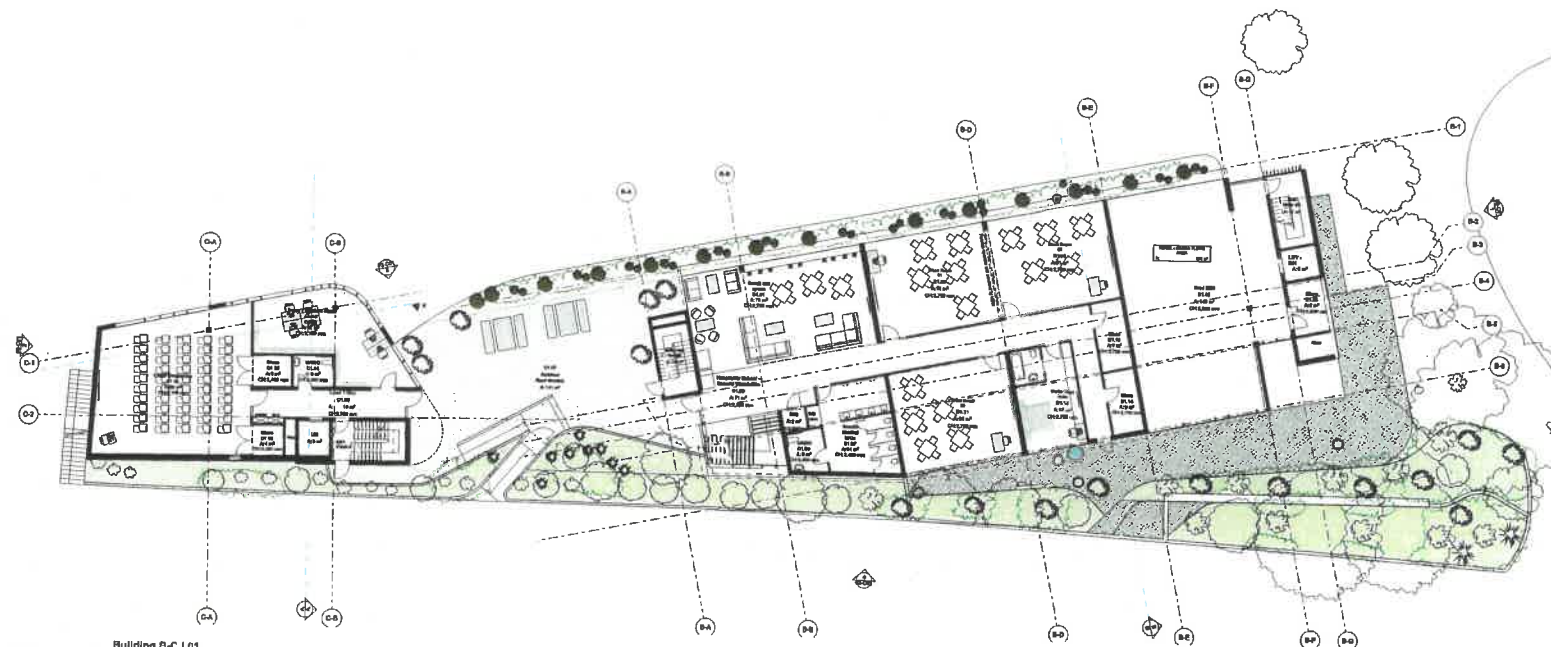
revisions

Rev	By	Date	Description
1	MD	10/10/19	Issue for construction

PRELIMINARY
NOT FOR CONSTRUCTION

Client Tasmanian Government		Project Name Tasmanian Government	
Project Manager Tasmanian Government		Architect CHAMBROAD AUSTRALIA	
Project Number 1009-0004		Project Date 10/10/19	

First Floor of Building B&C



Building B-C L01
scale 1:125

Number of ...
 ...

PRELIMINARY
NOT FOR CONSTRUCTION

Company Name Hunter Development 1400 N. 1st St. Suite 100 Phoenix, AZ 85004		Client Name Phoenix Development 1400 N. 1st St. Suite 100 Phoenix, AZ 85004		Project Name Phoenix Development 1400 N. 1st St. Suite 100 Phoenix, AZ 85004	
Project Description Phoenix Development 1400 N. 1st St. Suite 100 Phoenix, AZ 85004		Project Location Phoenix Development 1400 N. 1st St. Suite 100 Phoenix, AZ 85004		Project Status Phoenix Development 1400 N. 1st St. Suite 100 Phoenix, AZ 85004	



UNIVERSITY of
TASMANIA

SECTION **FOUR**

University of Tasmania

Changed Circumstance

- While the University has been negotiating collaboratively with Chambroad, it has at the same time been working to accurately forecast student numbers in light of 2 critical factors:
 - the evolving impact of COVID-19 on enrolments and in particular the ability of international students to arrive in Tasmania; and
 - the significant negative impact across the hospitality industry and the emerging evidence of an excess supply of skilled hospitality personnel across the globe
- The result of the University's latest assessment is that, at best, the University's international student enrolments will be 60% of previous assumptions and domestic student enrolments 50%
- These assumptions result in a reduction in gross projected revenues across the initial 10-year Lease term in excess of \$20 million
- The University's modelling is subject to further change as the COVID-19 pandemic context evolves
- The University intends to defer a final decision on the Kangaroo Bay Project until there is increased certainty of student numbers and industry recovery, in alignment with the University's strategic direction

Implications for the Kangaroo Bay Development

- As a result of the significant uncertainty caused by COVID-19, at this point in time the University and Chambroad have agreed that it is not commercially viable to proceed with the hospitality management & training college
- For nearly 30 years, the University (both itself and in collaboration with third parties) has designed, constructed, owned and/or operated hospitality (management and training) programs and colleges. In this context, the University affirms its long-term interest in the development of an internationally leading Tasmanian based tourism and hospitality industry college as part of its strategic direction
- If the Council agrees to an extension of time for 'Substantial Commencement' of the development, the OCG, University and Chambroad will commit to:
 - Three formal reviews at 6, 12 and 18 months that will provide decision making points to determine if the situation has changed to a sufficient degree to enable a final decision to be made
 - If the decision is to proceed at the 6,12 or 18 month points, then Chambroad would have at least 6 months to ensure Substantial Commencement can be achieved

Joint Approach

- Chambroad, supported by the University and the Office of the Coordinator-General, have agreed to advise Council of the changed situation resulting in a further delay to proceed with the Project
- Specifically, the OCG and the University support Chambroad in seeking an extension of up to 24 months to the 'Substantial Commencement' period from 14 October 2020 to 13 October 2022 to enable the parties to determine the viability of the Project
- It is intended that a final decision about the future of the proposed Project is expected to occur no later than 18 months after the meeting with the Council
- The parties will seek the continued involvement and support of the State Government through the Office of the Coordinator-General at the Council Meeting in September and on an on-going basis
- The parties will jointly commit to provide a short report and briefing session to Council officers after each regular (every six months at a minimum) Project Steering Committee meeting

Letter of Support



**Division of the Chief
Operating Officer**



Support to seek extension

To enable the parties to determine the viability of the Kangaroo Bay Project, the University, in conjunction with the State Government (via the Office of the Coordinator General (OCG)) supports Chambroad in seeking from Clarence City Council (Council) an extension of up to 24 months to the 'Substantial Commencement' period from 14 October 2020 to 13 October 2022.

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Regards,

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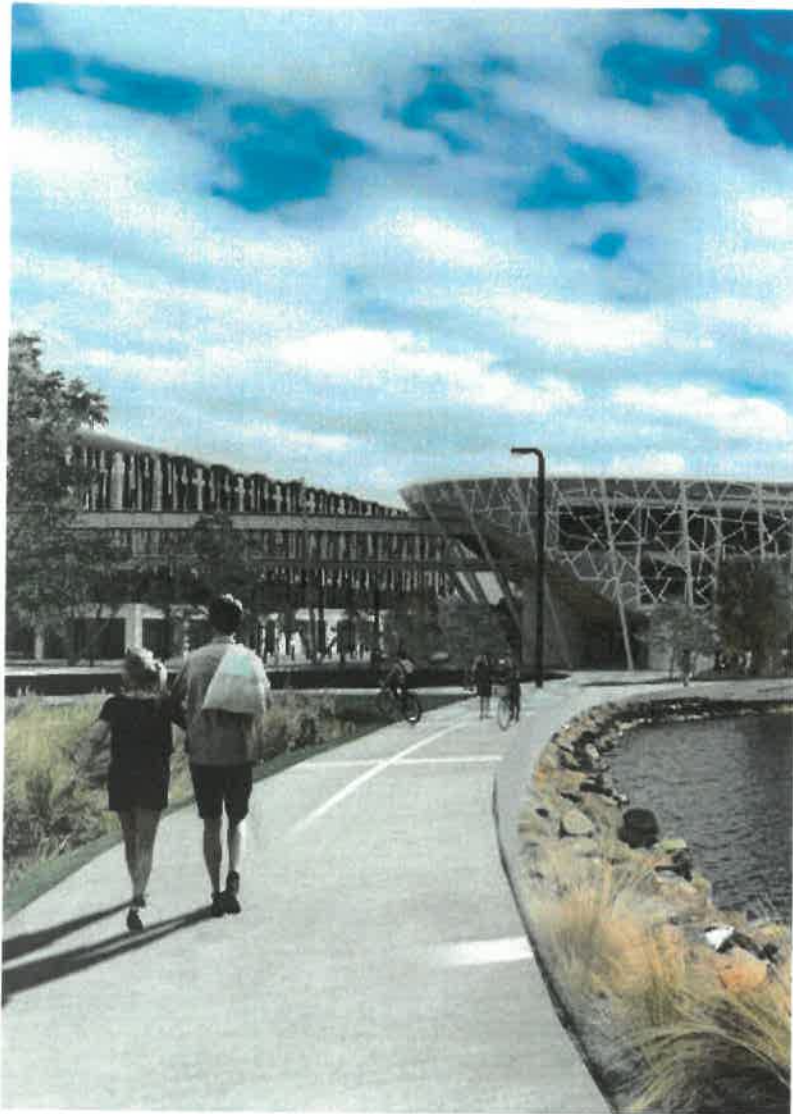
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SECTION FIVE

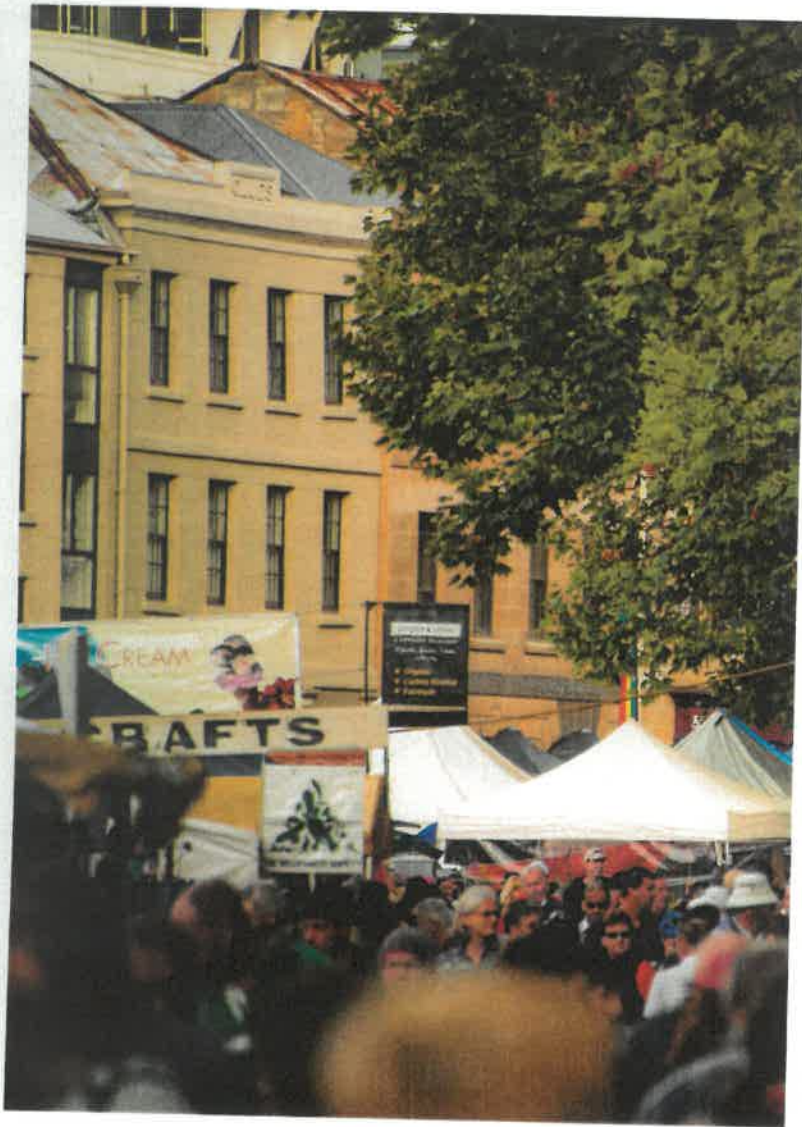
Office of the Coordinator-General

OCG Project Role



- OCG is the State's principal entity for investment attraction. It provides a single point of contact for investors wanting to establish, relocate, diversify or expand their business in Tasmania.
- OCG background with Kangaroo Bay Redevelopment:
 - Promoted the KB site EOI internationally
 - Introduced Chambroad to Tasmanian investment opportunities
 - Engagement/Facilitation
 - Education and training at core
- Tourism/Hospitality Investment Role
 - Key Consultants
 - Leading Industry Operators' training requirements and education trends
 - Assisting Chambroad to finalise partner for the international hospitality management college

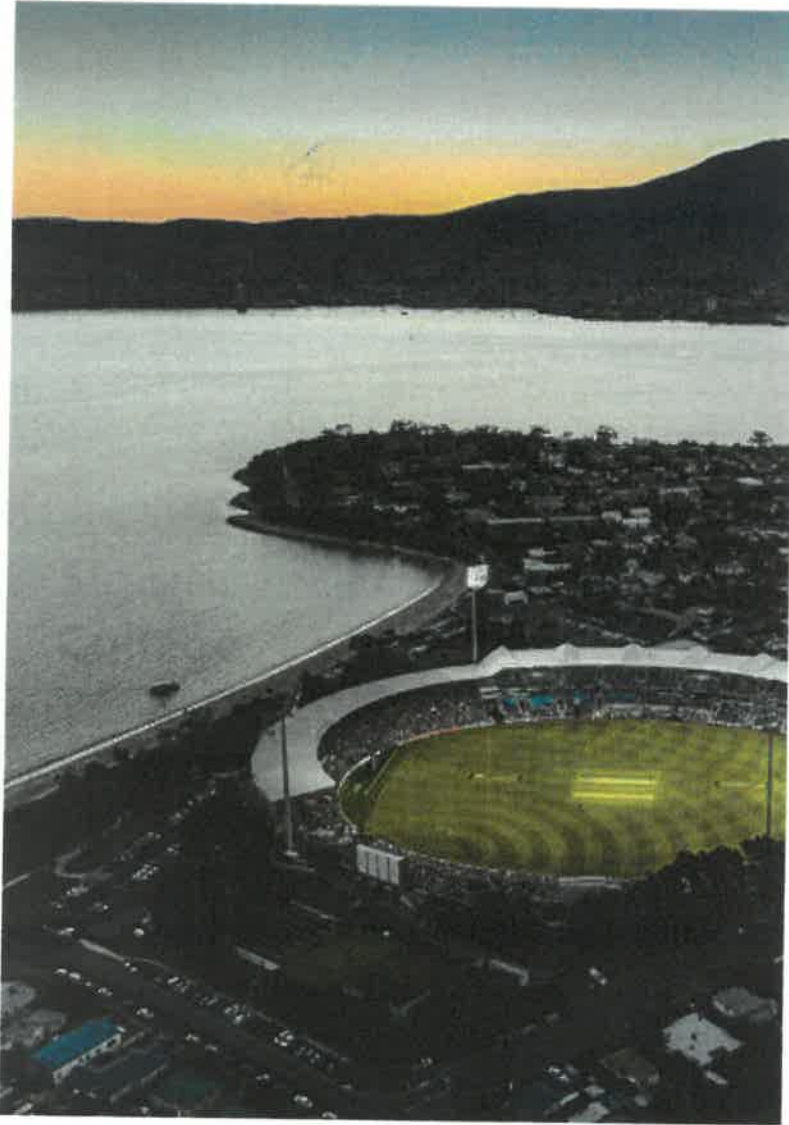
Tourism and investment in Tasmania



- Joint industry and Government vision for Tasmania to be a world-leading destination.
- Brand awareness is strong and based on unique experiences and a globally renowned natural environment.
- The visitation results to end 2019 showed the state continued to attract visitors who were spending more, staying longer, and contributing to a successful and sustainable visitor economy.
- Strong recent investment pipeline and increasing FDI interest is an indication of Tasmania's attractiveness.
- A strong tourism industry is critical for Tasmania's economic success.
- Future strong ongoing visitation requires new experiences and infrastructure

*Reporting Tourism Tasmania's end 2019 statistics

Significance of Kangaroo Bay Hotel and Hospitality Management College



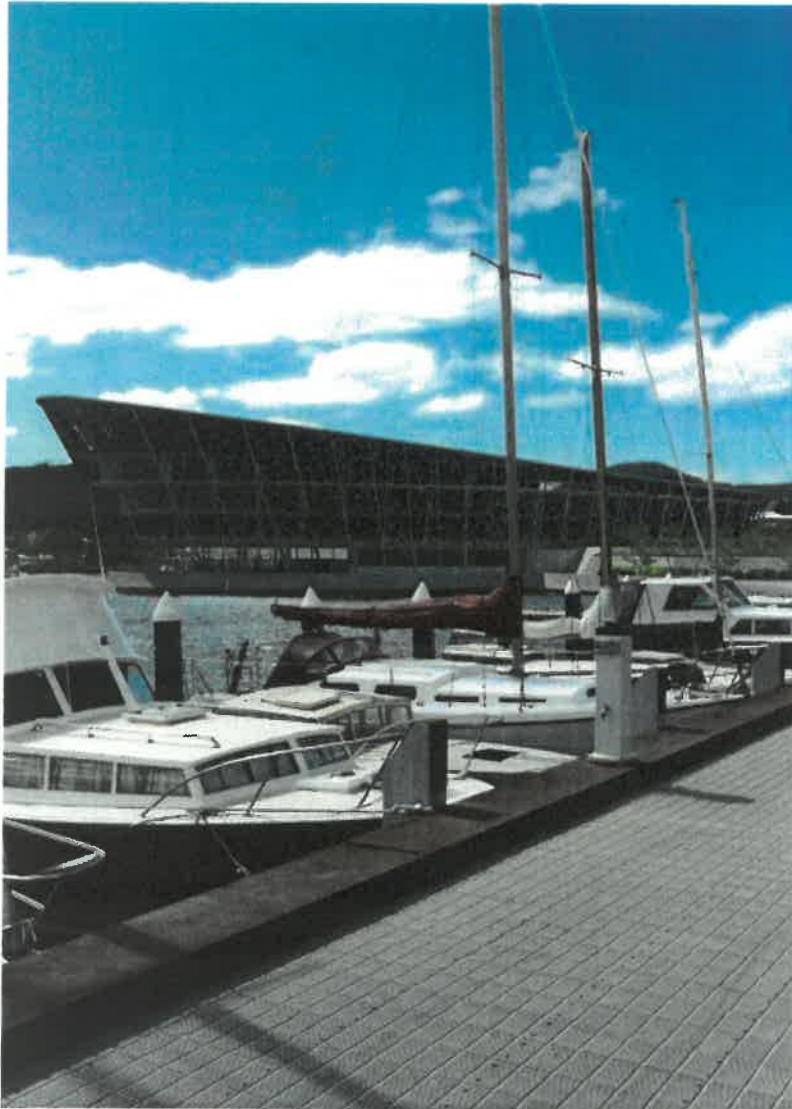
- 5* International Operator
- International Brand Hotel & Distribution System
- Connection to Hospitality Management College with teaching to masters level
- Iconic design
- Premium Tasmanian Brand
- Providing premium accommodation to Hobart's eastern shore
- Underpinned by strong combined fundamentals

Tourism, investment and COVID-19



- Immediate and ongoing economic impact of COVID-19 has been devastating for the tourism and hospitality industry and international education. Current challenges the industries face, include:
 - Air access and capacity
 - High-yielding Business Travel
 - Digital and practical disruption of MICE
 - Access to finance
 - Competition from other regions
- T21 Visitor Economy Action Plan – a plan for recovery – is now in place with a focus on:
 - Restoring access
 - Building demand
 - Workforce, jobs and skills
 - Investing in recovery

Project Steering Committee



- A regular quarterly Project Steering Committee meeting will be established
 - UTAS COO to Chair
 - OCG to facilitate
 - Membership including UTAS and Chambroad representatives
- The purpose is to:
 - Monitor changing economic and COVID conditions
 - Maintain oversight on finalising the Collaboration and Lease Agreements
 - Review forecast of student numbers, externalities and project financial viability
 - Oversee stakeholder communication
- Evaluation Criteria to developed by the Project Steering Committee prior to the first meeting of the Committee.

Letter of Support

Office of the Coordinator-General

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Yours sincerely

John Perry
Coordinator-General

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E: john.perry@cg.tas.gov.au

SECTION **SIX**

Actions Arising

Request for Extension

- Chambroad formally requests Council extend the time by 2 years to achieve Substantial Commencement of the Development under clause 6.3 of the Sale and Development Agreement dated 25 May 2017, amended by letter dated 9 November 2017, until 13 October 2022
 - Council to consider this request in a closed session pursuant to r.15(2) of the *Local Government (Meeting Procedures) Regulations 2015*.
- This extension will enable the parties to better understand likely future student demand for a globally leading international hospitality management college at Kangaroo Bay and understand how industry recovery is tracking
- OCG, Chambroad and UTAS would commit to regular reviews of the Project at 6, 12 and 18 months and to advise the Mayor and General Manager of the outcomes of each of the regular reviews
- Both Chambroad and UTAS will proceed at the earliest date that the project becomes viable, however this is dependent upon the post-COVID pandemic recovery in student demand, University strategic direction and the tourism and hospitality industry
- The development is placed to create more than 100 jobs during the construction phase and deliver on-going economic benefits for the Clarence municipality by delivering a globally leading hospitality training school linked to a boutique hotel, restaurants and conference facilities

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 James

1. In relation to 19 Corinth Street in Howrah. There has been not so pleasant discourse between residents in relation to the adjoining properties abutting 19 Corinth Street. Given that there has been now some resolution in relation to what is to proceed next are you interested to send a letter to those people just to calm the waters and say unfortunately we got off to a bad start but now we have in fact reached an area of making an amendment? Is the General Manager prepared to calm the waters between the residents in relation to where we stand now in relation to this and try to settle some of the issues that have been brought to the fore and have made those residents in particular a little bit unhappy with the way matters have been handled?

ANSWER

The General Manager was unclear as to what Alderman James was seeking. Ald James to provide further information at his convenience.

Ald James subsequently clarified his question as follows.

On 27 March 2020 Dr Whitham received a reply email from the GM CCC and wrote, inter alia *“neither I nor my staff will deal further with your complaints regarding 19 Corinth Street beyond this email”* citing the *“circumstances of the current COVID-19 crisis”*

In the spirit of cooperation and fostering good relations between Council and the Whithams resulting in the changed circumstances and possible changes to the development at 19 Corinth Street, Howrah, it is suggested the General Manager CCC write to Dr Whitham and thank them, Whithams, for providing further information and bringing matters to Council's attention.

ANSWER

The decision regarding further dealings with Dr Whitham was not related to the COVID-19 crisis. Considering all of the circumstances pertaining to this matter, it is inappropriate to proceed as Ald James suggests.

2. Regarding Kangaroo Bay Hotel Development, is it proposed on 12 October to have some information available to the Aldermen that will be circulated as part of the open meeting proposal and also is it proposed to have some information that is only available in closed meeting which obviously will only be available to the Aldermen and that may hamstring the ability to be able to debate the issues?

ANSWER

(Mayor) It is too early to say at this point in time. We are still waiting for discussion between the General Manager and the parties concerned. Those discussions are still a work in progress. When we know what the outcome of those are then we will be in a position to schedule workshops and council meetings. The intention is to hold an open meeting in regard to that on 12 October. We can't confirm that at this stage because negotiations are still taking place.

Question contd

What information will be available to the public?

ANSWER

(Mayor) It is too early for me to say.

Question contd

Will there be information available to the public which will help to assist obviously not only the Aldermen in providing the debate but also being able to canvass at least those issues with the public?

ANSWER

(Mayor) It is a work in progress Ald James. Rest assured we will release as much as we possibly can to the public as soon as it is available to the Aldermen. In other words, we will be briefing the Aldermen before we brief the public.

Ald Blomeley

I refer to the answer that the General Manager provided earlier this evening to a Question on Notice from a member of the public and also further to our discussion we had in recent times Mr Mayor, both with you and the General Manager which involved the CIO and other staff particularly regarding the ability of elected members to participate in council meetings when through no reason of their own they are not allowed as we are now in the COVID environment to attend a council meeting. Is it the last advice I received on the 9th of this month or is there a work around or is it not possible? I proposed a potential way forward and I would just like an update whether that is allowed otherwise Mr Mayor as I indicated previously because I am required by government rules to be in isolation on 12 October I am in effect disenfranchised from being present here at the council meeting and from the democratic process?

ANSWER

The update that I can provide is that we have written to the Director of Local Government and are awaiting a response. The question that we have posed is per our discussions at the workshop on Monday night - that if you are able to view the live feed can you either email or text your vote to the chair of the meeting and have that recognised? I have not had a response at this point in time but as soon as I do I will circulate that to all Aldermen.

Ald Walker

1. Clarence City Council has a YouTube page which it hosts where people can look up meetings past and present but separate to that two months ago six short videos were put up in relation to Clarence health system parts. I note it has had 23 views which if the technology and voice over were managed in house then it is a credit to our staff for the high level elocution and way that they do this however if this was outsourced I would like to know what was the cost and what that works out per view of the YouTube site?

ANSWER

The Clarence health systems parts videos were produced in July 2019. The content was developed by staff (UTAS, DoH, CCC) and the production was outsourced. The videos were funded by Tasmanian Government as part of its Anticipatory Care Research project (ACR). The production cost of the videos including the illustrations was \$3,460.

2. Through the budgeting process we discussed a range of things as we do with every budget it also includes scope and level of funding for Help2health. Two months ago brings us into July which is the beginning of the new financial year. What is the focus that council has with this project and how is it related to what directives Aldermen gave through the budgeting process?

ANSWER

The Help to Health (H2H) project is one of four projects that have been funded by the Tasmanian Government as part of its Anticipatory Care Research project (ACR). The other funded projects are in Ulverstone, Flinders Island, Launceston (northern suburbs). The goal of the ACR project is to explore new ways of delivering anticipatory care to communities with the aim of improving health and wellbeing.

Clarence's project - Help to Health - aligns strongly with Council's Community Health and Wellbeing Plan 2013-2018 and was implemented through our Community Health and Wellbeing Committee. After the initial pilot, funded by Primary Health Tasmania, the Department of Health invested a further \$225,000 in the Clarence community, funding the program and associated research activities. As part of the budget deliberations Council decided that it would not allocate any funds to H2H for this financial year; Council did not resolve on any other action in respect to the project. As there is still ACR funding left H2H is continuing in pared back form focusing on providing health information and connecting local health practitioners in line with the program aims and objectives.

Ald Edmunds

1. Regarding Pipers Road Geilston Bay, I believe there are plans afoot about the state of that road which is coping a hiding from trucks particularly at the intersection with the first street on the left. Where are those works at and will the works also look at possibly having a slip lane off the East Derwent Highway?

ANSWER

The design is complete for the Pipers Road junction and upgrade of the road itself and the works are out to tender. That includes a left slip lane off the highway. There will be a report coming to council shortly

2. In terms of the upcoming Council Meeting with the decision around Kangaroo Bay, whether as part of the materials or briefing before that meeting the Aldermen will be given a run down of the terms of any potential buy back?

ANSWER

We are still working with the developer at the moment to flesh out their proposal following the workshop - so getting down to the nuts and bolts of some detail. I would expect at some stage very soon to be providing a briefing to Aldermen probably at a workshop within the next fortnight.

Question contd

That particular issue of the buy back is that something we will be briefed on before October 12?

ANSWER

Yes, but to be really complete about it in my mind there are two elements to that. There is the proposal and the details to the proposal that the developer would wish to put forward and then I need to brief Aldermen in terms of the requirements of the contract and the advice that goes along with that prior to you considering via a report.

Ald Ewington

1. Is there any update you can give us on the discussions in relation to the extra access for the guys down at airport roundabout for the development?

ANSWER

(Mr Lovell) The matter has been deferred for hearing by the tribunal.

(Mayor) I understand that there will be no further discussion between the proponents until that hearing has taken place. That is the latest information I have.

Question contd

Can I ask, you met with them so can you tell us what happened between you and them?

ANSWER

(Mayor) All I can say is that I don't think there is any intention for the parties to get together again until that hearing has taken place at the tribunal that is the next step.

2. When we had COVID happening we were notified that the dog rangers had changed roles and helped out in other areas. I have had regular feedback from people given the high use we have had on the tracks and beaches that there are a lot of unruly dogs out there so I just question whether we have got the rangers back on the tracks and whether they are ready for spring to kick in and make sure we get a bit of law and order back there?

ANSWER

The rangers are back resuming their normal duties and they are back patrolling the tracks. The intensification will start from 1 December when we start our summer period. The other thing to aid that we are purchasing another bicycle so that they can get around the tracks a lot more quickly.

Question contd

When are we due to review the dog policy?

ANSWER

We are scheduled to commence the review early November. We are coming to a workshop next month.

Ald Kennedy

With our future planning for dog parks in the city and any works that might be undertaken with them are we actually making a provision to at least explore off leash areas for greyhounds given the huge number of greyhounds that are now being adopted by members of our city?

ANSWER

That will be part of the workshop discussion. It just requires special recognition in relation to declaring an area for greyhounds.

Ald Mulder

1. Given that Section 48 1(b) of the Evidence Act 2001 allows into evidence, and the following is an extract so don't blame me for the language, thank the Parliamentary Council, "allows into evidence a document that is a copy of a document and that has been produced by a device that reproduces contents of documents" why does the General Manager not accept scanned paper petitions as compliant with Part 6 of the Local Government Act?

ANSWER

The Local Government Act requires signatories to a paper petition to add their details to the paper petition and to sign the petition. The wording of the Act doesn't make any provision, unlike the Evidence Act, for copies of a petition to be accepted.

2. Regarding the Kangaroo Bay Hospitality School, once the buy back clause in the contract has been extinguished by substantial commencement should that occur, are there any legal or contractual impediments to Chambroad abandoning the hotel project and submitting an alternative development application?

ANSWER

There is no legal or contractual impediment that I am aware of. Basically, it is the same situation for any developer. Once they have achieved substantial commencement then if they cease construction, we have a very limited suite of actions that we can take and there is a particular property that we know and talk of regularly that fits that bill.

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 TENDER T1351/19 – RINGWOOD ROAD STORMWATER UPGRADE

13.3 ANNUAL REVIEW – GENERAL MANAGER

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:

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

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

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

PROCEDURAL MOTION

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