

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

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

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

COUNCIL MEETING
MONDAY 18 JANUARY 2021

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- 13.7 GENERAL MANAGER REVIEW COMMITTEE

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 14 December 2020 and the Special Council Meeting held on 21 December 2020, as circulated, be taken as read and confirmed.

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

An Aldermen's Meeting Briefing (workshop) was conducted on the Friday immediately preceding the Special Council Meeting.

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

Chris Boron of Howrah has given notice of the following questions:

FUNDING OF GATES – SALACIA STREET ENTRANCE

Early September 2019, I advised Council that the Hooning Circuit at the Wentworth Children's Park, had been enlarged by the removal of strategically placed rocks.

I also advised at the time, that more rocks needed to be placed in front of the popular hut, closest to the Salacia Street entrance to the gravel carpark.

Mid December 2019, 17 large bluestone rocks were delivered and 1 week later, 15 rocks were taken away, without any placed in front of the hut (photo circulated to Aldermen).

Large vehicles gain access to the huts and park, via gaps in the rock perimeter, endangering the lives of children and their parents.

Today (28/12/19) in the Mercury Newspaper, Ald Blomeley proudly boasted positive news for ratepayers, that the CCC has funded \$496,000.00 for more staff.

My questions for CCC is how much would it cost to fund gates at the Salacia Street entrance to the Wentworth Children's Playground Car Park, with opening and closing times similar to the nearby Wentworth Sports Fields entrance gates? How soon can they be installed?

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

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 MULDER
TASMAN HIGHWAY – SORELL TO HOBART CORRIDOR PLAN**

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

- “1. That Council notes the recently released *Tasman Highway – Sorell to Hobart Corridor Plan*, including:
1. the establishment of the Eastern Ring Road by linking the South Arm Highway at Mornington to the East Derwent Highway at Geilston Bay to encourage greater use of the Bowen Bridge and to bypass the congested eastern approaches to the Tasman Bridge; and
 2. addressing congestion issues at the roundabout at the junction of South Arm Highway and Cambridge Road at Mornington
2. Seeks urgent clarification from the Minister for Infrastructure and Transport as to the current status of Clarence Council’s adopted road priorities, in particular:
1. Rosny Park access ramps linking the Rosny Park commercial areas with the Tasman Highway; and
 2. the eastern Richmond bypass (Prosser Road to Colebrook Road).”

EXPLANATORY NOTES

1. Tasman Highway access ramps for the Rosny CBD are integral to the solution at the Mornington roundabout by:
 1. enabling northern and eastern traffic to by-pass the junction of Cambridge Road and South Arm Highway; and
 2. enabling north bound traffic to use the Flagstaff Gully link.
2. Completing the east part of the Richmond bypass provides:
 1. an immediate alternative for Sorell and east coast traffic during the construction phase of the duplication of the highway from the airport to Sorell; and
 2. long-term protection for the heritage values of the Richmond Village and the historic Richmond Bridge.

T Mulder
ALDERMAN

GENERAL MANAGER’S COMMENTS

Council has previously informed the Minister of Infrastructure and Transport of council’s major roads priorities list. The Department of State Growth has released the Sorell to Hobart Corridor Plan, which is available on the DSG website. The upgrade of the Mornington roundabout is indicated on the Department of State Growth’s Sorell to Hobart Corridor Plan as a high priority; however, there is no mention on the plan of the Tasman Highway access ramps from Rosny Park (Gordons Hill Road).

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

December Quarterly Report pending.

Representative Reporting

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

10.2 *REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES****BICYCLE ADVISORY COMMITTEE – QUARTERLY REPORT****Chairperson's Report – Alderman D Ewington**

Report to Council for the three-month period 1 October to 31 December 2020.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

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

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

2. CAPITAL WORKS PROJECTS**Clarence Foreshore Trail – Montagu Bay to Rosny College**

Council was successful in applying for Federal grant funding for design and construction of upgrading of the existing asphalt path, to provide a wider (2.5m) concrete surface. An application has been lodged with Aboriginal Heritage Tasmania (AHT) for the works, as the path alignment intersects a significant number of Aboriginal Heritage sites. An on-site meeting was held in December with representatives of the Aboriginal Heritage Council and AHT to discuss the project. Following the Aboriginal Heritage Council meeting of 11 December 2020, a recommendation will go to the Minister for a decision on council's application.

A consultancy has been awarded for design of the path upgrade works. Survey has been completed and design is in progress.



*Clarence Foreshore Trail – Montagu Bay to Rosny College
Existing Foreshore pathway to be upgraded*

Clarence Foreshore Trail – Simmons Park to Anzac Park, Lindisfarne

Funds were allocated in the 2019/2020 capital budget for the next section of the Lindisfarne Clarence Foreshore Trail, along Ford Parade to the Lindisfarne Yacht Club. Further funds were allocated for the 2020/2021 capital budget to extend the works through to ANZAC Park. Design has been completed by council officers and construction is programmed for early 2021 by council's works crew.



Clarence Foreshore Trail – Ford Parade, Lindisfarne

Rosny Hill Road – Tasman Highway Overpass to Rosny Barn Carpark

This section of path upgrade is complete, with the relocation of streetlights to be clear of the widened path undertaken by TasNetworks in October 2020.



Rosny Hill Road Path – Tasman Highway Overpass to Rosny Barn Carpark

3. RECURRENT INITIATIVES

Nil.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

As noted above, design work is underway for upgrade of the Clarence Foreshore Trail between Montagu Bay and Rosny College.

Investigation work and concept estimates are being prepared on options for funding consideration in forming the 2021/2022 capital budget.

The Rotary Club of Bellerive have secured a “bicycle repair station” as shown below, which is proposed to be installed at Kangaroo Bay, near the foreshore path. The station has supports for holding a bike in position for easy access to undertake repairs and tools are attached with steel cables, fixed within the vertical support. The station will be installed in early 2021.



Example of Bike Repair Station – Provided by Rotary of Bellerive

5. GOVERNANCE MATTERS.

Committee Meeting

The Committee held two meetings during the quarter, on 5 October and 7 December 2020.

6. EXTERNAL LIAISON

Department of State Growth (DSG) have called tenders to operate a Derwent ferry between the Hobart waterfront and Kangaroo Bay. The basis of the tender is for a one year trial, with the operator to provide the required berthing facilities, near the site of the Bellerive Public Pier. The ferry will be required to make provision for carrying bicycles, as cyclists and pedestrians are considered important patrons for the service.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman Dean Ewington
CHAIRPERSON

SPORT AND RECREATION ADVISORY COMMITTEE – QUARTERLY REPORT**Chairperson's Report –Alderman D Ewington**

Report to Council for the three-month period for 1 October 2020 to 31 December 2020.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's principal objectives are to:

- provide advice and input to Council relevant to sport and recreation within the municipality and in accordance with the strategies outlined in the Council Strategic Plan and the Recreation Needs Analysis 2019;
- advise the Council on significant developments, projects and/or infrastructure requirements for community level sport and recreation;
- provide assistance and support to sport and recreation clubs in relation to grant submissions and development applications; and
- promote shared facility provision and investment through strategic partnerships with local clubs, peak bodies and state agencies.

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

2. STRATEGIC ITEMS**Budget Discussion for 2021/2022**

The committee commenced discussions regarding budget proposals for the 2021/2022 financial year. Key priorities for the committee include funding to the development of the Public Open Space (POS) Strategy and Sport & Recreation Strategy. The committee will finalise budget submissions early in 2021, with council officers to prepare budget submissions on behalf of the committee.

In preparation for the above strategies, the committee has started to review existing council documents relevant to POS and Sport & Recreation, established guiding principles, and identified key issues and challenges affecting POS and Sport and Recreation across the municipality.

3. CAPITAL WORKS PROJECTS

Risdon Vale Oval Community Sport Pavilion – Opening

The Risdon Vale Oval Community Sports Pavilion was formally opened by the Mayor on Thursday, 26 November 2020. Representatives from Hobart Cricket Club, Nelson Football Club, Risdon Vale Primary School as well as council officers and Aldermen attended the event as shown in **Attachment 1**.

4. MASTER PLANNING

Geilston Bay Oval Master Plan

High level concepts have been prepared for further consultation with key stakeholders which include State Sporting Associations and local clubs.

ANZAC Park Master Plan

With the proposed upgrade of the football pavilion, previous planning undertaken at the site in 2017 is under review. The committee supports master planning to consider preferred use and development of ANZAC Park and Geilston Bay Oval precincts given proximity of the two sites.

Bayview Secondary Master Plan

A draft master plan has been prepared to develop the site as a community sporting precinct. Public exhibition of the draft master plan is proposed for early 2021 after council adoption.

Bellerive Beach Park Master Plan

Council has endorsed a review of the current Bellerive Beach Master Plan. Officers have commenced review of the current master plan with the matter to be presented at a future Council workshop.

The committee support the inclusion of changeroom/shower facilities with the Bellerive Beach Master Plan review.

Little Howrah Beach Master Plan

Documentation is being prepared to engage an external planning consultant. The objective of the plan is to guide future use and development of Little Howrah Beach.

5. GRANTS

Improving the Playing Field – Communities, Sport and Recreation

Council made application to Round 1 of Improving the Playing Field, to seek funding for construction of a new pavilion at Clarendon Vale Oval and upgrade to Clarence High School Oval field lighting. Council will be advised of the outcome of the grant applications late January 2021.

Healthy Tasmania Grant

Council made application to Round 2 of Healthy Tasmania Fund to request funding for the construction of a “Ninja Park” at Neilson Park, Rokeby. Council will be advised of the outcome of the grant application early 2021.

6. GOVERNANCE MATTERS.

Three committee meetings were held on 14 October, 18 November and 16 December 2020.

RECOMMENDATION:

That the Chairperson’s Report be received by Council.

Attachments: 1. Photo of Opening of Risdon Vale Community Sports Pavilion (1)

Alderman D Ewington
CHAIRPERSON

Attachment 1 – Opening of Risdon Vale Community Sports Pavilion



TRACKS AND TRAILS ADVISORY COMMITTEE – QUARTERLY REPORT**Chairperson's Report –Alderman D Ewington**

Report to Council for the three-month period for 1 October 2020 to 31 December 2020.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's principal objectives are to:

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

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

2. CAPITAL WORKS PROJECTS**Barilla Rivulet Track – Backhouse Lane to Cambridge Bypass**

A track has been constructed alongside the rivulet, with an extension to connect it to Cambridge Road. The underpass at the Cambridge bypass has been concreted to minimise damage during flood events. Planning is underway to extend the track to Cambridge Oval.



Clarence Mountain Bike Park and Meehan Range

Toilets were installed at the Clarence Mountain Bike Park and officially opened as part of an 11th birthday celebration held on 30 October.



A Development Application was approved for a new internal carpark and access road. A new entry track was constructed in October to allow access to the park while the roadway is closed during construction of the new carpark.



Clarence Coastal Trail – Seven Mile Beach

The track between Day Use Area 1 and Day Use Area 2 has been upgraded and further work will be done on overgrown sections of track to the south of Day Use Area 1 in early 2021.

**3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES**

Trails Audit – the annual audit has been carried out which prioritises maintenance work across the track network. The Cremorne Track was washed out in a couple of sections after heavy rains and is prioritised for work.

The Tracks and Trails Committee acknowledged the increased usage on council's tracks and recommended increasing resources for coordinating and implementing track maintenance to ensure the tracks are safe and usable. Information will be prepared for council to consider for the 2021/2022 budget.

Clarence MTB Park at Meehan Range – maintenance has been carried out in the skills park, pump tracks and some of the mountain bike tracks, which will continue into early 2021.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Tangara Trail – Roscommon Track

An agreement has been reached between Tas Equestrian Centre, Hobart Archery and council on the alignment of a track across the site to connect Acton Road to Lauderdale Beach. The track corridor has been mowed in preparation for fencing.

Clarence Mountain Bike Park – Coaching Area

Plans have been developed to create an improved coaching and practice area for new riders at the concrete slab area. A work order has been issued and work is expected to commence in early 2021, once approval is received from Crown Lands.



Clarence Coastal Trail – Mays Point

Discussion is underway with a landowner for transfer of proposed public open space identified in an approved subdivision to council to allow for upgrade and repair of steps onto Mays Beach.

Single Hill Tracks

A Reserve Activity Plan has been drafted based on community consultation and planning work is underway for a new track along Acton Creek.

Clarence Foreshore Trail – Cleve Court

The committee raised concerns over the foreshore reserve being alienated from public use due to the reserve feeling like an extension of adjoining private properties, and recommended signage be installed to clearly show public access to the foreshore reserve via Cleve Court.

5. GOVERNANCE MATTERS.

Two committee meetings were held on 15 October 2020 and 15 December 2020.

6. EXTERNAL LIAISON

Tranmere and Clarence Plains Landcare & Coastcare Group (TACPLACI) – The Old Rokeby Historic Trail was developed over 20 years ago and needs reviewing and refreshing. A plan for a new Clarence Plains Historic Trail is being developed in conjunction with TACPLACI.

Dog Policy Review - the Tracks and Trails Committee recommended dogs should be on lead on all tracks and trails as a default position, unless signed otherwise.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil

Alderman D Ewington
CHAIRPERSON

NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT**Chairperson's Report – Alderman Beth Warren**

Report to Council for the three-month period 1 October 2020 to 31 December 2020.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's principal objectives are to:

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

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

2. CAPITAL WORKS PROJECTS**Glebe Hill Bushland Reserve Entrance Landscaping**

Inspiring Place have developed concept designs for reserve entrances to provide guidance for landscaping which will occur in the first half of 2021.

Rosny Hill and Rosny/Montagu Concrete Path Upgrade Landscaping

Landscaping, using native tube stock and advanced trees (Rosny Hill), has been installed post concrete path construction at Rosny Hill and Rosny/Montagu Bay Coastal Reserve.

3. RECURRENT INITIATIVES

Development of Natural Area Activity Plans and NRM Planning

The below dot points summarise natural area planning outcomes for the quarter:

- The final version Lauderdale Saltmarsh Reserve Activity Plan was endorsed by council at its meeting on 4 December 2020.
- Following the completion of an extensive community consultation program for the Draft Single Hill Bushland RAP, the many responses are now being evaluated.
- Stage 2 of the extensive community consultation program for the Draft Glebe Hill Bushland RAP has closed and the responses are now being evaluated.
- An expression of interest document for the development of the Carbeen Bushland RAP has been sent to potential consultancies for quotations.
- The Clarence Shoreline Monitoring Program 2020 Report, derived from high resolution aerial photography, has been received. It revealed ongoing recession at Bellerive and Roches Beaches, as well as Pipe Clay Lagoon Shoreline.
- The release of the following quotation documents awaits the endorsement of the Clarence Tree Policy:
 - Clarence Street and Park Tree Audit for the Clarence Street and Park Tree Strategy;
 - Natural Area Strategy and Implementation Plan; and
 - Seven Mile Beach Urban Tree Strategy.

Natural Area Works

The below dot points summarise works achieved in Clarence's natural areas:

- Repair work was done to the dry-stone bridge and gravel track at Roches Beach, just below the end of Kirra Road, on the coastal reserve. The swale, track and bridge were damaged by heavy rain events and as a result drainage was upgraded at the site, with water bars installed and path repair work done.

- Repair work was done to the Lauderdale Wetland Circuit Track after heavy rain events washed several sections of the limestone gravel track into the wetland basins. Culverts were installed at “wash out” areas and limestone gravel used to resurface affected areas.
- Sandstone seats have been installed on limestone gravel pads adjacent to Punches Reef at Tranmere Coastal Reserve (see **Figure 1**).



Figure 1 – Sandstone Seats Installed at Tranmere Coastal Reserve

- Three seats have been bolted into the concrete slabs along David’s Way at Richmond.
- Routine maintenance work was undertaken along Kangaroo Bay Rivulet track, Rosny Hill Bushland Reserve, Tranmere Coastal Reserve, Otago Lagoon Reserve, Limekiln Point Coastal Reserve, Waverley Flora Park entrances, POS at 798a Doran’s Road, Clifton Beach carpark, Pilchers Hill Bushland Reserve entrance, Risdon Vale Rivulet (by Prison crew), sections of Acton Creek, Cambridge Park Wetland, Barilla Rivulet, Rosny-Montagu Bay Coastal Reserve path verges, sections of Clarence Plains Rivulet and the beach access ways at Lauderdale and Roches Beach.
- Stormwater outlets, bioretention basins and drainage swales were maintained at Thoona Bushland Reserve, near the underside of the Tasman Bridge at Rose Bay Esplanade, Kirra Road Swale, Orana Swale, Flagstaff Gully Rivulet and Kangaroo Bay Rivulet.

- The rocks on the foreshore at Saunderson's Road, (heaped due to storm events) below the concrete boat ramp, were levelled to allow safer access for water users.
- The section of Tangara Trail from the southern carpark at Mortimer Bay toward Trade Wind Terrace to the south of Granary Place was heavily pruned to improve access for horse riders and other track users.
- Rock retaining walls to border garden beds at Rosny Foreshore Reserve near the Rosny Treatment Plant were installed using a small excavator.
- Tractor slashing and brush cutting about perimeter plantings has been done at Roscommon.

School Landcare

John Paul 2, Mission Australia and Clarence City Council, in partnership, facilitated a working bee at Clarendon Vale Community Park in November to landscape a triangular section of garden bed space adjacent to the concrete multi-user path from Bradman and Gasnier Street. Almost 60 students, with guidance from council's Natural Assets Officer and Mission Australia staff, planted approximately 100 plants. The students were supplied with corflute plant guards that they painted with artwork (see **Figure 2**) relevant to the native bushfood plants that were being planted. The event was a huge success and plans are underway to continue planting at the park with local schools in 2021.



Figure 2 – Native Bush Tucker Garden at Clarendon Vale Community Park

Climate Change Initiatives

- The draft Coastal Hazards Policy has been presented at two council workshops and is now scheduled to be presented to a council meeting for approval in early 2021.
- The Energy Savings Action Plan will be presented to council as the business case to support an Asset Management budget request.
- A contribution was made to community education at the request of the South Arm community group. The Climate Change Officer gave a presentation at the community hall about minimising waste and conserving energy.
- Council sponsored Bellerive cottage school to participate in the ClimateClever program, which is a program for schools to reduce their use of energy water and waste.

Clarence City Council Land & Coast Care Grants Program

The Natural Resource Management & Grants Committee met in October to assess grant applications for funding under the 2020/2021 CCC Land & Coast Care Grants Program. Successful applicants are listed below, including project funding:

Group Name	Funds (\$)	In-Kind Contribution (\$)
Bellerive Bluff L/C & C/C Group Inc.	3,117.94	70,200.00
Glebe Hill Landcare	4,958.50	4,050.00
Landcare Tasmania	4,931.20	7,564.00
Mt Rumney Landcare Inc.	4,928.00	6,440.00
Pipe Clay Coastcare	5,000.00	5,600.00
Rosny Montagu Bay L/C & C/C Group Inc.	2,728.00	10,000.00
Seven Mile Beach Coastcare Group Inc.	4,781.00	5,850.00
Tranmere-Clarence Plains L/C & C/C Inc.	5,000.00	15,600
Total	35,444.64	125,304.00

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Nil.

5. GOVERNANCE MATTERS

The NRM & Grants Committee met twice during the quarter. The first meeting was on Thursday, 8 October 2020 at the Clarence City Council Library to assess Land & Coast Care Grant Applications. The second meeting, to discuss 2021/2022 Clarence City Council Budget Considerations, was held on 15 December 2020 at the Bellerive Yacht Club Boardroom. The next scheduled meeting is to be advised for 2021.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil

Alderman Beth Warren

CHAIRPERSON

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

The Weekly Briefing Reports of 14 and 21 December 2020 and 11 January 2021 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 14 and 21 December 2020 and 11 January 2021 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-2020/013517 – 8
JACOMBE STREET, RICHMOND - DWELLING****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 8 Jacombe Street, Richmond.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42-day period which has been extended till 20 January 2021.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- privacy;
- siting of the dwelling on the lot;
- the appearance of the dwelling;
- retaining the historic character of Richmond;
- landscape plan; and
- incorrectly labelled elevation plans.

RECOMMENDATION:

A. That the Development Application for a Dwelling at 8 Jacombe Street, Richmond (Cl Ref PDPLANPMTD-2020/013517) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

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

ASSOCIATED REPORT

1. BACKGROUND

Approval was granted on 1 October 2018 by council for a dwelling. The ground works including extensive excavations were completed however the construction of the dwelling never commenced, and the lot has since been sold.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 10.0 – General Residential Zone;
 - Section E6.0 – Parking and Access Code;
 - Section E11.0 – Waterway and Coastal Protection Code; and
 - Section E13.0 – Historic Heritage 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 1261m² lot with frontage to Jacombe Street, Richmond. It is vacant, clear of significant vegetation, is located adjacent to an established residential area at Richmond and slopes down to the south-west at an average gradient of 1 in 3. Vehicular access is from Jacombe Street, and a pipeline and services easement and a drainage easement encumbers the southern part of the subject property.

3.2. The Proposal

The proposal is for the construction of a Single Dwelling. The proposed dwelling would be a 3 bedroom, 2 storey dwelling, with a total floor area of 283m² and resultant site coverage of 22% of the lot area. The proposed dwelling would be 7.3m in height above natural ground level at its highest point, would be setback 4.4m from the eastern property boundary, 8.9m from the western boundary, 4m from the northern (rear) boundary, and 20m from the southern (front) boundary. The two parking spaces required for the proposed Single Dwelling would be provided in an underground garage located beneath the dwelling.

A copy of the proposal plans 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, Historic Heritage and Parking and Access Codes with the exception of the following.

General Residential Zone

- **Clause 10.4.2 A3 (Building Envelope)** – the proposal would project beyond the prescribed 3D building envelope, at the 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 P1	<i>“The siting and scale of a dwelling must:</i>	
(a)	<i>not cause unreasonable loss of amenity by:</i>	The application is considered to comply as:
(i)	<i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i>	<p>The property located at 12 Jacombe Street consists of 2 bedrooms and 2 bathrooms located along the side eastern boundary, where there would be potential overshadowing during the morning from the proposed dwelling.</p> <p>However, as these are bedrooms the proposed development would not reduce sunlight to habitable rooms (other than bedrooms), therefore the proposed dwelling is considered to meet the performance criteria.</p>
(ii)	<i>overshadowing the private open space of a dwelling on an adjoining lot; or</i>	The proposed dwelling would only have the potential to overshadow the adjoining property located to the west (12 Jacombe Street), due to the subject property being either located to the south or at a significant distance away from other adjoining dwellings.

		<p>The property located at 12 Jacombe Street, has an area of private open space that consists of a deck that sits at the front of the house, and which is located away from the subject property, and is separated by the adjoining dwelling. Therefore, this area will not be impacted by overshadowing from the proposed development.</p>
(iii)	<i>overshadowing of an adjoining vacant lot; or</i>	<p>There are no vacant residential lots adjoining the subject site.</p>
(iv)	<i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	<p>The proposed dwelling contains several design elements to articulate the building form and avoid blank expanses which might impact on bulk and mass. The design would employ several materials, textures and elements to lessen visual bulk. Furthermore, the dwelling will contain design aspects including different window sizes and heights, splitting the dwelling into two buildings at varied building height, the steep gabled roof pitch, angling the building on-site as shown on the site plan, will all reduce bulkiness and mass of the proposed development.</p> <p>Therefore, the proposed development would not be unreasonable and is consistent with the mass and scale of residential buildings in the area.</p>
(b)	<i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.”</i>	<p>The surrounding area contains single dwellings located on varying size lots and as a result there is a highly variable separation between dwellings.</p> <p>It is considered that the proposed separation between the dwelling and adjoining dwellings of 4m is compatible with the surrounding area.</p>

- **Clause 10.4.4 A1 (Private Open Space)** – the proposed dwelling contains a 52m² deck that is capable of serving as an outdoor living area, however the deck is located to the south-west of the main section of the dwelling.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 10.4.4 as follows.

Clause	Performance Criteria	Assessment
10.4.4 P1	<p><i>“A dwelling must have private open space that:</i></p> <p><i>(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and that is:</i></p>	The deck area proposed to the south of the dwelling would have direct access from the open plan living areas of the dwelling, and given the gradient of the site would form a reasonable and practically accessible area for outdoor relaxation, dining and entertainment in support of the residential use of the site.
	<p><i>(i) conveniently located in relation to a living area of the dwelling; and</i></p>	The deck will be conveniently located off the open plan kitchen/living/dining area, and accessible via three French doors.
	<p><i>(ii) orientated to take advantage of sunlight.”</i></p>	The deck is located to the south-west of the main section of the dwelling, however to the north-west of the POS, there is a 1.5m gap between the main dwelling and the adjoining smaller office/gym building, allowing sunlight through to the deck. Furthermore, due to the office/gym building being single storey, the deck will receive the afternoon sun, especially towards the south-east end of the deck.

- **Clause 10.4.4 A1 (Sunlight)** – the living/dining area contains windows that are 39 degrees east of north which is greater than the 30 degrees required by the Acceptable Solution.

The proposed variation must be considered pursuant to the Performance Criteria P2 of Clause 10.4.3 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 (other than a bedroom).”</i>	The proposed dwelling would have windows facing north-east, with a large sunroof over the open plan living area. Therefore, sunlight would be able to enter the shared living areas of the dwelling have reasonable solar access, as required.

Historic Heritage Code

- **Clause E13.8.2 A1 (Building and Works other than Demolition)** –
Given there is no Acceptable Solution in which to satisfy, the proposal must be considered against the corresponding Performance Criteria.

Clause	Performance Criteria	Comment
E13.8.2 P1	<i>“Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.”</i>	<p>Council’s Heritage Adviser has assessed the application and considers that the proposed dwelling would be complimentary to the cultural heritage values of the precinct.</p> <p>The proposal is considered to be of appropriate scale and form against the surrounding area, and the dwelling and associated works would be consistent with more recently developed sites within proximity of the site.</p> <p>On this basis, there would be no significant impact or conflict with the heritage significance of the precinct when viewed from the street.</p>

- **Clause E13.8.2 A2 (Building and Works other than Demolition)** –
Given there is no Acceptable Solution in which to satisfy, the proposal must be considered against the corresponding Performance Criteria.

Clause	Performance Criteria	Comment
E13.8.2 P2	<i>“Design and siting of buildings and works must comply with any relevant design criteria/ conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.”</i>	The proposal is considered complimentary to the cultural heritage values of the precinct, as identified by Table E13.2. The proposed development is considered appropriate in terms of the design, in that it would not compromise important views to town landmarks and the surrounding rural countryside and would be consistent with the character of the area.

- **Clause E13.8.2 A5 (Building and Works other than Demolition) –**
Given there is no Acceptable Solution in which to satisfy, the proposal must be considered against the corresponding Performance Criteria.

Clause	Performance Criteria	Comment
E13.8.2 P5	<p><i>“The design of new development must be sympathetic to the heritage locality in terms of bulk, setbacks, materials, colour scheme, form, and character of the place, streetscape and surrounding area. It therefore must:</i></p> <p><i>(a) not be confused with the original historic fabric associated with nearby historic places in the locality;</i></p> <p><i>(b) be compatible with the architectural design, colour and aesthetic characteristics of the historic places in the area;</i></p> <p><i>(c) not visually dominate an existing heritage place or street in terms of size, height and bulk when viewed from the street frontage or frontages;</i></p>	<p>The proposal would utilise a combination of materials, being steel cladding, block work, timber and large panel windows, all of which would not be confused in terms of appearance with nearby heritage properties to the west of the site.</p> <p>The building form is broken into two gable buildings, which is reflective of the surrounding heritage buildings. Whereas, the clipped eaves and simplified detailing provide a contemporary aesthetic.</p>

	<p><i>(d) adopt a contemporary architectural character of an understated appearance to minimise the visual dominance over adjacent contributory buildings, the heritage place or historic places in the locality, in terms of size, height or bulk;</i></p> <p><i>(e) repeats the particular rhythm, spatial characteristics and character of historic places and other contributory buildings in the area;</i></p> <p><i>(f) relates to and uses as reference points the materials, front and side setbacks, roof form, colours and details of adjacent buildings and the surrounding precinct;</i></p> <p><i>(g) avoid blank walls at ground and upper floor levels when viewed from surrounding streets;</i></p> <p><i>(h) utilise landscaping, fencing or other techniques to enhance the property and to reduce conflict with historic streetscapes.”</i></p>	<p>The scale and finish are considered appropriate and easily identifiable as being a new dwelling within the precinct and would not dominate the streetscape or nearby Heritage-listed properties.</p> <p>No blank walls are proposed, and it is noted that the applicant proposes landscaping as a response to the scale of the retaining structures and to soften the appearance of the site. Although the applicant proposes to landscape the site, this is not a requirement of the Scheme.</p> <p>The height of the building and proposed setbacks would result in a dwelling that is well separated and would utilise landscaping to enhance the appearance of the site.</p>
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5. REPRESENTATION ISSUES

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

5.1. Loss of Privacy

Concern was raised that the proposed dwelling would compromise the privacy of nearby dwellings, and that the windows need to be reduced in size.

- **Comment**

The proposal meets the relevant tests of the Scheme at Clause 10.4.6 (A1 and A2) in relation to privacy, by providing setbacks in excess of 3m from all property boundaries for both the proposed dwelling and deck.

While this issue is not of determining weight, under the Scheme, it is noted that in excess of 9m would separate the proposed dwelling from the nearest neighbouring dwellings to the south-west and north-west of the site of the proposed dwelling. Such separation distances are considered reasonable within an urban environment, and within the General Residential Zone.

5.2. Siting of Dwelling

Concerns were raised in regard to the siting of the proposed dwelling, particularly in relation to view lines from adjoining properties and Richmond as a whole, and that adjoining properties will view large unbroken walls of steel. The representors suggested that an alternative location on the lower slope of the site and further back into the hill would be more appropriate.

- **Comment**

The location of the proposed dwelling satisfies those acceptable solutions within the Scheme in relation to privacy, at Clause 10.4.6 (A1 and A2) and the performance criteria in relation to the building envelope at Clause 10.4.2 (A1, A2 and A3). In any event, council does not have the power to require the proposed dwelling to be relocated.

5.3. Appearance of the Dwelling

Concern was raised in relation to the appearance of the proposed dwelling, in particular that the cladding is considered overpowering; the dwelling will be too industrial looking; the height, colour, materials and angle will not complement the surrounding area; and a more suitable cladding material is needed.

- **Comment**

The appearance of the proposed dwelling has been assessed against the performance criteria within the Scheme in relation to the building envelope, at Clause 10.4.2 (A3), which evaluated the proposal against the visual impacts, furthermore the appearance was assessed by Council's Heritage Consultant against the heritage values of Richmond at Clause E13.8.2 (P1, P2 and P5).

It was considered the proposed dwelling satisfies all of the above performance criteria in relation to appearance.

5.4. Character of the Dwelling

A representation submitted that the character of the dwelling is not in keeping with the heritage and rural character of Richmond.

- **Comment**

As discussed above, the application has been assessed by Council's Heritage Adviser who considered the proposed dwelling would be complimentary to the cultural heritage values of the precinct. Whether or not there is a "rural character", this is not a consideration under the Scheme.

5.5. Landscaping Plan

A representation suggested a landscape plan be developed to soften the appearance of the dwelling.

- **Comment**

It is considered this is unnecessary to meet the scheme requirements as there are no standards in the General Residential Zone requiring landscaping. However, it is noted that the applicant has provided further information in relation to the landscaping, and it is proposed that garden beds will be incorporated at the edge of the ground floor deck area which will allow foliage to cascade down the lower level façade, reducing the dwellings perceived bulk. Additional landscaping is proposed to the perimeter of the property boundary. As discussed above, landscaping is not a requirement of the Scheme, therefore council does not have the power to require the site to be landscaped.

5.6. Incorrectly Labelled Elevation Plans

A representor noticed the elevation plans have been incorrectly labelled, therefore found the plans confusing.

- **Comment**

Upon review of the elevation plans, the plans have been incorrectly labelled in relation to the east and west, however this mistake does not affect the outcome of the assessment above, as the assessment was undertaken using the elevations in the correct direction.

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 seeks approval for a dwelling at 8 Jacombe Street, Richmond. The application meets the relevant Development Standards of the Scheme and is recommended for approval subject to conditions.

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

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Location Plan - 8 Jacombe Street, Richmond

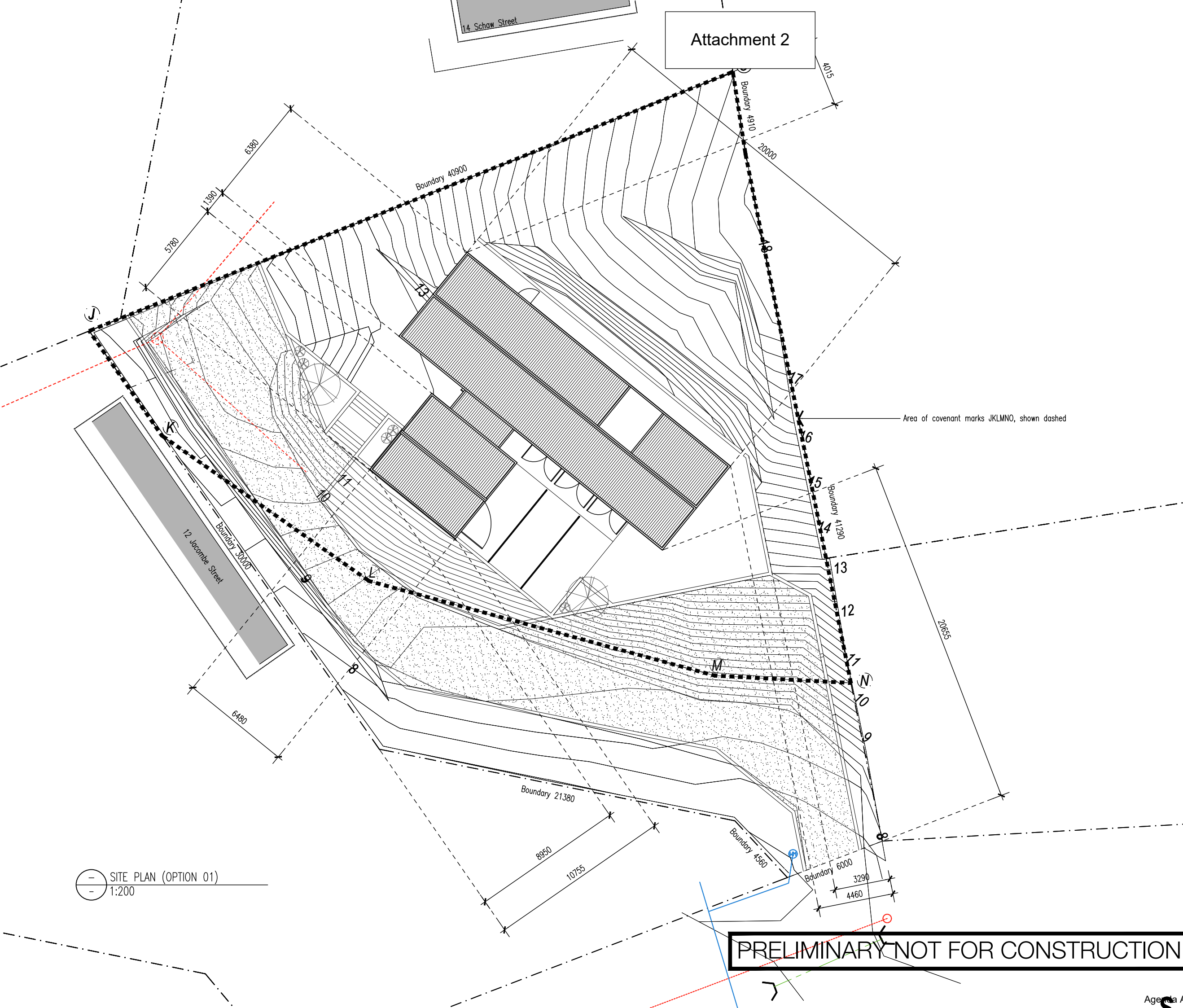


This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

1/7/2021

1:2257





Attachment 2

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY



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Proprietor DANICA REEVES AND CHRISTOPHER BOWDEN
Project 8 JACOMBE STREET
RICHMOND

Drawing SITE PLAN

Scale 1:200 @ A3

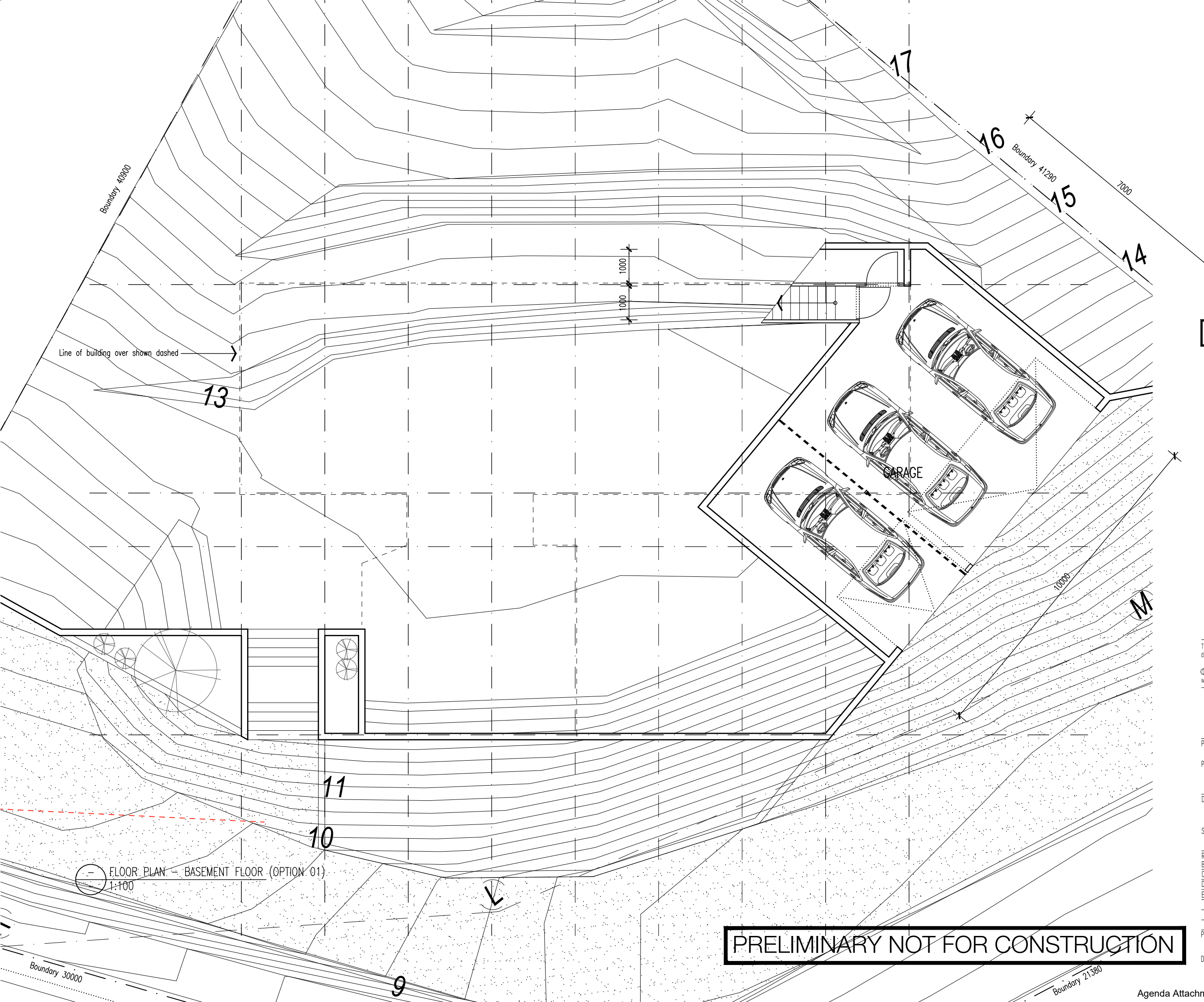
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C	03/09/2020	Client meeting 03	BT	DL
D	26/10/2020	Client Meeting 04	BT	DL
E	29/10/2020	Issued for DA	BT	DL

Project No 20010

Drawing Number A00-10 E

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN (OPTION 01)
1:200



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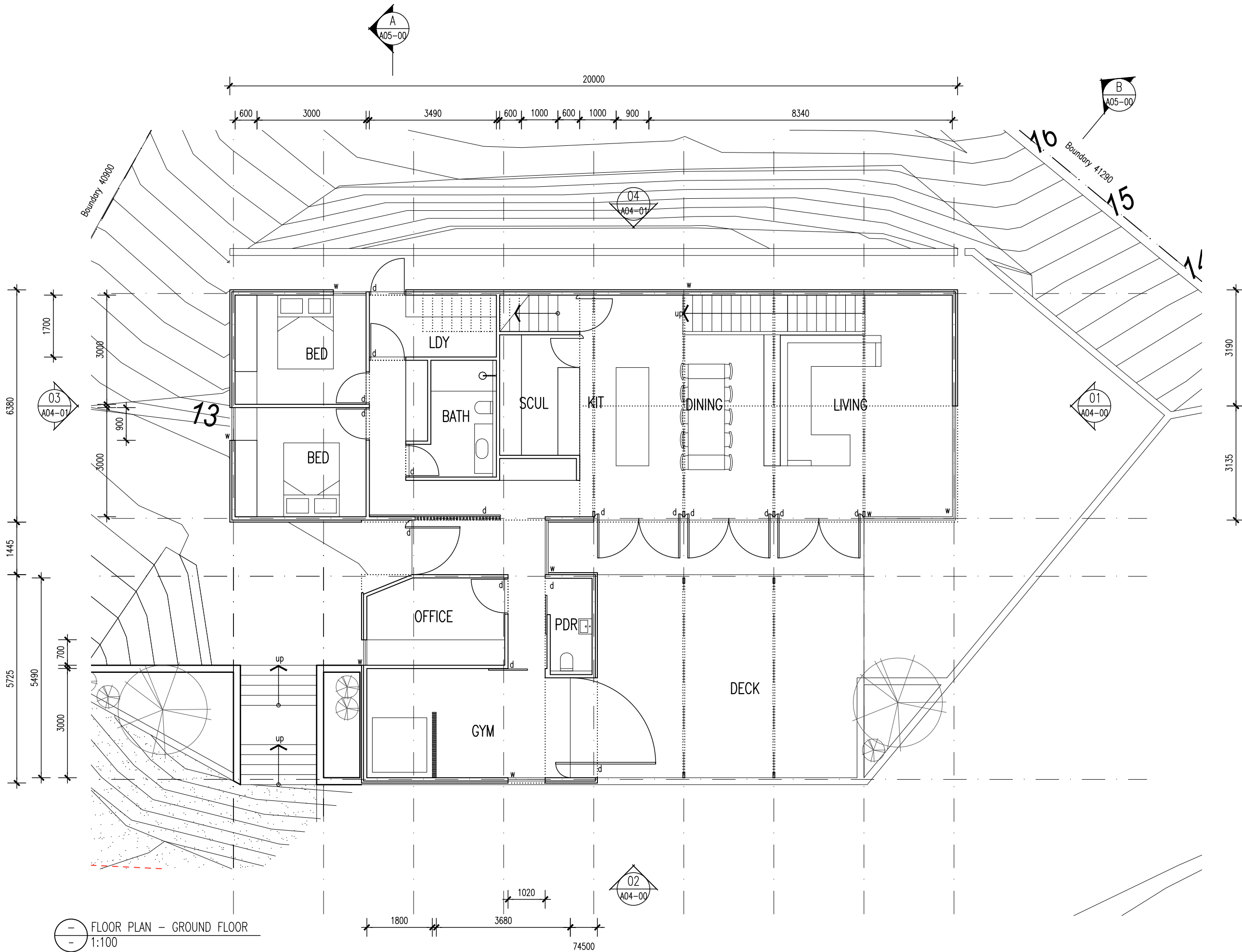
Drawing FLOOR PLAN
BASEMENT FLOOR

Scale 1:100 @ A3

Revision				
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C	03/09/2020	Client meeting 03	BT	DL
D	26/10/2020	Client Meeting 04	BT	DL
E	29/10/2020	Issued for DA	BT	DL

Project No 20010

Drawing Number A02-00 E



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Proprietor
DANICA REEVES AND CHRISTOPHER BOWDEN
Project
8 JACOMBE STREET
RICHMOND

Drawing
FLOOR PLAN
GROUND FLOOR

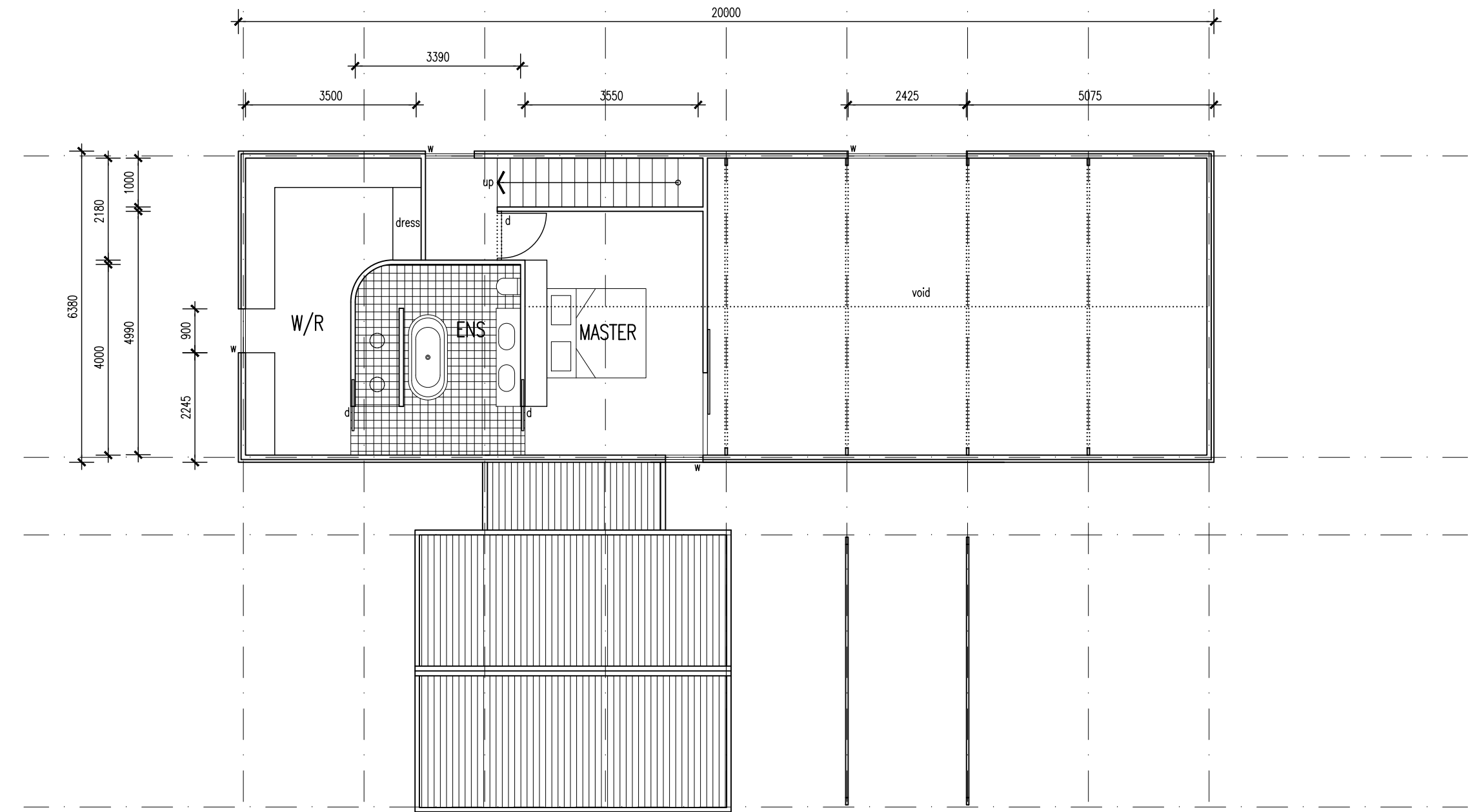
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Project No
20010

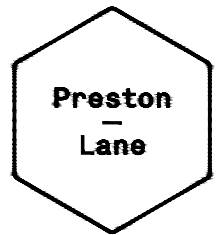
Drawing Number
A02-01 E

PRELIMINARY NOT FOR CONSTRUCTION



FLOOR PLAN – FIRST FLOOR (OPTION 01)
1:100

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Project 8 JACOMBE STREET
RICHMOND

Drawing FLOOR PLAN
FIRST FLOOR

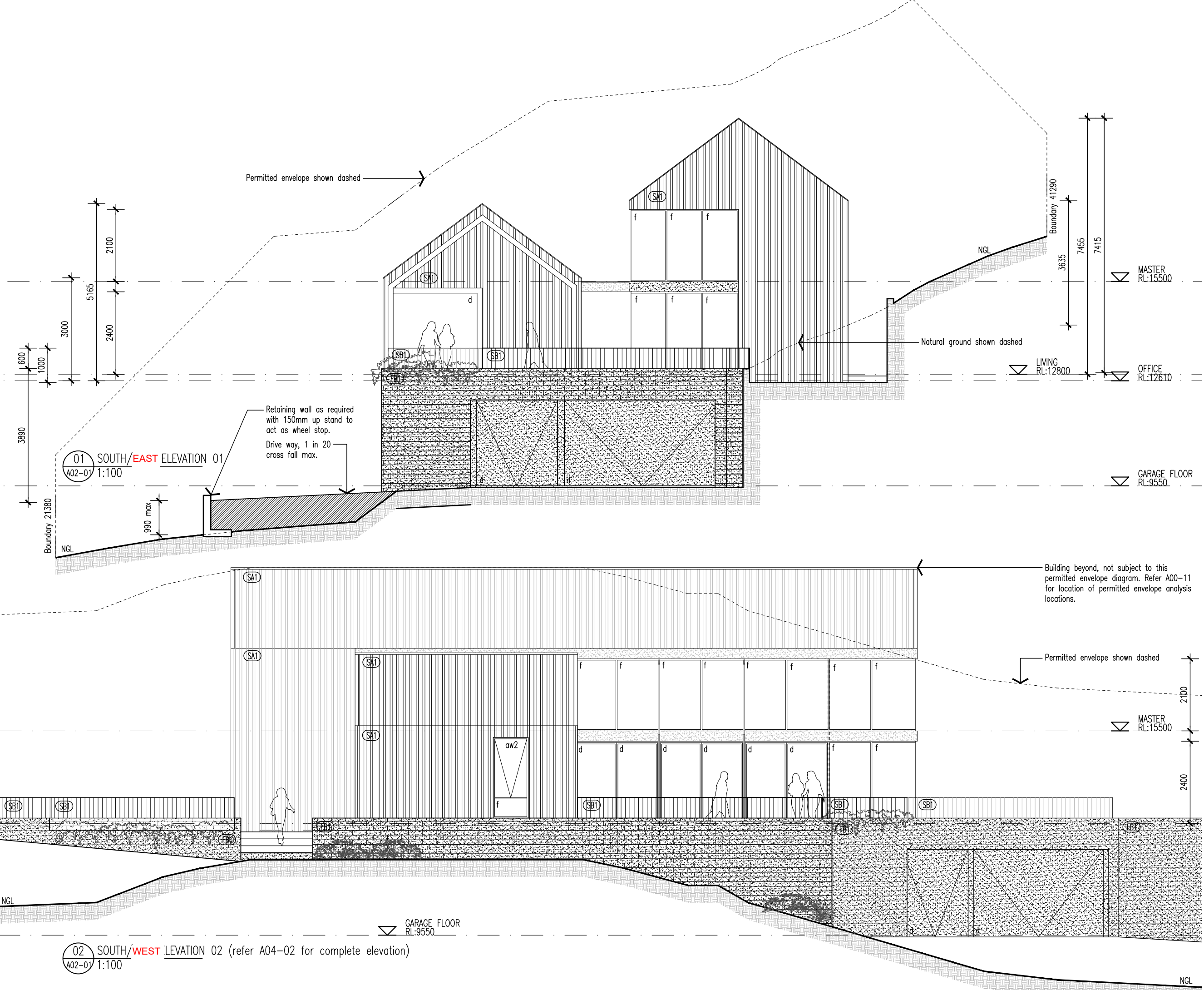
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C	03/09/2020	Client meeting 03	BT	DL
D	26/10/2020	Client Meeting 04	BT	DL
E	29/10/2020	Issued for DA	BT	DL

Project No 20010
Drawing Number

A02-02 E

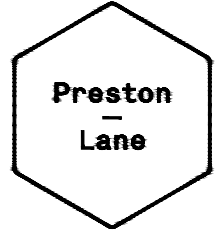
PRELIMINARY NOT FOR CONSTRUCTION



- Finished Schedule**
- (SA1) Steeline Straightline 406 plain pan deck colour to future selection (allow for matt monument). Base metal thickness 0.42.
 - (CS1) 8mm compressed cement sheet lining. Paint finish by others, colour to future selection.
 - (FB1) Face block work, bagged and paint finish, colour to future selection.
 - (TM1) Luna wood shi lap horizontal boards, on 35mm F7 treated pine battens. Oil finish.
 - (SB1) 1000mm high steel rod balustrade to future detail. Paint finish colour to future selection.

- Glazing notes**
- aw1 Awning window
 - aw2 awning, restricted opening operation to 125mm.
 - f Fixed glazing
 - sli Sliding
 - d door

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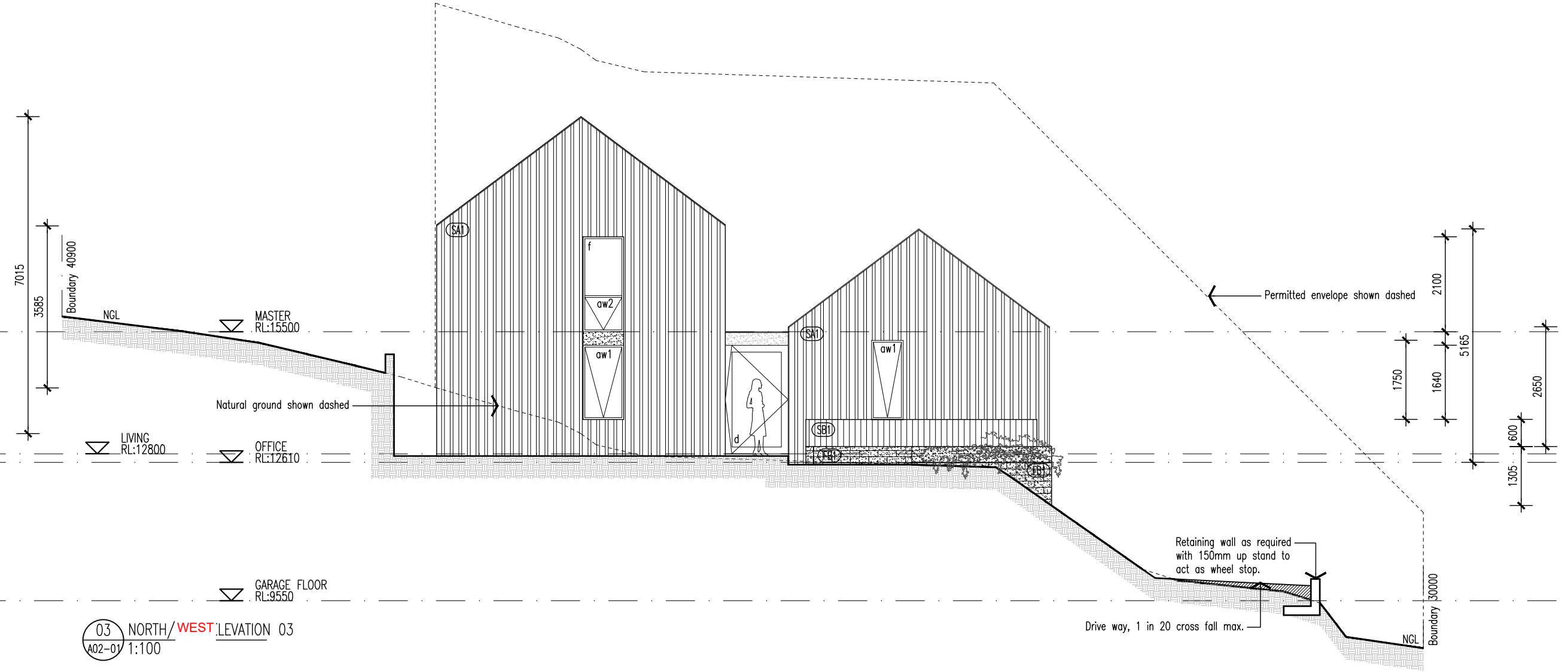


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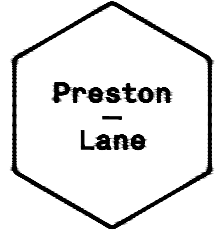
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Project	8 JACOMBE STREET RICHMOND
Drawing	ELEVATIONS
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Revision	
Project No	20010
Drawing Number	A04-00



- Finished Schedule**
- (SA1) Steeline Straightline 406 plain pan deck colour to future selection (allow for matt monument). Base metal thickness 0.42.
 - (CS1) 8mm compressed cement sheet lining. Paint finish by others, colour to future selection.
 - (FB1) Face block work, bagged and paint finish, colour to future selection.
 - (TM1) Luna wood shi lap horizontal boards, on 35mm F7 treated pine battens. Oil finish.
 - (SB1) 1000mm high steel rod balustrade to future detail. Paint finish colour to future selection.

- Glazing notes**
- aw1 Awning window
 - aw2 awning, restricted opening operation to 125mm.
 - f Fixed glazing
 - sli Sliding
 - d door

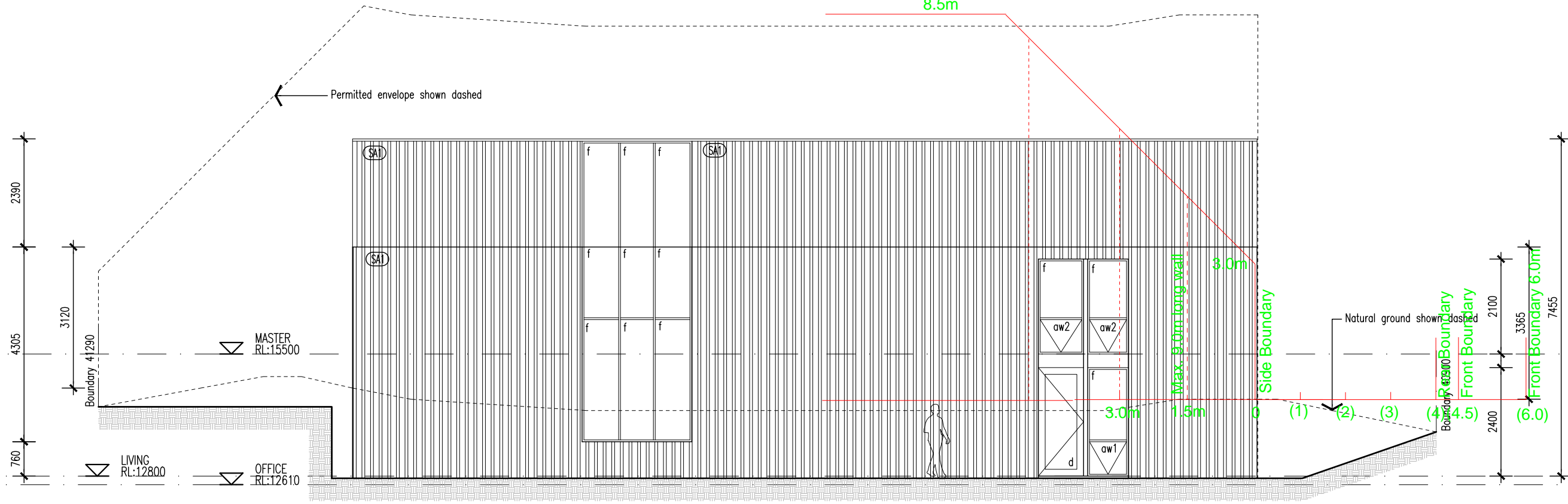
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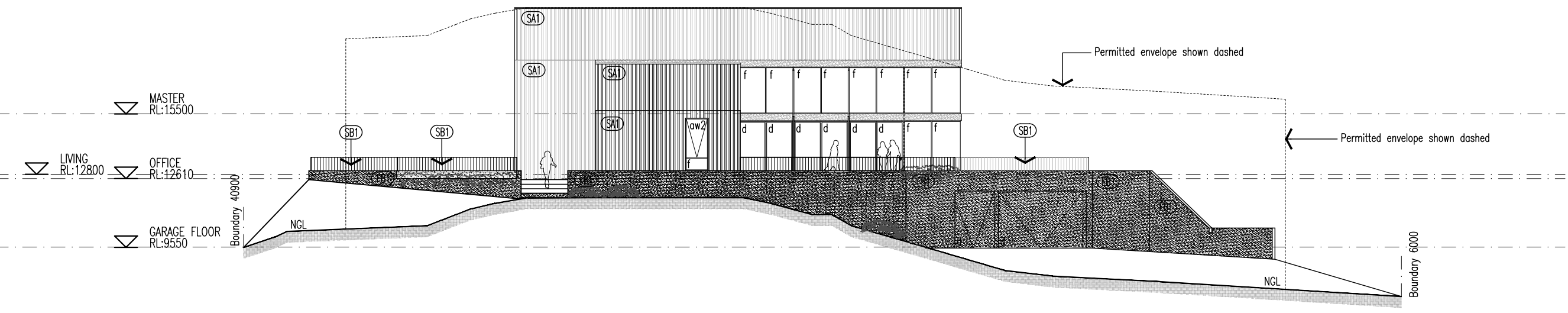
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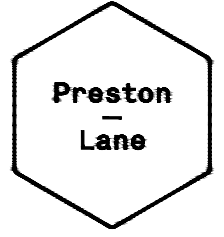
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Project	8 JACOMBE STREET RICHMOND
Drawing	ELEVATIONS
Scale	1:100 @ A3
Revision	
Project No	20010
Drawing Number	A04-01



- Finished Schedule**
- SA1** Steel line Straightline 406 plain pan deck colour to future selection (allow for matt monument). Base metal thickness 0.42.
 - CS1** 8mm compressed cement sheet lining. Paint finish by others, colour to future selection.
 - FB1** Face block work, bagged and paint finish, colour to future selection.
 - TM1** Luna wood shi lap horizontal boards, on 35mm F7 treated pine battens. Oil finish.
 - SB1** 1000mm high steel rod balustrade to future detail. Paint finish colour to future selection.

- Glazing notes**
- aw1 Awning window
 - aw2 awning, restricted opening operation to 125mm.
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 - sli Sliding
 - d door

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY



Hobart
45 Goulburn Street Hobart TAS 7000
T 61 3 6251 2923
ACC CC1017F
Melbourne
3 Tivoli Road South Yarra VIC 3141
T 61 3 9627 8902
info@prestonlane.com.au
prestonlane.com.au

The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

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Proprietor	DANICA REEVES AND CHRISTOPHER BOWDEN
Project	8 JACOMBE STREET RICHMOND
Drawing	ELEVATIONS
Scale	1:100 @ A3
Revision	
Project No	20010
Drawing Number	A04-02

Attachment 3



8 Jacombe Street, Richmond - view of property looking north

11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2020/013989 – 6 AND 8 ROSALIE PLACE AND 61A SKILLION ROAD, HOWRAH - 8 MULTIPLE DWELLINGS**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 8 Multiple Dwellings at 6 and 8 Rosalie Place and 61A Skillion Road, Howrah.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

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

Council is required to exercise a discretion within the statutory 42 day period which expires with the written consent of the applicant on 20 January 2021.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- loss of value;
- disruption and risk to community;
- lack of services;
- lack of community consultation; and
- impact on residential amenity.

RECOMMENDATION:

A. That the Development Application for 8 Multiple Dwellings at 6 and 8 Rosalie Place and 61A Skillion Road, Howrah (CI Ref PDPLANPMTD-2020/013989) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. Prior to the issue of any building consent, building permit and/or plumbing permit pursuant to the Building Act 2016 (if applicable), Certificates of Title for the site Volume 178298 Folio 115, Volume 178298 Folio 116, and Volume 179691 Folio 405, must be adhered in accordance with Section 110 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, to the satisfaction of Council's Manager City Planning.
3. A landscape plan for the parking and 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 has died or which was removed.

4. ENG A2 – CROSSOVER CHANGE [6m].
5. ENG A5 – SEALED CAR PARKING.
6. ENG A7 – REDUNDANT CROSSOVER.
7. ENG M1 – DESIGNS DA.
8. ENG S1 – INFRASTRUCTURE REPAIR.
9. ENG S3B – WATER SENSITIVE URBAN DESIGN PRINCIPLES – BODY CORPORATE. Delete last sentence and replace with "Evidence of either of these options being in place must be provided prior to the lodgement and approval of a strata plan by council."

10. The development must meet all required Conditions of Approval specified by TasWater notice dated 25 November 2020 (TWDA 2020/01916-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

The subdivision that created the subject lots was SD-2010/44, approved on 22 February 2013. The lots at 6 and 8 Rosalie Court were sealed as part of Stage C5 of the subdivision permit, and the land known as 61A Skillion Road is a single lot at the time of the preparation of this report. This lot has approval under the above-mentioned permit as part of Stage C6 to be subdivided into eight lots, which is yet to occur.

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 E5.0 – Road and Railway 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 comprised of 2 lots at Rosalie Place and 1 at Skillion Road, with a total site area is 7506m². The site has 12.92m frontage to Rosalie Place, 6.74m frontage to Skillion Road and 172.57m frontage to Ploughman Road and is located within a recently created residential subdivision south of the South Arm Highway at Howrah. Established residential development exists to the west of the site, and the more recently subdivided lots to the south and east are in the process of being developed, with several vacant lots remaining.

The site slopes down to the north-west away from Rosalie Place, and is clear of significant vegetation and structures. The site has two existing crossovers from Rosalie Place which are proposed for removal as part of the development, two crossovers to Ploughman Road also proposed for removal, and a crossover to Skillion Road which is proposed to remain. The location of the site is shown in the Attachments.

3.2. The Proposal

The proposal is for the development of 8 multiple dwellings on the site.

The proposed units would each be single-storey with the exception of Unit 7, which would be located at the southernmost part of the site and would incorporate a lower level garage space and stair access only to an upper level. The units would each contain 2 bedrooms with the exception of Unit 6, which would contain 1 bedroom.

The development would be setback 4.51m from Rosalie Court, being the south-eastern (front) site boundary, 4m from the eastern (side) boundary, 4.18m from the western (side) boundary and 16.16m, from the Ploughman Road (front) boundary. The dwelling units would not exceed 5.2m above natural ground level at their highest point.

The development would have a total building footprint of 857.57m² and would incorporate 913.76m² of additional impervious areas comprised of driveway and footpath spaces. Vehicular access to the site is from a proposed driveway to the north from Ploughman Road, with an internal driveway to provide for a site total of 18 parking spaces and including a series of spaces to be provided in a tandem configuration, which includes 3 visitor spaces on the northern part of the site adjacent Ploughman Road. Units 3, 4, 5, 7 and 8 would each incorporate a single undercover parking space.

It is proposed to fence the side and rear boundaries of the site to a height of 1.8m, and where within 4.5m of and for the front boundaries, a 1.8m fence with 600mm of slatted timber above 1.2m of solid fencing is proposed. Individual bin storage areas are proposed for each of the dwelling units as shown.

The adhesion of the subject lots, being 6 and 8 Rosalie Place and 61A Skillion Road is also proposed as part of the development.

The proposal plans are provided 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 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 proposal involves the development of 2 dwelling units, Units 7 and 8 with windows of the habitable rooms of both dwelling units facing at 35 degrees west of north. This does not meet the requirements of the acceptable solution being that the habitable room windows are orientated at between 30 degrees east and west of north.

The proposed variation must 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 (other than a bedroom).”</i>	Both proposed dwelling units would each have 2 windows into the dining and living areas, which would face north-west and north-east. This window arrangement would provide for sunlight to enter these habitable areas as required, thus meeting this test of the performance criteria.

Parking and Access Code

- **Clause E6.7.5 (A1) layout of parking areas** – the proposal involves the parking of 2 vehicles in tandem as part of the parking arrangements for Units 1, 3, 4 and 5, which does not meet the layout prescribed by the Australian Standard specified by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause E6.7.5 as follows.

Clause	Performance Criteria	Assessment
E6.7.5 P1	<i>“The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.”</i>	Council’s engineers have assessed the parking and driveway layout proposed. It is considered that the proposed tandem spaces for the above-mentioned units and associated manoeuvring areas would provide for safe vehicular access and egress from the site, as required by this performance criterion.

Stormwater Management Code

- **Clause E7.7.1 (A2)** – it is proposed that the development would have a site total of 1771.33m² of impervious area, which exceeds the 600m² impervious area prescribed by the acceptable solution.

Performance Criteria	Proposal
<i>“A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.”</i>	Detailed engineering plans of the proposed stormwater system will be required as part of the permit conditions recommended above, if the development is approved. Those conditions specifically relevant to stormwater design are Conditions 7 and 9.

5. REPRESENTATION ISSUES

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

5.1. Loss of Value

The representations raise concerns that the proposed development and intended occupants of the units 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.

5.2. Disruption and Risk to Community

Concern is raised by the representors that the proposed development is not appropriate for the area and is “alarming” in that the likely future tenants would make it unsafe to live and recreate in the area, and that it would be “unsafe” to use the footpaths in the area. The concern is that the proposed use would have a flow on effect in terms of reduction in land value.

- **Comment**

The nature of possible future occupants of a development is not a relevant consideration under the Scheme, and of no relevance to the determination of this application.

In relation to pedestrian safety more broadly, 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 comply with the relevant Australian Standards, and as such the safety of pedestrians utilising footpaths in the vicinity of the site would not be compromised. This issue is therefore not of determining weight.

5.3. Lack of 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.

Despite that, it is noted that the site is in close proximity to the Shoreline Shopping Centre, other local convenience stores and medical facilities. The site is also near to the site of the approved Glebe Hill Village Shopping Centre, for which construction is likely to soon commence.

5.4. Lack of Community Consultation

The representations raise concern that there has been inadequate public consultation undertaken as part of the proposal by the proponent, which apparently advises on its website that they “engage with the community”. The representors submit that this has not occurred.

- **Comment**

The Act requires that the application be publicly notified by council, as prescribed, for a period of 14 days. This notification was undertaken as required, thus fulfilling council’s obligations as part of the assessment of the application. Any community consultation on the part of the proponent is a matter for the proponent, and not a relevant consideration in relation to the determination of this application.

5.5. Impact on Residential Amenities

Concerns are raised by the representations that the proposal would have a detrimental impact upon residential amenity, in terms of the noise impacts associated with likely future residents, 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. Noise is not a relevant consideration under the Scheme, and noise associated with typical residential construction and land use is anticipated within a residential area. This issue is therefore not of determining weight.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

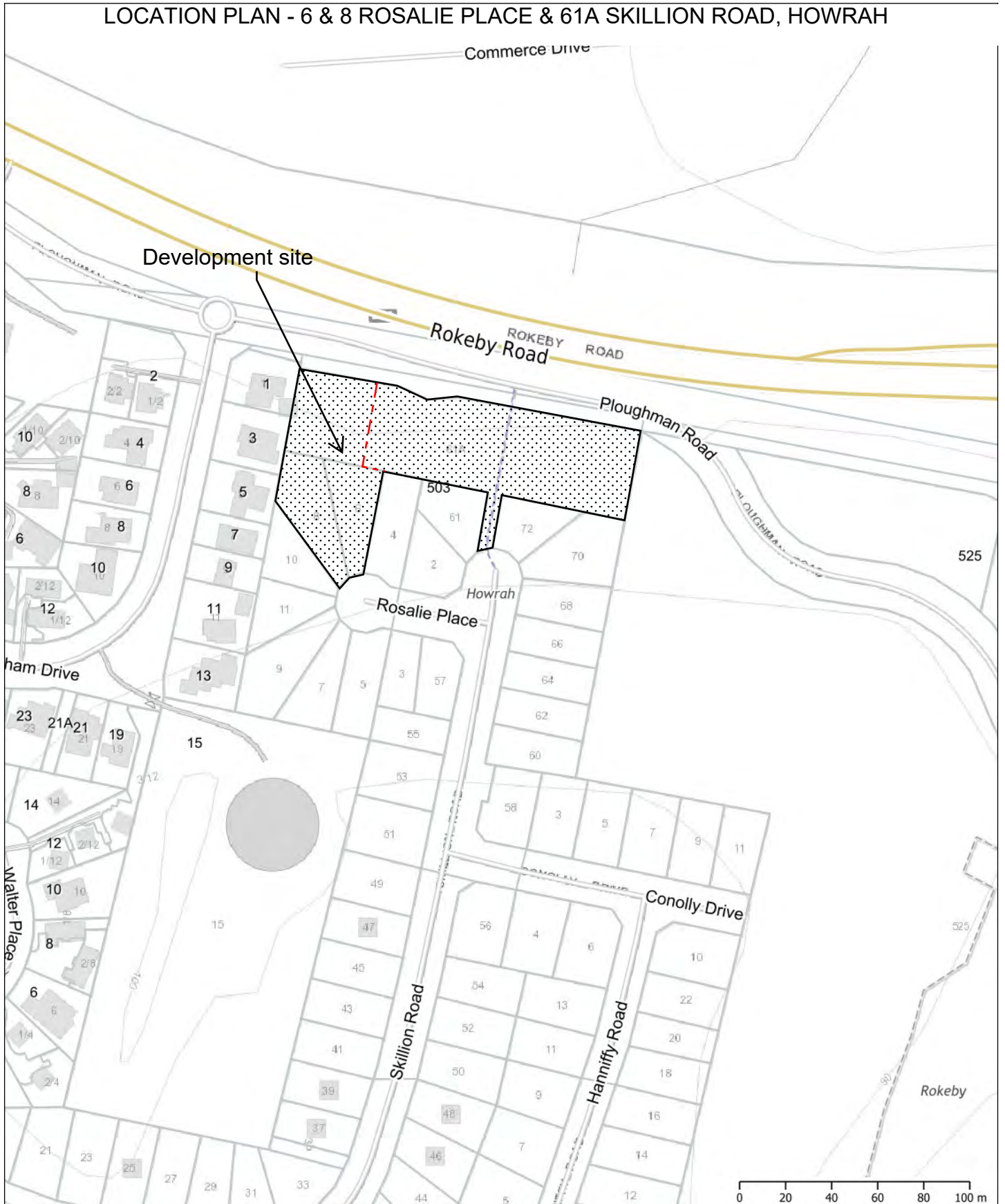
The proposal is for the development of 8 multiple dwellings at 6 and 8 Rosalie Place and 61A Skillion Road, Howrah. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (24)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

LOCATION PLAN - 6 & 8 ROSALIE PLACE & 61A SKILLION ROAD, HOWRAH



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.

1/5/2021

1:2257



- GENERAL NOTES
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A., CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2041
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:

THE DETAIL SHOWN / RECORDED

- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.20m

BATTER NOTE

BATTER AS PER

NCC 2019

PART 3.1.1.1 & 3.1.1.2

REFER TO STANDARD

DETAILS TABLE

DRIVEWAY GRADIENT

MAXIMUM GRADIENT 1:4 (25%)

TO AS 2890

CAR PARKING GRADIENT

PARALLEL TO PARKING ANGLE 1:20 (5%)

CROSSFALL 1:16 (6.25%)

SITE PLAN

1 : 200



NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN RD, HOWRAH
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
SITE PLAN

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
11/11/2020

Scale:
1 : 200

Project/Drawing no:
PD20164 -01

Revision:
00



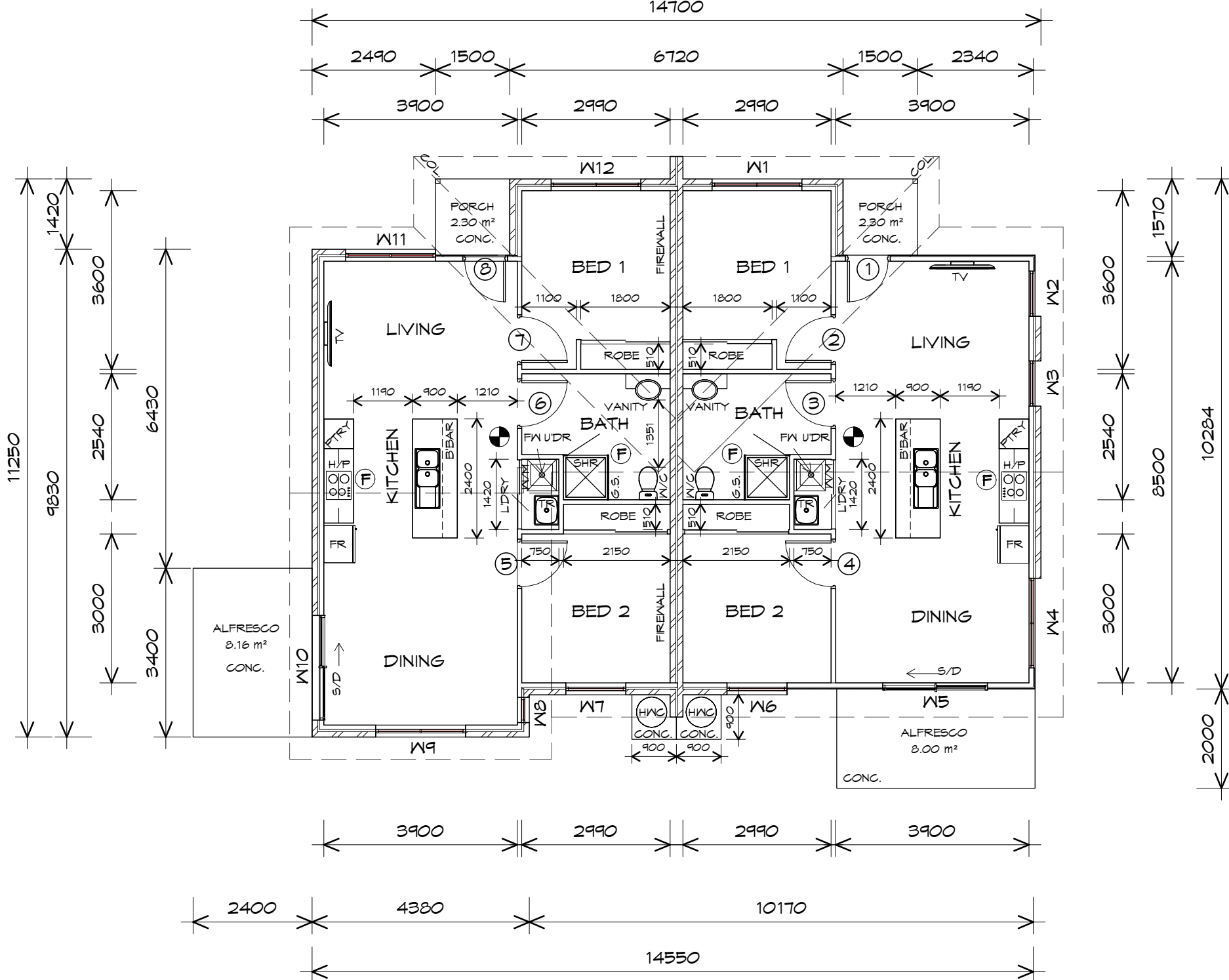
SHADOW DIAGRAM 21ST JUNE @ 9AM
1 : 500



SHADOW DIAGRAM 21ST JUNE @ 12PM
1 : 500



SHADOW DIAGRAM 21ST JUNE @ 3PM
1 : 500



FLOOR PLAN

1 : 100

UNIT 01-02

UNIT 1 FLOOR AREA	69.21	m2	(7.44 SQUARES)
UNIT 1 PORCH AREA	2.30	m2	(0.25 SQUARES)
UNIT 2 PORCH AREA	2.13	m2	(0.23 SQUARES)
UNIT 1 ALFRESCO AREA	8.00	m2	(0.86 SQUARES)
UNIT 2 ALFRESCO AREA	8.16	m2	(0.88 SQUARES)
UNIT 2 FLOOR AREA	74.50	m2	(8.01 SQUARES)
TOTAL AREA	164.31		17.67

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE
OF BUILDING AND GARAGE, UNLESS
OTHERWISE STATED. DECKS AND OUTDOOR
AREAS ARE CALCULATED SEPARATELY.

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL 90 SHS COLUMN TO ENGINEERS SPEC
- G.S. GLASS SCREEN

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	OPAQUE
W2	1800	910	AWNING WINDOW	OPAQUE
W3	1800	910	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	2100	2110	SLIDING DOOR	
W6	1800	1210	AWNING WINDOW	

ALUMINIUM WINDOWS ??? GLAZING COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENCE
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD
HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.



Drawing:
FLOOR PLAN

Date:
11/11/2020

Scale:
1 : 100

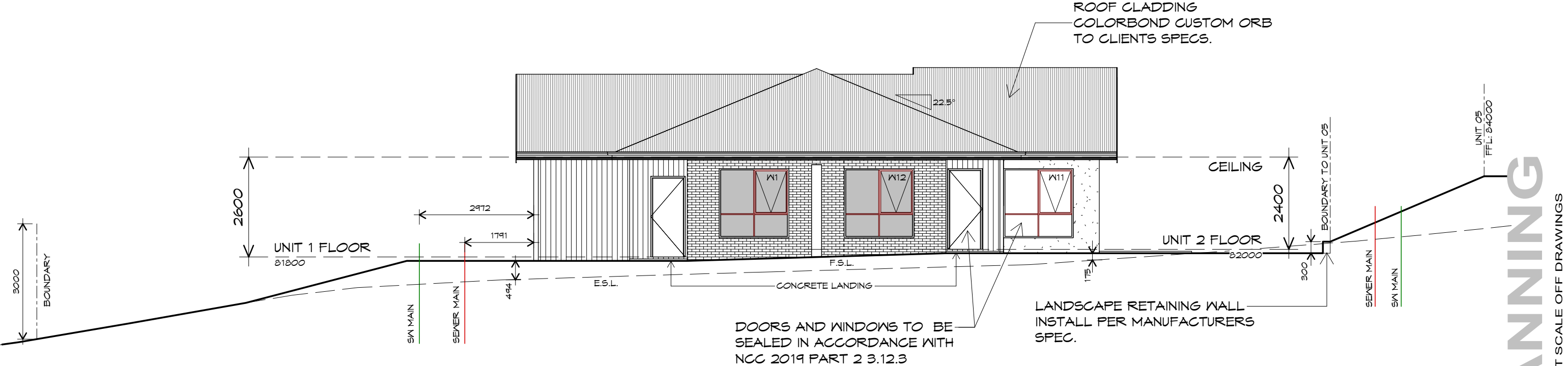
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PD20164 -U1-01

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

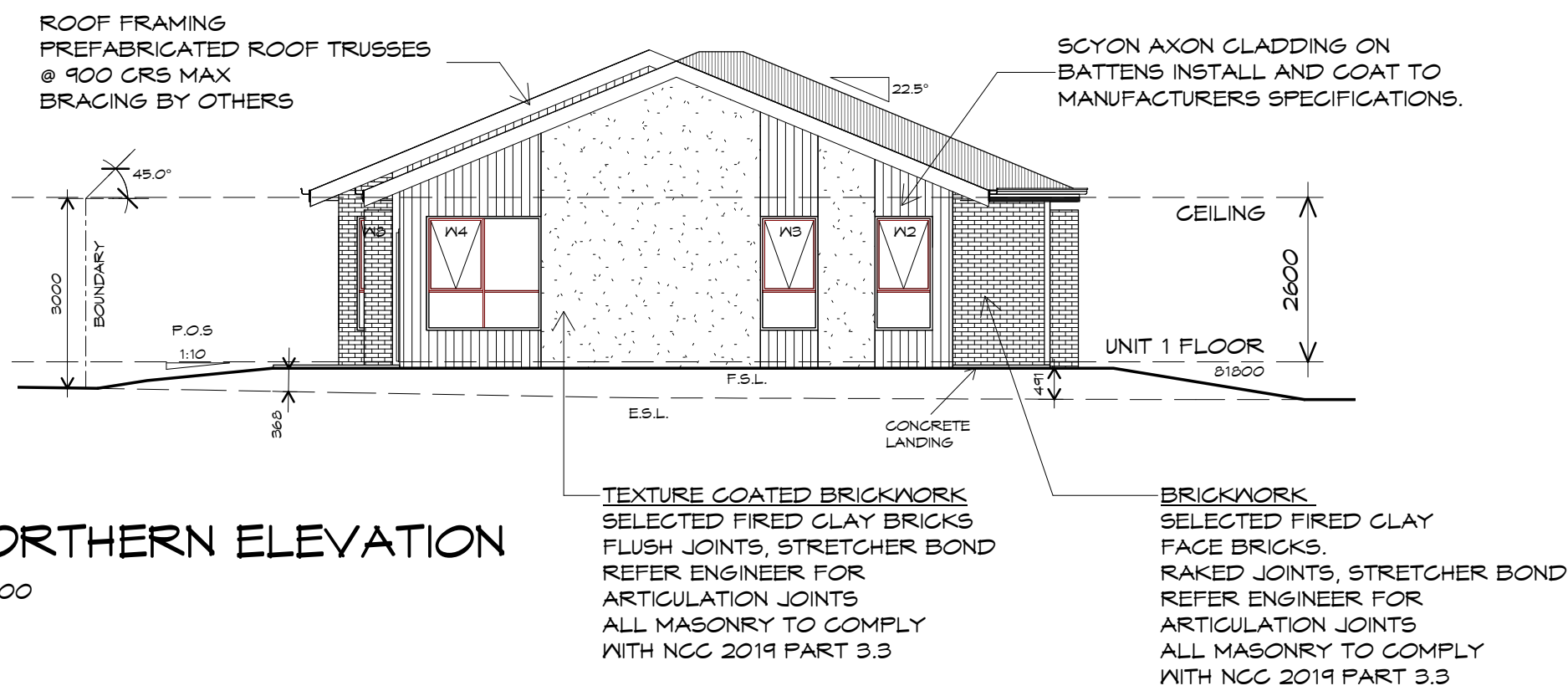
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



WESTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

UNIT 01-02



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Drafted by:
A.G.M.

Approved by:
F.G.G.

Drawing:
ELEVATIONS

Date:
11/11/2020

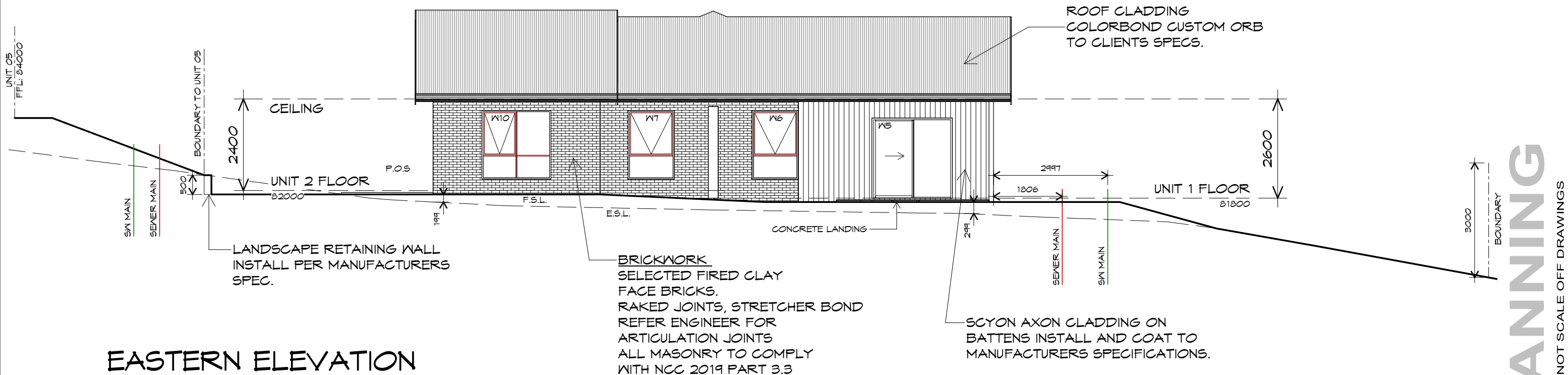
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Project/Drawing no:
PD20164 -U1-02

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

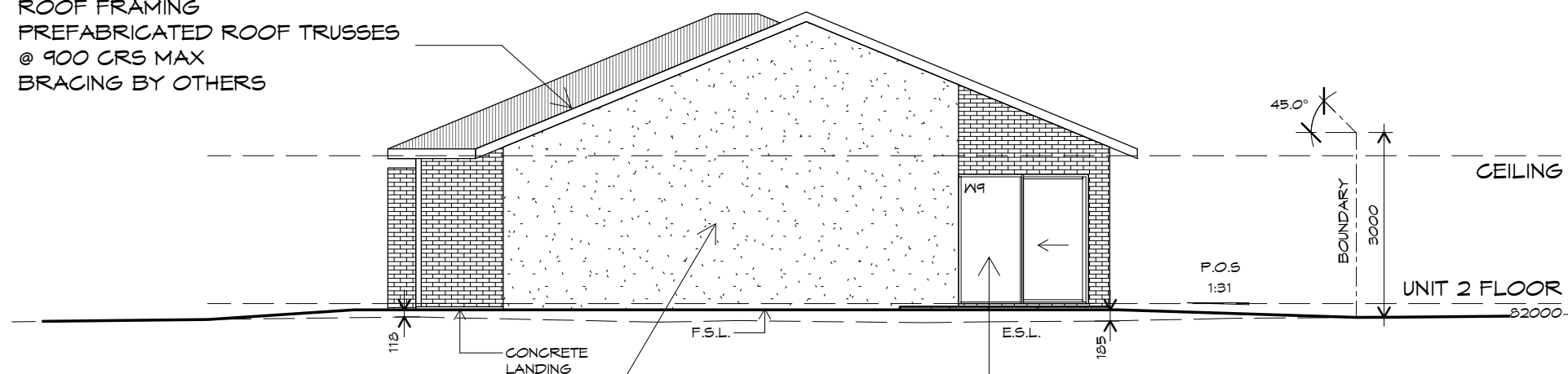




EASTERN ELEVATION

1 : 100

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



SOUTHERN ELEVATION

1 : 100

UNIT 01-02



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Project:
PROPOSED RESIDENCE
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD
HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.



Drawing:
ELEVATIONS

Date:
11/11/2020

Scale:
1 : 100

Project/Drawing no:
PD20164 -U1-03

Revision:
01

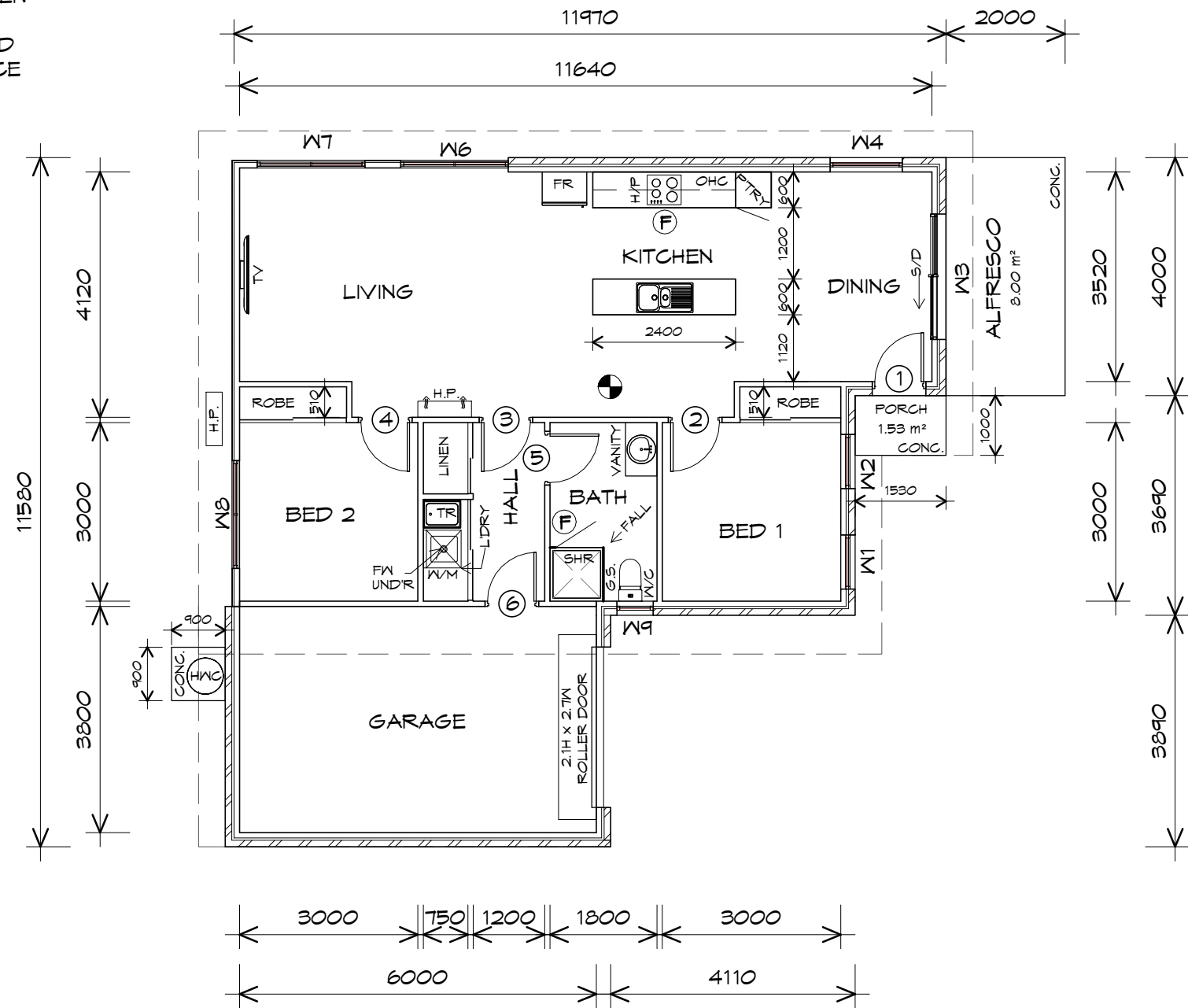
Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2



LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- S/D SLIDING DOOR
- FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	910	AWNING WINDOW	
W2	1800	910	AWNING WINDOW	
W3	2100	2110	SLIDING DOOR	
W4	1800	1210	AWNING WINDOW	
W6	1800	1810	AWNING WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	1800	1810	AWNING WINDOW	
W9	600	610	AWNING WINDOW	OPAQUE

FLOOR PLAN

1 : 100

FLOOR AREA	85.71	m2	(9.22	SQUARES)
GARAGE AREA	26.18	m2	(2.81	SQUARES)
ALFRESCO AREA	8.00	m2	(0.86	SQUARES)
PORCH AREA	1.53	m2	(0.16	SQUARES)
TOTAL AREA	121.42		13.06	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

UNIT 03



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CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.

Drawing:
FLOOR PLAN

Date:
11/11/2020

Scale:
1 : 100

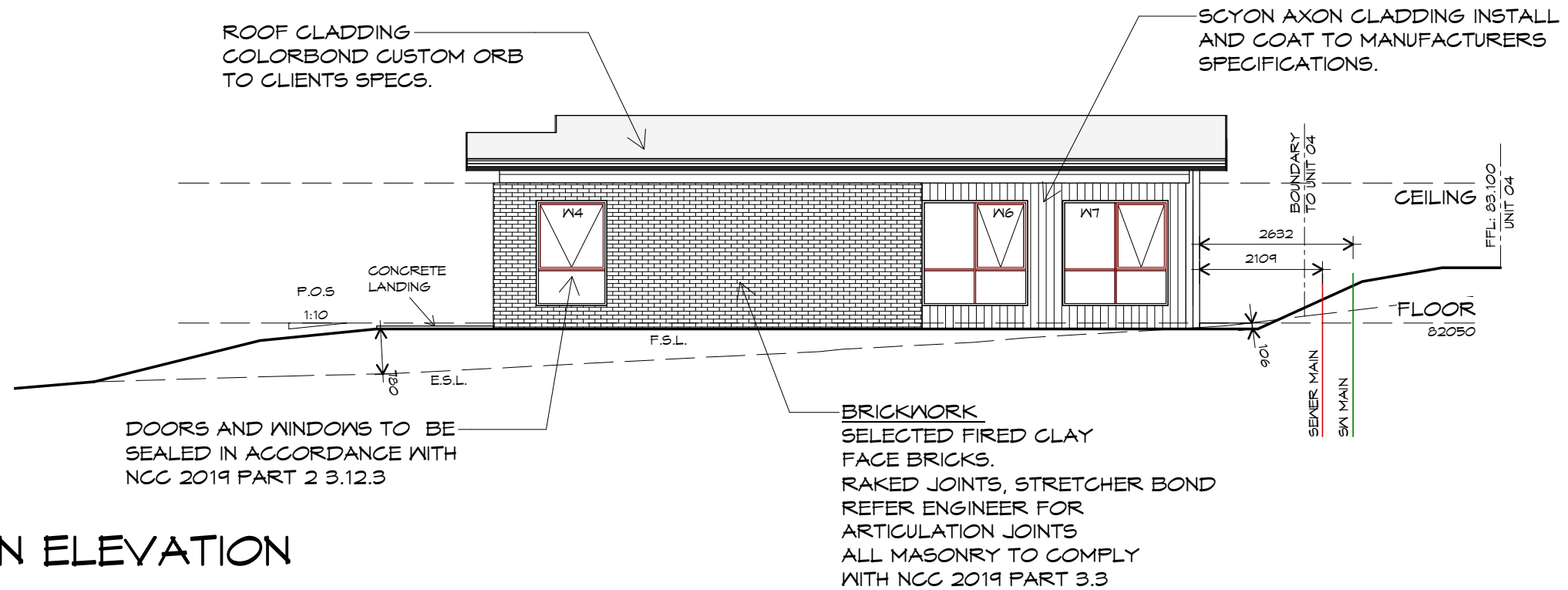
Project/Drawing no:
PD20164 -U3-01

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

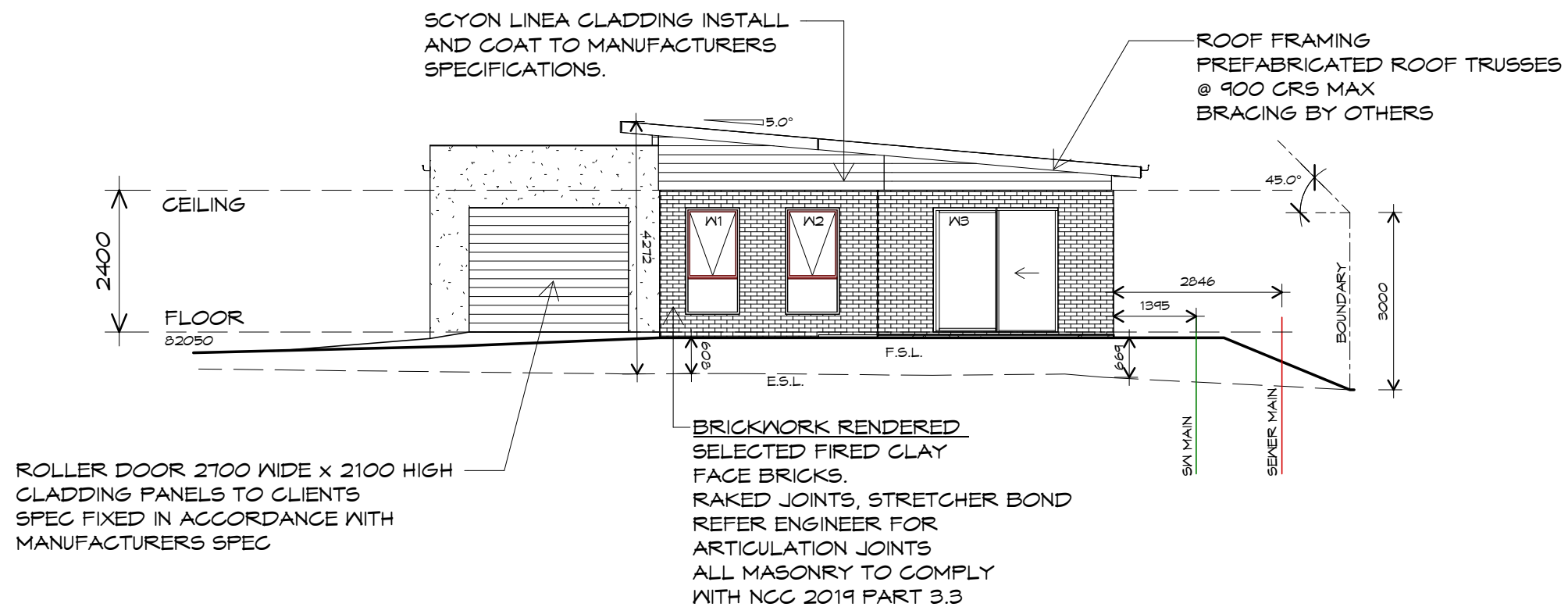
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



WESTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

UNIT 03



CENTACARE
evolve
HOUSING



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD, HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.



Drawing:
ELEVATIONS

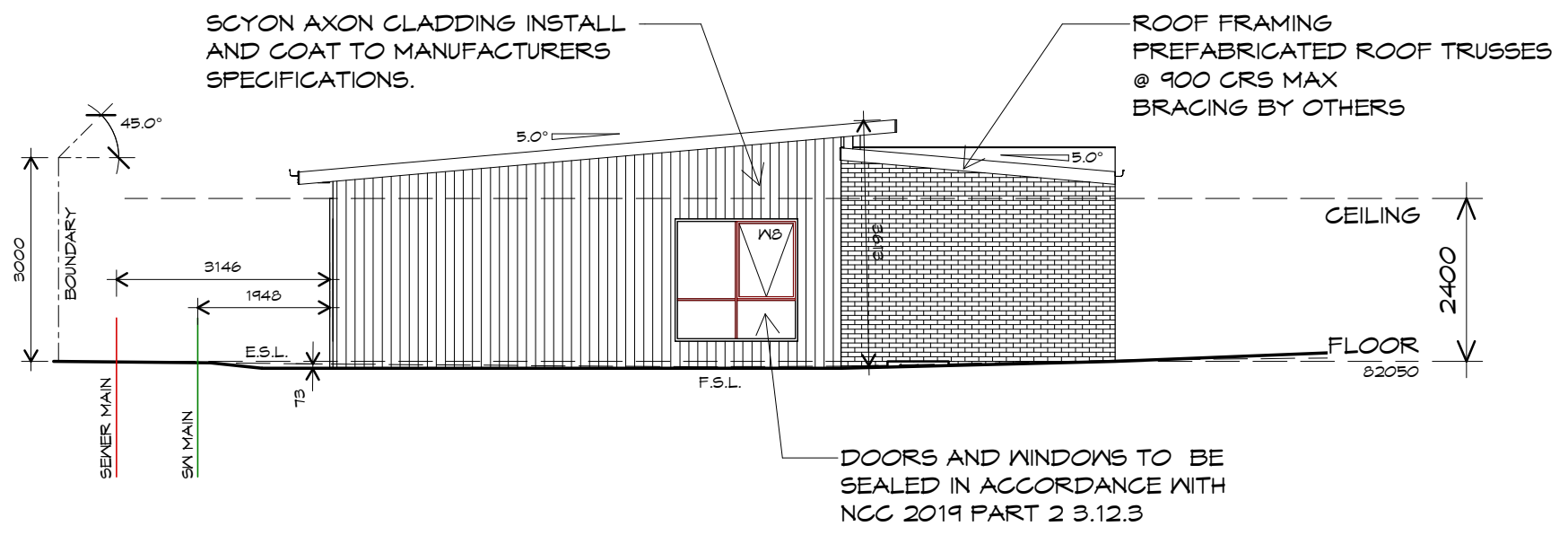
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11/11/2020

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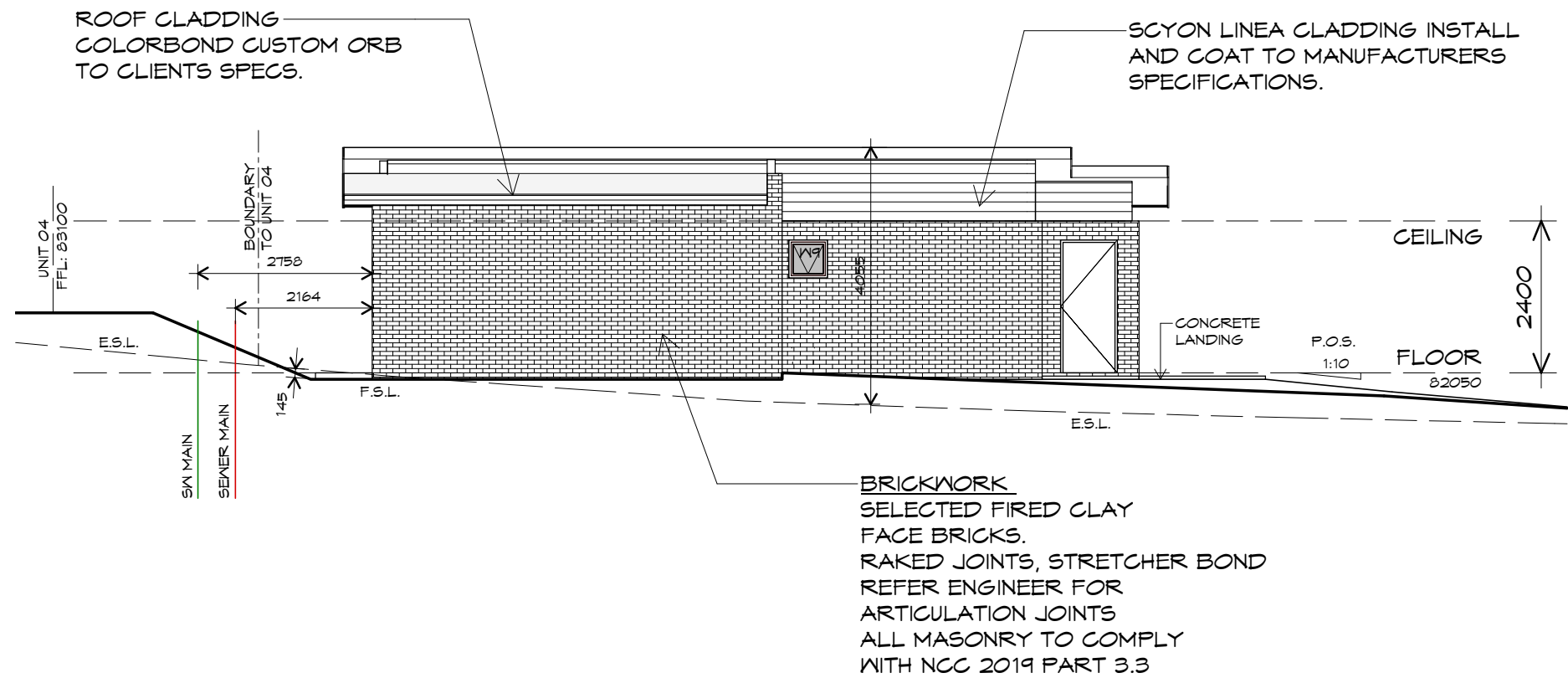
Project/Drawing no:
PD20164 -U3-02

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A



SOUTHERN ELEVATION
1 : 100



EASTERN ELEVATION
1 : 100

UNIT 03



CENTACARE
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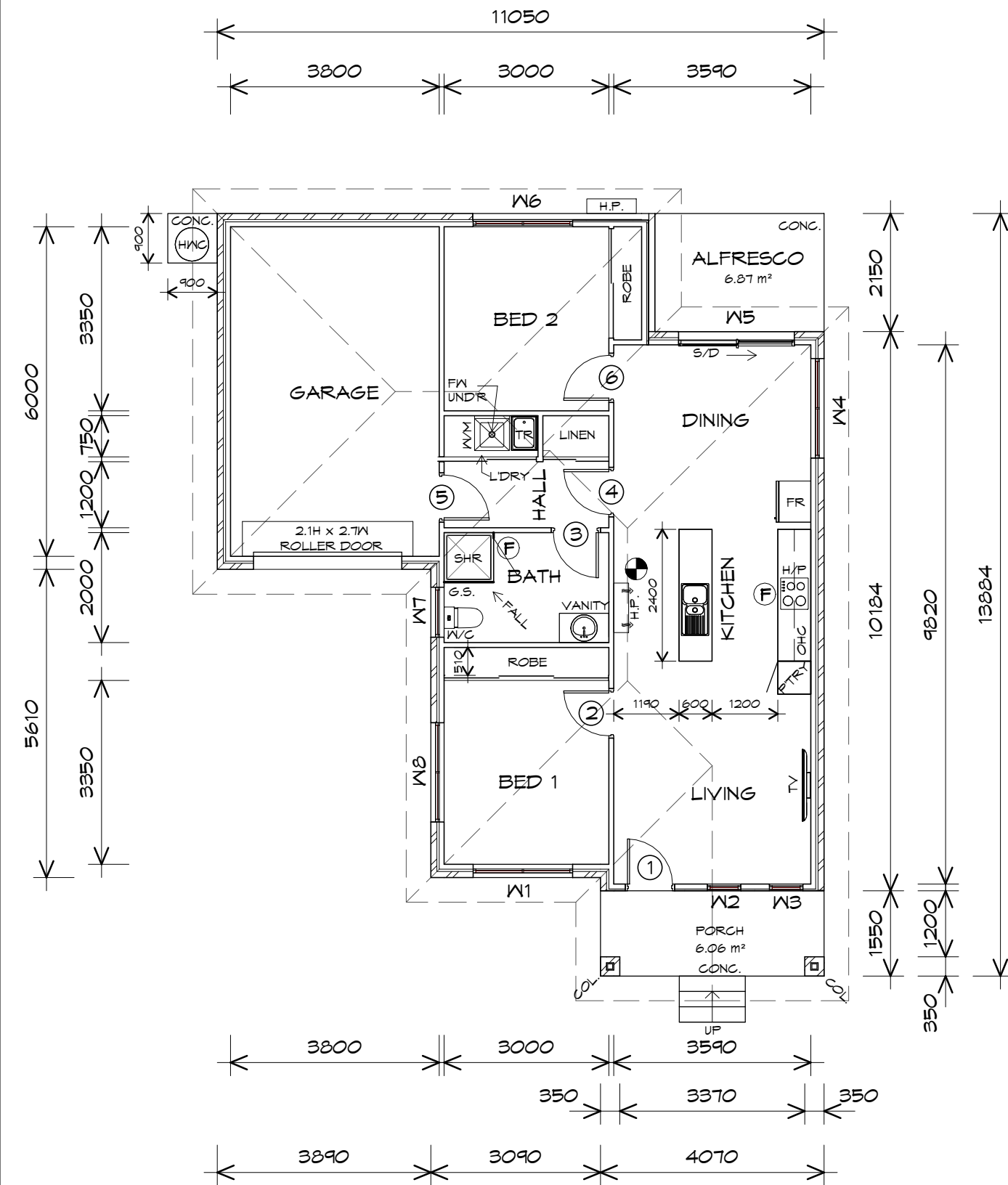
Drawing:
ELEVATIONS

Date: 11/11/2020 Scale: 1 : 100

Project/Drawing no: PD20164 -U3-03 Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A





UNIT 04 FLOOR PLAN

1 : 100



CENTACARE
evolve
HOUSING

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL SOLID DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W3	1800	610	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	2100	2110	SLIDING DOOR	
W6	1800	1810	AWNING WINDOW	
W7	600	910	AWNING WINDOW	OPAQUE
W8	600	1810	AWNING WINDOW	

ALUMINIUM WINDOWS ??? **GLAZING COMPLETE**
WITH FLY SCREENS TO SUIT ??? **BAL RATING.**
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

FLOOR AREA	79.67	m ²	(8.57 SQUARES)
AL FRESCO AREA	6.62	m ²	(0.71 SQUARES)
PORCH AREA	6.31	m ²	(0.68 SQUARES)
GARAGE AREA	26.47	m ²	(2.85 SQUARES)
TOTAL AREA	119.07		12.80

NOTE:

FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- S/D SLIDING DOOR
- Ⓢ FLOOR WASTE
- COL COLUMN
- G.S. SHOWER SCREEN TO BE REMOVABLE



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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT**
LOT 120-121 & LOT 115-116,
PLOUGHMAN ROAD, HOWRAH
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
FLOOR PLAN

Drafted by: A.G.M. Approved by: F.G.G.
Date: 11/11/2020 Scale: 1 : 100

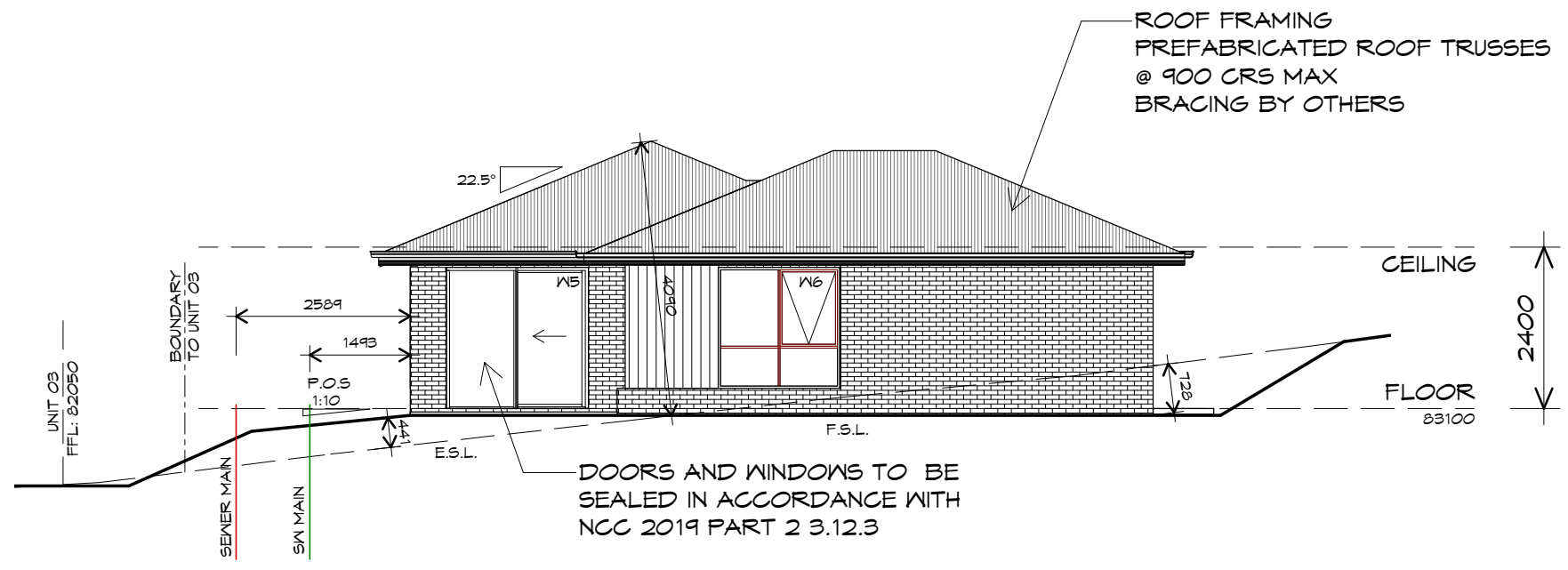
Project/Drawing no: PD20164 -U4-01 Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A

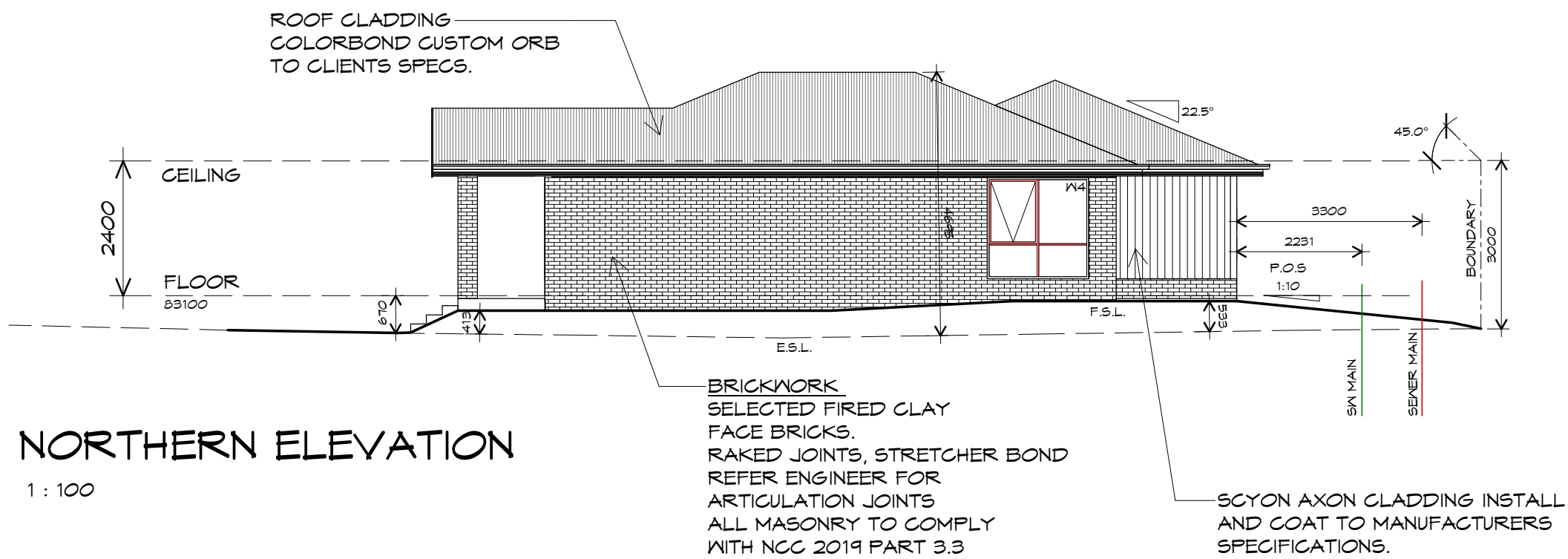


PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



WESTERN ELEVATION
1 : 100



NORTHERN ELEVATION
1 : 100

UNIT 04



CENTACARE
evolve
HOUSING



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Project:
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LOT 120-121 & LOT 115-116,
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Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

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F.G.G.

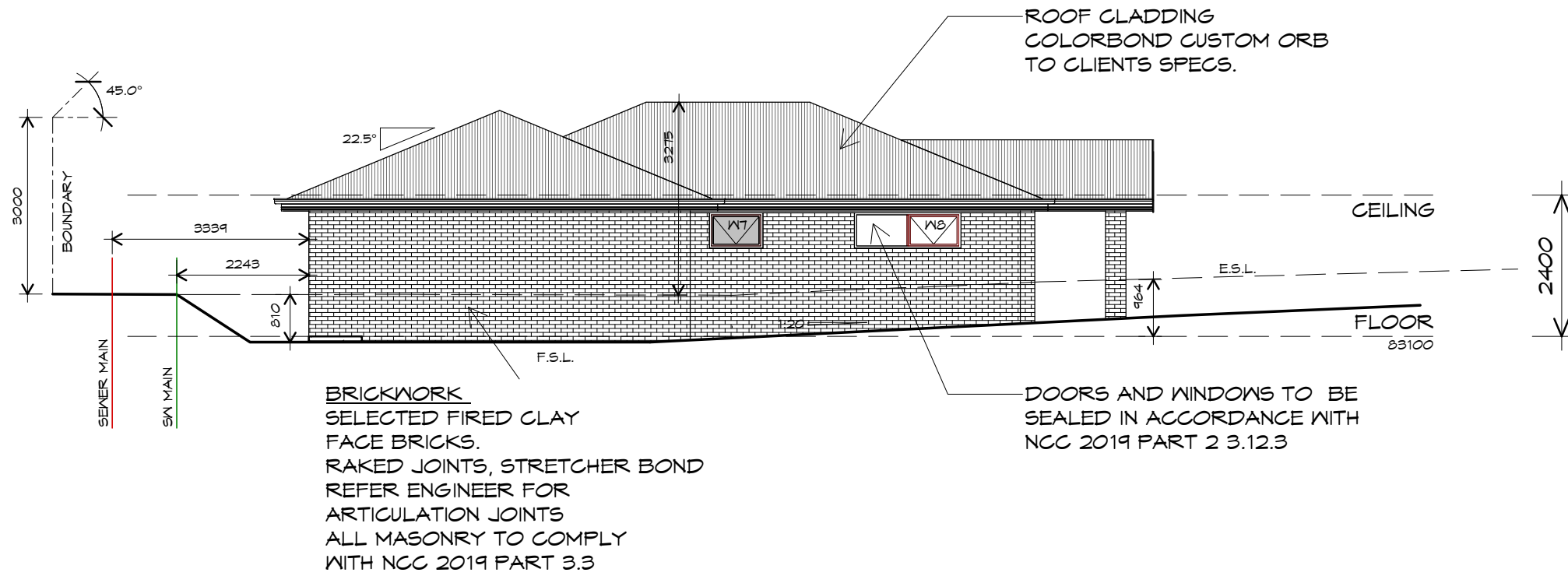
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Date: 11/11/2020 Scale: 1 : 100

Project/Drawing no: PD20164 -U4-02 Revision: 01

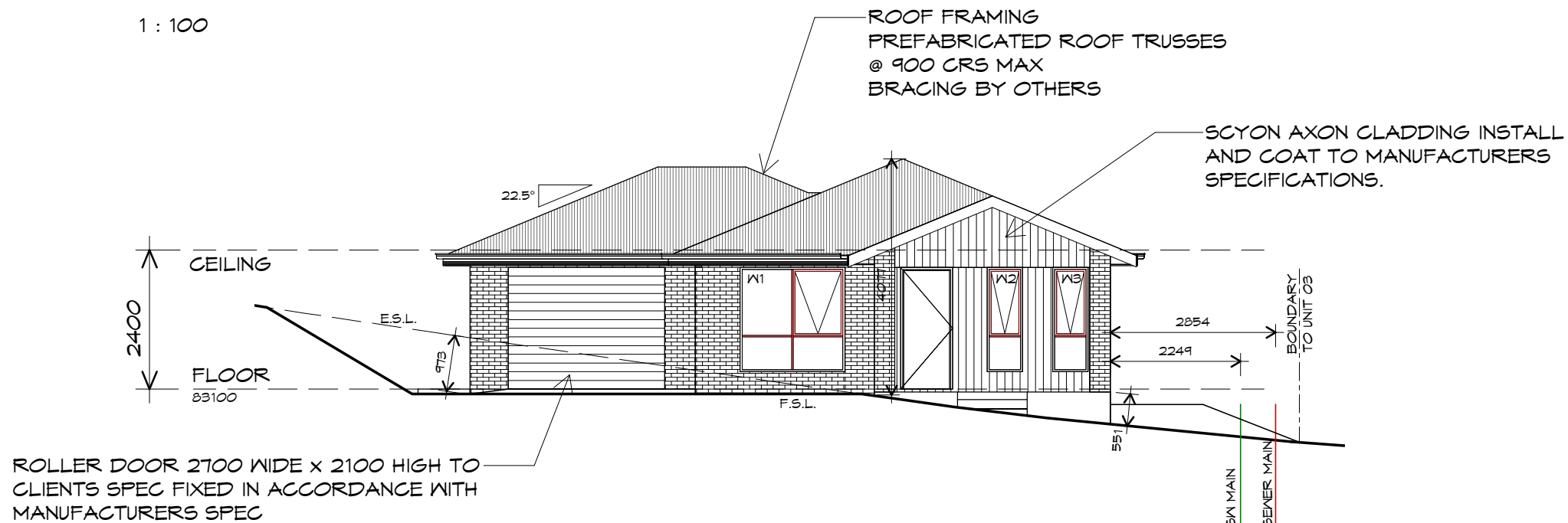
Accredited building practitioner: Frank Geskus -No CC246A





SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

UNIT 04



CENTACARE
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PLOUGHMAN ROAD, HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.



Drawing:
ELEVATIONS

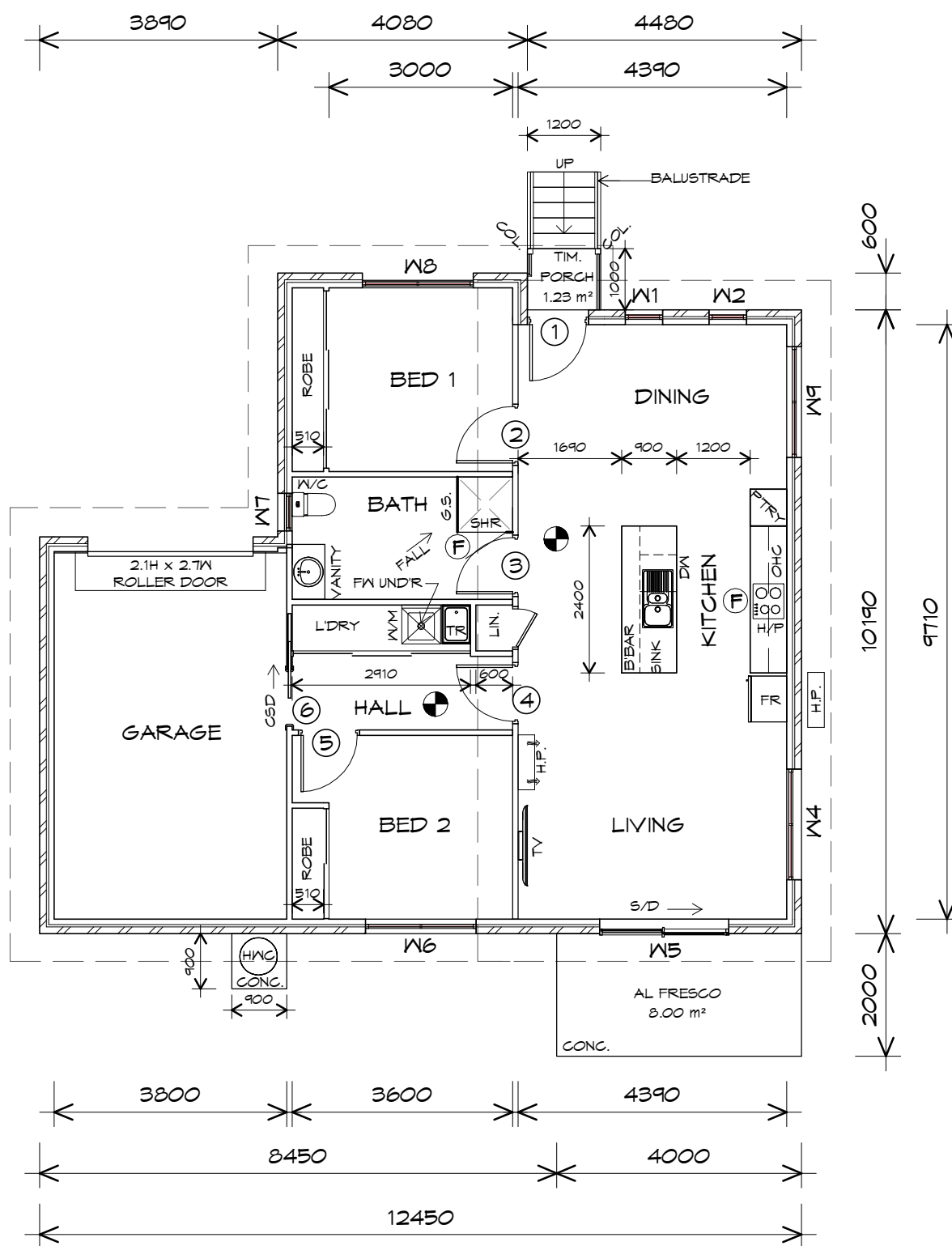
Date:
11/11/2020

Scale:
1 : 100

Project/Drawing no:
PD20164 -U4-03

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A



FLOOR AREA	88.41	m2	(9.51 SQUARES)
GARAGE AREA	26.47	m2	(2.85 SQUARES)
ALFRESCO AREA	8.00	m2	(0.86 SQUARES)
PORCH AREA	1.20	m2	(0.13 SQUARES)
	124.08		13.34

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- ⓕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⦿ 240V SMOKE ALARM
- S/D SLIDING DOOR
- ⦿ FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- CSD CAVITY SLIDING DOOR
- HWC HOT WATER CYLINDER

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W4	1800	1810	AWNING WINDOW	
W5	2100	2110	SLIDING DOOR	
W6	900	1810	AWNING WINDOW	
W7	900	610	AWNING WINDOW	OPAQUE
W8	1800	1810	AWNING WINDOW	
W9	1800	1810	AWNING WINDOW	

ALUMINIUM WINDOWS ??? **GLAZING** COMPLETE
WITH FLY SCREENS TO SUIT ??? **BAL** RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

UNIT 05

FLOOR PLAN

1 : 100



CENTACARE
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HOUSING

Prime Design

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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD,
HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.

Drawing:
FLOOR PLAN

Date:
11/11/2020

Scale:
1 : 100

Project/Drawing no:
PD20164 -U5-01

Revision:
01

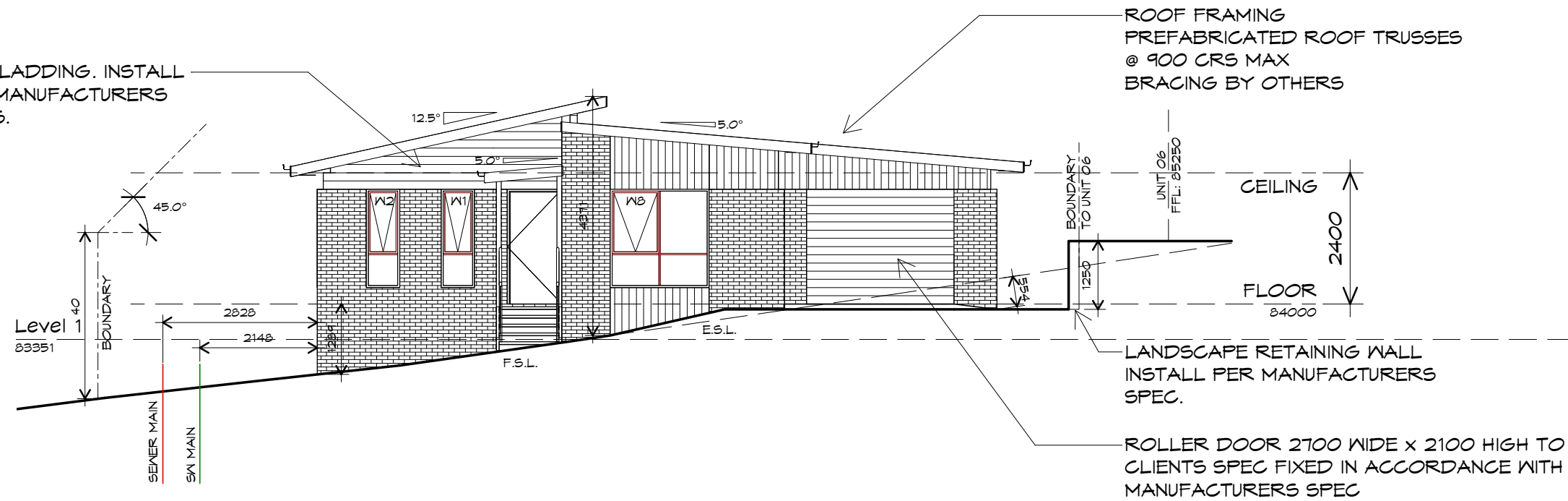
Accredited building practitioner: Frank Geskus -No CC246A



PLANNING

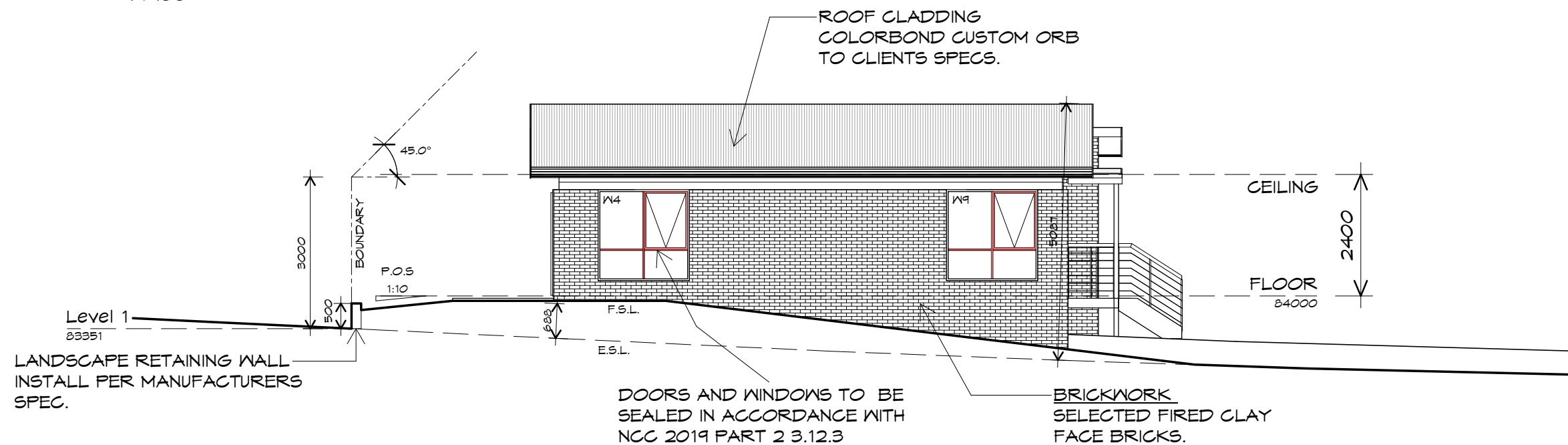
NOTE: DO NOT SCALE OFF DRAWINGS

SCYON LINEA CLADDING. INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.



WESTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

UNIT 05



CENTACARE
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HOUSING



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD,
HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.



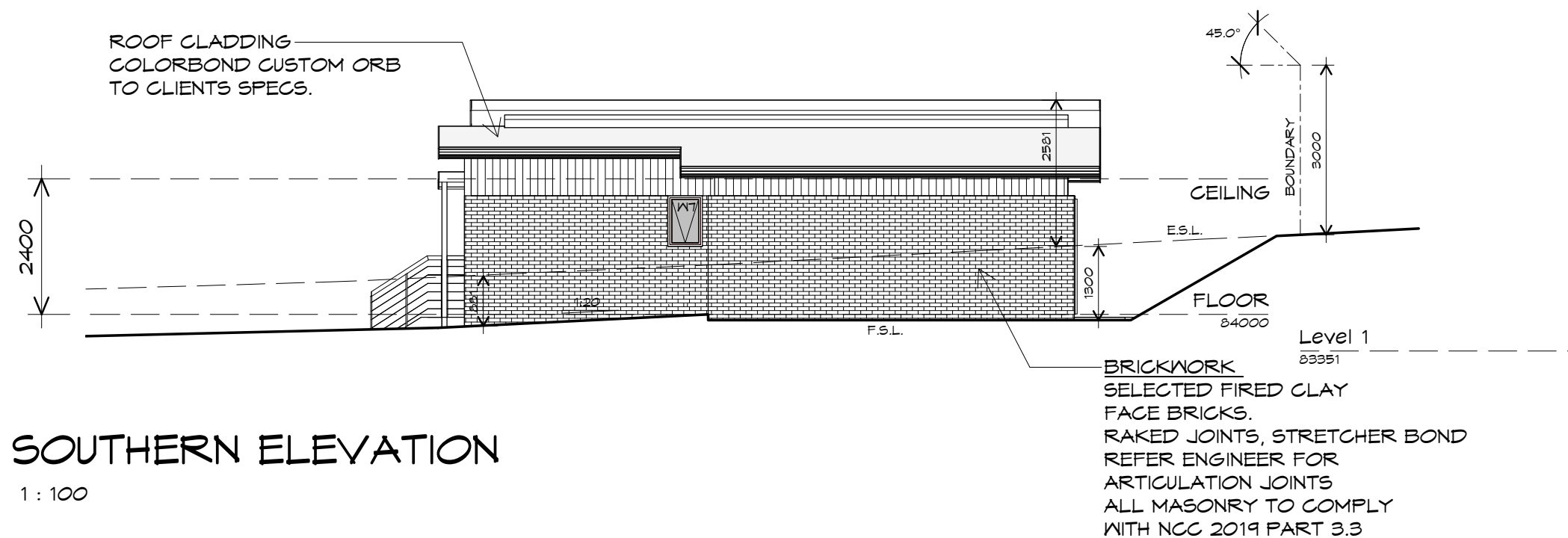
Drawing:
ELEVATIONS

Date: 11/11/2020
Scale: 1 : 100

Project/Drawing no: PD20164 -U5-02
Revision: 01

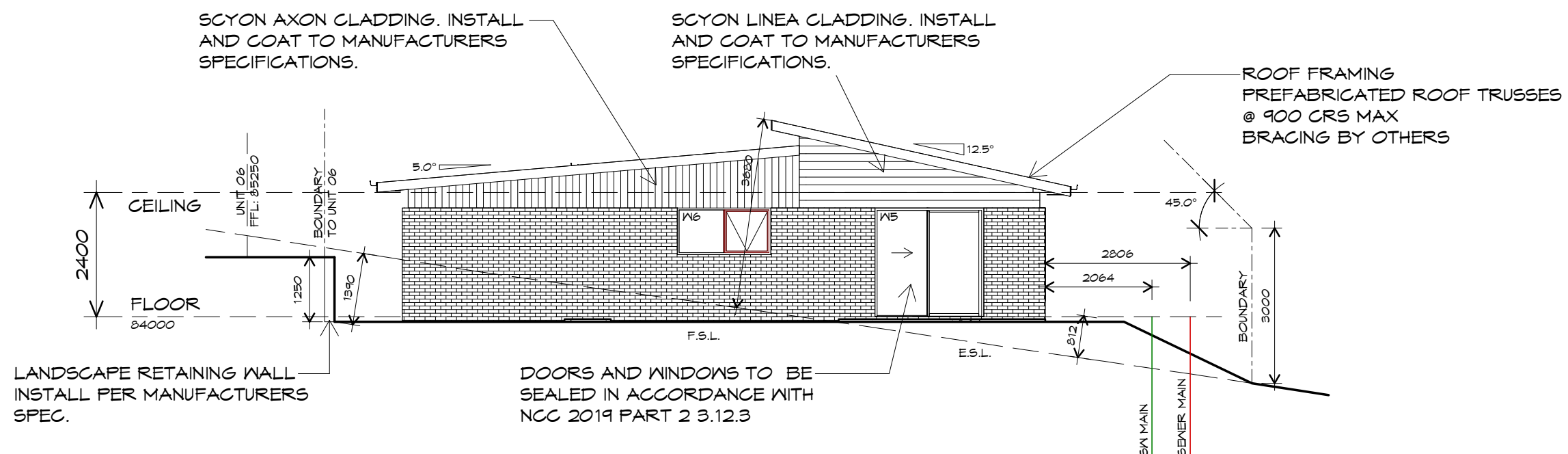
Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

UNIT 05



CENTACARE
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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD,
HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.

Drawing:
ELEVATIONS

Date:
11/11/2020

Scale:
1 : 100

Project/Drawing no:
PD20164 -U5-03

Revision:
01



Accredited building practitioner: Frank Geskus -No CC246A

NOTE:
WHERE LIGHT WEIGHT CLADDING IS
USED DIMENSIONS ARE TO FRAME ONLY
AND DO NOT INCLUDE LIGHT WEIGHT
CLADDING

UNIT 06

FLOOR PLAN

1 : 100



CENTACARE
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SMOKE ALARMS

- ALL ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
- TO BE INTERCONNECTED BETWEEN FLOORS WHERE APPLICABLE.
- SMOKE ALARMS TO BE LOCATED ON ALL FLOORS IN ACCORDANCE WITH NCC 2019 PART 3.7.5.2

LEGEND

Ⓢ	EXHAUST FAN-VENT TO OUTSIDE AIR.	S/D	SLIDING DOOR
⊙	240v SMOKE ALARM	S/L	SIDELIGHT
B.H.	BULK HEAD	HWC	HOT WATER CYLINDER
OHC	OVERHEAD CUPBOARD	G.S.	GLASS SCREEN
o FW	FLOOR WASTE	COL	90 SHS COLUMN TO ENGINEERS SPEC

FLOOR AREA	54.80 m2	(5.93 SQUARES)
PORCH AREA	2.41 m2	(0.26 SQUARES)
ALFRESCO AREA	8.00 m2	(0.87 SQUARES)
TOTAL AREA	65.21	7.06

NOTE:

FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1210	AWNING WINDOW	OPAQUE
W3	1000	1510	AWNING WINDOW	OPAQUE
W4	1000	1210	AWNING WINDOW	
W5	1200	1810	AWNING WINDOW	
W6	2100	2410	SLIDING DOOR	
W7	1800	1510	AWNING WINDOW	
W8	600	1810	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT ??? **BAL** RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN RD, HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.

Drawing:
FLOOR PLAN

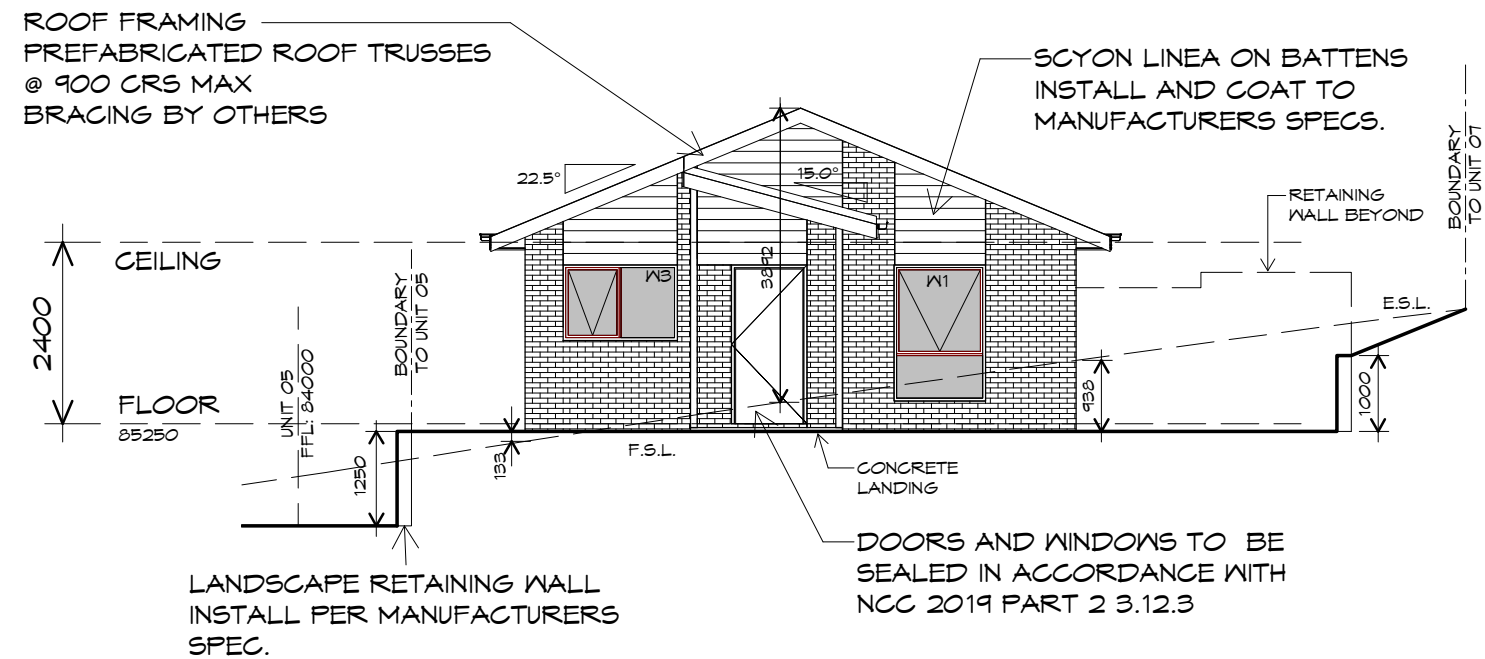
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11-11-2020

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Project/Drawing no:
PD20164 -U6-01

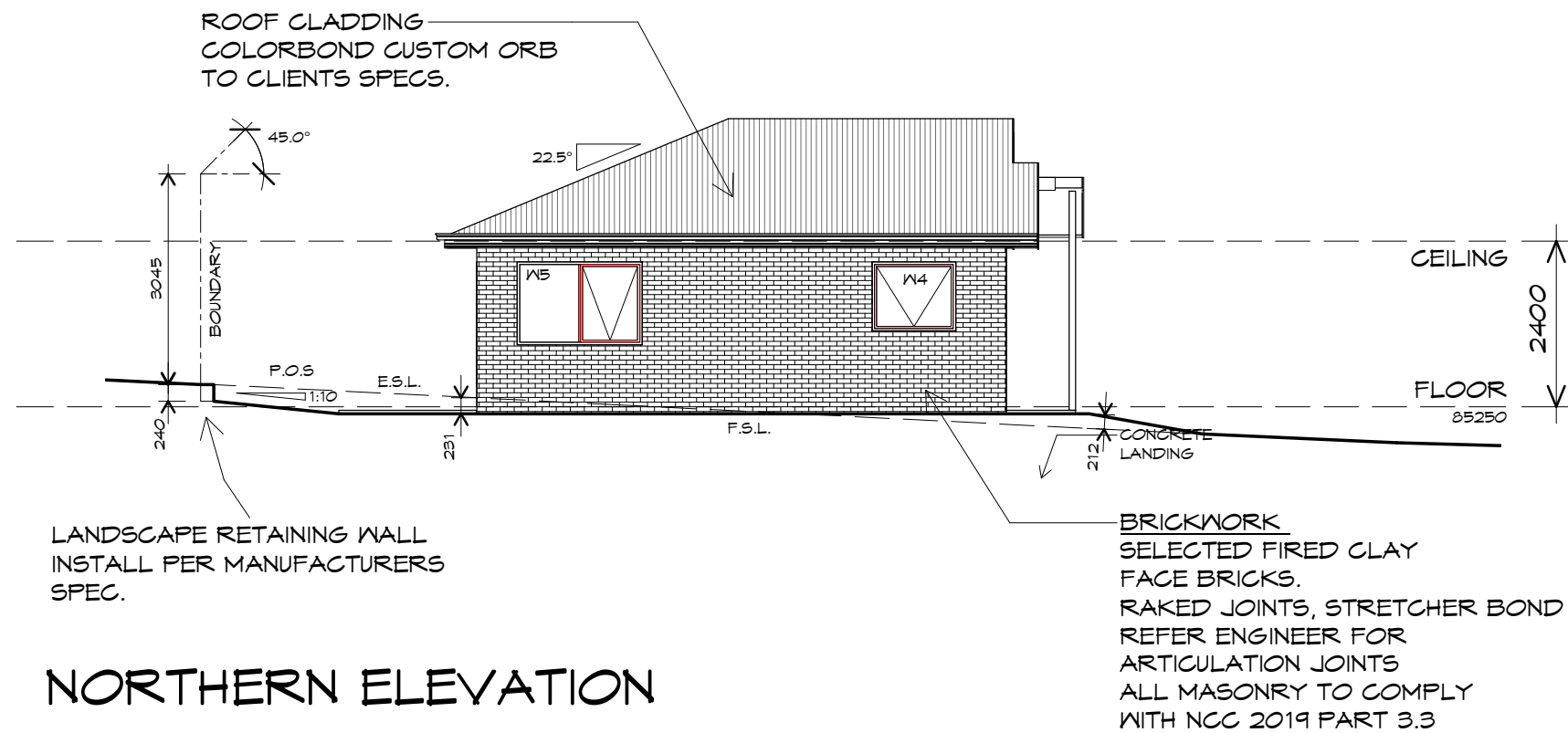
Revision:
03

Accredited building practitioner: Frank Geskus -No CC246A



WESTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100



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Project:
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Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by: A.G.M. Approved by: F.G.G.
Date: 11-11-2020 Scale: 1 : 100

Project/Drawing no: PD20164 -U6-02 Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

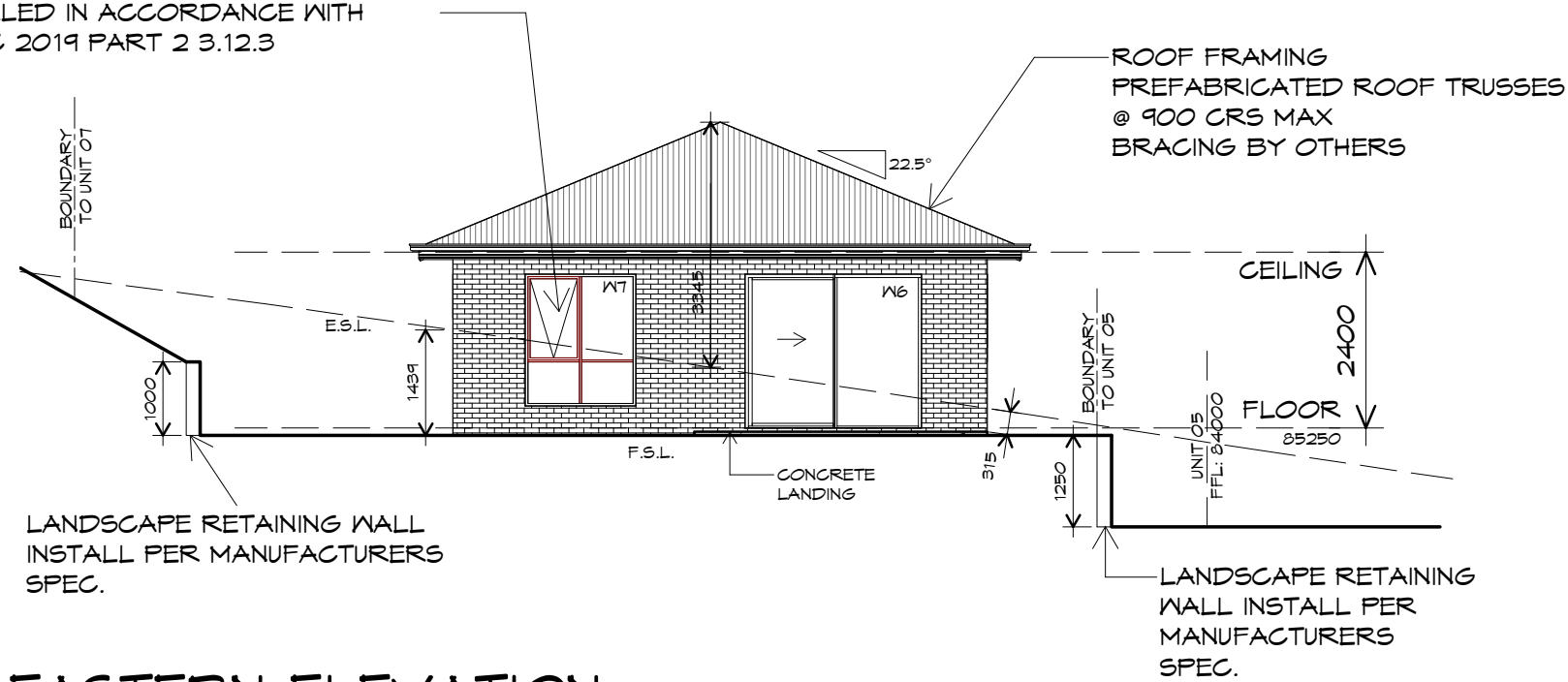
UNIT 06



CENTACARE
evolve
HOUSING

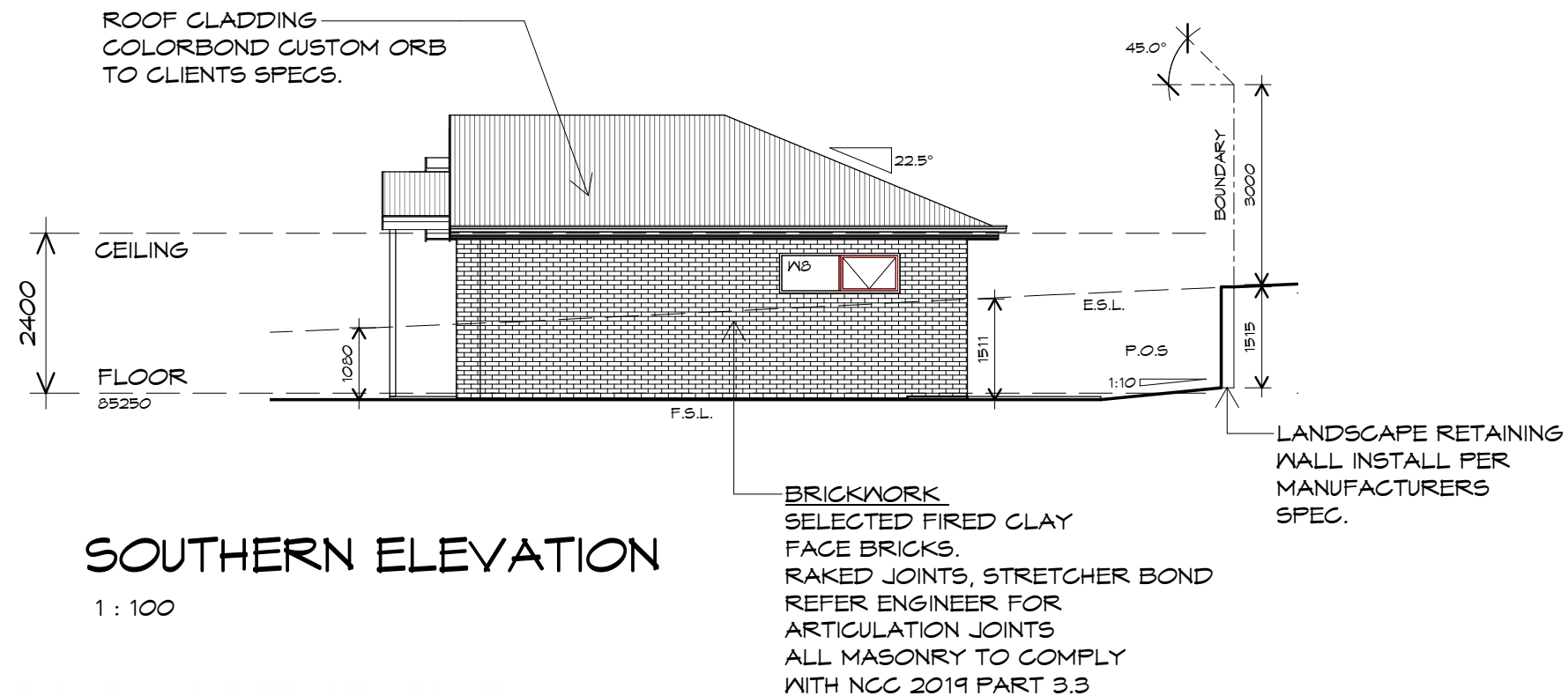


DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2 3.12.3



EASTERN ELEVATION

1 : 100



SOUTHERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
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LOT 120-121 & LOT 115-116
PLOUGHMAN RD, HOWRAH
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:
A.G.M. Approved by:
F.G.G.

Date:
11-11-2020 Scale:
1 : 100

Project/Drawing no:
PD20164 -U6-03 Revision:
03

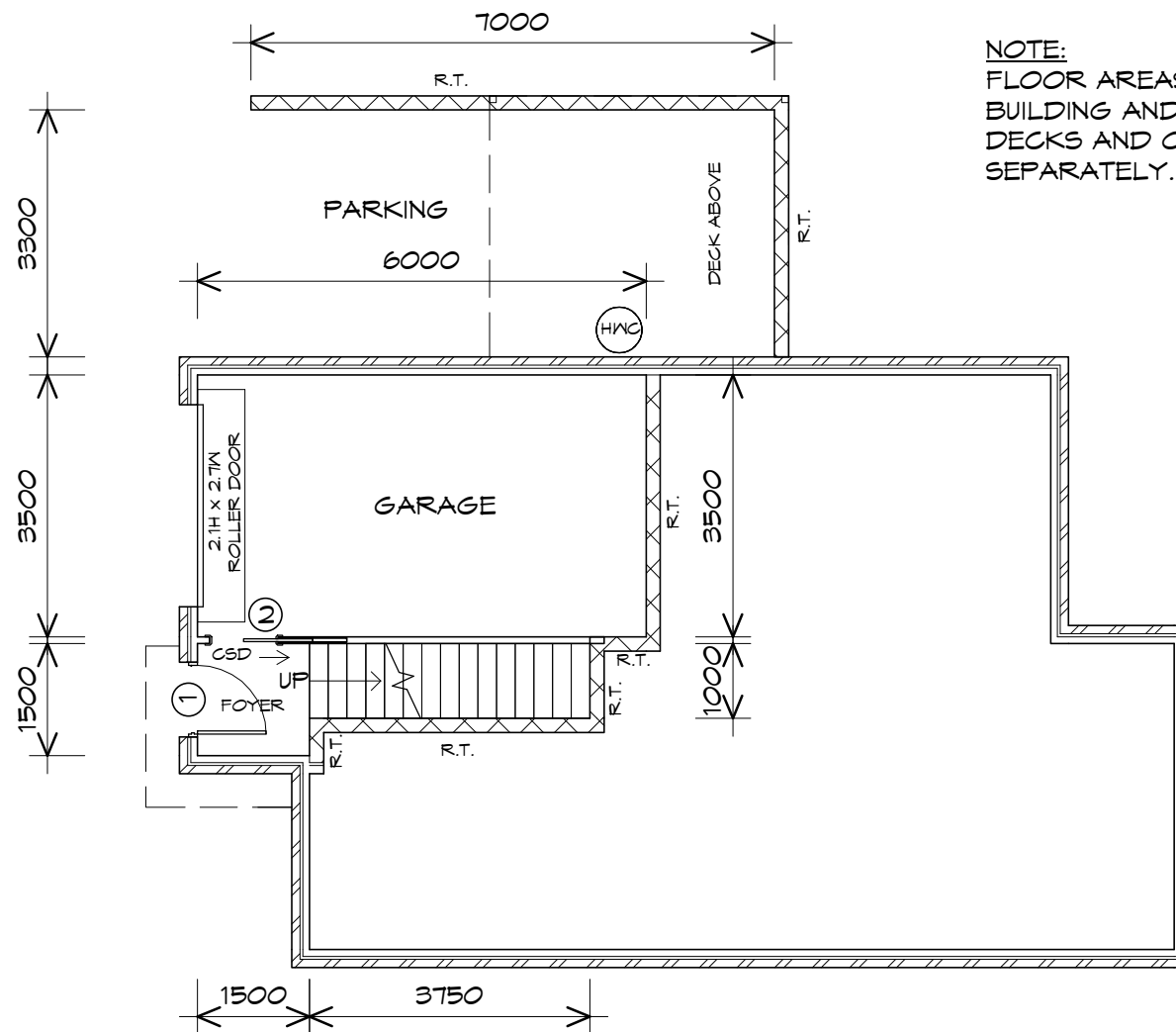
Accredited building practitioner: Frank Geskus -No CC246A

UNIT 06



CENTACARE
evolve
HOUSING





FLOOR AREA	97.92	m2	(10.53	SQUARES)
AL FRESCO AREA	13.96	m2	(1.50	SQUARES)
GARAGE AREA	24.45	m2	(2.63	SQUARES)
LOWER FLOOR AREA	8.08	m2	(0.87	SQUARES)
TOTAL AREA	144.41		15.53	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- S/D SLIDING DOOR
- Ⓢ F/W FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R.T. RETAINING WALL
- HWC HOT WATER CYLINDER

LOWER FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	

LOWER FLOOR

1 : 100



UNIT 07



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
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Project:
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LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD, HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.

Drawing:
LOWER FLOOR PLAN

Date:
11/11/2020

Scale:
1 : 100

Project/Drawing no:
PD20164 -U7-01

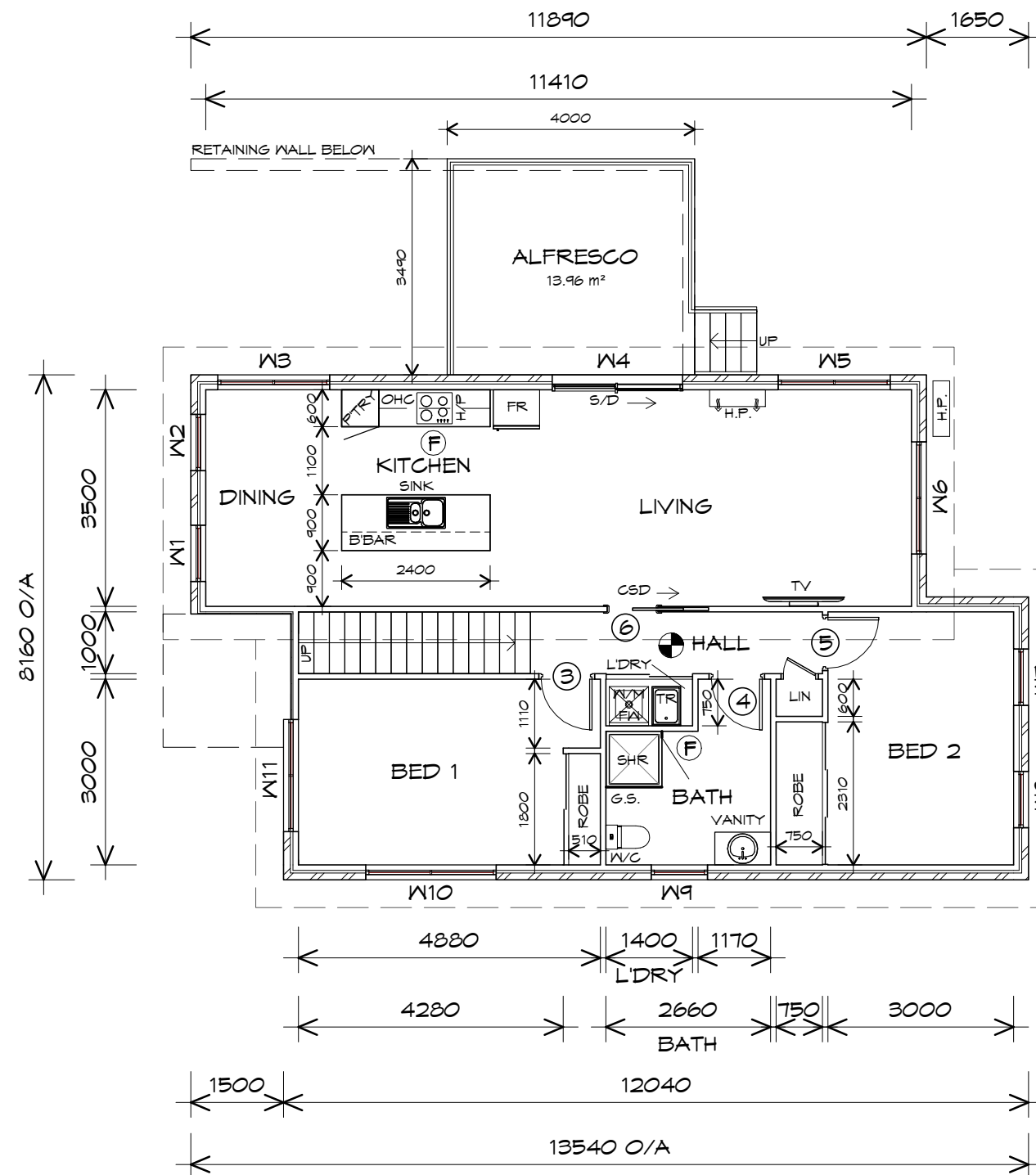
Revision:
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Accredited building practitioner: Frank Geskus -No CC246A



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR AREA	97.92	m2	(10.53 SQUARES)
AL FRESCO AREA	13.96	m2	(1.50 SQUARES)
GARAGE AREA	24.45	m2	(2.63 SQUARES)
LOWER FLOOR AREA	8.08	m2	(0.87 SQUARES)
TOTAL AREA	144.41		15.53

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- S/D SLIDING DOOR
- Ⓢ F/W FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R.T. RETAINING WALL
- HWC HOT WATER CYLINDER

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	910	AWNING WINDOW	
W2	1800	910	AWNING WINDOW	
W3	1800	1810	AWNING WINDOW	
W4	2100	2110	SLIDING DOOR	
W5	900	1810	AWNING WINDOW	
W6	1800	1810	AWNING WINDOW	
W7	1800	910	AWNING WINDOW	
W8	1800	910	AWNING WINDOW	
W9	1000	910	AWNING WINDOW	OPAQUE
W10	600	2110	AWNING WINDOW	
W11	1800	1810	AWNING WINDOW	

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN

1 : 100



CENTACARE
evolve
HOUSING



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD, HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.

Drawing:
FLOOR PLAN

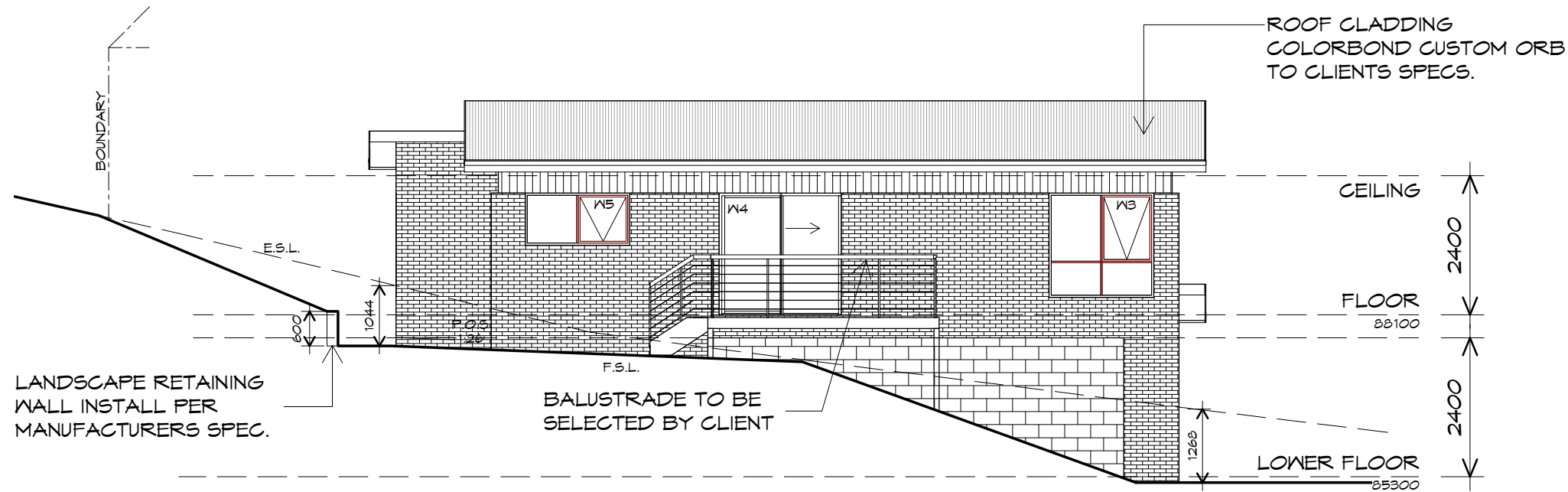
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Project/Drawing no: PD20164 -U7-02
Revision: 00

Accredited building practitioner: Frank Geskus -No CC246A

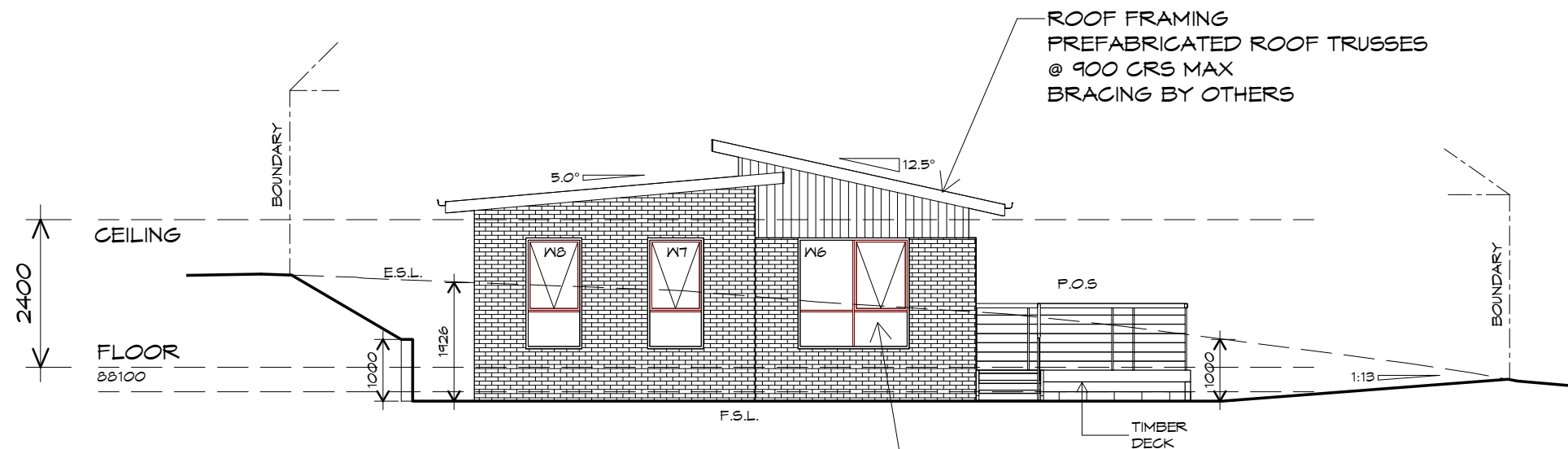
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



EASTERN ELEVATION

1 : 100



SOUTHERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2019 PART 2 3.12.3

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD, HOWRAH
Client name:
CENTACARE EVOLVE HOUSING

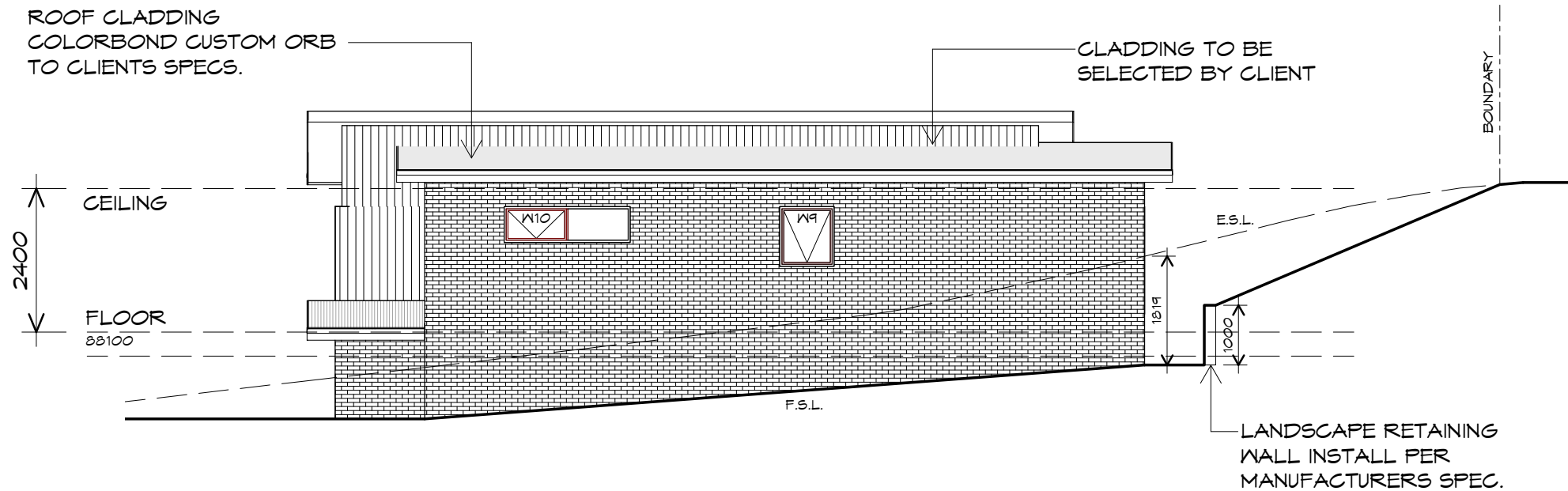
Drawing:
ELEVATIONS

Drafted by: A.G.M. Approved by: F.G.G.
Date: 11/11/2020 Scale: 1 : 100

Project/Drawing no: PD20164 -U7-03 Revision: 00
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UNIT 07



WESTERN ELEVATION

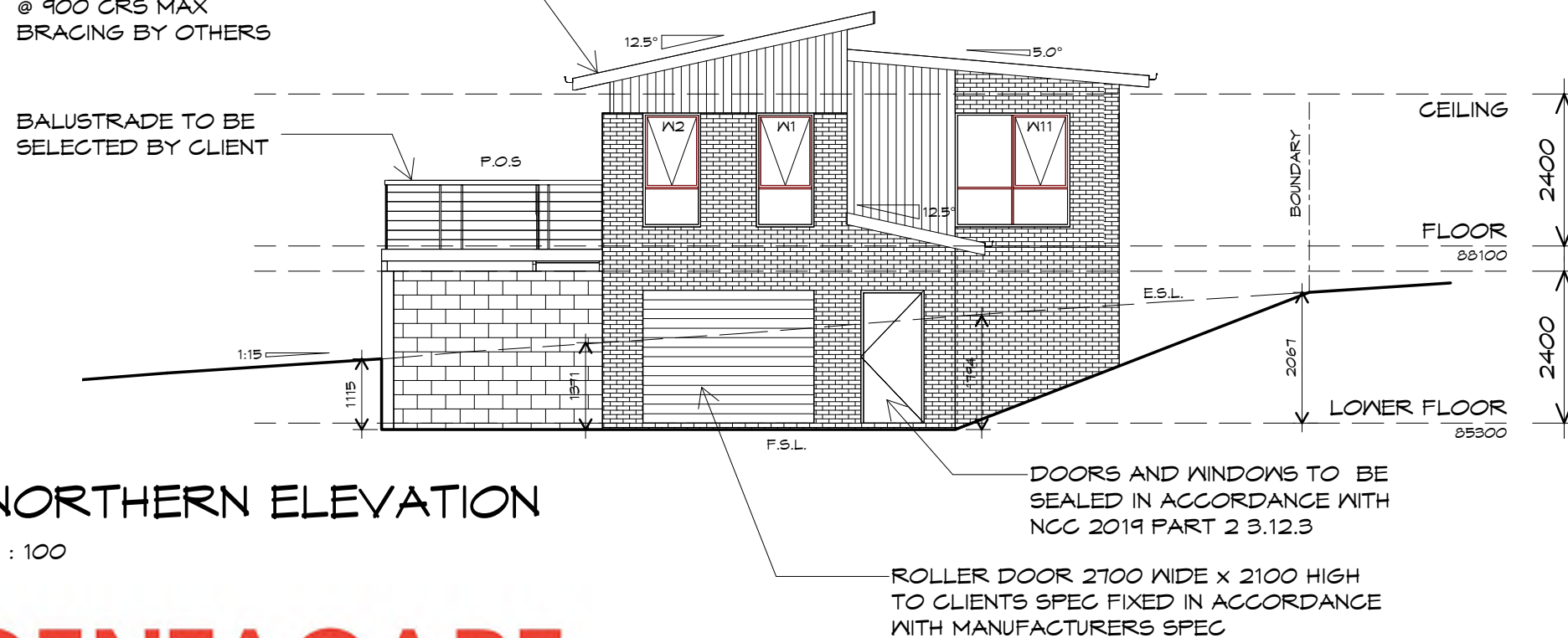
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ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

BALUSTRADE TO BE
SELECTED BY CLIENT

NORTHERN ELEVATION

1 : 100



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT**
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD, HOWRAH
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
11/11/2020

Scale:
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Project/Drawing no:
PD20164 -U7-04

Revision:
00

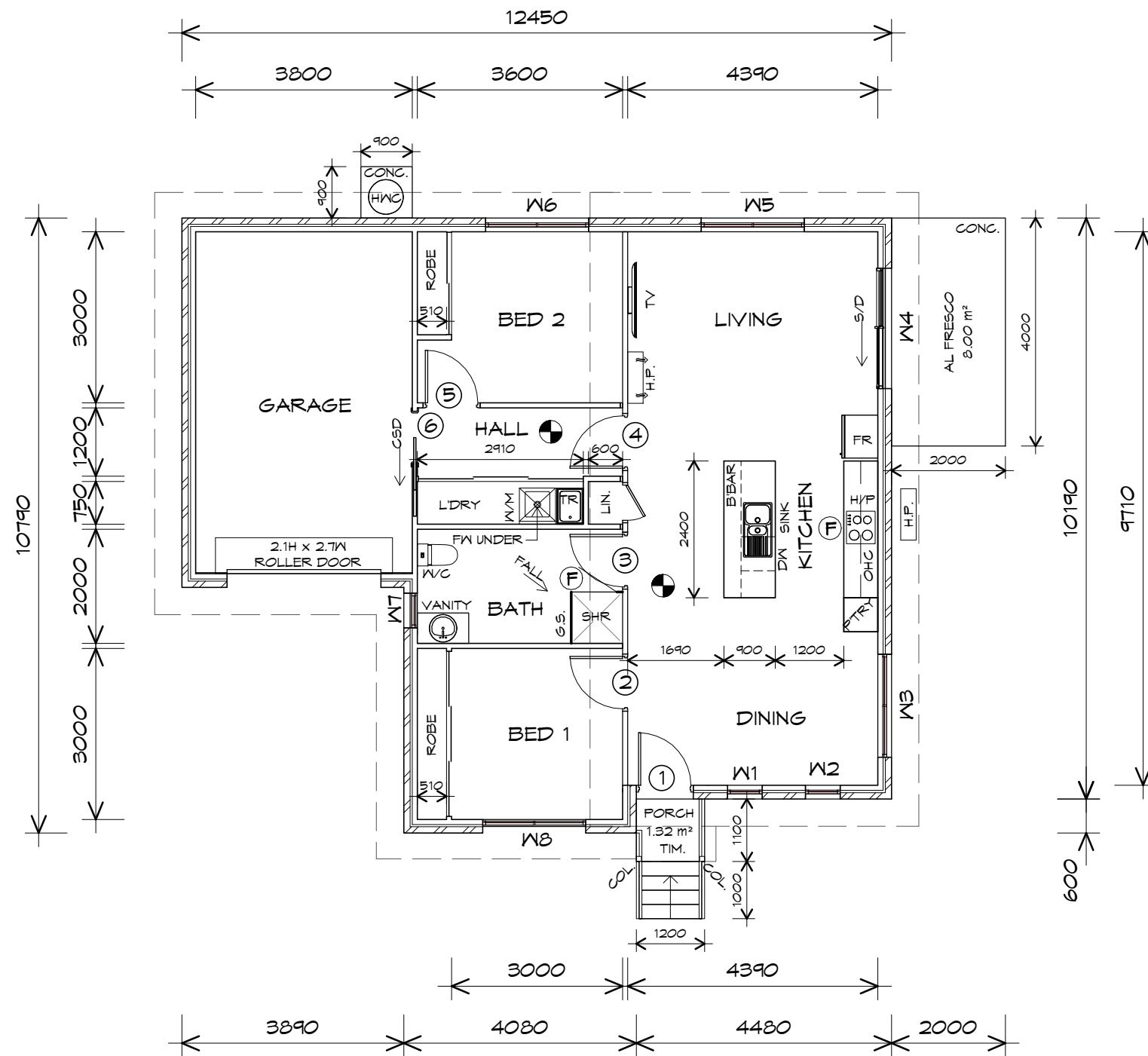
Accredited building practitioner: Frank Geskus -No CC246A



CENTACARE
evolve
HOUSING

UNIT 07





FLOOR AREA	88.41	m2	(9.51 SQUARES)
GARAGE AREA	26.47	m2	(2.85 SQUARES)
ALFRESCO AREA	8.00	m2	(0.86 SQUARES)
PORCH AREA	1.20	m2	(0.13 SQUARES)
	124.08		13.34

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

STAIRS		
NO RISERS	RISER H'T	TREAD DEPTH
4	170	250

GOING NON SLIP TO COMPLY NCC 2016

LEGEND

- ⓕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- S/D SLIDING DOOR
- ⊙ FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- CSD CAVITY SLIDING DOOR
- HWC HOT WATER CYLINDER

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	CAVITY SLIDING DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	AWNING WINDOW	
W2	1800	610	AWNING WINDOW	
W3	1800	1810	AWNING WINDOW	
W4	2100	2110	SLIDING DOOR	
W5	1800	1810	AWNING WINDOW	
W6	900	1810	AWNING WINDOW	
W7	900	610	AWNING WINDOW	OPAQUE
W8	1800	1810	AWNING WINDOW	

ALUMINIUM WINDOWS ??? **GLAZING** COMPLETE WITH FLY SCREENS TO SUIT ??? **BAL** RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN

1 : 100

UNIT 08



CENTACARE
evolve
HOUSING

Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 120-121 & LOT 115-116
PLOUGHMAN ROAD,
HOWRAH

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.

Approved by:
F.G.G.

Drawing:
FLOOR PLAN

Date:
11/11/2020

Scale:
1 : 100

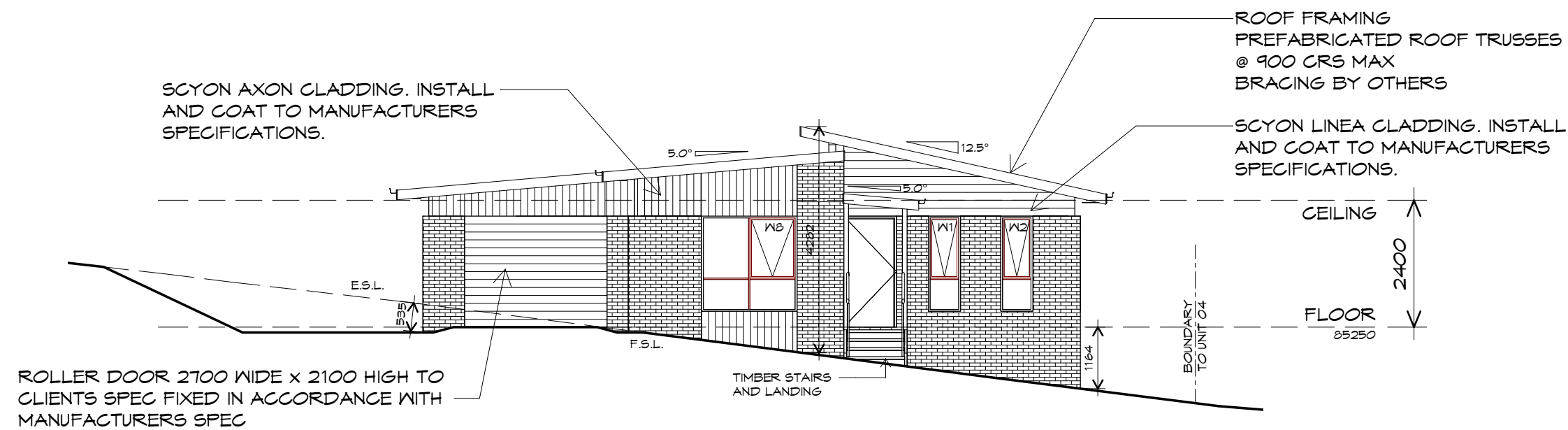
Project/Drawing no:
PD20164 -U8-01

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

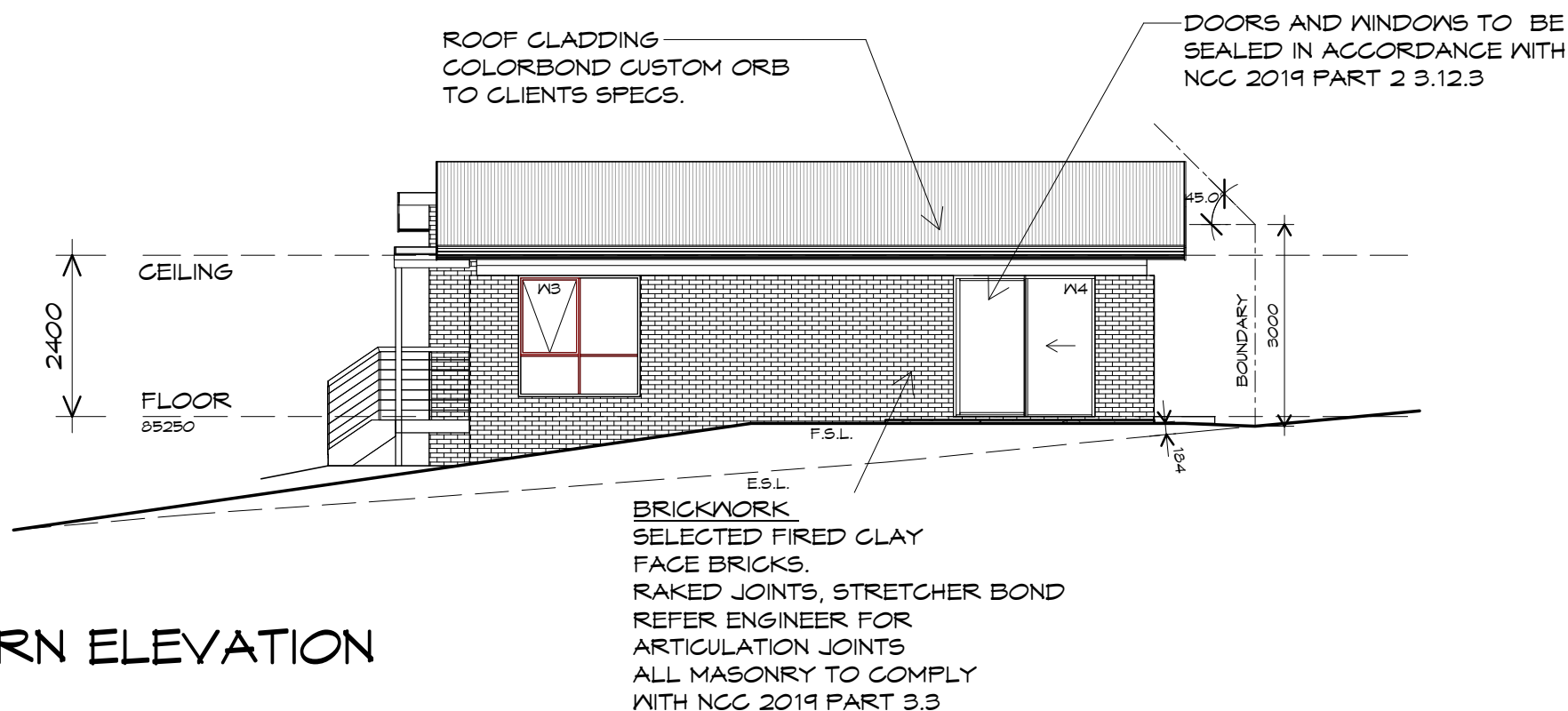
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



EASTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

UNIT 08



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LOT 120-121 & LOT 115-116
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HOWRAH

Client name:
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Drafted by: A.G.M. Approved by: F.G.G.

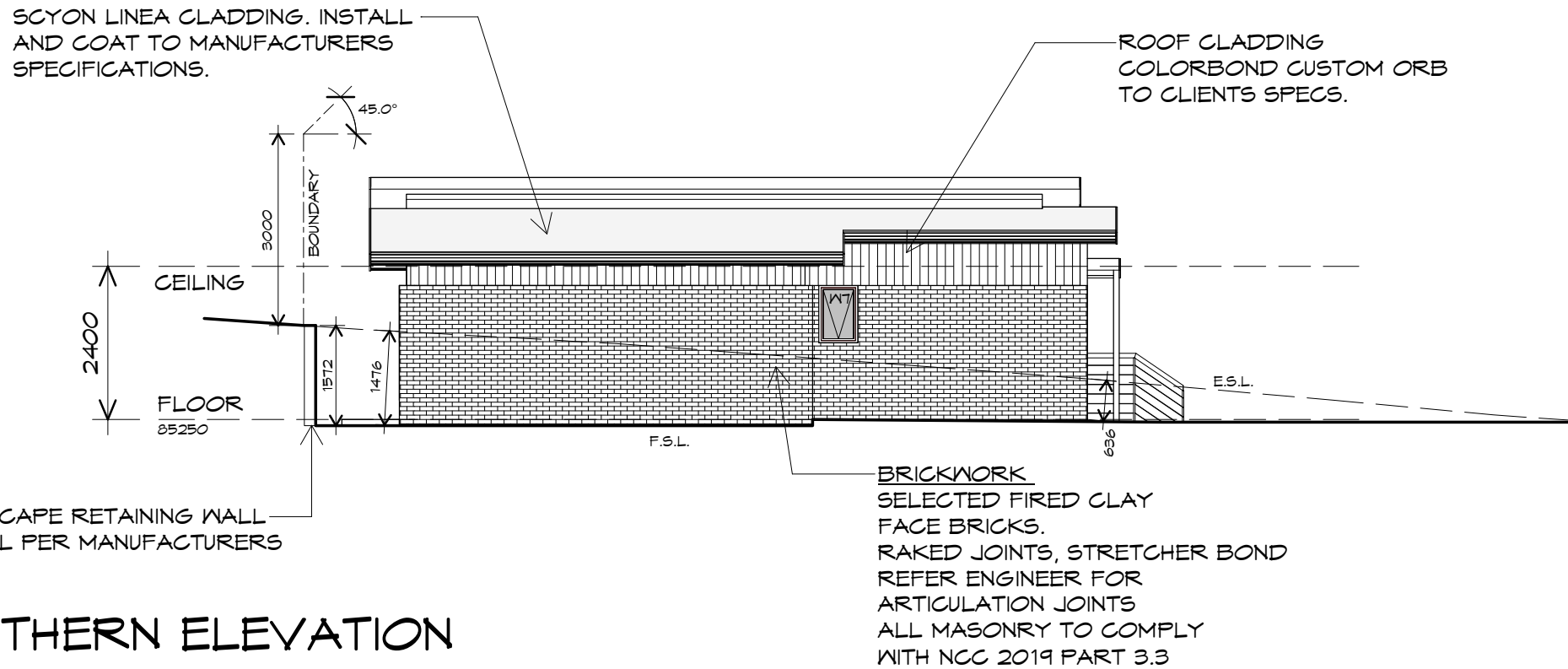
Drawing:
ELEVATIONS

Date: 11/11/2020 Scale: 1 : 100

Project/Drawing no: PD20164 -U8-02 Revision: 01

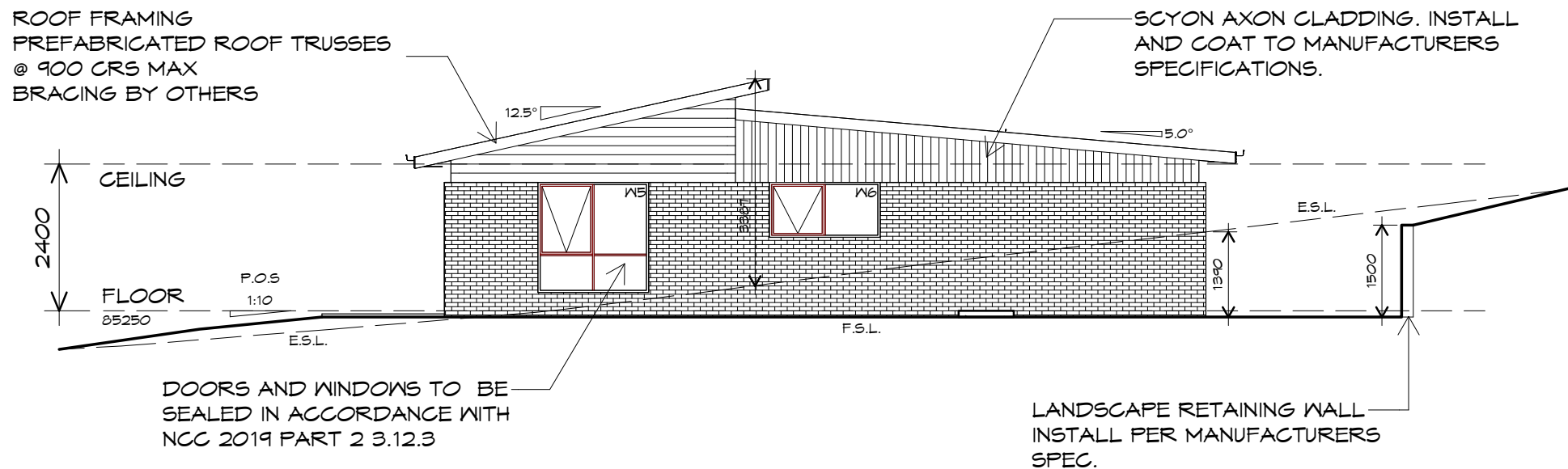


Accredited building practitioner: Frank Geskus -No CC246A



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

UNIT 08



CENTACARE
evolve
HOUSING



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HOWRAH
Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
A.G.M.
Approved by:
F.G.G.



Drawing:
ELEVATIONS

Date:
11/11/2020
Scale:
1 : 100

Project/Drawing no:
PD20164 -U8-03
Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

Attachment 3

6 & 8 ROSALIE PLACE AND 61A SKILLION ROAD, HOWRAH



Photo 1: Site viewed from Ploughman Road, looking southwest.



Photo 2: Site viewed from Ploughmans Road, looking south.



Photo 3: Site viewed from Rosalie Court, looking northwest.



Photo 4: Site viewed from adjacent the southwestern boundary, looking northwest.

11.3.3 DEVELOPMENT APPLICATION - PDPLANPMTD-2020/008820 – 145 AND 163 PASS ROAD, ROKEBY – REQUEST TO VARY THE APPROVED STAGING AND MASTER PLAN**EXECUTIVE SUMMARY****PURPOSE**

At its meeting on 12 October 2020, council decided that community consultation should be undertaken prior to considering the request to vary the Master Plan and staging approved in the ParanVille Specific Area Plan (the SAP). The purpose of this report is to consider the comments made during the public consultation period.

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

Public consultation was undertaken in December 2020, which consisted of an advertisement in the Eastern Shore Sun, through the “Your Say” engagement platform on council’s website, and notification to neighbouring property owners.

RECOMMENDATION:

- A. That the request to vary the Master Plan and staging approved in the ParanVille Specific Area Plan be agreed to and the applicant and respondents advised accordingly.
- B. That the applicant be advised 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 an amended plan showing the Public Open Space to be provided in an early stage of the subdivision.

- 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 originally rezoned as part of the ParanVille amendment A-2009/18. A full background of the permits issued for the site was detailed in the report considered by council at its meeting on 12 October 2020 (Attachment 4).

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 as part of SD-2018/3.

3.2. The Proposal

Council has received an application for 115 residential lots and 2 public open space lots with none of the community facilities or language school proposed at this time. Before the subdivision can be considered, council must first decide whether to agree to the proposed changes to the approved staging and master plan.

As was discussed in the report to council on 12 October 2020, the applicant has proposed that a portion of the approved residential lots be developed prior to the community facilities or language school on the basis 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

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, taking into account the comments received during the public consultation.

As was discussed in the previous report to council, the implications of agreeing to the request to alter the staging originally 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.

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.

However, it is noted that the proposal, which shows the public open space lot in Stage 10, would not meet the Public Open Space Policy requirement as this is the last stage of this subdivision. If council approves the current request, it is recommended that the applicant be advised that the Public Open Space lot would need to be provided to council in an earlier stage than proposed and an amended plan will be required prior to advertising.

5. CONSULTATION

Public consultation was undertaken in December 2020, which consisted of an advertisement in the Eastern Shore Sun, through the “Your Say” engagement platform on council’s website, and notification to neighbouring property owners.

A total of 62 people viewed the request to amend the staging plan on the “Your Say” website and 3 people provided comments which raised the following issues:

- the subdivision proposal will have a positive impact on easing the housing crisis in Tasmania; and
- the residential and recreational areas should be developed at the same time.

Regarding the second point, it is noted that development of public open space will be provided for in the subdivision application and the assessment will consider when these areas are to be developed to ensure that there is adequate public open space for each stage of the subdivision.

6. CONCLUSION



While the proposal to amend the staging is not in accordance with the development council originally considered and approved in 2011, given the delay in the development of the ParanVille site, with only the first stage of the subdivision SD-2018/3 being completed in 2020, it is unlikely that the original development, which included a language school, will proceed as originally envisaged.

However, given that there is demand for residential housing in the area, and the public consultation did not raise any concerns that would warrant refusing the request, it is recommended that the request be agreed to, which will allow the assessment of the subdivision application to recommence.

Attachments: 1. Location Plan (1)
2. Written Request (7)
3. ParanVille Specific Area Plan (1)
4. Agenda Report 12 October 2020 (8)

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).

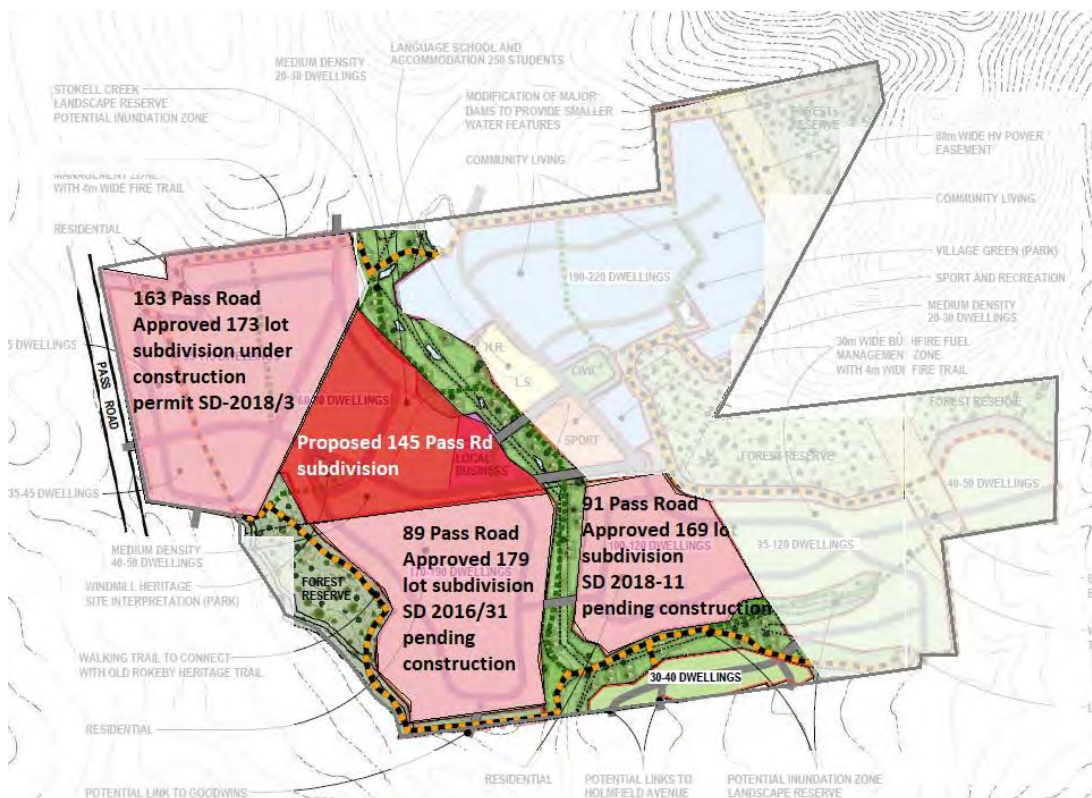


Figure 1 - Relationship of proposed subdivision relative to approved subdivision permits at 163, 89 and 91 Pass Road.

Clause F4.8

The Objective of these Development Standards for Subdivision is to ensure that the outcomes are consistent with the Paranville Master Plan.

A1 states that:

Subdivision:

- (a) Must be in accordance with the Master Plan (Figure 3) unless otherwise approved in writing by Council; and
- (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.

The proposal does not relate to land within the Community Development Scheme Boundary under Figure 6 of the SAP. It does however involve a variation to staging requiring approval in writing from Council under criterion c). The proposed subdivision layout to achieve improved

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

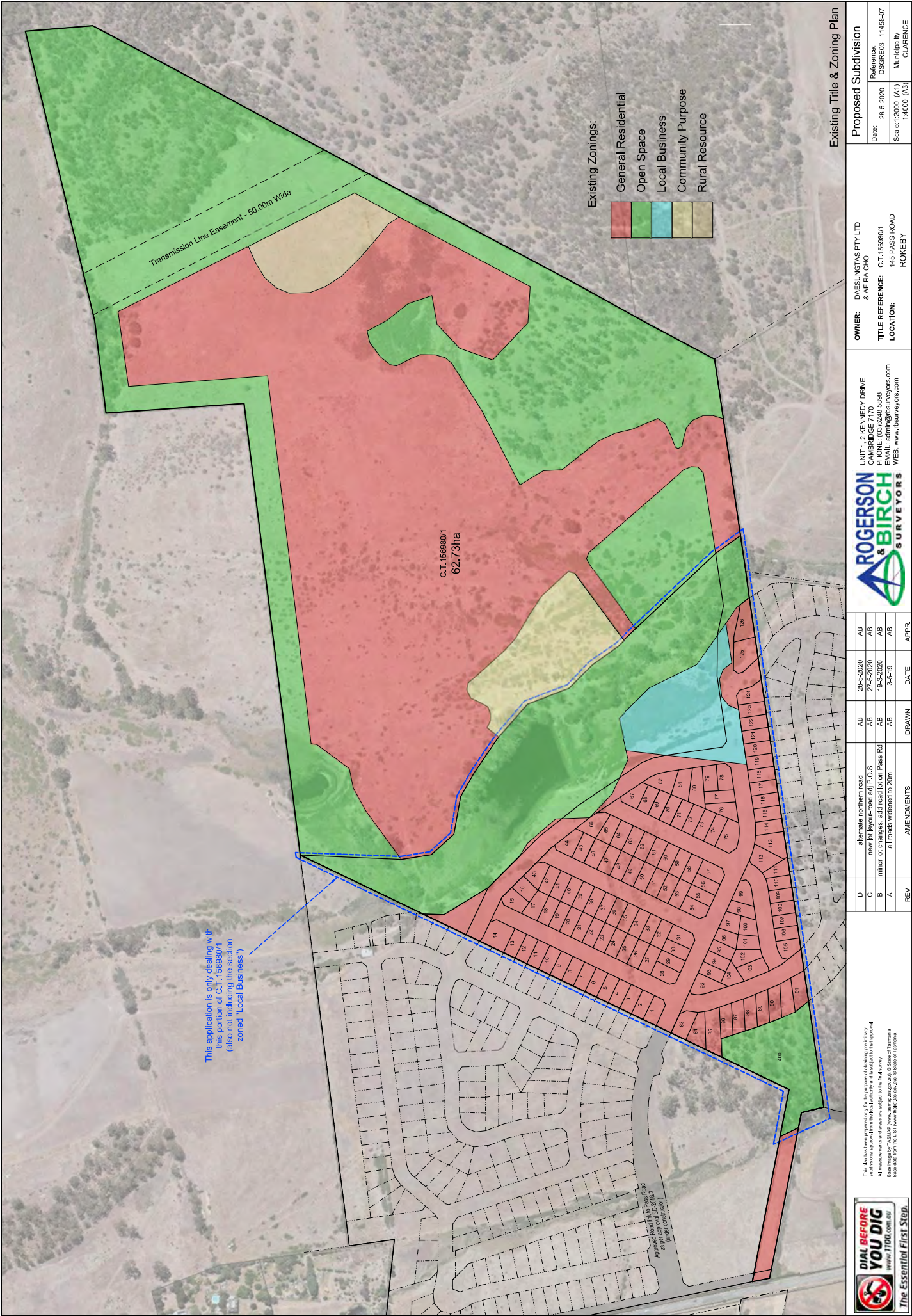
Approval is sought from Council for a minor variation to the Master Plan layout under Figure 3 and amended staging under Figure 4 of the Paranville Specific Area Plan. For the reasons set out above the proposed variations are considered logical and will facilitate the orderly provision of infrastructure 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.

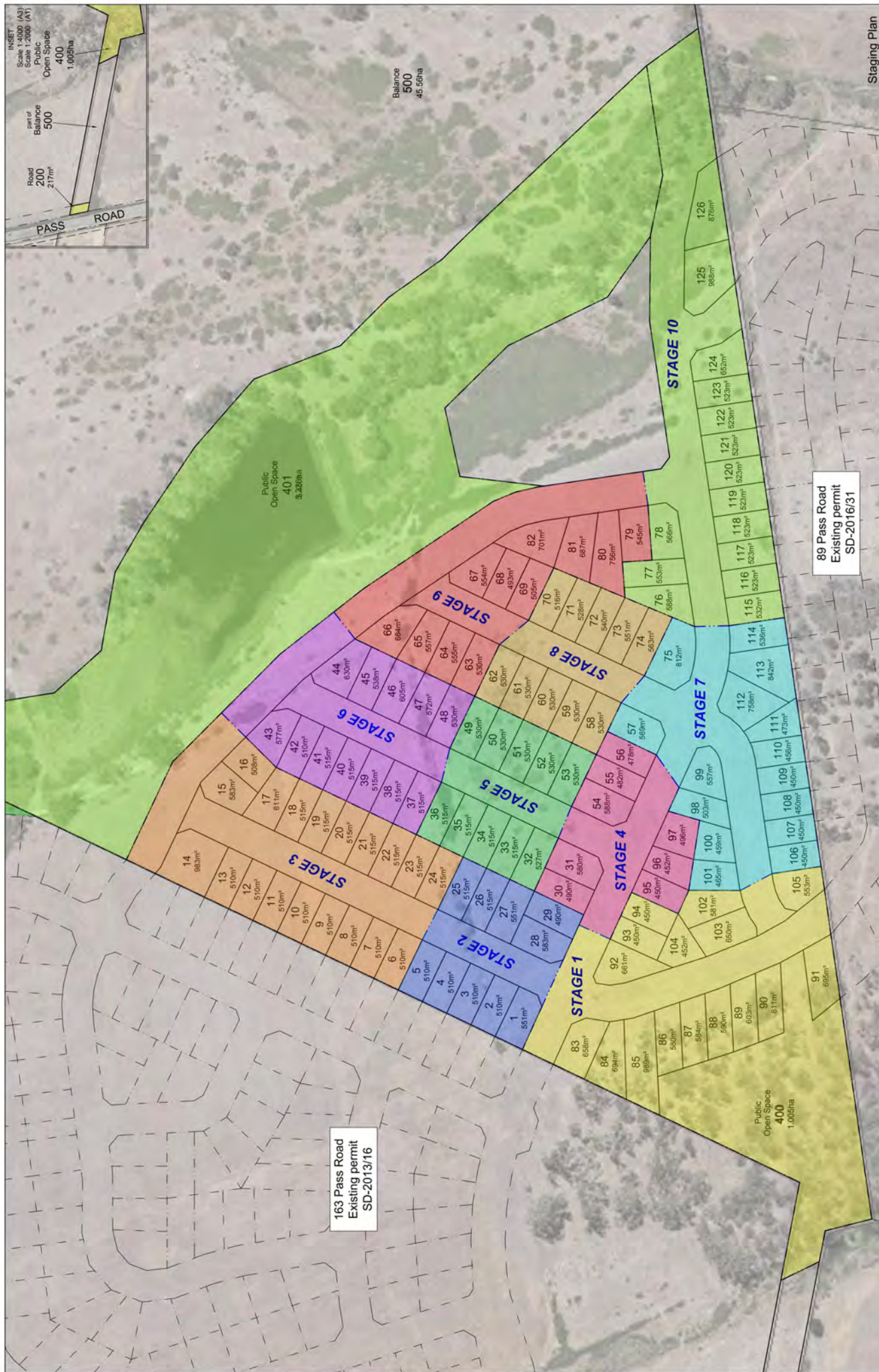
I would be pleased to discuss as necessary.


Yours sincerely




Frazer Read
Principal
All Urban Planning Pty Ltd





<div><div><div><div>DIAL BEFORE</div><div>YOU DIG</div><div>www.1100.com.au</div></div></div><div><div>The Essential First Step.</div></div></div>					<p>This plan has been prepared only for the purpose of obtaining preliminary approval. It is not to be used for construction or other purposes. All measurements and areas are subject to the final survey.</p> <p>Plans made by TASSALP (www.tassalp.com.au), © State of Tasmania. Based data from the LIT (www.landinfo.tas.gov.au), © State of Tasmania.</p>					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										
REV	AMENDMENTS	DRAWN	DATE	APPR.										

OWNER: DAESUNG TAS PTY LTD & AE RA CHO	TITLE REFERENCE: C.T.156889/1	LOCATION: 145 PASS ROAD ROKEBY	Proposed Subdivision		
			Date: 20-8-2020	Reference: DSORE03 11458-04	
			Scale: 1:1000 (A1) 1:2000 (A3)	Municipality: CLARENCE	
ROGERSON & BIRCH SURVEYORS 			UNIT 1, 2 KENNEDY DRIVE CAMBRIDGE 7170 PHONE: (03)6248 5888 EMAIL: admin@rbsurveyors.com WEB: www.rbsurveyors.com		

11.3.1 DEVELOPMENT APPLICATION - PDPLANPMTD-2020/008820 – 145 & 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 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

N/A

RECOMMENDATION:

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

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.

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 (UBG) to encompass 89, 93, 145 and 163 Pass Road;
- 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 and 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 in 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 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
- 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 Stage 3 & 4 of the approved Staging Plan, prior to Stages 1 and 2.

The approved staging in the first 4 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 & Residence Hall (substage 1).
- Stage 2 includes 7 lots for community living, Village garden/parkland and 44 lots for community living, Stokell Creek

Landscape Reserve (substage 2) and Language School & 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 2 public open space lots with none of the community facilities or language school proposed at this time. The applicant has proposed 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 re-commence.

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 for.

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.

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

It is noted, however, that the proposal 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

There is no statutory requirement to advertise this request before making its decision.

Council may decide not to consult. It may feel that this is unnecessary or is overridden 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.

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.

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 (8)
 4. Letter from developer (2)

Ross Lovell
MANAGER CITY PLANNING

11.3.4 MINISTER'S ROADMAP AND PROPOSAL TO AMEND THE SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY URBAN GROWTH BOUNDARY**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider a State Government proposal to introduce an amendment to the Southern Tasmanian Regional Land Use Strategy (STRLUS) to provide for consideration of applications involving urban rezoning outside of the Urban Growth Boundary (UGB).

RELATION TO PLANNING PROVISIONS

The proposal is limited to an amendment to the STRLUS to introduce a new Regional Policy (SRD 2.12) at 19.7 that provides for limited urban rezoning outside of the UGB.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

The proposal was referred to the Mayor seeking feedback on:

- the proposed amendment to the STRLUS as an interim measure; and
- the roadmap to a full review of the STRLUS.

RECOMMENDATION:

- A. That the Minister for Planning be thanked for his proposal to address uncertainties associated with the delays in the review of the Southern Tasmanian Regional Land Use Strategy and that council recommends the following modifications, to ensure that the intention of this timely initiative is met, without long term risk to the integrity of regional settlement strategy:
1. Prior to determining the appropriate maximum property sizes for rezoning (i.e. 2, 3 or 4 ha), the Planning Policy Unit should provide the Minister with indicative modelling of potential cumulative supply impact or a total additional supply to be provided through the proposed mechanism;
 2. Urban rezoning beyond the UGB should be restricted to the Greater Hobart metropolitan area;
 3. Measures should be introduced to ensure that any rezoned land is developed as intended rather than add to current land banking;
 4. Measures should be introduced to provide for urban anomalies separated from the UGB, such as retirement villages in non-urban zones; and
 5. The current Information Sheet on Amending the Regional Land Use Strategies prepared by the Planning Policy Unit should be revoked or amended to relevantly apply to proposals under the new initiative.

- B. That the Minister be requested to revise the roadmap to:
1. Allow review of the regional strategies concurrently with the completion of the TPS, noting that this is in the hands of the Tasmanian Planning Commission, whereas the Planning Policy Unit will oversee the implementation of the regional strategy review; and
 2. Specify a projected completion timeframe for the review and implementation of regional strategies in the roadmap; giving clarity to councils, relevant agencies, developers and the community.
- 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

- 1.1** The STRLUS was approved by the Minister for Planning on 27 October 2011. The STRLUS was amended as part of a “housekeeping” review on 1 October 2013. It was further amended on 14 September 2016, 9 May 2018 and 19 February 2020 in response to specific requests to expand the UGB.
- 1.2** Under Section 5A of the Land Use Planning and Approvals Act 1993 (LUPAA), the Minister must undertake regular and periodic reviews of regional strategies.
- 1.3** Councils and the Minister's office have recognised that the STRLUS is in urgent need of review. Councils are experiencing increasing development pressure on the fringes, and since its initial approval, there have been important changing trends in population, housing, transportation and traffic management, infrastructure and other planning issues.

2. STATUTORY IMPLICATIONS

- 2.1.** Under Section 30C(3) of LUPAA the Minister for Planning may declare a regional land use strategy. Section 30C(4) specifies that the Minister must keep all regional land use strategies under regular and periodic review.

- 2.2.** Section 30O(1) of LUPAA (for Interim Schemes) and S.34 - LPS Criteria (for the future Tasmanian Planning Scheme), requires that planning schemes (and any amendments to an existing planning scheme) to be, as far as practicable, consistent with the relevant regional land use strategy. In Clarence the relevant regional land use strategy is the STRLUS.
- 2.3.** There is no formal statutory process for individuals or planning authorities to apply to amend the STRLUS.
- 2.4.** Pursuant to Section 32(ea) [and 30O(1)] of LUPAA, before certifying and publicly exhibiting a draft planning scheme amendment council needs to be satisfied that the draft amendment is consistent with the relevant regional land use strategy.
- 2.5.** Pursuant to Section 30O(1) of LUPAA, the TPC must be satisfied that a draft planning scheme amendment is consistent with the relevant regional land use strategy before approving an amendment. Similar legislative requirements apply to all future LPSs, and amendments to LPSs that will be in place under the Tasmanian Planning Scheme.

3. REVIEWING AND AMENDING THE REGIONAL LAND USE STRATEGIES – PLANNING POLICY UNITS INFORMATION SHEET

- 3.1.** Despite LUPAA specifying that the Minister must keep all regional land use strategies under regular and periodic review [S.30C(4)], with the exception of the amendments detailed above, a thorough review of the STRLUS has not yet commenced. For this reason, and the fact there is no statutory mechanism for either individuals or planning authorities to apply to amend it, the Minister requested the Department of Justice's Planning Policy Unit (PPU) to develop a method for individuals and councils to request amendments to the regional strategies.

- 3.2.** By letter of 1 February 2019, the Minister articulated the role the regional land use strategies have in setting the medium to longer term strategic directions for each region and confirmed his commitment to regularly and periodically reviewing the strategies to ensure they address current and emerging land use planning issues.

In summary the Minister's letter outlines:

- Amendments to the Strategies will need to be considered over time for a number of reasons;
- Amendments will generally occur as part of the reviews that are conducted by the Minister for Planning;
- Amendments may be considered outside the normal review periods under exceptional circumstances;
- To assist councils seeking amendments to their strategy the PPU's *Information Sheet RLUS 1 - Reviewing and Amending the Regional Land Use Strategies*, was prepared to provide guidance on the process and information requirements needed to support any amendment requests.

- 3.3.** All 3 regional land use strategies including the STRLUS provide the strategic direction for future land use and development in each region over a 25-year time horizon. LUPAA requires all new planning schemes and any amendments to existing planning schemes to be, as far as practicable, consistent with the relevant regional land use strategy. For this reason, it is important that the strategic directions, policies and actions contained within each strategy appropriately address both current and emerging land use planning issues.

The non-statutory information sheet provides information on when and under what circumstances the regional land use strategies may be reviewed and amended. It also provides information on the requirements and processes for reviewing and considering amendments to the regional land use strategies.

The information sheet recognises that amending a regional land use strategy is not always the most appropriate course of action to facilitate use and development within a region. In the first instance use and development should be directed to those agreed areas identified in the relevant strategy.

The information sheet, setting out the requirements and assessment process, is attached.

- 3.4.** Despite the process provided for in the PPU's Information Sheet to amend the STRLUS (including the UGB), no amendments to the STRLUS have been approved via this process to date. However, at its meeting on 10 August 2020 council supported a request to expand the UGB to include the land at 471 Cambridge Road and 540 Pass Road, Cambridge (approximately 4ha in aggregate). To date, the Minister's decision is pending.
- 3.5.** The information sheet outlining the mechanism to instigate and process an amendment the STRLUS has not been revoked. This is important to note as the discussion below will address its inconsistency with the proposed initiative.

4. ROADMAP FOR REVIEW OF STRLUS

- 4.1.** At a Local Government Association of Tasmanian (LGAT) webinar held on 20 October 2020, the Minister observed that for a range of reasons, there was strong interest in progressing the reviews of the respective regional land use strategies. This was partly because of the time that had elapsed since their approval, the need to keep them current, but also, because of pressure on land supply.

The Minister confirmed that the delivery of the Tasmania Planning Schemes (TPS) was of the highest priority but remained committed to reviewing the regional land use strategies and that work would commence after the TPS was in place. While the substantive work would commence in 2022, a range of activities have already started that will enable councils to address the particular issues that they are currently experiencing including pressures on the UGB. This work is being undertaken under the banner of the Hobart City Deal, as preparatory work for the Greater Hobart Metro Plan.

The Minister indicated that working toward a full review of the regional land use strategies in 2022 will provide opportunity to gather the data that will be required to support that process. Flexibility would be introduced to consider proposals that may straddle those boundaries and that may be moving into areas that have been earmarked for future growth beyond the established UGB.

It was significant to note that the Minister recognised land banking is impacting the supply of land. He noted that there are large areas of land that are appropriately zoned within the current strategies which are not yet activated and yet there are new proposals that are seeking to expand or work across those boundaries with greenfield development. He acknowledged that this is an important challenge for the State to find ways of activating more land that is already appropriately zoned or earmarked rather than just opening up new land to development and that innovative options for resolving this issue would be considered, with a *“significant appetite at all levels of government for being innovative and motivating the owners of that land to get on with the job of making it available to development.”*

4.2. Following with the webinar presentation, on 8 December 2020 the Minister advised that he had released a “roadmap” in response to:

- concerns that the STRLUS is out of date and does not reflect current planning issues;
- ongoing calls for adjustments to the UGB and to review the settlement policies.

The roadmap (attached) identifies a range of short, medium and long-term projects/initiatives.

4.3. The Roadmap and accompanying explanatory notes identify the following:

Short Term 2020

- flexibility to consider urban zoning beyond the UGB;

- potential to consider modifications to the growth strategies for regional towns, such as modified growth targets or the inclusion of structure plans;
- commencement of regional data collection to inform the MetroPlan;
- release of the Tasmanian Planning Policies Scoping Paper;
- preparation of a position paper on a framework for regional land use strategy preparation and approval.

Medium Term 2021

- preparation, assessment and approval of the Tasmanian Planning Policies;
- review/modifications of regional town growth strategies;
- completion of the MetroPlan and review of STRLUS to incorporate relevant parts;
- continued development of regional planning data;
- release of a position paper on a framework for regional land use strategy preparation and approval.

Long Term 2022 and Beyond

- amendments to the planning legislation to provide for enhanced regional strategic planning framework;
- commencement of review of STRLUS against Tasmanian Planning Policies;
- completion of regional data set for review;
- initiation of full review of STRLUS.

There are certain disappointing aspects to the roadmap, particularly in terms of the delays to the review of the STRLUS.

It is unclear why resource constraints mean the regional strategy must be delayed until after the TPS is completed, since the TPS is in the hands of the TPC and the regional strategies are in the hands of the PPU. Moreover, it is unclear why the strategy reviews must wait on the development of planning policies.

The details of these policies are unknown and their relationship to the strategy unspecified. As the regional strategies contain their own planning policies, it must be queried why those policies are not simply examined as part of the review of the particular strategy. Then, if the PPU ultimately develops new planning policies that have implications for the regional strategy, it is unclear why that could not be addressed by an amendment to the strategy.

5. PROPOSED AMENDMENT TO THE STRLUS

Despite the short, medium and longer term initiatives provided in the roadmap, the proposal is limited to an amendment to the STRLUS that introduces a new policy enabling the consideration of proposals for minor urban zoning beyond the UGB in particular circumstances, without requiring an amendment to the STRLUS.

The background paper (attached) states that *“the intention is to restrict the scope to address what appear to be anomalies and avoid detracting from the intent of the UGB and the goal of achieving a balanced infill to greenfield development ratio across Greater Hobart.*

The policy is proposed as an interim measure pending the outcomes of the Greater Hobart Metro Plan process and the comprehensive review of the STRLUS”.

The Minister is seeking feedback on the proposed amendment to the STRLUS and also any feedback or questions relating to the roadmap (attached).

5.1. Specifically, it is proposed to introduce a new Regional Strategy SRD 2.12 at 19.7 of the STRLUS as follows:

“Notwithstanding SRD 2.2 and SRD 2.8, land outside the Urban Growth Boundary shown in Map 10 may be considered for rezoning for urban development if it:

- a) adjoins land within the Urban Growth Boundary;*
- b) comprises a lot that is outside the Urban Growth Boundary, or the residual area of a lot that is partially within the Urban Growth Boundary, with an area of not more than <2> hectares¹;*
- c) does not constitute a significant increase in land zoned for urban development outside the UGB in that locality; and*

d) *results in minimal potential for land use conflicts with adjoining land uses*".

¹ *This figure will be informed by feedback from stakeholders. See background paper for discussion on maximum land area options of 2, 3, or 4 hectares."*

5.2. Feedback is sought on:

1. the policy/mechanism;
2. the criteria;
3. the preferred land area (2, 3, or 4 Ha); and
4. the Roadmap.

5.3. In relation to the preferred land area, the background paper provides the following considerations at Table 1.

Table 1 – Considerations for determining a maximum size limit in proposed STRLUS policy SRD 2.12

Maximum size	Considerations
2 hectares	<ul style="list-style-type: none"> • potential for 30 dwellings at 15/ha; • relatively small and likely to have minimal impact on the broader settlement strategy; • potential to be an anomalous exclusion from the UGB.
3 hectares	<ul style="list-style-type: none"> • potential for 45 dwellings at 15/ha; • provides broader scope for considering land outside the UGB, but may lead; • to impacts on the broader settlement strategy.
4 hectares	<ul style="list-style-type: none"> • potential for 60 dwellings at 15/ha; • likely to allow for a significant increase in urban land outside the UGB with; • greater potential to impact on the settlement strategy; • likely to have been excluded from the UGB intentionally.

5.4. If the policy is approved, Planning Scheme Amendments could be initiated by planning authorities and approved by the Tasmanian Planning Commission, for urban rezonings outside the UGB. This is not currently possible.

6. PLANNING ASSESSMENT

6.1. Function of UGB

The UGB is one of the most important tools in land use planning for ensuring the rational and efficient growth of cities. It has been applied in cities around the world for many decades and throughout Australia in capital and regional cities.

The purpose of the UGB is to direct urban growth to areas best locations able to be supplied with appropriate infrastructure and services and protect other valuable peri-urban and environmentally valuable land from urban development pressures (i.e. controlling sprawl). Its consequence is to promote rational and efficient city building, in terms of infrastructure, controlling traffic congestion, equitable access to community services and facilities, shops, employment and schools. It is therefore a technique for ensuring that inappropriate urban sprawl is avoided. Urban sprawl usually comes at a significant cost in terms of factors such as, social isolation from services and alternatives to car dependency, traffic congestion, higher infrastructure costs and subsidisation of it.

The STRLUS recognised the significant role that the UGB has to play in achieving the best form of city growth for metropolitan Hobart.

Irrespective of the review mechanism (i.e. comprehensive review, recognition of emerging trends/new data, or in response to an ad-hoc request), it follows that any modification of an established UGB ought to consider:

1. land supply across the Southern Region;
2. land supply at the local level/market segment;
3. population trends;
4. Greater Hobart settlement strategy; and
5. land suitability and weighting assessment against alternative sites.

As the Minister highlighted, land banking is recognised as an issue impacting land release and the orderly release of new housing. In terms of greenfield supply, it is not so much a lack of land supply, but a land speculation problem.

In Clarence, as with other municipalities within Southern Region, there are several large land holdings appropriately zoned and approved for subdivisions which have not been completed. In other areas, it is commonplace for developers to release limited numbers of lots (on occasion a lot or 2 at a time), to avoid holding costs including land tax. This distorts the housing market. Yet no measures are proposed to discourage it and the practice is likely to be just as prolific associated with future land rezoned through the proposed process, unless suitable requirements are put in place as part of any approval.

The proposed amendment introducing SRD2.12 does not address these considerations. Ad hoc expansions may collectively have serious impacts on settlement strategy overall. The potential magnitude of aggregate expansion potential provided for through SRD2.12 on settlement strategy and land supply has not been modelled and the impacts are unknown. So, while it may prove that rezoning outside of the UGB may reasonably help address current residential land issues, the PPU has not provided any scientific assessment to provide confidence this will be so. Therefore, before implementing, it would be appropriate that the PPU provide the Minister with suitable modelling to support the proposal taking into account cumulative impacts. This could help better plan the scope and location of expansion or a quantitative regional limit.

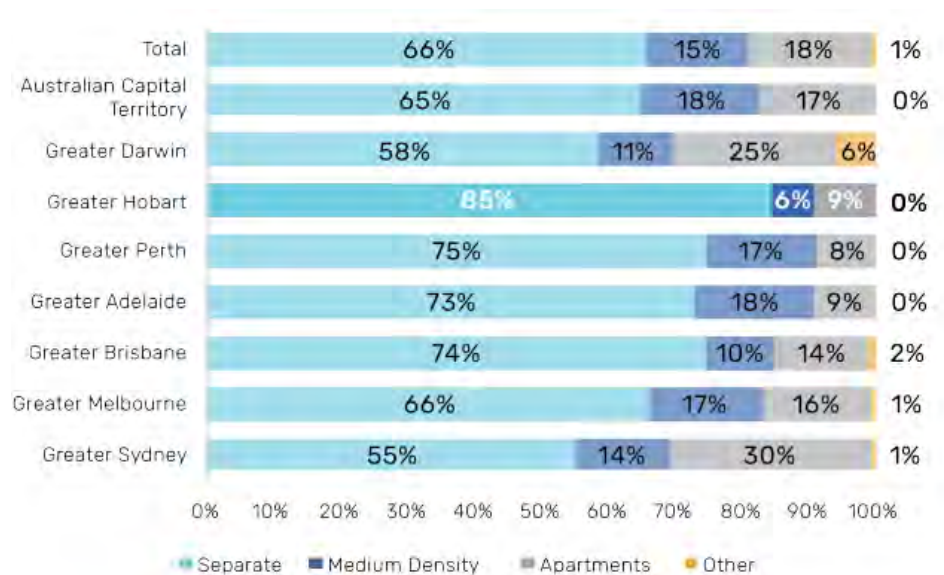
While the Minister's initiative will provide for growth adjacent to the UGB, it fails to address an issue that council has identified and previously raised with the PPU. That is the issue of addressing occasional isolated anomalies outside of and not connected to the UGB in non-urban zones and the specific example in Clarence relates to retirement or lifestyle villages such as the Risdon Vale complex, which as council will recall seeks an expansion. Neither the background paper or proposed amendment recognised the existence of these anomalies which appears to be one of the primary purposes of the initiative.

According it considered that these types of developments ought to be recognised and provided opportunity for minor expansion where appropriately located abutting urban development and appropriately serviced.

6.2. Balancing Greenfield and Infill Development

A report titled Toward Infill Housing Development - Prepared for The Tasmanian Department of State Growth dated August 2019 provides a useful comparison of Greenfield and Infill Development. The report states at p14 that *“Australia’s cities are characterised by urban sprawl, which has dominated residential development patterns for decades. Tasmania’s urban centres have followed this trend. Separate houses account for 85% of total housing stock in Hobart, and 87% in Launceston, compared nationally with 66%”*.

The figure below provides a comparison of housing form and density in Australian capitals. The figure shows Hobart as being characterised by detached low density development and more so than any of the other capital cities [Source: ABS Table Builder – Dwelling Structure by Greater Capital City Statistical Area (2016)].



The STRLUS established that (in 2011) approximately 85% of new dwellings occurs through greenfield development with relatively low densities between 7-10 dwellings per Ha. This settlement pattern is consistent with sprawl.

For the reasons set out in the Background Report 13 and 14 relating to dwelling yield analysis and housing needs respectively, the STRLUS identifies that *“this strategy proceeds on the basis of a 50/50 ratio of greenfield to infill scenario, with a minimum net residential density of 15 dwellings per hectare”* (p91).

This is a fundamental component of the STRLUS, yet no figures have been maintained to establish how successfully this ratio is being implemented.

In the absence of qualifiable figures, the Toward Infill Housing Development report identifies that *“anecdotally and based on the location of growth across Greater Hobart, it is reasonable to assume that development has not moved far from the original 85/15 ratio since 2010 (p14).”* This claim is consistent with the development experience in Clarence.

The Toward Infill Housing Development report identifies that:

“Greenfield development requires the conversion of large areas of land, often for low-density housing, together with the provision of new and expanded infrastructure to service new residential areas.

In Tasmania, this land is often productive agricultural land and/or has greenspace and environmental values. Based on a density of ten dwellings per hectare, every hundred houses delivered as infill would avoid the conversion of ten hectares of land.

While housing development on the urban fringe is more costly for governments and the community, it does deliver affordable housing options and it does support a housing product – single dwellings on a larger block – which many households still prefer. From an industry perspective, it is also an easier form of housing to deliver, with less complexity and lower risks for developers compared to more constrained, inner-city sites.

The key for any housing market is to achieve an appropriate balance between infill and greenfield housing. Tasmania’s very high proportion of greenfield development suggests a greater focus on infill opportunities and stronger enforcement of infill ratios, would be appropriate.”

In summary, the Government's own report establishes that:

- infill Targets are not being met;
- there is a cost associated with greenfield development. While it provides affordable housing options for individuals, ultimately it is subsidised by the broader community;
- low density development on the fringes contributes significantly to sprawl; and
- development on the fringe reduces the area of land available for alternative productive uses.

Given the implications associated with further distorting of infill/greenfield targets it is concerning that the sprawl provided for through the proposal amendments to the STRLUS have not been quantified or modelled as previously discussed.

6.3. Hobart City Deal

While LUPAA requires the Minister to undertake reviews of regional strategies, at this time the Government is focussed on the completion of the transition of council planning schemes to the TPS followed by the development and introduction of certain state planning policies, before reviewing the STRLUS.

However, the Hobart metropolitan councils are focussed on a more urgent review. The Hobart City Deal acknowledges that

“... planning, identification, sequencing and prioritisation of actions being considered in the City Deal are informed by the following factors:

- *Efficient movement of people;*
- *Improved passenger experience;*
- *Responsiveness to new technologies;*
- *Pedestrian and cycling improvements;*
- *Current and future land use; and*
- *Infrastructure investment”.*

The impact of the STRLUS is an important factor in dealing with these matters and the Greater Hobart Committee has raised the prospect of undertaking the necessary review work effectively through the metro plan now underway.

One of the drivers behind the City Deal, is to provide for and encourage medium rise development and infill housing options. The measure of success is that: *“Hobart will have a more diverse, affordable and inclusive housing mix to provide choices to meet our changing lifestyle and population needs.”*

Low density development on the fringe will not further this objective as it neither increases diversity nor is inclusive. On this basis the proposed amendment to the STRLUS, which explicitly is designed to provide new greenfield development at the fringes, will not further the objectives of the Hobart City Deal.

However, it is noted that a modified amendment that limited its application to the Greater Hobart metro councils would provide for the limited growth envisaged while assisting to control the extent of sprawl. This would reduce the impact on the greater Hobart settlement pattern and associated strategies in the long term, bringing low density and less expansive housing close to the metropolitan area. This approach would provide new residents with closer access to jobs, education and services than in outlying townships, where sprawl would have serious physical and social impacts on metropolitan Hobart.

6.4. Planning Policy Unit Information Sheet

Neither the Roadmap or accompanying explanatory notes or the background paper (both included in the attachments) recognise the amendment mechanism prescribed under the Information Sheet previously discussed. However, it is noted that the considerations afforded to applicants under the Information Sheet are inconsistent with the proposed criteria at SRD 2.12. Accordingly, the Information Sheet should be modified to suit or revoked.

The background paper states that *“Any proposals that do not fit the criteria in SRD 2.12 would need to be considered as part of any medium term update of the STRLUS to implement the Greater Hobart Metro Plan, or as part of the longer term review of the STRLUS.”*

This is confusing as it is not evident whether both mechanisms would be available to applicants or whether the mechanism prescribed under the Planning Policy Unit’s Information Sheet will become redundant.

This will be important for proposals greater than the prescribed threshold at SRD 2.12 (whether it be 2, 3 or 4Ha) but still consistent with the considerations provided for in the Planning Policy Unit’s Information Sheet. Accordingly, it is recommended that the matter be raised with the Minister so that it may be clarified.

7. CONSULTATION

The proposal was referred to the Mayor seeking feedback on the proposed interim amendment to the STRLUS and the associated roadmap to a full review of the STRLUS.

8. STRATEGIC PLAN/POLICY IMPLICATIONS

The most significant strategic considerations relating to the potential expansion of the UGB are the strategies within the STRLUS and in particular those that relate to metropolitan settlement strategy. These matters have been discussed above.

The State Policies are:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The relevant considerations under each of these policies must be considered on a case by case basis and would be required to be assessed as part of any future planning scheme amendment involving a proposal for urban rezoning.

9. CONCLUSION

The STRLUS is in need of urgent review. The Minister for Planning is seeking feedback on a proposed roadmap towards the full review and specifically a proposed amendment to the STRLUS as an interim measure that would, subject to the prescribed tests, enable the TPC to approve proposals for urban rezoning proposals abutting the UGB.

The initiative to address uncertainties associated with the delays in the review of the STRLUS is timely, however, to ensure that the intentions of initiative are met while also delivering an efficient and rational settlement strategy, certain matters should be addressed. These are summarised as follows:

- to set the appropriate rezoning size to be allowed, the PPU should model the potential supply that may be achieved, or to determine a total target;
- to minimise the social, financial and environmental costs associated with sprawl, rezonings under the policy should be restricted to the Hobart metropolitan council areas. The need for and size of expansion at outlying towns and villages should be undertaken as part of the overall review which the Minister proposes in 2022;
- measures should be introduced to ensure that any rezoned land is developed as intended rather than add to current land banking;
- measures to resolve urban zoning anomalies distant to the UGB should be provided; and
- the PPU's information sheet on Amending the Regional Land Use Strategies, should be revoked or amended to relevantly apply to proposals under the new initiative.

It is also recommended that the Minister's roadmap be modified to:

- review the regional strategies concurrently with the completion of the TPS process; and

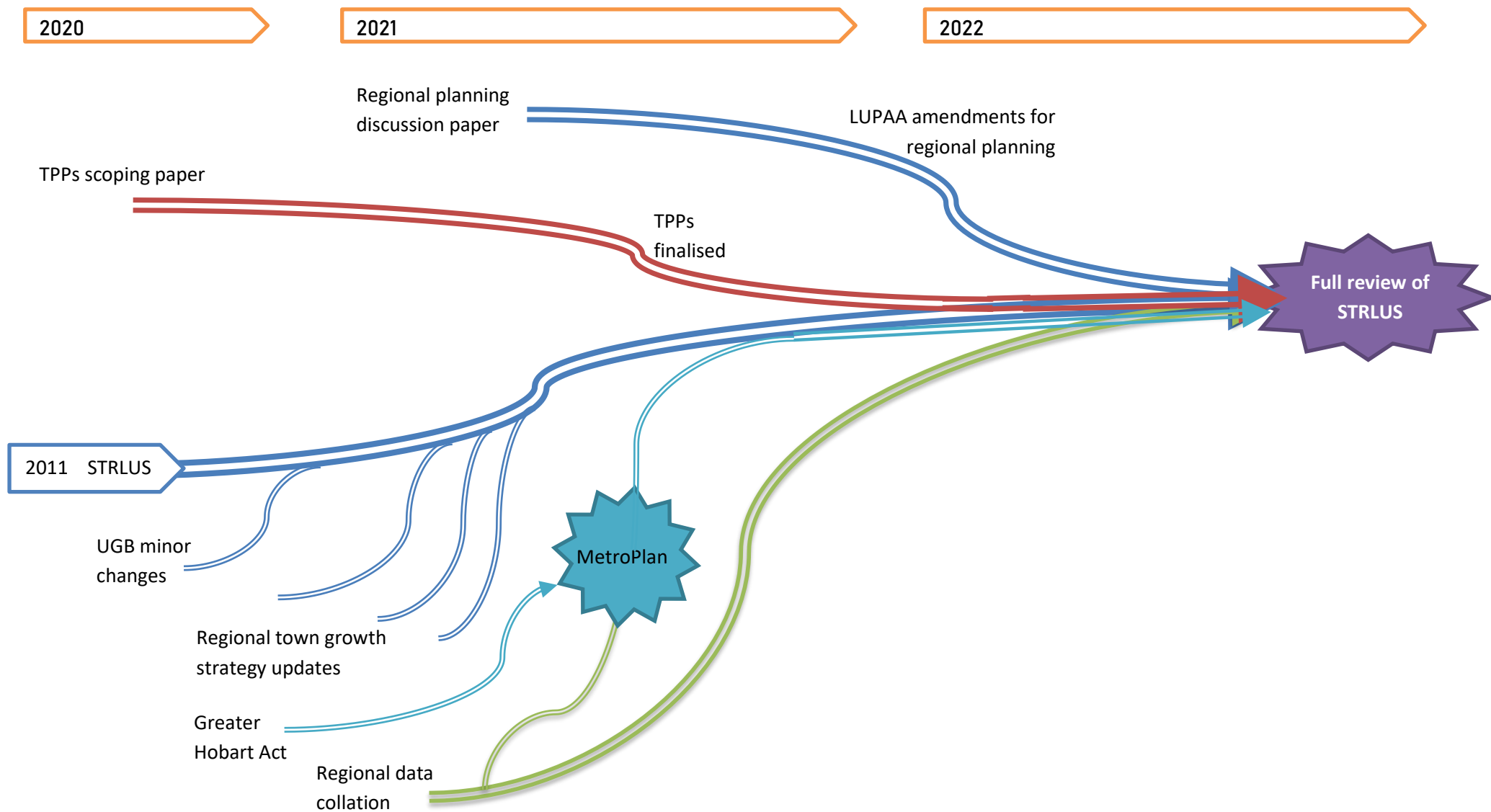
- specify completion and implementation timelines for the review of the regional strategy, given the rather conceptual nature of the roadmap diagram suggest only the review from 2022, without tangible completion timeframes that councils require, for their own planning and to give certainty to all effected parties.

Attachments: 1. Road Map for Review of the STRLUS (3)
2. Background Paper (4)
3. Information Sheet – Reviewing and Amending the Regional Land Use Strategies (7)

Ian Nelson
GENERAL MANAGER

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

Roadmap for review of the Southern Tasmania Regional Land Use Strategy



The Tasmanian Government recognises the important role of regional land use strategies in guiding land use planning. The regional land use strategies have a significant role to play in setting the medium to longer-term strategic directions for each region in Tasmania.

The *Land Use Planning and Approvals Act 1993* (LUPAA) provides for the preparation and declaration of regional land use strategies, which provide an important high-level component of the planning system. Essentially, the regional land use strategies provide the linkage between the Schedule 1 Objectives of LUPAA, State Policies established under the *State Policies and Projects Act 1993*, and the future Tasmanian Planning Policies with the current interim and future Tasmanian planning schemes. They provide the mechanism by which the strategic directions of the State and each region are implemented through the land use planning system.

The regional land use strategies set out the key agreed strategic directions for a region over the medium to longer-term. They aim to provide certainty and predictability for Government, local councils, developers and the community on where, when and what type of development will proceed.

The three regional land use strategies provide the strategic direction for future land use and development in each region over a 25-year time horizon. The strategic directions, policies and actions contained within the regional land use strategies aim to deliver sustainable settlements that are integrated across each region, integrated with services and infrastructure, and complemented by built and open space environments.

They also provide directions, policies and actions to protect Tasmania's agricultural estate and other resource-based industries and protect the State's cultural and natural environments. Regional land use strategies may also incorporate or reference specific local strategic documents for the purposes of reflecting the application of each strategy within a particular municipal area or sub-regional area.

The regional land use strategies are currently implemented in the land use planning system through statutory zoning and planning provisions in interim planning schemes. They are a key consideration when amendments to the interim planning schemes and other existing planning schemes are being assessed. The regional land use strategies will similarly be implemented through the Local Provisions Schedules (LPSs) that form part of the Tasmanian Planning Scheme.

There is increasing concern in the southern region that the Southern Tasmanian Regional Land Use Strategy (STRLUS) is out of date and not necessarily reflective of current planning issues. There are also ongoing calls for adjustments to the Urban Growth Boundary set out in the STRLUS and a review of the settlement policies for each of the designated regional towns and settlements.

The Government and the four Greater Hobart Councils have agreed that the Work Program under the *Greater Hobart Act 2019* will provide for a medium term review through the development of a 'MetroPlan' for informing an update to the STRLUS and potentially the Urban Growth Boundary. There is also the potential to consider modifications to the growth strategies in the STRLUS for the regional towns and settlement, such as modified growth targets or structure plans where appropriately justified.

The Government has maintained that it would be premature to conduct a full review of any of the three regional strategies until the Tasmanian Planning Policies are in place. The proper reviews would also require the establishment of more detailed processes and clarified responsibilities for the preparation of, consultation on, and approval of these reviewed strategies.

The other key element in relation to the STRLUS is the broadly held view that the data upon which it is based is out of date, although there appears to be little disagreement with the fundamental strategic directions it proposes. The currency of data for Greater Hobart is being addressed as part of the MetroPlan project and this offers the opportunity to continue that data management function into the longer term review for the entire region.

The Minister for Planning has released a 'Roadmap' to show how the STRLUS will be managed and incrementally amended in the short, medium and long term building to the full review once these other key planning system components are in place.

The graphic indicates:

- Short term 2020
 - more flexible approach to consider urban zoning beyond the Urban Growth Boundary
 - potential to consider modifications to the growth strategies for regional towns, such as modified growth targets or the inclusion of structure plans
 - commencement of regional data collection to inform the MetroPlan
 - release of the Tasmanian Planning Policies Scoping Paper
 - preparation of a position paper on a framework for regional land use strategy preparation and approval
- Medium term 2021
 - preparation, assessment and approval of the Tasmanian Planning Policies
 - continued consideration of potential modifications to growth strategies for regional towns
 - completion of the MetroPlan and review of STRLUS to incorporate relevant parts
 - continued development of regional planning data
 - release of a position paper on a framework for regional land use strategy preparation and approval
- Long term 2021
 - amendments to the planning legislation to provide for enhanced regional strategic planning framework
 - commencement of review of STRLUS against Tasmanian Planning Policies
 - completion of regional data set for review
 - initiation of full review of STRLUS

Background Paper

Policy proposal for the consideration of urban rezoning proposals outside the Southern Tasmania Regional Land Use Strategy Urban Growth Boundary

Overview

The Minister for Planning has issued a 'roadmap' for review of the Southern Tasmania Regional Land Use Strategy (STRLUS). This roadmap illustrates how a range of short- to long-term land use planning projects will work together towards the full review of the STRLUS.

This document explains the context, content, and intended procedures for a proposal to add an interim policy to the Settlement and Residential Development policies in the STRLUS, which is one of the short-term outcomes identified in the 'roadmap'. The intention of introducing the policy is to enable the consideration of proposals for urban zoning beyond the current Greater Hobart Urban Growth Boundary (UGB) in particular circumstances.

Requests for extension of the UGB to allow residential development have been occurring since its inception. Often these requests relate to small titles or partial titles on the edge of the UGB. A number of minor changes to the UGB have been made as amendments to the STRLUS over this time. These have been considered as anomalies in the UGB map. This proposal is intended to provide a simplified approach for dealing with these anomalies without requiring the amendment of the STRLUS.

Other requests are for larger land areas, development of which may have a more significant impact on infrastructure or settlement strategies across the region. Broader consideration should be given to these impacts in the context of the Greater Hobart area before determining the suitability of any UGB amendments.

The proposed approach represents an interim step for updating the STRLUS and, as outlined in the STRLUS roadmap, forms part of the shorter term outcomes that build toward broader reviews.

Key steps in the STRLUS roadmap include:

1. An interim amendment of the STRLUS to enable the consideration of a minor urban rezoning beyond the UGB in particular circumstances and without needing to seek an amendment to the STRLUS.
2. Preparation of a Metro Plan under the *Greater Hobart Act 2019* to guide integrated development in urban areas. This process will involve improved data collection, analysis of residential supply and demand and consideration of the suitability of the current UGB. The Metro Plan will inform any medium term update to the STRLUS.
3. The longer term development of a regional planning framework enabling the comprehensive review of the STRLUS following the making of the Tasmanian Planning Policies (TPPs). This framework will be incorporated into the *Land Use Planning and Approvals Act 1993* and address the purpose, content, roles, and procedures for making, reviewing, and amending regional land use strategies.

In the short to medium term, there will also be the potential to consider modifications to the growth strategies for regional towns and settlements outside the Greater Hobart UGB. These may be in the form of modified growth targets or the inclusion of structure plans as updates to the growth strategies in the STRLUS.

The Urban Growth Boundary

The STRLUS established the UGB in 2011 and it is mainly implemented through the allocation of urban zones in planning schemes. Zones allowing for residential as well as business, industry, and community use and development are able to be included within the UGB. Discussion within the strategy indicates the purpose of the UGB is to:

- set the physical extent for a 20 year supply of residential land, at a 50/50 greenfield to infill ratio and with a minimum net residential density of 15 dwellings per hectare, for the metropolitan area;
- reflect infrastructure capacity, environmental, landscape and heritage values, and land hazards; and
- support increased density in areas around integrated transit corridors and principal and primary activity centres.

The strategy also notes that the UGB should be monitored on a yearly basis, with reviews to incentives or restrictions triggered if the ratio of greenfield to infill development is not on track.

While the UGB was originally intended as indicative, it was updated and confirmed by councils as definitive in 2013. However, monitoring of residential development and the ratio of greenfield to infill development has not occurred despite residential growth and increasing housing pressure over recent years. In 2011, it was noted that 710 hectares of residential land (infill and greenfield) was required within the UGB; in 2020 we are unable to definitively say how much of that land has been taken up or what portion has gone to infill and greenfield. This is likely to be considered in preparation of the Metro Plan.

Various anomalies in the UGB have also not been resolved in the years since the making of the STRLUS. Variances in approach, such as basing the UGB on cadastre or zoning and inclusion of non-urban zones, have resulted in:

- numerous land parcels of varying size that are split by the UGB, and
- seemingly appropriate parcels, part parcels, or whole residential areas being left out of the UGB.

The persistence of anomalies in the UGB makes determination of land use decisions at the UGB fringe difficult.

The proposal

The proposed policy provides a pathway for considering a rezoning for urban development that proposes a minor extension of the UGB. The intention is to restrict the scope to address what appear to be anomalies and avoid detracting from the intent of the UGB and the goal of achieving a balanced infill to greenfield development ratio across Greater Hobart.

The policy is proposed as an interim measure pending the outcomes of the Greater Hobart Metro Plan process and the comprehensive review of the STRLUS.

The proposed policy would be included in the Settlement and Residential Policies of the STRLUS as regional policy SRD 2.12 (refer Attachment 1). The proposed SRD 2.12 has been drafted to provide clear criteria but also work within the limits of the STRLUS by:

- establishing principles for the use of discretion not absolute standards;
- reflecting language used elsewhere in the strategy; and
- operating in conjunction with other regional policies that are typically addressed in planning scheme amendment assessment processes.

The proposed policy establishes clear criteria regarding the location and size of land that may be considered for rezoning. This is limited to small titles or residual parts of titles that abut the UGB and seem to be anomalies in its application.

Location: The proposed policy requires the site to:

- adjoin the UGB, meaning that it must share a common boundary with the UGB;
- either comprise a full title, or be the residual area of a title that is partially within the UGB; and
- not constitute a significant increase in land zoned for urban development outside the UGB in that locality.

It is important to note that the locational test relates to the UGB and not to land adjoining any urban rezonings beyond the UGB. Consideration must be given to the cumulative effects on the land beyond the UGB in the local area, but an analysis of the supply and demand is not required.

Size: It is proposed to limit the total land area of a title that may be considered for rezoning outside the UGB. The maximum size should reflect the intent of addressing an anomaly while also avoiding the rezoning of substantial land areas outside the UGB. It is intended that there would be no need to undertake a supply and demand analysis and comply with the requirement in regional policies SRD 2.2 and 2.8. Options identified for the maximum size are detailed in the table below.

The PPU will also undertake a detailed GIS analysis of land adjoining the UGB to determine the impact of the different maximum land area options.

Table 1 – Considerations for determining a maximum size limit in proposed STRLUS policy SRD 2.12

Maximum size	Considerations
2 hectares	<ul style="list-style-type: none">• Potential for 30 dwellings at 15/ha• Relatively small and likely to have minimal impact on the broader settlement strategy• Potential to be an anomalous exclusion from the UGB
3 hectares	<ul style="list-style-type: none">• Potential for 45 dwellings at 15/ha• Provides broader scope for considering land outside the UGB, but may lead to impacts on the broader settlement strategy
4 hectares	<ul style="list-style-type: none">• Potential for 60 dwellings at 15/ha• Likely to allow for a significant increase in urban land outside the UGB with greater potential to impact on the settlement strategy• Likely to have been excluded from the UGB intentionally

As impacts on transport networks, adjoining land uses, infrastructure servicing capacity, natural values, cultural values, and hazards are the subject of other RLUS policies and standard assessment processes, criteria related to these matters have not been included in the proposed policy. It remains expected that these matters are addressed in any rezoning assessment process.

Procedures

Provided the proposal satisfies SRD 2.12, a council would be able to initiate and certify a proposed amendment to the planning scheme to rezone land for urban development for small areas outside the UGB without needing to seek an amendment to the STRLUS. The relevant planning authority and the Tasmania Planning Commission would determine the suitability of the proposed rezoning as a part of the standard assessment process.

Any proposals that do not fit the criteria in SRD 2.12 would need to be considered as part of any medium term update of the STRLUS to implement the Greater Hobart Metro Plan, or as part of the longer term review of the STRLUS.

Attachment 1: Proposed policy SRD 2.12

Notwithstanding SRD 2.2 and SRD 2.8, land outside the Urban Growth Boundary shown in Map 10 may be considered for rezoning for urban development if it:

- a) adjoins land within the Urban Growth Boundary;
- b) comprises a lot that is outside the Urban Growth Boundary, or the residual area of a lot that is partially within the Urban Growth Boundary, with an area of not more than <2> hectares¹;
- c) does not constitute a significant increase in land zoned for urban development outside the UGB in that locality; and
- d) results in minimal potential for land use conflicts with adjoining land uses.

¹ This figure will be informed by feedback from stakeholders. See background paper for discussion on maximum land area options of 2, 3, or 4 hectares.

REVIEWING AND AMENDING THE REGIONAL LAND USE STRATEGIES

Purpose

This information sheet is issued by the Department of Justice, Planning Policy Unit and provides information on when and under what circumstances the regional land use strategies are reviewed and amended. It also provides information on the requirements and processes for reviewing and considering amendments to the regional land use strategies.

Background

The *Land Use Planning and Approvals Act 1993* (LUPAA) provides for the preparation and declaration of regional land use strategies, which provide an important high-level component of the planning system. Essentially, the regional land use strategies provide the linkage between the Schedule 1 objectives of LUPAA, State Policies established under the *State Policies and Projects Act 1993*, and the future Tasmanian Planning Policies with the current interim and future Tasmanian planning schemes. They provide the mechanism by which the strategic directions of the State and each region are implemented through the land use planning system.

The regional land use strategies set out the key agreed strategic directions for a region over the medium to longer-term. They aim to provide certainty and predictability for Government, local councils, developers and the community on where, when and what type of development will proceed.

Three regional land use strategies are currently in place in Tasmania. The Minister for Planning¹ originally declared the Cradle Coast, Northern and Southern regional land use strategies on 27 October 2011².

The three regional land use strategies provide the strategic direction for future land use and development in each region over a 25-year time horizon. The strategic directions, policies and actions contained within the regional land use strategies aim to deliver sustainable settlements that are integrated across each region, integrated with services and infrastructure, and complemented

¹ Minister for Planning, the Hon Bryan Green MP.

² The three regional land use strategies are: Living on the Coast – The Cradle Coast Regional Land Use Planning Framework; Northern Tasmania Regional Land Use Strategy; and Southern Tasmania Regional Land Use Strategy 2010-2035.

by built and open space environments. They also provide directions, policies and actions to protect Tasmania's agricultural estate and other resource-based industries and protect the State's cultural and natural environments.

Regional land use strategies may also incorporate or reference specific local strategic documents for the purposes of reflecting the application of each strategy within a particular municipal area or sub-regional area.³

Since their declaration, a number of subsequent amendments have been made to both the northern and southern regional land use strategies. The amendments range from minor revisions and refinements to improve consistency and revisions to align with the latest planning reforms, through to broader reviews to implement more strategic changes, such as the review of the Northern Tasmania Regional Land Use Strategy to allow for components of the Greater Launceston Plan.

The regional land use strategies are currently implemented in the land use planning system through statutory zoning and planning provisions in interim planning schemes. They are a key consideration when amendments to the interim planning schemes and other existing planning schemes are being assessed. The regional land use strategies will similarly be implemented through the Local Provisions Schedules (LPSs) that form part of the Tasmanian Planning Scheme.

Legislative context

The regional land use strategies are given legal effect through section 5A of LUPAA.

The Minister for Planning may declare a regional land use strategy for a regional area. Amendments to a regional land use strategy may also be made by the Minister declaring an amended strategy and the Minister is also responsible for keeping the strategies under regular and periodic review.

In addition, comprehensive reviews of all three regional land use strategies will be undertaken following the implementation of the future Tasmanian Planning Policies.

When declaring a regional land use strategy under section 5A of LUPAA, the Minister must first consult with the:

- Tasmanian Planning Commission;
- planning authorities; and
- relevant State Service Agencies and State authorities.

LUPAA specifically requires all planning schemes and any amendments to a planning scheme to be, as far as practicable, consistent with the relevant regional land use strategy.

Before certifying and publicly exhibiting a draft planning scheme amendment, a local council, acting as a planning authority, needs to be satisfied that the draft amendment is consistent with the relevant regional land use strategy.

³ Before being incorporated into (or referenced in) a regional land use strategy, local strategic documents would need to be based on verifiable evidence, supported by Government and demonstrate how they reflect the strategic application of a relevant strategy.

Equally, the Tasmanian Planning Commission must be satisfied that a draft planning scheme amendment is consistent with the relevant regional land use strategy before approving the amendment. Similar legislative requirements apply to all future LPSs, and amendments to LPSs that will be in place under the Tasmanian Planning Scheme.

Reviewing and amending the regional land use strategies

Regional land use strategies have a significant role to play in setting the medium to longer-term strategic directions for each region. Therefore, it is important that the strategic directions, policies and actions contained within each strategy appropriately address both current and emerging land use planning issues. To achieve this, the Minister for Planning is committed to regularly and periodically reviewing the strategies.

Amendments to regional land use strategies will need to be considered over time for a number of reasons. Importantly, amendments to the strategies will generally occur as part of the reviews that are conducted by the Minister for Planning. The Minister for Planning may consider an amendment to a strategy outside the normal review periods under exceptional circumstances.

Any amendment to a regional land use strategy that is requested by an individual or a planning authority would need to be supported by documentation that identified and justified the need for the amendment. Moreover, as the regional land use strategies are a regional plan, it would require the general support from all councils within the region.

The request would also be subject to a rigorous assessment process to ensure that the agreed medium and longer-term strategic directions contained in the relevant strategy are not undermined. This is necessary to ensure that any site-specific amendments to a regional land use strategy do not lead to unintended regional planning outcomes.

An amendment to a regional land use strategy may need to be considered for purposes such as:

- implementing broader legislative reform or overarching State policies or strategies (e.g. the future Tasmanian Planning Policies);
- implementing any revised background analysis of issues in response to changes such as demographics, emerging planning issues, housing supply and demand, or population growth projections;
- incorporating or referring to local or sub-regional strategy planning work that is based on verifiable and agreed evidence and reflects the application of a regional land use strategy in a municipal area or sub-regional area;
- incorporating contemporary community expectations; or
- making minor refinements to correct errors or clarify the operation of a strategy.

It is also important to consider that amending a regional land use strategy is not always the most appropriate course of action to facilitate use and development within a region. This is because the strategies represent the agreed and approved strategic directions for each ‘entire’ region and provide certainty to the broad community, infrastructure providers and governments as to medium and long-term investment decisions. Consequently, use and development should be directed in the first instance to those agreed areas identified in the relevant strategy.⁴

Information requirements to support an amendment request

The information requirements for considering a request to amend a regional land use strategy will be dependent on the nature of the proposed amendment.

Before an individual or a planning authority considers whether or not to make a request to amend a regional land use strategy, it is recommended that early discussions take place with the Planning Policy Unit within the Department of Justice to determine if specific information requirements will be required to enable the consideration of the proposed amendment.

All requests to amend a regional land use strategy should include, as a minimum, the following information.

Minimum information requirements to support an amendment request

1. All requests for an amendment to a regional land use strategy should first be directed to the **relevant local planning authority** or **regional body representing the local planning authorities in the region**.
2. All draft amendments to a regional land use strategy should be submitted in writing to the Minister for Planning by the **relevant local planning authority** or **regional body representing the local planning authorities in the region**.
3. The supporting documentation should include details on why the amendment is being sought to the regional land use strategy.
4. The supporting documentation should include appropriate justification for any strategic or policy changes being sought and demonstrate how the proposed amendment:
 - (a) furthers the Schedule 1 objectives of LUPAA;
 - (b) is in accordance with State Policies made under section 11 of the *State Policies and Project Act 1993*;
 - (c) is consistent with the Tasmanian Planning Policies, once they are made; and
 - (d) meets the overarching strategic directions and related policies in the regional land use strategy.

⁴ For example, the Northern Tasmania Regional Land Use Strategy and Southern Tasmania Regional Land Use Strategy 2010-2035 direct residential development in areas within a relevant Urban Growth Boundary or growth corridors.

As the regional land use strategies represent the agreed and approved strategic directions for the planning authorities that are located in a particular region and the State, any proposed amendments need to consider the impacts on these entities and should be based on an agreed position.

To assist with the consideration of an amendment to a regional land use strategy, it is strongly recommended that written endorsement for the proposed change is sought from all the planning authorities in the relevant region.

It is also strongly recommended that consultation with relevant State Service agencies, State authorities and other infrastructure providers be undertaken before making a request for an amendment to ensure that any significant issues are avoided when the Minister for Planning consults as part of considering the merits of the amendment request.

In addition, amendments that seek to modify an urban growth boundary (or equivalent), settlement growth management strategies, or seek other modifications to a regional settlement strategy, will usually require additional supporting information such as an analysis of current residential land supply and demand, using accepted contemporary and verifiable data sources, that considers the region in its entirety.

The following additional supporting information should also be included.

1. Justification for any additional land being required beyond that already provided for under the existing regional land use strategy. This analysis should include the current population growth projections prepared by the Department of Treasury and Finance.
2. Analysis and justification of the potential dwelling yield for the proposed additional area of land.
3. Analysis of land consumption (i.e. land taken up for development) since the regional land use strategy was declared.
4. Justification for any additional land being located in the proposed area, considering the suitability of the area in terms of access to existing physical infrastructure, public transport, and activity centres that provide social services, retail and employment opportunities.
5. Consideration of appropriate sequencing of land release within the local area and region.
6. Consideration of any targets for infill development required by the regional land use strategy.
7. Potential for land use conflicts with use and development on adjacent land that might arise from the proposed amendment.

The following matters must be considered if an amendment is proposed to a regional land use strategy to develop ‘greenfield’ land⁵. These matters may also need to be considered for amendments relating to some infill development (such as ‘brownfield’ and ‘greyfield’ development⁶).

The following matters should be considered.

1. How the amendment accords with the other strategic directions and policies in the relevant regional land use strategy.
2. Impacts on natural values, such as threatened native vegetation communities, threatened flora and fauna species, wetland and waterway values, and coastal values.
3. Impacts on cultural values, such as historic heritage values, Aboriginal heritage values and scenic values.
4. The potential loss of agricultural land from Tasmania’s agricultural estate (including but not limited to prime agricultural land and land within irrigation districts) or land for other resource-based industries (e.g. extractive industries).
5. The potential for land use conflicts with adjoining land, such as agricultural land and nearby agricultural activities, other resource-based industries (e.g. forestry and extractive industries) and industrial land taking into account future demand for this land.
6. Risks from natural hazards, such as bushfire, flooding, coastal erosion and coastal inundation, and landslip hazards.
7. Risks associated with potential land contamination.
8. The potential for impacts on the efficiency of the State and local road networks (including potential impacts/compatibility with public transport and linkages with pedestrian and cycle ways), and the rail network (where applicable).

Process for considering an amendment request

The process for considering an amendment request to a regional land use strategy will depend on the nature and scope of the request and the adequacy of the supporting documentation.

As a minimum, the Minister for Planning is required to consult with the Tasmanian Planning Commission, planning authorities, and relevant State Service agencies (e.g. Department of State

⁵ Greenfield land is generally former agricultural or undeveloped natural land on the periphery of towns and cities that has been identified for urban development

⁶ Brownfield sites are underutilised or former industrial or commercial sites in an urban environment characterised by the presence of potential site contamination. Greyfield sites are underutilised, derelict or vacant residential or commercial sites in an urban environment that are not contaminated.

Growth) and State authorities (e.g. TasNetworks) on all amendments to regional land use strategies).

The Minister will consult with these relevant entities for a period of at least 5 weeks. The Minister may also need to consult with other infrastructure providers, where relevant, such as TasWater and TasGas.

For amendments seeking to incorporate broader strategic changes to a regional land use strategy, the Minister for Planning is also likely to seek public input through a formal public exhibition process during this 5 week consultation period. Broader strategic changes have the potential to affect property rights and the community should be afforded natural justice before the Minister declares an amended strategy.

The Minister for Planning will also require all planning authorities in the relevant region to agree to the proposed amendment.

Following the consultation period, the Minister for Planning will consider any submissions received and seek advice from the Department of Justice, Planning Policy Unit before determining whether or not to declare an amended regional land use strategy and whether any modifications are required to the amendment prior to declaration. Procedural fairness will be afforded to all parties prior to making a decision on the amendment request.

Where can I get more information?

General enquiries about the requirements and process for considering amendments to the regional land use strategies should be directed to:

Planning Policy Unit
Department of Justice
GPO Box 825
HOBART TAS 7001

Telephone (03) 6166 1429
Email: planning.unit@justice.tas.gov.au

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11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 COASTAL HAZARDS POLICY**

(Ecm No 4505138)

EXECUTIVE SUMMARY**PURPOSE**

To give consideration to the adoption of the Coastal Hazards Policy.

RELATION TO EXISTING POLICY/PLANS

The following are relevant:

- Council's Strategic Plan 2016-2026;
- Council's Risk Management Policy; and
- State Coastal Policy (as amended 2009).

LEGISLATIVE REQUIREMENTS

There are no specific legislative requirements.

CONSULTATION

No consultation has occurred in relation to the draft Coastal Hazards Policy. A promotion plan has been developed to inform the community of the Coastal Hazards Policy following adoption of the policy by council.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the adoption of the policy. Following adoption of the policy local coastal management plans will be developed in consultation with the community, subject to budget funding approval.

RECOMMENDATION:

That council adopts the Coastal Hazards Policy 2020.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. The City of Clarence has 191km of coastline, some of which is at significant risk from coastal hazards in the near to mid-term.

1.2. Coastal hazards such as erosion and inundation are natural processes which affect the coastal zone. Council's report "Climate Change Impacts on Clarence Coastal Areas – December 2008" identifies areas subject to high risk of erosion and inundation. A decade later the evidence of this is more prevalent.

It is appropriate for council to establish a policy for management of coastal hazards within the municipality.

- 1.3. At its meeting of 18 June 2018, council resolved, inter alia: *“That Council authorises the General Manager to prepare a draft Clarence Coastal Policy as reported to present at a future Council workshop.”*
- 1.4. The principles of the draft Coastal Hazards Policy were discussed at a council workshop on 4 November 2019. The draft Coastal Hazards Policy was presented at the 19 October 2020 workshop and the promotion plan to council workshop on 30 November 2020.

2. **REPORT IN DETAIL**

- 2.1. The purpose of the Coastal Hazards Policy is to provide a framework for council to manage current and emerging coastal hazards on council-controlled land within the context of council’s Risk Management Framework (**Attachment 1**).
- 2.2. The policy applies to land controlled by council and private land where council is involved as a Planning Authority.
- 2.3. The policy clarifies that natural processes will be allowed to occur without intervention unless extreme risk arises. The policy also states:
 - “• *Council will aim to achieve a balance between providing safe access and recreational amenity while allowing natural processes to occur.*
 - *Capital and ongoing costs for coastal protection will be paid for in a fair manner by all who benefit.*
 - *Engineering solutions will be a last resort and only considered where the public benefit outweighs costs and beneficiaries are willing and have the capacity to pay”.*
- 2.4. If council adopts the policy, it will be the first council in Tasmania to develop and adopt a coastal hazards policy to provide a consistent approach to the management of coastal hazards within a municipality.

- 2.5.** The policy will guide council's decisions on potential risks from coastal hazards on land within the coastal zone.
- 2.6.** The policy outlines while council, in conjunction with the Crown, is responsible for responding to coastal hazards which present a danger to the public, it does not take responsibility for protecting private property from coastal hazards.
- 2.7.** Community consultation will be undertaken in the development of local coastal management plans for areas which require coordinated and long-term responses to coastal hazards.
- 2.8.** Following adoption of the policy and informing the community, officers will prepare budget submission information to undertake Clarence's first local area Coastal Management Plan in 2021/2022.
- 2.9.** The focus will be on areas at high risk of coastal impacts, such as Pipe Clay Esplanade and Cremorne, or Roches Beach, where some coastal research work has already been undertaken.
- 2.10.** The local area Coastal Management Plan will involve obtaining expert advice on the possible impacts, identify and consider management options, consulting the options with the local community, and then presenting options and recommendations to council on the way forward.

3. CONSULTATION

3.1. Community Consultation Undertaken

To date there has been no community consultation undertaken in the development of this policy.

3.2. State/Local Government Protocol

The Southern Tasmanian Councils Authority (STCA) is developing a Regional Coastal Hazard Strategy. This is to provide a framework for coastal management adaptation and land use planning purposes guided by a set of coastal management principles. The strategy is currently being developed and future engagement will occur with local councils before it is finalised.

3.3. Other

Nil.

3.4. Further Community Engagement

Community engagement will be undertaken in accordance with the proposed Promotion Plan included in **Attachment 2** and consistent with the Community Engagement Policy 2020.

- **Promotion Plan Aim**

The aim of the Promotion Plan is to inform City of Clarence residents of the development and adoption of the Coastal Hazards Policy and the subsequent development of local coastal management plans.

- **Community Engagement Tools**

In accordance with clause 8 of the Community Engagement Policy 2020, the Promotion Plan will use a media release, newspaper advertisement, social media, Rates News and City of Clarence website to promote the policy.

- **Engagement Timing**

The Promotion Plan will be implemented following adoption of the Coastal Hazards Policy by council.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2016-2026 provides for the protection, management and enhancement of the city's natural assets for the long-term benefit of the community. Specifically, the strategies include:

- Continuing to work with all levels of government to meet national climate change objectives as agreed to following the 21st Conference of Parties (COP21, Paris) – the United Nations framework convention on climate change.
- Developing climate change adaptation and mitigation action plans to meet the agreed response to climate change impacts.
- Considering the impacts in all asset management plans and land-use planning strategies.
- Ensuring the community is well informed of potential impacts, particularly coastal communities.
- Protect natural assets within council managed land through development and review of strategies in relation to bushfire, weed, land and coastal management.

4.2. Council's Risk Management Policy is also relevant.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

6.1. The State Coastal Policy 1996 clarifies the need for integrated, coordinated and cooperative management of the coast and that management responsibility is shared between communities, local government, state government and the Australian Government.

6.2. The draft Coastal Hazards Policy details how council will manage current and emerging coastal hazards within the context of council's Risk Management Framework.

6.3. Council has received regular advice in relation to coastal management works over recent years. Key aspects of this advice are:

- Council's insurance policy is not breached by council undertaking works on council or Crown Land which are based on expert advice and design obtained for that purpose.
- Council must follow reasonable practices, be compliant with statutory obligations and permits and take reasonable care in undertaking coastal works.
- Coastal works undertaken will need to be appropriately maintained.
- It is important that any course of action is communicated to residents explaining the limitations of such measures so as to limit "expectation" on the long term effectiveness of works to be undertaken.

7. FINANCIAL IMPLICATIONS

There are no financial implications associated with the adoption of the policy. Following adoption of the policy, local coastal management plans will be developed in consultation with the community, subject to budget funding approval. The financial impacts of the coastal management plans will be the subject of future reports to council.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** With 191km of coastline, council does not have the financial capacity to protect private coastal properties from erosion and inundation.
- 8.2.** As evidenced by recent examples at Wamberal Beach and Collaroy, New South Wales, the effects of severe erosion can be devastating.
- 8.3.** Given the lack of federal coastal policy or legislation, some States are enacting their own coastal management legislation, policies and guidelines.
- 8.4.** The Tasmanian Government does not have any effective coastal management legislation and Crown Land Services approach is to consider coastal erosion and inundation as a natural process.

- 8.5.** The approach of the Clarence City Council draft Coastal Hazards Policy is consistent with current trends developing with Australian coastal councils. That is, councils are not responsible for protecting private property but do have a role to assist community understanding of coastal hazard effects and options to respond, based on risk principles.

9. CONCLUSION

- 9.1.** The city of Clarence has 191km of coastline, some of which is at significant risk from coastal hazards in the near to mid-term.
- 9.2.** The Coastal Hazards Policy will guide council's decisions on potential risks from coastal hazards on land within the coastal zone.
- 9.3.** The policy outlines while council, in conjunction with the Crown, is responsible for responding to coastal hazards which present a danger to the public, it does not take responsibility for protecting private property from coastal hazards.
- 9.4.** Following adoption of the policy and informing the community, officers will prepare budget submission information to undertake our first local area coastal management plan in 2021/2022.
- 9.5.** The focus will be on areas at high risk of coastal impacts, such as Pipe Clay Esplanade, Cremorne or Roches Beach where some coastal research work has already been undertaken.

Attachments: 1. Draft Coastal Hazards Policy (7)
2. Promotion Plan – Coastal Hazards Policy (2)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

Attachment 1

COASTAL HAZARDS POLICY

1. PURPOSE

The purpose of this policy is to provide a framework for council to manage current and emerging coastal hazards on council-controlled land within the context of council's risk management framework.

2. SCOPE

This policy applies to:

- land controlled by council, and
- private land, where council is involved as a Planning Authority.

3. DEFINITIONS

The following definitions apply to this policy:

Council	Means the Clarence City Council.
Coastal Hazard	Means: <ul style="list-style-type: none"> (a) an area subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise,¹ or (b) a potential source of harm, injury or difficulty.²
Coastal Inundation	Means an event where seawater rises and submerges land normally above the National Tidal Centre High Water Mark. ³

¹ State Coastal Policy 1996

² Tasmanian Coastal Works Manual 2010

³ National Tidal Centre, a division of the Commonwealth Bureau of Meteorology

Attachment 1

Extreme Risk

Means a risk that poses extensive detrimental long-term impacts on the environment and community, e.g. impacts that may be a result of chronic coastal flooding, erosion of coastal ecosystems and sea water intrusion into freshwater systems.

4. POLICY STATEMENT

This policy provides the framework for council to:

- Establish council's approach to decision-making in relation to risks arising from coastal hazards.
- Provide for the development of local coastal management plans through coastline monitoring and evidence-based advice for areas requiring coordinated long-term responses to coastal hazards.

PRINCIPLES

Coastal hazards such as erosion and inundation are natural processes that affect the coastal zone. A changing climate may lead to extreme weather events and sea level rise which may increase the risks from coastal hazards.

Natural processes will be allowed to occur without intervention unless extreme risk arises.

Council will aim to achieve a balance between providing safe access and recreational amenity while allowing natural processes to occur.

Capital and ongoing costs for coastal protection works will be paid for in a fair manner by all who benefit.

Engineering solutions will be a last resort and only considered where the public benefit outweighs costs and beneficiaries are willing and have the capacity to pay.

5. RELATIONSHIP TO COUNCIL STRATEGIC PLAN

Council's Strategic Plan 2016 – 2026 (the Plan) provides for the protection, management and enhancement of the city's natural assets for the long-term benefit of the community.

Attachment 1

Specifically, the strategies outlined include:

- *Continuing to work with all levels of government to meet national climate change objectives as agreed to following the 21st Conference of Parties (COP21, Paris) – the United Nations framework convention on climate change.*
- *Developing climate change adaptation and mitigation action plans to meet the agreed response to climate change impacts.*
- *Considering the impacts on all asset management plans and land-use planning strategies.*
- *Ensuring the community is well informed of potential impacts, particularly coastal communities.*
- *Protect natural assets within Council managed land through development and review of strategies in relation to bushfire, weed, land and coastal management.*

6. RELATED DOCUMENTS

The legislation and documents listed below form the framework to give effect to this policy:

LEGISLATIVE (ACTS, REGULATIONS AND STANDARDS)

- State Coastal Policy 1996

COUNCIL POLICY, PLANS, PROCEDURES AND GUIDELINES

- Clarence City Council Risk Management Policy
- SGS Economics and Planning "Issues Paper – Coastal Policy" dated 20 March 2019 and SGS Economics and Planning "Clarence Coastal Policy" report dated 16 August 2019

7. POLICY REQUIREMENTS

RESPONSIBILITIES

COUNCIL IS RESPONSIBLE FOR:

Attachment 1

- Approving development that meets requirements of the planning scheme and the *Land Use Planning and Approvals Act 1993*, recognising the State Coastal Policy.
- Reviewing and updating coast related aspects of the planning scheme to recognise coastal vulnerability assessments and other relevant risk assessments.
- Taking ecological, cultural, aboriginal heritage values and conservation of biodiversity into account when responding to coastal hazards.
- Coordinating response to identified 'extreme risk' coastal hazards on council-controlled public land.
- Coordinating coastal protection works on land where there is a significant public benefit, and that benefit outweighs the cost.

COUNCIL IS NOT RESPONSIBLE FOR:

- The protection of State or Federally managed land from coastal hazards.
- Protecting private property from coastal hazards.
- Maintaining coastal protection works that are primarily for the protection of private property.
- Unless public assets are involved, coastal protection works for private property will not be located on public land.
- Collaborating with key stakeholders to manage coastal hazards.

LOCAL COASTAL MANAGEMENT PLANS

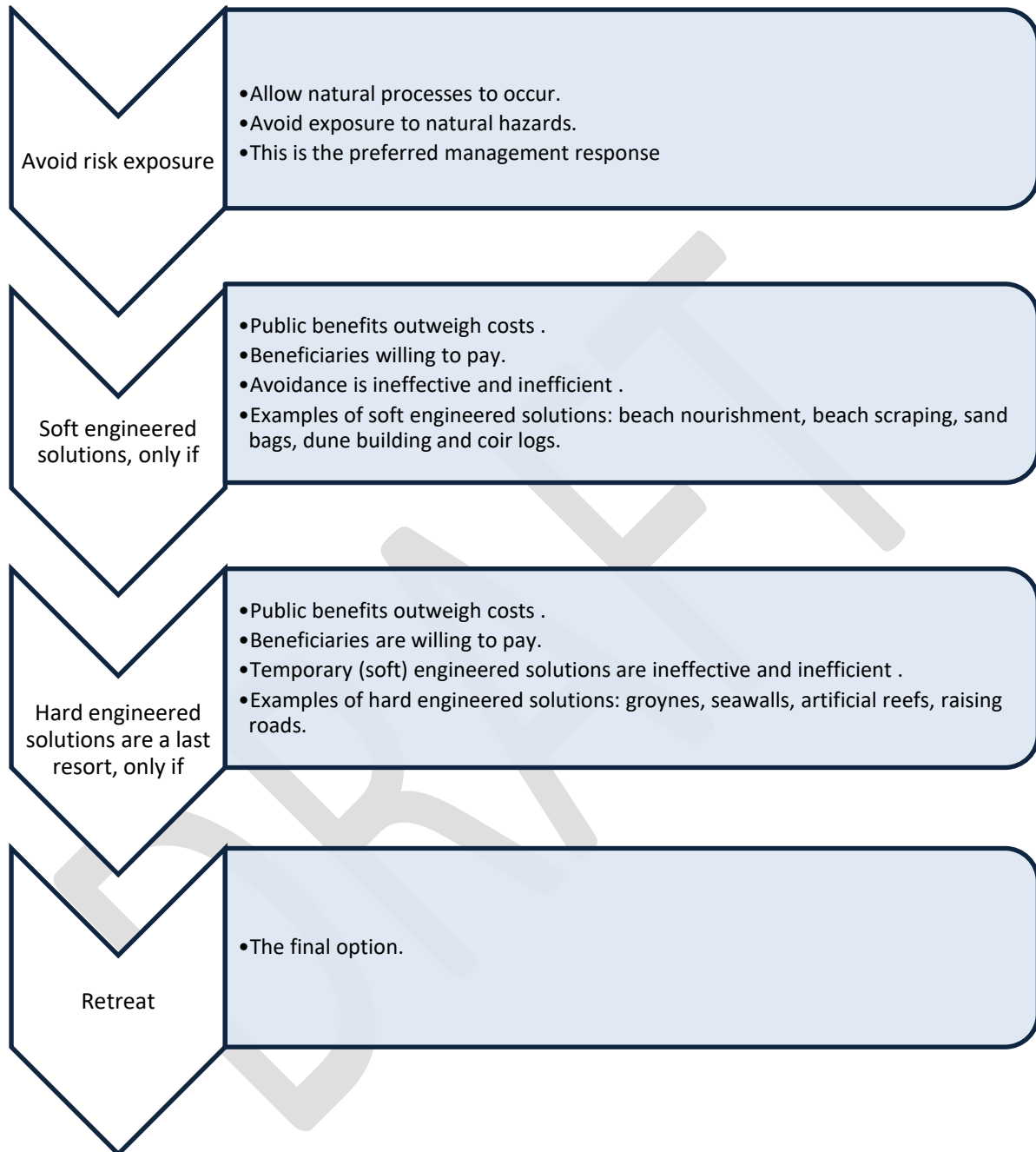
- Council will develop local coastal management plans through coastline monitoring and evidence-based information for areas requiring coordinated long-term responses to coastal hazards.
- The plans will consider environmental, social and economic values; responses to coastal hazards through development of coastal adaptation pathways; how protection responses will be funded; distribution of costs and benefits among stakeholders.
- Local coastal management plans will be developed in consultation with the community and key stakeholders.

Attachment 1

- The local coastal management plans will be reviewed periodically using the best available evidence, new relevant scientific data/modelling and best practice coastal management techniques.
- Planning for coastal reserves will include consideration of the need for coastal vegetation and animals to migrate inland and for public infrastructure such as roads and tracks to be moved inland.
- Council will make approved local coastal management plans available to the public.

Attachment 1

DECISION MAKING MODEL



Attachment 1

8. IMPLEMENTATION AND COMMUNICATION

The Group Manager Engineering Services is responsible for the implementation of this Policy. This policy will be communicated via:

- council's website
- internal circulation to staff
- council's social media and local advertising, and
- direct communication to those most vulnerable communities.

9. REPORTING

Not applicable.

10. ADMINISTRATIVE ARRANGEMENTS

TABLE OF AMENDMENTS

No.	Date	Brief Details

APPROVAL

GM APPROVAL DATE	XX XXX 2020
REVIEW	Every 5 years
RESPONSIBLE POSITION	Group Manager Engineering Services
ECM REFERENCE	

Attachment 2

Purpose

Inform City of Clarence residents of the Clarence City Council Coastal Hazards Policy and the subsequent development of local coastal management plans.

Key messages

- The City of Clarence has 191km of coastline, some of which is at significant risk from coastal hazards in the near to mid-term.
- Clarence City Council is the first council in Tasmania to develop and adopt a Coastal Hazards Policy to allow for a consistent approach to the management of coastal hazards.
- The policy will guide council's decisions on potential risks from coastal hazards on land within the coastal zone.
- The policy outlines that while council, in conjunction with the Crown, is responsible for responding to coastal hazards that present a danger to the public, it does not take responsibility for protecting private property from coastal hazards.
- Community consultation will be undertaken in the development of local coastal management plans for areas that require coordinated and long-term responses to coastal hazards.

*Timing of promotional activities will be determined by policy adoption.

Medium	Audience	Aim
Media release	City of Clarence residents	Inform City of Clarence residents of endorsement of Clarence City Council Coastal Hazards Policy and the planned development of local coastal management plans.
Eastern Shore Sun advert	City of Clarence residents	Inform City of Clarence residents of endorsement of Clarence City Council Coastal Hazards Policy and the planned development of local coastal management plans.



Promotion Plan – Coastal Hazards Policy

Attachment 2

		ESS delivered direct to mailboxes throughout Clarence.
Mercury advert	City of Clarence residents	Inform City of Clarence residents of endorsement of Clarence City Council Coastal Hazards Policy and the planned development of local coastal management plans. To reach residents who do not read Eastern Shore Sun.
Facebook advert	City of Clarence residents	Inform City of Clarence residents of endorsement of Clarence City Council Coastal Hazards Policy and the planned development of local coastal management plans. To reach residents who do not read newspapers or are followers of the CCC Facebook page.
CCC Facebook page	City of Clarence residents	Inform City of Clarence residents of endorsement of Clarence City Council Coastal Hazards Policy and the planned development of local coastal management plans.
Rates News	Clarence ratepayers	Inform City of Clarence residents of endorsement of Clarence City Council Coastal Hazards Policy and the planned development of local coastal management plans. Delivered direct to Clarence ratepayers.
CCC website	City of Clarence residents	Policy available for download and viewing.

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 SALE OF COUNCIL LAND – PART OF 196 CLARENCE STREET, HOWRAH**
(File No C025-196)**EXECUTIVE SUMMARY****PURPOSE**

To consider the sale of part of the council owned land at 196 Clarence Street, Howrah to the adjacent property owners at 198 Clarence Street and 31 Allumba Street.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

As the proposed sale is a disposal of council land, this decision is required to be dealt with under the *Local Government Act 1993* (Tas) and requires an Absolute Majority decision of Council.

CONSULTATION

Consultation has occurred between council officers and the owners of 31 Allumba Street and 198 Clarence Street.

FINANCIAL IMPLICATIONS

Costs associated with the sale of the council land will be borne by the owners of 31 Allumba Street and 198 Clarence Street, Howrah and will not impact on Council's Annual Plan.

RECOMMENDATION:

- A. That Council approves the sale of part of the council owned land at 196 Clarence Street, Howrah to the adjacent owners of 31 Allumba Street and 198 Clarence Street, Howrah as shown in Attachment 2 of the Associated Report.
- B. That Council authorises the General Manager to negotiate sale of the council land subject to the owners meeting all costs associated with the sale of the land, including purchase price as determined by a registered valuer, survey, boundary adjustment and council's legal costs and valuation fee.

NB: An absolute Majority is required for a decision on this item.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Since 1978, part of the council land at 196 Clarence Street, Howrah has been licensed to the adjoining owners at 198 Clarence Street and 31 Allumba Street, Howrah.

- 1.2.** The owner of 31 Allumba Street has requested to purchase the portion of land adjacent to that property and has obtained a valuation from a registered valuer.
- 1.3.** The owner of 198 Clarence Street has indicated an interest in purchasing the area adjacent to that property and intends to obtain a valuation.
- 1.4.** Council approval is required to dispose of council land (the Local Government Act 1993, Section 177).

2. REPORT IN DETAIL

- 2.1.** Council owns the land at 196 Clarence Street, Howrah. The land includes a footway connecting Clarence Street to Allumba Street and a grass area of approximately 646 square metres.
- 2.2.** Since 1978, council has licenced part of 196 Clarence Street, Howrah to the adjoining property owners at 198 Clarence Street and 31 Allumba Street which has been fenced off and used for domestic purposes.
- 2.3.** Excluding the existing footway, the council land at 196 Clarence Street is surplus to council's requirements.
- 2.4.** The sale of part of 196 Clarence Street will not impact the current use of the existing public footway as the grassed area can be adhered to the adjoining properties leaving the footway for continued public access.
- 2.5.** The owner of 31 Allumba Street has requested to purchase the council land adjacent to that property.
- 2.6.** The ownership of 198 Clarence Street recently changed, and the new owners are interested in purchasing the council land adjacent to that property.

- 2.7.** A registered valuer has valued the council land adjacent to 31 Allumba Street at \$25,000 subject to the owner paying for all legal, survey and council costs associated with the sale of the council land. The owner has agreed to accept all costs associated with the transfer of the land.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Consultation has occurred between council officers and the adjacent owners.

3.4. Further Community Consultation

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Nil.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

As the proposed sale is a disposal of Council land, this decision is required to be dealt with under the *Local Government Act 1993* (Tas), Section 177 and requires an Absolute Majority decision of council.

7. FINANCIAL IMPLICATIONS

All costs associated with transfer of the council land, including purchase price, are to be met by the purchasers.

8. ANY OTHER UNIQUE ISSUES

None identified.

9. CONCLUSION

9.1. Council owns land at 196 Clarence Street, Howrah. Excluding the existing public footway, the land has been fenced off and used by the adjacent property owners since 1978.

9.2. The owner of 31 Allumba Street wishes to purchase the area adjacent to that property.

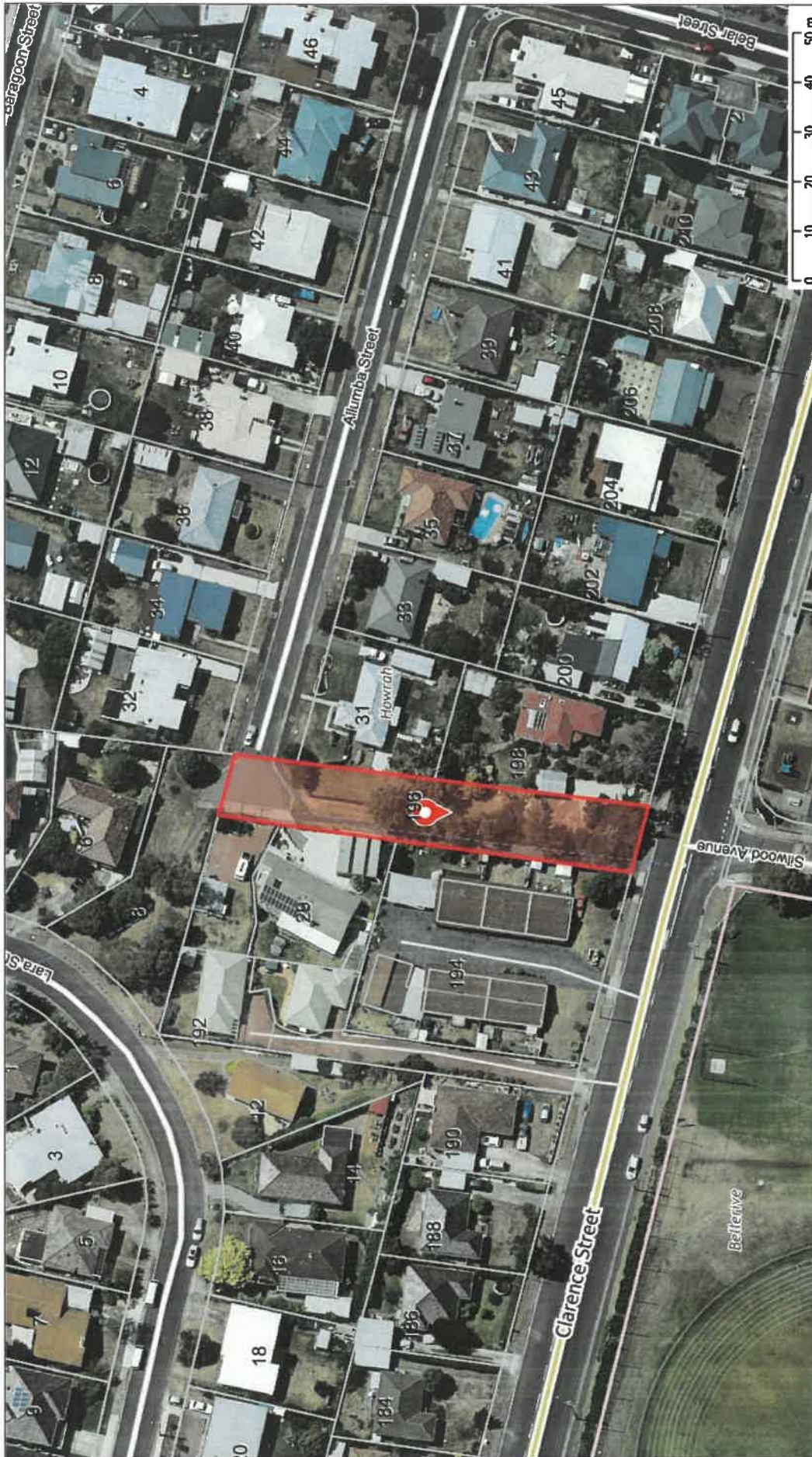
9.3. The owner of 198 Clarence Street has expressed an interest in purchasing the land adjacent to that property and are intending to obtain a valuation from a registered valuer.

9.4. The Council land, excluding the footway, is surplus to council requirements and therefore recommended for sale.

Attachments: 1. Photograph of Council Land (1)
2. Plan Showing Area Proposed for Sale (1)

Ian Nelson
GENERAL MANAGER

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.

12/15/2020

1:1129

ATTACHMENT 2

ROKEBY

ROAD

9.75m.

Right of Way 365m. wide to be retained

Area to be leased to R.D. & Z.K. Onn

Area to be leased to E. & J. Aulich

R.D. & Z.K. Onn
(owner)

E. & J. Aulich
(owner)

198

31

Jacobowski
(owner)

194

M. Muir
(owner)

192

ALLUMBA ST.

MUNICIPALITY

OF

CHATELAIN

Initial

Date

Scale:

1 : 48

Drawn G.O.W. Date Nov '78

Traced D.M. Field Bk.

Designed C.D.W. Level Bk.

Checked Examined

Approved

ROKEBY ROAD-ALLUMBA

LEASES OF 1

PLAN

Ms. 2319

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).

12.2 ANSWERS TO QUESTIONS ON NOTICE**12.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING****Ald James**

Following the decision of the Appeals Tribunal in relation to the Rosny Hill Hotel Development and given that council agreed as the owner's representative to allow this particular development to go forward for consideration by council, what role does the Crown play in this, in as much as it is the owner of the land and council is the managing authority of the land. In the next step is it a case that the applicant has to apply for land ownership and that is to the State Government or the Department of Parks and Wildlife as representing the actual owner of the site?

ANSWER

Council is the statutorily appointed managing authority. We have a lease over the land and we have control of the land in the context of the relevant legislation. So my understanding of that situation is that we do not need to seek land owner consent for any development on the land, although we do need to make sure that the Crown and the Minister are informed of the terms of the lease and the Minister is content with those terms.

Question contd

In relation to what happened with the Dorans Road jetty, it is my understanding that it was refused by council and one of the reasons why it did not proceed was the Crown decided not to provide its consent for the construction to be built at the site. How does that differ then in the case of the Crown and Rosny Hill's ownership when in fact the Dorans Road, amongst other things, one of the reasons why it did not proceed was that the Crown withdrew its consent for the development and then on Rosny Hill the Crown owns the land and council has a lease and that also as the managing authority it does not own the land, so therefore is there a similarity between the two and therefore it would be expected that the Crown may have to be consulted as to whether or not it agrees or not with the building going ahead on the site?

ANSWER

We do not know the reasons why the Dorans Road jetty was rejected by the Crown. We have not been informed of that, so any comment I made on that front would be pure speculation. The one material difference between Dorans Road and Rosny Hill is that we are the managing authority for Rosny Hill, we have responsibility for managing the hill and that has been seeded to us by the Crown. As I said before, we have a lease and that lease provides for sub-leasing with certain conditions so the two are not similar in any way from that point of view.

Ald Peers

I just wonder with COVID we could be sitting like this for ages and I am just wondering if it could be looked at over the break, can this room be changed slightly? I get very frustrated Mayor because you're blocked from seeing me and I'm blocked from seeing you. At times I want to speak but obviously you can't see me. I can understand that because normally you would be sitting in the middle chair. I get very frustrated and people have said everything I want to say, so what's the use? It's nobody's fault, I understand that, I'm just saying I would like to have it looked at.

ANSWER

(Mayor) I am certainly open to ideas to how we better improve the ergonomics but the number of people is constrained by the overall space of the room.

Ald Walker

1. Summer is coming along and swimming is becoming one of the more popular activities and I just want to reiterate around community issues of concern that have been raised about Little Howrah Beach. It is a lovely spot but when the tide is high there is not a lot of beach and there is quite a bit of growth along the wall around there. Also there has been a lot of growth in the whole of the municipality and summer is upon us so could the staff look at and expedite some intervention on that issue?

ANSWER

(Mayor) I will take the Question on Notice and ask Mr Graham if he could let council know what could be done to improve the amenity of Little Howrah Beach.

The current size of the indigenous great saltbrushes does not warrant trimming at this time. The bushes will be assessed, and trimming will be undertaken during the annual beach access maintenance program. The bushes provide an important role for the beach, reducing the sand erosion. Often the only soft sand in the area is that to which has been trapped within the bushes.

2. In relation to the Clarence Health Services online forum, can I be provided with a breakdown of which nursing, allied health or medical representative groups are involved in the formulation of this and the number of permissions actually using it?

ANSWER

(Mayor) I will take the Question on Notice and ask Mr Toohey if we could have the response in the Weekly Briefing Report to benefit all Aldermen.

A response to this question was provided in the Weekly Briefing Report dated 11 January 2020.

Ald Edmunds

1. I had some questions on notice two meetings ago about the reservoir just up the hill here. I was just wondering if we could find out the cost that TasWater originally spent doing that mural and the cost that they have set aside for the replacement mural once the works are done?

ANSWER

(Mayor) I can advise that the original mural was put in there basically by volunteers, TasWater did provide the materials, obviously the cost of that wasn't terribly great but they were volunteers that did it. In terms of the costs of removing and replacing it again I will take that on notice as the TasWater representative for Council and get the information back to you.

2. We had our Annual General Meeting last Monday at Blundstone Arena and obviously there are requirements around that being open to the public. Could we please put in a request about how we actually communicated that it was open to the public? Obviously, people were used to a COVID environment, we opened up the doors and no-one walked in, so I was just wondering as I couldn't find anything on Facebook for any information. I'm sure there was probably something in the Saturday Mercury but if we are able to give a run down of what was communicated to the public I would be interested.

ANSWER

The Annual General Meeting was advertised in "The Mercury" and the same notice would have appeared in our notices section on the website, which advised it was open to the public and that is why it was held at Blundstone Arena.

Ald Kennedy

With the beginning of summer it has been very hot, and in the last two days at Seven Mile Beach, there have been people trying to get parks and then parking over people's driveways already. The traffic was so jammed on Sunday that people couldn't park, there were traffic movements that didn't actually happen for quite lengthy periods of time, it was just crazy, and I know the weather has just hit us very quickly. Last summer I believe that there was some traffic management put in place I think with regard to some infringements or something like that or notes on people's cars. There was some Council intervention in this space, and I was just wondering if there was going to be anything planned for this summer?

ANSWER

We can institute that again. Last time we did put notices on cars just cautioning people not to park there and we then followed up with several other visits and in the case of people that were doing the wrong thing we did issue fines.

Ald Mulder

1. Regarding the lease for the Rosny Hill area and it follows on from a question I asked previously and some discussions with the General Manager, which would suggest that we were at cross purposes about what I had asked. Now that we have had time to get our thought processes together, I am just interested in relation to the activation of that lease. So at what point is the lease to the developer granted and how is that lease terminated, for example should the construction not be completed, or should the hotel operator not come to the party at the last minute or operates it for a year or so and realises it's a dead duck and then wants to walk away. I'm just wondering what that means in terms of the lease given the facts that we are the owners of the land, does that lease continue in perpetuity? How is it activated, and does it continue in perpetuity and under what conditions could it be revoked?

ANSWER

In terms of the activation of any lease, that will be subject to negotiation between council officers and the developer, Hunter Developments. That will come to council for a workshop. We have not determined at what stage yet, but it will be at an early stage and I will then anticipate a second workshop to talk about specific details and work through the actual context of the lease and some of those key terms. Before council makes a decision to actually offer that lease in a formal sense, because it is a dealing in land the Local Government Act requires that council consider that and there is a process associated with that.

There will be at least one workshop, probably two and then a formal decision process to make an offer. In terms of termination or the other variables you were talking about, I will combine them for convenience tonight. Because this is a lease and not a sale of the land, we have an opportunity to deal with those issues and the outcomes that we might need to manage them should they eventuate. That will be the process of working through that in the workshop making sure we have got a level of comfort about the commencement of construction, completion and so forth. In that regard, the issues we have seen with the hotel site development for example should be easier to manage under a lease than under a sale.

2. In regard to the Rosny Golf Course and perhaps the General Manager would like to address this one too at the risk of contradicting the Mayor. Is the continuance of golf on Rosny Golf Course an option even in the interim?

ANSWER

(Mayor) Before I ask the General Manager to respond, in suggesting it as a contingency planning that was involved, wasn't necessarily suggesting that there had to be a continuation of golf. The context of the contingency planning was exactly that.

Question /contd...

I don't have the benefit of Hansard and if I did it wouldn't be this quick but I am pretty sure your words in the event that it doesn't continue as a golf course were the words used.

ANSWER

It may seem flippant but anything is a possibility, the decision of council earlier this year was that the lease would cease on 30 April, council didn't make any determination as to what would occur after that, although we did have workshop and budget discussions around costs and issues and from that point of view we are tackling that through the interim arrangement for the City Heart project. It is open to council to make any other decisions about that land that it wishes to make.

Question contd

By point of clarification and supplementary, so what you're saying, if golf were to continue on that site it would require a motion from this council.

ANSWER

It would and just picking up on a point that was made before about potential other operators, from a probity point of view if there was a view towards golf continuing but under a different operator it is in all likelihood necessary for us to go to the market, not just simply appoint someone who has come forward, there would need to be a proper process.

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 – ASPHALT SUPPLY ONLY
- 13.3 TENDER T1387-20 HOOKEY COURT AND ATKINS STREET ROAD RECONSTRUCTION
- 13.4 TENDER T1379-20 ANNUAL RESEAL-MICROSURFACING WORKS 2020/21
- 13.5 TENDER T1390-20 VICTORIA ESPLANADE LANDSCAPE AND STREETSCAPE MASTER PLAN DESIGN CONSULTANCY
- 13.6 TENDER T1254-18 – SOUTH ARM OVAL, 21 HARMONY LANE AND 3 JETTY ROAD PUBLIC TOILETS CONSTRUCTION
- 13.7 GENERAL MANAGER REVIEW COMMITTEE

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;
- security of the council, councillors and council staff; or the property of the council;
- 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”.