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 10 MAY 2021

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

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

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1. APOLOGIES

2. ***CONFIRMATION OF MINUTES

RECOMMENDATION:

That the Minutes of the Council Meeting held on 19 April 2021, as circulated, be taken as read and confirmed.

3. MAYOR'S COMMUNICATION

4. ***COUNCIL WORKSHOPS

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

PURPOSE	DATE		
Public Open Space Options			
Rosny Golf Course Site – EOI Process			
Northern Corridor Sports Planning			
Business East Transition			
Health and Wellbeing Strategy - Next Steps			
Enterprise Agreement Update	26 April		
Budget	3 May		
RECOMMENDATION:			

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

6. ***TABLING OF PETITIONS

(Note: Petitions received by Aldermen are to be forwarded to the General Manager within seven days after receiving the petition).

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

7. PUBLIC QUESTION TIME

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

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

7.1 PUBLIC QUESTIONS ON NOTICE

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

Nil.

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

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

At Council's Meeting of 19 April 2021 Mrs Joanne Marsh of Bellerive asked the following questions.

WATER DISCOLOURATION

1. I have occasionally noticed a pink discolouration of the water near the Bellerive boardwalk and the slipway area – possibly an algal bloom (photos were provided). On Tuesday, 13 April it was the worst I have seen it.

What is causing this problem, and does it pose a threat to the health and well-being of the community?

ANSWER

We received several enquiries from the public between February and April regarding red discolouration in the waters around the eastern shoreline. Investigations confirmed that the red discolouration was in fact bioluminescent algae, which creates what are commonly known as red tides. At night when the phytoplankton are agitated by movement, they produce their natural light show.

/ contd on Page 8...

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE/ contd...

The red tide event in the Kangaroo Bay area was observed to be quite extensive throughout the Bay and Boardwalk area. This is a natural event and such concentrations are relatively short term. There is no public health risk associated with a red tide.

PUBLIC ART - KANGAROO BAY

2. Council has asked for expression of interest from artists and designers to provide ideas for public art at Kangaroo Bay. Council wants to create a unique destination that links land, sea and mountain and respects the stories and histories of place. Hopefully Council are encouraging artists and designers who are descendants of the original custodians of the area.

Will the community be given a say in which ideas submitted best fulfil these criteria and are the best use of the budgeted \$110,000?

ANSWER

An expert panel that includes two external representatives will assess the proposals submitted and select a preferred artist whose proposal best meets the criteria.

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 EWINGTON CONCEPT PLAN DEVELOPMENT PROCESS – CITY HEART PROJECT

In accordance with Notice given, Alderman Ewington intends to move the following motion:

"That council include within its Expression of Interest concept plan development process for the City Heart project:

- (a) A draft precinct map of the Rosny Park activity centre, council lawns, Rosny Farm complex, the land comprising Rosny Park Public Golf Course and Charles Hand Park, Sheoak Point, Kangaroo Bay and Bellerive Village identifying potential commercial and non-commercial development 'hubs' based on key themes; and then consider
- (b) A mechanism for interested parties in the sport, recreation, leisure, tourism, hospitality, arts and cultural sectors, both commercial and not for profit, as well as community groups and individuals to submit potential development projects for concept planning consideration within each hub; and
- (c) Also include consideration of an urban densification plan for the immediate area surrounding the Rosny Park activity centre, which could play an important role in the future growth and utilisation of the area.

EXPLANATORY NOTES

At its 14 December 2020 meeting, council took the first step toward development of a City Heart concept plan and published its initial community consultation via the Timmins Ray report.

Following from recent public discussion of the future of the Rosny Park Public Golf Course and presentation of a proposal for the golf course land by Golf Australia, it is clear that the concept plan should have a number of clear focal points established to assist its development. In addition to previous considerations, council should include consideration of inner residential areas close to the Rosny Park CBD alongside identification of possible future "hubs" within the activity area and an invitation for potential development projects to be submitted as part of each hub. The recent adoption of the Rosny Park Urban Design framework reinforces the need to consider the future urban densification of the immediate area, due to the support it can provide to the development of night and hospitality economies for the City Heart. Plus, there is a clear need to identify areas where higher density living may assist with housing affordability.

As it presently stands, council has requested that the General Manager initiate an Expression of Interest process for the City Heart project, with no further direction provided. There is an opportunity for council to highlight the key areas for concept planning to consider, for inclusion in the EOI process.

By specifying key aspects to be considered as part of the City Heart concept plan, council can be clear with its community about its aims and ambitions for the project. This will assist as we seek to consult and seek community engagement and feedback.

The City Heart concept plan will be multi-facetted. By providing additional clarity regarding the focus of the concept planning process we can provide an opportunity for the various aspects of this project to be developed and consulted in a considered and fully transparent way.

By addressing all the issues surrounding the development of the plan in this way, we will avoid the risk of the concept planning extending into a multi-year process which must be avoided.

The development of the hubs concept may also allow the staged development of some activities or spaces before others, which would be a better outcome than having the whole site sitting idle for an extended period.

D Ewington ALDERMAN

GENERAL MANAGER'S COMMENTS

Further clarification of council's EOI process for the City Heart project will assist the project. A matter for council.

10. ***REPORTS FROM OUTSIDE BODIES

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

10.1 ***REPORTS FROM SINGLE AND JOINT AUTHORITIES

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

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

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

Quarterly Reports December and March Quarterly Reports pending.

Representative Reporting

- TASWATER CORPORATION
- GREATER HOBART COMMITTEE

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

TRACKS AND TRAILS ADVISORY COMMITTEE – QUARTERLY REPORT

Chairperson's Report – Alderman D Ewington

Report to council for the three-month period for 1 January 2021 to 31 March 2021.

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 the council that articulates the development initiatives prioritised and proposed to be conducted over a 5 year programme which recognises the access and needs of all users e.g.: 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

Clarence Coastal Trail – Seven Mile Beach The informal track behind the dunes has been extended from Day Use Area 1 towards the shop.



Clarence Coastal Trail – Mays Beach The final section of track at the southern end of Mays Beach has been surfaced.



Clarence Mountain Bike Park & Meehan Range A new internal carpark and access road was installed at the Clarence Mountain Bike Park in February/March. During the 8-week construction period over 7000 visitors were counted using the new entry track into the park.



Mortimer Bay Coastal Track

A track has been constructed adjacent to Clifton Riding Club to provide a connection from Mortimer Bay Reserve to the carpark at Rifle Range Road. Further works will be carried out to install fencing and rock edging by the carpark.

3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES

Trails Audit – The second track audit was carried out which prioritises maintenance work across the track network. There are over 600 working days of repairs required as a result of adverse weather conditions over the last year. Brush cutting has been ongoing but track surface work and repairs are required.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

Shag Bay Track

A site visit was carried out with representatives from the Aboriginal community to look at the track alignment for a new Aboriginal Heritage Interpretive Trail.

Clarence Coastal Trail – Mays Point

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

Rokeby Hills Trail

A track assessment has been done to link up two existing tracks that have been severed by a subdivision to create a new alignment to link Mayfair Court and Fairisle Court.

Clarence Mountain Bike Park Jumps Line

A funding application was submitted to the Commonwealth Building Better Regions Fund for a replacement jumps line at the mountain bike park.

South Arm Highway Track - Clifton Beach to Honeywood

An assessment has been done for a track to connect bus stops and residents of Honeywood to the Tangara Trail network at the Clifton Beach turnoff.

Mt Mather Track

An assessment has been done for a track along a council easement to Mt Mather in Sandford.

5. GOVERNANCE MATTERS.

One committee meeting was held on 18 February 2021.

6. EXTERNAL LIAISON

Tranmere and Clarence Plains Landcare and Coastcare Group (TACPLACI) – Clarence Plains Historic Trail regarding updated Old Rokeby Historic Trail.

RECOMMENDATION:

That the Chairperson's Report be received by council.

Attachments: Nil.

Alderman D Ewington CHAIRPERSON

SPORT AND RECREATION ADVISORY COMMITTEE - QUARTERLY REPORT

Chairperson's Report – Alderman D Ewington

Report to council for the three-month period 1 January 2021 to 31 March 2021.

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

At the January, February and March meetings the committee discussed a variety of projects to be considered as part of council's budget deliberations for the 2021/2022 Annual Plan.

The committee's recommendations are listed below:

- 1. Funding to undertake a Public Open Space Strategy.
- 2. Funding to undertake a Sport and Recreation Strategy.
- 3. Funding to upgrade Clarendon Vale Oval Pavilion.
- 4. Install a disc golf course near Wentworth Park.
- 5. Undertake Stage 2 of detailed design for Anzac Park Community Sport Pavilion.
- 6. Purchase and install new pontoon to be located near Lauderdale canal.
- 7. Construct beach volleyball court adjacent Bellerive Beach Park.
- 8. Co-funding to assist with the upgrade of fencing at Geilston Bay Tennis Club.

3. CAPITAL WORKS PROJECTS

Olympia Football Club Inc. – Request for Capital Funding

In addition to budget submissions, the committee was tasked to provide a recommendation to council relating to a funding request from Olympia Football Club Inc, for the amount of \$470,000.

In summary, Olympia FC received funding from the State Government to upgrade player change and amenities at their facility due to the age and design of their existing pavilion. Initially the club anticipated a total project cost of \$500,000, the amount of the grant provided, yet upon further review additional costs were required with a new project total of \$970,000.

The committee's recommendation to council was to contribute 50% of the requested amount (\$235,000), and loan the club the remaining amount (\$235,000).

4. MASTER PLANNING

Bayview Secondary Master Plan

A draft master plan has been prepared to develop the site as a community sporting precinct. This is to be reported to council to approve public consultation.

Bellerive Beach Park Master Plan

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

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 was unsuccessful with two applications, Improving the Playing Field for the upgrade of field lights at Clarence High School and for funding to assist with pavilion replacement at Clarendon Vale Oval.

Healthy Tasmania Grant

Council is still awaiting advice from the funding body (Healthy Tasmania) regarding the outcome of the grant application for the Ninja Park at Rokeby.

6. GOVERNANCE MATTERS.

Four committee meetings were held on 20 January, 23 February, 18 and 31 March 2021.

Michael Marshall (community member) resigned from the committee effective 1 March 2021, due to conflicting work commitments. The committee appreciates his time and input into the matters addressed during his involvement.

RECOMMENDATION:

That the Chairperson's Report be received by council.

Attachments: Nil.

Alderman D Ewington CHAIRPERSON

BICYCLE ADVISORY COMMITTEE – QUARTERLY REPORT

Chairperson's Report – Alderman D Ewington

Report to council for the three-month period, 1 January to 31 March 2021.

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 of \$650k for design and construction of upgrading of the existing asphalt path, to provide a wider (2.5m) concrete surface. These funds are expected to be sufficient to upgrade approximately 800m of the 2,300m length between Montagu Bay and Rosny College. Further funds will be sought in 2021/22 to continue this work.

A permit has been issued by Aboriginal Heritage Tasmania (AHT) for the works, as the path alignment intersects a significant number of Aboriginal Heritage sites. Approval is being sought from the Crown for foreshore protection works at She Oak Point, where erosion is encroaching towards areas of existing path. Works have commenced on-site, in the area above the TasWater Rosny Treatment plant. Designs are progressing and being issued to council's works crew in stages, so that physical works can continue while design is ongoing.



Clarence Foreshore Trail – Montagu Bay to Rosny College Section above TasWater Rosny Treatment Plant

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. Construction commenced in February 2021.



Clarence Foreshore Trail – Ford Parade, Lindisfarne

3. RECURRENT INITIATIVES

Nil.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS

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

Investigation work and concept estimates have been prepared on cycling project options for funding consideration in forming the 2021/2022 capital budget.

The Rotary Club of Bellerive have provided a "community bicycle repair station", which has been 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.

A second station has since been provided, again by Rotary Bellerive, and is planned to be installed at the Clarence Mountain Bike Park.



Bike Repair Station – Provided by Rotary of Bellerive

5. GOVERNANCE MATTERS.

Committee Meeting

The Committee held one meeting during the quarter, on 9 February 2021.

6. EXTERNAL LIAISON

Department of State Growth (DSG) are investigating the provision of a separated multi-user path along the Tasman Highway, between Mornington Interchange and Rosny Hill/Tasman Bridge. If funding is secured, this work could potentially augment the planned upgrade of pedestrian/cyclist facilities on the Tasman Bridge.

RECOMMENDATION:

That the Chairperson's Report be received by council.

Attachments: Nil.

Alderman Dean Ewington CHAIRPERSON

NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT

Chairperson's Report – Alderman Beth Warren

Report to council for the three-month period 1 January to 31 March 2021.

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

Landscaping works have started at the Wendy Andrew Entrance to the reserve.

3. **RECURRENT INITIATIVES**

Development of Natural Area Reserve Activity Plans (RAP) and NRM Planning

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

• Stage 2 community consultation is now complete for the Single Hill Bushland RAP. The Reserve Activity Plan will be reported to council for adoption.

- A Draft Glebe Hill Bushland RAP has been prepared and released for Stage 2 Community Consultation to close on 2 May 2021.
- Stage 1 Community Consultation has been initiated for the Carbeen Bushland RAP. A letter has been sent to surrounding residents of the reserve inviting them to join a "walk and talk" through the reserve to discuss management issues and ideas to improve the reserve. An online "Your Say" feedback process is also available to those interested to leave ideas and comments about future management of the reserve, which closes on 19 April 2021.
- Scoping for both the Pipeclay Lagoon Coastal Hazard Management Plan and the Lauderdale Coastal Hazard Management Plan is being conducted by the Water Research Laboratory of the University of New South Wales. A scoping report is being drafted for both projects in accord with the Coastal Hazards Policy 2021.
- Specific Reserve Bushfire Burn Plans have been prepared ready for prescribed burns in accord with Clarence Bushfire Management Strategy about the municipality.

Natural Area Works

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

- Grassed areas at the old Lauderdale Tip site have been slashed with a tractor and slasher.
- Brush cutting, rubbish removal and weed control have been administered at North Warrane Bushland Reserve.
- Flagstaff Gully Rivulet was brush cut and fallen branches in the rivulet were removed.
- Landscaped areas about Rosny/Montagu Bay Coastal Reserve were maintained and adjacent grassed areas brush cut.
- The entire length of Tranmere Coastal Reserve was brush cut and weeded. Vegetation adjacent to seating in the reserve was heavily pruned to improve views to the river and landscaped areas were tidied up.

- Rotten beach access timber steps and platforms at the Northern end of Roches Beach were replaced.
- Crack willow and other woody weed vegetation was removed from the upper section of Minerva Street Swale.
- Stormwater outlets at Little Howrah Beach were excavated of sand and debris to improve stormwater flow. Vegetation was removed or heavily pruned away from the kayak wash down facility and concrete wall.
- Crack willow seedlings were poisoned at Hobdens Road near the bridge where the swale was excavated recently. Replacement native plants are establishing well at the site.
- Second Bellerive Bluff was weeded and brush cut. Minor pruning of vegetation was done close to the path.
- Bioretention basins at Kangaroo Bay were weeded by hand and rubbish was removed.
- The coastal reserve between Rose Bay Esplanade and Marana was brush cut and weeded. Fallen branches and several small dead trees were removed.
- Maintenance, including brush cutting, weed control and rubbish removal, was carried out along the Clarence Plains Rivulet; including a new section now managed by council to the north of Goodwin's Road.
- The eroded entrance to the Tangara Trail from Renmark Place was surfaced with road base and gravel to make it safer to use by walkers and riders.
- Barilla rivulet, from Cambridge Primary School to the area adjacent to the Tasmania Fire Service, was brush cut and weeded. Fallen vegetation along the new path alignment was removed.

Priority Weed Management

The below dot points summarise priority weed management for the quarter.

- African boxthorn (*Lycium ferocissimum* priority 4 weed) control was completed at Potters Hill, Opossum Bay Coastal Park and Blessington Coastal Reserve in the South Arm Opossum Bay area; and in the greater Richmond area including Richmond River Reserve and Recreation Grounds.
- St. John's Wort (*Hypericum perforatum* priority 1 weed) has had an exceptional season and a third and final round of control has been undertaken across all known infestation areas including Risdon Vale, Rosny Park, Acton Park and Sandford as per priority weed management program.
- African lovegrass (*Eragrostis curvula* priority 1 grassy weed) was treated at the three known locations (two in Acton and one in Risdon Cove) on council managed roadsides.

Prison Program

After a break to the program due to COVID-19, inmates have returned to work to improve council's Managed Natural Areas. The below dot points summarise the work completed for the quarter by the Prison Crew.

• A "link track" connecting the beach accessway at Day Use Area One, Seven Mile Beach, to the mid-dune track to the East was constructed to improve track connectivity in the local area (see Figure 1).



Figure 1 – Limestone gravel link track at Seven Mile Beach

• A steep beach access at South Arm end of Sadler Place has been gravelled to reduce "scalloping" of the previously sand base walkway and improve traction when walking up the ramp from the beach.

Volunteer Support

The below dot points summarise volunteer support for the quarter.

- Council has a new Natural Areas Volunteer Coordinator, Ruth Osborne. Ruth started in January and has initiated a review and update of landcare volunteer management systems.
- Council supported Clean Up Australia Day activities about the Clarence Municipality in March. Community clean ups were undertaken by five local businesses, 16 community groups and nine schools.
- Media coverage of Clean Up Australia Day Events in Clarence were promoted by Win News and Seven Network and an article was published in the Eastern Shore Sun.
- Two new community groups, Friends of Ralphs Bay and Rokeby Hills Landcare, have been established and are in the early stages of planning activities and priorities in their local council managed natural areas.

Climate Change Initiatives

The below dot points summarise climate change initiatives for the quarter.

- The Coastal Hazards Policy was endorsed by council on 18 January 2021. The Policy will direct council's decisions regarding managing public assets and assessing developments where rising sea level increases hazards in the coastal zone.
- Council's Climate Change Officer has developed a power point presentation about minimising waste and conserving energy in Clarence for delivering to community and school groups upon request.

• An item has been included in the 2021/2022 budget estimate consideration for the recommended actions from a recently prepared facility Energy Savings Action Plan to be implemented. The actions will reduce energy use in five council buildings. Capital investments in heating, lighting, shading, solar systems and insulation will be paid back in four years, after which there will be cost savings to council and rate payers of about \$15,000/year.

4. GOVERNANCE MATTERS

The NRM & Grants Committee did not meet during the quarter, with all correspondence being administered by e-mail. The next meeting is to be advised.

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 19 and 26 April and 3 May 2021 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 19 and 26 April and 3 May 2021 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

11.2.1 PETITIONS – DRAFT DOG MANAGEMENT POLICY

EXECUTIVE SUMMARY

PURPOSE

To consider two petitions tabled at Council's Meeting of 19 April 2021 regarding the draft Dog Management Policy, specifically relating to dog exercise areas.

RELATION TO EXISTING POLICY/PLANS

The draft revision of Council's Dog Management Policy including the Schedule of Declared Areas – January 2021 is relevant.

LEGISLATIVE REQUIREMENTS

Section 60 of the Local Government Act 1993 requires council to formally consider petitions within 42 days of receipt.

The Dog Control Act 2000 requires council to review its Dog Management Policy at least once every five years.

CONSULTATION

A workshop was held with Aldermen in October 2020 on the draft revision of the Dog Management Policy.

Council endorsed a revised draft Dog Management Policy including the Schedule of Declared Areas (January 2021) at its meeting of 9 February 2021 for public consultation. The draft was initially released for a 4-week period of public consultation via council's "Your Say Clarence" website and this closed on 12 April 2021. Council at its meeting of 19 April 2021 endorsed the re-opening of the consultation for a further two-week period from 20 April 2021.

A total of 2948 submissions was received during the initial consultation period with an additional 137 being received during the additional two-week period. The two petitions the subject of this report were received following the conclusion of the first round of consultation.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the petitions.

RECOMMENDATION:

- A. That Council notes the intent of the petitions.
- B. That the petitioners be advised that the petitions will be considered as part of Council's review of submissions regarding the revised draft Dog Management Policy.

PETITIONS - DRAFT DOG MANAGEMENT POLICY/contd...

ASSOCIATED REPORT

1. BACKGROUND

- **1.1.** At its meeting of 19 April 2021, council received two paper petitions, regarding Council's Draft Dog Management Policy.
- **1.2.** One petition containing 81 signatures requested the following:

"This petition is to the Clarence City Council, which is reviewing is policy on dog management, including dog exercise areas. The council's draft policy says daytime access to most beaches during the summer months is to remain restricted.

The petitioners ask for dogs to be allowed on a section of Bellerive or Howrah beach during the day throughout the year.

With more than 10,000 registered dogs in the Clarence municipality, the petitioners call on the council to ensure dogs and their owners get to enjoy the benefits of off-lead exercise and socialisation".

1.3 The other petition containing 33 signatures requested the following:

"This petition is to the Clarence City Council, which is currently reviewing its Dog Management Policy. With more than 10,000 registered dogs in the municipality, the petitioners call on the council to ensure dogs can continue to access public recreation areas and there are sufficient opportunities for owners to exercise their dogs off lead but under effective control.

Submissions to the council close on April 12.

The petitioners call on the Clarence City Council to:

- 1. Hold a public meeting on the changes proposed in its draft Dog Management Policy, pursuant to Council guidelines and Section 59 of the Local Government Act 1993.
- 2. Recognise the importance of maintaining access within walking distance of densely populated areas to off-leash dog exercise areas and ensure these areas are not reduced.
- 3. Amend the current policy to ensure dogs have access to a section of Bellerive or Howrah beach throughout the day during the summer months".

1.4 The request to hold a public meeting does not comply with Section 59 of the *Local Government Act 1993* which requires that a petition requesting a public meeting is to contain whichever is the lesser of the following: 5% of the electors in the municipal area or 1000 of those electors. This element is therefore not able to be considered. The remaining two requested actions will be considered with the other consultation feedback which will be presented for discussion at an Aldermen's workshop.

2. REPORT IN DETAIL

2.1 Council, at its Meeting of 9 February 2021 considered the draft revision of its Dog Management Policy including the proposed Schedule of Declared Areas and resolved:

"That Council endorses the revised draft Dog Management Policy including the Schedule of Declared Areas (January 2021) and authorises its release to the public for a 4-week period of public consultation".

- 2.2 The initial four-week public consultation period closed on 12 April 2021 and 2948 submissions were received. The consultation was reopened on 20 April for a further two-week period and an additional 136 responses were received. Once a full analysis of the submissions is completed a summary of the consultation feedback will be prepared and presented for discussion at an Aldermen's workshop.
- **2.3** Following the workshop, a report will be presented to council summarising the feedback and any proposed changes to the draft policy. The report will include a revised draft policy for further community consultation. The second round of consultation will form the statutory consultation period as required by the *Dog Control Act 2000*, section 7(3).
- **2.4** Following completion of the statutory consultation process, feedback will be considered, and any further amendments made to the policy before presenting that feedback to council for final determination of the dog management policy.

3. CONSULTATION

3.1. Community Consultation

A four-week period of public consultation was undertaken on the draft revision of the Dog Management Policy and 2948 submissions were received. Council, at its meeting of 19 April 2021 endorsed the reopening of the consultation for a further two-week period which concluded on 4 May 2021. An additional 137 responses were received.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Relevant organisations were consulted on the draft revision of the Dog Management Policy.

3.4. Further Community Consultation

Following Council's consideration of the submissions received a revised Dog Management Policy will be released for further community consultation as part of the statutory consultation process.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

There are no financial implications associated with the petition.

8. ANY OTHER UNIQUE ISSUES

Not applicable.

9. CONCLUSION

Council initiated a four-week public consultation period for its revised draft Dog Management Policy during which 2948 submissions were received. The consultation was re-opened for a further two-week period from 20 April until 4 May and an additional 137 responses were received. The petitions will be included within the feedback analysis which will be presented to Council as part of its consideration of the revised policy.

Attachments: Nil

Ian Nelson GENERAL MANAGER

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-2020/014306 – 18 YORK STREET, BELLERIVE - 3 MULTIPLE DWELLINGS (1 EXISTING + 2 NEW)

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for 3 Multiple Dwellings (1 existing + 2 new) at 18 York Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Road and Rail Assets, Parking and Access, Stormwater Management, and Historic Heritage 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.

Council is required to exercise a discretion within the statutory 42-day period which expires on 12 May 2021.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 10 representations were received raising the following issues:

- density of dwellings;
- heritage;
- height;
- visual bulk and scale;
- loss of view;
- overlooking potential;
- traffic impacts construction vehicle movements;
- traffic impacts school hours and pedestrian conflicts;
- traffic impacts vehicle turning;
- traffic impacts use of school owned carpark;
- traffic impacts 4 car width crossover;
- traffic impacts number of vehicle movements in TIA questioned;
- traffic impacts –lack of existing on-street parking; and
- traffic impacts TIA did not consider bus movements through the school.

RECOMMENDATION:

A. That the Development Application for 3 Multiple Dwellings (1 existing + 2 new) at 18 York Street, Bellerive (Cl Ref PDPLANPMTD-2020/014306) be refused for the following reasons.

- 1. The proposal does not comply with Clause 10.4.1 P1 (a) as the proposal is not compatible with the density of the surrounding area.
- 2. The proposal does not comply with Clause 10.4.1 P1 (b) as the proposal does not provide for a significant social or community housing benefit.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

- **2.1.** The land is zoned General Residential under the Scheme.
- **2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- **2.3.** The relevant parts of the Planning Scheme are:
 - Section 8.10 Determining Applications;
 - Section 10 General Residential Zone; and
 - Section E5.0 Road and Rail Assets Code;
 - Section E6.0 Parking and Access 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 corner lot with primary frontage to York Street and a secondary frontage to Leslie Street. The site contains an existing single dwelling and a cluster of conjoined outbuildings facing Leslie Street. Access to the site is off Leslie Street and via one of two existing and almost adjoining crossovers.

The site is located on the northern side of York Street and is within an established residential area containing single and multiple dwellings. The site adjoins a residential property to the west and a carpark associated with Bellerive Primary School to the north.

While the site was previously listed with Heritage Tasmania, it has since been unlisted and is therefore only subject to Local Heritage Provisions. The "cottage" is listed as a heritage place within the Clarence Interim Planning Scheme. Tasmanian Heritage Council listed buildings nearby include: 9A, 11, 14, 16, 20 and 22 York Street.

3.2. The Proposal

The proposal is for 3 multiple dwellings, 1 existing (Unit 2) and two new (Units 1 and 3).

The proposed Unit 1 and existing Unit 2 would be single storey with off street parking provided in individual adjoining adjacent driveways. Unit 3 would be two storeys with a single vehicle integral garage. Additional parking for two vehicles would be available between the dwelling and frontage. In total seven off street carparks are proposed, with two of these being a jockey (back to back) parking arrangement.

Each unit would have an individual crossover. While there are two existing crossovers on Leslie Street, it is noted that only that closest to Unit 2 is in use. A new crossover on York Street is proposed.

Each dwelling would have an excess of 24m² private open space.

The demolition of an existing outbuilding is also proposed.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 7.5]

- *"7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code."*
- 7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard."

4.2. 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.

4.3. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the General Residential zone and relevant Codes with the exception of the following.

General Residential Code

• Clause 10.4.1 A1 - Residential Density – the proposal would provide a site area per dwelling of less than 325m² per dwelling. The proposed variation must be considered pursuant to the Performance

Criteria P1 of Clause 10.4.1 as follows.

Clause	Performance Criteria	Assessment
"P1	Multiple dwellings must only have a site area per dwelling that is less than 325m ² , or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the	This performance criterion
	density of the surrounding area; or	requires an assessment of density. Density is measured as the site area per dwelling obtained in the following manner: the area of the site (excluding any access strip) divided by the number of dwellings. (CIPS)
		The Supreme Court appeal lodged by council, Clarence City Council v M Drury [2021] TASSC 5 concerning the RMPAT decision on 12 Park Street (Supreme Court appeal), RMPAT has accepted that in any calculation of site area per dwelling the common area of a strata titled lot must be included. In the decision of that appeal, it was confirmed that when calculating density – "site area per dwelling for strata development sites shall be calculated by dividing the whole parcel of land by the number of dwellings with the result that the density calculation will include common property" ([14], [16] and [17] of the Judgment).
		The proposal is seeking a site area per dwelling of $302m^2$, based on the site having an area of $907m^2$.

Having regard to the area defined as the "surrounding area" in M Drury v Clarence City Council [2020] TASRMPAT 26 decision (12 Park St appeal), where RMPAT accepted that 100m radius from a site boundary was not the "surrounding area" for the purpose of calculating density, an area has been identified as the surrounding area beyond 100m from the site for this application. This is identified in Attachment 4.
In considering "compatibility", as the Scheme does not provide a definition, the approach taken in the RMPAT decision in Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11, concerning 6 Venice Street, and several subsequent decisions, is to determine that "compatibility with respect to P1 requires that the proposal be in broad correspondence or in harmony with the <u>prevailing or</u> <u>predominant densities in the</u> <u>surrounding area</u> " (emphasis added).
In the Supreme Court appeal, Brett J did not rule out statistical analysis being determinative of the compatibility of the site area per dwelling of the proposal with the density of the surrounding area. For the purpose of this assessment non-residential properties were not considered as they would not have a site area per dwelling and including them would skew the statistical results.
With this in mind, the statistical data relevant to site area per dwelling in the defined "surrounding area" is as follows:

 Mean site area per dwelling: 701m²; Median site area per dwelling: 600m²; 1 standard deviation above the mean: 990m²; 1 standard deviation below the mean: 412m².
Having regard to this data for site area per dwelling, it is clear that there is a prevailing density of $600-700m^2$ per dwelling in the surrounding area. There is a predominance of single dwellings on residential lots.
In undertaking a qualitative assessment of the proposed density and if it is compatible and in harmony with that density.
The following was considered:
Of the 99 residential properties within the surrounding area, only 12 accommodate multiple dwellings. Given only 12% of properties within the surveyed area have multiple dwellings, there is a clear prevailing density of one dwelling per property. Additionally, only two properties have a density greater than that of the proposed development.
The first of these is located more than 300m from the subject property and has no relation to the site or relevant streetscape. It is located on Beach Street and is not visible from the subject property.
The other property is a group of three units that provide a significant social/community housing benefit located on Leslie Street.

However, the proposed
development would not provide a
social or community housing
benefit, which can justify denser
с с
residential development as
discussed in part (b) of this
performance criterion. Due to
the nature and location of these
two sites discussed, it is not
considered that the proposed
application meets the test for
density, is not qualitatively
consistent to these examples, and
as a consequence does not
provide a means for achieving
compatibility for the proposal's
density.
Consideration has been given to
the proposal against the mean,
the median and the standard
deviation for site area per
dwelling as well as undertaking a
•
qualitative assessment of the
surrounding area with an
emphasis on density.
The data has shown that the
proposed density of 302m ² per
dwelling lies beyond the
prevailing density of the
surrounding area. The proposed
development would be two times
denser than the prevailing site
area per dwelling.
The fact that only 12% of the
residential properties in the
surrounding area support
multiple dwellings and that the
mean site area per dwelling
(mean density) for the
surrounding area is more than
double the site area per dwelling
(density) of the proposal, is
strong statistical evidence of the
non-compatibility of the proposal
and indicative that it is not
similar to, in harmony with or in
broad correspondence with the
density of the surrounding area.

	provides for a significant cocial or community	
	ousing benefit and is in	1 0
6	accordance with at least one of the following:	
	ii) the site is wholly or	supported under (b) of this standard, in relation to the
		As detailed above, the application is not considered to
		demonstrate compliance with the performance criteria for this
		clause.

General Residential Zone

• Clause 10.4.2 (Front boundary setback) - the proposed Unit 1 would have a front setback of 3.6m.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 10.4.2 as follows.

Clause	Performance Criteria	Assessment
"P1	A dwelling must:	
	(a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and	 Proposed Unit 1 would have a setback from frontage of 3.6m. The existing dwelling (to be Unit 2) on the site has a front setback from York Street of 3.3m. In addition, the dwellings at 9A York Street and 13 York Street have a front setback of 2.5m, and 11 York Street has a front setback of 3.5m.

	Given there are several examples of similar setbacks in close visual proximity to the subject site, the proposed front setback is considered to be consistent with the streetscape.
(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road."	The subject site does not abut a road identified in Table 10.4.2.
	Therefore, the application is considered to satisfy the performance criteria related to front setbacks.

General Residential Zone

• Clause 10.4.2 (Building Envelope) – the proposal would project beyond the prescribed 3D building envelope.

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

Clause	Performance Criteria	Assessment
"РЗ	The siting and scale of a dwelling	
	must:	
	(a) not cause unreasonable loss of amenity by:	
	(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or	provided demonstrate that the development would not impact
		and are considered to be accurate.

	Therefore, this would not cause an unreasonable impact upon a neighbouring dwelling.
(ii) overshadowing the private open space of a dwelling on an adjoining lot; or	The subject site sits due north of a roadway (York Street). The shadow diagrams provided demonstrate that the proposed development would not cast shadowing upon the private open space of a property on a neighbouring lot for more than two hours during the Winter Solstice.
(iii) overshadowing of an adjoining vacant lot; or	There are no vacant residential lots adjoining the subject site.
(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and	The proposal would involve a two-storey building being placed on the site behind the existing dwelling, and a single storey unit placed next to the existing dwelling.
	The maximum height of the development would be 7.3m from Natural Ground Level.
	Proposed Unit 1 would be single storey and is considered to not cause unreasonable impacts due to height or visual bulk.
	The façade for proposed Unit 3 that faces the frontage contains several design elements to articulate the building form and reduce the instance of blank expanses which would reduce bulk and mass. The design would employ several materials, textures and elements to lessen visual bulk.
	The proposed development would not be unreasonable and is consistent with the mass and scale of residential buildings in the surrounding area.

(<i>k</i>	b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area."	There are instances of development with comparable separation in the surrounding area.
		Proposed Unit 1 would have a separation of 2.7m from the dwelling at 16 York Street.
		The dwellings at 28 and 30 York Street have a separation of approximately 2.3m, and the dwellings at 34 and 36 York Street have a separation of approximately 2.5m.
		The proposal is therefore consistent with the separation of dwellings in the area and considered compatible in the streetscape.

Road and Railway Assets Code

• Clause E5.5.1 (Existing road accesses and junctions) – the additional units would result in an increase of more than 10% or 10 vehicle movements per day.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E5.5.1 as follows.

Clause	Performance Criteria	Assessment
	"Any increase in vehicle traffic to	
	a Category 1 or Category 2 road	
	in an area subject to a speed limit	
	of more than 60km/h must be safe	
	and minimise any adverse impact	
	on the efficiency of the road,	
	having regard to:	
	(a) the increase in traffic	The residential use would
	caused by the use;	represent a minor increase to the
		overall traffic levels on York
		Street, and a modest increase to
		the overall traffic levels to Leslie
		Street.
	(b) the nature of the traffic	The nature of traffic generated
	generated by the use;	would be personal vehicles.

(c) the nature of the road;	The site fronts two residential
	streets which would have adequate capacity to absorb the additional traffic.
(d) the speed limit and traffic flow of the road;	The speed limit is 50km/hr (reduced to 40km/hr during school mornings and afternoons).
(e) any alternative access to a road;	Council Engineers are satisfied with respect to the new crossover that would present to York Street.
	The applicant has provided an amended parking layout subsequent to advertising for Units 2 and 3. This now demonstrates on-site turning for those parking spaces. While being an improvement, Council Engineers would not support the application unless the crossover width was reduced to an acceptable distance. This could be achieved via a condition for amended plans showing the access width reduced to 7m instead of the advertised 11m. As such, provided amended plans were conditional the application could be considered to comply with the requirements of this
(f) the need for the use;	clause. The need for the use is infill residential development in an
(g) any traffic impact assessment; and	established suburban area. The applicant supplied a TIA by Midson Traffic.
	This was reviewed by Council's Development Engineers and Traffic Engineer who did not accept all of the arguments and conclusions drawn within the report's assessment of the relevant codes.

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		A TIA should typically undertake
		analysis that relates to the
		morning and evening peak
		periods when the road network is
		-
		at its busiest (Transport Tas TIA
		Guidelines August 2020).
		Councils Engineers were not
		satisfied that this was adequately
		addressed. Furthermore, the TIA
		concluded that the proposed
		development complies with all
		associated Acceptable Solutions,
		this is not accepted by Council's
		Engineers, who believe that the
		application relies on the
		Performance Criterion for
		Clauses E5.5.1 P1, E5.6.4 P1,
		E6.7.1 P1, E6.7.5 P1, and
		E6.7.14 P1.
		Therefore, these clauses have
		been assessed against the
		performance criteria.
	(<i>h</i>) any written advice received	Advice has been provided by
	from the road authority."	Council's Traffic Engineer as
		spokesperson for the Road
		Authority, who advised he was
		satisfied the proposed
		arrangements can adequately
		provide safe access and egress for
		vehicles, provided that the
		updated parking layout providing
		on-site turning for Units 2 and 3
		is conditional on any permit
		issued and amended plans are
		conditional on any permit issued
		that the access width on Leslie
		Street is reduced to 7m instead of
		the current 11m.
		As detailed above, the
		application is considered to
		achieve compliance with the
		performance criteria for this
		clause.

Road and Railway Assets Code

• **Clause E5.6.4 (sight distances)** – the proposal included a Traffic Impact Assessment (TIA) which stated that the sight distances required were achieved for the four vehicle access points along Leslie Street. This is correct for a vehicle leaving the site in a forward direction; however, the design of the development is such that it would force vehicles to egress from the site by reversing into Leslie Street. Notwithstanding the TIA, the design is such that where vehicles reverse from the site, the sight lines are not achieved.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E5.6.4 as follows.

Clause	Performance Criteria	Assessment
"P1	The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:	
	(a) the nature and frequency of the traffic generated by the use;	The nature of the traffic would be residential vehicles.
	(b) the frequency of use of the road or rail network;	The vehicle and pedestrian numbers accessing Leslie Street are typically low, however there are prominent morning and afternoon peak times that align with the primary school morning and afternoon pick up/drop off times. Council Engineers are satisfied the proposed arrangements can adequately provide safe access and egress for vehicles to Leslie Street, provided that the updated parking layout demonstrating on- site turning for Units 2 and 3 is conditional on any permit issued and amended plans are conditional on any permit issued that the access width on Leslie Street is reduced to 7m instead of the current 11m.

(c)	any alternative access;	Council Engineers are satisfied with respect to the new crossover that would present to York Street. They would also be satisfied with the arrangement for Leslie Street, provided that amended plans are a condition on any permit issued requiring the access width on Leslie Street is reduced to 7m instead of the current 11m. This addresses the need for alternative access to that shown on the
(d)	the need for the access, junction or level crossing;	advertised plans. The access is required for provision of on-site parking.
(e)	any traffic impact assessment;	The application has been assessed as satisfactory, as discussed in (g) of Clause E5.5.1 above.
(f)	any measures to improve or maintain sight distance; and	The applicant agreed to remove the front fence that ran between the crossover for Unit 3 and the northern property boundary at the request of Council's Development Engineer. This would assist in improving sight lines. Provided that amended plans are a condition on any permit issued requiring the access width on Leslie Street is reduced to 7m instead of the current 11m. This addresses the need for alternative access to that shown on the advertised plans.
<i>(g)</i>	any written advice received from the road or rail authority."	The application has satisfied this matter as discussed in (h) of Clause E5.5.1 above.
		As detailed above, the application is considered to demonstrate compliance with the performance criteria for this clause.

Parking and Access Code

• Clause E6.7.1 (Number of accesses) - the proposal includes the provision of one new access point to York Street and the upgrade of the two existing vehicle access points on Leslie Street to provide a total of four vehicle access points to that frontage. This would result in the site having five vehicle access points overall.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E6.7.1 as follows.

Clause	Performance Criteria	Assessment
"P1	The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:	
	 (a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points; 	Two on-street car parking spaces would be lost due to the proposed York Street access. There is a "no standing" parking restriction along this section of Leslie Street, however this can occur outside of school hours.
		Council's Engineers are satisfied that the loss of two parking spaces on York Street would not be detrimental.
	(b) whether the additional access points can be provided without compromising any of the following:	As detailed below:
	(i) pedestrian safety, amenity and convenience;	Advice has been provided by Council's Traffic Engineer as spokesperson for the Road Authority, who was satisfied the proposed arrangements adequately meet safety requirements, provided that amended plans are a condition on any permit issued requiring the access width on Leslie Street is reduced to 7m instead of the current 11m. This addresses the need for alternative access to that shown on the advertised plans.

(ii) traffic safety;	The application meets this requirement as detailed in (b) (i)
	of this clause above.
(iii) residential amenity on adjoining land;	The subject site is located within a built-up residential area. As such, the potential impacts upon adjoining land due to light or noise from vehicles is not considered to be unreasonable with respect to residential amenity.
(iv) streetscape;	The accesses are not visually inconsistent with the presence of parking areas and accesses in the street.
(v) cultural heritage values if the site is subject to the Local Historic Heritage Code;	The application was referred to Council's Heritage Advisor who did not raise concern with respect to impacts upon the heritage values of the site.
(vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity."	There is not al fresco dining in the area.
	As detailed above, the application is considered to be able to achieve compliance with the performance criteria for this clause.

Parking and Access Code

• Clause E6.7.5 (Layout of parking areas) - The proposal includes a jockey-style parking arrangement for both Units 1 and 2.

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

Clause	Performance Criteria	Assessment
"P1		Advice has been provided by Council's Engineer who was satisfied the proposed arrangements adequately meet safety requirements provided that amended plans are a condition on any permit issued requiring the access width on Leslie Street is reduced to 7m instead of the current 11m.

	This	addresses	the	need	for
	altern	ative acces	s to	that sh	own
	on the	e advertised	plan	s.	

Parking and Access Code

• Clause E6.7.14 (Access to a road) – The proposal would not provide access to a road in accordance with the requirements of the Road Authority, (the Road Authority being Council).

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E6.7.14 as follows.

Clause	Performance Criteria	Assessment		
"P1	No Performance Criteria."	The application meets this requirement as detailed in assessment of Clauses E6.7.1 and E6.7.5 above.		

Historic Heritage Code

• Clause E13.7.1 (Demolition) – the proposal would include the demolition of an outbuilding and carport which are behind the existing dwelling.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E13.7.1 as follows.

Clause	Performance Criteria	Assessment
"P1	Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless	Council's Heritage Advisor is satisfied that the proposed demolition to the existing outbuildings would not result in a loss of heritage fabric.
	all of the following are satisfied;	It was advised that the outbuildings on-site are of questionable provenance, and not of equivalent heritage value of the existing cottage on-site which is proposed to be retained.

(a)	there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;	not applicable
(b)	there are no prudent and feasible alternatives;	not applicable
(c)	5	on the site. This is proposed to be
(d)	-	No fabric of significant value is proposed to be removed
		The proposal is considered to meet the standards of this Performance Criteria.

Historic Heritage Code

• Clause E13.7.2 (Buildings and works) – there is no acceptable solution for this clause.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E13.7.2 as follows.

Clause	Performance Criteria	Assessment
"P1	Development must not result in any of the following:	
	(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form,	Council's Heritage Advisor is satisfied that the proposed development would meet this standard as discussed in the assessment of Clause E13.7.1 above.

CLARENCE CITY COUNCIL - PLANNING AUTHORITY MATTERS- 10 MAY 2021

(b)	the historic cultural heritage significance of the place through loss of	accompanied by considered fenestration patterns with an
		The proposal is considered to meet the standards of this Performance Criteria.

Historic Heritage Code

• Clause E13.7.2 (Buildings and works) - there is no acceptable solution for this clause.

The proposed variation must be considered pursuant to the Performance Criteria P2 of Clause E13.7.2 as follows.

Clause	Performance Criteria	Assessment
"Р2		Council's Heritage Advisor has
	be subservient and	1 1
	complementary to the place	
	through characteristics	, , , , , , , , , , , , , , , , , , , ,
	including:	finishes to minimise impacts
	(a) scale and bulk, materials,	upon the visual characteristics of
	built form and fenestration;	the heritage place. The proposed
	(b) setback from frontage;	buildings would have an
	(c) siting with respect to	
	buildings, structures and	framework which assist with
	listed elements;	suitable interpretation of building
	(d) using less dominant	provenance. The development
	materials and colours."	would have a restrained design so
		as to allow the more complex
		heritage detail of existing
		buildings on the street to
		maintain their visual dominance.
		The proposal is considered to
		meet the standards of this
		Performance Criteria.

Historic Heritage Code

• Clause E13.7.2 (Buildings and works) - there is no acceptable solution for this clause.

The proposed variation must be considered pursuant to the Performance Criteria P3 of Clause E13.7.2 as follows.

Clause	Performance Criteria	Assessment				
"РЗ	8	satisfied that the proposed development would meet this standard as discussed in the				
		The proposal is considered to meet the standards of this Performance Criteria.				

5. **REPRESENTATION ISSUES**

The proposal was advertised in accordance with statutory requirements and 10 representations were received. The following issues were raised by the representors.

5.1. Density of Dwellings

Concern was raised by 10 representors that the proposal was below the acceptable solution of $325m^2$ and was not compatible with the area.

• Comment

The proposal would result in a density of $302m^2$ per dwelling. The application was assessed against the performance criteria of Clause 10.4.1 related to the residential density of multiple dwellings.

As discussed in the assessment of 10.4.1 P1 above, the proposal is not considered to have demonstrated compliance with the standards of the Scheme related to density.

5.2. Heritage

Concern was raised by six representors that the proposal is not compatible with the streetscape's heritage values and would detract from the area.

• Comment

As detailed above, the application was considered against the relevant Performance Criteria of Clauses E13.7.2 P2 and P3 related to heritage. The application was referred to Council's Heritage Advisor and found to comply with the relevant standards of this code.

5.3. Height

Concern was raised by seven representors that Unit 3 would be too tall.

• Comment

The proposed units would have a maximum height of 6.79m (Unit 3). This complies with the Acceptable Solution of the General Residential zone. Therefore, this matter has no determining weight.

5.4. Visual Bulk and Scale

Concern was raised by five representors that the units would not be in keeping with the scale of dwellings in the surrounding area and would impact upon residential amenity.

• Comment

As detailed above, the application was considered against the Performance Criteria P3 of Clause 10.4.2 related to building envelopes, which incorporates visual scale and bulk. The application was found to comply with the relevant standards of this clause.

5.5. Loss of View

Concern was raised by two representors that there would be a loss of view caused by the development.

• Comment

There is no relevant Acceptable Solution or Performance Criteria for Council to consider related to the loss of views. Therefore, this issue holds no determining weight.

5.6. Overlooking and Privacy

Concern was raised by two representors that there would be unreasonable impacts due to overlooking and privacy from the proposed development.

• Comment

The application was considered against the zone standards related to overlooking and privacy, it was found to comply with the Acceptable Solutions for Clause 10.4.6. Therefore, this issue holds no determining weight.

5.7. Traffic Impacts – Construction Vehicle Movements

Concern was raised by two representors that there would be impacts on safety and parking during the construction of the development. Large vehicles may struggle to make deliveries due to the narrow road width and trades people will take up valuable on-street parks for extended periods.

• Comment

There is no relevant standard within the Scheme to control the parking of trades people. Therefore, this issue holds no determining weight.

5.8. Traffic Impacts – School Hours and Pedestrian Conflicts

Concern was raised by 10 representors that the TIA did not address the peak times for the school traffic adequately, particularly the large volume of pedestrians. Many of the pedestrians at this time are unsupervised primary children. The parking arrangement would be dangerous for these pedestrians.

• Comment

The TIA provided did not appear to consider the peak pedestrian times during the school drop off and pick up times. However, as detailed above the proposal is considered to have adequately demonstrated compliance with the relevant standards of the Parking and Access Code Clauses E6.7.1, E6.7.5 and E6.7.14.

5.9. Traffic Impacts – Vehicle Turning

Concern was raised by four representors that Leslie Street does not appear wide enough for the vehicles to turn in or out of in one movement. It was also raised that this creates a potential hazard when Leslie Street is being used by other vehicles.

• Comment

As detailed above in the assessment of Clause E6.7.1 (b)(i) the application is considered to satisfy the requirements of the Scheme related to turning and access.

5.10. Traffic Impacts – Use of School Owned Carpark

Concern was raised by two representors that the application did not address the impacts and potential use of the school carpark by residents and occupants of the proposed development.

• Comment

There is no relevant standard within the Scheme to control the parking of vehicles within a school carpark. Therefore, this issue holds no determining weight.

5.11. Traffic Impacts – Four Side-by-Side Crossovers

Concern was raised by four representors that the proposed Leslie Street crossover is dangerous, and that the street is too narrow to accommodate it.

• Comment

The Engineers were not in agreement with respect to the information in the TIA submitted or the advertised parking arrangement, however as detailed above in the assessment of Clause E6.7.1 the application is considered to satisfy the requirements of the Scheme related to turning and access by the provision of the revised parking layout. This was supplied after the advertising period had concluded.

5.12. Traffic Impacts – Number of Vehicle Movements in TIA Questioned

Concern was raised by three representors that the TIA report does not mention that in addition to the Bellerive School carpark on Leslie Street, there are many additional car movements within the school grounds for drop off and collection of school students.

• Comment

As detailed above in the assessment of Clause E6.7.1 (b)(i), the proposal is considered to have demonstrated compliance with the relevant standards of the Scheme.

5.13. Traffic Impacts – Lack of Existing On-street Parking

Concern was raised by two representors that the development will result in a further reduction in availability of on-street parking.

• Comment

As detailed above in the assessment of Clause E6.7.1, the loss of two onstreet parking spaces along York Street is considered to not unreasonably effect the roadway.

5.14. Traffic Impacts – TIA did not consider Bus Movements through the School

Concern was raised by two representors that TIA did not consider bus movements along Leslie Street.

• Comment

The TIA did not appear to consider the bus movement through the school during morning drop-off and pick-up times. However, as detailed above in the assessment of Clause E6.7.1, the proposal is considered to have demonstrated compliance with the relevant standards of the Scheme.

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 2021-2031 or any other relevant Council Policy.

9. CONCLUSION

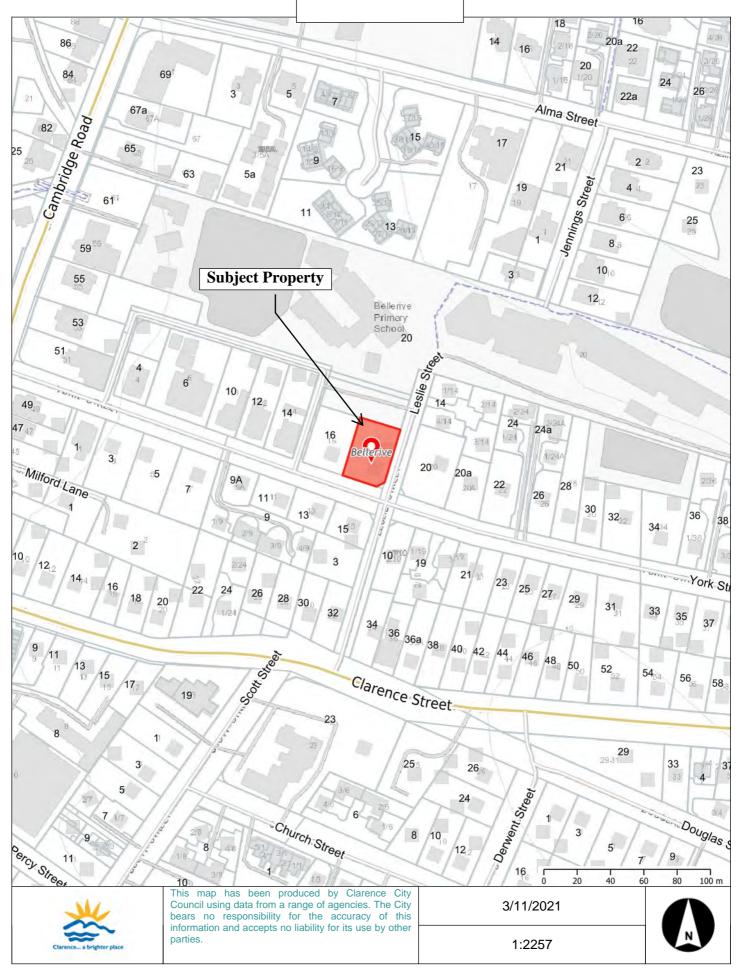
The proposal is recommended for refusal. The application has not demonstrated that it complies with the requirements of the Scheme, in particular Clause 10.4.1 P1 (a) as the proposal is not compatible with the density of the surrounding area. It has not been demonstrated that the density would be in harmony with or compatible with the density of the area. Additionally, the proposal does not comply with Clause 10.4.1 P1 (b) as the proposal does not provide for a significant social or community housing benefit.

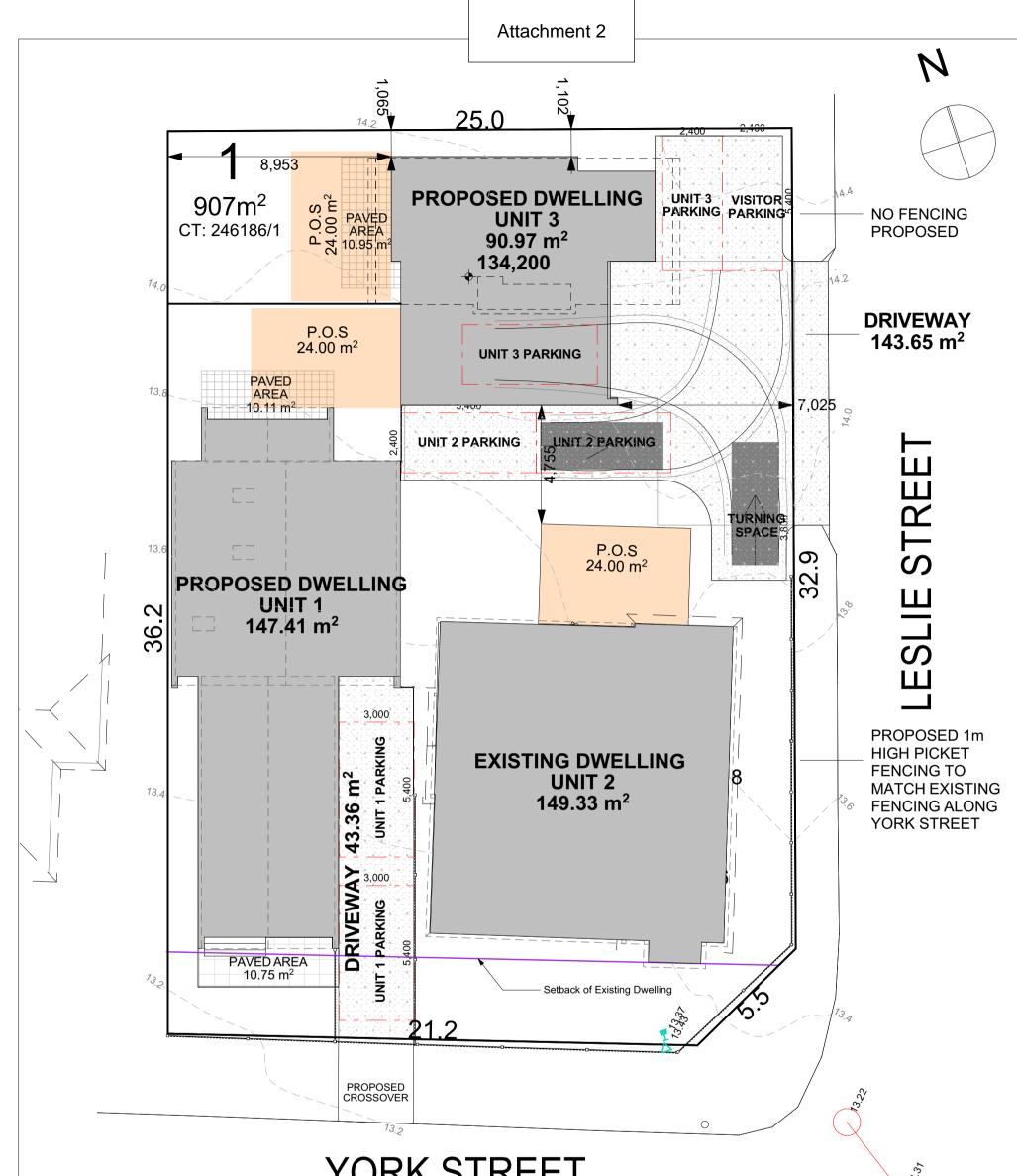
Attachments: 1. Location Plan (1)

- 2. Proposal Plan (11)
- 3. Site Photo (2)
- 4. Surrounding Area (1)

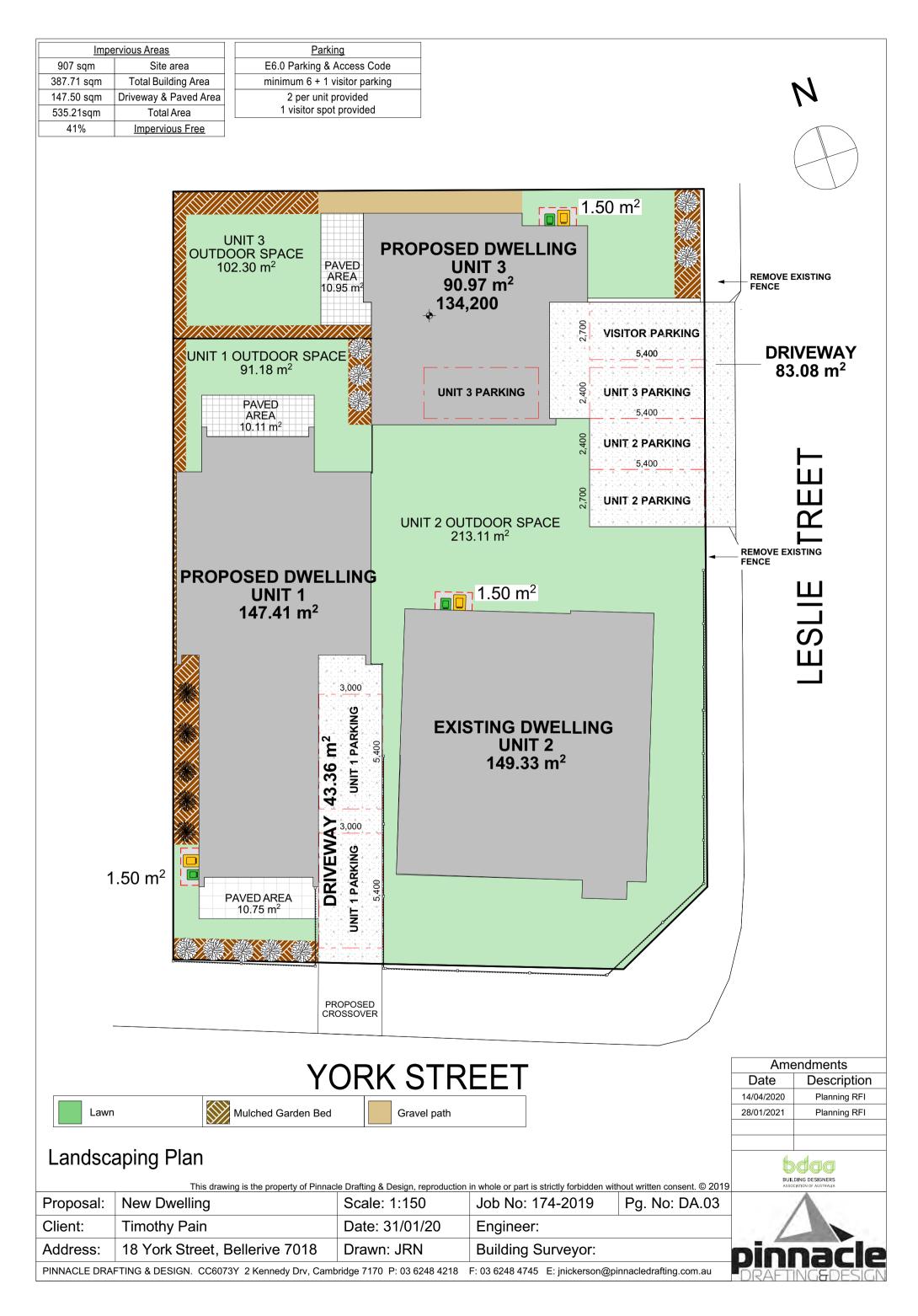
Ross Lovell MANAGER CITY PLANNING

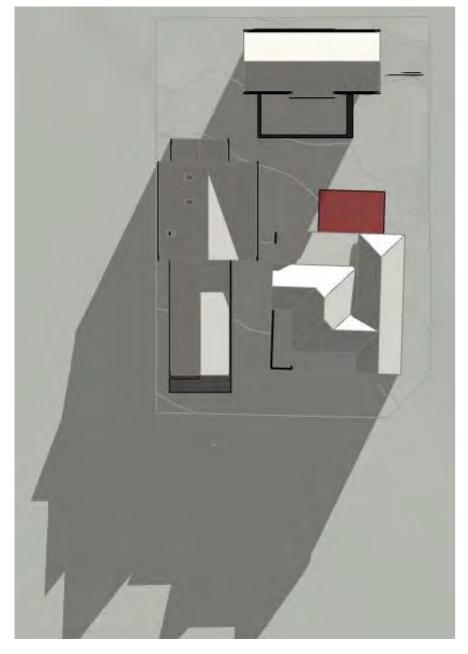
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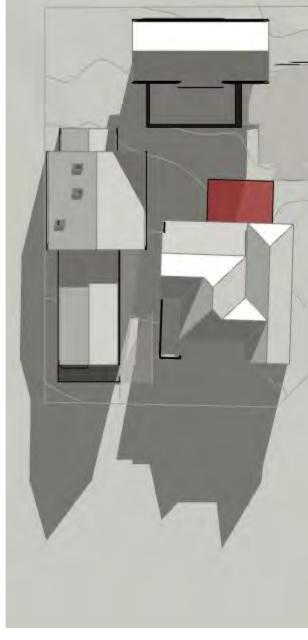




	Site Areas						
Site area Total Building			UP	DATED		Ame	endments
Total Site Cov	•					Date	Description
			PARKIN	G LAYOUT		14/04/2020	Planning RFI
			Received 19 April			28/01/2021	Planning RFI
Site Pla	in - Proposed			2021			daa
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Proposal:	New Dwelling		Scale: 1:150	Job No: 174-2019	Pg. No: DA.02		
Client:	Timothy Pain		Date: 31/01/20	Engineer:	- <u>-</u>	/	
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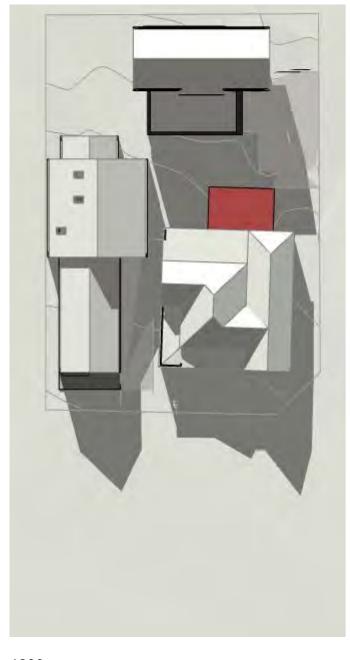
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Shadow Diagrams June 21	Client:	Timothy Pain	Date: 17.11.20	Engineer:
	Proposal:	Unit Development	Scale: 1:133.33 @ A3	Job No: 174-2019
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51.33% SUNLIGHT TO POS FOR UNIT 2

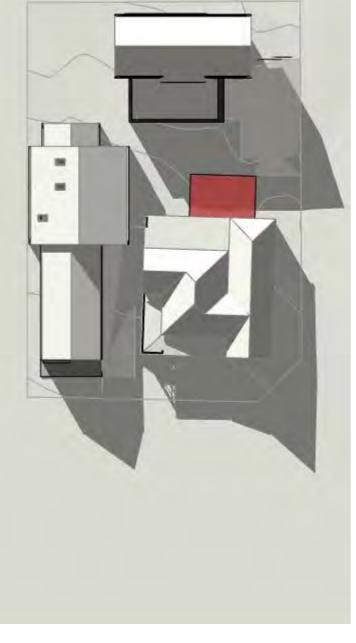




Shadow Diagrams June 21

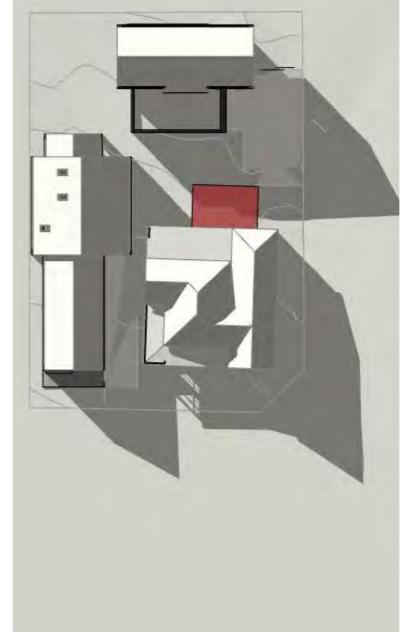
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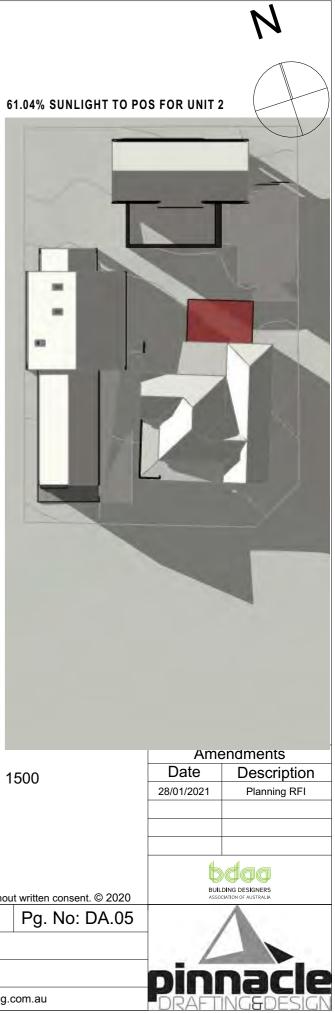


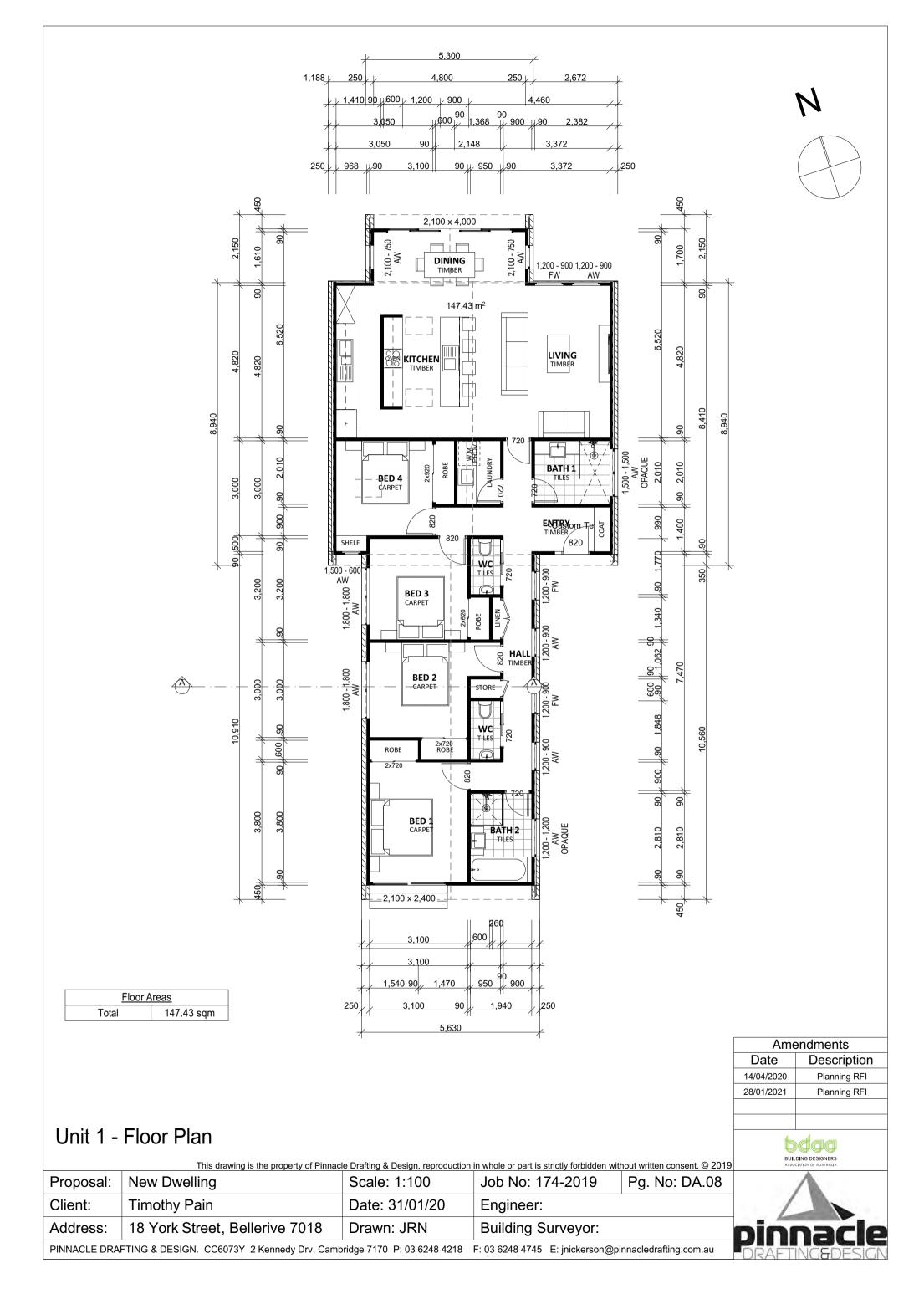
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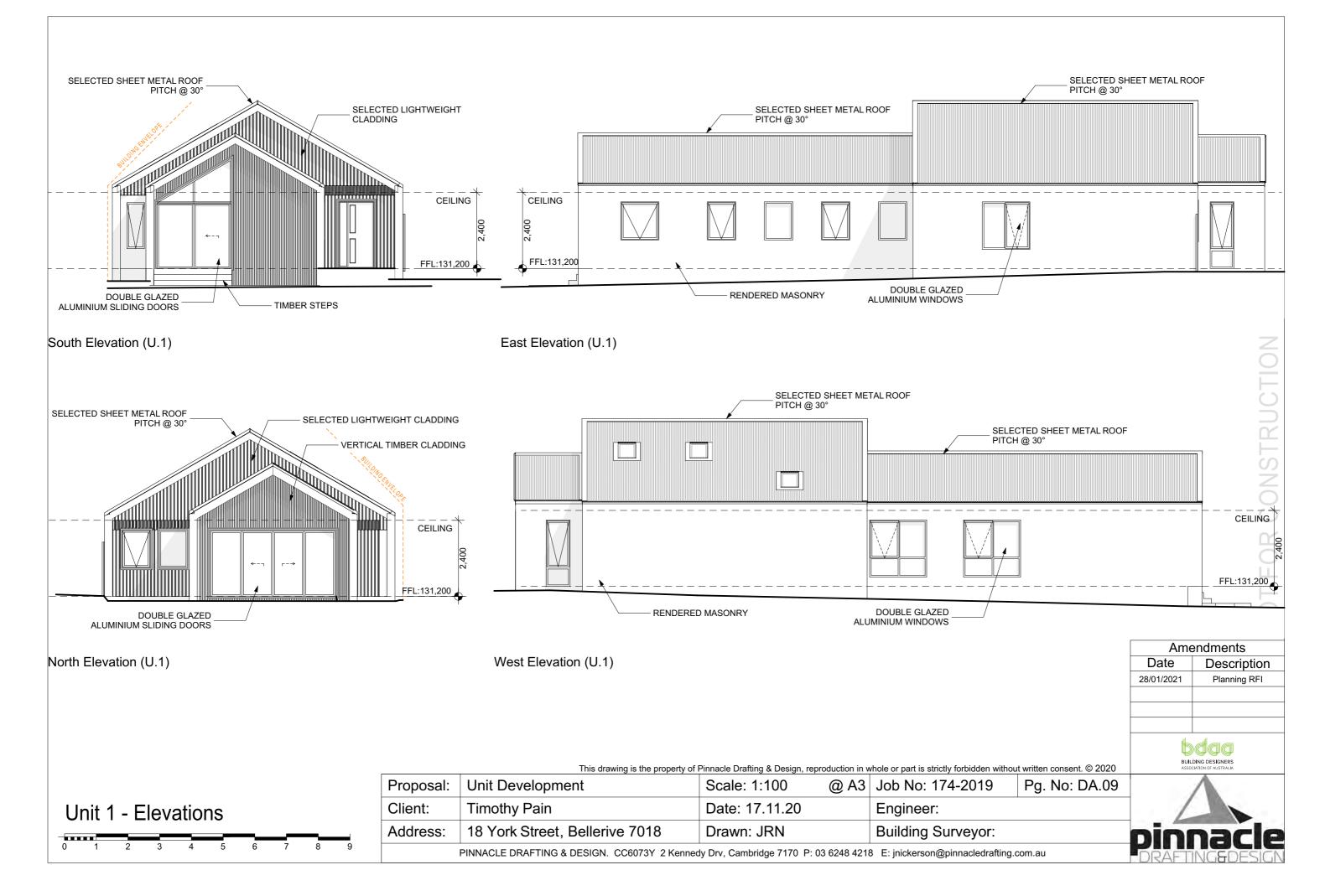
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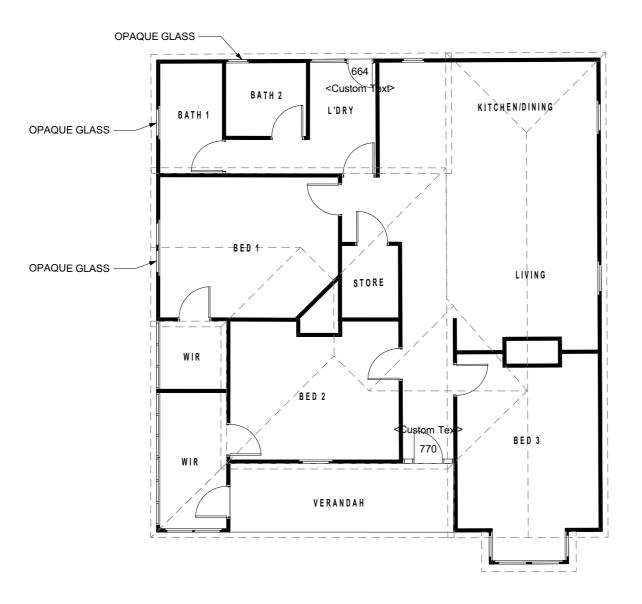
Proposal:	Unit Development	Scale: 1:133.33 @ A3	Job No: 174-2019		
Client:	Timothy Pain	Date: 17.11.20	Engineer:		
Address:	18 York Street, Bellerive 7018	Drawn: JRN	Building Surveyor:		
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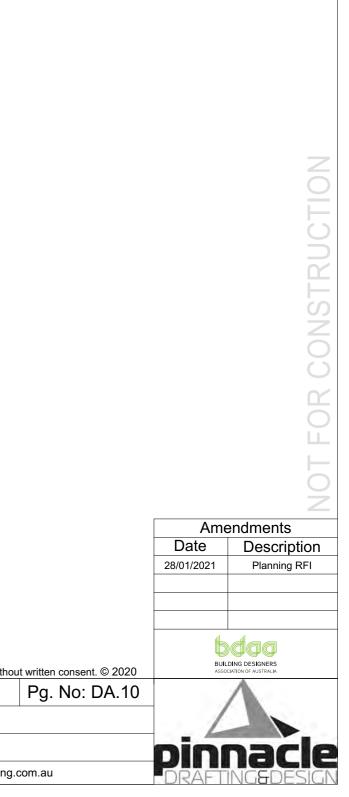


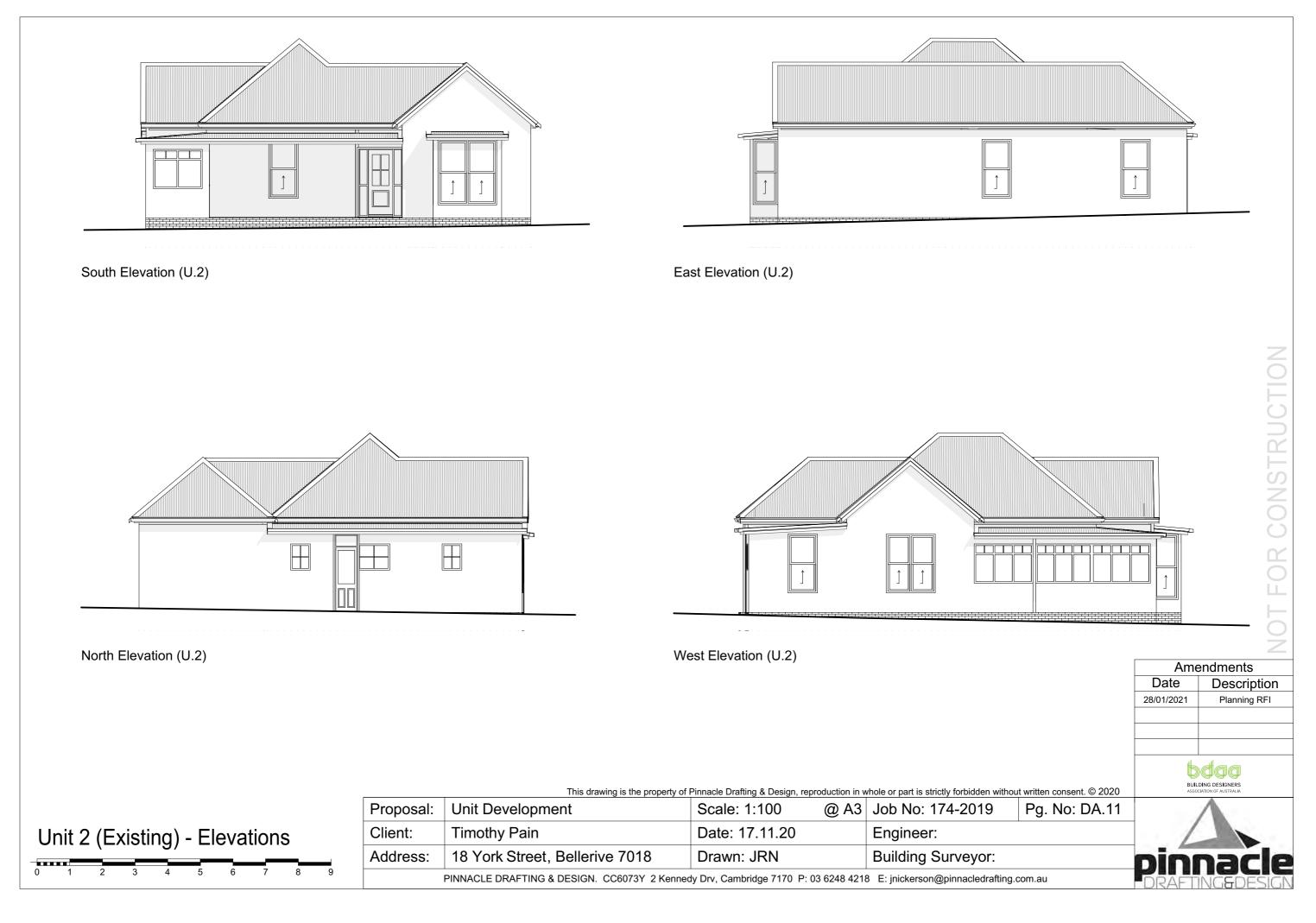


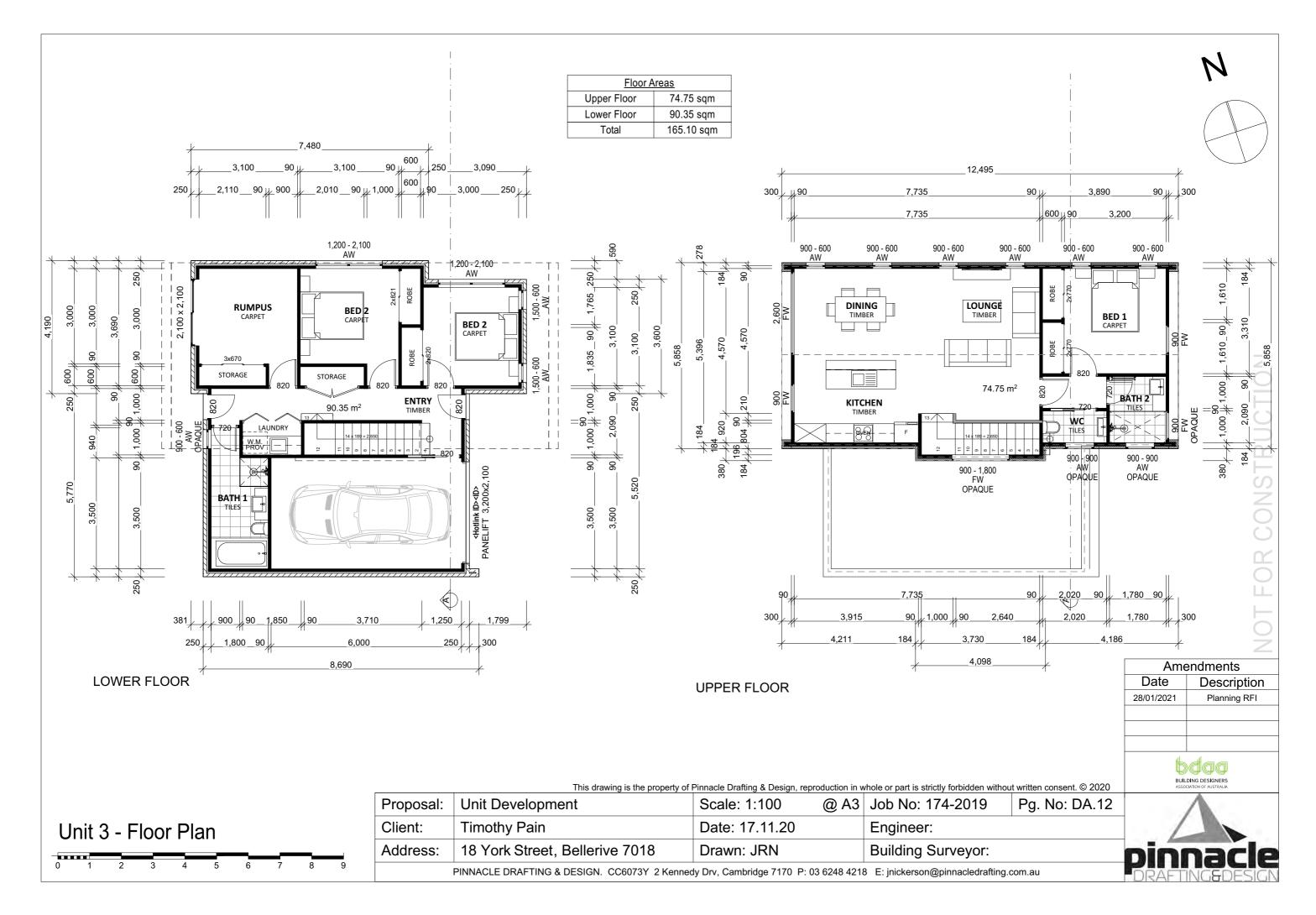
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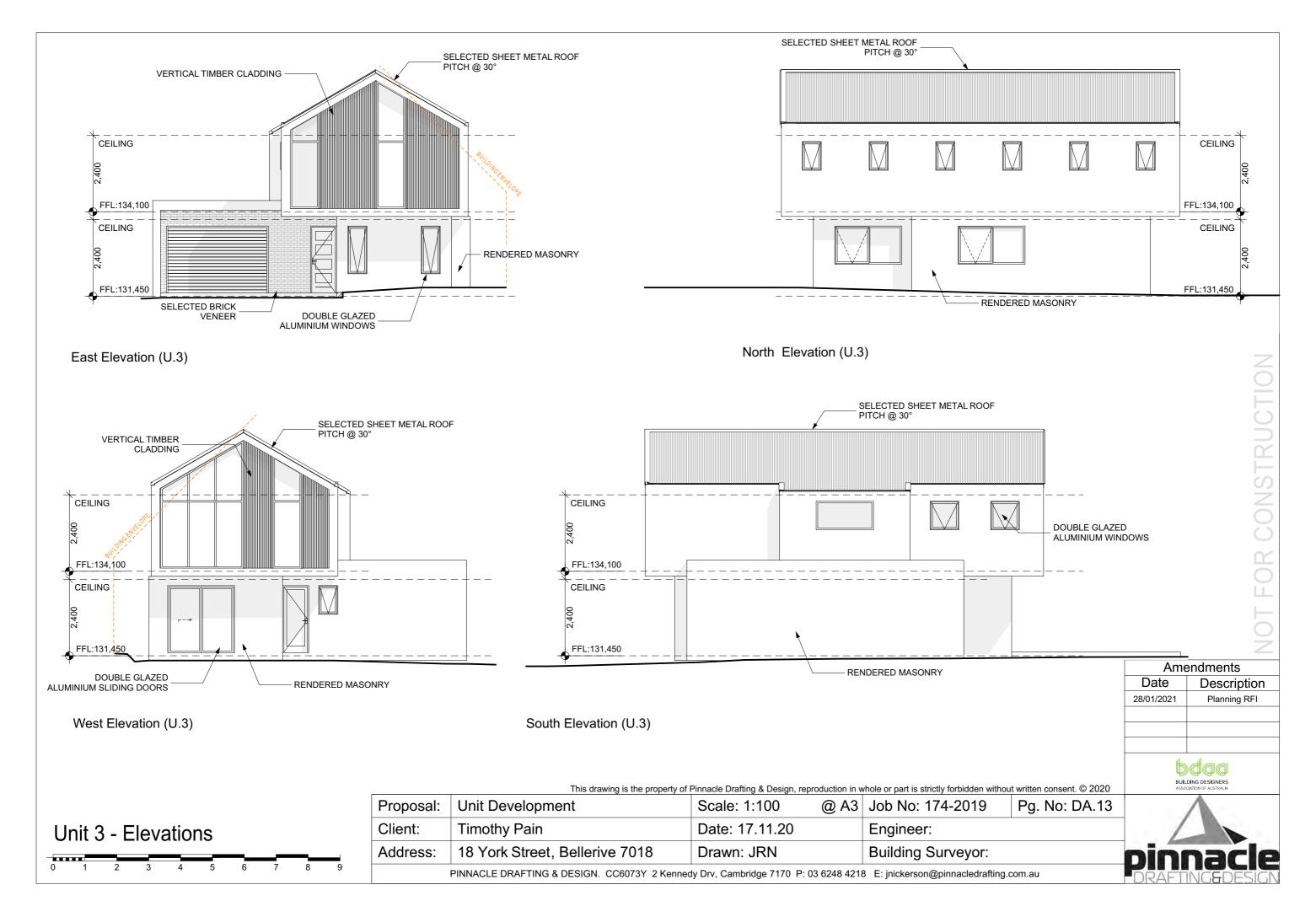
Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 174-2019
Client:	Timothy Pain	Date: 17.11.20	Engineer:
Address:	18 York Street, Bellerive 7018	Drawn: JRN	Building Surveyor:
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View from York Street



View from York Street



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						endments
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				State P	14/04/2020	Planning RFI
View from corner of York & Leslie Street			28/01/2021	Planning RFI		
visuai i	mpact from Street This drawing is the property of Pinnad	cle Drafting & Design, reproductio	n in whole or part is strictly forbidden w	vithout written consent. © 2019	BUIL	DING DESIGNERS
Proposal:	New Dwelling	Scale: 1:0.82	Job No: 174-2019	Pg. No: DA.14		
Client:	Timothy Pain	Date: 31/01/20	Engineer:			
Address:	18 York Street, Bellerive 7018	Drawn: JRN	Building Surveyor:		nin	nacle
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Attachment 3

18 YORK STREET, BELLERIVE



Photo 1: Site viewed from York Street, viewed looking north.



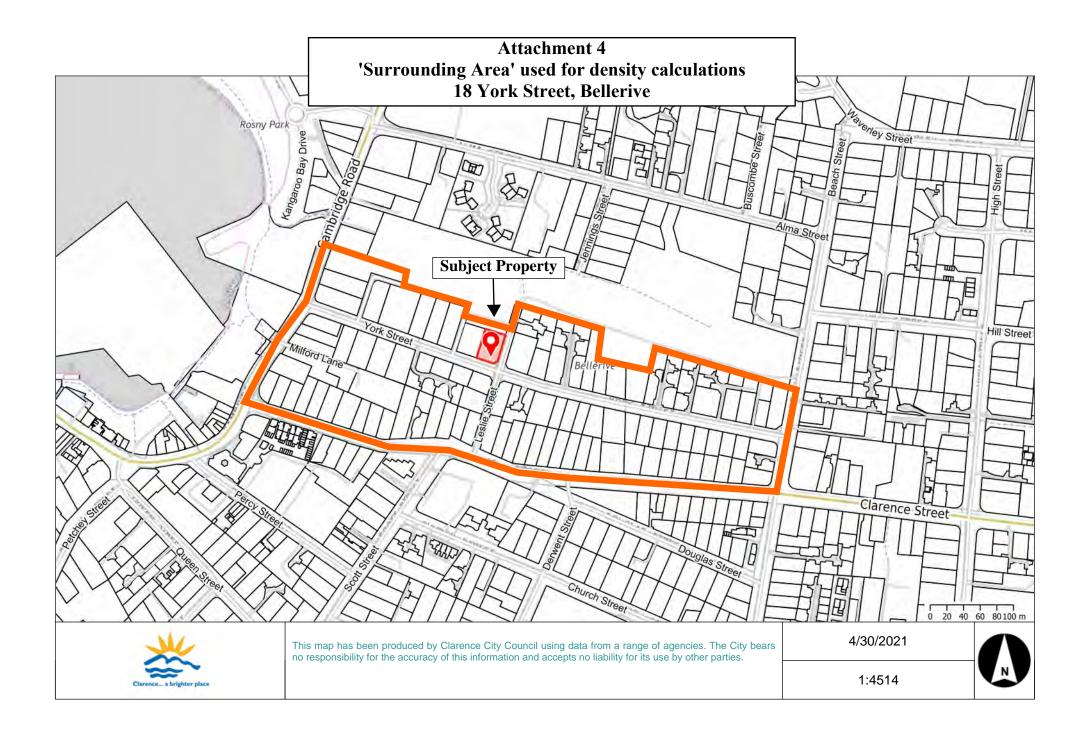
Photo 2: Site viewed from intersection of York and Leslie Streets, looking north.



Photo 3: Site viewed from York Street, looking northwest.



Photo 4: Site viewed from intersection of York and Leslie Streets, looking west.



11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2021/016061 – 9 CALVERTON PLACE AND 21 HARMONY LANE, SOUTH ARM - MEN'S SHED (COMMUNITY MEETING AND ENTERTAINMENT)

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for a Men's Shed (Community Meeting and Entertainment) at 9 Calverton Place and 21 Harmony Lane, South Arm.

RELATION TO PLANNING PROVISIONS

No. 9 Calverton Place is zoned Community Purpose and 21 Harmony Lane is zoned Recreation and subject to the Parking and Access, Stormwater Management and Onsite Wastewater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant until 12 May 2021.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 23 representations were received (19 in support and 4 against) raising the following issues:

- zoning of land;
- noise and need for additional sound proofing;
- class of shed;
- security alarms/lights;
- impact on property values of nearby residences;
- delay in receiving notification of application;
- lack of information regarding hours of operation and numbers of users;
- issues with accuracy of noise report;
- inadequate car parking; and
- future zoning.

RECOMMENDATION:

- A. That the Development Application for a Men's Shed (Community Meeting and Entertainment) at 9 Calverton Place and 21 Harmony Lane, South Arm (Cl Ref PDPLANPMTD-2021/016061) be approved subject to the following conditions and advice.
 - 1. GEN AP1 ENDORSED PLANS.

ADVICE:

The applicant must enter into a lease agreement with council prior to the commencement of the use. The lease agreement may include conditions to ensure that the surrounding owners are not adversely affected, such as hours of operation and the inclusion of any other noise mitigation measures in the design of the building.

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

Council has been involved in the development of a South Arm Oval Master Plan (the Master Plan) since 2015. A Men's Shed was identified on the South Arm Oval Master Plan that was adopted by Council in October 2020. A detailed history of the development of the Master Plan is included in the Agenda report considered by Council in Attachment 4.

2. STATUTORY IMPLICATIONS

- **2.1.** The land is zoned Community Purpose and Recreation under the Scheme. The building itself is to be located on land zoned Community Purpose, however, services and some informal car parking is located on the adjoining title zoned Recreation.
- **2.2.** The proposed used is permitted in the Community Purpose zone but as the proposal does not meet certain Acceptable Solutions under the Scheme, a discretionary application is required.
- **2.3.** The use is defined as Community Meeting and Entertainment which is a permitted use in the Community Purpose zone.
- **2.4.** Relevant to the assessment of this application is the Resource Management Planning Appeal Tribunal (the Tribunal) decision on the skate park on the same site (*R Clegg and Ors v Clarence City Council [2018] TASRMPAT 21*).

In this appeal the Tribunal determined that the Village zone did not constitute a "residential" zone and therefore those use standards in the Community Purpose zone which require assessment when a development is adjacent to, or within close proximity to a "residential" zone, are not applicable.

So, as in the skate park application, it follows that the standards relating to noise, external lighting, hours of operation and commercial vehicle movements do not apply to the assessment of this application.

- **2.5.** The relevant parts of the Planning Scheme are:
 - Section 8.10 Determining Applications;
 - Section 17 Community Purpose Zone;
 - Section 18.0 Recreation Zone;
 - Section E6.0 Parking and Access Code;
 - Section E7.0 Stormwater Management Code; and
 - Section E23.0 On-site Wastewater Management Code.
- 2.6. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site contains the South Arm Oval, Calverton Hall, Community Centre, skate park, tennis court, play areas, public toilets and associated gravel and informal parking areas. The site is accessed from Harmony Lane and Calverton Place and is surrounded by residential properties.

3.2. The Proposal

The proposal is for a Men's Shed to be located in the south-western corner of the site. The Men's Shed is proposed to be used as a community facility for South Arm residents.

The shed has a floor area of $205m^2$ and is comprised of a meeting room at the north-western part of the building with the remaining floor area to be used as a workshop.

The Men's Shed is proposed as a community facility that is not-for-profit and non-commercial organisation that aims to provide a safe and friendly space where men can work on projects in the company of other men. A major objective of Men's Sheds is to advance the well-being and health of their male members.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 7.5]

- *"7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code."*
- 7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard."

4.2. 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.

4.3. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Recreation and Community Purpose zones and On-site Wastewater Management and Stormwater Management codes with the exception of the following.

Parking and Access Code

• Clause E6.6.1 A1 – the proposal does not propose any additional car parking.

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

Clause	Performance Criteria	Assessment
"E6.6.1 P1	The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:	
	(a) car parking demand;	Table E6.1 specifies that the use would require 14 car parking spaces (1 space per $15m^2$ floor area).
	(b) the availability of on-street and public car parking in the locality;	The site includes a gravel carpark which contains approximately 20 car parking spaces adjacent to the Community Centre. This area is being reduced by the development of the Men's Shed. However, there is also a large area of informal parking around the oval that can be utilised if needed.
	(c) the availability and frequency of public transport within a 400m walking distance of the site;	Public transport is located within 100m of the site.
	(d) the availability and likely use of other modes of transport;	It is likely that some users of the Men's Shed, being local residents of the area, may walk to the site.

(e)	the availability and suitability of alternative arrangements for car parking provision;	The existing car parking areas on the site are considered adequate to cope with the additional demand generated by the development.
(f)	any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;	There are multiple users on the site which share car parking areas.
(g)	any car parking deficiency or surplus associated with the existing use of the land;	not applicable
(h)	any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;	not applicable
(i)	the appropriateness of a financial contribution in- lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;	The Men's Shed was identified on the South Arm Oval Master Plan and no additional car parking was found to be necessary.
<i>(j)</i>	any verified prior payment of a financial contribution in-lieu of parking for the land;	not applicable
(k)	any relevant parking plan for the area adopted by Council;	The South Arm Oval Master Plan shows the existing gravel carpark formalised with around 22 spaces.
	the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;"	not applicable

Parking and Access Code:

• Clause E6.6.7 A1 – the Men's Shed is utilising the existing gravel carpark and no additional car parking is proposed.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E6.6.7 P1 as follows.

Clause	Performance Criteria	Assessment
"E6.6.7 P1	Parking spaces and vehicle circulation roadways must be in accordance with all of the following;	
	durable all-weather	Council's Adopted South Arm Oval Master Plan includes the formalisation of the existing gravel park which will service not only the Men's Shed, but the multiple users of the site.
	(b) drained to an approved stormwater system, provided that the standard of paving and drainage complies with the adopted standards of the Council."	Not applicable as no changes are proposed.

Stormwater Management Code:

• Clause E7.7.1 A1 – stormwater is proposed to be disposed of on-site as there is no reticulated stormwater infrastructure available.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E6.6.7 P1 as follows.

Clause	Performance Criteria	Assessment
	"Stormwater from new impervious surfaces must be managed by any of the following: (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles;	

(b)	collected for re-use on the site;	The stormwater will be collected and stored into a tank. Overflow from the tank will be directed to the water tanks located adjacent to Calverton Hall.
(c)	disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council."	not applicable

5. LANDOWNER CONSIDERATIONS

As the development is located on council owned land, consent to lodge the application under Section 52(1B)(a) was required. Prior to council granting landowner consent, it was requested that a noise report be provided that assessed the impact of noise on adjoining properties from the development.

The noise report (JTA, March 2021) (Attachment 5) concluded that the noise from the Men's Shed would be within the limits of the Acceptable Solution of the relevant standard, if the site adjoined a "residential zone", providing that the east roller door and the south door are kept closed during workshop operation when high noise level equipment is in use.

JTA provided advice regarding additional mitigation measures that could be undertaken to reduce likely noise emissions. These measures included:

- replacing the south side door with a solid core door;
- replace internal plasterboard with SoundChek plasterboard;
- replace ceiling plasterboard with SoundChek plasterboard; and
- replace the roller door with bi-fold heavy set steel doors with good seals.

If the application is approved, advice should be provided that a lease agreement must be entered into with council, prior to the commencement of the use, which may include conditions regarding hours of operation and mitigation measures to ensure that the noise from the shed is within acceptable levels. Council may consider requiring the inclusion of these additional noise attenuation measures as part of a lease arrangement, if the application is approved. The applicant has indicated that they intend to include additional sound insulation in any case.

6. **REPRESENTATION ISSUES**

The proposal was advertised in accordance with statutory requirements and 23 representations were received (19 in support and 4 against). The following issues were raised by the representors.

6.1. Zoning of Land

Concern was raised that the proposed Men's Shed should not be defined as Community Meeting and Entertainment but is more appropriately defined as Manufacturing and Processing, which is a prohibited use in the zone.

• Comment

The Scheme requires that use and development must be categorised into one of the use classes in Table 8.2 and if a use or development does not readily fit into any use class, it must be categorised into the most similar use class. In this case, it is considered that the primary use of the development is to provide a meeting place for community members and the workshop component is a subservient part of the use, and therefore should be defined as Community Meeting and Entertainment. Examples of uses that fall within this use class include an art and craft centre.

The Scheme defines Manufacturing and Processing as "use of land for manufacturing, assembling or processing products" and includes examples such as furniture making and wood and metal fabrication. While there is manufacturing occurring in the Men's Shed, this is subservient to the primary use as a meeting space for members, which provides a workshop as a means to encourage interaction between its community members, whereas the manufacturing and processing definition contemplates industrial uses as the primary purpose. In the future, the workshop space could just as easily be used for a different use, such as craft activities or cooking classes, and still be defined as Community Meeting and Entertainment.

6.2. Noise

Concern was raised that the proposal will result in an unreasonable impact on the adjoining properties from noise.

• Comment

The noise standard in the Community Purpose zone (Clause 17.3.2 A10 requires an assessment of noise at the boundary of a residential zone. As discussed previously, the Tribunal decided in the appeal on the skate park that the Village zone is not a "residential" zone, and therefore as the surrounding area is all zoned Village, this standard is not applicable. Therefore, this issue cannot have determining weight in the assessment of this application.

However, the issue of amenity is a legitimate concern that Council should consider addressing through a lease arrangement if the application is approved.

6.3. Class of Shed

Concern was raised regarding the class of shed.

• Comment

The representor appears to be requesting confirmation on the class of building under the Building Code of Australia. This is not a relevant planning consideration and therefore should not have determining weight.

6.4. Security Alarms/Lights

Concern was raised whether security alarms/lights would be proposed.

• Comment

There is no applicable standard relating to external lighting and security lights and alarms are not proposed.

6.5. Impact on Property Values of nearby Residences

Concern was that property value of surrounding properties will be impacted by the development.

• Comment

Property values is not a relevant planning consideration and therefore should not have determining weight.

6.6. Delay in Receiving Notification of Application

Concern was raised regarding the delay in receiving the letter notifying a property owner of the application.

• Comment

Deliveries of letters are subject to the timeframes of Australia Post and are not a relevant planning consideration. The application was notified in accordance with the requirements of the Land Use Planning Approvals 1993.

6.7. Lack of Information Regarding Hours of Operation and Numbers of Users Concern was raised that the application did not provide sufficient details regarding the hours of operation and number of users expected to use the Men's Shed.

• Comment

The standard relating to hours of operation is not applicable to the assessment of the application due to the zoning of the adjoining land not considered "residential" and therefore is a not a relevant planning consideration. Notwithstanding, following advertising, the applicant confirmed that the hours of operation would be expected to be around 3 - 4 days a week for around 4 - 6 hours per day between the hours of 9am and 4pm. The number of users at any one time is expected to be around 12. While not a planning consideration, council may consider imposing conditions in a lease agreement regarding hours of operation to ensure that the amenity of the surrounding area is not adversely impacted.

6.8. Issues with Accuracy of Noise Report

Concern was raised that the noise report was inaccurate as it was not based on the precise number, location and specifications of machinery output and also that it was based on the assumption that only one piece of equipment would be used at one time. The representor was also concerned that mitigation measures to shut the roller door when machinery is operating is not acceptable as it cannot be guaranteed that this will occur every time.

• Comment

As discussed previously, there are no standards relating to noise that are relevant to the assessment of the development. Notwithstanding, a noise report was requested prior to the consent being granted for the application. The noise report was reviewed by Council's Environmental Health Officer who, after discussions with the author of the report, was satisfied with the methodology in the report. Mitigation measures such as ensuring that the roller door remains shut while machinery is operating, will be considered as part of the lease agreement, if the application is approved.

6.9. Inadequate Car Parking

Concern was raised that there is inadequate parking for the site.

• Comment

As discussed previously in Section 4.3 of the report, the existing car parking is considered adequate to meet the existing and future demands of the site and the requirements of the Parking and Access Code.

6.10. Future Zone

Concern was raised that the proposed zoning of the adjoining properties under the Tasmanian Planning Scheme of Low Density Residential would allow for more stringent controls on residential amenity, including noise and hours of operation.

• Comment

If adopted as proposed, the South Arm village area will change from a Village zoning to Low Density Residential. However, council is obligated to assess the application under the Scheme currently in force at the time the application was made valid. Therefore, the status of the future Tasmanian Planning Scheme does not have any statutory weight.

7. EXTERNAL REFERRALS

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

8. STATE POLICIES AND ACT OBJECTIVES

- **8.1.** The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.
- **8.2.** The proposal is consistent with the objectives of Schedule 1 of LUPAA.

9. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2021-2031 or any other relevant Council Policy.

10. CONCLUSION

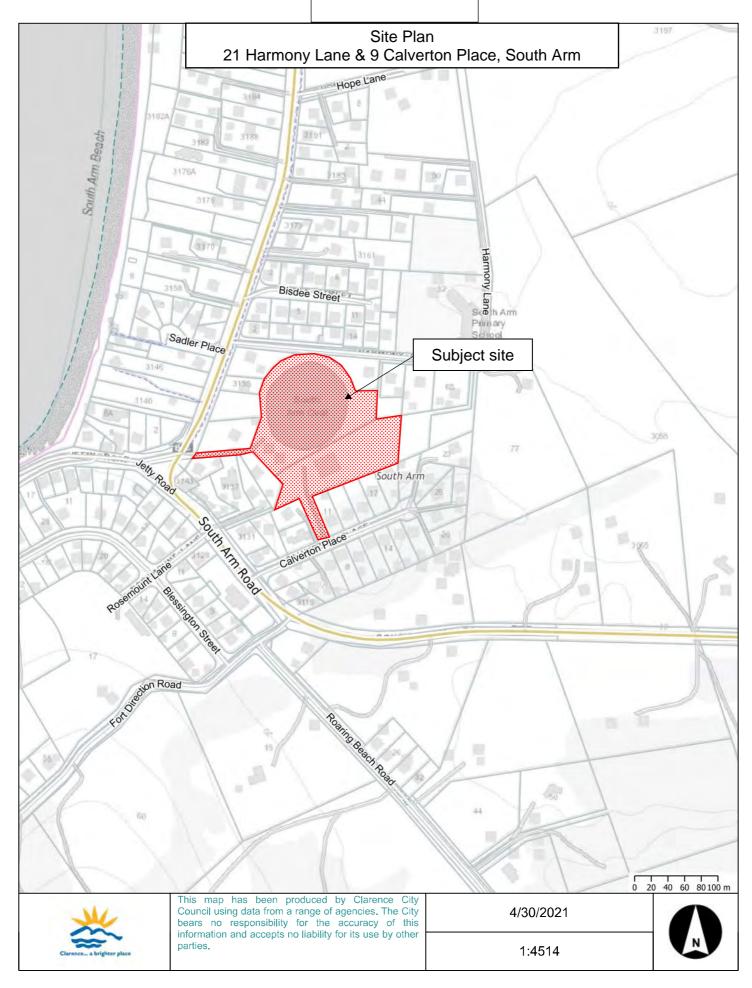
The proposal for a Men's Shed is considered to meet the requirements of the Scheme and is recommended for approval. However, council should consider addressing amenity impacts through any lease agreement.

Attachments: 1. Location Plan (1)

- 2. Proposal Plan (6)
- 3. Site Photo (1)
- 4. Council Agenda October 2020 (21)
- 5. JTA noise report (30)
- 6. South Arm Oval Master Plan (1)

Ross Lovell MANAGER CITY PLANNING

Attachment 1



DRAWING REGISTER

No.	Rev.	Title
A001	0	SITE PLAN
A002	0	SITE PLAN
A003	0	GROUND FLOOR PLAN
A004	0	ELEVATIONS 1
A005	0	ELEVATIONS 2



DESCRIPTION RE\ CONCEPT TO CLIENT DA

DATE 30/10/2020 30/01/2021

DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550 © 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

SOUTH ARM MEN'S SHED **PROPOSED MEN'S SHED**

SOUTH ARM OVAL, 9 CALVERTON PLACE. SOUTH ARM TAS 7022 SOUTH ARM PENINSULA MEN'S SHED INC.

Document Set ID: 4519405 Version: 1, Version Date: 02/02/2021

GENERAL NOTES

REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT ON DYNAMIC ARCHITECTURAL DESIGNS

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONUNCTION WITH ALL OTHER CONTRACT DOCUMENTS SPECIFICATIONS AND DRAWINGS

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE	119243
FOLIO	1
DESIGN WIND SPEED WIND LOADING TO AS 4055	ТВА
SOIL CLASSIFICATION TO AS 2870	TBA
CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4	7
BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL BAL TO AS3959	LOW
CORROSION ENVIRONMENT TO AS/NZS 2312	MODERATE
KNOWN SITE HAZARDS N/A	
SCHEDULE OF AREAS EXISTING FLOOR AREA PROPOSED FLOOR AREA (SHED) TOTAL FLOOR AREA SITE AREA PROPOSED SITE COVERAGE	TBA m ² 205.20 m ² 232.20 m ² TBA m ² TBA%
SCHEDULE OF AREAS SHED: COVERED LOADING BAY:	205.20m ² 27.00m ²
TOTAL :	232.20m ²

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APPROVAL

Drawing Name

Drawing Status

INDEX AND NOTES



SITE PLAN 1:1000 @ A3

DESCRIPTION DA **REV** 0

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LEGEND



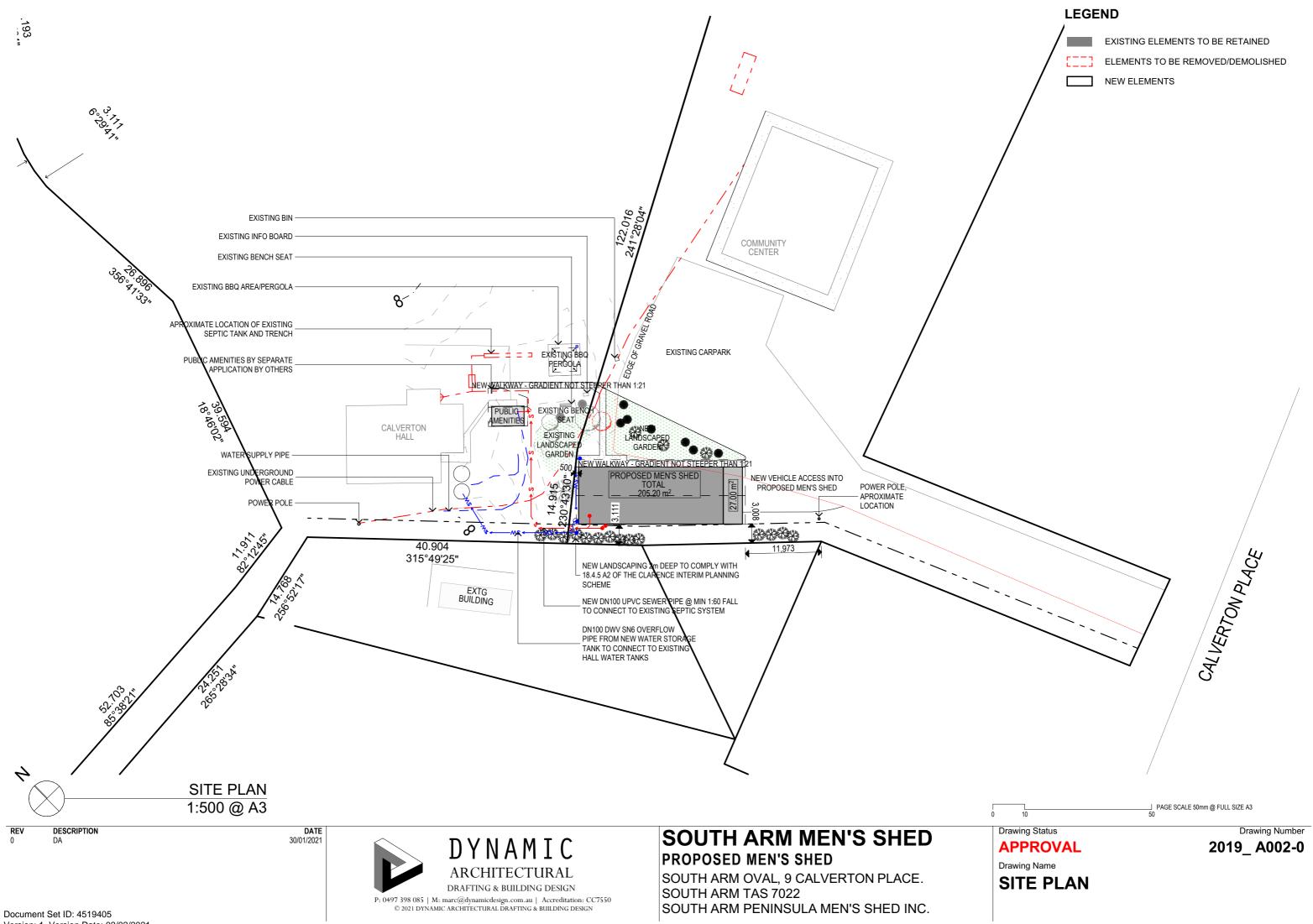
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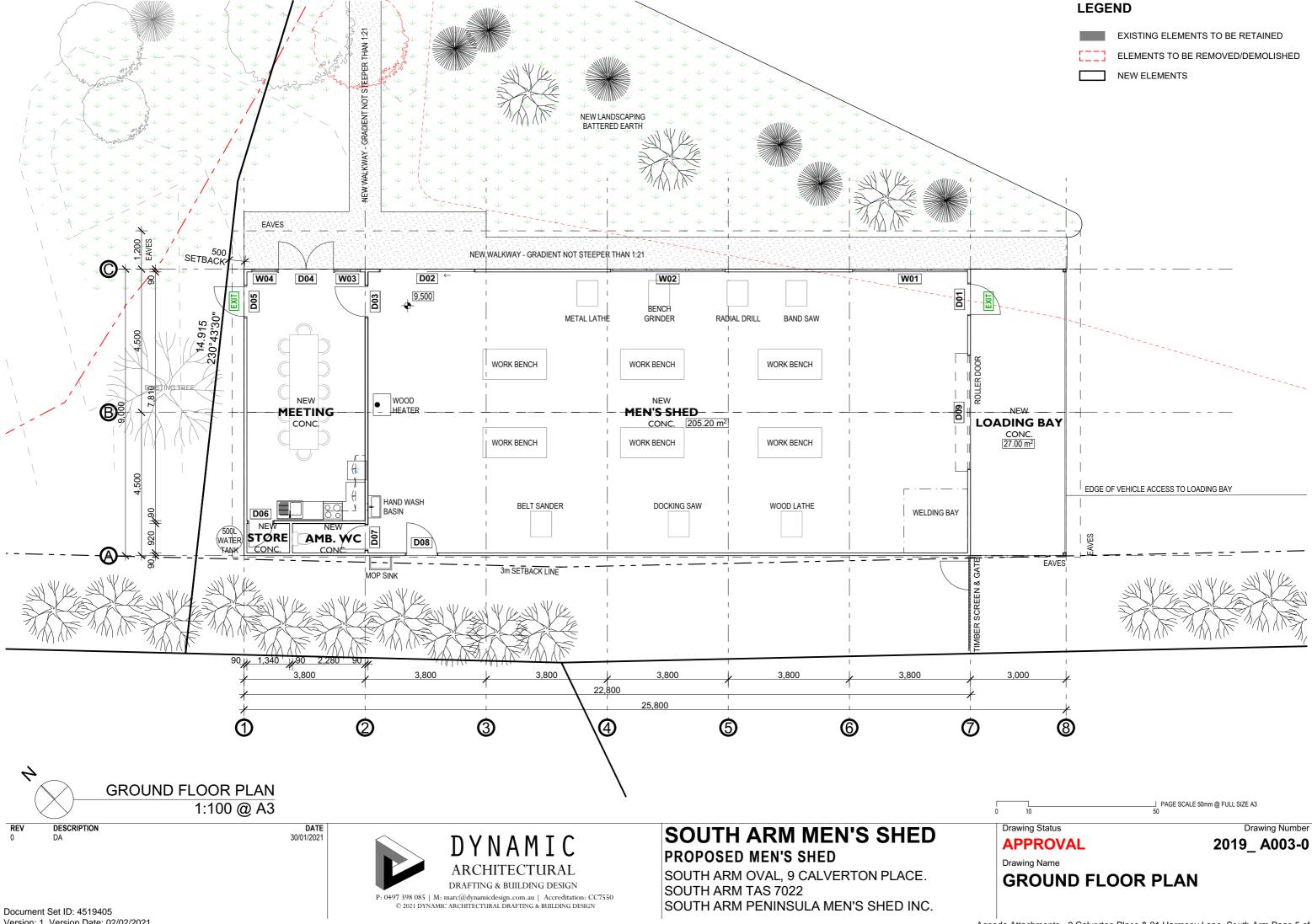
Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 3 of 60



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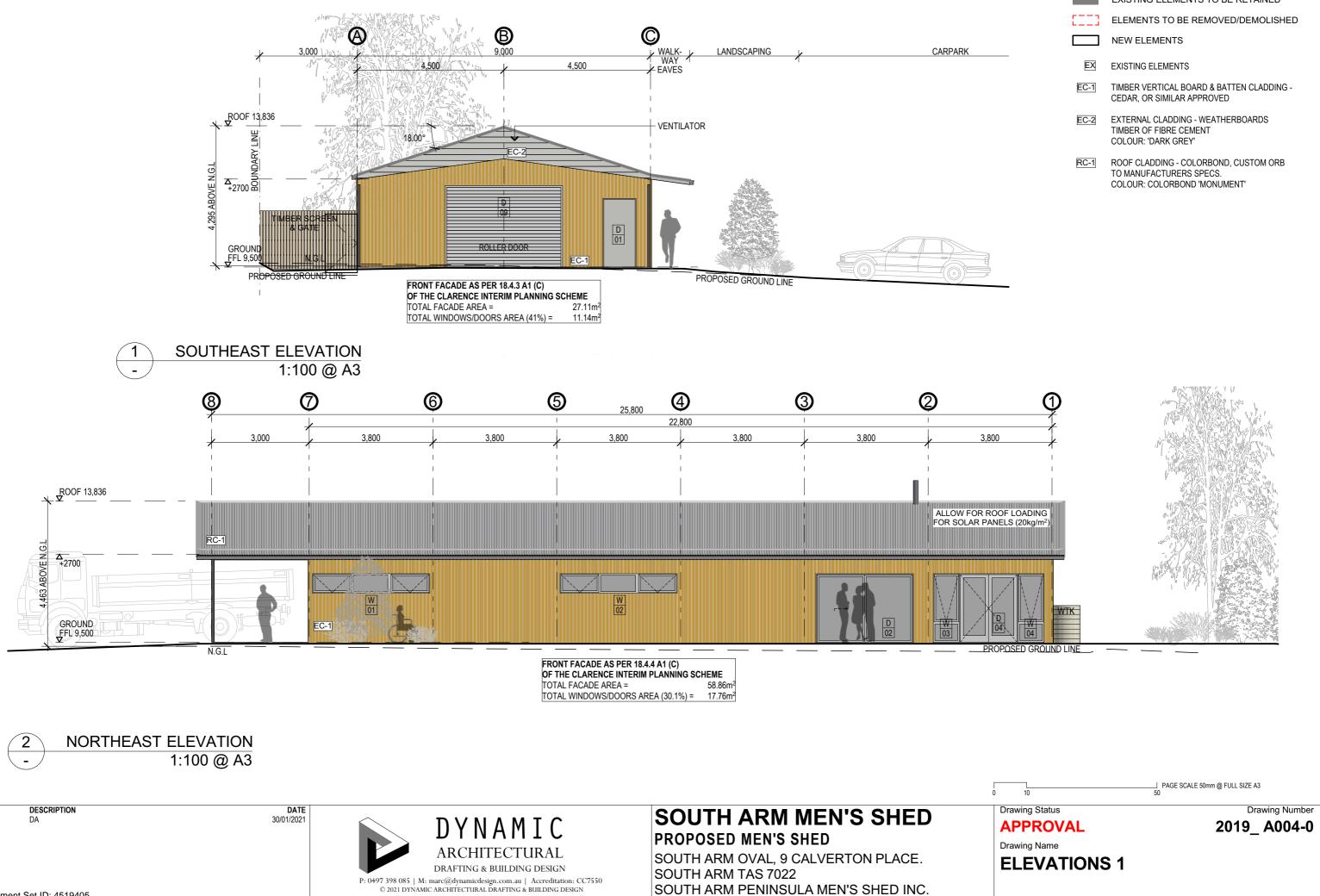


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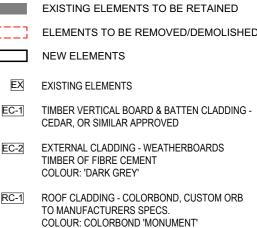


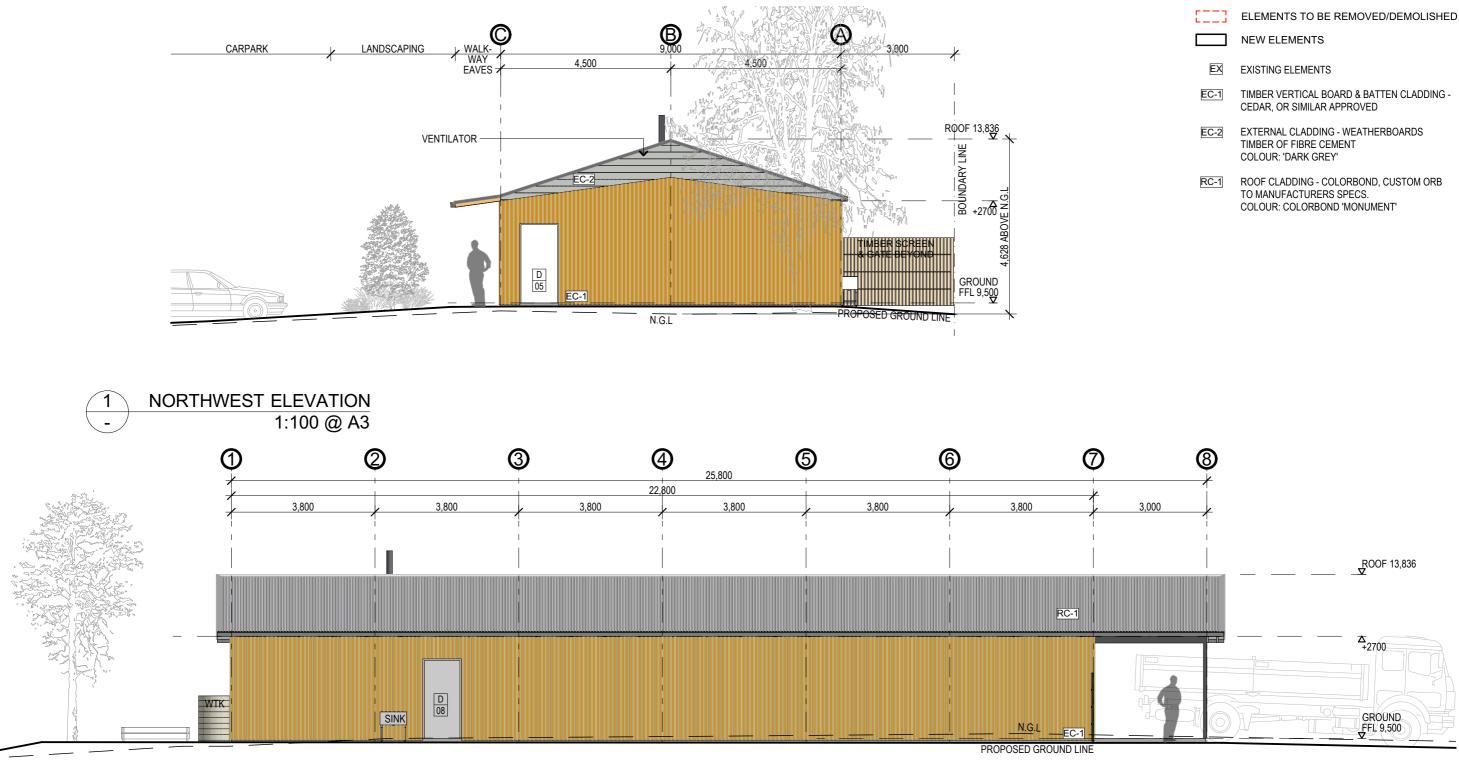


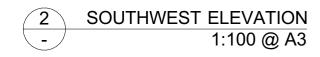
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Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 6 of 60

LEGEND







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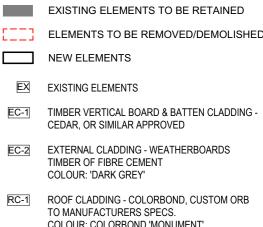
SOUTH ARM MEN'S SHED **PROPOSED MEN'S SHED**

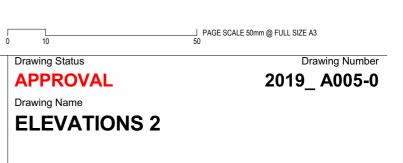
SOUTH ARM OVAL, 9 CALVERTON PLACE. SOUTH ARM TAS 7022 SOUTH ARM PENINSULA MEN'S SHED INC.

Document Set ID: 4519405 Version: 1, Version Date: 02/02/2021

Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 7 of 60

LEGEND





Attachment 3



Attachment 4

020



Agenda Report, 12 October 2021 21 Harmony Lane & 9 Calverton Place, South Arm

EXECUTIVE SUMMARY

PURPOSE

To consider the results of the community consultation and revision of the South Arm Oval Master Plan.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026 and Community Engagement Policy are relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

The South Arm Oval Master Plan has been subject to previous community consultation. Most recently, residents adjacent to the Skate Park and key stakeholders were invited to comment on the revision of the South Arm Oval Master Plan. Feedback was sought on three main components:

- Proposed Men's Shed;
- Skate Park noise mitigation options; and
- Children's play space design.

FINANCIAL IMPLICATIONS

There is \$51,559 remaining within the 2019-2020 Passive Recreation Capital Works Budget for the South Arm Oval Master Plan implementation. Any further development and/or implementation of the master plan, including in accordance with this report, will require Council approval and possibly additional funding.

RECOMMENDATION:

- A. That Council adopt the revised South Arm Oval Master Plan to include the location for the Men's Shed and to provide "in principle" support to the South Arm Peninsula Men's Shed Inc. for the Men's Shed project.
- B. That Council adopts the revised South Arm Oval Master Plan to include a modified play space and surrounds resulting from the community consultation.
- C. That Council adopts the revised South Arm Oval Master Plan to remove the hitting wall and hardstand area.
- D. That Council adopts the revised South Arm Oval Master Plan with an earth berm and paling fence and authorises the General Manager to engage a designer to prepare detailed engineering plans and estimate for Option 1 – Earth Berm with Paling Lap Fence to mitigate noise from the skate park. The General Manager to report back to Council on the design and cost estimate for further consideration.

E. That Council authorises the General Manager to write to residents and property owners in the vicinity of the South Arm Oval, SAPRA and Calverton Hall Committee and on Council's website advising of Council's decision.

ASSOCIATED REPORT

1. BACKGROUND

- The development of the South Arm Oval Master Plan has involved substantial work from 2015. Details of the work from 2015 to 2017 are included for reference in Attachment 1.
- **1.2.** Council, at its Meeting held on Monday, 27 November 2017 resolved the following:
 - "A. Council authorises the General Manager to undertake community consultation with residents and key stakeholders of South Arm to provide feedback on the South Arm Oval Draft Revised Master Plan and skate park design.
 - B. Following the community consultation, feedback be provided to Council so a final Master Plan and skate park design can be considered for adoption."
- **1.3.** Council sought community comment and feedback on the draft master plan on 30 November 2017.
- **1.4.** At its Meeting on 5 February 2018, Council adopted the South Arm Oval Revised Master Plan. The main changes to the master plan included:
 - addition of the redesigned skate park and its altered position;
 - additional area for native plantings adjacent to 43a Harmony Lane; and
 - minor change to the location of the playground.

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The following recommendations were adopted:

- "A. That Council removes the following items from the draft South Arm Oval Revised Master Plan circulated as part of the community consultation process:
 - Bollards at the Calverton Hall surrounds; and
 - *The fitness path.*
- B. That Council adopts the South Arm Oval Revised Master Plan as the Master Plan set out in Attachment 1 of the Associated Report and modified by the requirements of "A" above.
- C. That Council stage the development over a number of financial years as per this report and subject to funding approval in future Annual Plans.
- D. That Council authorises the General Manager to write to the residents of South Arm Peninsula and inform them of Council's decision."
- At its Meeting on 28 May 2018, Council approved the Development application
 D-2018/153 21 Harmony Lane, South Arm Skate Park and recreational facilities. The development application was for a multi-use hardstand area (skate park, basketball court and tennis wall).
- **1.6.** The development application was appealed to the Resource Management and Planning Appeal Tribunal on 7 November 2018. Council was advised that subject to the amendment of a condition of the Planning Permit, the Development Application for a Multi-use hardstand area (skate park, basketball court and tennis wall) was approved.
- **1.7.** In a letter dated 21 November 2018, Council wrote to the South Arm community advising that following the RMPAT decision:

"Council can now proceed with the development of the skate park and associated facilities. We expect to commence the tender process shortly and, subject to Council's approval of a suitable tender, to commence construction by mid-2019."

1.8. At its Meeting on 8 April 2019, Council accepted the quotation submission from Convic Pty Ltd for the construction of the South Arm Oval Skate Park.

- 1.9. In a letter dated 23 July 2019, Council was advised that the landscape plan submitted for the Skate Park satisfied Condition Number 5 of Planning Permit D-2018/153.
- **1.10.** In a letter dated 14 August 2019, Council wrote to residents and property owners in close proximity of the South Arm Oval advising that construction of the Skate Park at the South Arm Oval was expected to commence in mid-August for a period of eight weeks, weather permitting.
- **1.11.** In a memorandum dated 19 September 2019, Council officers advised that the South Arm Skate Park Design and Construction Contract C1266-18 was completed on Saturday, 21 September 2019 and the park was opened for public use from Monday, 23 September 2019.

In accordance with the approved Development Application, Council engaged a suitably qualified independent person to perform noise monitoring of the skate park within 30 days of the commencement of use.

1.12. In a Briefing Report dated 12 November 2019, Council was advised that the Noise Monitoring Report was received on 6 November 2019. Council's Senior Environmental Health Officer reviewed the report and confirmed that the methodology adopted within the survey satisfactorily addressed the requirements of Condition 4 of the Planning Permit. It was also confirmed that the noise measurements averaged over a 15-minute time interval, were below the mean Lmax of 70dB(A) and below a Leq of 57 dB(A) as specified in the condition. It was therefore established that Condition 4 of the Planning Permit had been satisfied.

Given the noise monitoring has revealed compliance with the noise limits imposed in Condition 4 of the Planning Permit, no noise attenuation measures are required to be implemented.

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However, the report recommended that there is merit in Council considering the erection of a 2.1m high noise barrier (paling fence) partially surrounding the skate park. The report noted:

"Although the Lmax and Leq limits (planning permit requirement, par. 4) have been met in objective testing, subjective aural observations find some of the noise events intrusive."

1.13. In a further Briefing Report distributed to the Mayor and Aldermen on 25 September 2019, Council was advised that since the skate park opening it had received several complaints from residents.

The concerns are summarised below as:

- notification of the opening of the skate park;
- screening;
- noise; and
- out of hours use.

1.14. South Arm Oval Skate Park Noise Survey Council Workshop Outcomes 20 November 2019

On 11 November 2019, Council wrote to residents and property owners in the proximity of the South Arm Oval Skate Park advising that it had received a Post Occupancy Noise Survey from Mr Pearu Terts, Noise and Acoustics Consulting Engineer, with a copy of the survey attached.

The covering letter advised that the Noise Survey would be presented to Aldermen for discussion at a workshop on 18 November 2019 following which a further update would be provided.

At the workshop Aldermen acknowledged some nearby residents were concerned about noise levels from the skate park. Noting the report findings, Aldermen requested the General Manager take the following actions:

Noise Mitigation

- Undertake to fill the steel coping pipe at the edge of the skate bowl with sand to dampen the noise.
- Seek professional advice to identify possible noise mitigation measures and options that can be employed in this area. For further consideration by Council before implementation.

Master Plan Development

- Investigate limiting car access in the area of the skate park.
- Proceed with further concept planning on the next phases of the South Arm Oval Master Plan to ensure any noise mitigation measures are consistent with future proposed development (ie the proposed playground, men's shed and paths).

Consultation

- Consult with SAPRA, Calverton Hall Committee and nearby residents on the outcomes of the above actions at each stage.
- Council to be informed through briefing reports and further workshops as the above issues are progressed.

While no timeframe for the above actions had been determined, Council officers were to engage necessary assistance to have the information available as soon as possible and provide a report to Council with recommended actions and budget considerations.

1.15. South Arm Oval Master Plan Review - Restrict Vehicle Access onto South Arm Oval and the Skate Park

In an email dated 6 December 2019, Council officers wrote to SAPRA and the Calverton Hall Committee inviting discussion on:

- investigate limiting car access in the area of the skate park and,
- consult with SAPRA and Calverton Hall Committee's on the outcomes of these actions.

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In a letter dated 16 January 2020, the South Arm Calverton Hall Inc. advised that a motion had been carried supporting the "South Arm Oval – Vehicle Control Concept Plan" (**Attachment 2**) restricting vehicular access onto the South Arm Oval.

In a letter dated 23 January 2020, SAPRA formally advised that the SAPRA Committee discussed the proposed draft plan to limit vehicle access to the oval at a meeting held on 14 January 2020. The vote for restricting vehicular access to the oval had majority support and those in favour agreed and noted that:

- safety, particularly of children, is the paramount and over-riding consideration;
- access for overflow use can be managed with the Hall and SAPRA having key access to the boom gates. (As noted on the discussion plan, it is important that the gates are easy to use.)
- Vehicular access across other similar recreation areas was restricted or not allowed.

1.16. South Arm Oval Master Plan Review - Men's Shed

The South Arm Peninsula Men's Shed group has been in discussion with Council officers on the location of the proposed Men's Shed and have indicated a preference of the north-west corner of the existing gravel carpark. This is a different location to that shown on the adopted 2018 South Arm Oval Master Plan.

1.17. South Arm Oval Master Plan Review – Skate Park Noise Modelling

On 23 December 2019, Council wrote to residents and property owners in close proximity of the South Arm Oval advising of the South Arm Oval Skate Park Noise Survey Council Workshop outcomes. Council provided the following update:

"Noise Mitigation: The steel grind rail has now been filled with sand to dampen the noise. This work was completed on Tuesday 17 December 2019.

Council has engaged JTA Health, Safety and Noise Specialists to undertake a report for Council that includes;

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- *Recommendations on sound attenuation methods;*
- *Expected noise level reduction achievable for each noise attenuation method;*
- Likely installation location and preliminary costing for each method.

Master Plan Development:

Initial discussions have been held with representatives of Calverton Hall and SAPRA in relation to vehicle access. This issue will be further discussed by each Committee at their meetings in January 2020.

Consultation:

Council will consult with the community on the South Arm Oval Master Plan, Noise Attenuation report and vehicle access early in the New Year.

Work will continue in these areas early in the New Year and further updates will be provided."

1.18. In December 2019, Council officers engaged JTA Health, Safety and Noise Specialists to undertake a Noise Modelling Study for the South Arm Skate Park with the following scope of work.

Preliminary Report

Prepare a report for Council that includes recommendations on sound attenuation methods and expected noise level reduction achievable for each attenuation method.

Final Report

• On acceptance and approval of the preliminary report, the consultant is to prepare a document suitable for presentation to Aldermen and the community for consultation purposes, the final report should include: recommendations on multiple sound attenuation methods (if required) and final costing; reference images and a desktop study of 3D modelling of the preferred attenuation option/s.

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• Provide desktop 3D modelling of noise levels before and after recommended attenuation options. Utilise the results provided in the Acoustic Engineer's report provided to model current noise levels before attenuation.

Council received the JTA Health, Safety and Noise Specialists "Noise Modelling Study South Arm Skate Park - February 2020" and a workshop to discuss the report was held with Aldermen on 17 February 2020.

- **1.19.** The acoustic consultants advised:
 - At present, there is no legislation or guidance in Tasmania for specifically assessing skate park use regarding noise emissions, particularly during the night time period. Therefore, the report adopted the sleep disturbance criteria commonly used in other states when assessing non-industrial, commercial or trade noise sources.
 - A solid wall will reverberate the sound back to the residents near Harmony Lane.
 - Recommended acoustic panels made of material which could absorb sound.
 - Modelled several wall options which would achieve the greatest noise reduction to the neighbouring properties.
 - A continuous wall will achieve the best acoustic reduction ie the wall is not separated or has any gaps.
 - They were able to model a wall consisting of a combination of perspex and acoustic panels, although the consultants had not seen a similar installation.

Note: the perspex was trialled in the model to provide some (but not fully) improved open surveillance as recommended in Crime Prevention Through Environmental Design principles.

- For best acoustic reduction, the modelling indicated the walls were to be 3m from the edge of the skate park and a height of 2.5 to 4.0m for a straight vertical wall or 3.5m for a vertical and upper angled wall.
- A cost estimate was not determined but would be greater than \$100,000.

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• The report concluded that:

"No noise wall is required to reduce noise levels to below the sleep disturbance criteria under typical conditions. For worst-case noise levels the following options are predicted to reduce noise levels to below the sleep disturbance criteria:

- Vertical Option 2
- Curved Option 2."
- **1.20.** At its Meeting on 16 March 2020, Council adopted the following recommendations:
 - "A. That Council install vehicle barriers to prevent vehicle access onto the South Arm Oval as set out in Attachment 4 of the report to address associated safety implications and periodic night use of the skate park.
 - B. That Council notes receipt of the JTA Health, Safety and Noise Specialists "Noise Modelling Study – South Arm Skate Park – February 2020" and release as a public document as well as undertaking community engagement to determine the most appropriate form of noise attenuation for Council to install.
 - C. That Council authorises the General Manager to undertake community consultation on the remaining elements in the South Arm Oval Master Plan inclusive of the proposed playground, Men's shed, landscaping planting, hardstand, passive games area, including any proposed consequent amendments to the current master plan, and to then obtain an acoustic consultant review of the master plan to identify any potential ongoing noise attenuation issues, and to then report back to a future workshop on design options for Council considerations.
 - D. That Council authorises the General Manager to write to nearby residents to the South Arm Oval, SAPRA and Calverton Hall advising of Council's decision."
- **1.21.** Council has limited available public land in South Arm to provide community facilities. The South Arm Oval is a relatively central location near the main road, future public toilets, community centre and nearby shop.
- **1.22.** The results of the community consultation were presented to Aldermen at the Council Workshop held on Monday, 14 September 2020.

2. REPORT IN DETAIL

- **2.1.** Community consultation was undertaken in accordance with the Community Engagement Policy 2020. The consultation was open for eight weeks, 7 June through to 2 August 2020 via Council's website. The information provided included:
 - current adopted Master Plan (2018) Attachment 3;
 - design Review Plan (2020), including Men's shed, bollards, play space and surrounds and noise mitigation;
 - skate Park Noise Mitigation Options Plans (2020) Attachment 4;
 - JTA Noise Modelling Study (Feb 2020); and
 - JTA Noise Mitigation Study (May 2020) Attachment 5.

At the close of the consultation period there were 616 total visits to the website, with 88 engaged participants, 62 of which were anonymous and 26 registered participants.

2.2. Men's Shed

Do you support the development of a men's shed in the location shown?

The results were:

- In favour of the location for the Men's Shed 87.9%
- Not in favour of the location for the Men's Shed -12.1%

Some of the negative responses can be attributed to the concern from property owners adjacent to the location proposed for the Men's Shed regarding noise generated from the activities in the Men's Shed.

It is recommended the proposed location for the Men's Shed be included in the revised South Arm Oval Master Plan. Council to provide "in principle" support to the South Arm Peninsula Men's Shed Inc. for the Men's Shed project.

The Men's Shed will require a Development Application and Planning Permit.

2.3. Play Space and Surrounds

Three questions were offered to inform the design of the play space and surrounds, they were:

"Pick your child/children's top five favourite play activities when visiting a play space?

Are there any other play activities or features that should/should not be included in the play space?

What other supporting infrastructure does your family need to enjoy a visit to the park? (For example: seating, shade, accessible footpaths, bike racks, picnic tables, etc.)?"

There was a range of responses provided and Council officers will proceed with detailed design of the play space and surrounds based on the community feedback. Council officers will prepare plans and costings for further consideration by council.

The adopted South Arm Oval Master Plan 2018 includes a hitting wall and hardstand area. With the relocation of the skate park and play space there is insufficient space to include these elements of the Master Plan. It is recommended that the revised South Arm Oval Master Plan not include the hitting wall and hardstand area.

2.4. Noise Mitigation

JTA Health, Safety and Noise Specialists modelled 3 options for noise mitigation at the South Arm Oval Skate Park. The three options were:

- Option 1 Earth Berm with Paling Lap Fence;
- Option 2 Earth Berm with Vegetation Screen; and
- Option 3 Sound Attenuation Wall.

The three options were modelled for their effectiveness in lowering the noise projecting from the skate park, when in use, with the results published in the JTA "Noise Mitigation Study South Arm Skate Park" (May 2020) which was available on the website for residents to read and comment.

A key component of the JTA "Noise Mitigation Study" are the tables that outline the estimated noise level reduction in decibels that is achieved by each design option. Table 1 (below) was also provided by JTA to explain how a sound reduction in decibels is perceived by human ears. The table gives context to the effectiveness of each mitigation option and allows for a cost versus perceived noise reduction comparison.

It should be noted that the JTA report models the noise reductions achieved for the properties closest to the skate park only. It does not model the reduction of noise for all surrounding properties and therefore does not provide data on some other residents who have raised concerns with noise, such as those living along the western edge of the oval.

Decibel Reduction from Original Level (dB)	Acoustic Energy Percentage of Original Level	Perceivable Change	
1	80%	No change changeble	
2	63%	No change observable	
3	50%		
4	40%	Medium reduction noticeable	
5	33%		
6	25%		
7	20%	Large reduction noticeable	
8	1 5.5%		
9	12.5%	Course balk as lead	
10	10%	Sounds half as loud	

Table 1 - Sound Reduction Perceived Vs Actual Reduction

Table 2. Noise Mitigation of Noise Walls - Typical Noise Levels

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		Noise Level R	eduction (dB)	
Location	Base Noise Level (Typical)	Option 1	Option 2	Option 3
3 Calverton Pl	40	38 (-2)	40 (-0)	36 (-4)
7 Calverton PI	39	37 (-2)	38 (-1)	37 (-2)
11 Calverton Pl	49	43 (-6)	48 (-1)	43 (-6)
13 Calverton Pl	51	46 (-5)	49 (-2)	45 (-6)
15 Calverton Pl	50	46 (-4)	50 (0)	44 (-6)
17 Calverton Pl	48	44 (-4)	48 (0)	43 (-5)
19 Calverton Pl	48	43 (-5)	47 (-1)	43 (-5)
21 Calverton Pl	48	45 (-3)	47 (-1)	44 (-4)
23 Calverton Pl	49	44 (-5)	48 (-1)	44 (-5)
25 Calverton Pl	48	42 (-6)	46 (-2)	39 (-9)
43 Harmony Lane	57	57 (-0)	57 (0)	49 (-8)
45 Harmony Lane	54	53 (-1)	54 (0)	48 (-6)
55 Harmony Lane	50	45 (-5)	48 (-2)	46 (-4)
65 Harmony Lane	43	37 (-6)	40 (-3)	36 (-6)
Average Reduction		4	1	6

Option 1 achieved an average noise reduction of 4dB under typical noise levels. 4dB of noise reduction is perceived by the human ear as a "medium reduction noticeable". For context, a reduction of 9-10dB results in a noise that "sounds half as bad". Any noise reduction is subjective in the way it is perceived by residents. What is considered an acceptable reduction to one property owner may be insufficient for another. There is also a lot of variability in the actual decibel reductions across the range of modelled properties, that is, some properties may receive no noise reduction while others receive a 5 to 6dB reduction.

The modelling for Option 2 demonstrated that an earth berm with a vegetation screen was not a viable solution for noise mitigation due to the lack of efficiency that foliage has on attenuating noise transition. The average noise reduction for Option 2 was 1dB which is perceived by the human ear as "no change observable".

Option 3 achieved an average noise reduction of 6dB under typical noise levels. 6dB of noise reduction is perceived by the human ear on the lower end of the "large reduction noticeable" scale. Similar to Option 1, a 6dB noise reduction may not provide a significant noise reduction in regard to how the noise is perceived by nearby residents and the decibel reduction is variable across properties. Given Options 1 and 3 provided some level of noise reduction for most properties, they were presented to the community for review and consideration as part of this consultation process. The options were represented in plan and section format to explain the design. The technical noise reduction information and data was contained in the JTA "Noise Mitigation Study" document.

2.5. *Which noise mitigation option do you believe is the most appropriate for the site?*

The survey provided three options for key stakeholders and residents to make their selections, they were:

- Option 1 Earth Berm with Paling Lap Fence;
- Option 2 Sound Mitigation Wall; and
- Option 3 No additional sound mitigation works (existing conditions to remain).

The results were:

- In support of Option 3 No additional Sound Mitigation Works 44%
- In support of Option 1 Earth Berm with Paling Lap Fence 36.3%
- In support of Option 2 Sound Mitigation Wall 19.7%
- **2.6.** Given the history of complaints received by Council from neighbouring property owners regarding the noise being generated from use of the skate park, selecting Option 3 would likely see continued complaints from neighbours.

Should Council select Option 3 the project can proceed to the next stage of the Master Plan implementation subject to funding approval for the construction of the play space and picnic area.

2.7. Option 1 – Earth Berm with Paling Lap Fence, will require a Development Application and Planning Permit. The fence design and installation must be "airtight" to be effective at reducing the impacts of noise.

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JTA's 'Noise Mitigation Study' report demonstrated that Option 1 provides an estimated noise level reduction for immediately adjacent residents in Calverton Place and Harmony Lane in the range of 0dB to 6dB. That is, some adjoining residents will receive little to no noise reductions. The highest level of noise reduction will be perceived by the resident's ear as a medium to large reduction noticeable.

A paling fence provides poor Crime Prevention Through Environmental Design (CPTED) features and has potential to attract vandalism/graffiti.

Indicative estimate is this option will cost 200,000 - 225,000 to construct and therefore will require additional Council funding.

This option will provide immediate noise reduction to some residents that ranges in effectiveness, will reduce visibility from neighbouring properties and is a relatively simple construction method.

To improve CPTED for this option the designer is to consider fitting transparent "windows" along the length of the fence to improve passive surveillance of the skate park.

Should Option 1 be approved it is recommended to first undertake detailed design and costings and to then report back to council for funding approval to proceed.

2.8. Option 2 – Sound Attenuation Wall, will also require a Development Application and Planning Permit. This option is more complex than Option 1 to design and construct and must be "airtight" to be effective at reducing the impacts of noise.

Option 2 has some transparency along its length but still greatly limits capacity for passive surveillance. As with Option 1 the wall has potential to attract vandalism/graffiti. There is also the risk of climbing on the wall which would need to be eliminated through design.

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JTA's 'Noise Mitigation Study' report demonstrated that Option 2 (listed as Option 3 on Table 2 above) provides an estimated noise level reduction for immediately adjacent residents in Calverton Place and Harmony Lane in the range of 2dB to 9dB. That is, some adjoining residents will receive no perceived noise reductions. Most residents fall into the range of a medium to large noticeable reduction. One property will receive a reduction that makes the noise sound "half as loud".

Indicative estimate is this option will cost \$320,000 - \$380,000 to construct and therefore will require additional Council funding.

This option will provide immediate noise reduction to some residents that ranges in effectiveness and will reduce visibility from neighbouring properties but is a relatively complex design and construction method.

Should Option 2 be approved it is recommended to first undertake detailed design and costings and to then report back to council for funding approval to proceed.

3. CONSULTATION

3.1. Community Consultation Undertaken

- Public consultation was conducted in relation to the draft South Arm Oval Master Plan over the period from 14 March to 8 April 2015.
- A Planning Permit was received 21 June 2016 for the construction of the multi-use hardstand area (skate/scooter/bike ramp, basketball court and tennis wall).
- On 11 May 2017, Council approved a further Planning Permit for the same construction with a minor amendment to relocate the skate park 2m to the south.
- A Noise Assessment Report prepared for Council by an Acoustic Engineer and a further less complex summary prepared by an independent engineer and approved by the Acoustic Engineer were made available on the Clarence City Council website.

- Council sought community comment and feedback on the draft master plan on 30 November 2017.
- At its Meeting on 5 February 2018, Council authorised the General Manager to write to the residents and inform them of Council's decision to adopt the revised South Arm Oval Master Plan.
- At its Meeting on 28 May 2018, Council approved the Development Application D-2018/153 – 21 Harmony Lane, South Arm – Skate Park and recreational facilities. The development application was for a multiuse hardstand area (skate park, basketball court and tennis wall).
- In a letter dated 21 November 2018, Council wrote to the South Arm community advising residents of RMPAT's decision and that Council can now proceed with the development of the skate park and associated facilities.
- In a letter dated 14 August 2019, Council wrote to residents and property owners in close proximity of the South Arm Oval advising that construction of the skate park at South Arm Oval is expected to commence in mid-August for a period of eight weeks, weather permitting.
- On 11 November 2019, Council wrote to residents and property owners in proximity of the South Arm Oval Skate Park advising that it had received a Post Occupancy Noise Survey from Mr Pearu Terts, Noise and Acoustics Consulting Engineer, with a copy of the survey attached.
- In an email dated 6 December 2019, Council officers wrote to SAPRA and the Calverton Hall Committees inviting discussions on:
 - investigate limiting car access in the area of the skate park; and
 - consult with SAPRA and Calverton Hall on the outcomes of these actions.
- On 23 December 2019, Council wrote to residents and property owners in close proximity of the South Arm Oval advising of the South Arm Oval Skate Park Noise Survey Council Workshop outcomes.
- During March 2020, Council wrote to residents and property owners to advise them of the decision of the Council Meeting held 16 March 2020.

- On 9 June 2020, Council wrote to residents and property owners to advise them of the community consultation process and timeline in relation to the revised South Arm Draft Master Plan.
- On 11 June 2020, Briefing Report to Council advising of the revised South Arm Oval Draft Master Plan community consultation timeline.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Not applicable.

3.4. Further Community Consultation

Nearby residents, SAPRA, Calverton Hall Committee, South Arm Peninsula Men's Shed Inc. to be advised in writing of Council's decision and made available on Council's website for the broader community.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

- **4.1.** Council's Strategic Plan 2016-2026 under the Liveability has the following Strategy to: *"Enhance the liveability of activity centres, community hubs and villages through streetscape and urban design projects and local area master plans."*
- **4.2.** Council's Strategic Plan 2016-2026 under the Promoting Health has the following Strategy to: *"Promote active and healthy lifestyles through provision and support for active and passive recreation programs and activities."*
- **4.3.** Council's Strategic Plan 2016-2026 under Parks and Recreation Facility: *"Planning for and providing new sporting and recreation facilities to meet community demand".*

5. EXTERNAL IMPACTS

The adoption of a future revised South Arm Oval Masterplan will have an impact on the community.

6. RISK AND LEGAL IMPLICATIONS

The construction of a noise attenuation wall, if supported by Council, will require a new development application. The change will result in the application being a Discretionary use and will require public advertising.

7. FINANCIAL IMPLICATIONS

- **7.1.** There is \$51,559 remaining within the 2019-2020 Passive Recreation Capital Works Budget for the South Arm Master Plan implementation. Any further development of the master plan in accordance with this report will require Council approval and possible additional funding depending on the scope of the next stage.
- **7.2.** The available funds may be used to design and provide costings for the preferred noise mitigation option.

8. ANY OTHER UNIQUE ISSUES

Having walls in an open space area may be contrary to the principles of Crime Prevention through Environmental Design which promotes open passive surveillance.

9. CONCLUSION

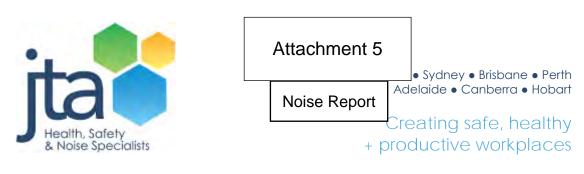
- **9.1.** It is recommended the proposed location for the Men's Shed be included in the revised South Arm Oval Master Plan. Council to provide "in principle" support to the South Arm Peninsula Men's Shed Inc. for the Men's Shed project.
- **9.2.** The range of responses for the play space and surrounds from the community consultation provides Council officers with detail to design the play space and surrounds based on the community feedback. Council staff will prepare detailed plans and costings for further consideration by council.

- **9.3.** It is recommended the revised South Arm Master Plan not include the hitting wall and hardstand area because of the lack of space created by the relocation of the skate park.
- **9.4.** The results of the noise mitigation options survey indicate that the favoured option is to not construct any noise mitigation structures but to retain the existing conditions. This option is unlikely to appease the adjoining property owners with the likelihood of continued complaints regarding noise from the skate park.
- 9.5. To provide Council with accurate estimates for the noise mitigation, a designer can be engaged to provide detailed engineering and estimates for Option 1 Earth Berm with Paling Lap Fence. When the information becomes available Council can then consider funding the construction of Option 1 Earth Berm with Paling Lap Fence.

Attachments: 1. Background 2015-2019 (4)

- 2. South Arm Oval Vehicle Control Concept Plan (1)
- 3. South Arm Oval Revised Master Plan [Adopted 5 February 2018] (1)
- 4. Skate Park Noise Mitigation Options Plans [2020] (1)
- 5. JTA "Noise Mitigation Study South Arm Skate Park" [May 2020] (38)
- 6. Survey Questions and Choices (5)

Ross Graham GROUP MANAGER ENGINEERING SERVICES



March 2021

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Client: Clarence City Council

Job No: N16803 R3

Report By: William Dalmau, Senior Acoustic Consultant

Reviewed By: Alec Kuoch, Acoustic Consultant

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1 INTRODUCTION

A Men's Shed has been proposed at the South Arm oval and will be located at 9 Calverton Place, South Arm, TAS, 7022. It will incorporate a workshop and meeting room as well as amenities and a loading dock.

Clarence City Council has engaged JTA Health, Safety & Noise Specialists to perform a noise impact assessment of the proposed Men's Shed to determine if noise emissions will meet applicable noise criteria for the proposed use. To determine the predicted noise levels from Men's Shed operations, a desktop noise modelling study was conducted based on the typical use of small workshop type spaces.

The desktop noise modelling study included the following:

- 1. Review provided design drawings of the Men's Shed.
- 2. From the information provided of the Men's Shed design drawings, determine the sound insulation properties of the structure.
- 3. Based on typical Men's Shed noise sources and the calculated sound insulation properties, calculate the noise breakout of the structure.
- 4. Prepare a 3D noise model of the Men's Shed and surrounding local area. Noise modelling will be conducted utilising SoundPLAN software.
- 5. Determine the predicted noise level of the Men's Shed activities onto surrounding residential dwellings.
- 6. Compare the predicted noise levels against the applicable noise level targets for the local area.
- 7. If required, develop recommendations to mitigate site noise emissions to below the applicable criteria.
- 8. Prepare noise contour maps of the noise output of the Men's Shed, inclusive of limit lines demonstrating where compliance has been achieved.
- 9. Prepare a report detailing the findings of the assessment and noise modelling outcomes.

Disclaimer: JTA Health, Safety & Noise Specialists has prepared this report exclusively for the use by the named client. JTA Health, Safety & Noise Specialists believe that the information in this report is correct, and that any opinions, conclusions or recommendations are reasonably held or made at the time of writing. However, JTA Health, Safety & Noise Specialists do not warrant their accuracy, and disclaim all responsibility for any loss or damage which may be suffered by any person, directly or indirectly from the use of this report.



2 SITE DESCRIPTION

South Arm is a town located on the South Arm Peninsula on the outskirts of the greater Hobart area in Tasmania, Australia. The **Men's Shed** is situated adjacent to the South Arm Oval and is bounded by the following:

- South Arm Oval to the north
- Calverton Hall to the north-west with South Arm Road residential dwellings beyond
- A community centre to the east
- Dwellings and Calverton Place to the south
- Dwellings and South Arm Road to the west

Several dwellings are located in close proximity to the **Men's Shed** on both South Arm Road and Calverton Place, with the closest dwellings being to the west and south. Residential dwellings are also located in almost all directions surrounding the South Arm Oval precinct.

Figure 2.1 details the nearest noise sensitive receivers to the Men's Shed.

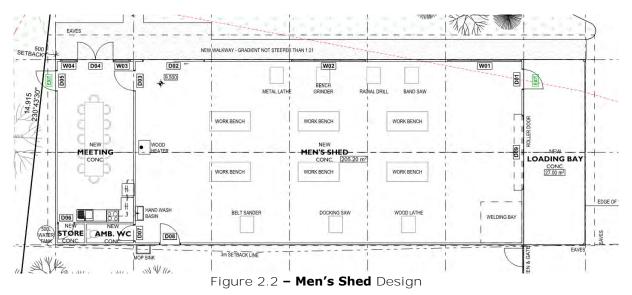


Figure 2.1 – Noise Sensitive Receivers and Local Environment



2.1 Men's Shed

The **Men's Shed** is located south-west of the South Arm Oval; it will incorporate a workshop area and a meeting room as well as amenities and a loading dock. Figures 2.2 illustrates the **Men's Shed** design. Also presented in Appendix V are the engineering drawings and construction of the **Men's** Shed.



The noisiest component of the Men's Shed will be the workshop area, with all other areas producing negligible noise levels to the residents. The loading dock will be used from time to time during the day time period and will also not be a significant noise source. The workshop will only be utilised during day time hours.



3 METHODOLOGY

3.1 Clarence Interim Planning Scheme 2015

The Clarence City Council sets out its policy to control and reduce environmental noise pollution of new developments through the Clarence Interim Planning Scheme 2015 (the Scheme). The goal of the Scheme is to protect people from commercial, industrial, transportation infrastructure and domestic noise activates that may affect the beneficial uses made of noise sensitive areas, which include normal domestic and recreational activities, including in particular, sleep in the night period.

The Clarence Interim Planning Scheme 2015 will be used as the noise limit and compared with the predicted noise levels of the proposed Men's Shed.

The noise levels from a noise generating premises are measured at the boundary of the nearest residence or a site of complaint. The noise level is adjusted where necessary for factors that increase the annoyance of the noise such as tone, intermittency, and impulsive components. The final level is the Noise Level, and is compared with the Noise Limit to determine compliance.

3.1.1 Noise Limits and Operational Hours

The Clarence Interim Planning Scheme 2015 (clause: 12.3.1.A2) specifies noise emissions are to be measured at the boundary of a residential zone and must not exceed the following:

A2 – Acceptable Solution

- a) 55 dB(A) (L_{eq}) between the hours of 7:00am to 7:00pm;
- b) 5 dB(A) above the background (L_{A90}) level or 40 dB(A) (L_{eq}), whichever is the lower, between the hours of 7:00 pm to 7:00 am;
- c) 65 dB(A) (L_{max}) at any time

P2 - Performance Criteria

• Noise emissions measured at the boundary of the site must not cause environmental harm.

3.2 Sound Power vs Sound Pressure

As part of the study being undertaken, both sound pressure and sound power values will be presented and discussed. To provide some clarity on the technical terms in this report, a description of each term is provided below, first the technical terms and then more simpler explanations:

3.2.1 Technical Descriptions

The sound pressure level (SPL) is the logarithmic measure of the sound pressure measured at a specific point. Specifically, it is the logarithmic ratio of the pressure of interest to the reference pressure. The reference pressure is equivalent to the smallest fluctuation in pressure human ears can typically sense as sound. The intention of the SPL is to provide a measure of the sound pressure typically experienced by human ears.



The sound power level (L_w) is a logarithmic measure of source acoustic power expressed in dB. The sound power level is fixed and inherent to the source, similar to how electric power is inherent to an electrical device. The resulting sound pressure level due to a given sound power level is dependent on various environmental factors such as distance, acoustic shielding, meteorological factors etc.

3.2.2 Simple Explanation

In real-world terms, the sound pressure levels are the noise levels received by the ear or microphone at a particular location away from noise sources, while the sound power level is the noise level emitted by a noise source at its location.

A good analogy is a heater may have a certain power rating, say 1000 Watt, and a thermometer will measure the temperature **at certain locations away from the heater. The power of the heater doesn't** change whereas the temperature that the thermometer reads will vary depending on the distance to the heater.

If we swap out the heater for a speaker and the thermometer for a microphone or ear in the above analogy, the speaker would have a certain sound power level and the microphone or ear will pick up the corresponding sound pressure level at a certain distance from the speaker.

When sound power levels are discussed further in this report, they relate to the noise level of the source and are not related to a noise level at a certain distance from the source, e.g. they relate to the sound energy of skateboard wheels contacting the **Men's Shed**. Sound power levels for a noise source are always higher than sound pressure levels at a distance away from the noise source as the sound gets quieter the further away it is measured or heard.

The purpose of utilising sound power levels in acoustics is an accurate prediction of sound pressure levels at a variety of distances that can only be completed with sound power levels in real-world environments.

3.3 Sound Level Reduction and Perceptibility

There is a disparency between how sound is heard by humans and the actual level in decibels, especially when considering the difference between two levels. This is due to the logarithmic scale sound is measured in when using decibels. Table 3.1 provides a comparison of how a reduction in noise levels is perceived by human ears vs the actual acoustic reduction in decibels and the associated percentage change.

Decibel Reduction from Original Level (dB)	Acoustic Energy Percentage of Original Level	Perceivable Change	
1	80%	No change cheen able	
2	63%	No change observable	
3	50%		
4	40%	Medium reduction noticeable	
5	33%		
6	25%	Lorgo reduction noticeable	
7	20%	Large reduction noticeable	

Table 3.1- Sound Reduction Perceived Vs Actual Reduction



Decibel Reduction from Original Level (dB)	Acoustic Energy Percentage of Original Level	Perceivable Change
8	15.5%	
9	12.5%	
10	10%	Sounds half as loud

4 NOISE SOURCES

Noise sources and sound power data were derived from **JTA's database of workshop equipment noise** levels. Notably, workshop noise is highly variable dependent on what piece of machinery is being utilised, what material is being worked and for what durations.

The *Tasmanian Noise Measurement Procedures Manual 2008* specifies that assessment of a noise generating premises under investigation should be in intervals of 10 to 20 minutes. It is exceptionally unlikely that a particular workshop equipment item will be actively used for 10 to 20 minutes per time. It is far more common for workshop equipment items to be actively used for periods of approximately 1 minute, followed by a period of non-utilisation, and then reused to finish the task. The character of workshop noise can be described as intermittent or sporadic.

When predicting workshop noise level emissions, it is more appropriate to use an average over a 15 minute period of typical use. JTA has conducted a significant number of occupational noise assessments of workshops and workshop equipment in its over 30 years of experience. Through reviewing dosimetry results for employees working in workshops of a similar size, a typical noise level for a busy period has been obtained and will be used in this assessment for Condition A) of the Clarence Interim Planning Scheme 2015.

For Condition C) of the Clarence Interim Planning Scheme 2015, the maximum noise level for loudest noise source will be predicted at residential receivers.

					0111100				
				Frequency	ı, Sound P	ower Leve	I L _W dB(Z)		
Source	Lw dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Men's Shed Internal Noise Level	100	100	89	87	85	87	91	97	92

The Sound Power Level is presented in Table 4.1 below.

Table 4.1 - Sc	ound Power L	evels of Men's	Shed Activities



5 NOISE MODELLING

The Men's Shed's noise emissions were predicted by calculating the workshop noise breaking out of the building. This was achieved by inputting the sound power level in Table 4.1 within the workshop space and determining the reverberant noise level (sound level within the space when it is 'filled' with noise from the inputted sound power level and takes into consideration the internal finishes of surfaces). From the calculated reverberant noise level, the amount of noise escaping through each component of the building (breakout) was determined by considering their individual sound insulation properties in octaves, i.e. through walls, windows, doors, roof, etc.

The breakout for each component was then inputted into the noise model and predicted to the residential receivers. Note, for the assessment, workshop doors and windows have been assumed to be closed.

The noise modelling was conducted using the software SoundPLAN which implements the algorithms contained in ISO 9613-1 and ISO 9613-2. The model accounts for the following factors:

- Source sound power levels as specified in Appendix II
- Sound transmission loss data is provided in Appendix III
- Source directivity, tonality and orientation
- Distance attenuation, including source and receptor heights
- Barrier effects due to fences, structures and other buildings
- Ground effects
- Atmospheric attenuation
- Meteorological effects

The Men's Shed noise model includes the following:

- Men's Shed structure
- Residential dwellings
- Industrial and commercial buildings not associated with site operations
- Topography of the area
- Ground absorption of the local area
- Noise sources associated with the operation of the site

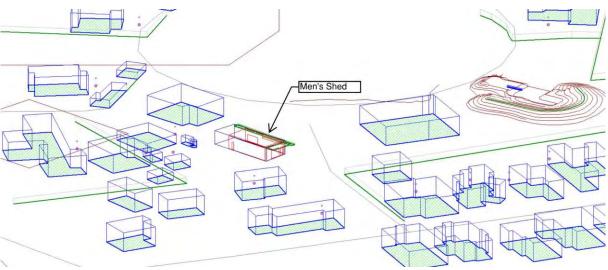


Figure 5.1 - 3D Model Wireframe of South Arm Oval and Men's Shed



5.1 Predicted Results for Existing Men's Shed

5.1.1 Clarence Interim Planning Scheme 2015 - Condition A)

Condition A) of the Clarence Interim Planning Scheme 2015 states a noise limit of 55 dB(A) (L_{eq}) between the hours of 7:00 am to 7:00 pm. As the workshop area of **the Men's Shed will only operate** during the day time period, Condition B) does not apply.

Men's Shed effective noise levels were predicted via noise modelling for each of the assessed residential receivers and are presented in Table 5.1 for the existing conditions.

	Predicted Noise Level (dB(A))			
Location	Typical Acti∨ity L _{eq}	Noise Limit dB(A)	Criteria Achieved	
2 Harmony Ln	12		Yes	
3 Calverton Pl	27		Yes	
6 Harmony Ln	15		Yes	
7 Calverton Pl	34		Yes	
10 Harmony Ln	16		Yes	
11 Calverton Pl	26		Yes	
12 Harmony Ln	17		Yes	
13 Calverton Pl	21		Yes	
14 Harmony Ln	16		Yes	
15 Calverton Pl	22		Yes	
17 Calverton Pl	19		Yes	
19 Calverton Pl	15		Yes	
21 Calverton Pl	11	55	Yes	
23 Calverton Pl	12	22	Yes	
43 Harmony Lane	18		Yes	
43A Harmony Lane	16		Yes	
45 Harmony Lane	10		Yes	
55 Harmony Lane	5		Yes	
65 Harmony Lane	30		Yes	
3135 South Arm Rd	20		Yes	
3137 South Arm Rd	13		Yes	
3145 South Arm Rd	33		Yes	
3147 South Arm Rd	17		Yes	
3151 South Arm Rd	17		Yes	
3155 South Arm Rd	14		Yes	
3159 South Arm Rd	12		Yes	

Table 5.1 – Predicted Effective Noise Level of Men's Shed Workshop

The Men's Shed is predicted to be below the Condition A) criteria under typical conditions and the likelihood of causing unreasonable noise emissions to typical populations is low.



5.1.2 Clarence Interim Planning Scheme 2015 - Condition C)

Table 5.2 details the predicted noise levels of the Men's Shed against Condition C) of the Clarence Interim Planning Scheme 2015 which sates a noise limit of 65 dB(A) (L_{max}) at any time. The loudest noise source used within the Men's Shed will be used to predict the maximum noise level at the residential receivers.

	Predicted Noise Level (dB(A))		
Location	Worst-case Activity L _{max}	Noise Limit dB(A)	Criteria Achieved
2 Harmony Ln	27		Yes
3 Calverton Pl	42		Yes
6 Harmony Ln	30		Yes
7 Calverton Pl	49		Yes
10 Harmony Ln	31		Yes
11 Calverton Pl	41		Yes
12 Harmony Ln	32		Yes
13 Calverton Pl	36		Yes
14 Harmony Ln	31		Yes
15 Calverton Pl	37		Yes
17 Calverton Pl	34		Yes
19 Calverton Pl	30		Yes
21 Calverton Pl	26	65	Yes
23 Calverton Pl	27		Yes
43 Harmony Lane	33		Yes
45 Harmony Lane	31		Yes
55 Harmony Lane	25		Yes
65 Harmony Lane	20		Yes
3135 South Arm Rd	45		Yes
3137 South Arm Rd	35		Yes
3145 South Arm Rd	28		Yes
3147 South Arm Rd	48		Yes
3151 South Arm Rd	32		Yes
3155 South Arm Rd	32		Yes
3159 South Arm Rd	29		Yes

Table 5.2 – Predicted Maximum **Noise Level of Men's Shed Workshop**

The Men's Shed is predicted to be below the Condition C) criteria under typical conditions and the likelihood of causing unreasonable noise emissions to typical populations is low.



5.1.3 Men's Shed Doors Open

Below in Table 5.3 are the predicted results if all the Men's Shed doors and windows are open.

	Predicted Noise Level (dB(A))		
Location	Typical Activity L _{eq} Noise Limit 55 dB(A)	Worst-case Activity L _{max} Noise Limit 65 dB(A)	Criteria A) and C) Achieved
2 Harmony Ln	31	46	Yes
3 Calverton Pl	50	65	Marginal
6 Harmony Ln	37	52	Yes
7 Calverton Pl	57	72	No
10 Harmony Ln	37	52	Yes
11 Calverton Pl	51	66	Marginal
12 Harmony Ln	38	53	Yes
13 Calverton Pl	42	57	Yes
14 Harmony Ln	37	52	Yes
15 Calverton Pl	45	60	Yes
17 Calverton Pl	40	55	Yes
19 Calverton Pl	35	50	Yes
21 Calverton Pl	26	41	Yes
23 Calverton Pl	31	46	Yes
43 Harmony Lane	40	55	Yes
45 Harmony Lane	38	53	Yes
55 Harmony Lane	25	40	Yes
65 Harmony Lane	23	38	Yes
3135 South Arm Rd	51	66	Marginal
3137 South Arm Rd	35	50	Yes
3145 South Arm Rd	33	48	Yes
3147 South Arm Rd	54	69	No
3151 South Arm Rd	34	49	Yes
3155 South Arm Rd	39	54	Yes
3159 South Arm Rd	35	50	Yes

Table 5.3 - Predicted Noise Level of Men's Shed Workshop with Doors & Windows Open

The results of the predictive noise modelling have determined that the open east roller door and the south door are the components responsible for the non-compliance with Conditions A) and C) of the Clarence Interim Planning Scheme 2015. These doors are to remain closed during workshop operation when high noise level equipment is in use.



6 DISCUSSION

From the outcomes of the assessment it has been determined that the proposed Men's Shed will achieve the Clarence Interim Planning Scheme 2015 noise targets provided that the east roller door and the south door are kept closed during workshop operation when high noise level equipment is in use.

Predicted results under typical conditions indicate that Men's Shed usage would not be perceivable for the vast majority of residents surrounding the South Arm Oval precinct, with only those residents located in close proximity to the Men's Shed predicted to be able to perceive the activity. This is provided that the doors to the Men's Shed workshop are kept closed.

It is recommended that management controls are implemented to ensure the east roller door and the south door are kept closed during workshop operation when high noise level equipment is in use. With these controls in place, no further controls would be required to achieve the Clarence Interim Planning Scheme 2015 noise target conditions.

Appendix IV provides information on sound insulation options.

7 30 Years of Independent Tailor-Made Advice

JTA is one of Australia's leading independent workplace consultancies. For 30 years we've helped businesses manage their occupational health, safety and noise requirements. We pride ourselves on our ability to understand a client's needs and provide tailor-made advice. Our team of specialist consultants offer pragmatic recommendations based on innovative scientific solutions and legislative compliance. Creating healthy, safe and productive workplaces is what we do every day.



APPENDIX I - Glossary of Terms

ABL	The Assessment Background Level (ABL) is the single figure background level representing each assessment period (daytime, evening and night- time) for each day. It is determined by calculating the 10th percentile (lowest 10 percent) background level (LA90) for each period.
Adverse meteorological conditions	Meteorological conditions under which noise propagation is enhanced. This typically includes the presence of wind and temperature inversions.
A-weighting	Refers to an adjustment made to the noise level reading to take into account the tonal composition of a noise relative to the ear's response to the various tones that make up the noise. A-weighting is done to make sure that the noise level reading properly reflects the loudness of the noise as perceived by the "average" human ear.
dB(A)	Decibel level with an applied A-weighting.
dB(Lin)	Decibel level with a Linear weighting i.e. no frequency weighting applied.
Decibel, dB	Decibel is a logarithmic unit used to describe the ratio of a signal level relative to a reference level and is used to describe sound pressure and sound power magnitudes.
Lı	The L_1 level is the noise level which is exceeded for 1% of the sample period. During the sample period, the noise level is below the L_1 level for 99% of the time.
L ₁₀	The L_{10} level is the noise level which is exceeded for 10% of the sample period. During the sample period, the noise level is below the L_{10} level for 90% of the time. The L_{10} is a common noise descriptor for environmental noise and road traffic noise.
L50	The L_{50} level is the noise level which is exceeded for 50% of the sample period. During the sample period, the noise level is below the L_{50} level for 50% of the time.
L ₉₀	The L_{90} level is the noise level which is exceeded for 90% of the sample period. During the sample period, the noise level is below the L_{90} level for 10% of the time. This measure is commonly referred to as the background noise level.
Leq	The equivalent continuous sound level (L_{eq}) is the energy average of the varying noise over the sample period and is equivalent to the level of a constant noise which contains the same energy as the varying noise environment. This measure is also a common measure of environmental noise and road traffic noise.



Lmax	The maximum noise level over a sample period is the maximum level, measured on fast response, during the sample period.
L _n	The level exceeded for N% of the monitoring time.
Neutral meteorological	Meteorological conditions under which no enhancements to noise propagation are presents, i.e. temperature inversions and windy conditions.
conditions RBL	The Rating Background Level (RBL) for each period is the median value of the ABL values for the period over all of the days measured. There is therefore an RBL value for each period – daytime, evening and night-time.
Sound Power Level (SWL)	A logarithmic measure of source acoustic power expressed in dB. The sound power level is fixed and inherent to the source similar to how electric power is inherent to an electrical device. The resulting sound pressure level due to a given sound power level is dependent on various environmental factors such as distance, acoustic shielding, meteorological factors etc.
Sound Pressure Level (SPL)	The sound pressure level is the logarithmic measure of the sound pressure measured at a specific point. Specifically it is the logarithmic ratio of the reference pressure to the pressure of interest. The reference pressure is equivalent to the smallest fluctuation in pressure human ears can typically sense as sound. The intention of the SPL is to provide a measure of the sound pressure typically experienced by human ears.
Stability Class	The system of classifying atmospheric stability using considerations of solar radiation, surface wind speed, cloud cover and temperature lapse rate. The scale ranges from A (strongly unstable) to F (moderately stable)
Temperature Inversion	An atmospheric condition when the temperature gradient in the air is inverted so that sound waves are refracted in the air back towards the ground, enhancing the distance over which noise propagates.

The following table presents example activities with their typical sound pressure level in dB(A).

Sound Pressure Level dB(A)	Example Activity
120	Jet aeroplane take off at 100m
110	Amplified rock concert
100	Pneumatic drill/jackhammer at 1 metre
80	Heavy vehicle passes close by
60	Normal conversation at 1 to 2 metres
40	Quiet business office
20	Quiet bedroom at night
0	Threshold of hearing



APPENDIX II- SOUND POWER LEVEL DATA & STATISTICALS

Source		Frequency, Sound Power Level $L_W dB(Z)$							
	Lw dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Men's Shed Internal Noise Level - Typical	100	100	89	87	85	87	91	97	92
Men's Shed Internal Noise Level - Maximum	116	92	86	87	95	105	112	108	108
Cedar wall with 7mm plywood - north	68	83	70	63	54	55	64	60	47
Roof - 10mm plasterboard ceiling and sheet metal roof	66	90	73	62	54	51	49	57	45
Roller door - east	65	86	69	62	57	57	56	55	46
Glass doors - north	53	75	63	50	40	39	39	44	33
Door - south	56	70	56	52	46	47	49	51	46
Door - east	56	70	56	52	46	47	49	51	46
Windows - north	51	74	61	49	39	38	37	43	32
Cedar wall with 7mm plywood - south	65	81	67	60	51	53	61	57	45
Cedar wall with 7mm plywood - east	63	79	65	58	49	51	60	55	43

Source		Frequency, Sound Power Level $L_p dB(Z)$							
	Lp dBA	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Reverberant Internal Noise Level - Typical	91	86	76	76	74	79	83	87	81
Reverberant Internal Noise Level - Maximum	106	78	72	75	84	97	103	98	97

Note, octave band levels are presented in (Z) or linear weighting while overall levels are presented in (A) weighting (adjusted for human perceptibility).



APPENDIX III- SOUND TRANSMISSION LOSS DATA

The below information is the sound transmission loss data for each building component of the proposed Men's Shed.

Construction Element	Frequency, Sound Transmission Loss dB								
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	
Cedar wall with 7mm plywood	14	17	24	32	35	30	39	45	
Roof - 10mm plasterboard ceiling and sheet metal roof	13	19	30	37	45	50	47	53	
Roller door	4	10	17	21	26	30	36	39	
Glass doors - 4/12/4 double glazed	13	15	17	22	34	36	35	40	
Doors - Solid-core door, 40mm with perimeter and threshold seals	13	17	21	26	29	31	34	32	
Windows - 4/12/4 double glazed	13	22	17	24	37	41	38	42	

When determining the noise escaping from each component of the building the following is process is implemented:

- Calculation of the volume of the space,
- Determination of the size of the building components,
 - Determine the transmissions losses of the building components (above table) based on their physical properties being the following:
 - o Density,
 - o Elasticity or stiffness (Youngs Modulus in GPa),
 - o Damping,
 - o Thickness,
 - o Number of linings,
 - o Air gap between components,
 - Stud spacing and insulation in the void if relevant.
- Calculated internal reverberation time based on absorption coefficients of internal surfaces,
- Calculated internal reverberant noise level within the space based on the above and sound power level of noise source, and
- Calculate external transmitted sound power levels of each component based on the reverberant noise level (these are what is inputted into the model for prediction to receiver locations).

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APPENDIX IV- SOUND INSULATION IMPROVEMENTS

Below are some strategies to mitigate noise emissions from the Men's Shed further. Note, as the Men's Shed is predicted to comply with noise targets, these noise mitigation strategies are not required to be implemented in order for the Men's Shed to achieve compliance.

- Replace south side door with a solid core door with drop seals and gaskets
- Replace internal plywood wall finishes with SoundChek plasterboard
- Replace ceiling 10mm plasterboard with SoundChek plasterboard
- Replace roller door with bi-fold heavy set steel doors with good seals

With the above treatments implemented it is predicted a reduction of between 5 and 22 dB is predicted at residential dwellings.



APPENDIX V- MEN'S SHED CONSTRUCTION DRAWINGS

DRAWING REGISTER

No. Rev. Title A000 2 - WIP INDEX AND NOTES A101 0 - WIP SITE PLAN A102 0 - WIP SITE PLAN A103 0 - WIP GROUND FLOOR PLAN A201 0 - WIP ELEVATIONS 1 A202 0 - WIP ELEVATIONS 2 A301 0-WIP SECTION A401 0 - WIP WINDOW & DOOR SCHEDULE A501 0 - WIP TYPICAL SLAB/WALL DETAIL A601 0 - WIP SELECTION SCHEDULE 1 OF 3 A602 0 - WIP SELECTION SCHEDULE 2 OF 3 A603 0 - WIP SELECTION SCHEDULE 3 OF 3 A604 0 - WIP CONSTRUCTION NOTES 1 of 4 A605 0 - WIP CONSTRUCTION NOTES 2 of 4 A606 0 - WIP CONSTRUCTION NOTES 3 of 4 A607 0 - WIP CONSTRUCTION NOTES 4 of 4

DESCRIPTION

DA

BPA

CONCEPT TO CLIENT

PRELIMINARY

30/10/2020

30/01/2021

Work in Progress

REV

2 - WIP

0



DYNAMIC

ARCHITECTURAL

DRAFTING & BUILDING DESIGN

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SOUTH ARM OVAL, 9 CALVERTON PLACE. SOUTH ARM TAS 7022 SOUTH ARM PENINSULA MEN'S SHED INC.

GENERAL NOTES

REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT ON DYNAMIC ARCHITECTURAL DESIGNS

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

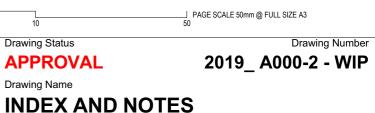
ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONUNCTION WITH ALL OTHER CONTRACT DOCUMENTS SPECIFICATIONS AND DRAWINGS

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE VOLUME FOLIO	119243 1
DESIGN WIND SPEED WIND LOADING TO AS 4055	ТВА
SOIL CLASSIFICATION TO AS 2870	TBA
CLIMATE ZONE FOR THERMAL DESIGN CLIMATE ZONE TO BCA FIGURE 1.1.4	7
BUSHFIRE PRONE AREA BAL RATING BUSHFIRE ATTACK LEVEL BAL TO AS3959	LOW
CORROSION ENVIRONMENT TO AS/NZS 2312	MODERATE
KNOWN SITE HAZARDS N/A	
SCHEDULE OF AREAS EXISTING FLOOR AREA PROPOSED FLOOR AREA (SHED) TOTAL FLOOR AREA SITE AREA PROPOSED SITE COVERAGE	TBA m ² 205.20 m ² 232.20 m ² TBA m ² TBA%
SCHEDULE OF AREAS SHED: COVERED LOADING BAY:	205.20m ² 27.00m ²
TOTAL :	232.20m ²







DATE Work in Progress



REV 0 - WIP





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LEGEND



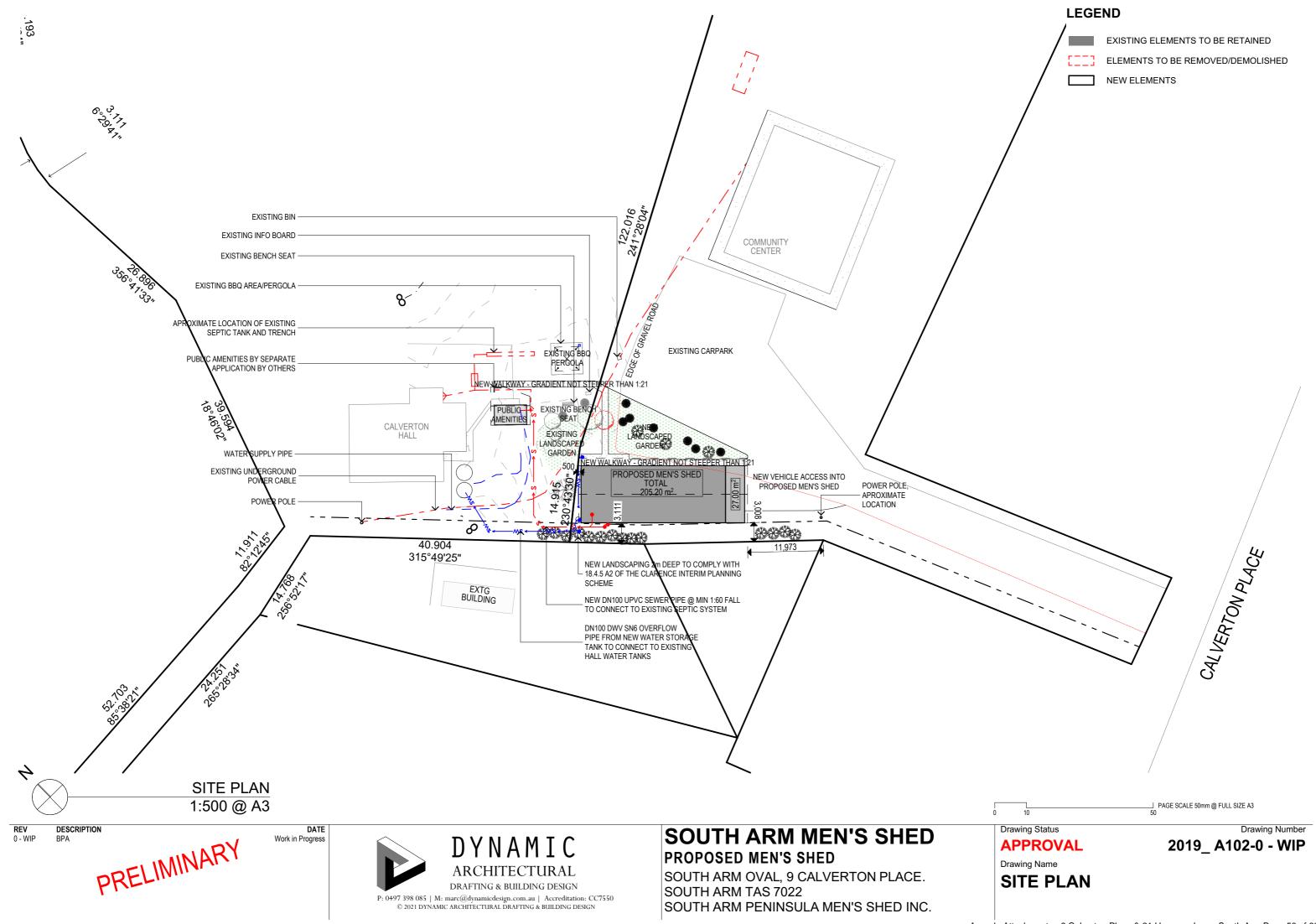
PAGE SCALE 50mm @ FULL SIZE A3

Drawing Number 2019_ A101-0 - WIP

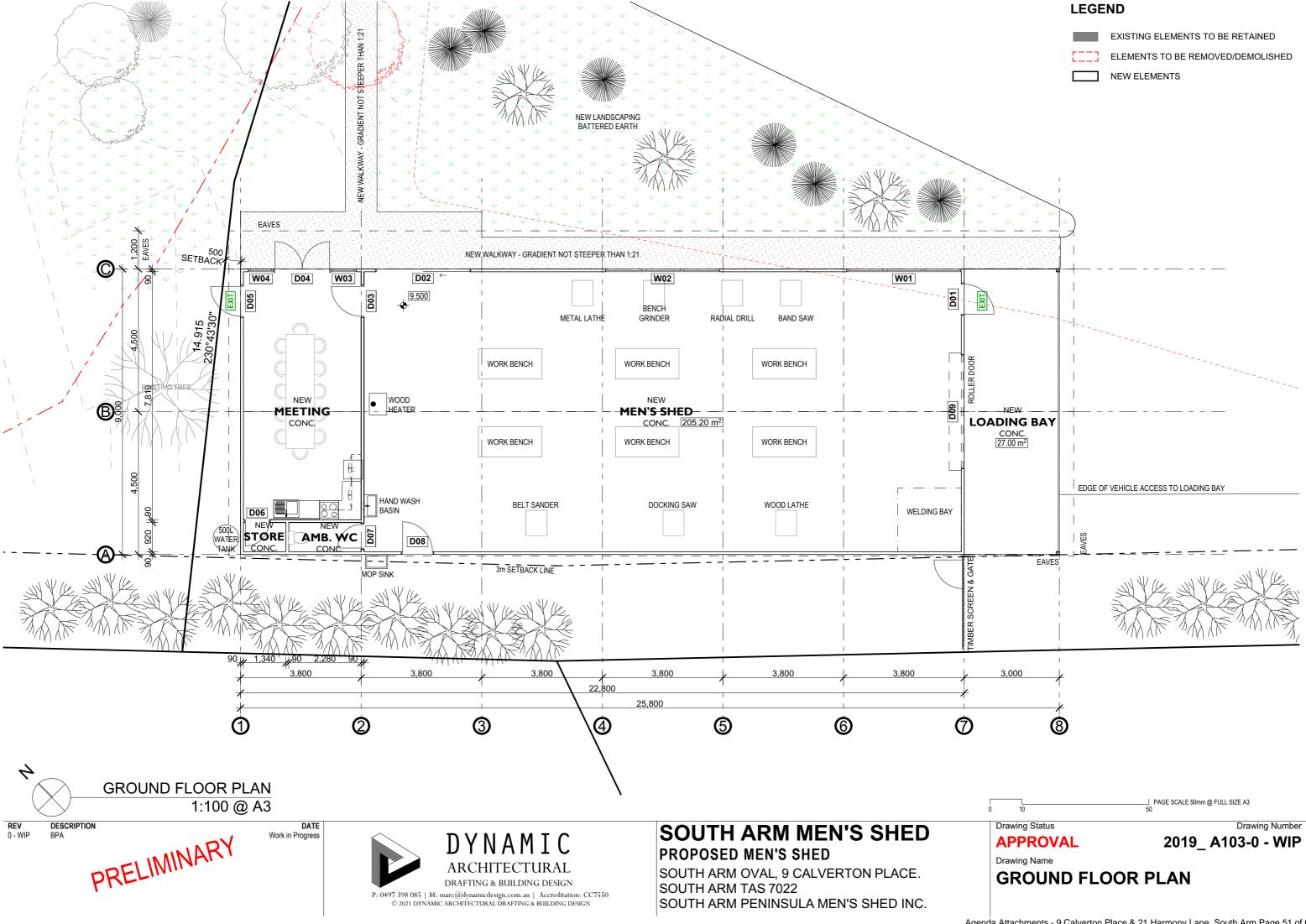
APPROVAL Drawing Name SITE PLAN

Drawing Status

Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 49 of 60



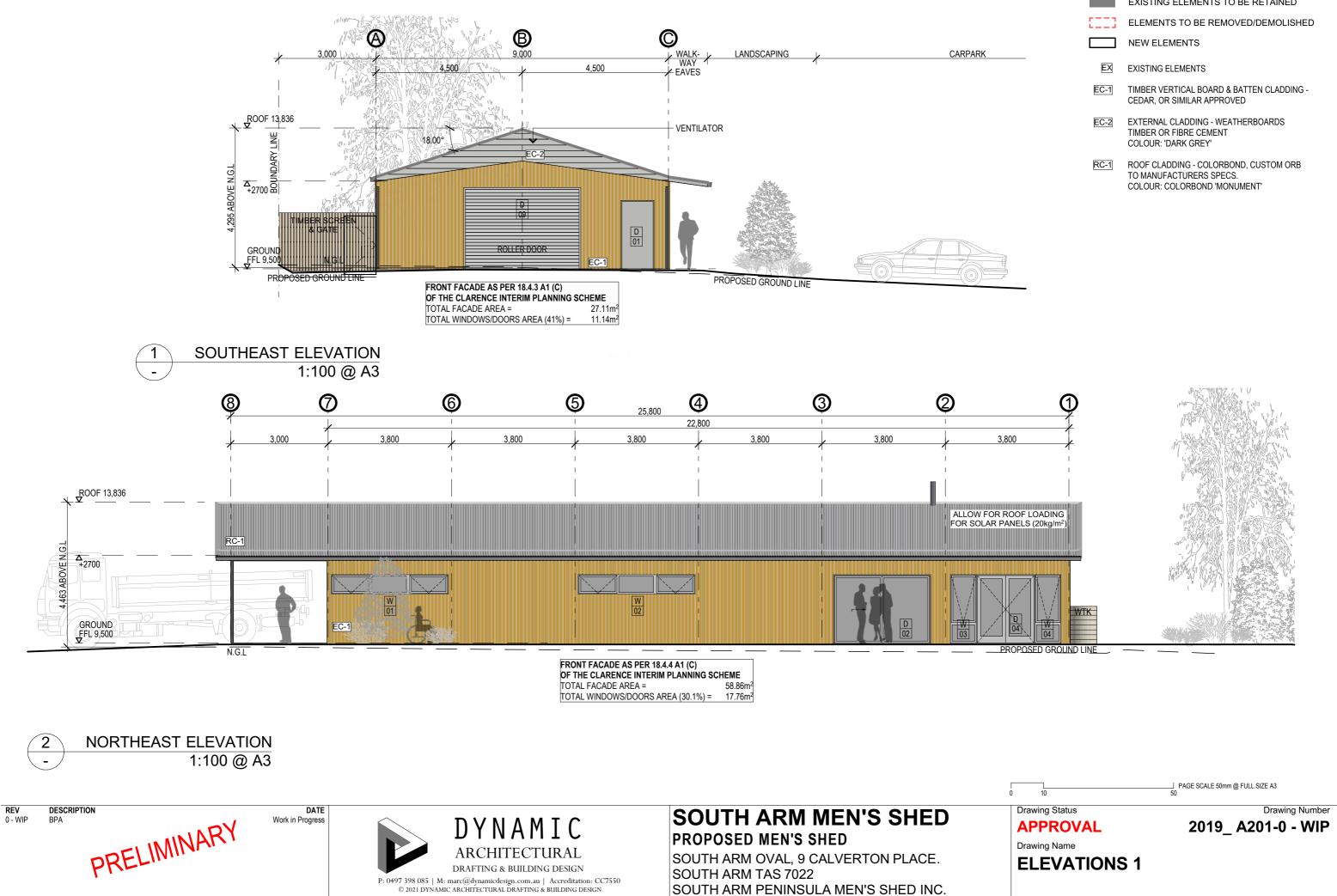




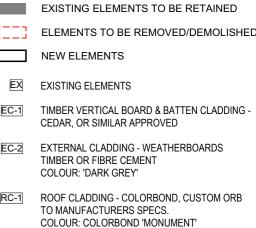




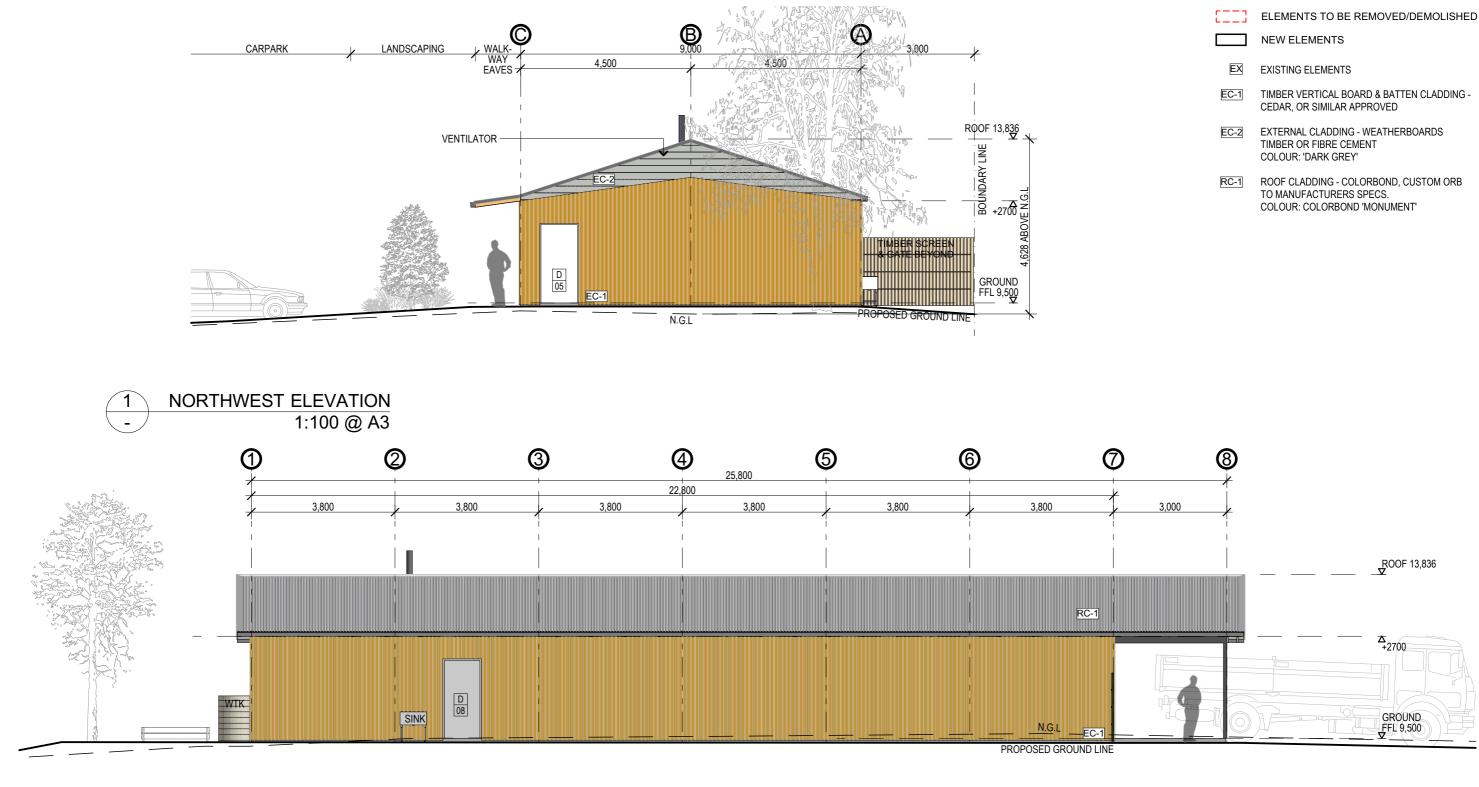
Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 51 of 60



LEGEND



Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 52 of 60





REV





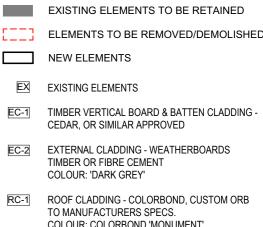
DATE

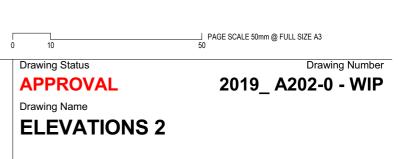
SOUTH ARM MEN'S SHED **PROPOSED MEN'S SHED**

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Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 53 of 60

LEGEND







REV

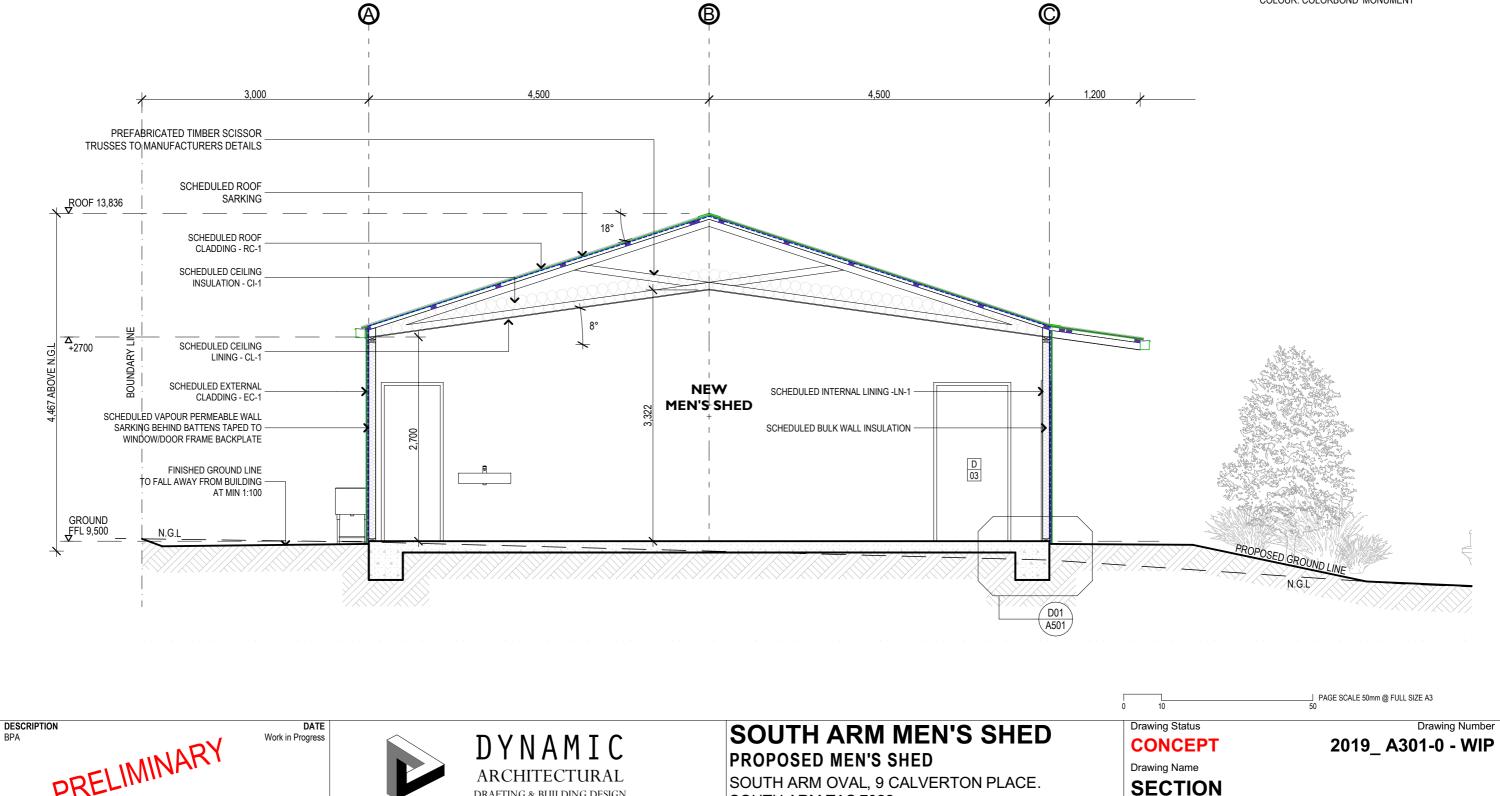
0 - WIP

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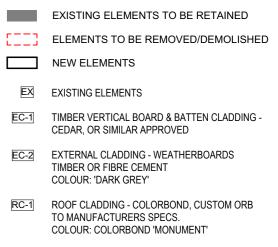


PROPOSED MEN'S SHED

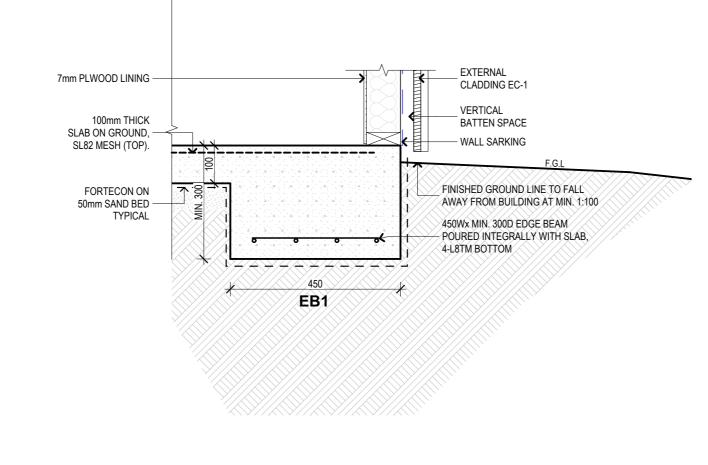
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LEGEND



Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 54 of 60







Drawing Status

Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 55 of 60

CONCEPT 2019_ A501-0 - WIP Drawing Name **TYPICAL SLAB/WALL DETAIL**

Drawing Number

____ PAGE SCALE 50mm @ FULL SIZE A3 50

EXTERNAL MATERIALS AND FINISHES

Tag	Item	Description	Colour/Finish	Comment
HARD	SCAPE			
H-1	hardstand	Compacted gravel	Colour TBA	Client to confirm
-	Timber vertical screen	42x35 treated pine (or recycled timber) fixed to 70mm x 35mm treated pine timber rails, fixed to treated pine posts 90mm x 90mm on pryda stirrups	Colour -	

ROOFING

RC-1	Sheet metal	Profile - Custom Orb Thickness	Finish -	Fixing Finish to match roof
	roof	- 0.42 BMT	Colorbond	sheeting
			Colour –	Fixings to be in
			ironstone	accordance with
				manufacturers specification
	flashings	Folded Colorbond 0.55 BMT	Finish –	Fixing Finish to match roof
-	(generally)	sheet metal	Colorbond	sheeting
			Colour -	Fixings to be in
			ironstone	accordance with
				manufacturers specification
-	Fascia/ capping	Colorbond Barge capping	Finish –	
			Colorbond	
			Colour -	
			ironstone	
-	Eaves gutter	Folded D-Mould colorbond	Finish –	
		eaves gutter	Colorbond	
			Colour -	
			ironstone	
	Downpipes	UPVC 100mm dia	Colour – same as	Where applicable
		Abey stand off brackets,	cladding	

CLADDING

REV	DESCRIPTION		DATE	
				- -
	cladding			
	batten wall			
	board and		Colour –	
EC-1	Timber vertical	cedar	Finish – TBC	fixed to 35x70 battens

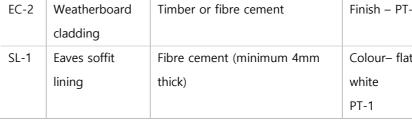
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PRELIMINARY





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• allow for insect screens to all opening sections

WINDOWS AND GLAZED DOORS

Tag	ltem	Description	Colour/Finish	Comment
ALUN	MINIUM SECTIONS			
-	Window Section (generally) Awning Sections	Powdercoated aluminium frame with Double glazing with suitable subsill and back plate.	Powdercoated Colour– Colorbond monument	Refer to window and door schedule for hardware, trims seals and fittings. Minimum thermal performance: U-Value: 3.6, SHGC: 0.52
	Opening Awning sections opener	Awning Window	Powdercoated Colour to match window sections	
-	Door Section (generally)	Powdercoated aluminium frame with Double glazing with suitable subsill and back plate.	Powdercoated Colour– Colorbond monument	Refer to window and door schedule for hardware, trims seals and fittings

INSULATION AND SARKING MEMBRANES

Tag	ltem	Description	Colour/Finish	Comment
CI2	Ceiling insulation1	Knauf earthwool R4.0 ceiling batts		Thickness: 145mm
-	Roof sarking	Enviroseal Proctor Wrap high tensile		Create air sealed enclosure
		roof (HTR)		by taping all joints including
				joint to wall sarking with
				Proctor SFR 235 SP Super
				Tape.
	External wall	KnaufEarthwool R-2.5 HDwall		
	insulation/ acoustic	insulation and acoustic batts		
	batts	Total R2.5 (minimum)		
	Wall sarking (behind	Proctor Wrap Black Label		Create air sealed enclosure
	external cladding)			by taping all joints including
				to window and door frames
				with ProctorWrap SLS Black Label Tape

SOUTH ARM MEN'S SHED **PROPOSED MEN'S SHED**

SOUTH ARM OVAL, 9 CALVERTON PLACE. SOUTH ARM TAS 7022 SOUTH ARM PENINSULA MEN'S SHED INC.

-1	fixed to scissor truss
ət	air vents installed for roof ventilation

Drawing Status **APPROVAL**

Drawing Number 2019_ A601-0 - WIP

Drawing Name

SELECTION SCHEDULE 1 OF 3

Builder to refer to ABCB Condensation in Buildings Handbook 2014 (download from www.abcb.gov.au) for correct building techniques to MATERIALS AND FINISHES reduce condensation in buildings

INTERNAL FINISHES

Tag	ltem	Description	Colour/Finish	Comment
FLOOF	R FINISH			
F-1	concrete	concrete	Helicopter finish - Client to confirm	Slip resistance to comply with NCC vol. 1
LININ	G& TRIMS	·		· ·
CL-1	Ceiling (Typical)	10mm Plasterboard	PT3	
CL-2	Ceiling (Wet area)	10mm MR Plasterboard	PT4	
LN-1	Wall lining	7mm plywood	PT3	
LN-2	Wall lining (Wet area)	10mm MR Plasterboard	PT4	
LN-3	Tiles	Client to confirm	Client to confirm	Product Code: Pattern: Client to confirm. On suitable substrate
LN-4	Feature Tiles And/or splashback	Client to confirm	Client to confirm Grout: Client to confirm	Product Code: Pattern: Client to confirm. On suitable substrate
-	Skirting	Client to confirm	PT2	
-	Cornice	10mm shadow line		
-	Architraves	Timber/MDF - Client to confirm	PT2	Recycled timber TBC

WATERPROOFING WET AREAS

Tag	ltem	Description	Colour/Finish	Comment
ENS	uite, bathroom, la	UNDRY, KITCHEN		
-	Liquid Applied	SikaTite-PUD Plus System	-	OR SIMILAR APPROVED
	Membrane			Install to the Sika Technical
				Data Sheets

JOINERY

Tag Item

Colour/Finish



PRELIMINARY

Description







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Comment

1	Joinery carcass &	Melamine thickness: 16mm		Matching abs edging
	shelves			Manufactured by joiner
	(generally)			
2	Door Panels –	18mm MDF Vinyl wrap/Laminex.	ТВА	Matching edging
	wardrobes			Manufactured by joiner
3	Bench top	Laminex square form - Client to confirm	ТВА	Matching edging
4	Door Panels -	18mm MDF – vinyl wrap/laminex	ТВА	Matching edging
	kitchen			Manufactured by joiner
5	Overhead joinery	18mm MDF – vinyl wrap/laminex	TBC by client	
	above cooktop			
4	Joinery Kicker	18mm MDF, 90mm high– vinyl	ТВА	
		wrap/laminex		
6	Splashback	Client to confirm	ТВА	Min. 150mm high above
				vessel
7	Internal shelving	melamine		

HARDWARE & FIXTURES

-	Hinges	Hafele Salice 120 degree or similar		
-	Shelf supports –	Hafele shelf support	Transparent plastic	282.12.405
	internal cupboard			
	& drawer			
	Kitchen Handles	Recessed -	Silver anodized - TBC	
			by Client	

SANITARY WARE AND ACCESSORIES

Tag	ltem	Description	Colour/Finish	Code
S	Kitchen Sink	tba	ТВА	Product Code:
TP1	Kitchen Tap Set		ТВА	
TP2	basin Mixer		ТВА	
B1	Hand wash		-	
	basin		ТВА	
WC1	WC Pan		ТВА	Ambulant WC with grab rails to comply with AS1428
TR1	Towel Rail		ТВА	
TRH	Toilet roll holder		ТВА	
LTR	Mop sink/trough		ТВА	

SOUTH ARM MEN'S SHED **PROPOSED MEN'S SHED**

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Drawing Status **APPROVAL**

Drawing Number 2019_ A602-0 - WIP

Drawing Name

SELECTION SCHEDULE 2 OF 3

TP3	Мор	ТВА	
	sink/trough		
	mixer		

PAINTING

• allow for one 1.0m2 sample to be provided in situ of each paint finish selection

Tag	ltem	Description	Colour/Finish	Comment
PT1	Typical External Paint finish	3 coats Dulux Weathersheild	Refer to cladding	
PT2	Typical Internal Timber Trims Paint finish	1 coat Dulux One Step Arcylic Sealer Undercoat 2 coats DuluxAquanamel	Semi-Gloss Dulux 'lexicon half' TBC by Client	
PT3	Typical Internal Paint finish	1 coat Dulux One Step Arcylic Sealer Undercoat 2 coats Dulux 101 Wash and Wear	Low sheen Dulux 'lexicon half' TBC by Client	
PT4	Typical Internal Wet Area Paint finish	1 coat Dulux One Step Arcylic Sealer Undercoat 2 coats DULUX Kitchen & Bathroom	Flat Dulux 'lexicon half' TBC by Client	

MISCELLANEOUS FIXTURES

Тад	Item	Description	Colour/Finish	Comment
	Free standing wood heater	ТВС		Installed to manufacturers specifications and in
	wood heater			accordance with NCC VOL.2 2019 & AS2918
RH	Rangehood			Ducting in joinery unit to outside Product code:
HWC	Hot water	Instantaneous under bench hot water system - TBC		Client to confirm
0	Oven		Stainless steel	Product code:
CKTP	cooktop		Stainless steel	Product code:
MW	microwave		Stainless steel	Product code:
DWM	dishwasher		Stainless steel	Product code:
FR	Fridge			Product code:
	Internal doors	2040x1020x35		to comply with AS1428

DESCRIPTION BPA **REV** 0 - WIP

PRELIMINARY







SOUTH ARM MEN'S SHED **PROPOSED MEN'S SHED**

SOUTH ARM OVAL, 9 CALVERTON PLACE. SOUTH ARM TAS 7022 SOUTH ARM PENINSULA MEN'S SHED INC.

Agenda Attachments - 9 Calverton Place & 21 Harmony Lane, South Arm Page 58 of 60

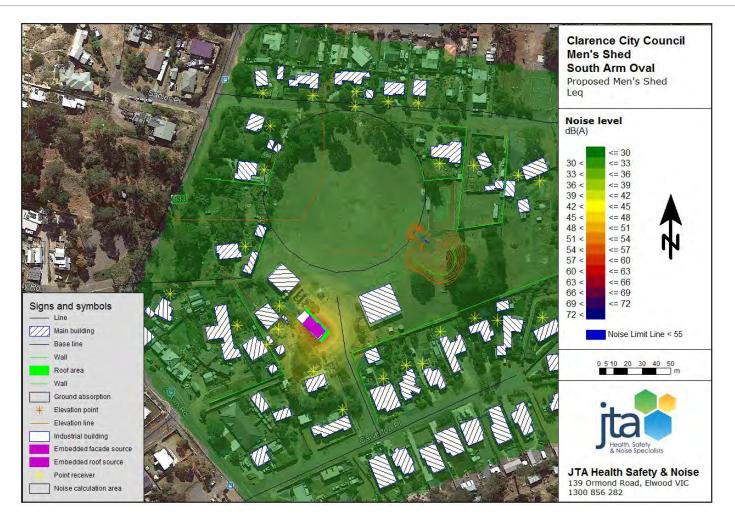
Drawing Name **SELECTION SCHEDULE 3 OF 3**

Drawing Status **APPROVAL**

Drawing Number 2019_ A603-0 - WIP



APPENDIX IV - NOISE CONTOUR MAPS





DESIGN REVIEW PLAN

Elements of the current Master Plan for South Arm Oval have been implemented onsite, namely the Skate Park, removal of selected trees and planting of native garden beds. Council has been encouraged by the increased patronage of the space and intends to implement the remainder of the elements proposed in the current Master Plan. The intention of this design review is to seek community feedback on some proposed new elements including, a men's shed, public amenities renewal and a children's play space.

In addition, since its installation there have been concerns regarding noise and visual







Unique play space for all ages









Furniture for groups and individuals

SOUTH ARM OVAL

Design Review Plan

NOT TO SCALE

intrusion from the skate park. Council has undertaken noise monitoring studies and investigations into potential noise mitigation structures to alleviate these concerns. Council is also seeking community feedback on the most appropriate method of noise mitigation for the skate park.

Community feedback will be collated and incorporated into the Master Plan for Council adoption and implementation. Results of the community consultation will be made available via councils website

LEGEND

1 NEW PLAY SPACE

Local scale play space for children of all ages and abilities including a picnic area with various seating options. Note: Playground design and equipment shown is indicative only and subject to community consultation feedback.

(2) EXPLORE TRACK

Gravel footpath for bike riding and walking creates a loop track around the edge of existing boundary screen plantings. Opportunity for integration of future public and community art elements.

(3) PASSIVE LAWN Retain grassed area for passive games and retain and

protect all existing trees.

- (4)EXISTING NATIVE PLANTING AREAS Retain and supplement existing native plantings to boundary and existing skate park batters to establish a vegetation screen for adjacent properties. Refer to General Notes for skate park surrounds.
- (5) CAR PARK

Formalise existing car parking area with upgraded surface and line markings. Provide universal parking bay, footpath connections and landscaping. Note: Car park layout shown is indicative only and subject to detailed engineering design.

(6)PUBLIC AMENITIES RENEWAL

Demolition of the existing toilet block and construction of new public amenities. Includes two unisex and one DDA accessible cubicle with outdoor hand wash facilities, footpath connections and seating bench.

(7)MENS SHED

Proposed location of a Mens Shed to be managed by the South Arm Peninsula Mens Shed Inc. Shed is shown as approximately 10m x 22m in size. Size, design, use and detailed layout of supporting infrastructure is subject to detailed design and a future Development Application.

(8) SCREEN PLANTING

New native plantings to provide a vegetative buffer between shed and adjacent properties.

(9) BOLLARDS AND BOOM GATES

Recently installed bollards to restrict vehicle access onto oval. Boom gates to be installed to provide controlled access to the oval for events and overflow parking as required.

(10) ENTRY DRIVE

Formalise entry road as required to service new car parking area. Supplement existing native plantings and maintain clearances for informal parking.

(11) CALVERTON HALL PARKING AREA Maintain existing grassed and gravel road area surrounding Calverton Hall for informal parking within area defined by bollards.

(12) HARMONY LANE PEDESTRIAN ENTRY Upgrade native plantings, traffic control bollards and footpath to improve street frontage and pedestrian access to oval from Harmony Lane.

(13) FEATURE TREES

Install feature trees to suitable planting locations around oval to define edge and supplement existing mature trees. Note: Tree locations shown are indicative only.

(14) COMMUNITY CENTRE FRONTAGE

Maintain clear open space to frontage of community centre to support flexibility of use such as for markets and events. Maintain clear access to eastern rear doors for deliveries.

(15) EXISTING NATIVE GARDENS AND PICNIC SHELTER Retain existing native gardens, interpretive signage and picnic shelter. Provide supplementary planting to improve native garden area and to maintain sightlines from mens shed towards new amenities block. Remove redundant log barriers surrounding shelter to better connect picnic space to the wider oval. Rationalise rubbish bin and park seat locations to new footpath alignments.

GENERAL NOTES:

 The planted area to the immediate surrounds of the skate park is shown as per the existing site conditions. Any additional sound attenuation works or features will be added to the Master Plan as required following review of the public consultation outcomes.

• The existing septic tank and soakage trenches to the north east of the Community Centre are proposed to be decommissioned and the system upgraded.

EXISTING SITE CONDITIONS



Looking south west from skate park toward community centre



Existing boundary plantings Existing picnic shelter, BBQ facilities and amenities block

Existing fruit trees



Plantings of native trees, shrubs, grasses and groundcovers

Clarence... a brighter place



For Public Consultation June 2020

11.3.3 AMENDMENT APPLICATION PDPSAMEND-2019/001707- 18 DOWNHAMS ROAD, RISDON VALE – ARAN SAP

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider an application made under S.33 of the Land Use Planning and Approvals Act 1993 (LUPAA) for a planning scheme amendment at 18 Downhams Road, Risdon Vale. Specifically, it is proposed to:

- introduce a new Specific Area Plan called the Aran Eco–Development Specific Area Plan (SAP); and
- modify the minimum lot size in the Environmental Living zone (down to 15ha on the subject land).

No development is proposed as part of this application however, if approved, the proposed amendment would provide for the future development of a Visitor Accommodation complex and the excision of a 15ha northern balance outside the area subject to the SAP.

A location plan showing the subject site is included in the attachments.

RELATION TO PLANNING PROVISIONS

The land is zoned Environmental Living and subject to the following Codes under the Clarence Interim Planning Scheme 2015 (the Scheme):

- Bushfire Prone Areas;
- Landslide;
- Electricity Transmission Infrastructure Protection;
- Attenuation;
- Waterway and Coastal Protection Areas; and
- Natural Assets.

Subdivision below 20ha in the Environmental Living zone, and Visitor Accommodation at the scale proposed are currently Prohibited under the Scheme.

LEGISLATIVE REQUIREMENTS

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

CONSULTATION

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

The proposal was referred to TasWater who advised that it does not object to the draft amendment and does not require to be notified of nor attend any subsequent hearings.

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FINANCIAL IMPLICATIONS No significant implications.

RECOMMENDATION:

- A. That Council:
 - 1. Resolves, under Section 300 (1) of the Land Use Planning and Approvals Act 1993 that the draft amendment PDPSAMEND-2019/001707 at 18 Downhams Road, Risdon Vale is limited to a local provision, practical and consistent with the Southern Tasmanian Regional Land Use Strategy 2010-2035.
 - Resolves, under Section 34(1) (a) of the Land Use Planning and Approvals Act 1993 to initiate draft amendment PDPSAMEND-2019/001707 at 18 Downhams Road, Risdon Vale.
 - 3. Resolves to modify draft amendment PDPSAMEND-2019/001707 as detailed at Section 3.4 of the report and shown via tracked changes in Attachments 7, 8 and 9.
 - 4. Resolves, under Section 35(1) of the Land Use Planning and Approvals Act 1993 that draft amendment PDPSAMEND-2019/001707 as modified meets the requirements specified under Section 32 of the Land Use Planning and Approvals Act 1993.
 - 5. Resolves, under Section 35(2) of the Land Use Planning and Approvals Act 1993, to prepare and certify draft amendment PDPSAMEND-2019/001707 and sign the instrument as required.
- 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

In June 2019, two separate applications for planning scheme amendments (PDPSPAMEND-2019/001707 and PDPSPAMEND-2019/001820) relating to 18 Downham Road, Risdon Vale were lodged within days of one another. Given the timing and information submitted there was initially some confusion as to which proposal was which.

To clarify:

i			
PDPSPAMEND-	Is an application lodged under S.33 of LUPAA Amendment for the		
2019/001707	introduction of the Aran Eco-Development SAP. A revised		
	application form and associated landowner consent was submitted		
	in March 2021 confirming ERA Planning as the applicant. It is this		
	application that is the subject of this report.		
PDPSPAMEND-	Is an application lodged under S.43A of LUPAA for a rezoning		
2019/001820	amendment and associated residential subdivision. That		
	application is being pursued by a different applicant and currently		
	on hold pending further information.		
	The PDPSPAMEND-2019/001820 application relates to an		
	approximately 15ha portion of the site abutting Downhams Road		
	that is specifically excluded from the area subject to the		
	PDPSPAMEND-2019/001707 proposed SAP (the subject of this		
	report).		

2. STATUTORY IMPLICATIONS

- **2.1.** The savings and transitional provisions of LUPAA (Schedule 6) specifies that the former Act applies to existing planning schemes in force prior to the approval of the Tasmanian Planning Scheme Local Provisions Schedule.
- **2.2.** The proposal is submitted under Section 33 of LUPAA and seeking a planning scheme amendment. No development is proposed as part this proposal.
- **2.3.** If certified, the draft amendment will be advertised for public comment and subject to further review on the basis of any representations received by council, prior to it being forwarded to the TPC for final consideration. In addition, should it be considered appropriate, under Section 35 council has the power to direct that the amendment be modified.

3. PROPOSAL IN DETAIL

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

- a Masterplan by X Squared Architects *;
- a Concept Servicing Plan*;
- a Natural Values report by ECOtas;

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- an Aboriginal Heritage Assessment Report by Cultural Heritage Management Australia); and
- a Traffic Impact Assessment by Milan Prodanovic.

*Documents included in the attachments.

3.1. The Site

The subject site is a 102.9ha lot located on the north-eastern side of Sugarloaf Hill to the south-east of the established residential area of Risdon Vale.

The site is currently developed with a single dwelling and associated outbuildings accessed from Downhams Road approximately 150m from the termination of the sealed pavement. The northern boundary has a 850m frontage to Downhams Road and the southern side abuts an 440m long unmade section of Hyden Road.

The site is 500m from the public transport route in Risdon Vale and there is a regular bus service providing connections to Risdon Vale, Rosny Park and Hobart. The site is approximately 2km from the Risdon Vale Neighbourhood Centre, 9km from Rosny Park and 12km from the Hobart city centre.

A ridgeline extends through the site with the southern cleared portion forming a small plateau with views over the Derwent River to the south, Mt Wellington to the west and Risdon Vale to the north-west.

The property is bisected by TasNetworks high voltage overhead electrical powerlines. While cleared in some areas the site is predominantly covered by native vegetation, which according to the applicant's natural values assessment is in poor condition in many places. Historically the property has suffered from dumping of vehicles and general rubbish, and "wood hooking".

A plan showing the location of the site is included in the attachments as are several site photographs supplied by the applicant.

3.2. The Aran Eco-Development Masterplan

The subject land is zoned Environmental Living under the Scheme. While the Environmental Living Zone's Use Table at S.14.2 provides for Visitor accommodation as a "Permitted" use class, the associated Use Standards at 14.3.2 and Building Height standards at 14.4.1 do not provide for Visitor accommodation and the associated services in the form and scale envisaged by the proponent.

According to the applicant's planning report, the client's vision is to develop the site as shown in the attached Aran Masterplan. The Masterplan does not form part of the amendment but provides a useful indication of the form and scale envisaged and assists to establish an appropriate statutory mechanism in which to assess a future proposal.

In summary the proposed "Aran Eco-Development" is divided into three precincts and will provide for:

- A 150-room hotel with a 120-seat restaurant, day spa, breakfast room, gym, indoor pool, sauna, conference/function room.
- Personal services such as hairdressers, beauticians and gift shop.
- Forty-nine self-contained two and three-bedroom cabins with balcony/decks.
- A 100-seat café located in proximity to the cabins, which would also be available for hire.
- A recreation centre including bike hire, trail maps for walking and cycling and information about the property.
- A vineyard and outbuildings for the storage of associated equipment. Processing of harvested grapes is intended to be undertaken off-site.

3.3. The Amendment

Potentially several forms of Planning Scheme Amendment including rezoning, modification to the relevant use and development standards or the introduction of a Specific Area Plan could allow for the future consideration of the proposed "Aran Eco-Development". In this instance the applicant's preferred response is to introduce a new Specific Area Plan called the Aran Eco-Development Specific Area Plan (SAP). The applicant submits that this approach will provide for the tourism venture while retaining the significant environmental features of the property.

A copy of the proposed SAP is included in the attachments.

The proposed SAP:

- Introduces new purpose statements that provide for a tourism development and associated uses in a bushland setting.
- Establishes three precincts (Natural area, Visitor Centre and Hotel Accommodation).
- Applies to all of the subject site with the exception of a 15ha northern portion of the land abutting Downhams Road described in the background section of this report.
- Introduces a new Use Table in substitution of Environmental Living Zone's Use Table at Clause 14.2. The new Use table establishes the use permissibility within each of the identified precincts.
- Introduces a new Use Standards, some of which are in substitution and others addition to the Environmental Living zone standards.
- Introduces new Development Standards, some of which are in substitution and others addition to the Environmental Living zone standards. The new standards relate to:
 - siting;

- height;
- floor areas;
- external building materials;
- stormwater re-use;
- habitable room windows;
- bird strike; and
- roads and access.

Under the Scheme the minimum lot size in the Environmental Living zone is 20ha. In addition to the proposed SAP, the applicant proposes to amend the minimum lot size in the Environmental Living zone to facilitate the excision of the 15ha northern portion of the site not subject to the SAP from the balance.

Specifically, it is proposed to amend Table 14.1 Minimum Lot Size to insert a new site-specific qualification as follows.

Environmental Living Zone Area	Minimum Lot Size	Area Defined by Map Overlay?
18 Downhams Road, Risdon Vale	15ha	Yes – Figure 2.1 as found within F16.0 Aran Eco- Development Specific Area Plan

3.4. Modified Amendment

Should council resolve to initiate an amendment, Section 35 of LUPAA specifies that after preparing a draft amendment council must determine whether (or not) the draft amendment meets the requirements of Section 32. Should council be satisfied that the amendment is in order it may certify the Amendment as meeting S.35. However, pursuant to S.35(1)(b), if council is not satisfied that the amendment meets the requirements of S.32, then it should proceed to modify the amendment until it does.

In this instance it is considered that there are several administrative and more substantive matters that ought to be addressed prior to certification. These are discussed below.

ADMINISTRATIVE MODIFICATIONS

i. Proposed Numbering and References to F16.0

At the time this proposal was submitted, under the Scheme the next sequential Specific Area Plan was F16.0. For this reason, the submitted draft amendment documentation referred to F16.0 and labelled the SAP clauses accordingly. However, post the submission of this proposal the TPC approved the F16.0 Rokeby Housing Land Supply Order Specific Area Plan.

Accordingly, any certification of this amendment should be subject to changing all references in the SAP from "F16" to "F17". This change has been made and shown in the tracked changes version included in the attachments.

ii. References to the Underlying Zone

The SAP standards clarifies whether a particular standard is to be read in addition to or substitution of the underlying zone standard (in this case the Environmental Living zone). However, the SAP expression is inconsistent-interchanging between including and omitting reference to the zone. For consistency any certification of this amendment should be subject to amending all references to the Environmental Living zone clauses to also include the zone name. Where required this change has been made and shown in the tracked changes version included in the attachments.

iii. SAP Precinct Plan

The applicant's proposed SAP Precinct Plan is referred to as "Figure 2.1" but does not form part of the SAP. It is the only the figure that the SAP refers to and ought to be referenced similarly to the other Scheme SAP's.

Accordingly, the amendment should be modified by changing all SAP references from "Figure 2.1" to "F17.8.1 Figure 1" and including the figure within the body of the SAP. These changes have been made and shown in the tracked changes version included in the attachments.

iv. Missing Performance Criteria

There is no Performance Criteria at F17.7.3 P1(c). This makes the clause number redundant and for this reason it has been deleted and subsequent clauses renumbered in the tracked changes version included in the attachments.

v. SAP Overlay Mapping

The approval of any Specific Area Plan requires the area of land subject to the controls to be identified on the Scheme's Specific Area Plan Overlay Map. A Specific Area Plan Overlay Map consistent with the spatial extent of the applicant's "Figure 2.1" is included in the attachments and should form part of any certified amendment.

vi. Table 14.1- Lot Size

The proposed amendment to the Environmental Living Zone's Table 14.1 Minimum Lot Size is intended to provide for the excision of an approximately 15ha northern portion of the land outside of the SAP from the balance of the site. The proposed amendment specifies that the area subject to the control is identified in *"Figure 2.1 as found within F16.0 Aran Eco-Development Specific Area Plan"*.

As drafted, the proposed amendment is not capable of providing for the excision of the 15ha portion of the site on the basis that the SAP Precinct Plan ("Figure 2.1" to be renamed to "F17.8.1 Figure 1") specifically excludes the subject portion of the site from the area subject to the SAP. That area is not mapped as stated on "Figure 2.1".

is not defined by a mapped overlay.

OTHER MODIFICATIONS

i. Building Matters

The purpose statement at F16.1.6 of the proposed SAP is "to integrate environmentally sustainable building techniques to all development works on site".

This purpose statement is supported by the proposed building controls at F16.4 A1/P1 and A3/P3 relating to stormwater reuse (in the building design and works) and ventilation respectively.

While environmentally sustainable building responses are desirable, it is inappropriate to introduce additional and unnecessary planning controls that are more appropriately regulated through the building process. The Building Act 2016 is the legislation specifically designed to address construction matters. Should additional measures above those prescribed be desired by the developer, they could be pursued voluntarily and without the need to introduce an additional layer of planning complexity.

For the reasons outlined above the inclusion of the building related considerations is not supported and have been removed from the modified SAP. The deletion of the above provisions and renumbering of subsequent clauses is reflected in the tracked changes version of the SAP included in the attachments.

ii. Precinct C - Scale and Intensity

The proposed standard at F17.6.4 relating to the gross floor area for the Visitor Accommodation in Precent C provides for a 12,000m² gross floor area building/s on the skyline as an Acceptable Solution.

The magnitude of this standard as an Acceptable Solution is concerning as it may not satisfy the stated objective. To provide context the approved Rosny Hill development, lookout, hotel and accommodation pods had a building footprint of 4570m². Accordingly, at 2 storeys, the SAP's 12,000m² gross floor area would provide for substantially larger complex than the Rosny Hill development as a permitted development. Any proposal above this standard could be considered pursuant to the performance criteria.

While this may be appropriate it has not been demonstrated through a detailed visual analysis and has the potential to compromise the purpose of the Environmental Living zone. Development of this scale is likely to be of public interest and it is recommended that the acceptable solution A1 be deleted and replaced with the following:

"Visitor Accommodation in Precinct C must:

- (a) be contained within an existing building; or
- (b) be contained within an extension to an existing building that does not increase the gross floor area of that building by more than 10%."

This approach would provide for a modest intensification of any previously approved building/Visitor Accommodation development while ensuring that the initial proposal (on the skyline) was subject to the submission of discretionary application. This would provide for public exhibition and an assessment against the specified performance criteria and the stated objective that *"Visitor Accommodation within Precinct C is of a scale and intensity compatible with the bushland character of the area."*

This modification is reflected in the tracked changes version of the SAP included in the attachments.

iii. Height in Precinct C

The SAP introduces a range of height standards over-riding those of the zone. Notably, the acceptable solution prescribes a maximum building height of 10m in Precinct C (on the skyline), a 2.5m an increase from the 7.5m prescribed in the Environmental Living zone.

The introduction of a 10m high acceptable solution may be appropriate in less sensitive areas, however, if applied to the skyline has the potential to compromise the underlying zone. Similarly, to the gross floor area discussed above, while an increased height limit may be appropriate, it has not been demonstrated through a detailed visual analysis that this is the case in this instance. It is arbitrary and as such there is no grounds to support the increase.

Accordingly, it is recommended that the acceptable solution A1 be modified so that the height limit in Precinct C revert to the 7.5m specified in the zone. This will assist to ensure that SAP is compatible with the Environmental Living zone and consistent with the stated objective (a) to ensure "*building height is compatible with the bushland landscape*".

Any proposal above this height may be considered through the submission of a discretionary application, public exhibition and an assessment against the specified performance criteria. This modification is reflected in the tracked changes version of the SAP included in the attachments.

iv. Floor Areas in Precinct C

The acceptable solution at F17.7.3 A1 specifies that "*The combined* gross footprint of buildings must be no more than: (c) $8000m^2$ within *Precinct C*". The standard would provide for a very substantial building that may not satisfy the corresponding performance criteria, which has no regard to landscape value as required in the stated objective.

It is considered that these issues are readily resolvable by reducing the footprint of buildings in Precinct C area from $8000m^2$ down to either $2000m^2$ or extension to an existing building that does not increase the footprint of that building by more than 10% (whichever is the greater) and inserting two new performance criterion at F17.7.3 P1 (f) and (g) as follows:

- "(f) the landscape values of the surrounding area; and
- (g) any visual landscape analysis."

An increase above the acceptable solution can be considered subject to an assessment against the performance criteria. These changes are reflected in the tracked changes version of the SAP included in the attachments.

4. PLANNING ASSESSMENT

Pursuant to Section 7.4 of the Scheme, the SAP sets out more detailed planning provisions to apply in addition to the underlaying Zone and Code Standards (to the point of any inconsistency, at which point the SAP will prevail).

Under the Tasmanian planning framework, the primary application of strategy is through the application of zones. This may be enhanced/tailored through the application of any relevant codes and/or specific controls.

The test, however, is whether the specific controls are broadly consistent with the underlying zone/s and thereby consistent with the established strategy or whether an alternate zone/s would be more appropriate.

The following assessment is based on the modified amendment described above and shown in attachments 7, 8 and 9. No development is proposed as part of this application.

4.1. Environmental Living Zone

The entire property is zoned Environmental Living. The proposed SAP is geared to facilitate the Visitor Accommodation and associated tourism development envisaged under the Aran Masterplan and its associated precincts. The applicant's Aran Masterplan vision is not capable of meeting the specific standards of the underlying zone and is the rationale behind the proposed amendment.

In this instance the SAP's purpose statements are generally compatible with the those in the Environmental Living zone. Accordingly, subject to appropriate standards relating to scale, separation from adjoining uses and the management of natural and landscape values, including skylines and ridgelines the proposed SAP could be consistent with the underlying zone.

The proposed SAP Use Table over-rides the zone and establishes the scope and location of permissible uses. Subject to scale and impact on the skyline the proposed uses are broadly consistent with the Environmental Living zone purpose.

The proposed Use Standards override the zone providing additional consideration than would otherwise be the case. The standards provide for increased hours of operation, the removal of noise considerations and are considered appropriate given the size of the site, location of anticipated development and additional considerations proposed.

As previously discussed, the SAP standards relating to bulk and scale in Precinct C have the potential to compromise the zone purpose. Subject to the recommended modifications relating to the acceptable solutions for gross floor area, height and footprint it is considered that the SAP will complement the Environmental living zone and ensure that the development (on the skyline) "*is of a scale and intensity compatible with the bushland character of the area*".

The proposed amendment to the Environmental Living zone would reduce the minimum lot size from 20ha down to 15ha. This would provide for the potential excision of the portion of the site containing the existing house from the 87ha balance of the land subject to the SAP. Any 15ha lot created through this provision would be sufficiently large to fulfil the zone purpose and would assist with the implementation of the Aran Masterplan. Accordingly, this element is supported.

4.2. Codes

The site is subject to the following Codes:

- Bushfire Prone Areas;
- Landslide;
- Electricity Transmission Infrastructure Protection;
- Attenuation;
- Waterway and Coastal Protection; and
- Natural Assets.

No modification to the Codes or the associated overlay mapping is proposed as part of this amendment. Accordingly, the existing Codes will continue to apply to any future development facilitated through the approval of this amendment. A brief comment against each of the Codes and how they may impact future development is provided below.

• Bushfire Prone Areas Code

The subject property is identified as being bushfire prone under the Scheme's Bushfire Code. While no development is being proposed as part of this application, future development will require assessment and the development of a bushfire hazard management plan at the time of either subdivision and or building application. Given the size of the site it is likely that the Aran Masterplan could be implemented without the need for bushfire management beyond the boundaries of the site.

Landslide Code

A very small portion of the property is subject to the Scheme's Landslide Code and identified as a Medium Hazard Area. Accordingly, any further development in this area would need to be assessed under the Code. However, it is noted that the area subject to the Code overlay mapping is not proposed to be developed under the Aran Masterplan.

• Electricity Transmission Infrastructure Protection Code

The site is bisected by TasNetworks's high overhead voltage power line and subject to the Scheme's Electricity Transmission Infrastructure Protection corridor and the Inner Protection Area. Under the Aran Masterplan no buildings are proposed to be constructed in these areas and are intended to be developed with landscaping, agriculture, car parking and access.

• Attenuation Code

An approximately 7ha area in the south-east of the site is subject to the Scheme's Attenuation Code. The overlay mapping relates to the Hanson's quarry in Flagstaff Gully and applicable to Precinct C as shown on the applicant's Aran Masterplan. The Masterplan indicates that all buildings associated with sensitive uses will be located outside of the attenuation area.

• Waterway and Coastal Protection

The Waterway and Coastal Protection Code overlay mapping applies to five existing overland drainage lines on the site and will continue to apply to in addition to the SAP. Each of the drainage lines are shown on the Aran Masterplan, and with the exception of "Dam 02", all site works would be outside of these areas. If proposed as part of a future development, depending on scale, the dam would require approval under the Water Management Act 1999 and be assessed under the Objectives of the Act and be exempt under the Scheme, or alternatively, be exempt under the Water Management Act 1999 and require assessment under the Code. Either way there is a pathway for future assessment and the successful implementation of the Aran Masterplan is unlikely to be contingent on the construction of the dam in that location.

• Natural Assets

Approximately 85.6ha (80%) of the site is subject to the Scheme's Natural Asset Code's Biodiversity Protection Area overlay mapping, 95% of which is identified as high risk and the remaining 5% low risk. The cleared skyline (identified in the SAP as Precinct C) and transmission line alignment are not subject to the Code.

A Natural Values Assessment was submitted as part of the application.

The report established that:

- No plant or fauna species listed as threatened on the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBCA) were detected.
- One plant species listed as threatened on the Tasmanian Threatened Species Protection Act 1995 was detected which was Eucalyptus risdonii. The area including this species was recommended to be excluded from future development works.
- Other identified species include:
 - Eucalyptus obliqua dry forest (DOB);
 - Eucalyptus amygdalina forest on mudstone (DAM);
 - Eucalyptus globulus dry forest and woodland (DGL);
 - Eucalyptus viminalis grassy forest and woodland (DVG);
 Eucalyptus risdonii forest and woodland (DRI); and
 - o Busaria-Acacia woodland and scrub (NBA).

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- The property may support potential habitat of several species including:
 - Marsupial carnivores (Tasmanian devil, spotted-tailed quoll, eastern quoll);
 - Eastern barred bandicoot;
 - Masked owl; o Swift parrot; o Chastola skipper; and o Tussock skink.

Two declared weed species were identified including Chrysanthemoides monilifera (boneseed) and Marrubium vulgare (horehound).

The key recommendation arising from the Natural Values Assessment was that the areas identified as Eucalyptus globulus dry forest and woodland (DGL) and Eucalyptus risdonii forest and woodland (DRI) be excluded from the development areas. It was noted that *"there are no specific constraints on the management of the remainder of the vegetation types identified from the property"*. The recommendation to exclude the DGL and DRI from development is reflected on the Aran Masterplan and it is noted that the Code will continue to apply in addition to the SAP and assist to inform any future development assessment.

4.3. Other Matters

Road/s Traffic

The proposal was accompanied by Traffic Impact Assessment (TIA) that established that based on a proposal consistent with the Aran Masterplan:

- The development could result in 671 trips per day and that 75 of these trips will occur during the afternoon peak hour.
- There will be a requirement to widen Hyden Road to two lanes to be constructed to a sealed width of 5.5m plus 0.5m gravel shoulder.

- The two-way traffic flow on Sugarloaf Road is estimated to be 339 vehicles per hour in the 2029 afternoon peak, and it is anticipated that the junction will continue to operate without any significant queuing or delay.
- The sight distance to the left for a vehicle making the right turn out of Hyden Road is currently limited by roadside vegetation. The vegetation is located within the road reserve and not relevant to the development. The TIA recommended that Council remove this vegetation from within the road reserve.
- The proposal will include sufficient on-site car parking spaces.
- The proposal will not give rise to any adverse operational or safety issues and according to the author can be supported on traffic grounds.

No development is proposed as part of this application and on that basis no works on Hyden Road is required at this time. Notwithstanding, the TIA informed the development of the SAP, which includes specific standards at F17.7.6 A3 and P3 respectively, ensuring that Hyden Road will be either constructed or upgraded to council's requirements including appropriate stormwater and pedestrian facility, will be required to service a large commercial development as part of any future development application. In practical terms, in order to progress the development, these works will be required to be undertaken by the proponent at their expense.

Council's development engineer has reviewed the proposed provisions and found the approach acceptable in terms of applicable engineering standards.

Aboriginal Heritage

The proposal was accompanied by an Aboriginal Heritage Assessment that identified one "isolated artefact" in the cleared area near the ridge line. With the exception of this site, no other Aboriginal heritage sites, suspected features, or specific areas of elevated archaeological potential were identified within the study area. Based on Aboriginal Heritage Assessment submitted it is likely that site could be developed consistently with Aran Masterplan while meeting the requirements of the Aboriginal Heritage Act 1975.

Notwithstanding, the presence/discovery of relics/sites resulting from future site works may necessitate some modification to the final design but unlikely to prevent the successful delivery of the overall plan.

Servicing

The proposal was accompanied by concept servicing plans that demonstrated that the site could be serviced by sewage, water and stormwater. While it will ultimately be a matter for Tawater, the plans show that sewage and water connected to an extension of the existing reticulated infrastructure from Risdon Vale.

Stormwater catchment will be provided on-site, collected and reused were possible and discharged into council's system at Downham's Road.

4.4. STATE POLICIES AND ACT OBJECTIVES

Section 30O - Amendment of Interim Planning Schemes

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

In this instance the proposed amendment relates to the introduction of a Specific Area Plan and a modification to the minimum lot size in the Environmental Living zone. Each of these relate to local provisions.

The subject land is on the outskirts of Risdon Vale and outside of the Southern Tasmanian Regional Land Use Strategy's (STRLUS) urban growth boundary. The relevant sections of the STRLUS are T1.6 and T1.7 and specify:

"T1.6 - Recognise, planning schemes may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.

T1.7 – Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval processes."

It is considered that the proposal is consistent with these requirements on the basis that the SAP provides for a tourism venture at a scale and intensity of use and development that is appropriate for the landscape values of the site.

4.5. Section 32 - Requirements for Preparation of Amendments

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

- "(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and
- (ea) must not conflict with the requirements of section 300; and
- (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms".

Through establishing three precincts and associated bulk, scale, siting and separation standards, the proposal is unlikely to introduce any land use conflict with the adjoining residential land to the north and north-west and Environmental Living lots to the south and east.

The proposal will provide economic benefit and employment opportunities by facilitating the ability to apply for a future tourism venture providing for Visitor Accommodation and limited range of complementary uses.

The SAP's precincts and siting in conjunction with the retention of the underlying codes will ensure that environmental considerations inform the assessment of future development facilitated by the amendment. Section 32(2) of LUPPA specifies those elements of Section 20 - "What can a planning scheme provide for" also apply to amendments to planning schemes. In this instance it is considered that the proposed amendment is consistent with the relevant requirements.

4.6. Schedule 1

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

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

"(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity";

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

No development is proposed as part of this application. The subject land is a large lot outside of the existing urban growth boundary and zoned Environmental Living. The inclusion of the proposed SAP provides for a future tourism use and development consistent with the Aran Masterplan while responding to the site constraints. The underlying zone and applicable codes will continue to apply.

"(b) to provide for the fair, orderly and sustainable use and development of air, land and water";

The proposal represents orderly and sustainable use and development of air, land and water.

It facilitates the use of land for tourism purposes in an area with unique characteristics. The subject land is relatively close to Hobart and other tourism attractions. It has a mixture of vegetation values, cleared landscaped areas and provides an opportunity for development consistent with the established site values and characteristics.

"(c) to encourage public involvement in resource management and planning";

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

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

The proposal could facilitate economic development through construction works, ongoing infrastructure maintenance, servicing and subsequent employment.

A tourism venture in this location would provide an economic gain for the municipality and will broaden the visitor accommodation offerings within Greater Hobart.

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

The amendment process is demonstrative of the sharing of responsibility for planning. If the amendment is ultimately approved, the development achieved through the amendment requires co-operative planning between the developers, TasWater, Council and to a degree, the general community.

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

"(a) to require sound strategic planning and co-ordinated action by State and local government";

The proposed amendment is consistent with the STRLUS and on this basis it represents sound strategic planning. The planning scheme amendment process allows for the co-ordinated action by State and local government.

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

The proposed amendment introduces a new SAP and does not affect the established system of planning instruments. The mechanism builds on the underlying zone and applicable codes allowing for the future development of the land to be considered against the provisions of the Scheme.

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

The proposal was accompanied by a range of reports including a Traffic Impact Assessment, Aboriginal Heritage Assessment and a Natural Values Assessment. The reports informed the Aran Masterplan which is reflected in the SAP precincts.

The new SAP controls in addition to the underlying zone and applicable codes ensure the site could be suitably developed consistently with the Aran Masterplan providing both social and economic benefits. This would be realised in the shorter term through the creation of jobs during the development phase and employment and increased tourism revenue in the longer term.

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

The proposal is consistent with the STRLUS and relevant state polices.

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

The amendment is limited to a modification to a local provision (SAP) and modification to the minimum lot size provisions. No other approvals are sought at this time. Should the amendment be approved, future development will need to be assessed against the new controls in addition to the established Scheme standards at the time of assessment. "(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania";

The proposed amendment will facilitate an opportunity for tourism use and development and will provide local employment opportunities in the municipality. The proposed amendment would provide for the expansion of tourism offering/experience within the Southern Tasmania.

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

The proposal will not impact any significant building. The aboriginal heritage assessment accompanying the proposal indicated that any future development resulting from the approval of this amendment is unlikely to impact any significant sites.

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

The applicant's concept servicing plans (attached) indicate that the future development of the site can be accommodated through extension and connection of existing services to the site. Hyden Road would need to be upgraded and constructed and is recognised in the SAP. It is considered that there are adequate safeguards through the permit process to ensure that public infrastructure is, constructed, extended and/or protected in proximity to the subject land.

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

Should the proposed amendment be approved, the SAP will continue to apply in addition to the underlying zone and applicable code controls. This framework will ensure that land capability is considered as part of the detailed assessment associated with any future development application. Based on the above assessment it is considered the proposal meets the objectives of Schedule 1 of LUPAA and it is recommended that Council initiates and certify the amendment (as modified).

5. STRATEGIC PLAN/POLICY IMPLICATIONS

The following State Policies are made under the State Policies and Projects Act 1993:

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

The National Environmental Protection Measures (NEPMS) are automatically adopted as State Policies under the State Policies and Projects Act 1993.

5.1. State Coastal Policy

The State Coastal Policy 1996 is not applicable to the proposal.

5.2. State Policy on the Protection of Agricultural Land 2009

The land is not agricultural land and the proposed scheme amendment will not result in fettering or constraining of any nearby agricultural use.

5.3. State Policy on Water Quality Management 1997

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

The land is capable of being serviced with reticulated water, sewer and stormwater. Any potential impact on water quality could be managed through permit conditions associated with any development resulting from an approval of the amendment.

5.4. National Environment Protection Measures

National Environment Protection Measures (NEPM's) are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation and given effect in Tasmania through the State Policies and Projects Act. The National Environmental Protection Measures relate to:

- ambient air quality;
- ambient marine, estuarine and fresh water quality;
- the protection of amenity in relation to noise;
- general guidelines for assessment of site contamination;
- environmental impacts associated with hazardous wastes; and
- the re-use and recycling of used materials.

The listed NEPMs are most relevant to subsequent development and not directly applicable to this amendment. However, as a generalisation the Codes within the Scheme contain provisions that address these matters in detail at the time of application.

6. CONSULTATION

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

7. EXTERNAL REFERRALS

The proposal was referred to TasWater, who advised that Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) that it does not object to the draft amendment to planning scheme and does not require to be notified of nor attend any subsequent hearings. TasWater did however provide the following comments for the TPC:

"The report provided by ERA outlines for servicing that:

The subject land is within an area where connection to full reticulated services is possible and within the capacity of the existing network (for water, sewerage, telecommunications and electricity). It is noted that there are currently water mains which service the General Residential Zone to the west and north west of the site, located at the northern border of the site as shown in Figure 4. TasWater have not provided this advice. Precinct C – Hotel Accommodation Precinct will be situated at a level higher than TasWater's reservoir (Pilchers Hill Reservoir) can service.

For water, it would be beneficial to create a water supply model in accordance with TasWater's supplement to the Water Supply Code of Australia – Melbourne Retail Water Agencies Integrated Code;

NOTE: This requirement will need to be fulfilled by having the engineer request demands points from TasWater direct in conjunction with a servicing plan".

The proposal has not been referred to TasNetworks. However, given the site is subject to the Scheme's Electricity Transmission Infrastructure Protection Code and bisected by an overhead high voltage transmission line, should the amendment be certified, it will be referred to TasNetworks as part of the exhibition process.

8. COUNCIL COMMITTEE RECOMMENDATION

The proposal was not specifically referred to any Council committees. Notwithstanding, should the amendment be initiated any committee comments or recommendations received during the public exhibition period may be considered as part of Council's Section 39 report.

9. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2021-2031 or any other relevant Council Policy.

10. CONCLUSION

The proposed amendment is limited to the inclusion of the Aran Eco–Development Specific Area Plan and modification to the minimum lot size in Environmental living zone.

The Aran Masterplan represents the applicant's vision for the future development of 18 Downhams Road and responds to identified site constraints. The Aran Masterplan informed the proposed SAP precincts and associated controls but does not form part of the SAP. No development is proposed as part of this application however, if approved, the amendments would provide the ability to consider a future application for a tourism complex and the excision of the balance land not subject to the SAP.

It is considered that modification to the amendment is required prior to any certification. Several are administrative and are of little consequence, however, there are other more substantive modifications relating to bulk, scale and potential visual impact on the skyline that are considered necessary to ensure the SAP adequately responds to the objectives of the underlying Environmental Living zone and the proposed objectives introduced through the SAP.

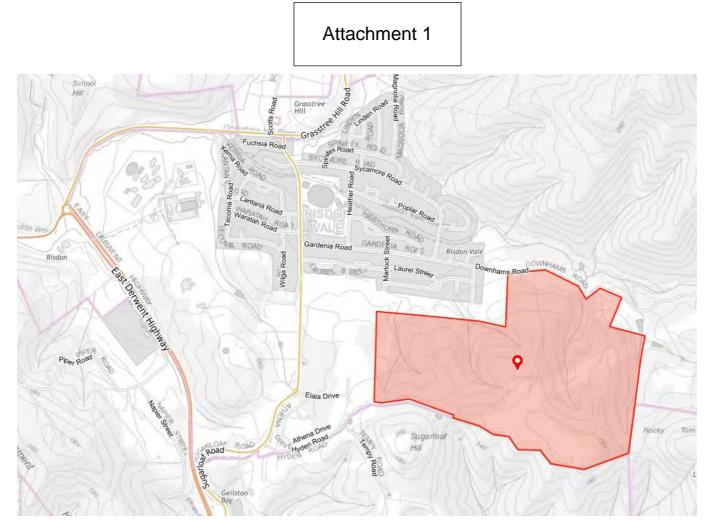
It is considered that the amendment is consistent with the STRLUS and meets the relevant provisions of LUPAA and for this reason is supported subject to the modifications detailed in the report.

- Attachments: 1. Location Plan and Aerial Photo (1)
 - 2. Site Photos (2)
 - 3. Aran Master Plan (1)
 - 4. Proposed SAP (11)
 - 5. SAP Precinct Plan Figure 2.1 (1)
 - 6. Concept Services Plan (4)
 - 7. Modified SAP shown with Tracked Changes (12)
 - 8. Modified Amendment Table 14.1 Minimum Lot Size (1)
 - 9. Modified Amendment SAP Overlay Map (1)

Ross Lovell MANAGER CITY PLANNING

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

18 Downhams Road, Risdon Vale



Aerial Photo



Attachment 2

18 Downhams Road, Risdon Vale

Site Photos (Extracted from Applicant's Planning report)



Figure 3 Looking over the area where the Hotel Precinct will be located.



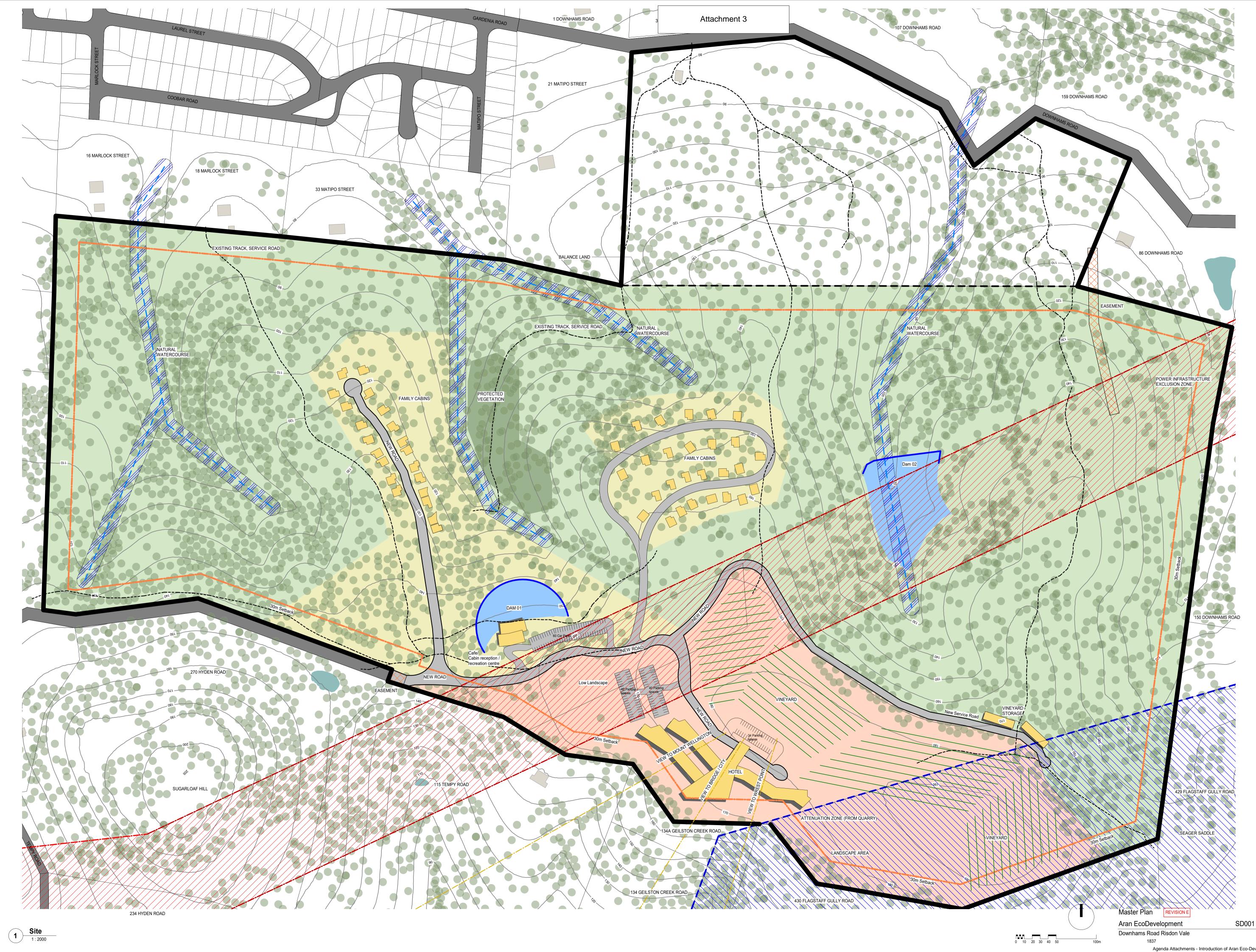
Figure 4: Looking towards the south east of the site, showing examples of the type of bushland to the north east of the lot.

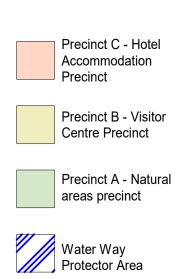


Figure 5: The transmission lines that bisect the property.



Figure 6: The outlook towards the residential land currently being developed along Downhams Road and Coobar road.







Agenda Attachments - Introduction of Aran Eco-Development Special Area Plan Page 4 of 34

Attachment 4

Insert F16.0 Aran Eco-Development Specific Area Plan

F16.0 Aran Eco-Development Specific Area Plan

F16.1 Purpose of the Specific Area Plan

The purpose of the Specific Area Plan is:

- F16.1.1 To facilitate appropriately scaled tourism development in a bushland setting.
- F16.1.2 To provide for associated supporting uses.
- F16.1.3 In Precinct A, to promote the retention of natural and cultural values limit uses to those that have minimal impact upon these values.
- F16.1.4 In Precinct B, to allow for residential scale visitor accommodation and associate visitor services that take advantage of the bushland setting.
- F16.1.5 In Precinct C, to allow for hotel style visitor accommodation that takes advantage of the natural outlook of the site and the associated vegetation values.
- F16.1.6 To integrate environmentally sustainable building techniques to all development works on site.
- F16.1.7 To minimise visual impacts of any works from off site.

F16.2 Application of the Specific Area Plan

- F16.2.1 The specific area plan applies to the area of land designated as the Aran Eco Development site on the Planning Scheme maps and as shown in Figure 2.1.
- F16.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for or in addition to the provision of the Environmental Living Zone as specified in the relevant provision.

F16.3 Definition of Terms

F16.3.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Precinct A – Natural areas precinct	means the area shown in Figure F2.2 as Precinct A.
Precinct B – Visitor Centre Precinct	means the area shown in Figure F2.2 as Precinct B.
Precinct C – Hotel Accommodation Precinct	means the area shown in Figure F2.2 as Precinct C.

F16.4 Application requirements of the Specific Area Plan

F16.4.1 In addition to any other application requirements, the planning authority may require, an application for use or development be accompanied by information demonstrating how the proposal meets any applicable performance criteria including:

- (a) A visual impact analysis prepared by a suitably qualified expert where variations to height or siting standards are proposed;
- (b) Details of colours and materials;
- (c) A Natural Values Assessment as defined under the Natural Assets Code, where construction requires the removal of vegetation within Precinct A.

F16.5 Use Table

This clause is a substitution for Clause 14.2 in the Environmental Living Zone.

Use Class	Qualification		
No Permit Required			
Natural and cultural values management			
Passive recreation			
Utilities	If for minor utilities or transmission lines located within the burdening wayleave easement as shown on Certificate of title 2/127474.		
Permitted			
Residential	Only if: (a) In Precinct B or Precinct C; and (b) a single dwelling; (c) a caretaker's residence; or (d) a home based business.		
Food services	Only if: (a) in Precinct B or Precinct C; and (b) not a take-away food premises with a drive through facility.		
General retail and hire	 Only if: (a) in Precinct B or Precinct C; and (b) only if a local shop, beauty salon, tourist shop or commercial art gallery. 		
Resource development	 Only if: (a) in Precinct A or Precinct C; and (b) kitchen or community garden; or (c) for crop production or controlled environmental agriculture. 		
Visitor accommodation	(a) Only if in Precinct B or Precinct C		
Discretionary			

Community meeting and entertainment	 (a) Only if in Precinct B or Precinct C; and (b) only if a church, art and craft centre, function centre, public hall or theatre.
Resource processing	Only if: (a) in Precinct C; and (b) only if for a winery.
Sports and recreation	Only if: (a) in Precinct A or Precinct B; and (b) only if for an outdoor recreation facility
Utilities	
Prohibited	
All other uses	

F16.6 Use Standards

F16.6.1 All uses

This clause is a substitution for Clause 14.3.1 and 14.3.2.

Objective:	Uses do not cause an unreasonable loss of amenity to the adjoining residential zones.		
Acceptable S	olutions	Performance Criteria	
 A1 Hours of operation of a use, excluding Residential, Visitor accommodation, Utilities or office or administrative tasks, on a site within 50m of a General Residential zone must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and Public Holidays. 		P1 Hours of operation of a use, excluding Residential, Visitor Accommodation, Emergency Services, Utilities or office or administrative tasks, on a site within 50m of a General Residential Zone must not cause an unreasonable loss of amenity to the adjoining residential zones through the timing, duration or extent of vehicle movements, or through noise, lighting or other emissions.	
A2 External lighting for a use, excluding for a Residential or Visitor accommodation Use, on a site within 50m of a General Residential Zone, must:		P2 External lighting for a use, excluding for Residential or Visitor Accommodation use, on a site within 50m of a General Residential Zone, must not cause an unreasonable loss of amenity to the adjoining residential Zones, having regard to:	

 (a) not operate within the hours of 9.30pm to 6.30am, excluding any security lighting; and (b) if for security lighting, be baffled to ensure direct light does not extend into the adjoining property. 	 (a) the level of illumination and duration of lighting; (b) the distance to habitable rooms of an adjoining dwelling.
 A3 Commercial vehicle movements and the unloading and loading of commercial vehicles, excluding for residential, Visitor Accommodation use, on a site within 50m of a General Residential Zone, must be within the hours of: (a) 9.00am to 6.00pm Monday to Saturday; and (b) 9.00am to 5.00pm Sunday and Public Holidays. 	 P3 Commercial vehicle movements and the unloading and loading of commercial vehicles, excluding those for residential and Visitor Accommodation uses, within 50m of the General Residential Zone, must not cause an unreasonable loss of amenity to the adjoining residential Zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the adjoining residential area; and (f) potential conflicts with other traffic.

F 16.6.2 Visitor accommodation use within Precinct B

This clause is a substitution for Clause 14.3.2 of the Environmental Living Zone.

Objective:	 Visitor accommodation within Precinct B: (a) is compatible with the character and use of the area; and (b) does not cause an unreasonable loss of residential amenity; 	
Acceptable Solutions		Performance Criteria

A1		P1		
Visi	Visitor accommodation in Precinct B must:		or Accommodation must be compatible with	
(a)	 (a) be located individually identifiable buildings each with a maximum floor area of no more than 200m²; and 		the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:	
(b)	have a combined maximum gross floor area of not more 5,000m ² .	(a)	the privacy of adjoining properties;	
	area of not more 5,000m ⁻ .	(b)	any likely increase in noise to adjoining properties;	
			the scale of the use and its compatibility with the surrounding character and uses within the area;	
		(d)	retaining the bushland characteristics of the area; and	
		(e)	the impact on the safety and efficiency of the local road network.,	

F16.6.3 Non-Visitor accommodation use within Precinct B

This clause is a substitution for Clause 14.3.2.

Objective:	Non-visitor accommodation uses:
	 (a) are of a scale and intensity compatible with the bushland character of the surrounding area; and
	(b) do not adversely affect residential amenity.

Acceptable Solutions	Performance Criteria	
A1	P1	
Non-visitor accommodation uses in Precinct B must: (a) be located individually identifiable buildings each with a maximum floor area of	Non-visitor accommodation uses must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:	
no more than 200m ² ; and	(a) the privacy of adjoining properties;	
(b) have a combined maximum gross floor area of 1,000m2.	 (b) any likely increase in noise to adjoining properties; 	
	 (c) the scale of the use and its compatibility with the surrounding character and uses within the area; 	
	(d) retaining the bushland characteristics of the area; and	
	(e) the impact on the safety and efficiency of the local road network.,	

F 16.6.4 Visitor accommodation use within Precinct C

Objective:	Visitor accommodation within Precinct C is of a scale and intensity compatible with the bushland character of the area.		
Acceptable S	olutions	Performance Criteria	
	nodation in Precinct C must loor area no greater than	 P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the bushland characteristics of the area; and (e) the impact on the safety and efficiency of the local road network., 	

This clause is a substitution for Clause 14.3.2 of the Environmental Living Zone,

F16.7 Development standards for building and works

F16.7.1 Building setbacks in Precinct C

This clause is in addition to the setback requirements at Clause 14.4.1 of the Environmental Living Zone.

Objective:	The siting of Visitor Accommodation buildings in Precinct C does not conflict or constrain Resource Development uses on the site and adjoining lots.			
Acceptable Solutions		Performance Criteria		
A2	A2		P2	
	nodation buildings in Precinct C ck at least 40m from an existing elopment use.	not Dev	or accommodation building setbacks must cause conflict with or constrain a Resource elopment use, having regard to all of the wing:	
			the topography of the site;	
			retention of vegetation;	
		(c)	the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots; and	

 (d) any proposed attenuation measures; (e) any buffers created by natural or other features.

F16.7.2 Building height within all Precincts

This clause is a substitution for Clause 14.4.1 in the Environmental Living Zone.

Objective:	Building height:(a) is compatible with the bushland landscape; and(b) does not cause an unreasonable impact on residential amenity.		
Acceptable Solutions Performance Criteria		Performance Criteria	
A1		P1	
(a) 7.5m in P (b) 8.5m in P	recinct B; and	Building height must be compatible with the bushland landscape of the site and not cause an unreasonable impact on the amenity of any adjoining residential lots, having regard to:	
(c) 10m in Pr	recinct C.	 (a) the height, bulk and form of proposed buildings; 	
		(b) the topography of the site;	
		 (c) visual impact of buildings when viewed from roads and public places or adjoining residential lots: 	
		 (d) any existing or proposed visual buffers created by vegetation, natural or other features; 	
		(e) the landscape values of the surrounding area; and	
		(f) any visual landscape analysis.	

F16.7.3 Building Design in all Precincts

Objective:	The footprint of the buildings is of a scale that is appropriate for the proposed use and is compatible with the landscape values of the site and surrounding area.			
Acceptable S	olutions	Performance Criteria		
A1		P1		
 A1 The combined gross footprint of buildings must be no more than: (a) 1000m² within Precinct A; (b) 5000m² within Precinct B; (c) 8000m² within Precinct C. 		 P1 The combined gross footprint of buildings must be compatible with the landscape values of the site and surrounding area, having regard to (a) the topography of the site; (b) the capacity of the site to absorb run-off; (c) ; (d) the extent of the site retained for landscape purposes; (e) the need to remove vegetation; (f) the location of development in relation to cleared areas. 		
A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.		P2 Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.		

F16.7.4 Sustainable Design in all Precincts

This clause is in addition to requirements of the Environmental Living Zone and the Stormwater Management Code.

Objective:	 The design of all buildings within all Precincts: (a) promotes environmentally sustainable building design; (b) supports good solar access; and (c) minimises the impact on natural values on the site. 			
Acceptable Solutions		Performance Criteria		
A1 Building and structures are required to include stormwater re-use within their building design.		P1 Stormwater from new impervious surfaces must be managed by collection for re-use for external purposes.		

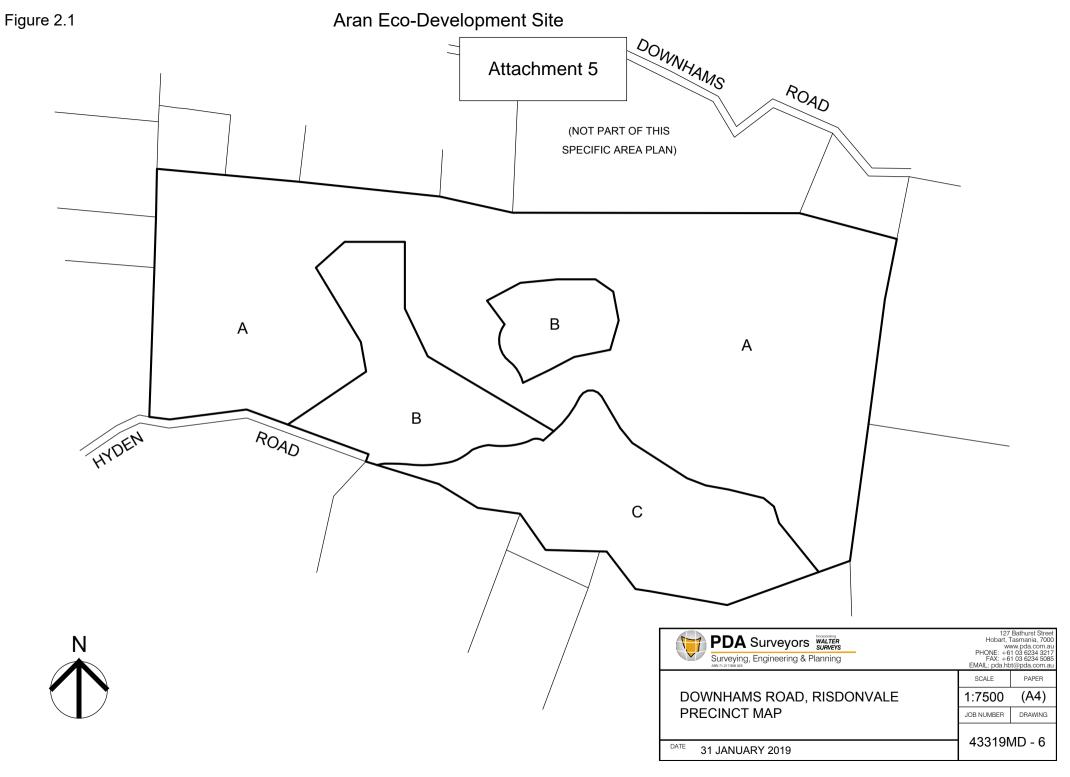
A2 Buildings with habitable rooms (other than a bedroom) must have a window that faces between 30 degrees west of north and 30 degrees east of north.		P2 Buildings must be sited and designed so to allow sunlight to enter at least one habitable room (other than bedrooms).		
A3 All habitable rooms must include one operable window with access to fresh air and daylight.		P3 All habitable rooms must have access to fresh air and daylight.		
A4		P4		
	dings and structures are designed and aged to minimise bird strike by:	Buildings and structures may be approved where it is demonstrated by a suitably qualified		
(a)	eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings;	expert that the design is acceptable in terms of its impact on the local Swift Parrot (<i>Lathamus discolour</i>) community.		
(b)	using low reflective glass on external surfaces; or			
(c)	angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat.			

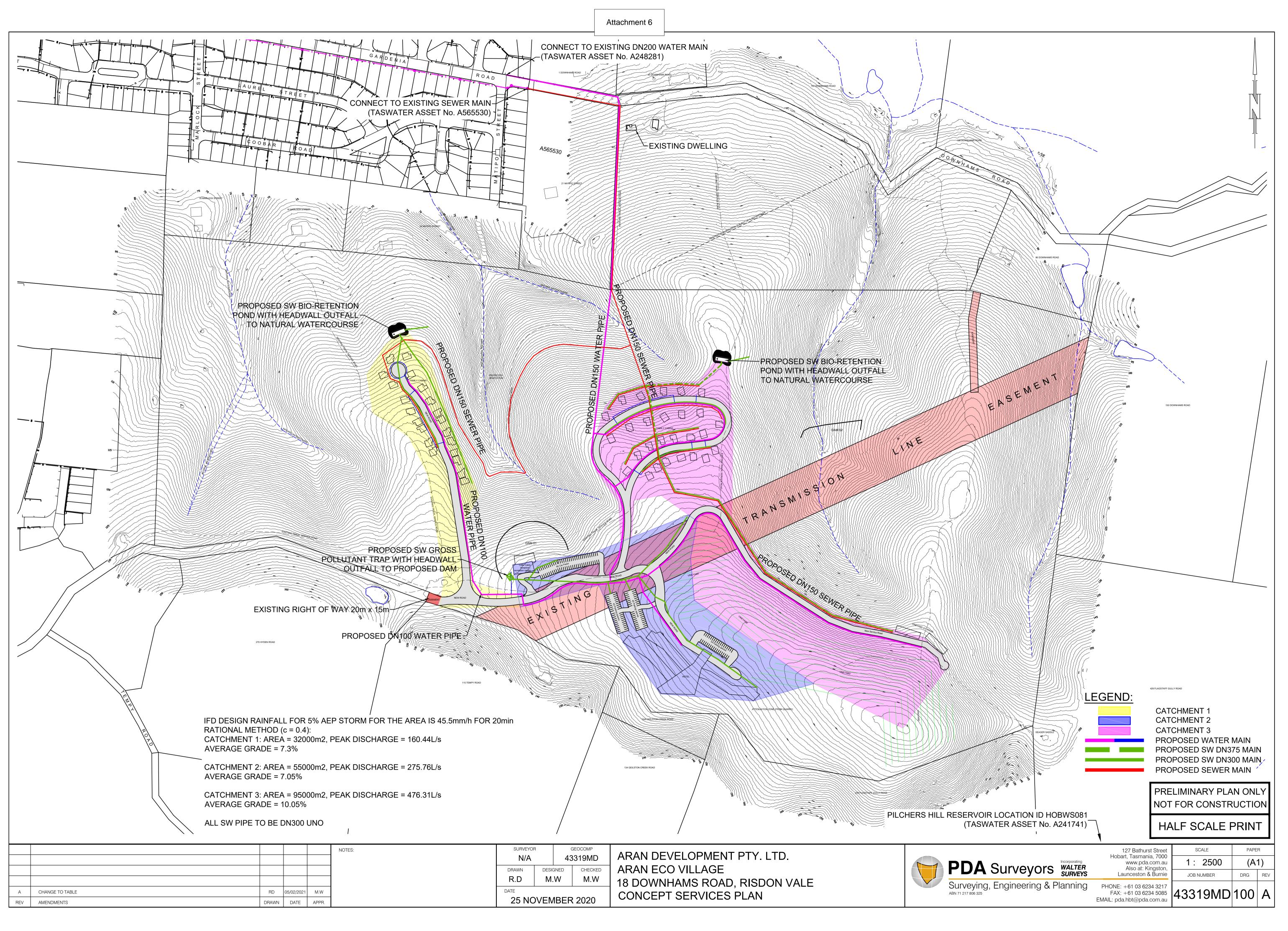
F16.7.6 Road and access design for all precincts

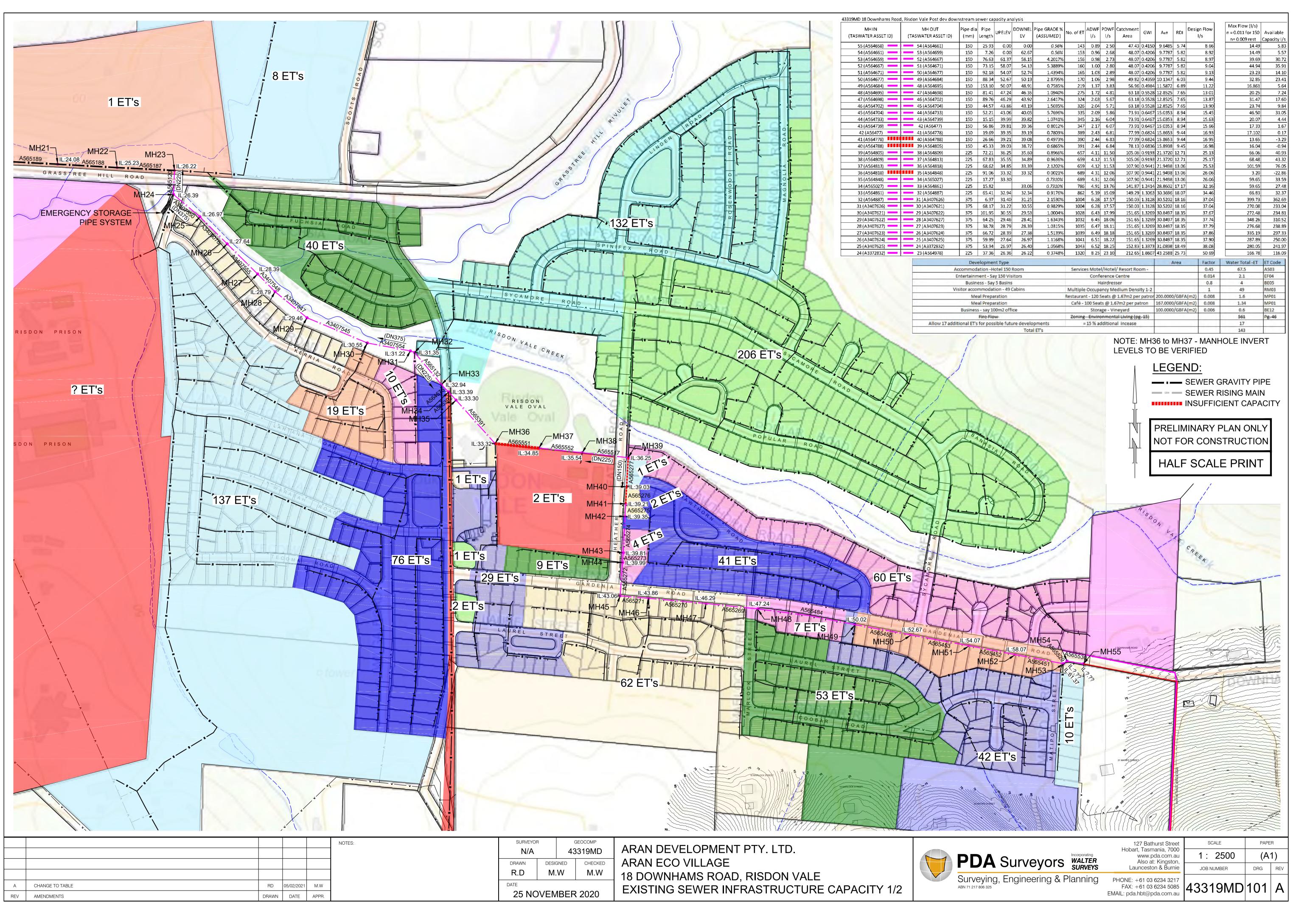
This clause is in addition to the requirements of the Road and Railway Assets Code and Parking and Access Code.

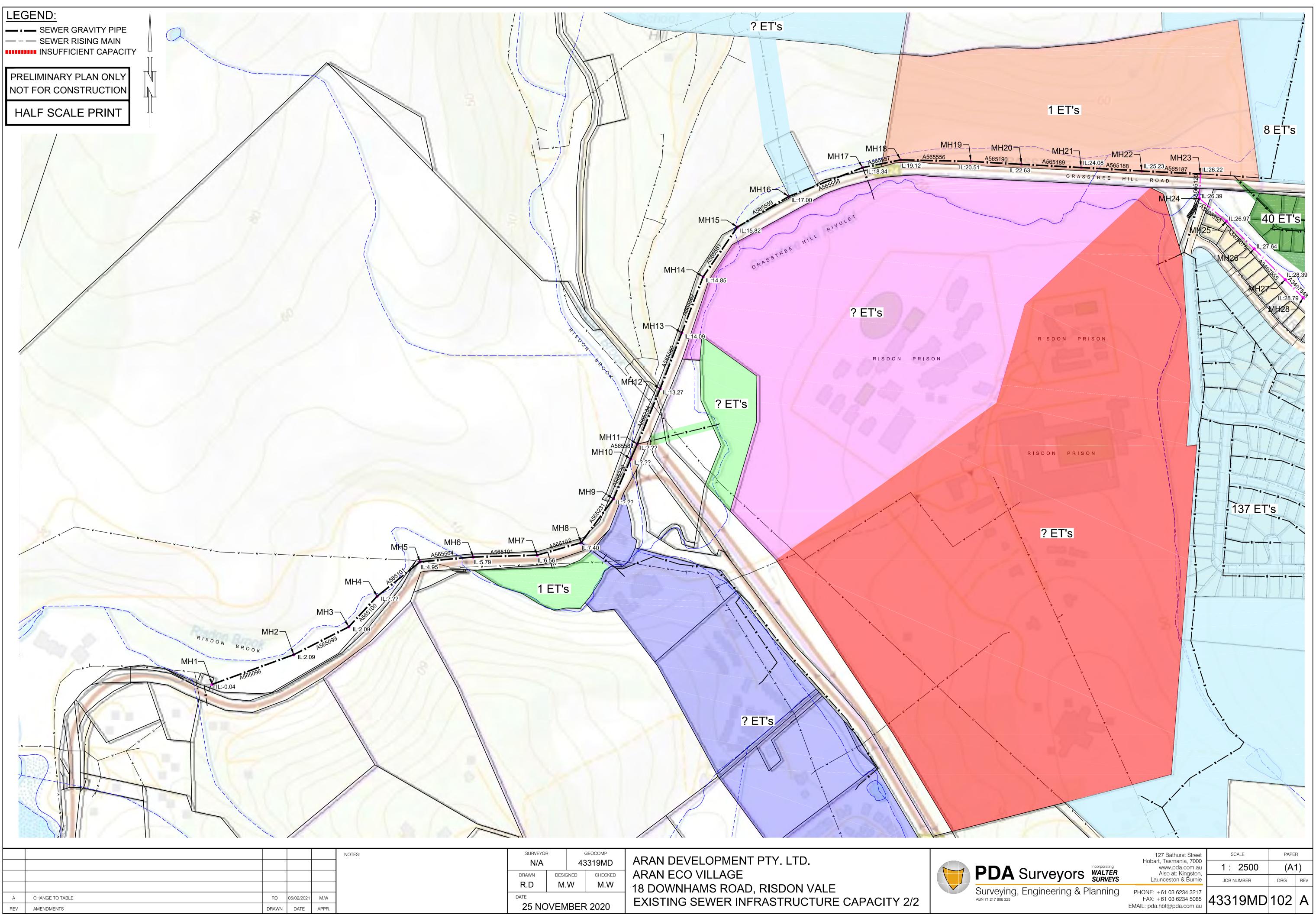
Objective:	To maintain, protect and improve the natural and landscape values on the site.				
Acceptable Solutions		Performance Criteria			
A1		P1			
All new roads or accesses must incorporate water sensitive urban design principles consistent with Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania.		Roads and accesses must incorporate a stormwater disposal system that maintains, protects and improves the water quality of nearby rivulets and dams on the site having regard to:			
		(a)	water sensitive urban design principles; and		
		(b)	The topography of the land and its natural pattern of drainage.		

A2 Parking spaces and vehicle circulation roadways must be paved or treated with dark coloured finishes with a light reflectance value no more than 40 per cent.	 P2 Roads must be surfaced with materials that: (a) do not result in an unreasonable visual impact when viewed from offsite; (b) Have an external surface finish that is coloured to blend in with the surrounding landscape; (c) Be located to take advantage of any existing native vegetation for visual screening. 			
 A3 (a) Hyden Road has been constructed and is maintained by Council; and (b) The annual average daily traffic (AADT) of vehicle movements, to and from a site, using Hyden Road, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater. 	 P3 Hyden Road must be constructed, or sufficiently upgraded, in accordance with the requirements of the relevant Road Authority, having regard to: (a) the volume and nature of the traffic generated by the use; (b) the nature and efficiency of the road, accesses and junctions; (c) the speed limit and traffic flow of the road; (d) any alternative access to the site; and (e) any traffic impact assessment. 			

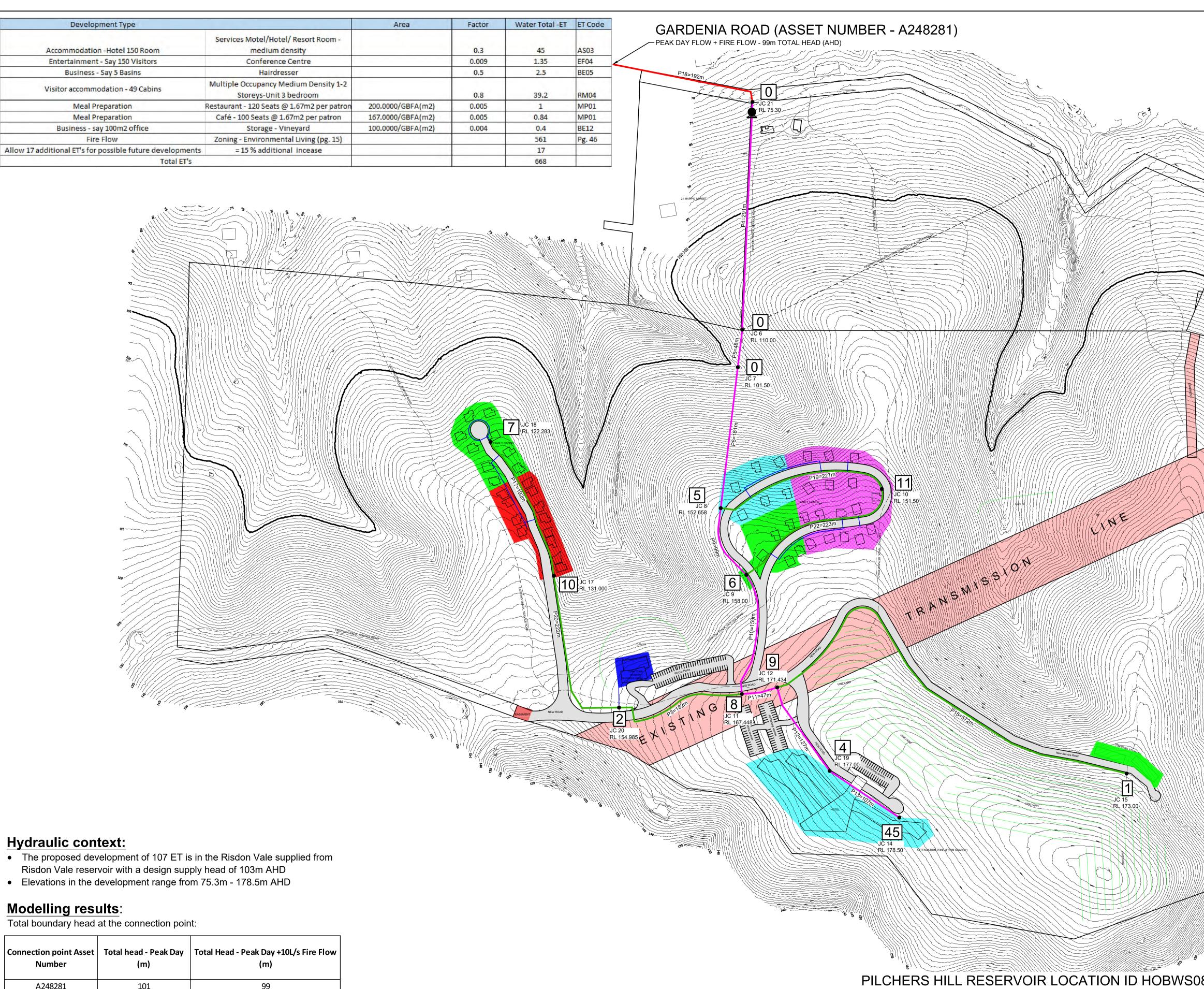








Development Type		Area	Factor	Water Total -ET	ET
Accommodation - Hotel 150 Room	Services Motel/Hotel/ Resort Room - medium density		0.3	45	AS
Entertainment - Say 150 Visitors	Conference Centre		0.009	1.35	EF
Business - Say 5 Basins	Hairdresser		0.5	2.5	BE
Visitor accommodation - 49 Cabins	Multiple Occupancy Medium Density 1-2 Storeys-Unit 3 bedroom		0.8	39.2	RM
Meal Preparation	Restaurant - 120 Seats @ 1.67m2 per patron	200.0000/GBFA(m2)	0.005	1	M
Meal Preparation	Café - 100 Seats @ 1.67m2 per patron	167.0000/GBFA(m2)	0.005	0.84	M
Business - say 100m2 office	Storage - Vineyard	100.0000/GBFA(m2)	0.004	0.4	BE
Fire Flow	Zoning - Environmental Living (pg. 15)			561	Pg
Allow 17 additional ET's for possible future developments	= 15 % additional incease			17	
Total ET's				668	



Hydraulic context:

- The proposed development of 107 ET is in the Risdon Vale supplied from
- Elevations in the development range from 75.3m 178.5m AHD

Connection point Asset	Total head - Peak Day	Total Head - Peak Day +10L/s Fire Flow
Number	(m)	(m)
A248281	101	

					NOTES:		SURVEYOF	3	GEOCOMP
					1	PRELIMINARY PLAN ONLY	N/A		43319MD
						NOT FOR CONSTRUCTION	DRAWN	DESIGNED	CHECKED
							R.D	M.W	M.W
А	CHANGE TO TABLE	RD	05/02/2021	M.W		HALF SCALE PRINT	DATE		
REV	AMENDMENTS	DRAWN	DATE	APPR.			NOV	EMBE	R 2020

(TASWATER ASSET No. A24174

ARAN DEVELOPMENT PTY. LTD. ARAN ECO VILLAGE 18 DOWNHAMS ROAD, RISDON VALE CONCEPT WATER SUPPLY PLAN



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	eyors WALT	ting FER	127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie	scale 1: 2500	PAPER (A1)

Attachment 7

Insert F16.F17.0 Aran Eco-Development Specific Area Plan

F16.F17.0 Aran Eco-Development Specific Area Plan

F16.F17.1 Purpose of the Specific Area Plan

The purpose of the Specific Area Plan is:

- F16.F17.1.1 To facilitate appropriately scaled tourism development in a bushland setting.
- F16.F17.1.2 To provide for associated supporting uses.
- F16.F17.1.3 In Precinct A, to promote the retention of natural and cultural values limit uses to those that have minimal impact upon these values.
- F16.F17.1.4 In Precinct B, to allow for residential scale visitor accommodation and associate visitor services that take advantage of the bushland setting.
- F16.F17.1.5 In Precinct C, to allow for hotel style visitor accommodation that takes advantage of the natural outlook of the site and the associated vegetation values.
- F16.1.6 To integrate environmentally sustainable building techniques to all development works on site.
- F16.F17.1.76 To minimise visual impacts of any works from off site.

F16.F17.2 Application of the Specific Area Plan

- F16.F17.2.1 The specific area plan applies to the area of land designated as the Aran Eco Development site on the Planning Scheme maps and as shown in Figure 2.11.
- F16.F17.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for or in addition to the provision of the Environmental Living Zone as specified in the relevant provision.

F16.F17.3 Definition of Terms

F16.F17.3.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Precinct A – Natural areas precinct	means the area shown in <u>F17.8.1</u> Figure F2.21 as Precinct A.
Precinct B – Visitor Centre Precinct	means the area shown in <u>F17.8.1</u> Figure <u>F2.21</u> as Precinct B.
Precinct C – Hotel Accommodation Precinct	means the area shown in <u>F17.8.1</u> Figure <u>F2.21</u> as Precinct C.

F16.F17.4 Application requirements of the Specific Area Plan

F16.F17.4.1 In addition to any other application requirements, the planning authority may require, an application for use or development be accompanied by information demonstrating how the proposal meets any applicable performance criteria including:

- (a) A visual impact analysis prepared by a suitably qualified expert where variations to height or siting standards are proposed;
- (b) Details of colours and materials;
- (c) A Natural Values Assessment as defined under the Natural Assets Code, where construction requires the removal of vegetation within Precinct A.

F16.F17.5 Use Table

This clause is a substitution for Clause 14.2 in the Environmental Living Zone.

Use Class	Qualification		
No Permit Required			
Natural and cultural values management			
Passive recreation			
Utilities	If for minor utilities or transmission lines located within the burdening wayleave easement as shown on Certificate of title 2/127474.		
Permitted			
Residential	Only if: (a) In Precinct B or Precinct C; and (b) a single dwelling; (c) a caretaker's residence; or (d) a homebased business.		
Food services	Only if: (a) in Precinct B or Precinct C; and (b) not a take-away food premises with a drive through facility.		
General retail and hire	 Only if: (a) in Precinct B or Precinct C; and (b) only if a local shop, beauty salon, tourist shop or commercial art gallery. 		
Resource development	 Only if: (a) in Precinct A or Precinct C; and (b) kitchen or community garden; or (c) for crop production or controlled environmental agriculture. 		
Visitor accommodation	(a)Only if in Precinct B or Precinct C		
Discretionary			

Community meeting and entertainment	 (a) Only if in Precinct B or Precinct C; and (b) only if a church, art and craft centre, function centre, public hall or theatre.
Resource processing	Only if: (a) in Precinct C; and (b) only if for a winery.
Sports and recreation	Only if: (a) in Precinct A or Precinct B; and (b) only if for an outdoor recreation facility
Utilities	
Prohibited	
All other uses	

F16.F17.6 Use Standards

F16.F17.6.1 All uses

This clause is a substitution for Clause 14.3.1 and 14.3.2 of the Environmental Living Zone-

Objective:	Uses do not cause an unreasonable loss of amenity to the adjoining residential zones.		
Acceptable Se	olutions	Performance Criteria	
 A1 Hours of operation of a use, excluding Residential, Visitor accommodation, Utilities or office or administrative tasks, on a site within 50m of a General Residential zone must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and Public Holidays. 		P1 Hours of operation of a use, excluding Residential, Visitor Accommodation, Emergency Services, Utilities or office or administrative tasks, on a site within 50m of a General Residential Zone must not cause an unreasonable loss of amenity to the adjoining residential zones through the timing, duration or extent of vehicle movements, or through noise, lighting or other emissions.	
A2 External lighting for a use, excluding for a Residential or Visitor accommodation Use, on a site within 50m of a General Residential Zone, must:		P2 External lighting for a use, excluding for Residential or Visitor Accommodation use, on a site within 50m of a General Residential Zone, must not cause an unreasonable loss of amenity to the adjoining residential Zones, having regard to:	

 (a) not operate within the hours of 9.30pm to 6.30am, excluding any security lighting; and (b) if for security lighting, be baffled to ensure direct light does not extend into the adjoining property. 	 (a) the level of illumination and duration of lighting; (b) the distance to habitable rooms of an adjoining dwelling.
 A3 Commercial vehicle movements and the unloading and loading of commercial vehicles, excluding for residential, Visitor Accommodation use, on a site within 50m of a General Residential Zone, must be within the hours of: (a) 9.00am to 6.00pm Monday to Saturday; and (b) 9.00am to 5.00pm Sunday and Public Holidays. 	 P3 Commercial vehicle movements and the unloading and loading of commercial vehicles, excluding those for residential and Visitor Accommodation uses, within 50m of the General Residential Zone, must not cause an unreasonable loss of amenity to the adjoining residential Zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the adjoining residential area; and (f) potential conflicts with other traffic.

F 1617.6.2 Visitor accommodation use within Precinct B

This clause is a substitution for Clause 14.3.2 of the Environmental Living Zone.

Acceptable Solutions Performance Criteria		
Objective:Visitor accommodation within Precinct B: (a) is compatible with the character and use of the area; and (b) does not cause an unreasonable loss of residential amenity;	(a) is compatible with the character and use of the area; and	

A1		P1	
Visi	tor accommodation in Precinct B must:	Visi	tor Accommodation must be compatible with
(a)	be located individually identifiable buildings each with a maximum floor area of no more than 200m ² ; and	vith a maximum floor area an unreasonable loss of residential ameni	
(b)	have a combined maximum gross floor area of not more 5,000m ² .	(a)	the privacy of adjoining properties;
		(b)	any likely increase in noise to adjoining properties;
		(c)	the scale of the use and its compatibility with the surrounding character and uses within the area;
		(d)	retaining the bushland characteristics of the area; and
		(e)	the impact on the safety and efficiency of the local road network.,

F16.F17.6.3 Non-Visitor accommodation use within Precinct B

This clause is a substitution for Clause 14.3.2 of the Environmental Living Zone-

Objective:	Non-visitor accommodation uses:
	 (a) are of a scale and intensity compatible with the bushland character of the surrounding area; and
	(b) do not adversely affect residential amenity.

Acceptable Solutions	Performance Criteria	
A1	P1	
 Non-visitor accommodation uses in Precinct B must: (a) be located individually identifiable buildings each with a maximum floor area of 	Non-visitor accommodation uses must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:	
no more than 200m ² ; and	(a) the privacy of adjoining properties;	
(b) have a combined maximum gross floor area of 1,000m2.	 (b) any likely increase in noise to adjoining properties; 	
	 (c) the scale of the use and its compatibility with the surrounding character and uses within the area; 	
	 (d) retaining the bushland characteristics of the area; and 	
	(e) the impact on the safety and efficiency of the local road network.,	

F 1617.6.4 Visitor accommodation use within Precinct C

Г

This clause is a substitution for Clause 14.3.2 of the Environmental Living Zone,

Objective:	Visitor accommodation within Precinct C is of a scale and intensity compatible with the bushland character of the area.		
Acceptable S	olutions	Per	formance Criteria
have a gross fl 12,000m ² . <u>Visitor Accomr</u> (a) be contai <u>or</u> (b) be contai <u>existing b</u>	nodation in Precinct C must loor area no greater than nodation in Precinct C must: ned within an existing building; ned within an extension to an building that does not increase floor area of that building by n 10%.	the an ι	tor Accommodation must be compatible with character and use of the area and not cause unreasonable loss of residential amenity, ing regard to: the privacy of adjoining properties; any likely increase in noise to adjoining properties; the scale of the use and its compatibility with the surrounding character and uses within the area; retaining the bushland characteristics of the area; and the impact on the safety and efficiency of

F16.F17.7 Development standards for building and works

F16.F17.7.1 Building setbacks in Precinct C

This clause is in addition to the setback requirements at Clause 14.4.1 of the Environmental Living Zone.

Objective:	The siting of Visitor Accommodation buildings in Precinct C does not conflict or constrain Resource Development uses on the site and adjoining lots.		
Acceptable So	olutions	Perf	formance Criteria
A2		P2	
Visitor accommodation buildings in Precinct C must be setback at least 40m from an existing Resource Development use.		Visitor accommodation building setbacks must not cause conflict with or constrain a Resource Development use, having regard to all of the following:	
		(a)	the topography of the site;
		(b)	retention of vegetation;
		(c)	the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots; and

 (d) any proposed attenuation measures; (e) any buffers created by natural or other features.

F16.F17.7.2 Building height within all Precincts

This clause is a substitution for Clause 14.4.1 in the Environmental Living Zone.

Objective:	Building height:(a) is compatible with the bushland landscape; and(b) does not cause an unreasonable impact on residential amenity.	
Acceptable S	Solutions	Performance Criteria
A1		P1
(a) 7.5m in (b) 8.5m in	ght must be no more than: Precinct A; Precinct B; and <u>m</u> in Precinct C.	 Building height must be compatible with the bushland landscape of the site and not cause an unreasonable impact on the amenity of any adjoining residential lots, having regard to: (a) the height, bulk and form of proposed buildings; (b) the topography of the site; (c) visual impact of buildings when viewed from roads and public places or adjoining residential lots: (d) any existing or proposed visual buffers
		 created by vegetation, natural or other features; (e) the landscape values of the surrounding area; and (f) any visual landscape analysis.

F16.F17.7.3 Building Design in all Precincts

This clause is a substitution for Clause 14.4.3 A3 and P3 in the Environmental Living Zone

Objective: The footprint of the buildings is of a scale that is appropriate for the proposed and is compatible with the landscape values of the site and surrounding area			
Acceptable Solutions		Performance Criteria	
 Acceptable solutions A1 The combined gross footprint of buildings must be no more than: (a) 1000m² within Precinct A; (b) 5000m² within Precinct B; (c) 2000m28000m² within Precinct C-or extension to an existing building that does not increase the footprint of that building by more than 10% (whichever is the greater). 		 Performance Criteria P1 The combined gross footprint of buildings must be compatible with the landscape values of the site and surrounding area, having regard to (a) the topography of the site; (b) the capacity of the site to absorb run-off; (c); (d)(c)the extent of the site retained for landscape purposes; (e)(d)the need to remove vegetation; (e)the location of development in relation to cleared areas. (f) the landscape values of the surrounding area; and (g) any visual landscape analysis." 	
A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.		P2 Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.	

F16.F17.7.4 Sustainable Design in all Precincts

This clause is in addition to requirements of the Environmental Living Zone and the Stormwater Management Code.

Objective:	The design of all buildings within all Precincts:		
	(a) promotes environmentally sustainable building design;		
	(b) supports good solar access; and		
	(c) minimises the impact on natural values on the site.		
Acceptable So	olutions	Performance Criteria	

A1 Building and structures are required to include stormwater re-use within their building design.		P1 Stormwater from new impervious surfaces must be managed by collection for re-use for external purposes.	
A2A1 Buildings with habitable rooms (other than a bedroom) must have a window that faces between 30 degrees west of north and 30 degrees east of north.		P2P1 Buildings must be sited and designed so to allow sunlight to enter at least one habitable room (other than bedrooms).	
	nabitable rooms must include one operable dow with access to fresh air and daylight.	P3 All habitable rooms must have access to fresh air and daylight.	
A <u>2</u> 4		P <u>2</u> 4	
	dings and structures are designed and naged to minimise bird strike by:	Buildings and structures may be approved where it is demonstrated by a suitably qualified	
(a)	eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as uncovered corner or opposing windows that allow sightlines through buildings;	expert that the design is acceptable in terms of its impact on the local Swift Parrot (<i>Lathamus</i> <i>discolour</i>) community.	
(b)	using low reflective glass on external surfaces; or		
(c)	angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat.		

F16.F17.7.6 Road and access design for all precincts

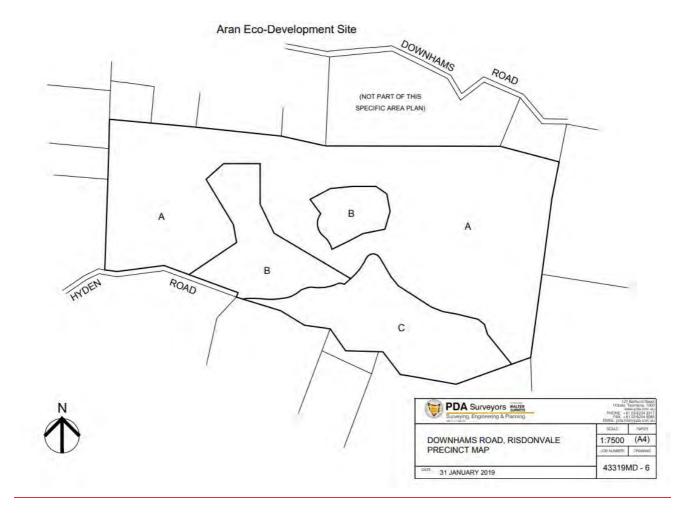
This clause is in addition to the requirements of the Road and Railway Assets Code and Parking and Access Code.

Objective:	To maintain, protect and improve the natural and landscape values on the site.	
Acceptable S	olutions	Performance Criteria

A1 All new roads or accesses must incorporate water sensitive urban design principles consistent with Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania.	 P1 Roads and accesses must incorporate a stormwater disposal system that maintains, protects and improves the water quality of nearby rivulets and dams on the site having regard to: (a) water sensitive urban design principles; and (b) The topography of the land and its natural pattern of drainage. 	
A2 Parking spaces and vehicle circulation roadways must be paved or treated with dark coloured finishes with a light reflectance value no more than 40 per cent.	 P2 Roads must be surfaced with materials that: (a) do not result in an unreasonable visual impact when viewed from offsite; (b) Have an external surface finish that is coloured to blend in with the surrounding landscape; (c) Be located to take advantage of any existing native vegetation for visual screening. 	
 A3 (a) Hyden Road has been constructed and is maintained by Council; and (b) The annual average daily traffic (AADT) of vehicle movements, to and from a site, using Hyden Road, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater. 	 P3 Hyden Road must be constructed, or sufficiently upgraded, in accordance with the requirements of the relevant Road Authority, having regard to: (a) the volume and nature of the traffic generated by the use; (b) the nature and efficiency of the road, accesses and junctions; (c) the speed limit and traffic flow of the road; (d) any alternative access to the site; and (e) any traffic impact assessment. 	

F17.8 Aran Eco-Development Specific Area Plan - Figures

F17.8.1 Figure 1 – Precinct Plan



Attachment 8

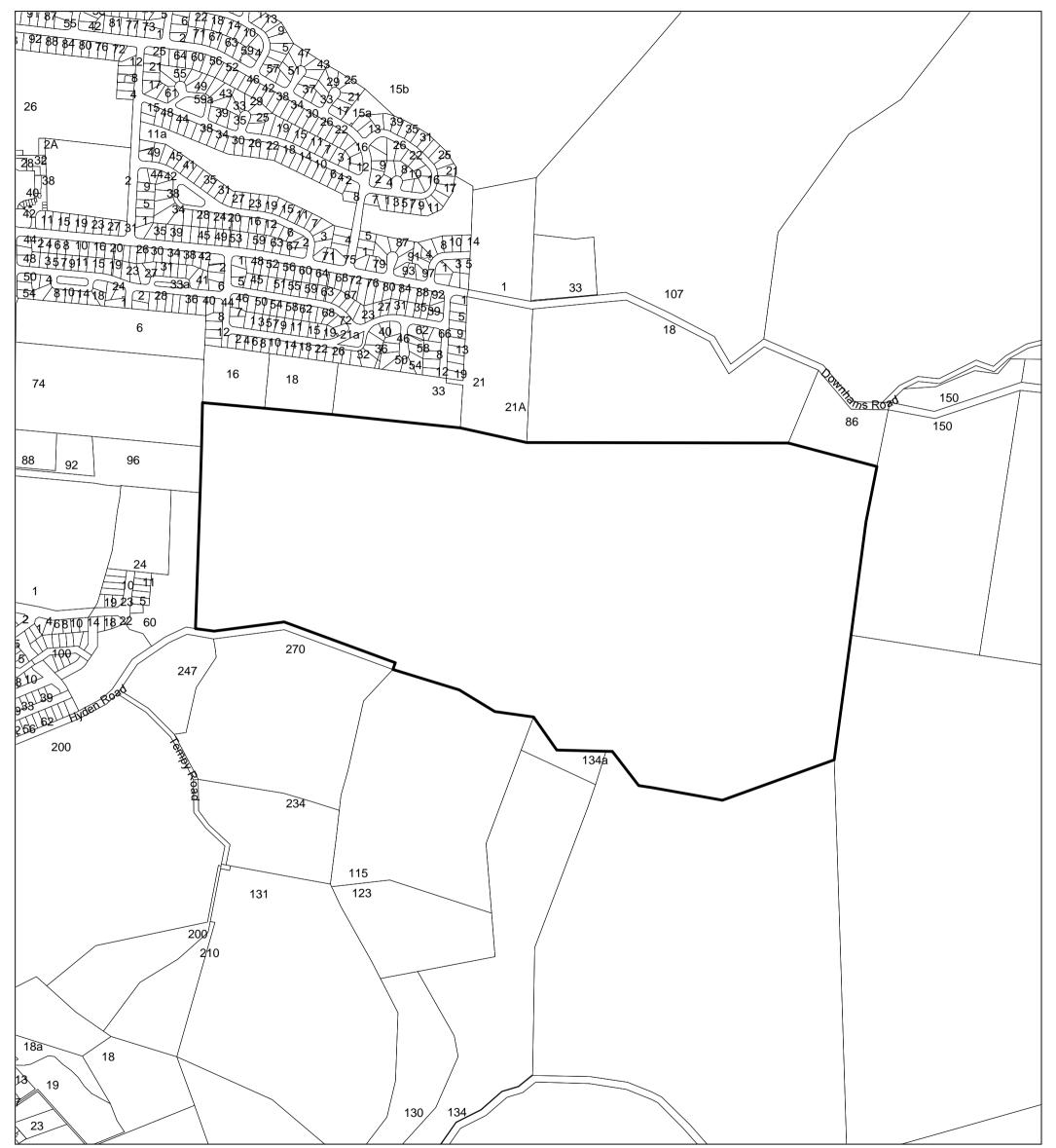
Modified Amendment to Table 14.1

Environmental Living Zone Area	Minimum Lot Size	Area defined by Map overlay?
18 Downhams Road, Risdon Vale (CT 127474/2)	15ha	No

Attachment 9

CLARENCE CITY COUNCIL CLARENCE INTERIM PLANNING SCHEME 2015

Amendment PDPSAMEND-2019/001707





Scale 1:8000

Printed @ A3

(c) Clarence City Council

AMENDMENTS TO PLANNING SCHEME PLAN Amendment PDPSAMEND-2019/001707

To amend the Specific Area Plan Map to introduce the "Aran Eco-Development Specific Area Plan" over 18 Downhams Road, Risdon Vale.

Aran Eco-Development Specific Area Plan

THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HERE UNTO AFFIXED THIS XX DAY OF XX 2021 PURSUANT TO A RESOLUTION OF THE COUNCIL PASSED THE XX DAY OF XX 2021 IN THE PRESENCE OF:

CORPORATE SECRETARY

Agenda Attachments - Introduction of Aran Eco-Development Special Area Plan Page 34 of 34

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT

11.5.1 LOCAL ROADS AND COMMUNITY INFRASTRUCTURE FUND PROGRAM PHASE 2 – AMENDMENT TO 2020/2021 BUDGET ESTIMATES

EXECUTIVE SUMMARY

PURPOSE

To consider an amendment to the 2020/2021 Budget Estimates to include the Federal Government Phase 2 Local Roads and Community Infrastructure Fund Program (LRCI) of \$1,952,854.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is applicable.

LEGISLATIVE REQUIREMENTS

Approval of an amendment to the Annual Budget Estimates requires an absolute majority of council in accordance with the Local Government Act 1993, section 82(4).

CONSULTATION

No community consultation has occurred in relation to the Local Community Roads and Community Infrastructure Fund Program.

FINANCIAL IMPLICATIONS

The allocation of the \$1,952,854 grant funding within the requirements of the LRCI fund program requires a decision of council to amend the 2020/2021 Budget Estimates.

RECOMMENDATION:

That Council allocates the \$1,952,854 of grant funding received from the Federal Government Phase 2 Local Roads and Community Infrastructure Fund Program within the 2020/2021 Roads and Passive Recreation Capital Budgets as follows:

Roads Program

•	Allocate funds to Clarence Foreshore Trail - Montagu Bay to Rosny College pathway upgrade (Stage 2):	\$602,854
•	Allocate funds to South Arm Road - Footpath from Horsham Road, Rokeby to Oakdowns Parade, Oakdowns:	\$400,000
•	Allocate funds to Richmond Riverbank Park pathway and timber viewing platform upgrade:	\$300,000
Passive Recreation Program		
•	Allocate funds to South Arm Oval play space, earth berm and paling fence:	\$650,000

NB: This requires an absolute decision by council

LOCAL ROADS AND COMMUNITY INFRASTRUCTURE FUND PROGRAM PHASE 2 – AMENDMENT TO 2020/2021 BUDGET ESTIMATES /contd...

ASSOCIATED REPORT

1. BACKGROUND

- **1.1.** The 2020/2021 Annual Plan includes \$649,937 of funds from the Federal Government through Phase 1 of the Local Roads and Community Infrastructure Program (LRCI). This program for local government is to assist the community-led recovery from COVID-19 through investment in roads and community infrastructure.
- **1.2.** This grant program does not require any co-contribution funds from council, nor does it involve any debt financing.
- 1.3. The funds in 2020/2021 were allocated to Stage 1 of Clarence Foreshore Trail

 Montagu Bay to Rosny College multiuser pathway upgrade project. The construction of the pathway is well underway, and the majority of the Phase 1 funds will be expended by 30 June 2021. The project is presently under internal review in relation to applying for a month extension to the Federal Government.
- **1.4.** The Federal Government has advised council will receive \$1,952,854 through Phase 2 of the LRCI Program with an expectation the funds are to be expended by 31 December 2021.
- **1.5.** In order to meet the required funding expenditure timeframe, it is advantageous for council to adopt the proposed projects in the 2020/2021 Budget Estimates so project work can proceed.

2. REPORT IN DETAIL

2.1. Council must notify the Federal Government by 31 July 2021 of the intended projects to be delivered through Phase 2 of the LRCI program.

- road infrastructure, bicycle/walking paths, bridges;
- playgrounds, picnic shelters/BBQ facilities, landscaping;
- improvements to council owned assets; and
- assets used for the provision of an essential service or community service.
- **2.3.** Details of the Phase 2 LRCI program were discussed with council at the 12 April 2021 workshop. The proposed eligible projects anticipated to meet the timeframe deadline are:
 - Clarence Foreshore Trail Montagu Bay to Rosny College pathway upgrade (Stage 2) \$602,854

Stage 1 was allocated through Phase 1 of the LRCI program. The project is aimed to ultimately provide a 2.5m wide concrete multiuser pathway from Montagu Bay to Rosny College. Stage 2 will be a direct extension of Stage 1 work which is presently under construction.

• South Arm Road – Footpath from Horsham Road, Rokeby to Oakdowns Parade, Oakdowns - \$400,000

There is no formal footpath along South Arm Road from Rokeby to Oakdowns. This project aims to provide a gravel footpath along the north side of South Arm Road between Horsham Road, Rokeby to Oakdowns Parade, Oakdowns. The eastern and western sections of the path will be concrete near the main road intersections. Council officers are about to commence local community consultation on a future section of gravel path from Oakdowns Parade to Acton Road.

• South Arm Oval play space, earth berm and paling fence - \$650,000 This is to deliver the final design and construction of the South Arm Oval play space, earth berm and paling fence as adopted at the 22 March 2021 council meeting.

• Richmond Riverbank Park pathway and timber viewing platform upgrade - \$300,000

Council has allocated funds to provide a DDA pedestrian pathway from Bathurst Street carpark to along the Richmond Riverbank and steps up to Bridge Street. This project is to provide an extension from the main pathway down to the river and provide a new timber viewing platform in the river. The viewing platform is popular to visitors and also wedding events. This project will be of benefit for the upcoming Richmond Bridge Bicentenary.

- **2.4.** Advice officers have received is an extension can be sought in the LRCI program beyond 31 December 2021 if the projects are approaching near completion.
- 2.5. In order to meet the LRCI program deadline some projects will have to be carried-forward in relation to their delivery timeframe. This is likely to include some 2020/2021 Open Space master plans and 2021/2022 road program projects.

3. CONSULTATION

3.1. Community Consultation Undertaken

No community consultation has specifically occurred on this funding program. Of the proposed projects, community consultation has occurred in relation to the South Arm Oval berm and play space area.

3.2. Further Community Consultation

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

No further consultation is required on the four proposed projects.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

- **4.1.** Council's Strategic Plan 2021-2031 under the Goal Area "A Well-Planned Liveable City" has the following objective:
 - "2.5 Providing and prioritising a safe, reliable, and accessible pedestrian network."
- **4.2.** Council's Strategic Plan 2021-2031 under the Goal Area "A People Friendly *City*" has the following objective:
 - "1.11 Continuing to develop and maintain a quality open space network."

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Approval of an amendment to the Annual Budget Estimates requires an absolute majority of council in accordance with the *Local Government Act 1993*, section 82(4).

7. FINANCIAL IMPLICATIONS

- **7.1.** The Federal Government has offered council \$1,952,854 grant funding to expend on capital projects by 31 December 2021 through Phase 2 of Local Roads and Community Infrastructure Fund Program. Should council accept this funding, an amendment of the Annual Budget Estimates is required to reflect the income and the proposed expenditure on the following projects:
 - Roads Program
 - Clarence Foreshore Trail Montagu Bay to Rosny College pathway upgrade (Stage 2) \$602,854;
 - South Arm Road Footpath from Horsham Road, Rokeby to Oakdowns Parade, Oakdowns \$400,000; and
 - Richmond Riverbank Park pathway and timber viewing platform upgrade \$300,000.

- South Arm Oval play space, earth berm and paling fence – \$650,000.

8. ANY OTHER UNIQUE ISSUES

•

The proposed projects will need to be prioritised in relation to design and delivery in order to meet the timeframe requirements.

9. CONCLUSION

- **9.1.** The Federal Government has offered funds to local government through the Local Roads and Community Infrastructure Fund Program (LRCI) to assist the community-led recovery from COVID-19 with investment in roads and community infrastructure.
- **9.2.** The Federal Government has offered council Phase 2 LRCI funds of \$1,952,854 to be expended by 31 December 2021.
- **9.3.** It is recommended council proceed with this funding opportunity by amending the 2020/2021 Budget Estimates to reflect the funding income and adopt the proposed projects.

Attachments: Nil

Ross Graham GROUP MANAGER ENGINEERING SERVICES

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE

11.7.1 QUARTERLY REPORT TO 31 MARCH 2021

EXECUTIVE SUMMARY

PURPOSE

To consider the General Manager's Quarterly Report covering the period 1 January 2021 to 31 March 2021.

RELATION TO EXISTING POLICY/PLANS

The Report uses as its base the Annual Plan adopted by Council and is consistent with council's previously adopted Strategic Plan 2016-2026.

LEGISLATIVE REQUIREMENTS

There is no specific legislative requirement associated with regular internal reporting.

CONSULTATION Not applicable.

FINANCIAL IMPLICATIONS The Quarterly Report provides details of council's financial performance for the period.

RECOMMENDATION

That the Quarterly Report to 31 March 2021 be received.

ASSOCIATED REPORT

The Quarterly Report to 31 March 2021 has been provided under separate cover.

Ian Nelson GENERAL MANAGER

11.7.2 COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY (AUTHORITY) – AMENDMENT OF RULES

EXECUTIVE SUMMARY

PURPOSE

To provide Council endorsement to advertise a proposed amendment to the Rules governing the Copping Refuse Disposal Site Joint Authority.

RELATION TO EXISTING POLICY/PLANS

The proposed amended Rules are consistent with existing policies and plans.

LEGISLATIVE REQUIREMENTS

The amendment of the Rules must comply with the certification requirements set out at Sections 31 and 32 of the Local Government Act, 1993 (Tas).

CONSULTATION

To progress the amendment of the Rules the endorsement of participating councils to advertise the proposed amendment is required. If approval is obtained to advertise the amendment a public advertising process will commence and continue for 21 days. Following the advertising period, the Authority will consider any submissions received before referring to the participating councils for final endorsement of the amended Rules.

FINANCIAL IMPLICATIONS

There are no adverse financial implications arising from the proposed amendment to the Rules.

RECOMMENDATION:

That Council:

- 1. Endorses the proposed amendment to the Copping Refuse Disposal Site Joint Authority Rules (Rule 219) as agreed by the Authority at its meeting of 13 August 2020; and
- 2. Approves advertising the proposed amendment to Rule 219 in accordance with the requirements of the *Local Government Act 1993* (Tas).

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY (AUTHORITY) – AMENDMENT OF RULES /contd...

ASSOCIATED REPORT

1. BACKGROUND

At its meeting of 13 August 2020, the Copping Refuse Disposal Site Joint Authority (Authority) approved a Dividend Policy. Amongst other things this approval was subject to amending the Authority's Rule No 219 in accordance with the *Local Government Act 1993* requirements.

2. REPORT IN DETAIL

2.1. Amendment Process

Sections 31 and 32 of the Local Government Act 1993 prescribe the process for making/amending Rules that apply to a Joint Authority. The process is set out below.

- A resolution of the Authority's participating councils is required to approve advertising of the proposed rule change. One participating council is to act as the "Nominated Council" to perform the roles required to undertake the actions to change the Rules. Council's General Manager has agreed that Clarence City Council will act as the Nominating Council.
- If the resolution to advertise is approved, the Nominating Council is to:
 - publish the complying notice in a local daily newspaper;
 - display the complying notice at its premises for at least 21 days;
 - provide a copy of the proposed Rule amendment to the Director of Local Government; and
 - make it available for inspection or purchase at its public offices.
- After publication of the notice a general meeting of the Authority will be convened to consider and deal with any submissions received.
- The proposed amended Rules are then to be certified by both a legal practitioner and the General Manager of the Nominating Council before being provided to the participating councils for approval.

- Once approved by the participating councils, the amended Rules are to be certified again by both a legal practitioner and the General Manager of the Nominating Council as prescribed in the Act.
 - A copy of the new Rules is to be provided to the Director of Local Government.
- Anyone who made a submission on the proposed amendment is to be advised of the final decision.

2.2. Proposed Amendment

The adoption by the Authority of its Dividend Policy requires an amendment to the wording of Rule 219. The bold underlined text indicates the words to be added:

"219 The Representatives in General Meeting may, on the advice of the Board, declare a dividend in respect of the results of the financial transactions of the Authority during each financial year that is to be distributed to the Members. <u>The</u> <u>Authority may not declare a dividend in excess of the</u> <u>amount recommended by the Board</u>. The dividend is to be paid by the end of the following financial year."

3. CONSULTATION

3.1. Community Consultation

If approved by the participating councils of the Authority, the Nominating Council is to:

- publish a notice of the proposed amendment in a local daily newspaper;
- display the notice at its premises for at least 21 days; and
- make the notice available for inspection or purchase at its public offices.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

The Nominating Council is to provide a copy of the proposed Rule amendment to the Director of Local Government

3.4. Further Community Consultation

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

There are no strategic plan implications arising from the proposed rule amendment.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS Nil.

7. FINANCIAL IMPLICATIONS

There are no adverse financial implications arising from the proposed amendments to the Rules.

8. ANY OTHER UNIQUE ISSUES

Not applicable.

9. CONCLUSION

The Authority has adopted a Dividend Policy which requires amendment to Rule 219 of the Authority's approved Rules. Approval is sought from participating councils to advertise the proposed amendment which is the first step in the amendment process.

Attachments: 1. Authority Briefing Paper and Attachments (8)

Ian Nelson GENERAL MANAGER

ATTACHMENT 1

Copping Refuse Disposal Site Joint Authority



4 March 2021

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

Ms Kim Hossack General Manager Tasman Council 1713 Main Road NUBEENA 7184 Mr Robert Higgins General Manager Sorell Council P O Box 126 SORELL 7072 Mr Gary Arnold General Manager Kingborough Council Locked Bag 1 KINGSTON 7050

BRIEFING PAPER TO PARTICIPATING COUNCILS: Proposed Rule change

Background

At its meeting on 13 August 2020, the Authority approved a Dividend Policy. Amongst other things, this approval was subject to amending the Authority's Rule 219 to be consistent with the intent of the policy. The extract from the meeting minutes and a copy of the new Dividend Policy are attached for reference.

The purpose of this briefing paper is to progress the process of changing Rule 219 by seeking the endorsement of participating councils to advertise the proposed amendment.

The proposed amendment

The Authority approved a process be undertaken to change the wording of Rule 219 to the following. The red text indicates the new words to be added.

219. The Representatives in General Meeting may, on the advice of the Board, declare a dividend in respect of the results of the financial transactions of the Authority during each financial that is to be distributed to the Members. The Authority may not declare a dividend in excess of the amount recommended by the Board. The dividend is to be paid by the end of the following financial year.

Process for changing the Rule

Copping Refuse Disposal Site Joint Authority trading as **SOUTHERN WASTE SOLUTIONS** PO Box 216, New Town, Tasmania 7008 Mobile: +61 0408 253 770 Email: swstas@me.com 1 ABN: 87 928 486 460 Legal advice has confirmed that the proposed amendment to Rule 219 is a material change and, therefore, requires the full process prescribed under sections 31 and 32 of the *Local Government Act 1993* (Tas) (the Act).

A summary of the process is provided below.

Step 1	• A special resolution of the Authority's participating councils is required to approve advertising the proposed Rule change	
	• One participating council is to act as the 'Nominated Council' to perform the roles required under the Act to change the Rules	
Step 2	 If the special resolution to advertise is approved, the Nominating Council is to: publish the complying notice in a local daily newspaper, display the complying notice at its premises for at least 21 days, provide a copy of the proposed Rule amendment to the Director of Local Government, make it available for inspection or purchase at its public office. 	
Step 3	• After publication and any submissions are received, a general meeting of the Authority is convened to consider, and deal with, any submissions	
	• Subject to any changes to the proposed amendment, participating councils approve the proposed Rule amendment by special resolution	
Step 4	The proposed amended Rule is to be certified by both a legal practitioner and the General Manager of the Nominating Council as prescribed in the Act	
Step 5	The certified, proposed amendment is provided to the participating councils for approval	
Step 6	Once approved, the amended Rule is to be certified (again) by both a legal practitioner and the General Manager of the Nominating Council as prescribed in the Act	
Step 7	 A copy of the new Rules is provided to the Director, Local Government The final decision is to be advised to anyone who provided a submission on the proposed amendment 	
Step 8	The amendment comes into effect.	

Nominating Council

The General Manager of Clarence City Council has agreed that it will be the Nominating Council.

Copping Refuse Disposal Site Joint Authority trading as **SOUTHERN WASTE SOLUTIONS** PO Box 216, New Town, Tasmania 7008 2 Mobile: +61 0408 253 770 Email: swstas@me.com ABN: 87 928 486 460

Action now required from Participating Councils

1. Vote on special resolutions

Each participating council is now requested to arrange for its Council to vote on the approval to advertise the proposed amendment to Rule 219. To be valid the wording of each resolution must be identical.

The resolutions are:

That [name] Council:

- 1. endorses the proposed amendment to Copping Refuse Disposal Site Authority's Rule 219 as agreed by the Authority at its meeting on 13 August 2020, and
- 2. approves advertising the proposed amendment to Rule 219 in accordance wti the requirements of the Local Government Act 1993 (Tas).

When your Council has voted, please return the resolution as worded above with **APPROVED** or **NOT AAPPROVED**.

If your Council wishes to amend the resolution, please contact the Authority Secretary as soon as possible so that the implications for other participating councils can be managed.

2. Expected timeline

It would be appreciated if you could advise the Authority Secretary of your expected timeline to complete voting on the special resolution. This will assist the Authority to coordinate the preparation of other documents and the subsequent steps in the process.

Attachment 1: Extract from the minutes of general meeting held on 13 August 2020 Attachment 2: The Authority's Dividend Policy, approved 13 August 2020 Attachment 3: Draft advertisement of the proposed Rule change

6.1 Dividend Policy

The Authority discussed the paper, including the draft Dividend Policy, circulated in the meeting pack. Amongst other things, the discussion canvassed the timing of dividend payments, compliance with National Competition Principles and risks that may arise if business or political conditions changed significantly. The meeting noted that the policy content could be amended by a resolution of the Authority if future circumstances warranted it.

DECISION

Moved: Mr Arnold Seconded: Ald Walker

3.

That the Authority resolves to:

- 1. approve the draft Dividend Policy,
- 2. approve, in principle, the proposal to amend rule 219 to "The Representatives in General Meeting, may, on the advice of the Board, declare a dividend in respect of the results of the financial transactions of the Authority during each financial year that is to be distributed to the Members. The Authority may not declare a dividend in excess of the amount recommended by the Board. The dividend is to be paid by the end of the following financial year.";
- 3. do all things necessary to amend the Authority Rules accordingly, commencing immediately; and
- 4. implement the Dividend Policy once all Participating Councils and the Authority have agreed to, and are paying, gate fees that are considered to be commercial as referenced in the Board's paper to the Authority in May 2020.

CARRIED



COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY TRADING AS SOUTHERN WASTE SOLUTIONS

DIVIDEND POLICY

1 PURPOSE

This Policy provides a framework for the determination and declaration of dividends to ensure responsible financial management of the Authority and reasonable certainty to Participating Councils.

This Policy incorporates the Authority's resolution on 24 May 2018 in relation to retaining profits. It also includes further policy for the declaration of dividends by the Authority and guidelines for the Board when determining its recommendation to the Authority for the declaration of dividends (see Attachment 1).

2 POLICY

When declaring dividends, the Authority is committed to:

- Paying dividends only from Operating Surplus and uncommitted cash;
- Retaining sufficient profits for:
 - Reinvestment in capital expenditure,
 - Reducing the likelihood of requests for Proportionate Payments, and
- Minimising Participating Council gate fee increases compared with increases charged to non-contracted commercial customers;
- Abiding by the principle of real capital maintenance;
- Avoiding borrowings to fund dividends; and
- Complying with the Authority's Rules when declaring and distributing dividends.

3 DUTY TO PREVENT INSOLVENT TRADING

In accordance with Rule 82, Participating Councils, Representatives, Deputy Representatives (Proxies) and Directors will be mindful of their respective individual duty to take all reasonable steps to prevent the Authority trading while insolvent or becoming insolvent as a result of decisions made under this policy.

4 **RESPONSIBILITIES**

The Authority, in general meeting, is responsible for:

- Declaring dividends in accordance with the current Rules of the Authority and this policy,
- Declaring dividends on the recommendation of the Board,

• Ensuring dividends declared do not exceed the amount recommended by the Board.

The Board is responsible for:

- Assessing the capacity to declare and pay dividends, taking into account:
 - the current Rules of the Authority at the time,
 - operating surplus achieved in the applicable year,
 - the principle of real capital maintenance,
 - o any payment of guarantee fees or tax equivalents,
 - whether Balance Sheet provisions are, or can be, fully funded,
 - capacity to repay existing borrowings,
 - o future capital and strategic investment plans,
 - o the cost of internal and external funding of future capital and investment plans,
 - cash reserves needed to ensure liquidity,
 - the capacity to fund dividends from uncommitted cash balances, and
 - minimising the need for proportionate payments from Participating Councils to the Authority;
- Recommending the amount of dividend to be declared by the Authority,
- Recommending the number and timing of dividend payments;
- Complying with Rule 182(c) by ensuring the annual Business Plan includes an estimate of any dividend likely to be recommended;
- Promptly advising the Authority and Participating Councils of any material change to the estimated dividends in the Business Plan; and
- Distributing the declared dividend to Members in accordance with the Rules relating to Distribution of Dividends.

5 RELEVANT REFERENCES

Local Government Act 1993 (Tas) ss29 – 39E The Rules of the Copping Refuse Disposal Site Joint Authority

6 REVIEWS AND AMENDMENTS

The Authority will review this Policy at least three yearly, unless an earlier need arises. All changes to the Policy must be approved by the Authority.

Attachment 1: Extract from the Minutes of the general meeting of the Authority held on 24 May 2018

Policy approved by:	The Authority in general meeting
Date:	13 August 2020
Next review date:	August 2023 or earlier if the need arises.

Attachment 1

Extract from Minutes of the general meeting of the Authority held on 24 May 2018

6. (h) Future Capital Funding Report

The Board approved a 'Future Capital Funding' report at its April 2018 meet and the Secretary circulated the report as an additional item for inclusion on the agenda.

The Board Chair discussed the Board's strategy regarding income and profit retention to fund future capital works including new cells and associated infrastructure. The aim of this approach is to minimise the need to seek additional funds from Participating Councils and contain gate fees charged to Participating Councils as a form of return on investment. The Board Chair also noted that retaining earnings within the business will assist to enhance the value of the business over time.

DECISION

It was moved [Representative], Seconded [Representative]

That the Authority notes the content of the report, and endorses the approach to date of:

- 1. Retaining profits for:
 - a. Reinvestment in capital expenditure; and
 - b. Reducing the likelihood of requests for Proportionate Payments; and
- 2. Minimising Participating Council gate fee increases compared with increases charged to non-contracted commercial customers.



NOTICE OF PROPOSED AMENDMENT OF THE RULES OF THE COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY

The Copping Refuse Disposal Site Joint Authority ('the Authority') has resolved to amend the Rule 219 of the Copping Refuse Disposal Site Joint Authority ('the Rules') under the *Local Government Act 1993.*

The Authority was established to operate the Copping Refuse Disposal Site in accordance with the Principal Objectives and Goals set out in the Rules. It also operates the Lutana waste transfer station.

The Authority comprises four Participating Councils: Clarence City Council, Sorell Council, Tasman Council and Kingborough Council.

The amendments to Rule 219 relate to the Authority's procedure for approving any future dividends to Participating Councils.

A copy of the proposed Rules of the Authority is available for inspection or purchase at \$5 a copy from the Clarence City Council Offices at 38 Bligh Street, Rosny Park until ...[at least 21 days after publication]... 2021. Alternatively, a copy of the proposed Rules can be requested via email to the Secretary of the Authority at secretary@swstas.com.au

Written submissions in respect of the Rule changes will be received up until 5.00 pm on ...[one week after inspection period closes]...2021 and should be addressed to:

The General Manager Clarence City Council PO Box 96 **ROSNY PARK TAS 7018**

lan Nelson GENERAL MANAGER

12. ALDERMEN'S QUESTION TIME

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

12.1 QUESTIONS ON NOTICE

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

Nil

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil

12.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Ald Mulder

My question relates to the Rosny Hill development that has now been approved by the Tasmanian Planning Commission. There is some discussion in the community that Hunter Developments have now outsourced or transferred their rights under that planning approval and I am just wondering if so, what is the impact for their preferred developer status which I think they have for that site and also what are the impacts for the lease, of course if it's just rumour mongering and we have no information then purely on a speculative basis should that occur?

ANSWER

I am not aware of any and I certainly haven't had any contact from Hunter Developments in relation to Rosny Hill so I am not aware if they have done anything or made any decisions. Certainly in terms of their preferred developer agreement that is an issue that would have to come back to council in my view.

[Further information] Hunter Developments have confirmed, via a recent meeting, that they have not outsourced or transferred their rights in any way. The PDA was established as part of the EOI process and set out the actions required by Hunter Developments to progress to lodging a development application with Council acting as the planning authority. As Hunter Developments has now been issued with a DA, the PDA has concluded and has no further role to play in respect to the proposed development.

Ald Kennedy

In 2019 a resident of Seven Mile Beach actually raised an issue with council over a tree that was losing limbs dramatically on their house and obviously the tree is on council land and is causing some issues. In the last couple of months as you may be aware there have been thousands and thousands of dollars' damage done to cars and property. Now with school holidays and the danger of the trees children have had to be kept inside. They did receive a report to say the tree would be removed and my question is do we have a timeframe because this is becoming a very stressed family now?

ANSWER

There is still quite a process to go through with this one we have had a report from the Arborist and we are still dealing with the Arborist on that. We also need to discuss the issue with our insurers and we need to deal with the Seven Mile Beach Landcare Group in terms of removing trees there as we do as part of our Seven Mile Beach tree strategy. If there is still a final decision to remove the tree then we have to go through the process in terms of arranging removal. I still need to email the adjacent resident; the arborist has advised that the tree is not in immediate risk of failure so we feel we still have time to ensure that all parties are involved in dealing with the process.

Ald Ewington

1. I just wanted to follow up from my question last meeting, I did ask if we could go back a couple of years to look at the costs in relation to external legal costs in terms of some of the matters that have to go back to the tribunal. It mentions in the answer provided that we can go back to look at previous years so if we could that would be great just as an indication of higher or lower costs.

ANSWER

We can do that.

[Further information] The additional analysis will take time to prepare. A briefing report will be prepared and circulated to Aldermen when the analysis has been completed.

2. A couple of months ago we had a motion moved by Ald Mulder about including an option in Lauderdale for drainage through some land into the canal for people who are trying to develop down that way. I was just wondering whether we had received the report on that drainage solution and where that was heading and when we were going to get some information on that?

ANSWER

We have gone back to the consultant for one more look at matters and I envisage that we will come back to council at a workshop. It will not be purely that issue, it will be the stormwater management plan for Lauderdale as well to inform the Aldermen in relation to that.

Ald Edmunds

Last council meeting on 22 March I asked a question with the looming election that we speculated could be as soon as May 1 whether we had an election priority list that we provided. The answer is obviously as you said taken as read. I do have a question though because the election was called on 25 March and having spoken to the Shadow Treasurer who is also the State Member for Franklin he became aware of our election priority, what is it, strategic projects list because he bumped into the General Manager at a café and said I've got the priorities from Huonville and I've got the priorities from Kingston where are the priorities from Clarence and the answer that he was given was that he hadn't asked for them. Can I confirm if that is a true summary of events?

ANSWER

(Mayor) Well I think that's a fair summary of everything. Look we do not write to all political parties for support even within the Government party. We've only provided it to those politicians who have asked for it. It's just a matter of style in the past, now I'm quite happy to change that if you think it's necessary but that's the way it's been for years.

Question contd

Well that's basically the gist of the question that was asked and was told that as a matter of course political parties are kept up to date with council's decisions and perhaps we do need to pull our socks up in terms of how we can lobby for money because seriously to have a seventeen day window between the election being called and the Shadow Treasurer of the opposition party finding out what we actually want is probably not how we want to do things in the future.

ANSWER

(Mayor) I would add to what I've just said that we regularly have meetings with political parties of all persuasions and each time they come along to speak to myself and the General Manager we give them an up-to-date list at the time, and that would have included the gentleman you are talking about, sometime before the election was called and that list hasn't changed much since that happened.

Ald von Bertouch

1. Has the proponent of 52 Richardsons Road agreed to provide the information requested by the Minister for Planning in his letter to council dated 15 March 2021 and the supplementary is if so, is there any timeframe when this information will be provided to council and will council need to formally approve the information before it is supplied to the Minister?

ANSWER

We have not received any formal correspondence to say that the applicants are progressing with it however it hasn't been very long. I think that the way forward from here is if we hear back, we will communicate with Aldermen, so they know what's going on with the process. I think the second part of the question was about whether council would be considering the matter and I think it's fair to say that it would be subject to a report to council to make a decision on the merits of the submission that comes back and where to from there. 2. If the South Arm Oval Berm/Fence and Play Space cannot be completed by 31 December 2021 can an extension be granted to funding proposed to be allotted to these projects from the Federal Local Roads and Community Infrastructure Fund?

ANSWER

That item will need to come to council for a final decision to adopt as part of the budget and we are still making enquiries on the nature of that program in terms of that specific question.

Ald Blomeley

1. I am aware that the Rosny Park Bowls Club has approached Council seeking a grant/funding for an artificial green. Could we have an update please?

ANSWER

(General Manager) My recollection is that the last proposal we received was around January 2020, we haven't received anything recently.

(Mr Graham) The General Manager is correct, it was early last year that we received a request from the Bowls Club in terms of a synthetic green. We advised the Club at that stage that that site is being considered in the broader context of the City Heart Project plus through the adopted Recreational Needs Analysis. Council is looking into the future long term sustainability of bowls in terms of Beltana Bowls Club, Rosny Park Bowls Club and working through Bowls Tasmania in terms of the sport and ultimately, with the Strategic Plan adopted and from there the Sport and Recreation Strategy this matter will come through the Sport and Recreation Committee in terms of assessing the sustainability of this proposal and bowls in our northern region.

2. Many of us are aware of the recent formation of the community group the Friends of Tranmere and Droughty Point Peninsula. Is there an update on the Skylands development for Droughty Point? Where is that development at, at this time?

ANSWER

There has been quite a deal of discussion between officers and the developer and their consultants and they are working towards producing their master plan for council's consideration over the next couple of months. That will come to a workshop and with your agreement Mr Mayor I think they would like to make a presentation directly to the council at a workshop. So, it is underway, but it is not at a stage where it can be in a sense revealed.

Ald Peers

My question is in regard to shipping containers from say Cremorne to South Arm. I have a ratepayer that keeps telling me that shipping containers just seem to be growing from Cremorne to South Arm and he wants to know what responsibility have people got. Are they just allowed to have shipping containers on their land or are they there for a certain period of time? He just reckons that they're multiplying and normally I'd ask this question to staff personally but he's getting a bit annoyed with how many are growing and if council doesn't take any action he will take the matter further, so I am not quite sure what he means?

ANSWER

There are a whole range of controls which apply to shipping containers. If they are associated with a building that is under construction for which they have a permit they are exempt from requiring approval. They are actually exempt from requiring a building approval as well thanks to a change to the Building Regulations. Sometimes they are used as outbuildings, perhaps a more convenient way than building a shed from scratch. It may be depending on the zone, depending on the setbacks and so on it may also be exempt under the planning scheme. The only way we could deal with a question like this is to be advised of the particular sites that are of concern to someone so that we can investigate these from a planning and building point of view and advise whether they were exempt or whether they might need some approval.

[Further information] A detailed response has been provided to Ald Peers in this issue.

Ald James

1. Given the trial period is about to commence in regard to the ferry operation between Sullivans Cove and Bellerive has there been any consideration given to a wharf/jetty site that will obviously have to be linked to this operation between the west and the east/east to west?

ANSWER

Mr Graham and I had a meeting last week with representatives of the ferry operator and representatives from the Department of State Growth to start a process which is essentially to establish a small working group so that all decision makers and interested parties are in one room dealing with each other directly rather than a tripartite arrangement. We thought that would be more effective. As an outcome of that meeting representatives from the Department of State Growth and I are meeting with Bellerive Yacht Club this week and we will be talking to them about the project and seeking their input as well.

Question contd

Does that mean that our new whizz-bang pier and breakwater may have some landing area which the passengers can actually use as a source of movement to and from the ferries?

ANSWER

There is not a firm plan at the moment, certainly that has been mooted but we are somewhat cautious from our point of view about that so it is certainly not our preference but we are working with a range of stakeholders to try and find an actual solution that meets a range of needs.

2. In relation to that unsightly building on the corner of Cambridge Road and Clarence Street, I think it's designated 39 Cambridge Road and it's been in a very haphazard and unsightly state. Now they have had extensions of time but it's getting to a stage now where people are starting to say what's going on so my question is when will the extension expire and I have a feeling it's going to be the end of this year, 31 December and is there a possibility for another extension for a year or two?

ANSWER

(Mayor) I believe they have made substantial commencement so there's no question of whether anything expires or not. So it is not a matter of whether the permit's going to expire. We have investigated it a number of times and it is very frustrating.

[Further response] The initial development has a valid development permit as it achieved substantial commencement, however the associated building permit has lapsed as the works were not completed. Since then, a new development permit was issued in respect to the site and this expires on 2 October 2021; however, the building permit associated with the new development expired on 16 December 2020 as works did not commence within 12 months. The developer will be contacted to ascertain their development intentions. The site is secured to prevent public access. While this IS frustrating there is no further action we are able to take.

Ald Warren

1. Regarding Rosny Hill, I have received questions from a number of constituents regarding the anti-social behaviour, the hooning and the terrible amount of litter left up there. What steps are council taking to patrol that area and keep it in a state that it can be enjoyed by all citizens?

ANSWER

I have written to a number of residents who have written directly to me over the last few weeks all raising the same question. We've discussed that internally and I have requested that an extra bin be put up there. I actually attended Rosny Hill on a Saturday as I was in the area and all of the rubbish and rubber on the road is confined to a 50m area. The bulk of the area is relatively clear but this problem seems to exist in this one particular area which is relatively close to the existing bin. So I have asked for an additional bin to be put up there, additional cleaning and rubbish collection and I have been in contact with the police for them to up their patrols in the area as well. Importantly in my discussions with the police it would seem that most of the hooning behaviour is not being reported to police so we have been encouraging people to make that direct report so that police can attend as quickly as possible.

2. My question is in regard to the proposal that came to us in September last year regarding a new home for the croquet club in South Street. We did discuss it in September, I believe the council met with the people involved and I understand that they were expecting a response within 6 weeks but they have not yet received a response so can you update me on the progress or otherwise of that proposal please?

ANSWER

I have had a report for a number of months. It has been on my list of things to do, essentially that report says that the croquet club and Rosny Bowls Club merging on the same site has a number of problems, space being one of them and it does not solve a number of other issues but because of other commitments I have not had a chance to revisit that but it is certainly on my list of things to do.

Question contd

Could we perhaps then make it a priority to communicate that to the croquet club?

ANSWER

I can certainly do that.

[Further information] The report has been provided to aldermen appointed to the Sport and Recreation Committee on a confidential basis, for their consideration and to assist with a meeting with the croquet club.

Ald Chong

Today I was sent a picture of a trail bike riding over the golf course and my question is presumably this is not the first time this has happened, has it been reported, is the trail bike working group aware of this and what can we do about it?

ANSWER

The trail bike working group had not been notified about the trail bike riding on the golf course. The Trail Bikes Working Group will meet again on 2 June and this occurrence will be raised with the group. Illegal and inappropriate trail bike riding has been an ongoing issue for the community and is being tackled through education programs, diversion to other activities and spaces, environmental treatments, enforcement by authorities, and advocacy to government. The community are encouraged to always call 131 444 to report this kind of behaviour. This information has been shared with our Community Safety Officer as convener of the Trail Bikes Working Group.

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 PROPERTY MATTER RISDON VALE

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:

- proposals to acquire land or an interest in land;
- 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".