

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 livestreamed, audio-visually recorded and published to Council’s website.

**COUNCIL MEETING**  
**MONDAY 12 JULY 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**

**1. APOLOGIES****2. \*\*\*CONFIRMATION OF MINUTES****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 21 June 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**

Presentation – Cat Management Strategy  
Skylands Development Presentation

28 June

Victoria Esplanade Landscape Master Plan  
Container Recycling Consultation Feedback  
Rosny Golf Course EOI Updates  
Confidential Briefing

5 July

**RECOMMENDATION:**

That Council notes the workshops conducted.



<b>5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE</b>
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In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

<b>6. ***TABLING OF PETITIONS</b>
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(Note: Petitions received by Aldermen are to be forwarded to the General Manager within seven days after receiving the petition).

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

## **7. PUBLIC QUESTION TIME**

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

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

### **7.1 PUBLIC QUESTIONS ON NOTICE**

Kerry D Turfrey of Howrah has given notice of the following question:

#### **ROSNY HILL HOTEL PROJECT**

Mr Mayor could you please advise who are the developers/financiers for the proposed Rosny Hill Hotel Project?

### **7.2 ANSWERS TO QUESTIONS ON NOTICE**

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

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

Nil.

### **7.4 QUESTIONS WITHOUT NOTICE**

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

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

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

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

<b>8. DEPUTATIONS BY MEMBERS OF THE PUBLIC</b>
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(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)

<b>9. MOTIONS ON NOTICE</b>
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Nil

**10. \*\*\*REPORTS FROM OUTSIDE BODIES**

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

**10.1 \*\*\*REPORTS FROM SINGLE AND JOINT AUTHORITIES**

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

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

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

**Quarterly Reports**

June Quarterly Report pending.

**Representative Reporting**

- **TASWATER CORPORATION**
- **GREATER HOBART COMMITTEE**

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

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

The Weekly Briefing Reports of 21 and 28 June and 5 July 2021 have been circulated to Aldermen.

**RECOMMENDATION:**

That the information contained in the Weekly Briefing Reports of 21 and 28 June and 5 July 2021 be noted.

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

Nil.



### **11.3 PLANNING AUTHORITY MATTERS**

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

**11.3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2021/015918 – 22 BRIDGE STREET, RICHMOND - SIGNAGE****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application for retrospective approval for the signage located at 22 Bridge Street, Richmond.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and subject to the Historic Heritage Code, Waterway and Coastal Protection Code and the non-spatial codes Signs and Parking and Access 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 15 July 2021.

**CONSULTATION**

The proposal was advertised in accordance with statutory requirements and no representations were received.

**RECOMMENDATION:**

- A. That the Development Application for Signage at 22 Bridge Street, Richmond (CI Ref PDPLANPMTD-2021/015918) be refused for the following reasons.
  - 1. The signage does not comply with Clause E17.7.1 P1 due to the signage not having been designed to be compatible with the streetscape of Bridge Street, Richmond.
  - 2. The signage does not comply with Clause E17.7.1 P2 due to the signage increasing visual clutter within the streetscape.
  - 3. The signage does not comply with Clause E17.7.2 P1 as the signage does not complement the historic streetscape of Bridge Street and adversely impacts on the cultural heritage significance of places or precincts listed in the Historic Heritage Code.
  - 4. The signage does not comply with Clause E17.7.2 P2 as it involves repetition of messages or information.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

**DEVELOPMENT APPLICATION PDPLANPMTD-2021/015918 – 22 BRIDGE STREET, RICHMOND – SIGNAGE /contd...**

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

- On 21 August 1990, approval was granted under application DA52/90 by council for a shop/museum to operate from 22 Bridge Street, Richmond.
- Council has been in contact with the current tenant of the museum since it was made aware of the signage erected on the property in August 2019.
- Council wrote to the applicant in October 2019 advising that development approval was required for the signage.
- Over the period August 2019 to November 2019, council officers facilitated a number of meetings with the tenant to discuss how the signage could attain compliance under the Scheme. During these meetings it was made clear that the signage needed to sit parallel to the frontage and not at an angle.
- In December 2019, the tenant advised council in writing that the ground-based panel sign would be removed that week, this did not occur. In January 2021, council again wrote to the tenant requesting removal of the signage or to lodge a valid planning application.
- The tenant was advised that it is not the subject matter of the sign but the size, angle and location of the sign, that planning approval is required.
- On 27 January 2021, the tenant applied for retrospective planning approval for the signage, however, it remained an invalid application (unpaid fees) until 3 June 2021.
- In the past few weeks, the main front sign containing the museum logo has had additional signage added below the main face.

## **2. STATUTORY IMPLICATIONS**

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
  - Section 10 – General Residential Zones;
  - Section E6.0 – Parking and Access Code;
  - Section E11.0 – Waterway and Coastal Protection Code;
  - Section E13.0 – Historic Heritage Code; and
  - Section E17.0 – Signs Code.
- 2.4.** Council’s assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act, 1993* (LUPAA).

## **3. PROPOSAL IN DETAIL**

### **3.1. The Site**

The site is a 1445m<sup>2</sup> lot that supports a recently built single dwelling at the rear and a museum located at the front of the property. Both buildings have been constructed with simplistic form of the Georgian period.

The property is located within the historic township of Richmond and is situated just outside of the General Business zoned section of Bridge Street, on the approach into Richmond from the west using Richmond Road. The property is within the Historic Heritage Precinct of Richmond, and the surrounding area contains a mix of residential and business properties that are from different architectural eras, from heritage listed Georgian cottages to a scattering of more recently built dwellings.

Richmond has retained its setting and a significant proportion of its original heritage buildings and structures. Bridge Street forms the village centre with a richness in the quality of the buildings and as a result acts as a major tourist hub for southern Tasmania.

The location of the site is shown in Attachment 1.

### **3.2. The Proposal**

Application is made for retrospective approval for one ground-based panel sign near the frontage (shown on the left in Attachment 2), one pole/pylon sign near the frontage of the site (shown on the right of Attachment 2), and five window signs (shown on the building in the background of Attachment 2).

In total there are seven signs that require planning approval and an additional sign that is exempt (the name plate on the front wall).

The three above-mentioned sign types comprise the following descriptions:

- The ground-based panel sign – contains the museum logo that is 1.65m wide x 1.1m long and sits within a black frame that has a height of 1.7m. A narrow panel also runs between the two supporting legs with additional wording regarding the museum. The sign is setback approximately 1m from the front boundary bordering Bridge Street and sits at approximately 45-degree angle to the frontage.
- The pole/pylon sign – is a statue featuring a dog defecating and is setback approximately 1m from the front boundary bordering Bridge Street and sits at approximately 45-degree angle to the frontage.
- Window signs – there are four large window signs that are approximately 0.9m wide x 1.8m high and one smaller window sign above the front door. Each sign consists of photographs of animals.

#### **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, Waterway and Coastal Protection Code, Parking and Access Code, Historic Heritage Code and Signs Code with the exception of the following.

###### **Signs Code**

- **Clause E17.6.1 A1 (Use of Signs)** – under the Acceptable Solution a sign must be a permitted sign in Table E17.3. The three different sign types are all discretionary signs within Table E17.3, therefore they must be considered pursuant to the Performance Criteria (P1) of Clause E17.7.1 as follows.

Clause	Performance Criteria	Assessment
E17.6.1 P1	<i>“A sign must be a discretionary sign in Table E.17.3.”</i>	The three sign types are all discretionary signs within Table E17.3 and therefore satisfies the requirements of the performance criteria.

### Signs Code

- **Clause E17.7.1 A1 (Standards for Signs)** - a sign must comply with the standards listed in Table E17.2 and be a permitted sign in Table E17.3.

The three sign types are all discretionary signs in Table E17.3 and the pole/pylon and the window signs do not comply with the standards listed in Table E17.2. Therefore, the discretion must be considered pursuant to the Performance Criteria (P1) of Clause E17.7.1 as follows.

Clause	Performance Criteria	Assessment
E17.7.1 P1	<p><i>“A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:</i></p> <p><i>(a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;</i></p>	<p>Bridge Street acts as the main road that runs through Richmond and is interspersed by a mix of buildings dating from various periods, however the dominant period is Georgian. While many of the buildings that line Bridge Street contain signage, most of them do not dominate the building nor the streetscape, and signage is generally kept to a minimum. Evidence of this can be seen in the surrounding properties pictured below.</p>



15 Bridge Street



17 Bridge Street



17a Bridge Street



19 Bridge Street

As can be seen from the above properties, signage is generally small, in keeping with the area and kept to a minimum.



		<p>The subject property is a more recently built building of Georgian characteristics. The property consists of large window signs that have been erected on the front facade of the museum and a large ground-based panel sign that is located close to the frontage. These signs dominate both the building and the historic streetscape, that central feature is Georgian architecture.</p> <p>The signs appear dominant primarily due to their large size, the location of the signs being close to the frontage and the boldness of the unambiguously modern aesthetics of the window signs.</p> <p>It is considered that the signs have not been designed to integrate into the design of the premises and are incompatible with the above-mentioned characteristics of the surrounding heritage streetscape, which is dominated by the Georgian architecture rather than signage.</p>
	<i>(b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;</i>	As mentioned above, the large ground-based panel sign and the five window signs are not considered appropriate in relation to their dimensions, and as a result dominate both the premises and the streetscape of Bridge Street.
	<i>(c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;</i>	The materials which all the signs have been constructed of are able to be maintained in a satisfactory manner at all times.
	<i>(d) not result in loss of amenity to neighbouring properties;</i>	The neighbouring properties are low key, unobtrusive buildings that contribute to the flow and architectural style of Bridge Street. Whereas the signage on the subject property dominates both the museum building and the neighbouring properties by being large and bold.

		As a result, the signage on the subject property is considered to have a negative impact on the amenity of the neighbouring properties.
	<i>(e) not involve the repetition of messages or information on the same street frontage;</i>	The signs involve the repetition of messages or information; particularly in relation to the information and presentation of the window signage and the repetition of information on the ground based panel sign and building signage.
	<i>(f) not contribute to or exacerbate visual clutter;</i>	<p>The total number of signs located within the frontage of the museum is eight signs (one ground-based panel, one pole/pylon, five window and a name plate). This number of signs is considered excessive for the size of the property, and as such creates the appearance of visual clutter.</p> <p>The five window signs in particular exacerbate the visual clutter when viewed from the street, this is due to the large size of the signs, the amount of window signs on display and the bright eye-catching graphics.</p>
	<i>(g) not cause a safety hazard."</i>	The signs do not create a safety hazard.

### Signs Code

- **Clause E17.7.1 (Standards for Signs) A2** - the maximum number of each sign type is one, however the property contains five window signs, therefore the application requires a variation to this standard.

This variation must be considered pursuant to the Performance Criteria (P2) of Clause E17.7.1 as follows.

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
E17.7.2 P2	<p><i>“The number of signs per business per street frontage must:</i></p> <p><i>(a) minimise any increase in the existing level of visual clutter in the streetscape; and where possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs;</i></p> <p><i>(b) reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs;</i></p> <p><i>(c) not involve the repetition of messages or information.”</i></p>	<p>The total amount of signs on the property is eight signs (one ground-based panel, one pole/pylon, five window and a name plate).</p> <p>This amount of signage is considered an excessive amount for the size of the street frontage of the business. Therefore, the signage has created an increase in the existing level of visual clutter within the streetscape.</p> <p>The eight signs that are currently on the property do not reduce the existing level of visual clutter in the streetscape, by way of replacing where practical, existing signs with fewer, more effective signs. The applicant has achieved the opposite, with the previous tenant only displaying three signs at the front of the building.</p> <p>Although the number of signs may be excessive, they also involve unnecessary repetition of messages or information. The window signage and messages on the entrance and the ground-based panel sign each involve repetition of information and graphic messages.</p>

### **Signs Code**

- **Clause E17.7.2 A1 (Standards for Signs within Heritage Precincts) -**  
the three sign types require a discretion to this standard as there is no Acceptable Solution.

The proposed variation must be considered pursuant to the Performance Criteria (P3) of Clause E13.8.1 as follows.

Clause	Performance Criteria	Assessment
E17.7.2 P1	<p><i>“A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:</i></p> <p><i>(a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;</i></p>	<p>Council’s Heritage Advisor has raised concern that the signage has not been located in a manner to minimise the impact upon the significance of the precinct insofar as it is neither parallel nor perpendicular to development patterns of adjoining heritage properties.</p> <p>The guidelines for setbacks and building orientation within heritage areas are set out within Council’s Heritage Advisory Service Infosheet (Attachment 4). This document recommends that buildings (which is also applicable to signage) should be aligned and orientated with consistency with other buildings in the street. It is evident that Bridge Street consists of buildings that are all aligned to sit parallel to the front boundary. The ground-based panel sign and the pole/pylon sign both are orientated to sit at an angle from the frontage, as can be seen in Attachment 5, which is incompatible with the heritage guidelines and the cultural heritage significance of Richmond.</p>

		<p>Furthermore, the Heritage Signage Guidelines (Attachment 3) that were developed to assist owners/tenants when preparing a planning application for signage approval, recommends that the number of signs should be kept to a minimum, signs should be placed on a property so as not to detract from the streetscape of Richmond when viewed from the frontage, the size of window signs should be kept to a minimum, and the design of signs should respect and reinforce the character of the area and its buildings.</p> <p>When viewing the subject signage from the street, it is evident that the number of signs have not been kept to a minimum, they have not been placed on the property in a manner that respects the character of the area or buildings. In particular the window signs completely cover the windows which are generally a feature of Georgian architecture. As a result, the signage visually dominates the historic heritage streetscape of Bridge Street.</p> <p>Should this rhythm in the street be disrupted by the approval of these signs, it would pave the way for future applications that are unsympathetic to the heritage values of Bridge Street and the whole of Richmond. This over time would dramatically change the streetscape and have a major impact on the cultural heritage significance of the area.</p>
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	<i>(b) be placed so as to allow the architectural details of the building to remain prominent;</i>	Council's Heritage Advisor is of the view that the signage inappropriately obscures the architectural detail of the subject property which, although of contemporary origin, represents the simplistic features of the Georgian period. Window-mounted signage also obscures the architectural detail of the subject site, although some attempt to replicate glazing patterns is noted.
	<i>(c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;</i>	Council's Heritage Advisor considers that the ground-based sign appears excessively large and of "billboard" character which is incompatible with the predominant signage examples within the immediate streetscape. As a result, the cultural heritage significance of the precinct is subsequently considered to be diminished.
	<i>(d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;</i>	Although located within the curtilage of the subject property, both the ground-based panel sign and the pole/pylon sign is not positioned within an appropriate alignment and is excessively large in comparison to appropriate examples nearby.
	<i>(e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;</i>	Although the subject property is not of heritage significance, the signage obscures significant portions of the property's facade and visually dominates the immediate streetscape.
	<i>(f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;</i>	Not applicable.

	<i>(g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;</i>	The signage complies.
	<i>(h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;</i>	Council's Heritage Advisor is of the view that the graphic content of the signage does not appear to support this criteria insofar as the content appears excessively large for the information provided. However, the content would impact much less if included within appropriate signage proportions and style.
	<i>(i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building."</i>	Not applicable.

## **5. REPRESENTATION ISSUES**

The application was advertised in accordance with statutory requirements and no representations were received.

## **6. EXTERNAL REFERRALS**

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

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

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

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

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

The application for signage is not consistent with Council's adopted Strategic Plan 2021-2031, where under objective 2.17 the plan states council's objective is "ensuring heritage values of historic places and precincts are protected."

## **9. CONCLUSION**

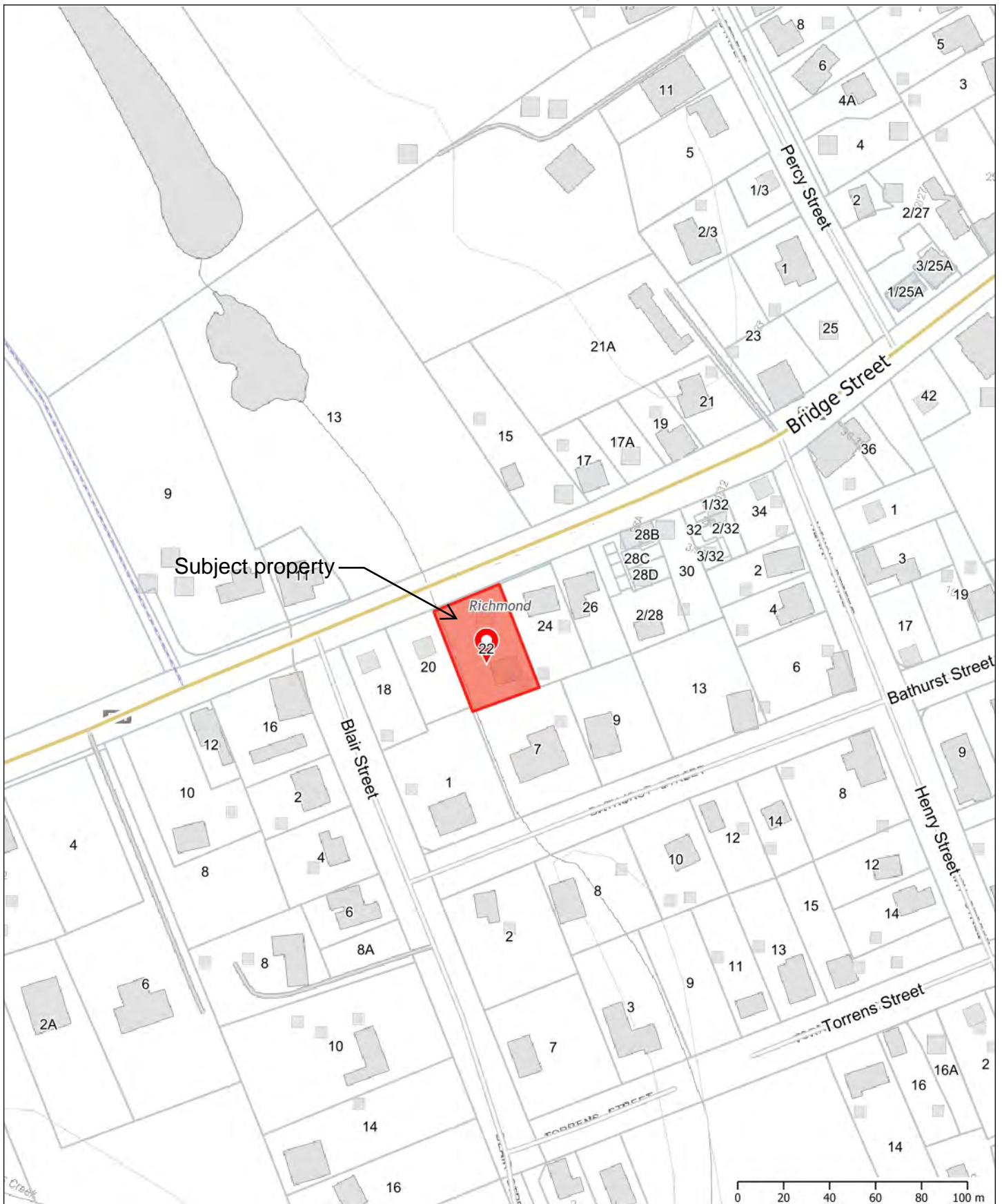
The application for retrospective approval for the signs placed on the building and within the frontage at 22 Bridge Street, Richmond is recommended for refusal.



Attachments: 1. Location Plan (1)  
2. Application Plans (1)  
3. Heritage Signage Guidelines (5)  
4. Heritage Advisory Service Infosheet 2020 (4)  
5. Site Photo (1)

Ross Lovell  
**MANAGER CITY PLANNING**



LOCATION PLAN - 22 BRIDGE STREET, RICHMOND



 <p>Clarence... a brighter place</p>	<p>This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.</p>	<p>6/30/2021</p> <p>1:2257</p>	
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The size of the Pooseum sign including the frame is 1,650 mm x 1,100 mm. The highest point of the sign is 1,730 mm.





Clarence... a brighter place

# Heritage Signage Guidelines

These guidelines have been prepared to assist applicants, particularly within Richmond, when preparing a planning application for signage approval. These guidelines seek to support and enhance the heritage values of the commercial precinct of Richmond within the context of the current planning scheme.

Any proposed signage should consider the architecture and historic characteristics of the building and surroundings. The local historic heritage should not be compromised by inappropriate design, size, location and/or colour scheme of any new signage.

It is important to note that some signage approved under previous planning schemes would be regarded as inconsistent with the current planning scheme. Those signs are able to remain, given their previous approval.

## 1. NUMBER OF SIGNS

### Recommended

The number of signs should be minimal, preferably no more than two signs per business.



Business displaying one sign

### Not suitable

- Creating visual confusion or clutter from the use of too many signs.
- The use of more than one sign to display the same message.



Too many signs displaying the same message

## 2. SIGN LOCATION

### Recommended

- Signs should be placed in a manner to allow the architectural details of the building to remain prominent.
- Consideration should be given to the placement of a sign on the property so as not to detract from the streetscape of Richmond when viewed from the frontage.
- Where possible, signs should be placed on the building that would traditionally have been

### Not suitable

- A sign should not conceal the heritage character or detail of the building.
- Signs placed above a historic parapet or roof line.
- Signs should not obscure more than a quarter of the window space.
- A sign should not dominate or obscure any historic signs forming an integral part of a building's cultural heritage values.



## Recommended

used as an advertising area, for examples please see the diagrams on page 5.

- All signs should be kept within the property's boundaries.
- The size of window signs should be kept to a minimum.
- The sign should only be for displaying the name of the business and/or proprietor, the name of the building and the name of the service or products retailed.



The buildings remain the dominant feature of the street.



Small window sign and display.

## Not suitable

- Painting a new sign on an unpainted masonry wall on a heritage building.



Signage dominates the streetscape & view of this neighbouring building.



Signs outside the property's boundary and on the footpath.

## 3. DESIGN

### Recommended

- Design signs to respect and reinforce the character of the area and its buildings.
- It is not necessary to recreate an historic sign, however modern trademark or proprietary logos may not always be appropriate. Some modification to the size, colour, materials and illumination may be necessary to be sympathetic to the heritage character.
- Contemporary signage may be used where the design compliments the surrounding historic characteristics.
- The size of the sign should be appropriate to the size of the property in which it relates and to the streetscape.
- The scale of lettering should complement the size of the sign and the property it relates.
- Fonts for signs should either reflect original

### Not suitable

- A new sign should never dominate the heritage values of a place.
- Large fonts that dominate the sign and diminish the heritage values of the place or precinct.
- Large signs that dominate the building and/or streetscape.



Modern trademark signs that are inappropriate due to design, colour and size.

## Recommended



- lettering type or be complimentary to the heritage values of the place.
- Signs that are discreet, small in size and of low visual impact are preferred.

Modern signs that complement the surrounding character.

## 4. COLOUR

### Recommended

The number of colours used should be restricted and be of a colour that relates and/or is subservient to the building colour.



Signs are in keeping with the building.

### Not suitable

Excessively bright colours or materials.



Blue does not relate to the building or to the surrounds.

## 5. ILLUMINATION

### Recommended

- External signs should be illuminated by external lighting shining upon the sign and not the sign itself being internally illuminated.
- Should a sign be illuminated, soft, subtle lighting should be used that does not detract from the character and cultural heritage values of the property and streetscape.

### Not suitable

Where possible, signs should not be luminous or fluorescent as this detracts from the significance of the area.

## 6. REDUNDANT SIGNS AND STRUCTURES

### Recommended

Signs and fittings that are no longer relevant or in use on the property should be removed.

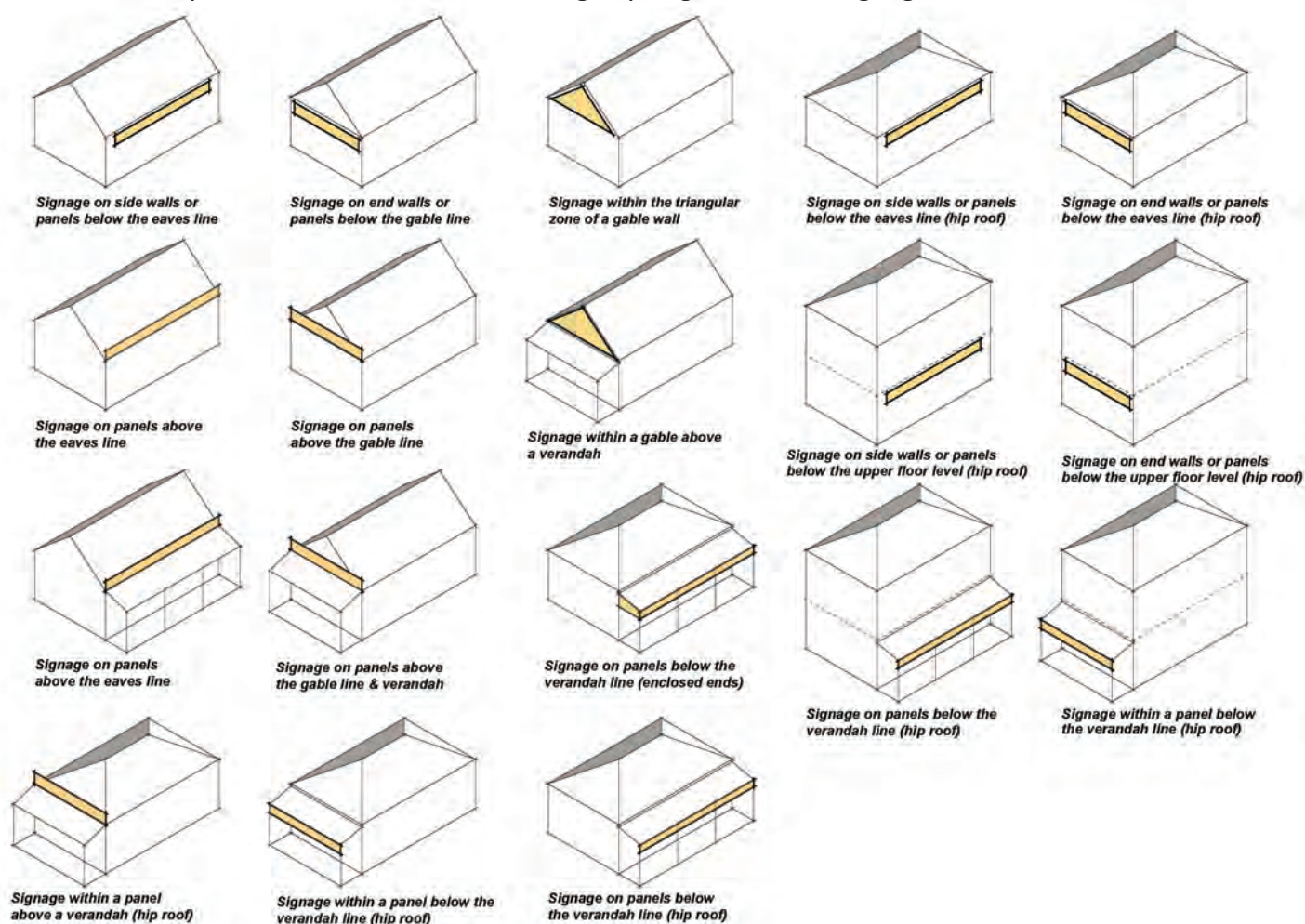
## 7. EXISTING ORIGINAL SIGNAGE

### Recommended

- Any surviving original signage should be retained.
- Repainting or replacing of historic signs should only be undertaken if the significance of the sign will not be affected by the proposed works. Council should be contacted before any works are undertaken.

## 8. TRADITIONAL LOCATIONS FOR SIGNAGE ON BUILDINGS

The following diagrams provide examples of traditional locations for signage on buildings. It is recommended any proposed signage should be located in any of the following locations, however, should the signage be located on a non-traditional part of the building, then it should not obscure or detract from any architectural features, including any original historic signage.



## 9. RECOMMENDED FURTHER READINGS

- Clarence City Council Infosheet – Heritage Advisory Service.
- Richmond Cultural Resource Management Plan: a plan for managing the cultural resources of the township of Richmond, Tasmania 2000, (Michael Shield & Associates in association with Don Goldworthy & Associates).
- Richmond Townscape Study, Clarence City Council 2014.
- Clarence Interim Planning Scheme 2015.
- Richmond Bridge Conservation Management Plan, Department of State Growth 2017.



Clarence City Council offers a service to people considering development applications that may affect heritage values on places with cultural significance. The place may be an outstanding building, such as an historic church, through to a simple house or garden that is part of historic streetscape.



## When is Heritage Advice valuable?

Our heritage advisor can assist with applications for a development permit, where the proposal site is listed for its heritage significance under the City's Planning Scheme, or where the site is adjacent to a listed place or within a heritage precinct.

General advice about sympathetic design approaches may be given with regard to site planning through to selection of building form, construction materials, appropriate colours and signage. Sympathetic ways to extend or alter places can also be discussed, for instance, on how to improve a place to suit a modern lifestyle without losing its character.

This advice can be valuable in developing a design which is consistent with the planning scheme requirements. As a result, the final development application may be able to be processed more efficiently.

## What does Heritage Advice involve?

It is best to discuss proposals at an early stage before detailed design work has progressed. Heritage advice can involve a short site visit to identify the significance of the place and to offer guidance on a sympathetic development approach. Applicants are also encouraged to engage the services of an Architect or Building Designer with demonstrated ability and interest in heritage projects. The heritage advisor can also meet with the applicant and designer to discuss proposals with outline sketches before an application is lodged.

The service aims to encourage practical and responsible approaches to design. It is not, however, a design service and applicants will need to engage their own professionals to produce the required design drawings for the development and subsequent building applications.

## How do you arrange for Heritage Advice?

The service will generally be available at council offices by appointment with Tony Purse, an experienced heritage architect. Appointments can be made through our planning administration officer on 6217 9550. Suitable notice will be needed to ensure that adequate time can be scheduled for your appointment.



## Principles for heritage sensitive design

Poorly designed additions or renovations can diminish the value of your heritage listed property or those around you and have a detrimental effect upon the broader environment.

New buildings and structures should respect and reflect the characteristics of neighbouring properties and the surrounding area. However, 'reproduction' or 'historical mimicry' of heritage styles on new buildings should be avoided at all costs. There should be a clear distinction between existing and new development to maintain the integrity of heritage buildings or sites.

Appropriate selection of site, location, orientation, design, scale, character and materials is extremely important for integration of new work into a heritage building, site or precinct.

Renovations to heritage-listed buildings should consider conservation of significant elements such as chimneys, fireplaces, roof materials, building fabric and exterior detail including windows and doors.

Preservation of other significant elements such as trees, gardens, paving and fences can also be vitally important to preserve the character of a particular heritage environment.

### Building Detail Objectives

- Ensure additions to heritage buildings are designed and detailed with materials that compliment rather than compete with heritage values.
- New buildings should be easily recognised as such and should not replicate or mimic period detail.
- Glazing patterns & proportion should be compatible with existing or adjacent heritage buildings within the



**Windows & doors in new buildings or additions should compliment existing patterns**

street or precinct.

- Maintain original doors & windows where possible when renovating. Replacements, where necessary, should be sympathetic to the original.
- Avoid alteration or removal of existing fabric, in particular chimneys, fireplaces, walls, windows & doors.
- Gutter and eave details should be similar in appearance to those of existing or adjacent buildings.



*New buildings should complement existing heritage forms*

## Site Planning Objectives

Generally, new buildings should be aligned and orientated consistently with other buildings in the street.

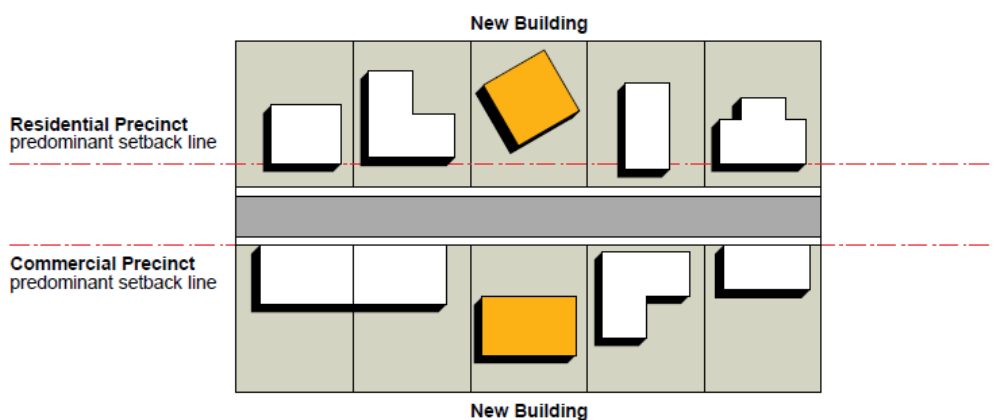
As indicated on the diagrams below, front boundary setbacks should respect the dominant building line within the street, which may differ to that of adjacent buildings.

Avoid building forms & orientation that diminish or detract from the streetscape or precinct.

### Appropriate setbacks & orientation



### Inappropriate setbacks & orientation

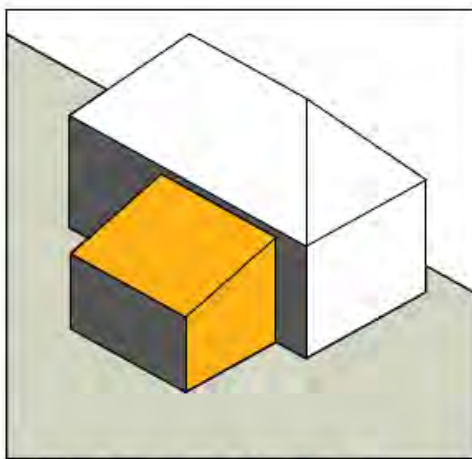


Fences, gates & paving can contribute to the character of a heritage site

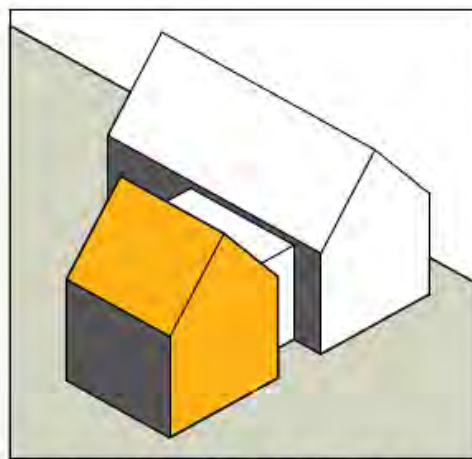
## Overall Design and Appearance Objectives

The following guidelines should be addressed when considering alterations &/or additions to an existing heritage listed property or planning a new building within or adjacent to a heritage site or precinct.

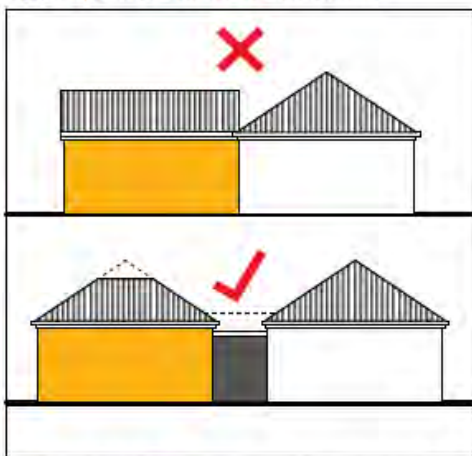
- The scale of new buildings or additions to heritage buildings should be similar or less than existing forms.
- Building forms should complement rather than compete with existing buildings or streetscapes.
- Additions to heritage buildings should be clearly identified as new work rather than a replication of existing fabric. This may be attained by the use of complementary building materials to the original.
- Where possible, avoid altering existing roof forms.
- Appearance of additional roof forms should respect the predominant pitch and/or style of the existing.
- Roof forms on new buildings are to maintain and respect the predominant roof forms of the street or precinct.



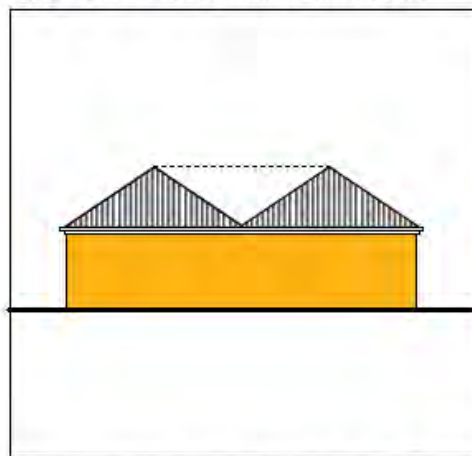
Traditional hip roof with an appropriate 'lean-to' addition



Traditional gable roof with an appropriate articulated addition



Acceptable junction of buildings



Valley gutters can reduce roof mass

For further information or to obtain preliminary advice, please contact our planning officers on 03 6217 9550 to arrange an appointment with our Heritage Advisor.

## Attachment 5 - Site Photos



22 Bridge Street, Richmond - view of property looking southeast

**11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2021/018148 – 95A GORDONS HILL ROAD, LINDISFARNE - UPGRADE TO EXISTING TELECOMMUNICATIONS FACILITY****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an Upgrade to Existing Telecommunications Facility at 95A Gordons Hill Road, Lindisfarne.

**RELATION TO PLANNING PROVISIONS**

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

**LEGISLATIVE REQUIREMENTS**

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

Council is required to exercise a discretion within the statutory 42-day period which expires on 13 July 2021.

**CONSULTATION**

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

- setback;
- visual amenity;
- reduction in property value;
- increased bushfire risk;
- adverse health impacts; and
- Aboriginal Heritage.

**RECOMMENDATION:**

A. That the Development Application for Upgrade to Existing Telecommunications Facility at 95A Gordons Hill Road, Lindisfarne (Cl Ref PDPLANPMTD-2021/018148) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

**ADVICE**

- a. The developer is requested to contact Council to ensure the proposed lease area reconfiguration is in accordance with the current lease.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

**DEVELOPMENT APPLICATION PDPLANPMTD-2021/018148 - 95A GORDONS HILL ROAD, LINDISFARNE - UPGRADE TO EXISTING TELECOMMUNICATIONS FACILITY /contd...**

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

No relevant background.

**2. STATUTORY IMPLICATIONS**

**2.1.** The land is zoned Low Density Residential under the Scheme.

**2.2.** The proposal is discretionary because the proposed works are associated with the Utilities Use Class which has a discretionary status in the Low Density Residential Zone and the proposal does not meet all of the Acceptable Solutions under the Scheme.

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

- Section 8.10 – Determining Applications;
- Section 12.0 – Low Density Residential Zone;
- Section E1.0 – Bushfire Prone Area Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code;
- Section E19.0 – Telecommunications Code; and
- Section E17.0 – Signs Code.

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

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

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

The site is a triangular shaped lot with an area of 2.62ha, identified as Volume 32149 Folio 30 and is known as 95A Gordons Hill Road, Lindisfarne. Access is via 22 Radiata Drive, Lindisfarne. Both 95A Gordons Hill Road and 22 Radiata Drive are council owned land.

Adjoining land to the north-west and south-west comprises larger lots in the Rural Living zone, with adjoining land to the east comprising Low Density Residential development. A 60m section of the south-western property boundary adjoins the Southern Cross Care retirement facility.

The land rises to a height of 100m in the north-east corner and slopes to 95m in the west and 50m in the south. The lot is predominantly covered by mature dry *Eucalyptus species* forest and is undeveloped except for an existing Telstra telecommunications facility, located 10m west of the western property boundary adjoining 22 Radiata Drive. The existing facility is being operated via a current 10-year lease (until 2031) and has been in operation since 1995.

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

The proposal is to upgrade Telstra's existing Telecommunications Facility at the site. The upgrade is part of the Tasmanian Government Radio Network (TasGRN), a project to transition eight core user organisations (including Tasmania Police, Tasmania Fire Service, Ambulance Tasmania, State Emergency Service, Department of Primary Industries, Parks, Water and Environment, Sustainable Timber Tasmania, TasNetworks and Hydro Tasmania) onto one unified digital and interoperable radio network.

The subject site is one of 160 sites located within 29 Local Government areas. Specifically, the existing Telecommunications facilities will have additional telecommunications equipment installed, including:

- One (1) 5.8m high Dipole Array Omni Antenna, to be mounted at a height of 17m, increasing the overall height of the tower from 17.7m to 22.8m (an overall increase of 5.1m), which will be 23m above natural ground level;
- One (1) Directional Panel Antenna (H 255mm x W 255m) to be mounted on the equipment building roof;
- One (1) 0.6m radiocommunications dish mounted at a height of 10.5m;
- One (1) 3m x 2.5m equipment shelter with a height of 4.1m at the base of the tower, west of the existing equipment building; and
- Associated changes to cabling, mounts, underground power provision and the Telstra compound fencing, expanding the compound by a distance of 3m to the west.

There are no proposed changes to existing access arrangements, hours of operation or internal driveway and parking areas.

#### **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**

An assessment against E1.0 Bushfire Prone Area Code is not required, as the proposal is not for a vulnerable or hazardous use, and it is not for a subdivision, so that *Clause E1.2 Application of this Code* is not triggered.

The proposed EME signage will not be visible from outside of the site and accordingly is exempt as per *Clause E17.4.2 Signs within a building or site that cannot be seen from outside of the building or site are exempt from requiring a permit under this planning scheme.*

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

**Low Density Residential Zone**

- **Clause 12.3.1 Non-Residential Use** – the proposal is an unstaffed site that operates 24hrs per day, seven days per week, which exceeds the stipulated hours of operation.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 12.3.1 Non-Residential Use as follows.

Clause	Performance Criteria	Assessment
12.3.1 P1	<i>“Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.”</i>	<p>The proposed development of the existing telecommunications facility maintains the existing 24hrs per day, seven days per week operating hours.</p> <p>The facility is unstaffed. Vehicle movements will occur primarily as required for maintenance. The telecommunications switching and transmission equipment is low noise emitting and will be housed in the proposed outbuilding to further dampen any noise emissions.</p> <p>With regard to Electromagnetic Emissions (EME) from the proposed dipole antenna, the applicant has provided the following information:</p>

		<p><i>Whilst Telstra acknowledges some members of the community are concerned about EME, it is the role of ARPANSA to ensure the Australian Standards protect all Australians at all times. In February 2021 ARPANSA's Dr Karipidis stated "The exposure limits in the new Standard continue to be set conservatively, meaning they remain well below the level at which any harm can occur, and will protect the community from all new and existing technologies using radio waves"</i></p> <p><i>Source:</i>  <a href="https://www.arpansa.gov.au/news/arpansa-releases-newaustralian-radio-wave-safety-standard">https://www.arpansa.gov.au/news/arpansa-releases-newaustralian-radio-wave-safety-standard</a></p> <p><i>Telstra confirms that the facility at Gordons Hill will, at all times operate well below the limits set by ARPANSA. Compliance certificates can be downloaded (after installation) from</i>  <a href="http://www.rfnsa.com.au/7015002">www.rfnsa.com.au/7015002</a> .</p> <p>The proposal is considered to satisfy Performance Criteria P1.</p>
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- Clause 12.3.1 Non-Residential Use** – the proposal was not accompanied by a noise report providing a detailed assessment against the specific noise emission limits prescribed in Acceptable Solution A2. Accordingly, it is not possible to assess whether the proposal is compliant with the Acceptable Solution.

The proposed variation must be considered pursuant to the Performance Criteria P2 of Clause 12.3.1 Non-Residential Use as follows.

Clause	Performance Criteria	Assessment
12.3.1 P2	<i>“Noise emissions measured at the boundary of the site must not cause environmental harm.”</i>	<p>The telecommunications switching and transmission equipment is low noise emitting and will be housed in the proposed outbuilding to further dampen any noise emissions.</p> <p>The equipment hut will be passively cooled so that no air-conditioner is required.</p> <p>The antenna installations are located approximately 13.5m, with the existing equipment building located approximately 11.5m from the eastern boundary.</p> <p>The proposal is not changing the existing noise levels on the site.</p> <p>Given the low noise emitting nature of the equipment, that switching equipment is contained within buildings, and the fact that the site is not staffed it is considered that any noise emissions are unlikely to cause environmental harm.</p> <p>The proposal is considered to satisfy Performance Criteria P2.</p>

- **Clause 12.3.1 Non-Residential Use** – the proposal is located at an unstaffed site that operates 24hrs per day, seven days per week. Commercial vehicle movements are not guaranteed to occur within the stipulated hours of operation of Acceptable Solution A4.

The proposed variation must be considered pursuant to the Performance Criteria P4 of Clause 12.3.1 Non-Residential Use as follows.

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
12.3.1 P4	<i>“Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</i>	The proposal is considered to comply as per the following:
	<i>(a) the time and duration of commercial vehicle movements;</i>	The site is unstaffed with commercial vehicle movements occurring for maintenance of equipment and site access. Scheduled maintenance visits occur during normal working hours;
	<i>(b) the number and frequency of commercial vehicle movements;</i>	Such visits typically occur twice per annum;
	<i>(c) the size of commercial vehicles involved;</i>	Site visits are undertaken in standard 4WD vehicles;
	<i>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</i>	There is sufficient cleared area on the site for vehicle parking and manoeuvring and no changes to existing conditions are required;
	<i>(e) noise reducing structures between vehicle movement areas and dwellings;</i>	There is 1.8m high solid timber fencing at the property boundary to adjoining properties developed with dwellings.
	<i>(f) the level of traffic on the road;</i>	The nearest public road is Radiata Drive, which is a residential road that terminates in a cul-de-sac.
	<i>(g) the potential for conflicts with other traffic.”</i>	Council engineers consider given the low number of vehicle movements and that Radiata Drive is a low speed traffic environment, the network has capacity to cater for such development.

- **Clause 12.4.1 Non-Dwelling development** – the proposal is not contained within the prescribed building envelope as the height of the telecommunications facility will be 22.6m, which exceeds the prescribed maximum height of 8.5m.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 12.4.1 Non-dwelling development as follows.

Clause	Performance Criteria	Assessment
12.4.1 P1	<i>“Non-dwelling development must comply with the related performance criteria as if it were a dwelling.</i>	
	<p><i>12.4.2 Setbacks and building envelope P3</i></p> <p><i>The siting and scale of a dwelling must not cause unreasonable loss of amenity by:</i></p>	The proposal is considered to comply as:
(a)	(i) <i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i>	<p>Council building plan records for 20 Radiata Drive (B-1999.649), indicate that there are no habitable room windows that would be overshadowed. The living room windows face south-west and north-east, with the north-western wall being solid brick.</p> <p>Council building plan records for 18 Radiata Drive (B-1998/632) indicate that there are only bedrooms and associated bathrooms along the western side of the dwelling.</p>
	(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i>	<p>The proposed development would cast shadowing upon 2 lots during the hours of 9am and 3pm on the Winter Solstice. These are 18 and 20 Radiata Drive.</p> <p>The existing telecommunications tower already partially overshadows these adjoining properties between 1pm and 3pm. There is also established native vegetation along the eastern boundary that casts shadows onto the rear yards of these adjoining properties.</p>

		<p>The partial overshadowing would occur between 1pm and 3pm. This is considered reasonable and would not adversely affect amenity as they would receive unimpeded solar access to their private open space between 9am and 1pm, with a total of four hours free from any overshadowing.</p> <p>20 Radiata Drive, in addition to the partial overshadowing of the rear private open space will be partially overshadowed in its northern side private open space from 3pm onwards. However, as this is outside the hours specified as Acceptable Solution requirements, the potential overshadowing is considered reasonable.</p>
	<i>(iii) overshadowing of an adjoining vacant lot; or</i>	<p>There are two adjoining vacant lots.</p> <ul style="list-style-type: none"> <li>• 22 Radiata Drive, which is the vacant access lot immediately to the east of the existing telecommunications facilities and unlikely to be developed for residential use.</li> <li>• 16 Radiata Drive, a vacant residential property located 45m south-east of the existing telecommunications facilities.</li> </ul> <p>Any overshadowing would be partial as for 18 and 20 Radiata Drive and is considered reasonable.</p>
	<i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i>	<p>The existing telecommunications facilities are not bulky, with equipment shelters at the base of the tower being only 4.1m high and setback 11.5m from the eastern side property boundary.</p>

		<p>The existing tower structure is a 17.7m monopole with the proposed Dipole Antenna having a very narrow profile and increasing the overall height of the tower to 22.8m, coming to 23m above natural ground level. The tower is setback 14m from the eastern side property boundary.</p> <p>It is considered that the proposal will have minimal visual impact to the existing development.</p>
(b)	<i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area."</i>	<p>The existing telecommunications facility is setback over 10m from the eastern boundary and the distance to dwelling to the east range from 25m to 42m.</p> <p>Surrounding dwelling separation to the east in the land zoned Low Density Residential ranges from 8m to 21m.</p> <p>Surrounding dwelling separation to the north-west and south-west on land in the Rural Living zone ranges from 22m to 86m.</p> <p>The setback is considered compatible with that prevailing in the surrounding area.</p>

**E19.0 Telecommunications Code**

- **Clause E19.7.2 Visual Amenity** – the proposal will result in the telecommunications tower having a height of 23m above natural ground level, which exceeds the Acceptable Solution A2 (d) specified height of 20m in the Low Density Residential zone.

The proposed variation must be considered pursuant to the Performance Criteria P2 of Clause E19.7.2 Visual Amenity as follows.

Clause	Performance Criteria	Assessment
E19.7.2 P2	<i>“Height above natural ground level not complying with A2 must satisfy all of the following:</i>	The proposal is considered to comply as:
	<i>(a) the predominant height of existing infrastructure or vegetation in the immediate vicinity is above the specified height limit;</i>	The height of the vegetation in the immediate vicinity is above the specified height limit of 20m.
	<i>(b) there is no adverse impact on heritage or ecological values, or visual amenity of the locality;</i>	<p>The proposal does not require any additional vegetation clearing around the existing telecommunications facility.</p> <p>The applicant advised that a desktop assessment against the Aboriginal Heritage Tasmania (AHT) Property Search website was undertaken to identify if there were any matters of Aboriginal cultural heritage on the site. The search did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.</p> <p>Visual impact has also been discussed in the assessment of <i>Clause 12.4.1 Non-Dwelling development</i> earlier in this report. The proposal is considered to comply with the Performance Criteria for this clause.</p>
	<i>(c) it is critical for the role of the facility within the telecommunications network.”</i>	<p>The proposal is part of a Tasmanian State Government project to upgrade 160 telecommunications towers in 29 local government areas.</p> <p>The applicant advised that the height of the antenna is a technical requirement for the operation of the emergency services network.</p>



## **5. REPRESENTATION ISSUES**

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

### **5.1. Setback**

Concern was raised by two representors that the close proximity of the telecommunications facility to their properties would adversely impact on their amenity as it will be in direct line of sight from their property and detract from the natural bush setting.

- **Comment**

The existing telecommunications facilities are located on land leased from council, within an area that is sited 10m from the eastern boundary. The actual buildings and tower structure are located approximately 12m and 14m from the eastern side boundary.

The Low Density Residential Zone *Clause 12.4.2 Setbacks and building envelope*, requires a minimum setback of 4.5m from the primary frontage, and 3m from a frontage that is not a primary frontage. The proposal setback of 12m is therefore considered to comply with the Acceptable Solution.

### **5.2. Visual Amenity**

Concern was raised by two representors with respect to the visual bulk and impact of the proposed development.

- **Comment**

This issue has been discussed in the assessment of Clause 12.4.1 Non-Dwelling development earlier in this report. While the proposed Dipole Array Omni Antenna to be mounted at the top of the existing tower will be visible from the side yard of 20 Radiata Drive, it should be assessed within the context of the existing visual presence of the current telecommunications tower infrastructure. There is existing mature native vegetation which screens the western boundaries of adjoining properties from view of the tower.

The proposal would not unreasonably impact upon amenity due to bulk, height or mass for the reasons given. The application is considered to comply with the Performance Criteria for this clause.

### **5.3. Reduction in Property Value**

Concern was raised by two representors regarding the adverse impact of the telecommunications tower to their property values as there is a lack of evidence that telecommunication towers are safe.

- **Comment**

There is no relevant Acceptable Solution or Performance Criteria for council to consider related to the loss of property value. This issue therefore has no determining weight.

### **5.4. Increased Bushfire Risk**

Concern was raised by two representors that the increase to the height of the existing telecommunications tower would increase the risk of lightning strike and therefore increase the bushfire risk at the subject site.

- **Comment**

The applicant provided further information: *“Whilst it is true that tall metal structures can attract lightning, Telstra’s facilities have a complete earthing system to avoid damage. Attracting lightning to the tower would not cause a bush fire.”*

The subject site is located within the Bushfire Prone Area overlay, but as the proposal is not for a vulnerable or hazardous use, or a subdivision an assessment against the code is not triggered. Hence, there is no relevant Acceptable Solution or Performance Criteria for council to consider related to the potential increase in bushfire risk. This issue therefore has no determining weight.

### **5.5. Adverse Health Impacts**

Concern was raised by two representors that there would be increased health risks from the proposal.

- **Comment**

This issue has been discussed in the assessment of *Clause 12.3.1 Non-Residential Use* earlier in this report. Council Environmental Health Officers have not raised any concerns.

The applicant provided further information:

*“Telstra disagrees with this assertion. Radio frequency has been operating in society for over 100 years. “Based on current research there are no established health effects from the low level exposure to the RF EME from mobile phone and base station antennas.”*

Source: <https://www.arpana.gov.au/understandingradiation/radiation-sources/mobile-phones-base-stations>

The application is considered to comply with the Performance Criteria for this clause.

## **5.6. Aboriginal Heritage**

Concern was raised by two representors that the Aboriginal Heritage desktop assessment undertaken by the applicant is inadequate and further work should be undertaken.

- **Comment**

This issue has been discussed in the assessment of *Clause E19.7.2 Visual Amenity* earlier in this report.

*The Aboriginal Heritage Act 1975* is the relevant legislation governing these activities and the applicant has advised that:

*“Telstra are aware that all Aboriginal heritage is protected under the Aboriginal Heritage Act 1975. Telstra’s constructors will be notified that if any Aboriginal heritage is found, works are to cease immediately and AHT be contacted for advice. The AHT Unanticipated Discovery Plan, will be provided to the constructors to have on hand during ground disturbing works, to aid in meeting the requirements under the Act.”*

Aboriginal Heritage Tasmania is not a mandatory referral agency. The application is considered to comply with the Performance Criteria for this clause.

**6. EXTERNAL REFERRALS**

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

**7. STATE POLICIES AND ACT OBJECTIVES**

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

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

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

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

**9. CONCLUSION**

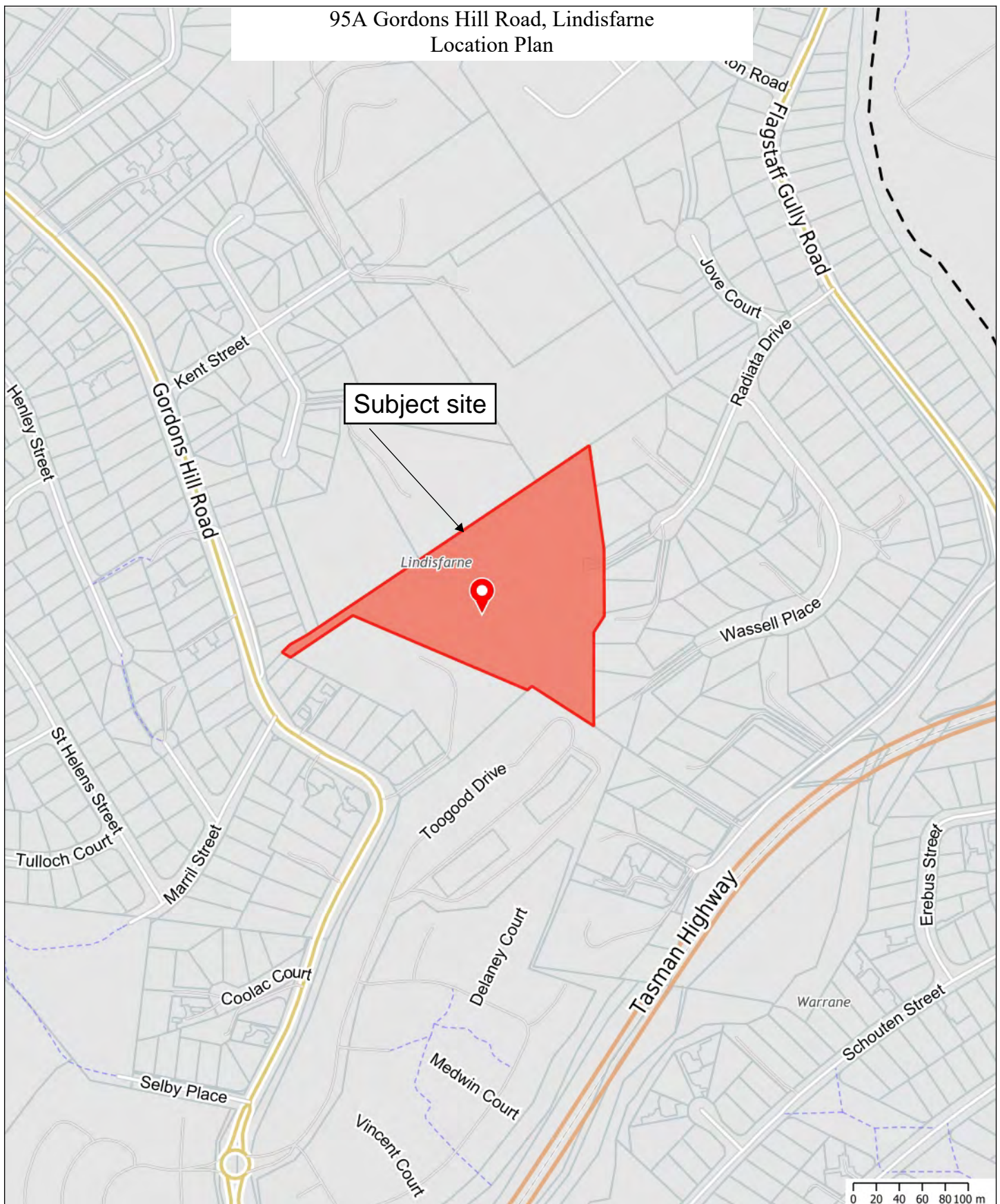
The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)  
2. Proposal Plan (4)  
3. Site Photo (1)

Ross Lovell  
**MANAGER CITY PLANNING**

# Attachment 1

## 95A Gordons Hill Road, Lindisfarne Location Plan



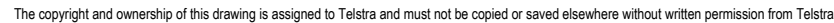
This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

7/1/2021

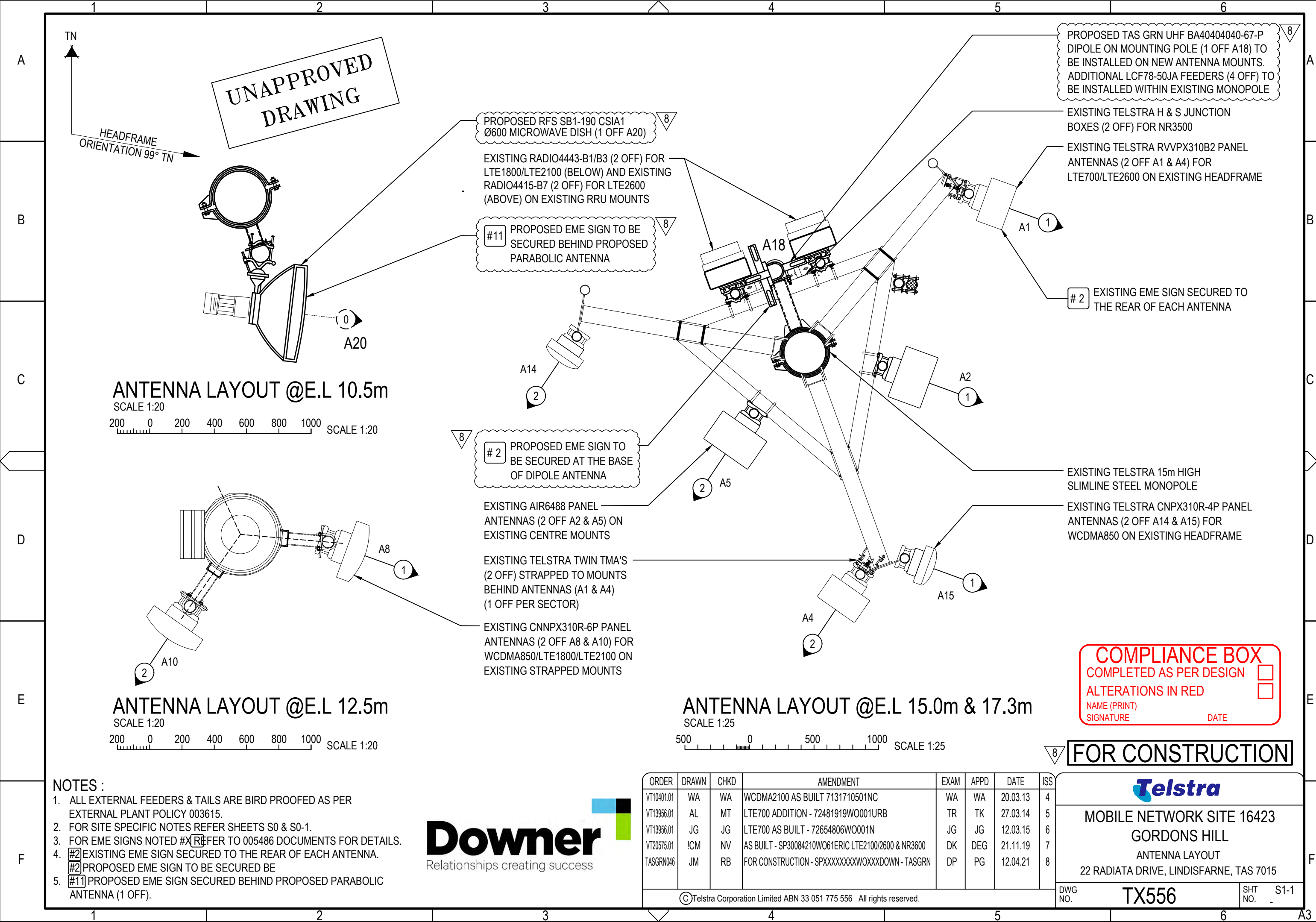
1:4514







Plot date: 12 April 2021 - 6:53 PM  
Telstra Networks Wireless program Delivery Template - 017866P02 Issue 11 02/12/2013



- NOTES :
1. ALL EXTERNAL FEEDERS & TAILS ARE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
  2. FOR SITE SPECIFIC NOTES REFER SHEETS S0 & S0-1.
  3. FOR EME SIGNS NOTED #X REFER TO 005486 DOCUMENTS FOR DETAILS.
  4. #2 EXISTING EME SIGN SECURED TO THE REAR OF EACH ANTENNA.
  5. #2 PROPOSED EME SIGN TO BE SECURED BE
  6. #11 PROPOSED EME SIGN SECURED BEHIND PROPOSED PARABOLIC ANTENNA (1 OFF).



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT10401.01	WA	WA	WCDMA2100 AS BUILT 7131710501NC	WA	WA	20.03.13	4
VT13956.01	AL	MT	LTE700 ADDITION - 72481919W0001URB	TR	TK	27.03.14	5
VT13956.01	JG	JG	LTE700 AS BUILT - 72654806W0001N	JG	JG	12.03.15	6
VT20575.01	ICM	NV	AS BUILT - SP30084210W061ERIC LTE2100/2600 & NR3600	DK	DEG	21.11.19	7
TASGRN046	JM	RB	FOR CONSTRUCTION - SPXXXXXXXW0XXXDOWN - TASGRN	DP	PG	12.04.21	8

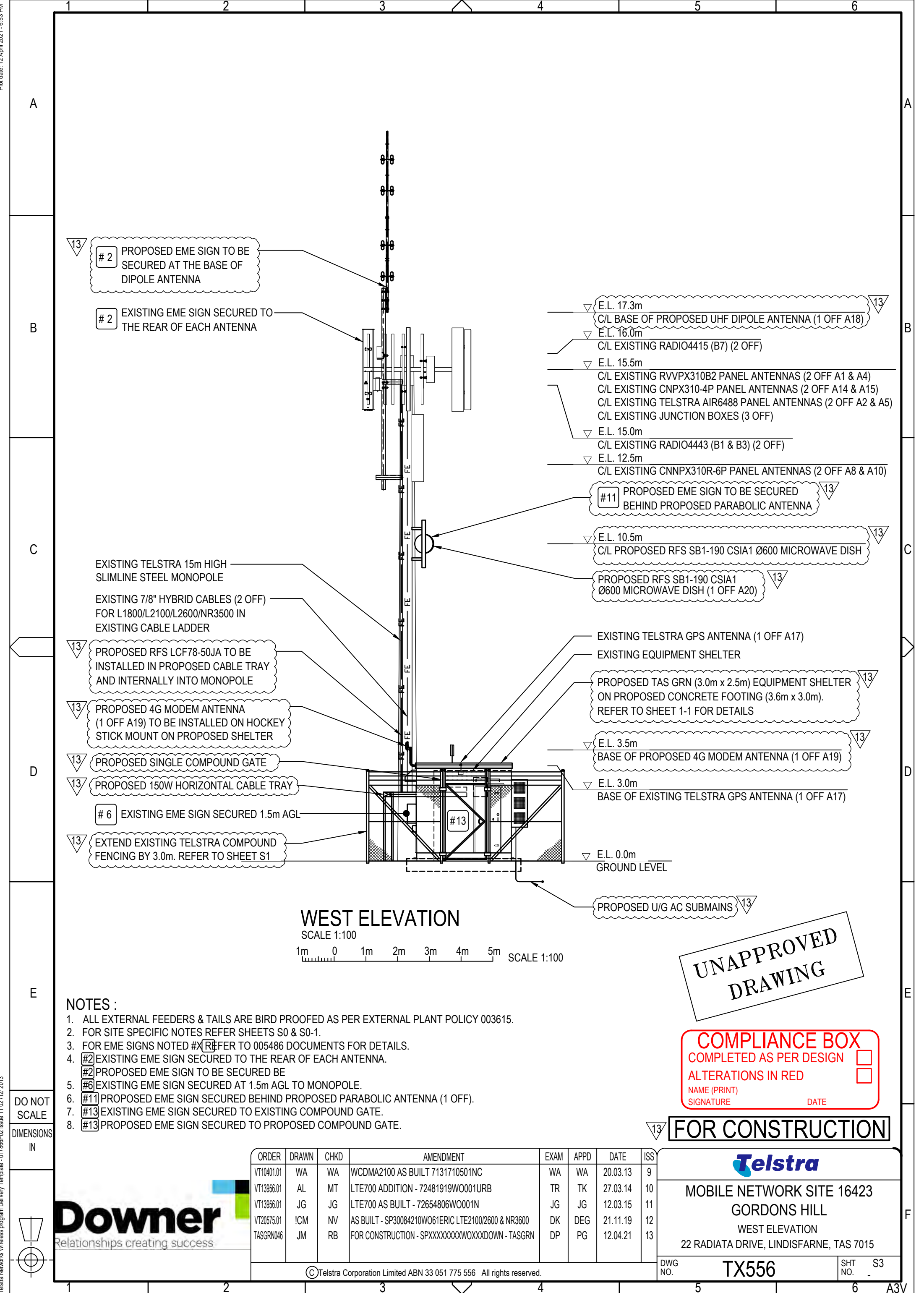
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MOBILE NETWORK SITE 16423  
GORDONS HILL  
ANTENNA LAYOUT  
22 RADIATA DRIVE, LINDISFARNE, TAS 7015

DWG NO. TX556

SHT NO. S1-1





Plot date: 12 April 2021 - 6:53 PM

Telstra Networks Wireless program Delivery Template - 017868P02 Issue 11 02/12/2013

- # 2 PROPOSED EME SIGN TO BE SECURED AT THE BASE OF DIPOLE ANTENNA
- # 2 EXISTING EME SIGN SECURED TO THE REAR OF EACH ANTENNA
- E.L. 17.3m  
C/L BASE OF PROPOSED UHF DIPOLE ANTENNA (1 OFF A18)
- E.L. 16.0m  
C/L EXISTING RADIO4415 (B7) (2 OFF)
- E.L. 15.5m  
C/L EXISTING RVVPX310B2 PANEL ANTENNAS (2 OFF A1 & A4)  
C/L EXISTING CNPX310-4P PANEL ANTENNAS (2 OFF A14 & A15)  
C/L EXISTING TELSTRA AIR6488 PANEL ANTENNAS (2 OFF A2 & A5)  
C/L EXISTING JUNCTION BOXES (3 OFF)
- E.L. 15.0m  
C/L EXISTING RADIO4443 (B1 & B3) (2 OFF)
- E.L. 12.5m  
C/L EXISTING CNNPX310R-6P PANEL ANTENNAS (2 OFF A8 & A10)
- # 11 PROPOSED EME SIGN TO BE SECURED BEHIND PROPOSED PARABOLIC ANTENNA
- E.L. 10.5m  
C/L PROPOSED RFS SB1-190 CSIA1 Ø600 MICROWAVE DISH
- PROPOSED RFS SB1-190 CSIA1 Ø600 MICROWAVE DISH (1 OFF A20)
- EXISTING TELSTRA 15m HIGH SLIMLINE STEEL MONOPOLE
- EXISTING 7/8" HYBRID CABLES (2 OFF) FOR L1800/L2100/L2600/NR3500 IN EXISTING CABLE LADDER
- PROPOSED RFS LCF78-50JA TO BE INSTALLED IN PROPOSED CABLE TRAY AND INTERNALLY INTO MONOPOLE
- PROPOSED 4G MODEM ANTENNA (1 OFF A19) TO BE INSTALLED ON HOCKEY STICK MOUNT ON PROPOSED SHELTER
- PROPOSED SINGLE COMPOUND GATE
- PROPOSED 150W HORIZONTAL CABLE TRAY
- # 6 EXISTING EME SIGN SECURED 1.5m AGL
- EXTEND EXISTING TELSTRA COMPOUND FENCING BY 3.0m. REFER TO SHEET S1
- EXISTING TELSTRA GPS ANTENNA (1 OFF A17)
- EXISTING EQUIPMENT SHELTER
- PROPOSED TAS GRN (3.0m x 2.5m) EQUIPMENT SHELTER ON PROPOSED CONCRETE FOOTING (3.6m x 3.0m). REFER TO SHEET 1-1 FOR DETAILS
- E.L. 3.5m  
BASE OF PROPOSED 4G MODEM ANTENNA (1 OFF A19)
- E.L. 3.0m  
BASE OF EXISTING TELSTRA GPS ANTENNA (1 OFF A17)
- E.L. 0.0m  
GROUND LEVEL
- PROPOSED U/G AC SUBMAINS

WEST ELEVATION  
SCALE 1:100  
1m 0 1m 2m 3m 4m 5m SCALE 1:100

- NOTES :
- 1. ALL EXTERNAL FEEDERS & TAILS ARE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
  - 2. FOR SITE SPECIFIC NOTES REFER SHEETS S0 & S0-1.
  - 3. FOR EME SIGNS NOTED #X REFER TO 005486 DOCUMENTS FOR DETAILS.
  - 4. #2 EXISTING EME SIGN SECURED TO THE REAR OF EACH ANTENNA.
  - 5. #2 PROPOSED EME SIGN TO BE SECURED BE
  - 6. #6 EXISTING EME SIGN SECURED AT 1.5m AGL TO MONOPOLE.
  - 7. #11 PROPOSED EME SIGN SECURED BEHIND PROPOSED PARABOLIC ANTENNA (1 OFF).
  - 8. #13 EXISTING EME SIGN SECURED TO EXISTING COMPOUND GATE.
  - 9. #13 PROPOSED EME SIGN SECURED TO PROPOSED COMPOUND GATE.

UNAPPROVED  
DRAWING

COMPLIANCE BOX

COMPLETED AS PER DESIGN

ALTERATIONS IN RED

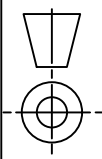
NAME (PRINT)

SIGNATURE

DATE

FOR CONSTRUCTION

DO NOT  
SCALE  
DIMENSIONS  
IN



Downer  
Relationships creating success

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT10401.01	WA	WA	WCDMA2100 AS BUILT 7131710501NC	WA	WA	20.03.13	9
VT13956.01	AL	MT	LTE700 ADDITION - 72481919WO001URB	TR	TK	27.03.14	10
VT13956.01	JG	JG	LTE700 AS BUILT - 72654806WO001N	JG	JG	12.03.15	11
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TASGRN046	JM	RB	FOR CONSTRUCTION - SPXXXXXXXWOXXXXDOWN - TASGRN	DP	PG	12.04.21	13

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MOBILE NETWORK SITE 16423

GORDONS HILL

WEST ELEVATION

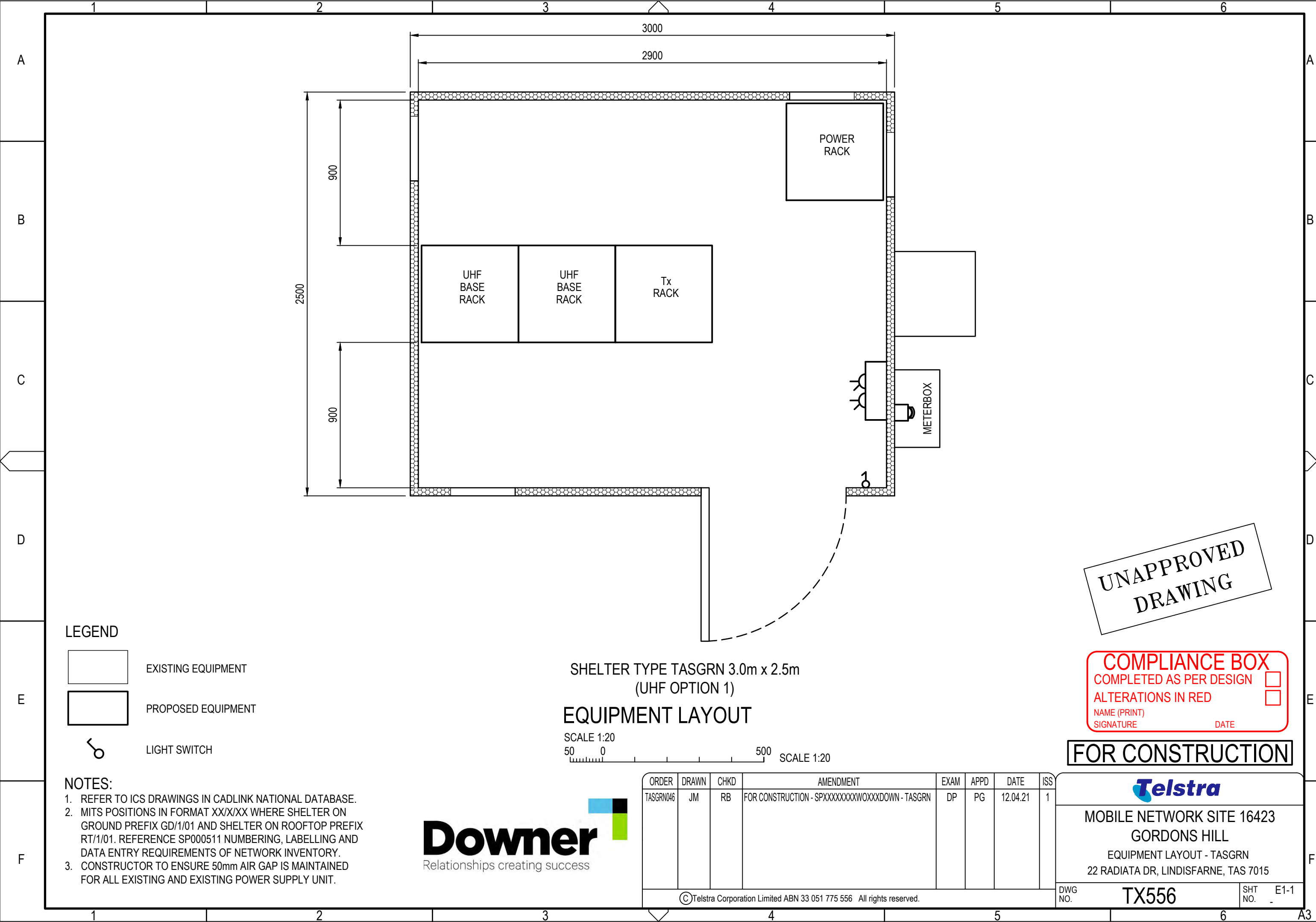
22 RADIATA DRIVE, LINDISFARNE, TAS 7015

DWG NO. TX556

SHT NO. S3



Plot date: 12 April 2021 - 6:53 PM  
Telstra Networks Wireless program Delivery Template - 017866P02 Issue 11 02/12/2013



Attachment 3

95A Gordons Hill Road, Lindisfarne  
Site Photo



View of existing facilities and tower at the subject site as viewed from 5m inside the eastern property boundary.

**11.3.3 DEVELOPMENT APPLICATION PDPLANPMTD-2021/016276 – 27 BRIDGE STREET, RICHMOND - FOOD VAN - CHANGE OF USE AND SIGNAGE (RETROSPECTIVE)****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Food Van - Change of Use and Signage (Retrospective) at 27 Bridge Street, Richmond.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Business and subject to the Historic Heritage Code and the non-spatial codes Parking and Access Code and the Signs Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

**LEGISLATIVE REQUIREMENTS**

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

Council is required to exercise a discretion within the statutory 42-day period which has been extended to 14 July 2021.

**CONSULTATION**

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

- impact on car parking;
- impact on heritage values; and
- inappropriate signage.

**RECOMMENDATION:**

A. That the Development Application for Food Van - Change of Use and Signage (Retrospective) at 27 Bridge Street, Richmond (C1 Ref PDPLANPMTD-2021/016276) be refused for following reasons.

1. The Food Van does not comply with Clause 21.4.3 P1 as the building design does not contribute positively to the streetscape and the amenity and safety of the public.
2. The Food Van does not comply with Clause E13.8.2 P1, P2, or P5 and therefore is not sympathetic to the character of the precinct and adversely impacts on the historic streetscape of Bridge Street.



3. The Food Van signage does not comply with Clause E17.7.2 P1 as the size, design and siting of signs does not complement the historic streetscape of Bridge Street and adversely impacts on the cultural heritage significance of places or precincts listed in the Historic Heritage Code.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

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## **ASSOCIATED REPORT**

### **1. BACKGROUND**

In 1991, a planning permit was granted by council for a change of use from “shop” to “the Richmond wine centre” under DA55/91 by council. This approval required additional car parking for the combined uses of the site (visitor accommodation and the wine centre) and that all car parking to be accessed off Percy Street.

In 2009, a planning permit was granted for a 1 lot subdivision resulting in the creation of 25A and 27 Bridge Street (Richmond Wine Centre building, now Wattlebanks) under SD-2009/61.

In 2011, a boundary adjustment was granted to formalise the parking arrangements between 25A and 27 Bridge Street under SD-2011/11. As a result of this application, the total on-site car parking spaces between the two sites was 22, with 27 Bridge Street having 16 car parking spaces. All 22 car parking spaces across both sites have been accounted for under the current uses, with a total of four cash-in-lieu payments having been made for parking shortfalls for the doctor’s surgery and the shop under planning applications D-2018/359 and D-2019/002208 respectively.

On 4 September 2020, council was notified of a food van operating from the front lawn at 27 Bridge Street. The necessary approvals had not been obtained for this additional use on the property, therefore council wrote to Wattlebanks Catering advising them that planning approval is required to operate the food van from the site. Subsequently a retrospective planning application was lodged on 11 February 2021 for council’s consideration. Since the date of lodgement, this application has been placed on hold while waiting for further information from the applicant.

However, while the application was on hold the owner has continued to operate the unapproved food van from the property.

Clause 4.1.3 of the Scheme defines the terms “development”, “building” and “works” as per the Land Use Planning and Approvals Act 1993 (‘Act’). Section 3(1) of the Act has definitions for “building” which includes “...*a structure and part of a building or structure...*” and “development” which includes “...*the placing or relocation of a building or works on land...*”. The term “structure” is not defined in the Act or the Scheme and thus should be given its ordinary meaning. Council has sought legal advice regarding the application of the scheme to a food van. The Oxford dictionary definition is: “*a building or other object constructed from several parts*”. Therefore, the food van is a “structure” based on the above definitions and is therefore a “building” for the purpose of the Act and the Scheme, notwithstanding that it is not fixed to the land.

## **2. STATUTORY IMPLICATIONS**

**2.1.** The land is zoned General Business under the Scheme.

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

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

- Section 8.10 – Determining Applications;
- Section 21 – General Business Zone;
- Section E6.0 – Parking and Access Code;
- Section E13.0 – Historic Heritage Code; and
- Section E17.0 – Signs Code.

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

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

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

The subject property is a strata-title lot located in the centre of the historic township of Richmond, with a frontage to both Bridge Street and Percy Street. The site is a large 2174m<sup>2</sup> lot that comprises an existing café, function space and carpark that is accessible via Percy Street.

The existing café is setback approximately 14m from the frontage to Bridge Street, creating a large lawn area for patrons to dine outside at the table and chairs provided.

The property is centrally located along Bridge Street and surrounded by a mix of commercial businesses, housed in a mix of Georgian, Victorian and modern buildings. There are several heritage listed buildings within close proximity, including the Richmond Arms Hotel, the IGA building and the two small cottages across the road.

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

Application is made for retrospective approval for a food van that is located on the front lawn at 27 Bridge Street in front of the existing café known as Wattlebanks. This food van is to serve as an extension to the cafe business that operates seven days a week between 10am and 4pm.

The food van is 2.42m by 4m with a floor space of 9.8m<sup>2</sup> and is setback 2.2m from the front boundary along Bridge Street. The van is coloured blue with white writing that acts as signage along all four walls of the van.

It is proposed to place potted Olive trees that are approximately 1.5 - 2m in height in front of the food van to soften the look of the van when viewed directly from Bridge Street, however the van will still be very visible. The van will be primarily kept on-site unless required for the occasional function/event.

The food van operates from 4.30pm to 7.30pm on Fridays which is outside the café's operating hours and operates on Saturday and Sundays from 11.30am - 3.30pm when the café is also open.

#### **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 Business Zone, Parking and Access Code, Historic Heritage Code and the Signs Code with the exception of the following.

###### **General Business Zone**

- **Clause 21.4.3 A1 (Design)** – the design elements do not comply with the acceptable solution; therefore, the variation must be considered pursuant to the Performance Criteria (P1) of Clause 21.4.3 as follows.

Clause	Performance Criteria	Assessment
21.4.3 P1	<i>“Building design must enhance the streetscape by satisfying all of the following:</i>	As discussed below.
	<i>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</i>	The access to the structure does not address the streetscape. Council’s Heritage Advisor considers that the proposal would significantly impact upon views to the adjoining heritage property and immediate streetscape.
	<i>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</i>	No windows or glazed doors have been provided in the front façade. As mentioned above, Council’s Heritage Advisor considers that the proposal would significantly impact adjoining heritage property and the immediate streetscape.  Therefore, the application would not satisfy the requirements of (b), as there is no provision of passive surveillance for the façade of the food van, and the design does not address the streetscape.
	<i>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</i>	There are no large expanses of blank wall.
	<i>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</i>	The proposal does not include mechanical plant that would be visible from the street.
	<i>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</i>	There would be no rooftop infrastructure.



	<i>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</i>	No awnings are proposed.
	<i>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</i>	No shutters are proposed.
	<i>(h) be consistent with any Desired Future Character Statements provided for the area.”</i>	There are no Desired Future Character Statements for this area within the zone.

### **General Business Zone**

- **Clause 21.4.5 A1 (Landscaping)** – the application did not demonstrate landscaping along the length of the frontage; therefore, the variation must be considered pursuant to the Performance Criteria (P1) of Clause 21.4.5 as follows.

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
21.4.5 P1	<i>“Landscaping must be provided to satisfy all of the following:</i>	As follows:
	<i>(a) enhance the appearance of the development;</i>	The application proposed two half wine barrels with olive trees as the landscaping for the development. A landscaping plan, and detail of species, habit and form were not provided. Two pot plants are not considered adequate landscaping for the site given the length of the frontage and the size and appearance of the proposed development.
	<i>(b) provide a range of plant height and forms to create diversity, interest and amenity;</i>	The proposal of two individual olive trees does not provide a range of plant heights, a range of plant forms, or create diversity or interest. The proposed plantings would not provide a meaningful contribution to the amenity of the site or streetscape.

		Compliance with this requirement was not satisfactorily provided.
	<i>(c) not create concealed entrapment spaces;</i>	The wine barrels with plants in them would not create entrapment spaces.
	<i>(d) be consistent with any Desired Future Character Statements provided for the area.”</i>	There are no Desired Future Character Statements for this area within the zone.

### **Parking and Access Code**

- **Clause E.6.1.1 A1 (On-site Car Parking Requirements)** - the food van use generates a requirement for one on-site car parking space. Current on-site car parking spaces have already been allocated to the current uses within the strata-title lot, therefore the change of use generates a shortfall of one parking space.

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

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
E6.6.1 P1	<i>“The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</i>	See below assessment.
	<i>(a) car parking demand;</i>	It is considered that the change of use will generate additional car parking demand. The requirement under the Scheme is 15 car parking spaces for each 100m <sup>2</sup> of floor area (one space per 6.6m <sup>2</sup> ) or under the 2007 scheme the parking requirement is one car parking space per 15m <sup>2</sup> .  Therefore, the change of use generates a requirement of one additional on-site car parking space, which cannot be provided on-site.

	<i>(b) the availability of on-street and public car parking in the locality;</i>	It is noted that there is reasonable on-street parking located within the vicinity of the site, with good pedestrian access to the site. Furthermore, the site is located within 200m of the Franklin Street public carpark.
	<i>(c) the availability and frequency of public transport within a 400m walking distance of the site;</i>	There is access to public transport to Richmond. The site is nearby to the Bridge Street/ Henry Street and Richmond Bus Station in Franklin Street carpark. Metro bus route number 725 runs seven times a day on weekdays and three times a day on weekends and public holidays.
	<i>(d) the availability and likely use of other modes of transport;</i>	Given Richmond forms a country town on a tourist route, it is likely that most visitation will be by either private vehicle or a tour bus.
	<i>(e) the availability and suitability of alternative arrangements for car parking provision;</i>	No alternative car parking arrangements are proposed in this case.
	<i>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</i>	As per above.
	<i>(g) any car parking deficiency or surplus associated with the existing use of the land;</i>	There is no available surplus of car parking for the additional use that can be provided on-site.
	<i>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</i>	Not applicable.

	<p>(i) <i>the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i></p>	<p>Table E6.3 requires the contribution of a cash-in-lieu amount of \$5,500.00 per deficient parking space, meaning that a total of \$5,500.00 in-lieu of the shortfall of one parking space.</p> <p>The requirement of a cash-in-lieu payment is in keeping with other recent approvals along Bridge Street that have had a shortfall in on-site car parking spaces. These applications have included the medical centre at 48 Bridge Street, the doctor's surgery and shop at 1/25a and 3/25a Bridge Street respectively, and for multiple dwellings, food service and general retail and hire at 37a Bridge Street.</p> <p>Should this application be approved, a cash-in-lieu payment should be a permit condition.</p>
	<p>(j) <i>any verified prior payment of a financial contribution in lieu of parking for the land;</i></p>	<p>Not applicable.</p>
	<p>(k) <i>any relevant parking plan for the area adopted by Council;</i></p>	<p>The Council's Interim Car Parking Plan applies to the site which specifies "the maximum number of car spaces required shall be no more than would have been required for that use under the Clarence Planning Scheme 2007." Under the Clarence Interim Planning Scheme 2015, 15 car parking spaces are required per 100m<sup>2</sup> of floor area, whereas the 2007 Scheme requires one car parking space per 15m<sup>2</sup>.</p> <p>The food van has a floor area of 9.8m<sup>2</sup> therefore requiring a total of one car parking space based on the 2007 Scheme.</p>

	<i>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code.”</i>	The parking shortfall would not have a detrimental impact upon the heritage significance of the area.
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### **Parking and Access Code**

- **Clause E.6.1 A2 (On-site Car Parking Requirements)** – there is no acceptable solution, therefore the variation must be considered pursuant to the Performance Criteria (P2) of Clause E6.6.1 as follows.

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
E6.6.1 P2	<i>“Use and Development on land within the Activity Centres specified in Table E6.3 must make a cash in lieu payment for any deficient spaces at the rate specified in Table E6.3. Alternative arrangements may be made in accordance with any parking plan adopted by Council.”</i>	As discussed above, Table E6.3 requires the contribution of a cash-in-lieu amount of \$5,500.00 per deficient parking space, meaning that a total of \$5,500.00 in-lieu of the shortfall of one parking space.  Should this application be approved, a cash-in-lieu payment should be a permit condition.

### **Historic Heritage Code**

- **Clause E13.8.2 A1 (Buildings and Works other than Demolition)** – there is no acceptable solution, therefore the variation must be considered pursuant to the Performance Criteria (P1) of Clause E13.8.2 as follows.

Clause	Performance Criteria	Assessment
E13.8.2 P1	<i>“Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.”</i>	<p>The Design Criteria for Richmond Village as listed in Table E13.2 is:</p> <ul style="list-style-type: none"> <li>(a) <i>To enhance the historic integrity of groups of buildings and the streetscapes;</i></li> <li>(b) <i>To retain the distinctive character of Richmond which is derived from its buildings, open spaces, undulating topography, market garden and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials;</i></li> <li>(c) <i>To retain important views to town landmarks and the surrounding rural countryside.</i></li> </ul> <p>Council’s Heritage Advisor is of the view that this proposal does not satisfy this standard. The food van is located in close proximity to the street frontage and significantly impacts upon views to the adjoining heritage property and the immediate streetscape. Particularly the architectural details of the stone wall of the adjoining heritage listed building (IGA Supermarket) is substantially obscured by the proposal. The food van also obscures and diminishes the building on 27 Bridge Street.</p>

		This proposal would be inconsistent with (a) of the above as it would detract from the streetscape; and (b) as it would impact the character of the immediate area obscuring and detracting from the adjacent and adjoining heritage fabric of the township.
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### Historic Heritage Code

- **Clause E13.8.2 A2 (Buildings and Works other than Demolition)** – there is no acceptable solution, therefore the variation must be considered pursuant to the Performance Criteria (P2) of Clause E13.8.2 as follows:

Clause	Performance Criteria	Assessment
E13.8.2 P2	<i>“Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.”</i>	<p>As mentioned above, Council’s Heritage Advisor considers that the food van in its location, visual presentation, and associated signage would not be consistent with the relevant Design Criteria for Richmond.</p> <p>The food van significantly impacts the visual amenity of the immediate area and is visually imposing upon the streetscape. The location, bulk, form, and colour of the food van all detract from the heritage values, which have thus far been protected within the Georgian streetscape. The food van is visually dominant on the site and has not been located in a manner that respects the character of the area or the surrounding buildings.</p> <p>The food van could be located in an alternative location, towards the rear of the property to reduce the impact upon the historic value of the immediate area.</p>

**Historic Heritage Code**

- **Clause E13.8.2 A5 (Buildings and Works other than Demolition)** – there is no acceptable solution, therefore the variation must be considered pursuant to the Performance Criteria (P5) of Clause E13.8.2 as follows.

Clause	Performance Criteria	Assessment
E13.8.2 P5	<i>“The design of new development must be sympathetic to the heritage locality in terms of bulk, setbacks, materials, colour scheme, form, and character of the place, streetscape and surrounding area. It therefore must:</i>	Assessed as follows:
	<i>(a) not be confused with the original historic fabric associated with nearby historic places in the locality;</i>	The food van would not be confused with original historic fabric in the township.
	<i>(b) be compatible with the architectural design, colour and aesthetic characteristics of the historic places in the area;</i>	<p>Council’s Heritage Advisor is of the view that the large proportions of the food van, abrupt design and the significant signage thereon appears to dominate the streetscape within proximity to the subject site and therefore diminishes the significance of the precinct.</p> <p>Council’s Heritage Advisor considers that the form, colour and location of the food van is not compatible with the architectural design, colour and aesthetic characteristics of the historic places in the area, or the broader heritage township.</p>
	<i>(c) not visually dominate an existing heritage place or street in terms of size, height and bulk when viewed from the street frontage or frontages;</i>	Council’s Heritage Advisor is of the view that the large proportions of the food van and the significant signage thereon appears to dominate the streetscape within proximity to the subject site and therefore diminishes the significance of the precinct.



	<p><i>(d) adopt a contemporary architectural character of an understated appearance to minimise the visual dominance over adjacent contributory buildings, the heritage place or historic places in the locality, in terms of size, height or bulk;</i></p>	<p>The food van does have a contemporary appearance, however the form, colour and location on the site do not result in an understated appearance to complement the area.</p> <p>As discussed above, the food van must be considered as a building. It is appropriate that its visual impact be considered as any other proposed building under the code.</p> <p>The food van is inconsistent with the simplistic Georgian architecture of the area, which typically employs hip and gable roof forms, muted tones, and symmetrical fenestration and design elements. The food van does not achieve an understated presence, visually dominating the immediate surrounds in bulk, form, colour and location.</p>
	<p><i>(e) repeats the particular rhythm, spatial characteristics and character of historic places and other contributory buildings in the area;</i></p>	<p>Should this rhythm in the street be disrupted by the approval of this one food van, it would pave the way for future applications that are unsympathetic to the heritage values of Bridge Street, which over time would dramatically change the streetscape and have a significant impact on the cultural heritage significance.</p>
	<p><i>(f) relates to and uses as reference points the materials, front and side setbacks, roof form, colours and details of adjacent buildings and the surrounding precinct;</i></p>	<p>The food van does not reference or have a sympathetic design with respect to the materials, roof form, colours or details of adjacent buildings nor the surrounding precinct. Instead, it represents a stark contrast to the adjacent buildings, diminishing their visual significance within Bridge Street.</p>

	<i>(g) avoid blank walls at ground and upper floor levels when viewed from surrounding streets;</i>	The food van does not have blank walls at ground level.
	<i>(h) utilise landscaping, fencing or other techniques to enhance the property and to reduce conflict with historic streetscapes.”</i>	No new fencing is proposed.  The landscaping that was proposed as part of this application, being two wine barrels with olive trees, would not offer much visual softening or screening of the food van. It would not be adequate to reduce the conflict caused with the historic streetscape.

### Signs Code

- **Clause E17.7.2 A1 (Signs within a Heritage Precinct)** – the four sides of the food van contain signage that includes the business logo, contact information, and various other business-related messages. A portable sign is also used to advertise the food van business; however, the portable sign is exempt from requiring a permit.

Clause	Performance Criteria	Assessment
E17.7.2 P1	<i>“A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:</i>	See below assessment.
	<i>(a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;</i>	Council’s Heritage Advisor is of the view that this proposal does not appear to satisfy this criteria insofar as the food van visually presents as a “billboard” style of sign and is located in close proximity to the street frontage which significantly impacts upon views to the adjoining heritage property and immediate streetscape.

		<p>Council officers developed Heritage Signage Guidelines (Attachment 3) to assist owners/tenants to create suitable signage for heritage places and precincts. Within these guidelines it is recommended that the number of signs should be kept to a minimum and not repeat the same message, signs should be placed on a property so as not to detract from the streetscape of Richmond when viewed from the frontage and the design of signs should respect and reinforce the character of the area and its buildings.</p> <p>When viewing the subject signage from Bridge Street, it is evident that the advertising messages are repetitive and not kept to a minimum, the signage is dominant on the site and has not been placed in a manner that respects the character of the area or the surrounding buildings. Furthermore, the signage detracts from the streetscape, and the signage visually dominates the historic heritage streetscape of Bridge Street, by both size and the use of bold graphics.</p> <p>The above-mentioned issues could be easily resolved by locating the food van within a less prominent position within the subject property.</p>
	<p><i>(b) be placed so as to allow the architectural details of the building to remain prominent;</i></p>	<p>The architectural details, for example the stone wall of adjoining heritage listed building (IGA Supermarket) is substantially obscured by the proposal, as can be seen in Attachment 2.</p>

	<p>(c) <i>be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;</i></p>	<p>Council's Heritage Advisor is of the view that the large proportions of the food van and the significant signage thereon appears to dominate the streetscape within proximity to the subject site and therefore diminishes the significance of the precinct.</p> <p>Should this rhythm in the street be disrupted by the approval of this one food van, it would pave the way for future applications that are unsympathetic to the heritage values of Bridge Street, which over time would dramatically change the streetscape and have a significant impact on the cultural heritage significance.</p>
	<p>(d) <i>be placed in a location on the building that would traditionally have been used as an advertising area if possible;</i></p>	<p>Although not representative of traditional signage, the food van could be located in an alternative location towards the rear of the property to reduce the impact upon the historic streetscape.</p>
	<p>(e) <i>not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;</i></p>	<p>The signage on the food van does not appear to obscure any historic signage but does obscure the adjoining building's heritage detail.</p>
	<p>(f) <i>have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;</i></p>	<p>Not applicable.</p>
	<p>(g) <i>not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;</i></p>	<p>Not applicable.</p>
	<p>(h) <i>be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;</i></p>	<p>Council's Heritage Advisor raised concern that the busy nature/characteristics of the signage appear to be magnified by the size of the food van itself.</p>

		This could be resolved by positioning the food van away from the Bridge Street frontage which would reduce the adverse impact upon the heritage precinct.
	(i) <i>not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.</i>	The property is not heritage listed.

## **5. REPRESENTATION ISSUES**

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

### **5.1. Car Parking**

Concern was raised that inadequate on-site parking is provided to satisfy the demand created by the proposed change of use.

- **Comment**

The shortfall of one on-site car parking space has been discussed above in the assessment section, and this shortfall is considered reasonable due to the amount of on-street parking located within the vicinity of the site, and there being good pedestrian access to the site.

### **5.2. Heritage**

The representor has raised concern that the food van involves works which result in a significant alteration to the heritage streetscape through the provision of creating a parking spot for the food van on the grass lawn which has a detrimental impact on the historic cultural heritage significance of the precinct contrary to Clause E13.8.2.

- **Comment**

This application has been assessed against Clause E13.8.2 of the Historic Heritage Code. The proposal is not considered to have demonstrated compliance with the standards of the code related to heritage as detailed above.

### **5.3. Signage**

The representor has raised concern regarding the scale and repetition of the advertising messages, and that the signage is inconsistent with the Standards for signs within a heritage precinct E17.7.2, due to being placed in a prominent location where it will dominate the streetscape and impact upon the heritage significance of the precinct.

- **Comment**

The visual impacts of the signage have been discussed in the assessment section above, and this assessment supports the representor's concerns that the visual impacts would be unreasonable and would have a negative impact on the heritage significance of the precinct.

## **6. EXTERNAL REFERRALS**

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

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

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

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

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

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

**9. CONCLUSION**

The retrospective approval for a Food Van – Change of Use and Signage at 27 Bridge Street, Richmond is not considered to meet the signage requirements of the Scheme and would have a detrimental impact on the heritage significance of Bridge Street and therefore is recommended for refusal.

Attachments: 1. Location Plan (1)  
2. Advertised Plans (5)  
3. Heritage Signage Guidelines (5)  
4. Site Photo (1)

Ross Lovell  
**MANAGER CITY PLANNING**

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

# LOCATION PLAN - 27 BRIDGE STREET



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

6/30/2021

1:2257





## Attachment 2

**From:** "Katrina Williams" <katrina@wattlebankscatering.com.au>  
**Sent:** Mon, 31 May 2021 13:25:59 +1000  
**To:** "City Planning" <cityplanning@ccc.tas.gov.au>  
**Subject:** [Warning: Suspect URL Email] RE: Request for Further Information - PDPLANPMTD-2021-016276 - 27 Bridge Street Richmond  
**Attachments:** Strata Plan - 27 Bridge Street - Wattlebanks Food Van.pdf

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Natalie  
I hope you are well.

I sincerely apologise for the delay in getting back to you.

I have attached an updated strata plan with drawings and dimensions. Here are the details also listed below as shown on the plan:

- Food Van is 2.42m wide x 4.07m long with floor space of 9.84sqm
- 2 x wine barrel planter boxes are 76.5cm x 76.5cm x 52.5cm high
- The potted plants we intend to purchase are Olive Trees with a height of approximately 1.5m – 2m
- The distance between the existing picket fence on our property boundary that lines the footpath and our Food Van is 2.20m with the planter boxes to go on either side of the van door way.
- The distance between the café and the Food Van is 7.09m

With regards to the fee payable in lieu of an additional car parking space, Rod and I would like to engage in further conversations with yourself and council about this please at a time that is convenient for you. Whilst I understand the floor space calculations trigger, the Food Van provides take away meal service. Our local clientele frequently walk to the van or all and pre-order and stop on Bridge Street for 2 – 5 minutes and grab a meal from us as well as a few things from the IGA next door. Our busiest trade in the Food Van is on a Friday night and through winter the café is not open. On the weekends the Food Van trade is visitors to the town predominantly on foot walking past and seeing the take away option.








I look forward to hearing from you again and discussing our application further.

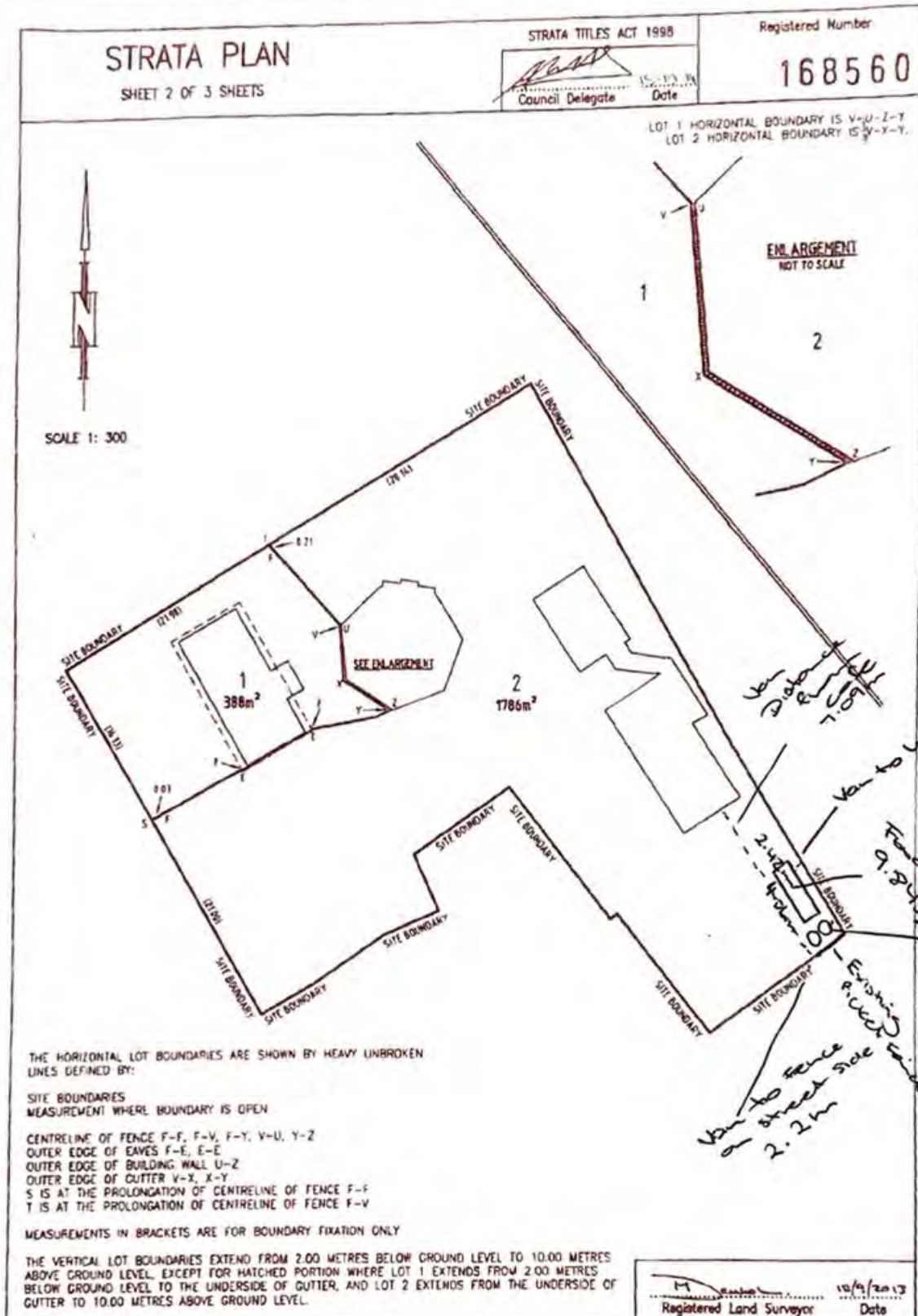
Kind regards,

**Katrina Williams**

Business Owner &  
Wedding and Functions Coordinator

**Wattlebanks Catering**

 27 Bridge Street RICHMOND TAS 7025 &  
1 Charles Street ORFORD TAS 7190  
   
   
 



**From:** [REDACTED]  
**Sent:** Mon, 19 Apr 2021 16:00:07 +1000  
**To:** "City Planning" <cityplanning@ccc.tas.gov.au>  
**Subject:** [Warning: Suspect URL Email] FW: Request for Further Information - PDPLANPMTD-2021-016276 - 27 Bridge Street Richmond (2)  
**Attachments:** Request for Further Information - PDPLANPMTD-2021-016276 - 27 Bridge Street Richmond (2).pdf

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Natalie

Thank you for your letter and phone call regarding the request for further information on the planning application for 27 Bridge Street Richmond.

The floor area of the food van is 9.84sqm.

Regarding the signage on the van and how we can look to meet the criteria of the signs code we have two suggestions.

- The first being that we place two half wine barrel planters with tall plants next to the van on the street facing side to create a "green screen" to soften the van
- Secondly move the van closer to the café and place a wine barrel table and chairs next to the van on the street facing side. Then the seating and customers are seen first from the street.

Please do not hesitate to contact me if you require any additional information.

Kind regards,

**Katrina Williams**

Business Owner &  
Wedding and Functions Coordinator

**Wattlebanks Catering**



27 Bridge Street RICHMOND TAS 7025



[REDACTED]



[REDACTED]



[REDACTED]



[REDACTED]









Clarence... a brighter place

# Heritage Signage Guidelines



These guidelines have been prepared to assist applicants, particularly within Richmond, when preparing a planning application for signage approval. These guidelines seek to support and enhance the heritage values of the commercial precinct of Richmond within the context of the current planning scheme.

Any proposed signage should consider the architecture and historic characteristics of the building and surroundings. The local historic heritage should not be compromised by inappropriate design, size, location and/or colour scheme of any new signage.

It is important to note that some signage approved under previous planning schemes would be regarded as inconsistent with the current planning scheme. Those signs are able to remain, given their previous approval.

## 1. NUMBER OF SIGNS

### Recommended

The number of signs should be minimal, preferably no more than two signs per business.



Business displaying one sign

### Not suitable

- Creating visual confusion or clutter from the use of too many signs.
- The use of more than one sign to display the same message.



Too many signs displaying the same message

## 2. SIGN LOCATION

### Recommended

- Signs should be placed in a manner to allow the architectural details of the building to remain prominent.
- Consideration should be given to the placement of a sign on the property so as not to detract from the streetscape of Richmond when viewed from the frontage.
- Where possible, signs should be placed on the building that would traditionally have been

### Not suitable

- A sign should not conceal the heritage character or detail of the building.
- Signs placed above a historic parapet or roof line.
- Signs should not obscure more than a quarter of the window space.
- A sign should not dominate or obscure any historic signs forming an integral part of a building's cultural heritage values.

## Recommended

used as an advertising area, for examples please see the diagrams on page 5.

- All signs should be kept within the property's boundaries.
- The size of window signs should be kept to a minimum.
- The sign should only be for displaying the name of the business and/or proprietor, the name of the building and the name of the service or products retailed.



The buildings remain the dominant feature of the street.



Small window sign and display.

## Not suitable

- Painting a new sign on an unpainted masonry wall on a heritage building.



Signage dominates the streetscape & view of this neighbouring building.



Signs outside the property's boundary and on the footpath.

## 3. DESIGN

### Recommended

- Design signs to respect and reinforce the character of the area and its buildings.
- It is not necessary to recreate an historic sign, however modern trademark or proprietary logos may not always be appropriate. Some modification to the size, colour, materials and illumination may be necessary to be sympathetic to the heritage character.
- Contemporary signage may be used where the design compliments the surrounding historic characteristics.
- The size of the sign should be appropriate to the size of the property in which it relates and to the streetscape.
- The scale of lettering should complement the size of the sign and the property it relates.
- Fonts for signs should either reflect original

### Not suitable

- A new sign should never dominate the heritage values of a place.
- Large fonts that dominate the sign and diminish the heritage values of the place or precinct.
- Large signs that dominate the building and/or streetscape.



Modern trademark signs that are inappropriate due to design, colour and size.



## Recommended



- lettering type or be complimentary to the heritage values of the place.
- Signs that are discreet, small in size and of low visual impact are preferred.

Modern signs that complement the surrounding character.

## 4. COLOUR

### Recommended

The number of colours used should be restricted and be of a colour that relates and/or is subservient to the building colour.



Signs are in keeping with the building.

### Not suitable

Excessively bright colours or materials.



Blue does not relate to the building or to the surrounds.

## 5. ILLUMINATION

### Recommended

- External signs should be illuminated by external lighting shining upon the sign and not the sign itself being internally illuminated.
- Should a sign be illuminated, soft, subtle lighting should be used that does not detract from the character and cultural heritage values of the property and streetscape.

### Not suitable

Where possible, signs should not be luminous or fluorescent as this detracts from the significance of the area.

## 6. REDUNDANT SIGNS AND STRUCTURES

### Recommended

Signs and fittings that are no longer relevant or in use on the property should be removed.

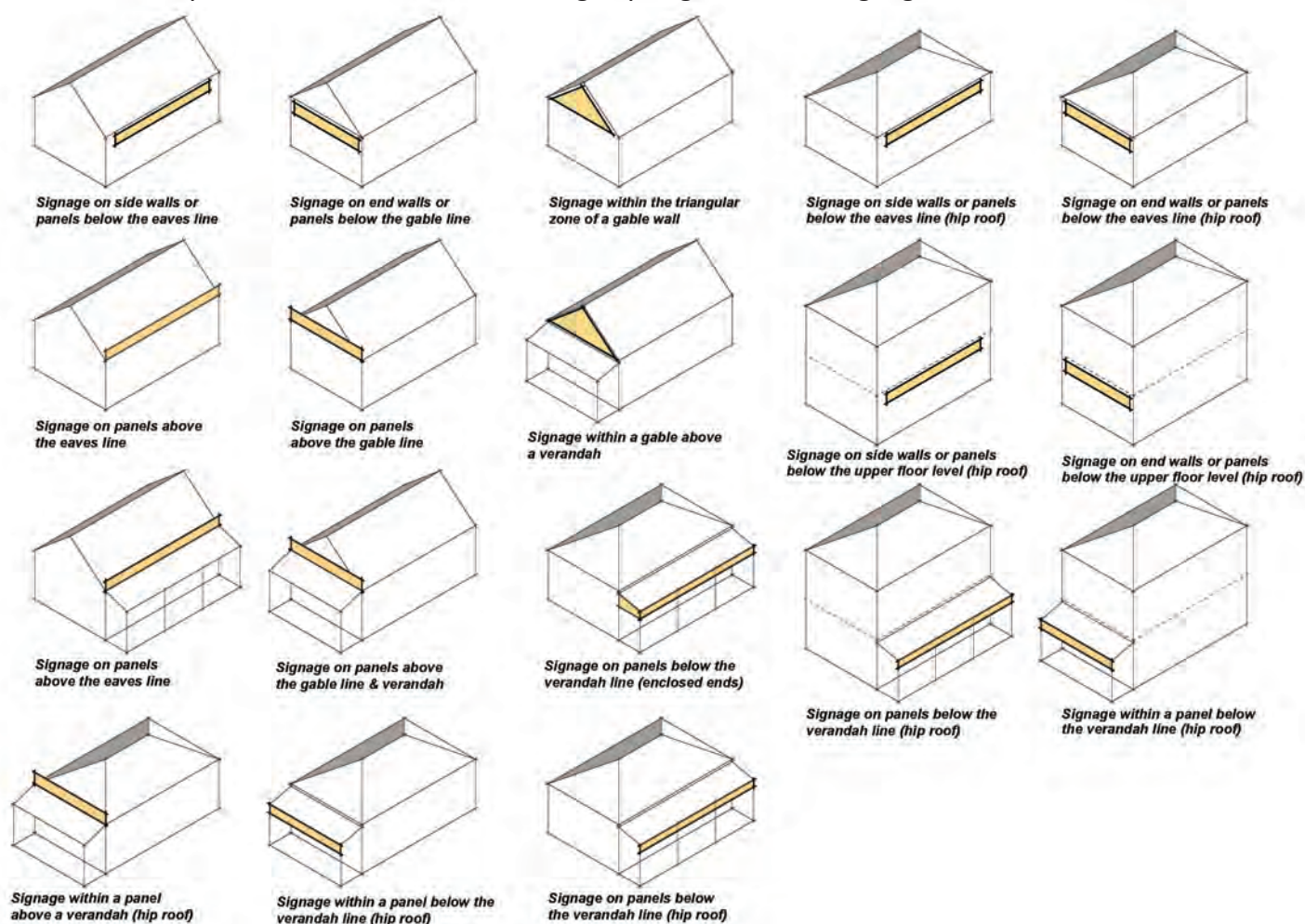
## 7. EXISTING ORIGINAL SIGNAGE

### Recommended

- Any surviving original signage should be retained.
- Repainting or replacing of historic signs should only be undertaken if the significance of the sign will not be affected by the proposed works. Council should be contacted before any works are undertaken.

## 8. TRADITIONAL LOCATIONS FOR SIGNAGE ON BUILDINGS

The following diagrams provide examples of traditional locations for signage on buildings. It is recommended any proposed signage should be located in any of the following locations, however, should the signage be located on a non-traditional part of the building, then it should not obscure or detract from any architectural features, including any original historic signage.



## 9. RECOMMENDED FURTHER READINGS

- Clarence City Council Infosheet – Heritage Advisory Service.
- Richmond Cultural Resource Management Plan: a plan for managing the cultural resources of the township of Richmond, Tasmania 2000, (Michael Shield & Associates in association with Don Goldworthy & Associates).
- Richmond Townscape Study, Clarence City Council 2014.
- Clarence Interim Planning Scheme 2015.
- Richmond Bridge Conservation Management Plan, Department of State Growth 2017.





Photo 1. Site viewed from Bridge Street, RICHMOND



Photo 2. Food Van viewed from within the property.

<b>11.4 CUSTOMER SERVICE</b>
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Nil Items.

**11.5 ASSET MANAGEMENT****11.5.1 TASMANIAN DRAFT CONTAINER REFUND SCHEME BILL 2021 - CONSULTATION****EXECUTIVE SUMMARY****PURPOSE**

To consider the Department of Primary Industries, Parks, Water and Environment's draft Container Refund Scheme Bill.

**RELATION TO EXISTING POLICY/PLANS**

Council's Strategic Plan 2021-2031 is relevant.

**LEGISLATIVE REQUIREMENTS**

Nil at this time.

**CONSULTATION**

Community consultation on the draft Container Refund Scheme Bill 2021 (the Bill) closes on 9 July 2021.

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with council's response to this consultation. However, there are anticipated to be savings to council's operational budget if the proposed scheme operates as intended.

**RECOMMENDATION:**

That council:

- A. Notes the Department of Primary Industries, Parks, Water and Environment's Tasmanian draft Container Refund Scheme Bill 2021 released for public comment.
- B. Endorses the 7 July 2021 letter (Attachment 1 of the Associated Report), to the Department of Primary Industries, Parks, Water and Environment as feedback on the draft Container Refund Scheme Bill.
- C. Authorises the General Manager to provide feedback to the Department of Primary Industries, Parks, Water and Environment and the Local Government Association of Tasmania on the draft Container Refund Scheme Regulations when they are released for consultation.

**TASMANIAN DRAFT CONTAINER REFUND SCHEME BILL 2021 - CONSULTATION /contd...**

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

- 1.1.** The Local Government Association of Tasmania (LGAT) has for several years discussed with the Tasmanian Government the development of an overall strategic approach for the management of waste in Tasmania.
- 1.2.** LGAT engaged Urban EP to undertake a Feasibility Study for a Tasmanian Statewide Waste Management Arrangement. Part A was released early in 2019. It collated evidence and presented findings on the needs for and benefits of a State-wide Waste Management Arrangement. Part B was released later in 2019, and it evaluated the roles, functions and possible governance models of a State-wide arrangement.
- 1.3.** In June 2019, the Department of Primary Industries, Parks, Water and Environment (DPIPWE) released the Draft Waste Action Plan (DWAP) for community consultation.
- 1.4.** At its meeting of 30 September 2019, council evaluated the DWAP and adopted:
- “A. That Council notes the Department of Primary Industries, Parks, Water and Environment’s Tasmanian Draft Waste Action Plan be released for public comment.*
  - B. That Council authorises the General Manager to prepare a submission to the Department of Primary Industries, Parks, Water and Environment noting the key principles Council considers relevant to the Draft Waste Action Plan (DWAP); as set out in Attachment 2 to the Associated Report.*
  - C. That Council authorises the General Manager to provide a submission to the Department of Primary Industries, Parks, Water and Environment on the seven key areas of the Draft Waste Action Plan, as set out in Attachment 2 to the Associated report”.*

- 1.5.** In June 2021, DPIPWE released the Draft Container Refund Scheme Bill 2021 for public comment.
- 1.6.** The information released by DPIPWE consists of:
- draft Container Refund Scheme Bill 2021;
  - an Explanatory Paper, which explains how the Scheme works;
  - the Regulatory Impact Statement, which examines the impacts of the proposed Scheme; and
  - FAQs on the Scheme.
- 1.7.** The purpose of this report is for council to ratify the General Manager’s letter to DPIPWE on the proposed Bill.

## **2. REPORT IN DETAIL**

- 2.1.** The Department of Primary Industries, Parks, Water and Environment (DPIPWE) released the draft Container Refund Scheme Bill 2021 for public consultation.
- 2.2.** The State Government’s aim for the scheme is to reduce littering, increase the amount of recycling and encourage new business opportunities.
- 2.3.** A container refund scheme (CRS), also known as a container deposit scheme (CDS), requires sellers of eligible containers to provide a refund when empty containers are returned to a designated refund point.

Eligible containers usually focus on those used to hold beverages and are made from glass, plastic, aluminium and liquid paperboard.

NSW reported 33% less litter and a 28% increase in the recycling of glass, plastic and aluminium for the 2018-2019 financial year. Of note was a reduction in these materials in council kerbside collections.

**2.4.** Outcomes of a CRS can include:

- providing clean recycling streams to support development of a circular economy;
- creating employment opportunities;
- reducing the cost and effort to clean up littering;
- generating income for charities;
- redirection of containers away from kerbside collection services;
- less weight/volume of containers to collect/sort in kerbside services; and
- increasing the overall recycling rate for beverage containers.

**2.5.** A CRS will commence in Tasmania in 2022, with a refund of ten cents available for each eligible container.

The intended ten-cent refund aligns the deposit/refund amount associated with other schemes throughout Australia. The amount will be confirmed in the Regulations.

The introduction of the refund is likely to increase the cost of eligible drinks by approximately ten cents per container for the consumer. Other schemes have seen the resulting increase in cost per container being less than the refund amount.

It is desirable to ensure that deposit amounts are harmonised across Australia to prevent the shipping of containers across state borders.

In terms of the cost of running the scheme, the beverage industry will fund all aspects of the scheme. In other states the costs have been passed onto the consumer by the beverage industry.



In terms of regulation of the scheme, the Tasmanian Government will bear some of these costs, while specific fees to recover the cost of certain regulatory actions are payable under the draft Bill.

- 2.6.** The Tasmanian CRS will be introduced through the Container Refund Scheme Bill 2021. This Bill simply enables a scheme in Tasmania.

The resulting legislation will require all containers collected to be recycled with audits conducted to ensure they are not going to landfill.

The draft Bill will formalise mechanisms for a Scheme Regulator, Scheme Coordinator and Network Operator.

The main regulator role is to regulate compliance with the Act and Regulations and administer the contracts for the Scheme Coordinator and Scheme Operator.

The scheme coordinator has administration and finance roles and receives fees for providing this service.

The Network Operator runs the network of refund points and is paid by the Scheme Coordinator for each container collected.

- 2.7.** The regulations to support the Tasmanian CRS are likely to provide details such as:

- the way the refund amount is set and changed;
- how refunds are paid;
- how audits are performed and reported;
- the form, terms and conditions, period, and disclosure requirements of agreements between scheme participants;
- requirements for network and scheme operators not covered in the draft Bill;

- roles and responsibilities for other participants in the Scheme including beverage suppliers, recyclers, Materials Recovery Facilities (MRF) operators and refund point operators;
- location and number of refund points;
- eligible containers and how they are approval/revoked;
- a target container redemption rate;
- the timing of CRS introduction in Tasmania; and
- how the refunds from kerbside collection are to be split between MRF operators and councils.

**2.8.** The supporting information to the draft Bill indicates, if the scheme is implemented as anticipated, council will achieve a reduction in kerbside recycling collection and processing costs. It is not possible to estimate the amount of savings council will experience. It depends on the operators of the scheme and the communities willingness to change their behaviour in depositing eligible containers for a refund.

Further financial benefits may include:

- The Regulations may also provide opportunities for councils to receive a joint financial benefit with contracted MRFs for their processing of eligible containers collected from the council's kerbside recycling collection.
- It is anticipated there will be a small reduction in Mornington Park Waste Transfer Station expenses due to a reduction in recycling processing costs.
- Revenue from infringement notices issued by council employees, appointed as Authorised Officers for the purpose of enforcing the CRS legislation, will remain with councils.

**2.9.** A workshop on this matter was held with council on 5 July 2021, where upon council advised its position in relation to the draft Bill being:

- Council supports, in principle, the draft Container Refund Scheme Bill with the aim of its implementation being for community benefit.
- The State Government to have provision for local government consultation on the draft Regulations.
- The Regulations provide an opportunity for councils to benefit from MRF savings for eligible kerbside collected containers

**2.10.** This information was forwarded to DPIPWE on 7 July 2021 as feedback on the State Government's proposed Draft Waste and Resource Recovery Bill. The letter is included at **Attachment 1** of this report.

### **3. CONSULTATION**

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

The community was provided with an opportunity to provide feedback on the draft Bill. This closed on 9 July 2021.

#### **3.2. State/Local Government Protocol**

The Department of Primary Industries, Parks, Water and Environment released the Draft Container Refund Scheme Bill 2021 for public comment.

#### **3.3. Other**

Not applicable.

#### **3.4. Further Community Consultation**

This is a State Government matter. It is unknown whether any further community consultation is planned.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS**

Council's Strategic Plan 2021-2031 within the Governance and Leadership area contains in part the following Strategy:

*“5.1 Respond to the changing needs of the community through leadership, advocacy and best practice governance.*

*5.6 Establishing strategic partnerships to facilitate greater opportunities.”*

Also the Environmentally Responsible City area contains in part the following Strategy:

*“4.6 Developing and implementing local and regional waste management strategies that consider all forms of waste.”*

**5. EXTERNAL IMPACTS**

The State Government's aim of implementing a container refund scheme is to reduce littering, increase the amount of recycling and encourage new business opportunities.

**6. RISK AND LEGAL IMPLICATIONS**

The main risks with the scheme relate to the Tasmania Government entering into contracts with a Scheme Coordinator and Network Operator who run successful operations.

**7. FINANCIAL IMPLICATIONS**

**7.1.** At this stage there is no direct financial implications to council in making a submission on the draft Bill.

**7.2.** The supporting information to the draft Bill indicates if the scheme is implemented as anticipated, council will achieve a reduction in kerbside recycling collection and processing costs. It is not possible to estimate the amount of savings council will experience. It depends on the operators of the scheme and the communities willingness to change their behaviour in depositing eligible containers for a refund.

**8. ANY OTHER UNIQUE ISSUES**

Tasmania and Victoria are the two remaining states to implement a container refund scheme.

**9. CONCLUSION**

**9.1.** The State Government released the Draft Container Refund Scheme Bill 2021 for community consultation with the proposed scheme to be introduced in 2022. The consultation period closes on 9 July 2021.

**9.2.** The draft Bill was discussed at a council workshop on 5 July 2021 and council's comments on the draft Bill have been corresponded to the Department of Primary Industries, Parks, Water and Environment in the letter, **Attachment 1**.

Attachment: 1. Council Letter to Department of Primary Industries, Parks Water and Environment on 7 July 2021 (1)

Ross Graham

**GROUP MANAGER ENGINEERING SERVICES**



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7 July 2021

Engineering Services  
Ref: 2021-

38315:4609873

Policy and Business Branch  
Department of Primary Industries, Parks, Water and Environment  
GPO Box 1550  
Hobart Tas 7001  
Email: [CRS.Enquiries@dpipwe.tas.gov.au](mailto:CRS.Enquiries@dpipwe.tas.gov.au)

To Whom it may concern,

**Draft Container Refund Scheme Bill – Consultation Feedback**

We thank the Department for the opportunity to comment on the draft Container Refund Scheme Bill released in June 2021 for public comment.

Timing of council meetings has not allowed for council to adopt a position on the draft Bill prior to the closing date for comment. The next opportunity for this is our council meeting on 12 July 2021.

A workshop was held to discuss the draft Bill on 5 July 2021 whereupon council advised of its position in relation to the draft Bill being:

- Council supports in principle the draft Container Refund Scheme Bill with the aim of its implementation being for community benefit.
- The State Government to have provision for local government consultation on the draft Regulations when released.
- The Regulations to provide an opportunity for councils to benefit from MRF savings for eligible kerbside collected containers.

Yours sincerely,

Ian Nelson  
**General Manager**

**11.5.2 SINGLE HILL BUSHLAND RESERVE ACTIVITY PLAN – 2020-2030****EXECUTIVE SUMMARY****PURPOSE**

To consider the adoption of the Single Hill Bushland Reserve Activity Plan 2020-2030 following community consultation.

**RELATION TO EXISTING POLICY/PLANS**

Council's Strategic Plan 2021-2031, Clarence Bushland and Coastal Strategy 2011 and Community Engagement Policy 2020 are relevant.

**LEGISLATIVE REQUIREMENTS**

Nil.

**CONSULTATION**

Extensive consultation was undertaken, involving the Hobart Airport, Tasmanian Paragliding and Hang-gliding Association Inc. (THPA), Triathlon South, Birdlife Tasmania Inc., mountain biking community, Orienteering Tasmania Inc., Toronto Pastural Company, Tangara Recreational Trails Inc., Parks and Wildlife Service, Seven Mile Beach Coast-care Group Inc., and the Seven Mile Beach and Acton Park local community in accordance with council's Community Engagement Policy 2020.

**FINANCIAL IMPLICATIONS**

The adoption of the Single Hill Bushland Reserve Activity Plan 2020-2030 has no direct financial impact. The implementation of the Single Hill Bushland Reserve Activity Plan 2020-2030 is planned to be staged over nine years, subject to council approval of future Annual Plans.

**RECOMMENDATION**

That council adopts the Single Hill Bushland Reserve Activity Plan 2020 - 2030 subject to the following four Management Action amendments.

**1. Management Action HG 4**

*Access and car parking within the reserve for hang-gliding and paragliding to be managed/limited through negotiated licence agreement between council and Tasmanian Hang-gliding and Paragliding Association.*

**2. Management Action E14.**

*Review car parking requirements at the entrances to the reserve after a 5-year period.*

**3. Management Action HG1.**

*Prune large shrubs and remove dead trees at one launching site (to be determined by Tasmania Hang-gliding and Paragliding Association) to allow for safe hang-gliding and paragliding.*

**4. Management Action DM2.**

*Install signage at entrances referencing dogs in accordance with council's adopted Dog Management Policy for declared areas and plan to install dog bins at serviceable main entrances when there are appropriated numbers of dog walkers.*

---

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

- 1.1.** Council provided funding in the 2019/2020 Annual Operating Plan for the development of Reserve Activity Plans to assist in the management of its natural reserves. This report details the proposed Single Hill Bushland Reserve Activity Plan 2020-2030 (Plan).
- 1.2.** Enviro-dynamics was engaged to develop the Plan which involved a two-stage consultation process with local community members and key stakeholder groups.
- 1.3.** Stage 1 involved capturing management issues via consultation using council's "Your Say Clarence" web page, an on-site "walk and talk" event, interviews with key stakeholders and advertisement in the Eastern Shore Sun. The evaluation of the management issues along with detailed assessment of the natural, cultural and recreation values provided the basis for development of the draft Plan.
- 1.4.** Stage 2 of the consultation followed the release of the draft Plan for consultation in accordance with Council's Community Engagement Policy 2020. Stage 2 consultation provided the opportunity to vote on nine key management actions via "Your Say Clarence". The results of the voting in relation to the nine key management actions are provided in Table 1, Page 3 of **Attachment 2: Summary of Proposed Amendments to Draft Single Hill Bushland Reserve Activity Plan 2020-2030**.



## **2. REPORT IN DETAIL**

- 2.1.** Following extensive Stage 1 consultation which focussed on the development of management issues, Stage 2 consultation was carried out from 26 October through to 29 November 2020, seeking feedback on the draft Single Hill Bushland Reserve Activity Plan. Stage 2 involved a letter sent to all residents in Seven Mile Beach and Acton Park which included the Single Hill Bushland Reserve Report Card (see draft Plan, Page 58 Appendix 3), seeking on-line comments in general on the plan and endorsement or otherwise of the nine key management actions by circling “yes” or “no”.
- 2.2.** During Stage 1 and Stage 2 of the community consultation process, council’s website received 1800 separate page visits. Analytics performed by the council revealed that of these visits 707 were “informed participants” who downloaded documents from the website. Ninety-four visitors fully or partially completed the on-line survey, with 78 contributors in Stage 1 and 16 contributors in Stage 2. A detailed summary of the proposed amendments, comments and voting results for Stage 2 are provided in the draft Plan, Appendix 5.
- 2.3.** The draft Plan, provided as Attachment 1 of this report, sets out actions to address the management issues raised as part of consultation as well as the statutory, environmental, cultural and recreational management responsibilities council is committed to as a landowner. The main themes addressed in the Plan are:
- Protection and improvement of the social and natural values including threatened flora and fauna.
  - Protection and enhancement of the habitat provided by the remnant grassy woodland covering the rounded ridge top of Single Hill.
  - Control of domestic animals and weeds particularly serrated tussock.
  - Development of tracks within the reserve and linkages to existing track networks outside the reserve to accommodate horse riding, walking and mountain biking.

- Provision for continuation of paragliding off Single Hill summit.
- Upgrading of entrances, amenity infrastructure and information signage.
- Promoting community engagement.

**2.4.** The main objectives of the Single Hill Bushland Reserve Activity Plan 2020-2030 are to:

- Ensure the Reserve is sustainably managed to preserve and enhance its natural, cultural and social values;
- Identify priority management activities to be undertaken within the Reserve by council, community groups and/or volunteers as resources become available during the period 2021-2030; and
- Encourage community involvement through raising awareness of the Reserve's values and encourage participation in activities to minimise threats to these values.

**2.5.** As a result of the review and evaluation of public comments, four amendments to the Management Actions involving two new Actions (HG4 and E14) and two reworded Actions in the Draft Single Hill Bushland Reserve Activity Plan are recommended. The recommended amendments are:

**Management Action HG 4**

*Access and car parking within the reserve for hang-gliding and paragliding to be managed/limited through negotiated licence agreement between council and Tasmanian Hang-gliding and Paragliding Association.*

**Management Action E1**

*Review carparking requirements at the entrances to the reserve after 5-year period.*

**Management Action HG1**

*Prune large shrubs and remove dead trees at one launching site (to be determined by Tasmania Hang-gliding and Paragliding Association) to allow for safe hang-gliding and paragliding.*

**Management Action DM2**

*Install signage at entrances for 'Dogs on lead' and plan to install dog bins at serviceable main entrances when there are appropriated numbers of dog walkers.*

However, DM2 needs to be modified to reflect council's adopted Dog Management Policy for declared areas which at present is the same, being "Dogs on Lead".

- 2.6.** A summary of additional changes to the text in the draft Plan are included on Page 5, Table 2 within Attachment 2 "Summary of Proposed Amendments to Draft Single Hill Bushland Reserve Activity Plan" 2020-2030.
- 2.7.** One key issue from the consultation involved Mountain bikers and horse riders who provided feedback in the consultation that they would like access to the track on the northern side of the reserve which connects the summit to Acton Creek.

An assessment of the suitability in allowing horse riding and mountain biking on the northern slope walking track identified the following issues.

- The northern track leads to a retirement village and beach. Horses are not permitted on the beach and are unsuited to using the track by the retirement village, which serves as a footpath to the beach for residents.
- The northern slope is steep and will only have a narrow tread width due to the extreme benching required, which will make passing difficult.
- From a risk management perspective, the relatively high levels of walking use on the northern track from residents of Seven Mile Beach, combined with the steepness of the slope, potential speeds of downhill mountain bikes and size and bulk of horses on a narrow tread has resulted in the track being identified for walking only.
- Horse riders will have access to the summit from all entrances to the reserve including Kirra Road, Bardia Court and Nowra Road from the south; Axiom Way, Eleanor Court and Cahill Place from the west and a future link to the north via a future stage of the Single Hill subdivision.

This proposed northern connection will link up to the Tangara Trail at International Close and eventually extend through to Grueber Avenue.

As a result, the track on the northern slope of Single Hill will be walking only.

Tracks for horse riders will be provided for as shown in the Reserve Activity Plan.

### **3. CONSULTATION**

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

Extensive consultation was undertaken, involving the Hobart Airport, Tasmanian Paragliding and Hang-gliding Association Inc. (THPA), Triathlon South, Birdlife Tasmania Inc., mountain biking community, Orienteering Tasmania Inc., Toronto Pastural Company, Tangara Recreational Trails Inc., Parks and Wildlife Service, Seven Mile Beach Coast-care Group Inc., and the Seven Mile Beach and Acton Park local community in accordance with council's Community Engagement Policy 2020.

#### **3.2. State/Local Government Protocol**

Nil.

#### **3.3. Other**

Nil.

#### **3.4. Further Community Consultation**

No further community consultation is planned to be undertaken.

### **4. STRATEGIC PLAN/POLICY IMPLICATIONS**

Council's Strategic Plan 2021-2031 under the Strategy - An Environmentally Responsible City has the following:

*“Develop activity plans for all the natural reserve areas and continuing to work with bushcare, landcare, coastcare and other volunteer groups to implement plans and initiatives”.*

**5. EXTERNAL IMPACTS**

Nil.

**6. RISK AND LEGAL IMPLICATIONS**

Nil.

**7. FINANCIAL IMPLICATIONS**

The development of the Plan will be staged over the coming nine-year period, subject to council funding approval as part of future Annual Plans.

**8. ANY OTHER UNIQUE ISSUES**

Nil.

**9. CONCLUSION**

The Single Hill Bushland Reserve Activity Plan 2020-2030 provides clear direction for both on ground works and associated investment, to be undertaken within the Bushland Reserve by council workforce, council contractors, Seven Mile Beach Coastcare Group, members of the Seven Mile Beach and Acton Park community as well as other volunteer groups such as Conservation Volunteers Australia, “Work for the dole” and Risdon Prison Day Release Program participants.

Attachments: 1. Draft Single Hill Bushland Reserve Activity Plan 2020-2030 (111)  
2. Summary of Proposed Amendments to Draft Single Hill Bushland Reserve Activity Plan 2020-2030 (26)

Ross Graham

**GROUP MANAGER ENGINEERING SERVICES**



Clarence... a brighter place

# Draft Reserve Activity Plan

## Single Hill Reserve

### 2020-2031

Advice prepared by Enviro-Dynamics  
for Clarence City Council  
Draft – October 2020

## Single Hill Bushland Reserve Activity Plan 2020-2030

Version date	Revision No.	Sign-off
5 <sup>th</sup> October 2020	Draft for Council Review – V1.0	Enviro-dynamics – AW
22 <sup>nd</sup> October 2020	Draft for Public review – V2.0	CCC, Enviro-dynamics – AW
	Draft with Public review comments – V2.1	Enviro-dynamics Pty Ltd
	Approved by Council	Clarence Council Aldermen
	Final for Council	Enviro-dynamics; CCC

## Executive summary

The Single Hill Bushland Reserve Activity Plan (RAP) outlines the management requirements for the natural, recreational and cultural values of the Single Hill Bushland Reserve, Acton Creek riparian area and Nowra Bushland Reserve (Figure 1).

The RAP has been developed following on-ground site surveys, community and stakeholder consultation, and reference to scientific and specialised consultant reports that relate to the area and surrounding environment. The RAP provides prioritised on-ground actions and focuses on achievable actions that can be maintained in the long term.

Nine key recommendations are provided in the Single Hill and Nowra Reserves Report Card (Appendix 2), which was distributed to the local community to seek feedback on the draft Single Hill Bushland Reserve Activity Plan. The recommendations are not listed in order of significance.

1. Construct narrow trail from Cahill Place junction to summit of Single Hill.
2. Formalise mountain bike tracks within the Nowra Reserve area.
3. Construct walking track from Seven Mile Beach carpark access to summit with links to coastal track.
4. Fence off trial regeneration area within the blue gum woodland on top of hill.
5. Prune large shrubs at launching sites allow for safe paragliding and hang gliding.
6. Undertake revegetation in degraded woodland and open areas.
7. Control of serrated tussock and african boxthorn in Single Hill Reserve.
8. Develop a Single Hill Bushland Fire Hazard Management Plan.
9. Install signage at entrances for 'Dogs on lead' and picking up dog poo.

The further 21 management recommendations are provided in the RAP.



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# 1 Introduction

## 1.1 Background

The Single Hill Bushland Reserve is located between Seven Mile Beach and Roches Beach approximately 15km to the east of Hobart (Figure 1). It consists of several connected parcels of land which together form a large linear reserve from Acton Creek in the north, over Single Hill and south to Kirra Road and Nowra Roads (Figure 1).

The Single Hill Reserve (approximately 39ha) was recently transferred (November 2019) to Council as part of the broader Single Hill Development. It adjoins the Nowra Bushland Reserve (approximately 16ha) and associated linear reserves which form linkages through to Axion Way, Nowra Road and Kirra Road and the broader Tangara Trail Network (Figure 1).

The Single Hill Bushland Reserve, Nowra Bushland Reserve and linear reserves are managed by Clarence City Council (CCC).

The reserves contain a mixture of remnant forest and woodland vegetation, native grasslands and large areas of degraded agricultural land. The western and southern boundary of the reserve borders rural living blocks; the eastern side borders larger rural lots and the northern end borders urban lots in the Seven Mile Beach township.

The reserve network provides opportunities for the community to access remnant bushland area, hilltops with spectacular views over the southeast and coastal trails and beaches. The reserve links to the popular Tangara Trail network that extends from Cambridge and Five Mile Beach in the north to South Arm in the south. The Tangara trail is a multi-use track that provides opportunities for walkers, mountain bikers, horse riders and dog walkers to utilise a mix of landscape settings, whilst connecting to surrounding tracks that provide access to the water for bird watching, swimming and boating.

The natural values of the reserve network and the recreational opportunities that it provides are highly valued by the local community and are identified as key reasons for living in the community.

The format of this RAP follows a template used by Clarence City Council for other reserves within the municipality. It includes an outline of the natural, recreational and cultural values of the reserved land and outlines the management activities to maintain and enhance these values. The management objective and priorities are based strongly on the outcomes of community consultation.

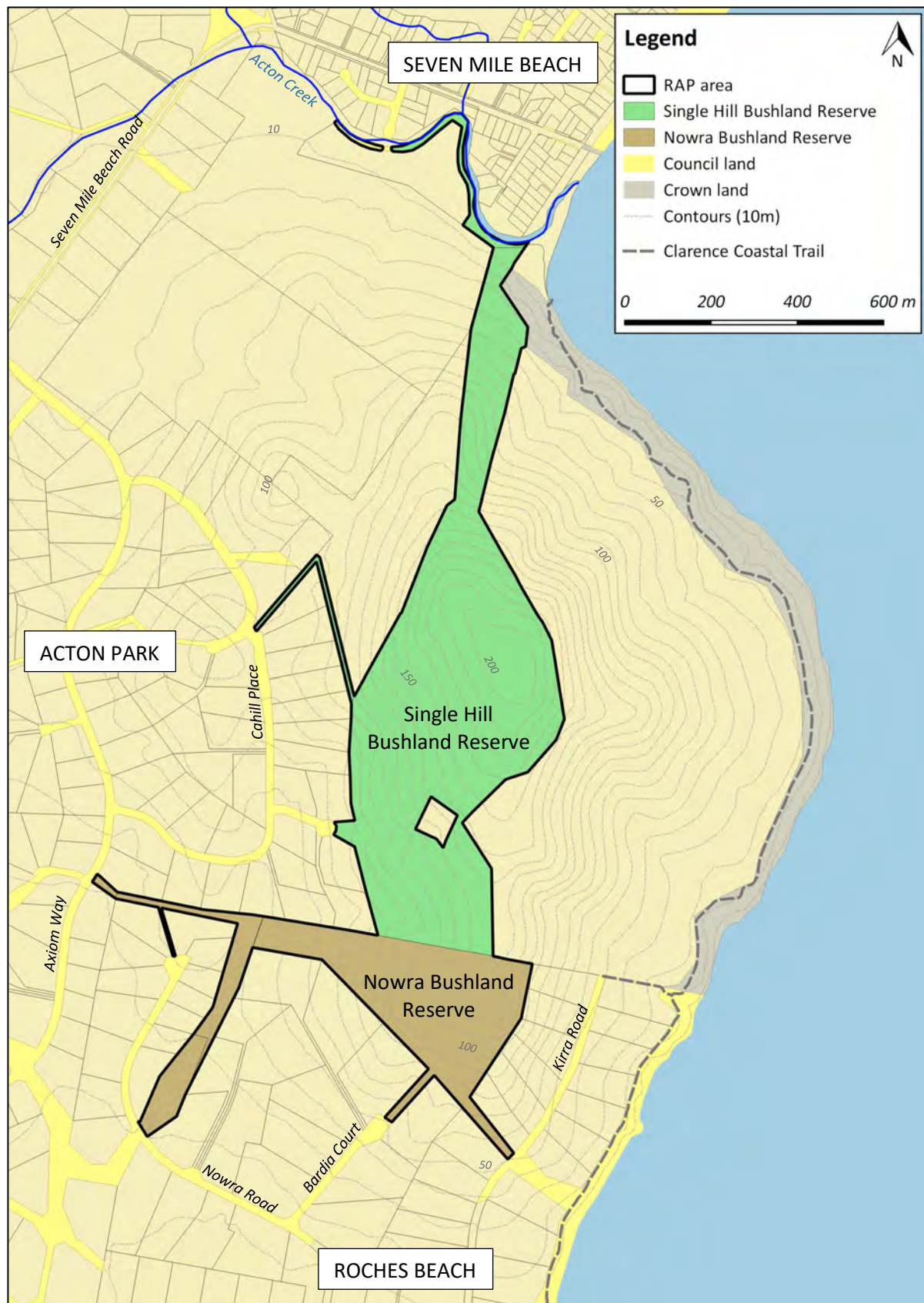


Figure 1. Location plan – Single Hill Reserve, Nowra Bushland Reserve and linear reserves included in the RAP.

## 1.2 Aims and process of the Reserve Activity Plan

The aims of the Single Hill Bushland Reserve Activity Plan 2020–30 are to:

- ensure the Reserve is sustainably managed to preserve and enhance its natural, cultural and social values
- identify priority management activities to be undertaken within the Reserve by the Council and/or volunteers and contactors as resources become available during 2020–30
- encourage community engagement through raising awareness of the Reserve's values and encouraging activities that minimise threats to these values.

The aims of the RAP will be achieved through:

- undertaking an initial assessment of the natural, recreational and cultural values and the existing or potential management issues
- undertaking a two-stage community consultation process to capture local knowledge and interests, and providing opportunities to raise and prioritise issues (this process builds knowledge of the reserve and management concerns while actively involving the community in management planning)
- reviewing existing documents and specialised reports regarding issues such as weed control, erosion and vegetation condition that relate to the Single Hill area
- reviewing the implementation of the Weed Management Plan for Single Hill (JMG 2012), Weed Management Plan Implementation (Wild CALM 2019) and Single Hill Public Open Spaces (POS) Weed Management Plan Implementation Report (CCC 2020) to determine works undertaken and those still to be carried out
- review the recommendations contained within the Acton Trails and Reserves Reserve Activity Plan 2018 – 2022 (Tasflora 2018) as they relate to the Nowra Bushland Reserve and the Single Hill Reserve
- providing priority management actions for the 2020–30 RAP based on the community consultation, review of existing plans and the current understanding of the natural and social values and any threats to those values.

## 2 Community and stakeholder consultation

Community consultation plays an integral role in the development of RAPs. It provides an opportunity to seek input into the values and management issues that are important to the community. This input enables management priorities to be established that the community has ownership of and leads to achievable actions and outcomes.

The following community consultation has been undertaken as part of the planning process:

- A community ‘walk and talk’ was held in the Reserve on 26<sup>th</sup> July 2020, with 55 residents attending. This event was advertised in local newspapers, online, and letters were posted to residents. Community responses were recorded (16) at this event.
- Feedback forms were posted and an online survey (via the ‘Your Say’ forum) was made available to residents. The ‘your say’ forum received 363 visits with 75 responses<sup>1,2</sup> while 6 written feedback forms were received.
- Further responses were provided via email to the CCC and the consultant (7 responses).
- Key stakeholders and user groups were consulted regarding the ongoing management of the reserve’s recreational and natural values. The following stakeholder/user groups provided feedback:
  - Seven Mile Beach Coastcare Group
  - Acton Park Landcare Group
  - Tangara Recreational Trails Inc. (TRT)
  - Triathlon South
  - Hobart Airport (in regard to airspace restrictions)
  - Tasmanian Hang gliding and Paragliding Association (THPA)
  - BirdLife Australia – Mike Newman
  - BBW Walking Club – Michael Hawkins
  - Clarence City Council NRM staff

Following the initial community consultation process, further consultation will be sought following the release of the Draft Single Hill Bushland Reserve Activity Plan. A Reserve Report Card (Appendix 3) will be distributed to the community to facilitate further input on key draft recommendations. The results of this consultation will be incorporated into the Final Reserve Activity Plan for approval by Council.

### 2.1 Community-identified opportunities and issues

The following is a summary of the main issues raised during the community consultation process and the number of representations received for each category. Many of the respondents provided feedback on multiple issues and hence the total number of responses

---

<sup>1</sup> Note: several responses provided feedback on multiple issues

<sup>2</sup> Included 19 responses where no specific comment was made or the response of ‘not enough information provided to comment’ were provided



received on all issues exceeds the number of respondents (114). A more detailed summary of feedback gathered during the community consultation phase is provided in Appendix 5.

The main opportunities and management issues identified include the following (# responses for each action/issue):

- Support for developing of new tracks and maintenance of existing tracks within the reserves to improve access, provide connectivity, and increase recreational opportunities and improve safety (# responses – 54)
- Protection and enhancement of the natural values of the reserve (#29)
- Safety concerns with multi use trails (#10)
- Protection of the visual amenity of hillside from Seven Mile Beach (#3)
- Interpretive signage and clear marking of tracks (#9)
- Dog management within the reserve (#7)
- Erosion risks on steep slopes (#3)
- Management of weeds (#4)

Additional opportunities/management issues raised include:

- No development of reserve including further residential and commercial development throughout the area (#9)
- Installation of seating and viewing platforms (#6)
- Impacts of mountain bikes on reserve values (#4)
- Existing infrastructure (i.e. old fences) posing a risk to public safety (#1).
- Limit vehicle access/parking constraints (#4)
- Formalising launch sites for hang gliding and paragliding (#1)

Whilst all relevant community feedback has been considered in the development of the Single Hill Bushland Reserve Activity Plan 2020-2030, some issues identified during the consultation process are beyond the scope of this plan or pertain to management issues outside the areas covered by the plan. These issues have been noted by Council and will be addressed through other processes where feasible.

### 3 Natural values

The natural values of the reserves that are included in the RAP have been assessed through several surveys. A detailed assessment of the Single Hill Reserve was undertaken in 2007 as part of the large subdivision development that formed the reserve. Additional surveys of the reserve and the Nowra Reserve were undertaken as part of this RAP and several bird surveys have been undertaken by Mike Newman over the past 10 years.

A substantial portion of the reserves within and around Single Hill contains former agricultural land which has limited natural values apart from some regenerating grasses and shrubs.

There are three native vegetation communities that are of high conservation significance within the reserves and one recorded threatened flora species. The remnant vegetation within the reserve provides habitat for a range of fauna species including wallabies, bandicoots, possums and a range of woodland bird species including the endangered swift parrot and the uncommon blue-winged parrot.

The assessment also included mapping the occurrence of declared and environmental weeds which pose a threat to the area's natural values.

A description of the natural values of the reserve is provided in the following sections. Threats to the natural values and management recommendations to conserve and maintain these values are provided in Section 4.1.

#### 3.1 Vegetation communities

The reserves support a mixture of native and exotic pasture and native forest and woodland vegetation (Figure 3 and Figure 4). The condition of the native vegetation communities within the reserves varies with all areas subject to degrading processes including weed invasion, overgrazing, construction of informal tracks and dieback. The vegetation within the Single Hill Reserve has had a long history of grazing which has impacted the understorey vegetation and limited regeneration within these areas. The low-lying ground and gentler slopes on Single Hill have been subject to arable use. The remainder has been subject to stock grazing, the effect of which has been to adversely affect regeneration of trees and shrubs. The consequent transition from eucalypt forest to *Bursaria* woodland and then grassland has been accelerated by the phenomenon of rural tree decline associated not only with grazing practices but with lower rainfall and drought stress.

Six native vegetation communities and one disturbance induced community occur within the reserves as per the TASVEG Vegetation Classification System (TASVEG 4.0): *Eucalyptus globulus* forest and woodland (DGL); *Eucalyptus viminalis* grassy forest and woodland (DVG), *Eucalyptus amygdalina* forest and woodland on sandstone (DAS), *Bursaria* – *Acacia* woodland and scrub (NBA), Saline grassland (ARS); Lowland grassland complex (GCL), Agricultural land (FAG). The distribution of the communities is indicated in Figure 3 and Figure 4 and descriptions of the communities and threatened flora species are provided in Appendix 1.

Taxonomic nomenclature for flora follows the latest Census of Vascular Plants of Tasmania (Baker & de Salas 2020). Classification of vegetation communities is in accordance with Kitchener and Harris (2013) and TASVEG 4.0.

#### Conservation Significance of vegetation communities

There are two threatened vegetation communities within the reserve network as listed under the *Nature Conservation Act 1999* – DGL and DAS. These vegetation types have all been subject to clearance and land conversion since european settlement and are under reserved.

### 3.2 Flora values

#### Threatened species

Two threatened flora species occurs within the reserve.

**Narrowleaf new holland daisy** (*Vittadinia muelleri*) – this small daisy is widespread and abundant on some of the dry north facing slopes supporting native grassy vegetation. A very large population (100,000's plants) has been recorded within the Nowra Reserve (Figure 3 and Figure 4) and there are records within the coastal reserve.



Figure 2. narrowleaf new holland daisy (*Vittadinia muelleri*) in flower - LHS (Image source: Threatened Species Section 2020); spreading knawel (*Scleranthus fasciculatus*) - RHS.

**Spreading knawel** (*Scleranthus fasciculatus*) – straggling ground dwelling herb found in pure poa tussock grassland, dry sclerophyll vegetation and grassland/grassy woodland. Species recorded in several locations within the Nowra Bushland Reserve (Figure 4).



Three other threatened flora species were identified in the 2007 natural values report completed for Single Hill - rough spear grass (*Austrostipa scabra*), knotty spear grass (*Austrostipa nodosa*) and gentle rush (*Juncus amabilis*). These species have been delisted from the *Threatened Species Protection Act 1995* since the initial reports were written.

DRAFT

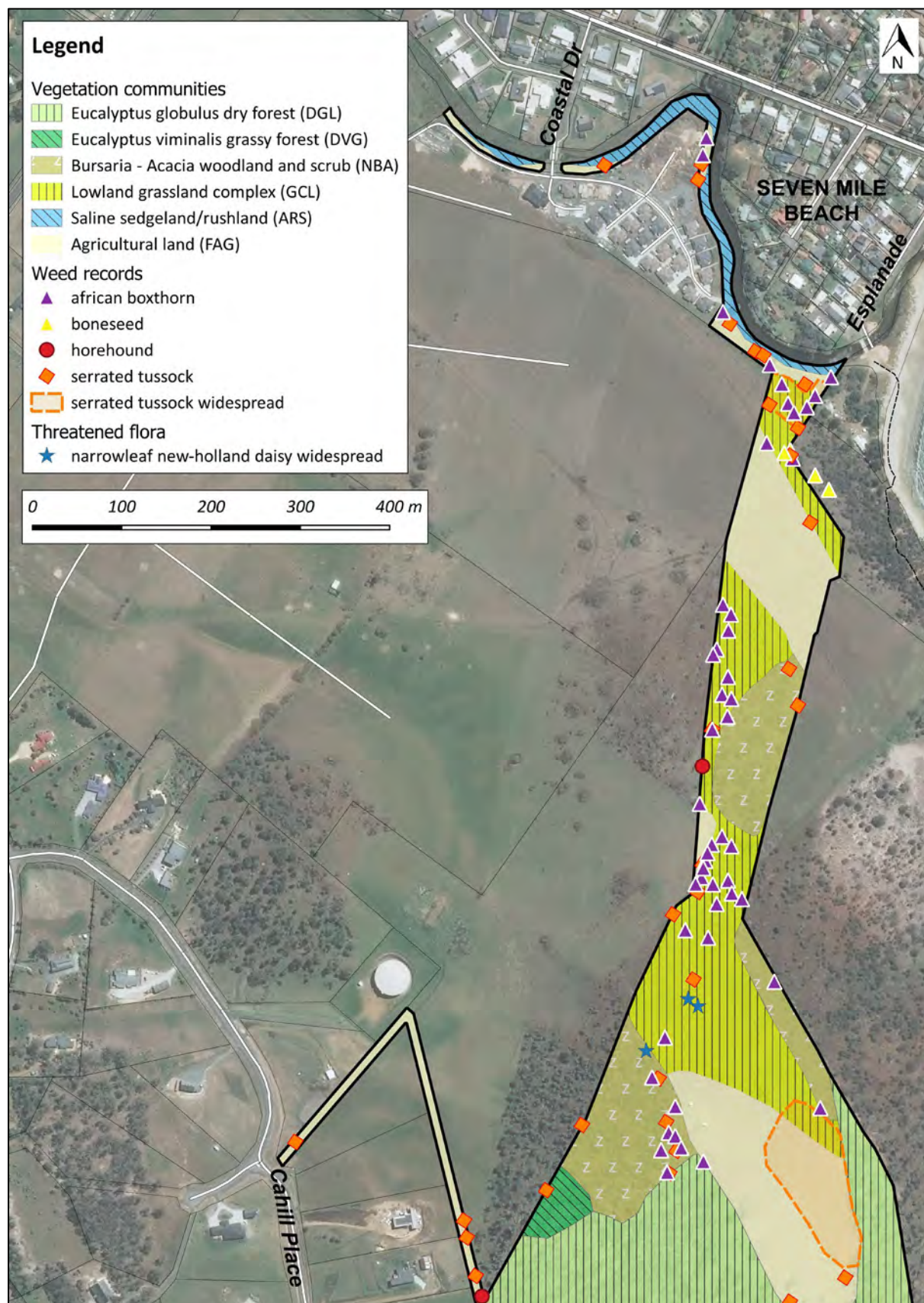


Figure 3. Vegetation communities, threatened flora records and weeds - northern end of Single Hill Reserve.



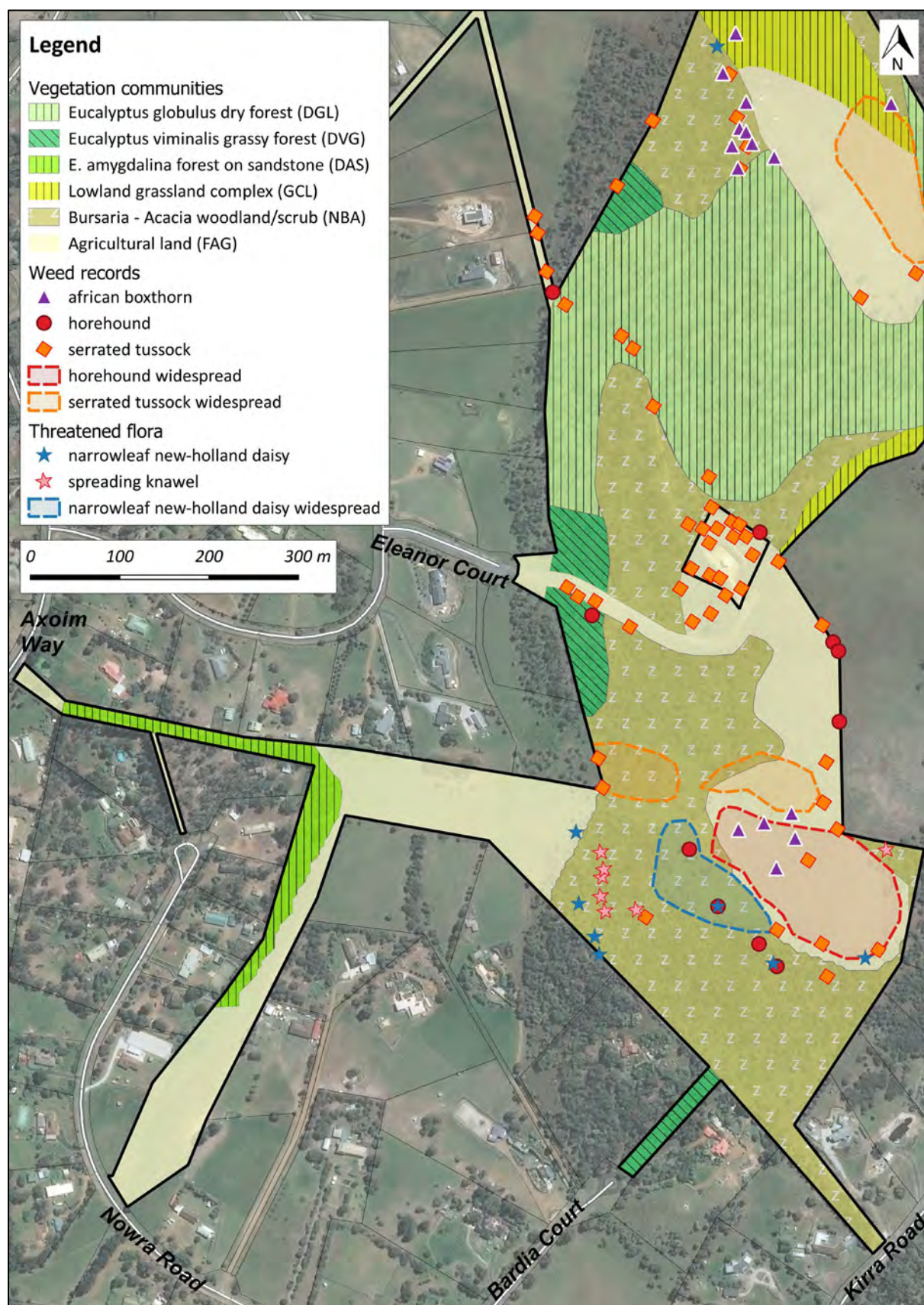


Figure 4. Vegetation communities, threatened flora records and weeds -southern end of Single Hill Reserve and Nowra Bushland Reserve.

### 3.2.1 Introduced species

The reserve network contains varying and diverse infestations of introduced species due to the historical land use and the invasive nature of many of the weeds recorded. The weeds range from highly invasive environmental weeds to more benign introduced pasture grasses, herbs and some garden species.

Six declared weed species (*as per the Weed Management Act 1999*) occur within the reserve as mapped during surveys in 2020 and previously in 2007 (*North Barker 2007*), 2012 (JMG 2012) and 2019 (Wild CALM 2019), these include:

- african boxthorn (*Lycium ferocissimum*)
  - Boxthorn is widespread on the top and northern side of Single Hill and scattered mature plants occur on the northern hillside within Nowra Reserve. Mature plants were also recorded along old fence lines and amongst remnant vegetation.
- boneseed (*Chrysanthemoides monilifera* ssp. *monilifera*)
  - Scattered plants occur at the northern end of the reserve and in the adjacent coastal reserve.
- californian thistle (*Cirsium arvense*)
  - Localised infestations recorded around the entrance to the reserve at the end of Eleanor Court and on adjacent private lots (Wild CALM 2019). Follow-up control of known infestations scheduled for 2020-2022.
- horehound (*Marrubium vulgare*)
  - Horehound is widespread and dominant in open ground within the Nowra Reserve. It has aggressively colonised large areas of previously barren ground formed when serrated tussock control was undertaken. Primary control is due to be undertaken in Autumn 2021.
- serrated tussock (*Nassella trichotoma*)
  - Serrated tussock is widespread and common in open grassy areas on single hill and amongst vegetation towards the Nowra Reserve. Significant areas of serrated tussock were controlled as part of the subdivision development and further primary control is due to be undertaken in Spring 2020.

Indicative locations of weed infestations are provided in Figure 3 and Figure 4.

Some primary control of serrated tussock, californian thistle and horehound were undertaken in 2019 as per conditions of the handover of POS to the Council. Significant infestations of serrated tussock and african boxthorn remain on the top and northern face of Single Hill and these are due to be treated by weed control contractors in spring 2020. Ongoing management of all weed infestations will be required to control germination from seeds stored in the soil as significant weed infestation remains on adjoining land.

### 3.3 Fauna values

The native vegetation communities within the Single Hill and Nowra reserve provides a range of habitat options for native mammals, woodland birds, reptiles and invertebrates.

## Mammals

Bennett's wallabies, pademelons, brush tailed possums, echidnas and bandicoots have been recorded in the local area. The woodland vegetation in the Nowra Reserve and on Single Hill support significant populations of bennett's wallabies. These animals shelter in the reserve and in vegetation on adjoining land during the day and forage in surrounding grassland, paddocks and backyards during the evenings. The Nowra bushland is heavily impacted by browsing wallabies with the understorey overgrazed and no recruitment of shrubs or tree species apparent. The lack of understorey vegetation throughout remnants limits the habitat available for small mammals such as bandicoots and small woodland species which are driven off by aggressive birds such as noisy miners.

The Nationally listed eastern barred bandicoot (*Perameles gunnii*) has not been recorded within the reserves, however there are several records of this species and the southern brown bandicoot in the general vicinity. Both bandicoot species require dense ground cover to provide shelter adjacent to more open foraging areas. The lack of understorey vegetation in the reserve is likely to limit the potential for these species to occur in the reserve. Regeneration of the understorey to provide habitat is vital to attracting these species which in turn play an important role in turning over the soil to stimulate further regeneration and recruitment. The vegetation on Single Hill has been subject to stock browsing for an extended period which has limited recruitment in the remnant and created areas of bare ground on the northern facing slope. The exclusion of stock (from mid-2020) from the vegetation is likely to lead to an improvement in the condition of this remnant although active management (i.e. fencing) may be required to limit mammal browsing on regenerating vegetation.

## Birds

Bird surveys have been undertaken on Single Hill and within the Nowra Reserve for over 10 years by Mike Newman, Birdlife Australia and others. Separate surveys of woodland and grassland areas have been undertaken with 26 species recorded. Separate common species recorded in the reserves include the eastern rosella, musk lorikeet, common bronzewing and noisy miner. The remnant grassland provides important habitat for the australasian pipit and skylark. Substantial regeneration of the understorey within the remnants may lead to a change in the bird assemblage found in the reserves with species like yellow-throated honeyeaters and pardalotes benefitting. A complete bird species list can be seen in Appendix 6.

The mature blue gum trees on Single Hill provide potential foraging habitat for the critically endangered swift parrot (*Lathamus discolor*), although the species has not been recorded in the reserves. This species breeds along the eastern and northern coasts of Tasmania during the spring and summer and relies on flowering blue gums and black gums nearby to vegetation with nesting hollows to successfully breed. Some of the mature trees on Single Hill have developed small hollows which provide potential nest site for the parrots and rosellas.<sup>3</sup>

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<sup>3</sup> Pers comm Mike Newman, Birdlife Australia, August 2020



Blue winged parrots have also been recorded on Single Hill<sup>4</sup>. Whilst this species is not listed as threatened on a State or National level it is likely to be red-listed in the Action Plan for Australian Birds later this year and as such has conservation significance.

The presence of a wedge-tailed eagle nest on the eastern side of Single Hill was mentioned during the community walk and talk event<sup>5</sup> in the consultation period however there are no records of a nest within the NVA (DPIPWE) and no evidence of a nest was recorded during the surveys. Eagles have been recorded foraging over the reserve<sup>6</sup> with these birds likely to nest in the Mount Rumney Hills.

### 3.4 Aboriginal heritage

The municipality of Clarence, including the areas of Acton and Seven Mile Beach, was previously occupied by the Mumirimina band of the Oyster Bay tribe (Maynard, L. 2007).

There is always the potential for Aboriginal heritage artefacts to occur within coastal areas. Under the *Tasmanian Aboriginal Relics Act 1975* (the Aboriginal Relics Act), it is an offence to 'destroy, damage, disfigure, conceal, uncover, expose, excavate or otherwise interfere with a relic' unless a permit has been granted. It is therefore important to ensure that no Aboriginal artefacts or other cultural material are exposed or disturbed without a permit during Reserve management activities. In the event that an Aboriginal artefact is inadvertently uncovered, an Unanticipated Discovery Plan (UDP) should be implemented immediately, and the items reported to Aboriginal Heritage Tasmania for advice. The UDP is available at <https://www.aboriginalheritage.tas.gov.au/Documents/UDP.pdf>

### 3.5 European heritage

A large portion of Single Hill is the remains of what was once a 1000 acre farm (called 'Toronto') that stretched between Seven Mile Beach Road and Lauderdale Primary School. The farm house is located at the base of Single Hill adjacent to Seven Mile Beach Road (JMG, 2008; Alexander, 2003).

Additional history of the Acton Park and Seven Mile Beach area can be found in 'The eastern shore: a history of Clarence' (Alexander, 2003).

### 3.6 Recreational values

The reserve network in the Acton Park Roches Beach and Seven Mile Beach area provides opportunities for the community to access the bushland and provide connections to the coastline and between the settlements. They are used for walking, running, bike riding, horse riding, bird watching and dog walking, and provide access to coastal reserves for swimming, surfing and boating. The natural values of the reserves surrounding Single Hill

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<sup>4</sup> Pers comm Mike Newman, BirdLife Australia, September 2020

<sup>5</sup> Comment during Walk and Talk event.

<sup>6</sup> Community report Walk and Talk event; Pers comm Mike Newman

and the recreational opportunities that they allow are highly valued by the local community and are identified as key reasons for living in the community.

### **Track development**

Single Hill is also used by the wider community as a recreational destination, particularly for walking, mountain bike riding and horse riding. For the past few years' triathlons have been held at Seven Mile beach and a cross triathlon at Roches Beach, which attract competitors from all over Tasmania and from the mainland.

The development of new tracks within the Single Hill Reserve will provide new linkages over Single Hill from Nowra Reserve and Cahill Place to Seven Mile Beach and provide loop routes. The tracks will also provide an extension of the Tangara Trail which joins the reserve off Cahill Place, Axiom Way, Nowra Road, Bardia Court and Kirra Road.

The new connection provide by Single Hill has been identified in several previous recreation plans developed for the area including the Tangara Trail Network Management Plan 2012-2017 (Inspiring Place, 2012) and Acton Trails and Reserves Reserve Activity Plan (Tasflora, 2018).

### **Hang gliding and paragliding**

Single Hill provides an ideal location for hang gliding and paragliding with the Tasmanian Hang gliding and Paragliding Association (THPA) having a long association with flying from the location when the land was in private ownership. Following the transfer of the hilltop to Council THPA entered into a formal licence agreement with CCC to use the reserve<sup>7</sup>. The development of the RAP provides an opportunity to formalise the use of the reserve for this sport and establish formal launching and landing sites.

## **3.7 Landscape Setting and Connectivity**

The handover of the Single Hill Reserve to the Council in 2019 secured a large area of native vegetation and visually significant feature of the Acton Park, Roches Beach and Seven Mile Beach area whilst also providing an important recreational link between these local communities (Figure 5).

The reserves form an additional recreation link to the existing coastal reserve and are an important addition to the Tangara Trail Network as outlined in the Acton Trails and Reserves Reserve Activity Plan (Tasflora, 2019) and in the Tangara Trail Network Management Plan 2012-2017 (Inspiring Place, 2012).

The reserves contain large areas of intact native vegetation which provides habitat for a range of native flora and fauna species. In conjunction with the intact vegetation on the eastern slopes of Single Hill the reserve provides a wildlife corridor between Seven Mile Beach Coastal Reserve and Roches Beach and from the coast through to the Mt Rumney Hills utilising small linear reserves and remnant bushland and native plantings on private land. Maintaining and enhancing the connectivity of natural areas plays an important role in

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<sup>7</sup> THPA submission



gene flow between populations and allows native species to move through the landscape to breed, forage and nest.

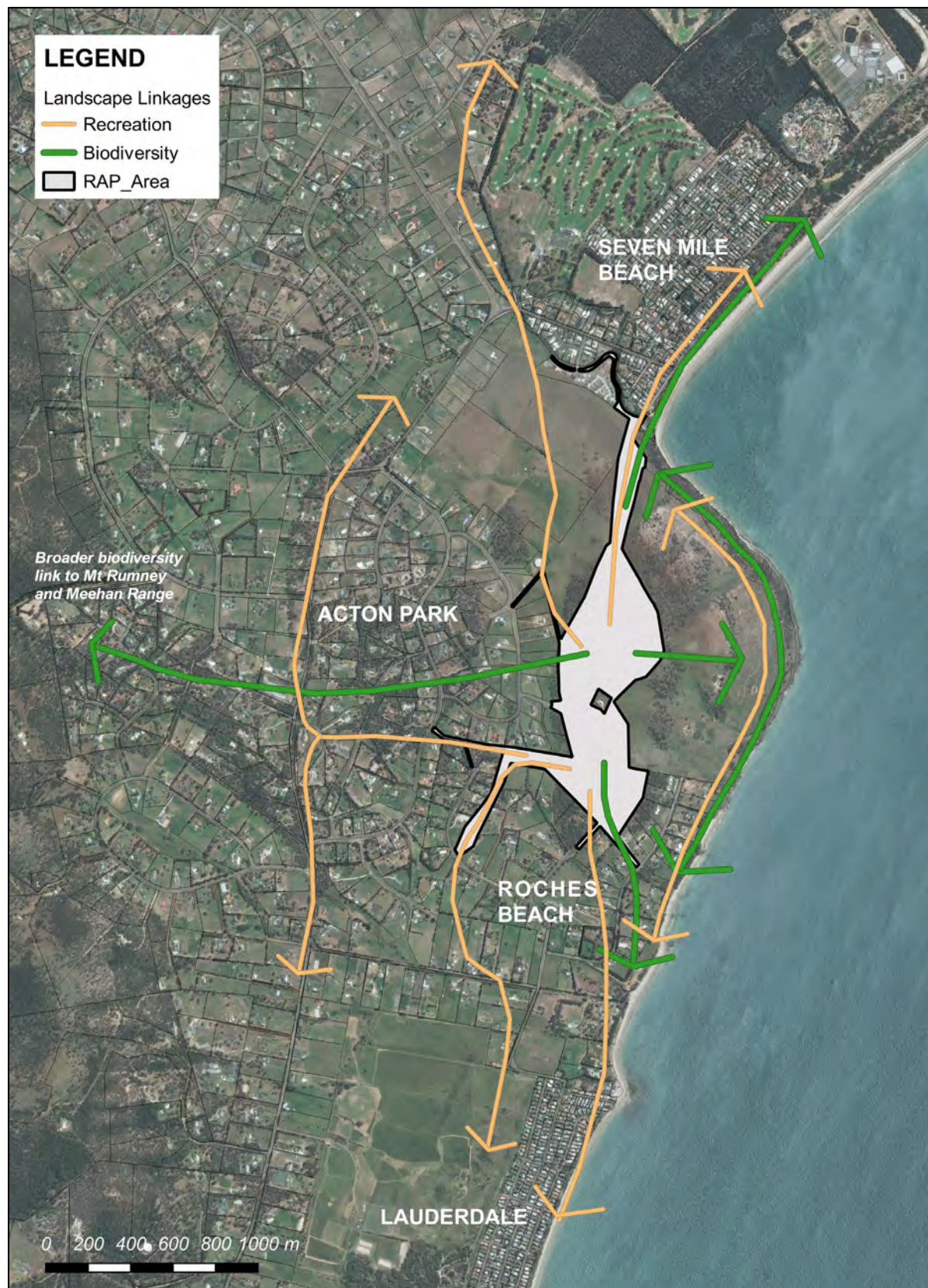


Figure 5 – Landscape connectivity of reserve.

## 4 Management issues and recommendations

A range of management issues were identified during the consultation phase of the draft RAP. Issues have been divided into two major groupings: management of natural values and management of recreation values and public amenity.

Each section includes management actions, with priority actions those that had strong community support and/or were identified as important issues by Council officers or stakeholders.

### Natural Values Management

- Vegetation management
- Weed management
- Domestic animal management

### Recreational Values and Public Amenity

- Track development and management
- Hang gliding and Paragliding
- Entrance upgrades and infrastructure
- Signage
- Community involvement

#### 4.1 Vegetation management

There are large areas of remnant woodland and grassland vegetation within the reserves which provide important habitat for native flora and fauna species and are an important visual component of the Acton Park and Seven Mile Beach areas. The management of these areas to improve their condition and ensure that remain viable in the long-term is an important management action of the Reserve Activity Plan.

The condition of the native vegetation varies between different remnants with all areas showing some level of degradation due to browsing or over grazing, weed infestation, construction of informal tracks and dieback due to dry conditions.

The woodland remnant in the **Nowra Reserve** has tall shrub layer dominated by prickly box with scattered eucalypts restricted to the lower southern portion of the remnant. The upper and western facing portions of the remnant contain a higher percentage of weed species, has low recruitment of shrub species and the prickly box is showing signs of dieback (Figure 6). During the initial July survey of the remnant the understorey was heavily browsed and appeared to have low diversity however following the wet spring the vegetation condition assessment (VCA) undertaken in October revealed a higher species diversity than recorded previously. The lower portion of the remnant is in better condition than the upper slope (Figure 7). The remnant contains an informal network of bike tracks which is impacting the condition of the remnant and facilitating the spread of weeds such as horehound, thistles and serrated tussock and exotic grass and herb species. The remnant also contains a



substantial population of bennett's wallabies which heavily browse the remnant reducing recruitment.



*Figure 6 – Woodland in Nowra Reserve with prickly box shrub layer and degraded ground layer in July 2020 (mountain bike track to be formalised shown in picture).*



*Figure 7 – Woodland remnant in Nowra Reserve in October 2020 (lower slope with fewer bike tracks).*

The **Single Hill Reserve** contains areas of bursaria woodland and eucalypt woodland and native grassland remnants. The areas of bursaria woodland are devoid of a eucalypt layer which is likely to have been lost through the effects of dieback from drier conditions and browsing by stock. The eucalypt remnant on Single Hill contains an overstorey of blue gums and scattered white gums. This remnant is in better condition than the Nowra bushland with a greater diversity of understorey species, less evidence of browsing and fewer weeds however there is some dieback of the eucalypt crowns and no recruitment of eucalypts or shrub species evident.

Bursaria woodland remnants on the northern end of Single Hill and midway down the north facing slope are heavily degraded by weeds and have been heavily impacted by prolonged browsing and trampling by stock which has impacted the ground layer. There are a combination of exotic and native grasses and herbs species present.

The grassland areas have been formed due to the historic clearance of the tree and shrub layer and in some areas the conversion to agricultural land. Some areas of agricultural land are transitioning back to native grassland land with more drought tolerant native species recolonising areas. There are however significant exotic grasses, flat weeds and herbs remaining.

The grassland remnants provide habitat for grassland bird species such as the australasian pipit<sup>8</sup>, skylarks and the blue winged parrot. The restoration of the grassland (from removal of stock grazing) and the control of weeds such as serrated tussock and horehound will improve the condition of some grassland areas (refer to Weed Control for actions).

### **Vegetation Management Actions**

The following actions are recommended for the management of the remnant vegetation in the reserve.

**VM1 Action – Formalise mountain bike tracks within the Nowra bushland to limit impact on the native vegetation and close informal trails.**

The removal of stock from the remnants through the formation of the reserve is likely to lead to the improvement in the condition of these remnants provided weed control maintenance is carried out.

As part of the RAP the condition of the remnants has been formally measured using a Vegetation Condition Assessment (VCA) process. A VCA assessment of the blue gum woodland (DGL) on Single Hill and the Bursaria woodland (NBA) within Nowra Reserve was undertaken in October 2020 (refer to Figure 8 for location of VCA sites). The assessments provide a baseline condition assessment of the main vegetation remnants within the reserve which can be repeated on a regular basis to monitor any changes in condition over the course of the RAP and guide management actions.

The VCA assessments of the remnants produced a condition score of 65/100 for the NBA remnant and 58/100 for the DGL remnants (refer to Appendix 2)

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<sup>8</sup> Bird surveys, Mike Newman Birdlife Australia September 2020.

**VM2 Action – Undertake follow-up VAC assessments in bushland remnants every 2-3 years to determine if vegetation condition is improving. Revise vegetation management action as appropriate based on results of VCA.**

### **Natural regeneration within remnants**

The removal of stock for the Single Hill Reserve has reduced browsing pressure on bushland and grassland remnants in the reserve and is likely to lead to regrowth of groundcover layer to reduce erosion risk. Browsing pressure from native mammals will continue to be an issue within the reserve and may prevent meaningful native revegetation from occurring. The regeneration of the eucalypt and low shrub layer and ground cover grasses and herb species is important for the ongoing health and long-term viability of the eucalypt woodland. The VCA revealed that prickly box regeneration is occurring within the remnant but no eucalypt regeneration. This is consistent with the common pattern of the replacement of grassy eucalypt woodland with prickly box woodland as has occurred in the Nowra Reserve and other hillsides in the region. Whilst the wet spring has triggered regrowth of the understorey in the Single Hill remnant browsing pressure from native mammals is likely to increase as conditions dry out over summer and in subsequent drier years. As such active measures need to be considered to ensure regeneration and recruitment occurs. This can include fencing off areas to prevent access by wallabies and possums, ecological burns to stimulate a regeneration event (likely to require fencing as well) and active plantings within and adjacent to remnants. A trail regeneration area has been identified on Single Hill (Figure 8). This area should be fenced off with the boundary of the trail area to follow existing tracks where possible for ease of installation and maintenance. The fence off area will also include open areas on the hilltop where active revegetation can be undertaken to increase the size of the remnant.

**VM3 Action – Fence off a trial regeneration area within the blue gum woodland on Single Hill. Undertake small low intensity ecological burn within fenced off area to stimulate regeneration and monitor results using VCA process.**

The control of pasture grasses and herbs is a low priority. Whilst species such as capeweed, stork bill and plantain are widespread and dominant in many areas in the reserve, they play a role in maintaining groundcover and preventing soil erosion. Any broadscale control of these types of weeds should only be carried out where replacement with native species which can occur. It is recommended that any revegetation of grassland areas occurs around the areas of grassland that are in better condition or adjacent to healthy remnant woodland. This will require significant follow-up and maintenance.

### **Revegetation**

Active revegetation with the reserves can be undertaken to improve the condition of the remnants, extend the area of habitat for native fauna, link existing remnants and improve the visual amenity of the reserve in conjunction with the formation of new walking tracks.





Figure 8 – Suggested revegetation and trial regeneration areas and location of VCA sites.

Suggested revegetation areas:

- Open areas in linear reserve on western side of Nowra Reserve (towards Axiom Way). This area provides a suitable location to incorporate planting of the endangered morrisbys gum in support on a recovery project for this species
- Between Nowra reserve and access track off Eleanor Court in conjunction with walking track development and weed control. Limit to low ground cover species and groundcovers to improve track amenity without impacting views.
- On Single Hill – adjacent to remnant woodland on western side of hilltop within the proposed area to be fenced off. This location provides easy access for planting and maintenance.
- On north facing slope in conjunction with walking tracks. Limit to low ground cover species and groundcovers to improve track amenity without impacting views.
- Individual plantings in open areas within the remnants or installing guards around naturally regenerating trees.
- In open area adjacent to Acton Creek in conjunction with entrance landscaping (refer to Section 4.5 Entrances upgrades and infrastructure).

The Acton Park Landcare Group, Seven Mile Beach Coastcare Group and Tasmanian Hang gliding and Paragliding Association (THPA) have all indicated support for undertaking revegetation activities within the reserve provided the plantings and maintenance are supported by the Clarence City Council<sup>9</sup>. Several opportunities currently exist for funding assistance with revegetation activities such as local government grants and Landcare Tasmania 'Dirty Hands' grants. There is also an opportunity for the Council and local care groups to be involved with a project to plant the Endangered *Eucalyptus morrisbyi* (morrisbyi gum) in the reserve. This project is a partnership between Enviro-dynamics, PWS, NRM South and UTAS as part of a Regional Landcare Partnership grant. This species is highly restricted with the most significant population found on a similar west facing hillside near Cremorne.

Any revegetation projects should be of a manageable size which can be established and maintained prior to moving onto new areas. Due to the browsing pressure from native mammals in the area any revegetation projects will need to include fencing and plant guarding to ensure successful establishment.

**VM4 Action – CCC and local care groups to undertake revegetation projects within degraded and open areas in reserve with funding assistance through current funding avenues.**

**VM5 Action – Undertake planting of morrisbyi gum in conjunction with recovery project.**

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<sup>9</sup> Chris Johns: CCC Volunteer Co-ordinator indicated that groups have capacity to provide support for revegetation activities but not take the lead role.



## **Bushfire Management**

Bushfires within the Single Hill and Nowra Bushland Reserves represent a risk to the surrounding residential properties, infrastructure and assets within the reserve and the ecological values of the land.

A Bushfire Management Plan (BMP) for the reserves will aim to lessen bushfire risks by minimising the risk of fires starting in the reserves and the risk of injury or damage to assets in and surrounding the reserve. The BMP can also outline the use of fire in managing the condition of the native vegetation and can be used as a tool for the removal of weeds and regeneration of degraded areas.

There is an existing BMP for the Roches Beach Coastal Reserve and Nowra Bushland Reserve which is subject to review in 2022 (CCC, 2017). This BMP provides a framework for bushfire management that meets Clarence City Council's land management objectives for the reserves. The approach adopted in the BMP is to withhold planned burning for a 5-year period to allow the implementation of a herbicide regime to reduce serrated tussock populations in Nowra Bushland Reserve. This weed control is ongoing and as such the use of fire to reduce fuel loads and as a tool to improve the ecological health of the remnants will need to be reassessed.

The management requirements within the Single Hill Reserve BMP are similar to those of the existing BMP for Nowra Reserve as both are interconnected and fires can readily travel from one to the other. The threat to adjoining properties from the vegetation on Single Hill has however been managed as part of the approved Bushfire Hazard Management Plan for the subdivision that created the adjoining lots. The plan requires that dwellings developed on the lots adjoining the reserve establish bushfire hazard management areas within lot boundaries and construct dwellings to comply with minimum construction standards for bushfire prone areas.

Given the condition of the remnant on Single Hill the use of low intensity burns to manage fuel loads whilst stimulating regeneration of eucalypt and understorey species should be considered in conjunction with browsing mammal control and the control of weeds such as african boxthorn and serrated tussock.

**VM6 Action – Develop a Single Hill Bushland Reserve Fire Hazard Management Plan. Use of ecological burns to assist with regeneration of remnant vegetation to be included in plan.**

## **4.2 Weed management**

The control of environmental weeds within Single Hill Reserve is a major management action as the weeds represent a significant threat to the vegetation remnants, threatened flora species and the amenity of the reserve.

Large infestations of serrated tussock, horehound and african boxthorn occur within the reserve and on adjoining private land and there are also localised infestations of boneseed and californian thistle around the margins of the reserve. Due to the density of weeds within

the reserve and on adjoining land eradication of these species is unlikely to be achieved without a significant long-term and coordinated approach.

Primary control of serrated tussock, californian thistle and african boxthorn has been undertaken in some areas of the Single Hill Reserve prior to hand over to the Council (as per the Weed Management Plan Single Hill 351 Acton Road, Acton Park (2012). Additional primary control of the remaining serrated tussock and african boxthorn on Single Hill and on the northern slope (Figure 6) is scheduled to be carried out in Spring 2020 as part of the development approval conditions associated with the reserve formation. These weed control works are in line with *Recommendation 6 of the Action Trails and Reserves RAP 2018 - undertake a sweep of the Single Hill Bushland Reserve and control all declared and environmental woody weeds encountered within one year of it passing into Council ownership.*

**WM1 Action – Control serrated tussock and african boxthorn in Single Hill Reserve as per agreed schedule.**

The weed control implementation plan (CCC, 2020) also includes 2 years of follow-up control. The maintenance of the track and roadside edges is a high priority to minimise the spread of weeds on bike horse and shoes to other areas in the reserve network.

**WM2 Action – Conduct follow-up control of serrated tussock and african boxthorn as per agreed schedule.**

**WM3 Action – Maintain track and road edges weed free to prevent spread of seed other areas.**

Isolated infestations of boneseed were recorded at the northern end of the reserve and in the adjacent Coastal reserve. As this is an isolated infestation the control of this species is a high priority to eradicate this species from the area.

**WM4 Action – Control boneseed plants near Seven Mile entrance and adjacent to Coastal reserve.**

The Council has undertaken actions to control serrated tussock across large areas of the Nowra Reserve however scattered plants and clusters remain in the reserve. The control of plants along the margins of and within the remnant vegetation are the highest priority followed by the ongoing maintenance of serrated tussock in the open areas. In areas where widescale control of serrated tussock has occurred previously, horehound has replaced the serrated tussock. Due to the widespread nature of this species in the degraded pasture any broadscale control of the weed needs to be in conjunction with actions to replace the groundcover to with native and/or exotic grasses to cover the bare ground.

**WM5 Action – Control serrated tussock and horehound in bushland in Nowra reserve.**

Introduced pasture grasses and broadleaf weeds such as capeweed, brassicas, thistles, plantain and storks bill are widespread and abundant in areas of degraded pasture. Whilst

these weeds present a management risk to native grasslands, they also play a role in providing soil cover and as such their control are not considered a priority for control except in revegetation areas and where their removal is desirable as part of an ongoing general Reserve maintenance program (e.g. along track edges).

Vehicle access to the summit of Single Hill is provided by an access road off the end of Eleanor Court. The access road is utilised by various agencies who operate infrastructure within the reserve including TasWater. Hobart Airport, Telecommunications service vehicles, Council Bushfire Management Staff etc. Due to the presence of serrated tussock (and seed) along the roadside and on the hilltop, there is potential for vehicles operating in these areas to transport seed around the site or to other sites. As such all areas where vehicles have access need to have serrated tussock controlled as a priority. Vehicle access to proposed landing site 4 (Figure 11) by the THPA pose a risk of spreading serrated tussock and horehound as those species are widespread in the Nowra Reserve. Vehicle use in this area is to be restricted until declared weeds are controlled.

The control of serrated tussock in the TasWater water tank site is also a priority to ensure a seed source does not remain to reinfest the reserves following control.

**WM6 Action – Liaise with TasWater to control serrated tussock with water tank title in Single Hill Reserve.**

Signage should be installed at gate at end of Eleanor Court to inform and warn road users of weed risk and to stay on formed surfaces as required.

**WM7 Action – Provide vehicle hygiene protocol to all agencies that access the hilltop.**

**WM8 - Install signage at gate at end of Eleanor Court regarding risk of spreading serrated tussock.**



*Figure 9 – African boxthorn and serrated tussock to be controlled on northern side of Single Hill*

### **4.3 Domestic animal management**

The management of dog access to the reserve was identified as an important issue through the community consultation process with 9 representation made with opinions varying from prohibition of dogs for the reserve to allowing dogs off lead and under effective control.

#### **Potential impacts of dogs**

The Single Hill Reserve provides habitat and shelter for significant populations of wallabies and possums, small mammals such as bandicoots and reptile species. Dogs can impact native species through predation, disturbance of foraging and by leaving scent and droppings that discourage native animals from some areas. Uncontrolled dogs can also impact other reserve users by scaring horses, approaching bike riders or jumping or scaring other pedestrians.

It is important that dogs are kept under effective control while in the reserve to minimise conflict with other users and reduce risks to wildlife. Areas of intact native vegetation such as the southern end of the Nowra Reserve and the western and eastern sides of Single Hill contains important fauna habitat and dog access to these areas should be carefully controlled. There are some areas of the reserve which contains open exotic grassland and these areas may provide more suitable off leash areas.

Feral cats have been observed in the Reserve and are known to have significant impacts on native fauna through the predation of small mammals (including eastern barred bandicoots), birds and lizards, and the spread of disease such as toxoplasmosis. Domestic cats that roam bushland can have similar impacts to feral cats. The CCC supports the *Cat*

*Management Act 2012*, which requires de-sexing, micro chipping and keeping cats under control and inside at night.

The Single Hill reserve does not have a current dog management status whilst the Nowra Reserve is declared as a under 'effective control' area. The reserves should be including in the Clarence Dog Policy Review.

**DM1 Action – Include Single Hill Reserve in the Clarence Dog Policy review. Recommend that 'Dogs on lead' policy be applied to reserve.**

**DM2 Action – Install signage at entrances for 'Dogs on lead' and picking up dog poo.**

**DM3 Action – Promote requirements of the *Cat Management Act 2012* including de-sexing and microchipping; promote cats being kept inside at night in local community.**

#### **4.4 Track development**

The development and upgrading of tracks to improve access and connectivity between Roches Beach, Acton Park and Seven Mile Beach is a key action of the plan. Several detailed submissions were received from user groups and the community consultation identified the development or extension of a track network to connect with existing trails as the highest priority for action (59 responses).

Due to the complexity of the competing interests of users including walkers, bike riders and horse riders the CCC commissioned a separate Single Hill Trail Network Plan to be developed by track consultants Mtn Trials (in conjunction with Enviro-dynamics).

The plan assessed the route and condition of existing trails within the reserve, assessed the landscape constraints in order to provide suitable linkages for all users between existing trails, determine the construction standards of trails and provide cost estimates for each section of track. The track network was also designed to avoid areas of intact vegetation and minimise impacts on natural values. The draft plan is provided in Appendix 3.

The following section provides a breakdown of the proposed track works and reasoning behind decisions to designate some track s as multi-use and limit the use of other to some users only.

##### **Multi-user tracks**

There is a widespread network of multi-use tracks and trails within the Clarence Municipality which provide an opportunity for bike riders, walkers and horse riders to share trails. By following a code of conduct (Appendix 8) the multi-user tracks and trails are generally enjoyed by all users without compromising the safety of any group.

The proposed track network in the Single Hill Reserve aims to provide multi-user tracks where possible within safety and maintenance constraints and while minimising environmental and visual impacts.



A significant number of the submissions received during the consultation period were in favour of multi-use tracks although there were some concerns raised. The concerns included mountain bikers ‘spooking’ horses (in particular on steep and /or narrow sections of trail), mountain bikers approaching walkers and horses at speed without warning; walkers meeting horses on narrow or steep sections of track and concerns for horse riders and bike riders when the encounter dogs off lead and not under effective control. There were also concerns raised about the impacts of bikes and horses on track conditions (maintenance) and concerns with the spread of weeds.

Whilst many of these issues can be managed through track design (i.e. improved sight lines, separate tracks in tight areas or ‘pinch’ points), signage (included code of conduct signs see Appendix 8), weed control and education some tracks within the Single Hill Reserve have been designated as single use due to issues of steepness, safety and erosion risk and lack of suitable connections.

The following tracks have been designated as multi-user tracks (refer to Track Network Plan Appendix 4) – **TK7, TK8, TK9, TK11, TK12, R1, R2 and R4.**

These tracks will provide linkages between existing tracks and trails from Nowra Road, Kirra Road, Axoim Way, Eleanor Court and Cahill Way and access to the top of Single Hill.

### **Horse Riding Limitations**

Horse access on the north face of Single Hill (portion of TK4) to Seven Mile Beach is not recommended due to the following factors;

- Steepness of the slope – sections of the slope are steep and unsuitable as a designated horse trail for riders of all experience levels.
- Risk of erosion of hill side because of horse use and/or higher maintenance costs if horses use walking track. TK4 will be constructed in a manner which minimises visual impacts by following fence lines and old vehicle tracks thereby avoiding benched tracks and multiple switchbacks. As such this track will not provide a suitable climbing track for horses.
- Impacts on new track to be formed at base of slope. New track will traverse a very steep section when leaving Acton Creek which will require heavy benching. This section of track will be prone to damage from horses.
- Lack of a suitable connection route at the bottom of the Hill –
  - horses are not permitted on Seven Mile Beach and whilst horse can walk along Esplanade this route will lead riders to suburban streets.
  - proposed track along Acton Creek is very narrow in places (between a fence and creek bank) and is directly adjacent to a retirement village and not suitable for horses.

Future horse access from Single Hill to Seven Mile Beach and further north will be provided from the Cahill Place track via POS and roadways associated with future stages of the approved subdivision to Seven Mile Beach (Figure 9). This track will connect to International Close where the Council is progressing a linkage to Tangara Trail via private land.



**TD1 Action – Upgrade and develop multi-user tracks to provide linkages from Nowra Reserve to Single Hill and Cahill Place.**

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Figure 10 – Proposed multi-user (horse) track network.

## Mountain Bike Tracks

The mountain bike track network will include all multi-use trails and tracks **TK10, TK4 and TK5** (refer to Appendix 4).

The collection of informal mountain bike tracks within the Nowra Reserve known as Wallaby Ways will be formalised as part of the Track Network Plan (TK10) to form a dual directional loop track with connections to Axoim Way, Nowra Road and the new connector track to Single Hill (TK7). Track TK10 will be a dedicated mountain bike track due to the high number of tight switchbacks which are not suitable for use as horse riding or walking tracks.

**TD2 Action – Formalise mountain bike tracks within Nowra Reserve** (duplicate of VM1 Action).

A loop will be formed by upgraded an old vehicle track (R1) to the Cahill Drive track (TK8) junction a new track along the fence line (southern end of TK4) to the new climbing switch back to the summit (TK5) and then back down the summit road (R1) (Figure 10). This loop will be dual directional. The new climbing switchback track will be located within degraded bursaria woodland which is devoid of a ground layer. There is an existing informal benched track section in this area which will be utilised in the new track to minimise impact in the vegetation.

**TD3 Action – Construct new track from Cahill Place junction to Single Hill summit. Minimise impacts on native vegetation.**

Mountain bikes will not be permitted on the north face of Single Hill (portion of TK4) to Seven Mile Beach due to concerns with the safety of walkers due to steepness and potential high speeds and erosion concerns. TK4 will be constructed in a manner which minimises visual impacts but avoiding benched tracks and multiple switchbacks. As such this track will not provide a suitable climbing trail for mountain bikes.

Access for mountain bikes to the end of Seven Mile Beach is currently provided by the existing coastal track and from Cahill Place, Axoim Way and Seven Mile Beach Road. Future access will be provided from the Cahill Place track via POS associate with Stage 11 of the approved subdivision to Seven Mile Beach.

A further track route (optional track) was investigated across the lower western slope between Nowra Reserve and Single Hill (Figure 10). This route provides a link from Nowra Reserve to Cahill Place without the need to climb to the ridgeline. The track would however traverse intact vegetation and as such a detailed assessment of environmental impacts against the demand for this track will need to be undertaken.



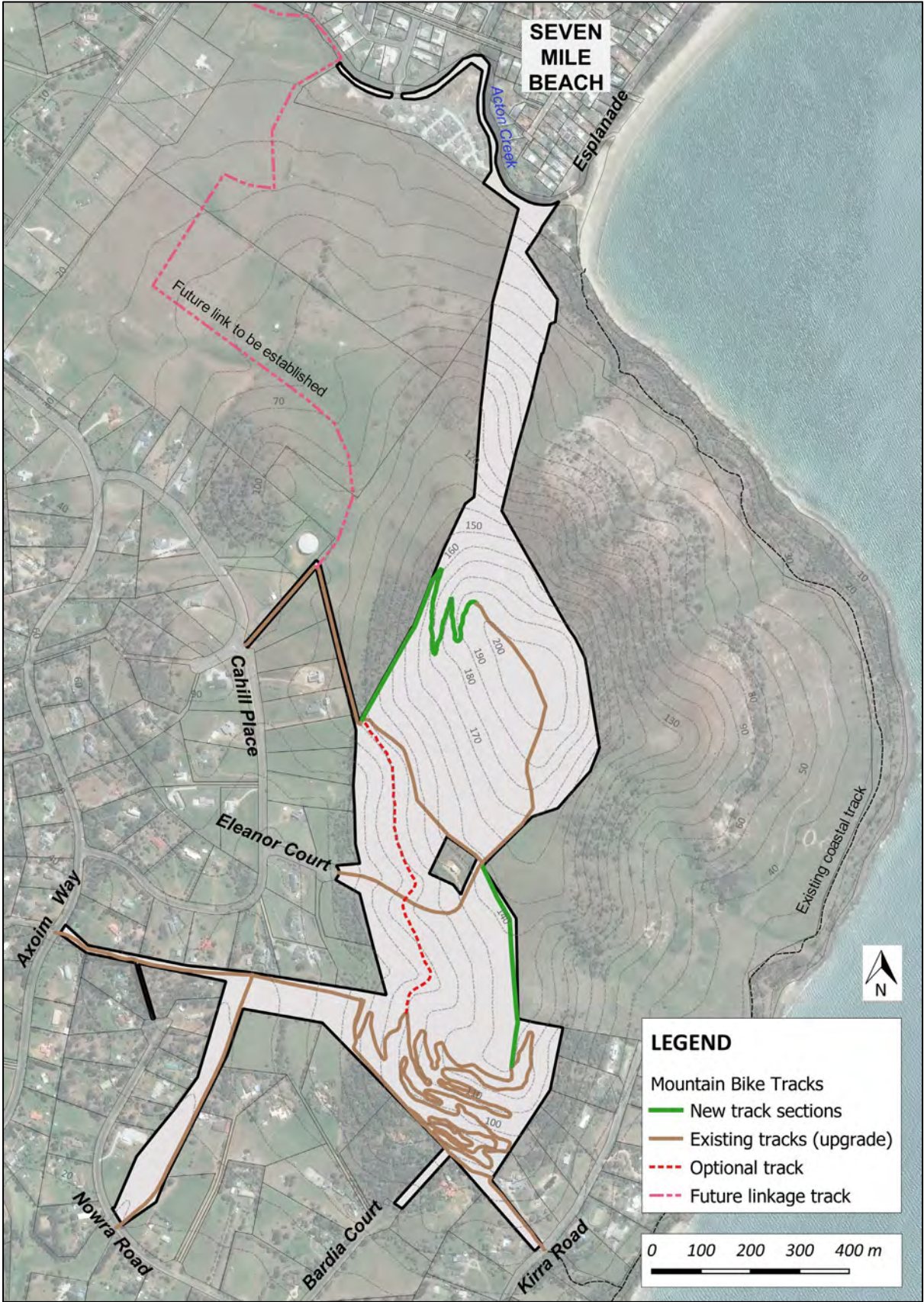


Figure 11 – Proposed mountain bike track network.

## Walking Tracks

The walking track network will include all multi-use trails and new tracks **TK1, TK2, TK3, TK4** and **TK5** (refer to Appendix 3).

Trail TK 1 will provide a link for the carpark at the end of Seven Mile Beach around Acton Creek to Coastal Drive (Figure 10).

**TD4 Action – Construct new track from Seven Mile Beach carpark to Coastal Drive.**

Track TK2 and TK3 are short linkages to the existing coastal reserve tracks.

Track TK4 provides a link from Acton Creek to the summit via TK5. The track traverses the steep hillside until it reaches open grassland above the creek and includes connections via TK2 and TK3 to the coastal track. The track then follows fence lines up to track TK5 with two traverses to reduce the steepness on the route. The track will access two landing sites in prominent locations on the way up to thill where seating and interpretive signage may be provided (refer to Visitor Amenity Plan).

**TD5 Action – Construct walking track from Seven Mile Beach carpark to summit with links to coastal track.**

A further track route (optional track) has been proposed by the BBW Walking Club to avoid the last steep section of TK4 to the junction with TK5. The optional track is proposed to skirt across the slope and then follow the eastern fence line around to the access road (Figure 10). This route would provide a longer more gradual track to the summit, provide views out to the east and would be a more sheltered route <sup>10</sup>. The track option would be within two or three of the launching zones designated by the hang gliders which may require tracks closure when paragliders and hang gliders are flying.

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<sup>10</sup> Email correspondence with M. Hawkins, BBW Walking Club, September 2020.



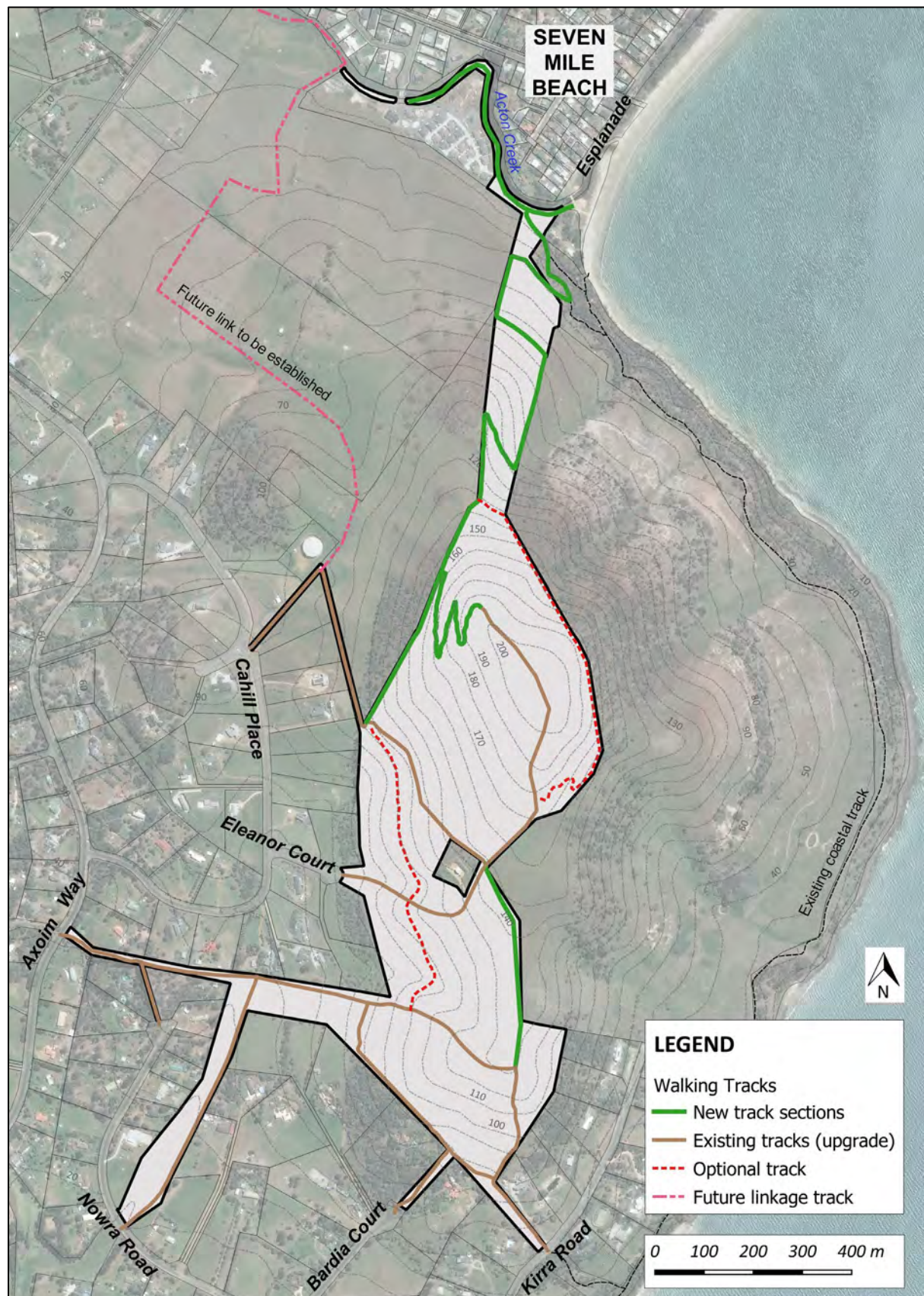


Figure 12 – Proposed walking track network.



## 4.5 Hang gliding and paragliding

Single Hill provides valuable flying site for hang gliders and paragliding and has been utilised by the Tasmanian Hang gliders and Paragliding Association (THPA) since 2006.

The site is considered to be one of the best locations for these sports in the State as the multifaceted topography of the hill provides a large number of wind conditions that provide suitable flying conditions at all times of the year. Single Hill provides a very scenic location to fly with the spectacular views across the Frederick Henry bay and beyond and its easy access and proximity to the Greater Hobart Area add further to its appeal (THPA submission, 2020).

The TPHA currently uses the hill for flying under agreement with the CCC and in compliance with Hobart Airports airspace regulations.

The handover of the reserve to the Council provides an opportunity to formalise the use of the hill for flying. Representatives of TPHA met with the Council and consultant to outline their vision for use of the hill. This included the formalisation of up to 4 sites on the hill to allow improved launching and landing sites in four different directions. The locations of proposed landing sites are indicated in Figure 12. They include 3 sites on the northern and eastern side of Single Hill and a fourth site on the eastern side of Nowra Reserve. The use of these sites all requires the pruning of vegetation within the launching direction to minimise turbulence created by the vegetation and improve safety<sup>11</sup>.

The vegetation management at site 1, 3 and 4 involves the removal of several dead trees (all small trees with no hollows) and the pruning of some prickly box trees to reduce their height. This action represents a minor impact on the natural values of the site and will provide for the safe use of the reserve for hang gliding and paragliding. The required vegetation clearance at site 2 involves the removal of several blue gums within the reserve and multiple trees on the adjoining private land. The impact on important natural values of this site is considered to be higher and has the potential to leave a scar that will be widely visible to users of the coastal track. As such this vegetation clearance at this site is not recommended without further assessment and community consultation.

**HG1 Action – Prune large shrubs and remove dead trees at launching sites 1, 3 and 4 to allow for safe hang gliding and paragliding.**

**HG2 Action – Undertake detail assessment of impacts of development of launching site 2 and undertake community consultation.**

Other potential impacts of access by TPHA members to the hill include vehicle access, spread of weeds and the potential impacts on walkers utilising northern tracks.

The main issue with vehicle use on the hill is the risk of spreading serrated tussock and horehound seed around the site and to other areas off site (refer to WM3, WM5 and WM7). Vehicle access and parking at proposed site 4 provides a higher risk as there are significant infestations of both these weeds in this area.

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<sup>11</sup> Pers comm TPHA,

**HG3 Action – Restrict vehicle access to launching site 4 until all weeds are controlled along the access track and within a designated parking area (WM5).  
Parking area not to impact on the tracks in Nowra Reserve.**

The track network plan identified an alternative track option to reach the summit from the northern face by following the hillside and reserve boundary fence around the eastern side of the hill (Figure 12). This track option provides a scenic, sheltered route to the hilltop that follows a lower gradient. The route does however pass in front of proposed launching sites 1, 2 and 3 and as such impacts of gliders use in track use will need to be investigated before this track could be established.

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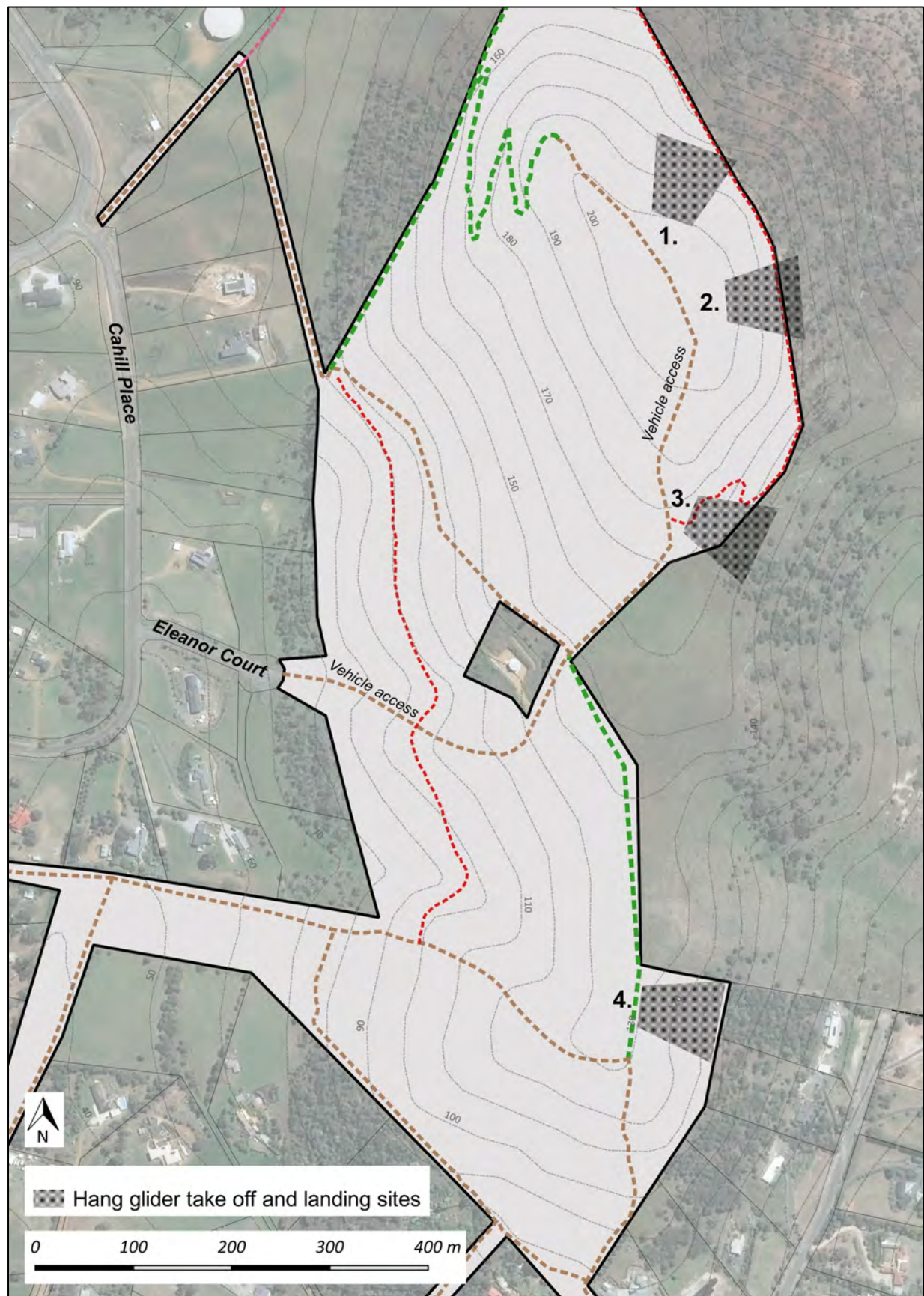


Figure 13 – Proposed location of hang glider and paraglider launching and landing sites.

## 4.6 Entrance upgrades, signage and infrastructure

Existing entries at either end of reserve at its threshold to the coastal trail were determined to be key access points to the expanded network; particularly as pivot points to the broader coast to hilltop loop. Concept Entrance Landscape Plans were requested for these entries, located at Seven Mile Beach and Roches Beach (Kirra Rd). It is recommended that these entries be upgraded as formal trailheads into the reserve; incorporating gathering space for groups, interpretive elements and broad trail network maps.

Parking at Seven Mile Beach entry has recently been extended and formalised. Kirra Road entry parking was discussed in the *2018-2022 Acton Trails and Reserves RAP* (Tasflora 2018) with local residents noting opportunities to establish parking along road reserve adjacent to entry. The 2018 RAP (Tasflora 2018) suggested a review of actual vehicular activity at this entry during 2022 once Single Hill Reserve was opened and in regular use. It is noted that adequate parking is provided at nearby Roches Beach Yacht Club with a direct trail link to Kirra Rd entry; an upgrade of signage at Roches Beach is advised to illustrate new reserve trail network and Single Hill loop opportunities.

Other entries into the reserve require varying levels of attention from separate pedestrian access points to stormwater runoff mitigation measures (WSUD); refer to Visitor Amenity Plan for specific entry notes and their locations.

Adequate signage was regularly requested throughout community consultation, both in displaying the reserve's trail network for visitor orientation and for communicating reserve usage guidelines. It is intended that each entry will have, at a minimum, a small reserve trail map and usage guidelines, including signage enforcing collection of dog droppings to avoid impacting amenity and natural values.

Multiple submissions were made requesting scenic lookouts along with seating and interpretation of the reserve's flora, fauna and cultural features. The reserve's panoramic vantages and bushland fringes offer opportunities for both landscape scale and focussed story telling. Single Hill Reserve hosts a broad range of natural values and holds a rich cultural value for the Mumirimina people which requires thoughtful preparation for communication. As such, development of a scaled thematic interpretation strategy is recommended.

Strategy 1.6 and 1.7 of *Clarence Council's Cultural History Plan 2018-2023* outlines considerations for interpretation beyond 'static signs', including incorporation with other elements such as seating, their communication format and site-specific content. The Visitor Amenity Plan displays indicative locations for a series of sculptural interpretation elements; the brief of which would be further defined as part of the suggested thematic interpretation study in alignment with the *CCC Public Art Policy (2013)*.



**EI1 Action – Upgrade reserves entrances at Seven Mile Beach and at Roches Beach as per Entrance Landscape Plans.**

**EI2 Action – Install signage at location indicated in the Visitor Amenity Plan and as per the interpretation notes.**

**EI3 Action – Install seating/landing sites on hilltop and northern face of Single Hill as indicated in the Visitor Amenity Plan.**

#### Infrastructure development

The community consultation associated with the RAP development provided a well-supported recommendation that minimal development of infrastructure should occur in the reserve and it should be 'left in natural state'.

There were several representations made to install seating or viewing platforms in strategic locations with the reserve and some support for picnic areas and shelters.

Access to summit from Seven Mile Beach to be provided for walkers only (Refer to Section 4.4). Due to steep nature of the climb up the northern slope the development of landing areas at intervals up the slope where views are afforded has been suggested<sup>12</sup>. The landings would provide destination points for those walkers that do not want to walk to summit. Seating and interpretive signage may be incorporated into landings.

Suggested landings sites are indicated in the Visitor Amenity Plan

**EI4 Action – All structures and activities associated with Single Hill RAP must comply with Airspace Protection requirements for the Hobart Airport.**

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<sup>12</sup> Pers comm M. Hawkins, BBW Walking Club, Sept 2020.

#### **4.6.1 Single Hill Visitor Amenity Plan**

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## Key:

- 1 Develop Main Northern Trailhead - trail map with reserve use guide. Refer to Trailhead 1 concept design.
- 2 Develop Main Southern Trailhead - trail map with reserve use guide. Refer to Trailhead 2 concept design.
- 3 Cahill Place Entry (minor) small trail map recommended with reserve use guide symbols.
- 4 Eleanor Court Entry (minor) small trail map recommended with reserve use guide symbols. New pedestrian gate required to left of vehicle gates.
- 5 Axiom Way Entry (minor) small trail map recommended with reserve use guide symbols.
- 6 Nowra Road Entry (minor) small trail map recommended with reserve use guide symbols. Opportunity for WSUD rockspill lined open drain and endemic reed planting to slow peak flow.
- 7 Bardia Court Entry (minor) small trail map recommended with reserve use guide symbols. Recommendation to recreate deteriorated cutoff drains along with opportunity for WSUD rockspill lining and endemic reed planting to slow peak flow.
- 8 Southern connection link from Roches Beach / Seven Mile Coastal trail. Directional signs to be upgraded to reflect new trail network and broader loop opportunity. Preferred link to Main Southern Trailhead off Kirra Road due to minimal road verge use.
- 9 Kirra Road end connection link to Roches Beach / Seven Mile Coastal trail. Recommendation to direct main Nowra Hill reserve access from coast via entry labelled no. 8 to minimise need to use roadside verge.
- 10 Minor reserve entry off existing coast trail. Small trail map recommended with reserve use guide symbols.
- 11 Minor reserve entry off existing coast trail. Small trail map recommended with reserve use guide symbols.
- 12 Sculptural interpretation element. Five locations suggested to communicate targeted stories relating to specific viewpoints.
- 13 Existing service roads.
- 14 Shared use path network. Refer to Section 4.4 of RAP report for each user group extent.
- 15 Specific mountain bike trail network. Formalisation of existing trails.
- 16 Hang gliding launch areas. Wind direction dependent.

# Single Hill Visitor Amenity Plan

Single Hill, Acton Park | Draft For Review

PREPARED FOR ENVIRO-DYNAMICS / CLARENCE CITY COUNCIL



inspiring  
place



Date 5 / 10 / 2020  
Scale 1:8000 @ A3



#### **4.6.2 Single Hill Entrance Landscape Plans**

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Northern Trailhead

Trailhead Position

Scale 1:20000

## Key:

- ① Proposed trailhead compacted gravel surface. Broad width for gathering and passing before narrowing into trail to west.
- ② Trail map with reserve usage guide / symbols; placed to be visible from carpark and beach entry.
- ③ Proposed sculptural interpretative element location. Opportunity to integrate it with signage stone wall.
- ④ Stone seating wall with opportunity for integrated sculptural interpretative element.
- ⑤ Reserve endemic species planting beds. Opportunity to communicate reserve's flora in a microcosm and provide habitat for its fauna residents. Feature trees with midstorey shrubs and understorey grasses.
- ⑥ Existing carpark boundary boulders to be retained with further planting along western side.
- ⑦ Existing gravel carpark extension with recent edge planting belts.
- ⑧ Existing entry drive to private residence. Care taken to establish mid-height vegetation screen to assist with privacy.

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# Single Hill Northern Trailhead Concept Plan

Single Hill, Acton Park | Draft For Review

PREPARED FOR ENVIRO-DYNAMICS / CLARENCE CITY COUNCIL



inspiring  
place



NORTH  
Date 2 / 10 / 2020  
Scale 1:100 @ A3





Trailhead Position Scale 1:20000

## Key:

- ① Proposed trailhead compacted gravel surface. Broad width for gathering and passing before joining vehicle trail. Extension to road verge.
- ② Trail map with reserve usage guide / symbols; placed to be visible from carpark and beach entry.
- ③ Proposed sculptural interpretative element location. Opportunity to integrate it with signage stone wall.
- ④ Stone seating wall with opportunity for integrated sculptural interpretative element.
- ⑤ Reserve endemic species planting beds. Opportunity to communicate reserve's flora in a microcosm and provide habitat for its fauna residents. Feature trees with midstorey shrubs and understorey grasses.
- ⑥ Existing reserve boundary boulders to be retained.
- ⑦ Existing vehicle access chain replaced with 2 x removable bollards similar to Cahill Place entry. Allows safe passage for mountain bikes as raised by community in Acton Trails and Reserves RAP 2018.
- ⑧ Service vehicle entry pad upgraded with hardened / compacted base and extended to road verge. Raised drainage bars recommended at regular intervals to direct runoff to vegetation beds.

# Single Hill Southern Trailhead Concept Plan

Single Hill, Acton Park | Draft For Review

PREPARED FOR ENVIRO-DYNAMICS / CLARENCE CITY COUNCIL



**inspiring  
place**



**Date** 2 / 10 / 2020  
**Scale** 1:100 @ A3



## 4.7 Community Involvement

There are well established and active community group in the Acton and Seven Mile Beach communities. The Acton Landcare Group and the Seven Mile Beach Coastcare Group undertake revegetation, weed control and maintenance works in many of the linear bushland and coastal reserve in the area and have expressed a desire to be involved with projects within the reserve including revegetation.

<b>C11 Action – Council to support local care groups with revegetation and maintenance projects.</b>
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## 5 Review of Reserve Activity Plan

The Single Hill Bushland Reserve Activity Plan will be reviewed at the end of the 10-year period (2030). To maintain currency of the recommendations and implementation plan, a review and update involving the key stakeholders will be carried out after five years (2025).

Review the management of remnant vegetation on an ongoing basis in terms of promoting regeneration and recruitment in the reserve as per results of VCA monitoring.

Ongoing monitoring and maintenance of works e.g. weed control and trail maintenance outlined in the implementation plan should be undertaken by the responsible organisation. Weed management priorities may need to be updated to incorporate new information, such as new weed incursions. Photo point sites may be established to monitor weed management and vegetation rehabilitation.

<b>R1 Action - Review the recommendations and implementation plan after 5 years (2025) and undertake complete review of the RAP in 2030</b>
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## 6 Implementation plan

ACTION #	ACTION	TIMING	RESPONSIBILITY	PRIORITY
VEGETATION MANAGEMENT				
VM1	Formalise mountain bike tracks within the Nowra bushland to limit impact on the native vegetation and close informal trails.	2021	CCC	High
VM2	Undertake follow-up VCA assessments in bushland remnants every 2-3 years to determine if vegetation condition is improving. Revise vegetation management action as appropriate based on results of VCA	Spring 2022, 2025, 2028	Ecological Consultant	High
VM3	Fence off a trial regeneration area within the blue gum woodland on Single Hill. Undertake small low intensity ecological burn within fenced off area to stimulate regeneration and monitor results using VCA process.	2021-2022	Contractor	High
VM4	CCC and local care groups to undertake revegetation projects within the reserve with funding assistance through current funding avenues.	2020 - 2025	CCC, ALCG, SMB CG, Contractor	Medium
VM5	Undertake planting of morrisbyi gum in conjunction with recovery project.	2021 - 2023	CCC, ALCG, SMB CG, Enviro-dynamics	Medium
VM6	Develop a Single Hill Bushland Reserve Fire Hazard Management Plan. Use of ecological burns to assist with regeneration of remnant vegetation to be included in plan.	2021-2022	CCC, consultant	High
WEED MANAGEMENT				
WM1	Control serrated tussock and african boxthorn in Single Hill Reserve as per agreed schedule.	Spring 2020	CCC, contractor	High
WM2	Conduct follow-up control of serrated tussock and african boxthorn as per agreed schedule	2020-2030	CCC, contractor	High

Single Hill Bushland Reserve Activity Plan 2020–2030

ACTION #	ACTION	TIMING	RESPONSIBILITY	PRIORITY
WM3	Maintain track edges weed free to prevent spread of seed other areas. Control all weeds along proposed track corridors prior to track construction	2020-2030	CCC, contractor	High
WM4	Control boneseed plants near Seven Mile entrance and adjacent to coastal reserve.	2020-2021	CCC, contractor	High
WM5	Control serrated tussock and horehound in bushland in Nowra reserve	2021-2025	CCC, contractor	Medium
WM6	Liaise with TasWater to control serrated tussock around water tank in Single Hill Reserve	2021-2025	CCC	Medium
WM7	Provide vehicle hygiene protocol to all agencies that access hill top.	2021-2025	CCC	Medium
WM8	Install signage at gate at end of Eleanor Court regarding risk of spreading serrated tussock	2020-2021	CCC	High
DOMESTIC ANIMAL MANAGEMENT				
DM1	Include Single Hill Reserve in the Clarence Dog Policy review. Recommend that 'Dogs on lead' policy be applied to reserve.	2020-2021	CCC	High
DM2	DM2 Action – Install signage at entrances for 'Dogs on lead' and picking up dog poo	2021-2025	CCC	Medium
DM3	Promote requirements of the <i>Cat Management Act 2012</i> including de-sexing and microchipping. Promote cats inside at night	2020-2030	CCC	Medium
TRACK DEVELOPMENT and MANAGEMENT				
TD1	Upgrade and develop multi-user tracks to provide linkages from Nowra Reserve to Single Hill and Cahill Place.	2021-2025	CCC, contractor	Medium

Single Hill Bushland Reserve Activity Plan 2020–2030

<b>ACTION #</b>	<b>ACTION</b>	<b>TIMING</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
TD2 (VM1)	Formalise mountain bike tracks within Nowra Reserve	2020-2021	CCC, contractor	High
TD3	Construct new track from Cahill Place junction to Single Hill summit. Minimise impacts on native vegetation.	2020-2021	CCC, contractor	High
TD4	Construct new track from Seven Mile Beach carpark to Coastal Drive	2020-2021	CCC, contractor	High
TD5	Construct walking track from Seven Mile Beach carpark to summit with links to coastal track.	2020-2022	CCC, contractor	High
<b>HANG GLIDING and PARAGLIDING</b>				
HG1	Prune large shrubs and remove dead trees at launching sites 1, 3 and 4 to allow for safe hang gliding and paragliding	2020-2022	CCC, THPA	High
HG2	Undertake detail assessment of impacts of development of launching site 2 and undertake community consultation	2020-2030	CCC, THPA	Low
HG3	Restrict vehicle access to launching site 4 until all weeds are controlled along the access track and within a designated parking area (WM5). Parking area not to impact on the tracks in Nowra Reserve	2020-2022	CCC, THPA	High
<b>ENTRANCE UPGRADES, INFRASTRUCTURE and SIGNAGE</b>				
EI1	Upgrade reserves entrances at end of Seven Mile Beach and at Roches Beach as per Entrance Landscape Plans	2021-2025	CCC	Medium
EI2	Install signage at location indicated in the Visitor Amenity Plan and as per the interpretation notes	2020-2030	CCC	Med/Low

Single Hill Bushland Reserve Activity Plan 2020–2030

ACTION #	ACTION	TIMING	RESPONSIBILITY	PRIORITY
EI3	Install seating/landing sites on hilltop and northern face of Single Hill as indicated in the Visitor Amenity Plan	2021-2025	CCC	Medium
EI4	All structures and activities associated with Single Hill RAP must comply with Airspace Protection requirements for the Hobart Airport.	2020-2030	CCC, Hobart Airport	High
COMMUNITY INVOLVEMENT				
C1	Support the local care groups with revegetation and maintenance projects	2020-2030	CCC	High
REVIEW & EVALUATION				
R1	Review the recommendations and implementation plan after 5 years (2025) and undertake complete review of the RAP in 2030	2025 and 2030	CCC, Consultant	Med/Low

Timing of priorities

High: 1 - 2 years

Medium: 2 - 5 years

Low: 5 – 10 years

## 7 References

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- Tasflora (2019). *Seven Mile Beach Coastal Reserve Activity Plan 2019 – 2029*.

## Appendix 1 - Description of Vegetation Communities occurring in the Reserves

### DVG - *Eucalyptus viminalis* grassy woodland and forest

DVG occurs as two small patches on lower slopes of the western part of Single Hill with an outlying patch in the north western corner adjoining Cahill Place. This vegetation type is characterised by sparse regrowth white gum (*Eucalyptus viminalis*) over a tall shrub layer dominated by prickly box (*Bursaria spinosa*) and sheoak (*Allocasuarina* sp.) while the low shrub layer is sparse and comprised of native cranberry (*Astroloma humifusum*), creeping bossia (*Bossiaea prostrata*) and dwarf riceflower (*Pimelea humilis*). The understory includes sagg (*Lomandra longifolia*) and native grasses including wallaby grass (*Rytidosperma* sp.), speargrass (*Austrostipa* sp.), tussockgrass (*Poa sieberi*) and kangaroo grass (*Themeda triandra*). Herbs are frequent with woodsorrel (*Oxalis perennans*), being common.

### DGL - *Eucalyptus globulus* dry forest and woodland

DGL occurs mainly on the mid and upper slopes in the southwestern, southern and eastern sides of Single Hill. This vegetation type has a dominant tree layer of mature blue gums is (*E. globulus*), some tall to about 25 m in height over a tall shrub layer dominated by prickly box (*B. spinosa*). The understory is generally dominated by tussock grass (*Poa* sp.) with spear grass (*Austrostipa* sp.), wallaby grass (*Rytidosperma* sp.) and velvet tussock grass (*Poa rodwayi*) of a lower density. There are scattered low shrubs such as native cranberry (*Astroloma humifusum*), creeping bossia (*Bossiaea prostrata*) and dwarf riceflower (*Pimelea humilis*). The graminoid layer consists of variable sword-sedge (*Lepidosperma laterale*) and sagg (*L. longifolia*). Common herb species include kidney weed (*Dichondra repens*), native geranium (*Geranium solandri*) and bluebell (*Wahlenbergia* sp.). On the moister southern and south eastern slopes, blackwood (*Acacia melanoxylon*) is a frequent shrub and the ground cover is dominated by common tussock grass (*Poa labillardierei*).

### DAS - *Eucalyptus amygdalina* forest and woodland on sandstone

A small area of remnant of DAS occurs in the north western portion of Nowra Reserve, along the track corridors linking to Axiom Way and Nowra Road. The canopy is dominated by black peppermint (*E. amygdalina*), with isolated white gum (*E. viminalis*) and black gum (*E. ovata*) trees also recorded. The tall shrub layer contains silver wattle (*Acacia dealbata*), native cherry (*Exocarpos cupressiformis*), native hop bush (*Dodonaea viscosa*), showy bossia (*Bossia cinerea*) and spreading wattle (*Acacia genistifolia*). The understorey contains sagg (*Lomandra longifolia*), narrow-leaved flax lily (*Dianella revoluta*), slender rice flower (*Pimelea linifolia*), (*Acacia genistifolia*), bracken (*Pteridium esculentum*), showy bossiaea (*Bossiaea cinerea*), guinea flower (*Hibbertia* sp.) and sand sword sedge (*Lepidosperma concavum*). The grass layer contains wallaby-grasses (*Rytidosperma* sp.) and speargrass (*Austrostipa* sp.), interspersed with exotic grasses and herbs which are of higher density around the margins of the community. Several introduced species were recorded such as



mainland wattles (*Acacia* sp.), a monterey pine sapling (*Pinus radiata*) and blackberry (*Rubus fruticosus*).

### **NBA - *Bursaria* – *Acacia* woodland and scrub**

This community occurs in the Nowra reserve and on the western and north face of Single Hill (Figure 3 and Figure 4). The community is formed following the death or decline of the eucalypt layer (previously white gum forest) due to drying conditions, tree removal and overgrazing of the understorey. The remnants have a dominant tall shrub layer of prickly box (*B. spinosa*) with scattered broadleaf hopbush (*Dodonaea viscosa* subsp. *viscosa*), black wattle (*A. mearnsii*), silver wattle (*A. dealbata*) and drooping sheoak (*Allocasuarina verticillata*). The ground layer of the bursaria remnants varies in condition. The Nowra bushland has a degraded understorey on the hilltop an western face due to overgrazing by native mammals, construction of bike tracks and the spread of weed species and a more intact and diverse understorey on the lower south facing slope. Native species recorded include tussockgrass (*Poa* sp.), wallabygrass (*Rytidosperma* sp.), narrowleaf new-holland-daisy (*Vittadinia muelleri*), variable plantain (*Plantago varia*), wood sorrel (*Oxalis perennans*) and stonecrop (*Crassula* sp.). The remnants on Single Hill have a more intact grass layer with tussockgrass, speargrass and wallabygrass more common.

### **GCL - Lowland grassland complex**

GCL covers large areas on the lower slopes on the eastern and north eastern parts of Single Hill. This vegetation type is prominent in areas cleared for pastoral activity and is characterised by grass covers dominated by *wallaby grasses* (*Rytidosperma* spp.), *spear grasses* (*Austrostipa* spp.) and common wheat grass (*Anthosachne scabra*). The main graminoid species is sagg (*Lomandra longifolia*) while exotic herbaceous weeds are also a prominent component which would reflect past grazing influences. Better examples support pussy tails (*Ptilotus spathulatus*), narrowleaf new-holland-daisy (*Vittadinia muelleri*) as well as significant populations of knotty spear grass (*Austrostipa nodosa*) and rough speargrass (*A. scabra*) (previously listed as rare prior to delisting).

Native grassland that has never been ploughed but is derived from woodland tends to be more diverse and likely supports significant species than native grassland that is derived from improved pasture where the natives have slowly out-competed the exotic pasture species due to their better adaption to drought.

### **ARS - Saline sedgeland / rushland**

In the north, adjacent to Acton Creek, the proposed trail passes through an area of ARS occurring on partially tidal flats along the creek banks, which is bordered by Urban areas (FUR) and Agricultural land (FAG) to the north and south. This vegetation type is characterised by sea rush (*Juncus kraussii*), sharp clubsedge (*Schoenoplectus pungens*) and plants confined to creek margins that include creeping brooklime (*Samolus repens*),

angled lobelia (*Lobelia anceps*) and sea celery (*Apium prostratum*). On the sandy banks plants include coast tussock grass (*Poa poiformis*), knobby clubsedge (*Ficinia nodosa*) and shiny bogsedge (*Schoenus nitens*) were recorded. Localised to the margins of Acton creek is Lowland *Poa* grassland (GPL) where it integrates with ARS. Some plants in this vegetation community appear to show intermediate characters with coastal tussock grass (*Poa poiformis*), while other species include Australian salt grass (*Distichlis distichophylla*) and the large sedge (*Carex iynx*).

### **FAG - Agricultural land**

FAG occupies the largest area of the immediate surrounds and includes recently cultivated land and some areas of productive and degraded pasture, the latter including some colonising native grasses, notably wallaby grasses (*Rytidosperma* spp.). Some of the developed agricultural land, notably in the south towards Roches Beach, has partially regenerated and been colonised by sagg (*L. longifolia*) and tussock grass including some dense infestations of serrated tussock.

## Appendix 2 - Vegetation Condition Assessments

Site 1: <i>Bursaria</i> - <i>Acacia</i> woodland (NBA)						
Location	Nowra Bushland Reserve. Lower south-facing slope.					
Grid Reference	540735 E	5252206 N	Date	20-Oct-2020		
Area	10ha		Recorder	Nick Fitzgerald		
SITE CONDITION ATTRIBUTES						
Large Trees		Understorey Life Forms				
Number of Large Trees #/ha	20	Life Forms	No. species	Cover %	Present	Modified
Proportion Healthy Canopy	>70%	Immature canopy tree	5	50	Y	N
Tree Canopy Cover		Tree (sub canopy) or large shrub	0	0	N	
Tree Canopy Cover (%)	15	Medium shrub/small shrub	0	0	N	
Proportion Healthy Canopy	>70 %	Prostrate and mat shrubs	2	1	Y	N
Lack of Weeds		Herbs	15	20	Y	N
Weed Cover (%)	10	Grasses	5	50	Y	
High Threat Weeds (%)	40	Large sedge/rush/sagg	1	<1	N	
Recruitment		Medium sedge/rush/sagg	0	0	N	
Adequate Canopy Recruitment	Yes	Tiny sedge/rush/sagg	2	<1	Y	N
Proportion of native woody plants with adequate recruitment (%)	100	Ground ferns	0	0	N	
Woody Species Diversity	High	Tree Ferns	0	0	-	
Organic litter (%)		Scrambler/Climber and Epiphytes	1	<1	-	
Litter Cover (%)	10	Mosses and Lichen	-	20	Y	N
Litter – native or non-native	Native					
Logs		% Benchmark life forms present	60%			
Length of Logs (m/ ha)	2					
Large logs present	Yes					
LANDSCAPE CONTEXT ATTRIBUTES						
Patch Size		Neighbourhood		Distance to Core Area		
Area of native vegetation continuous with assessment zone	>50 ha	% Native Vegetation within 100 m	100	Distance to Core Area >50 ha		Contiguous
Significantly disturbed	Yes	% Native Vegetation within 1 km	21	Core area significantly disturbed		Yes
		% Native Vegetation within 5 km	31			
FINAL VEGETATION CONDITION SCORE						
Site Condition Score		Landscape Context Score		TOTAL		
Large Trees	3/10	Patch Size	8/10	65/100		
Tree Canopy Cover	3/5	Neighbourhood	5/10			
Lack of Weeds	9/15	Distance to Core Area	4/5			

Understorey Summary	15/25	Landscape Context Score	17/25
Recruitment	10/10		
Organic Litter	5/5		
Logs	3/5		
Site Condition Total	48/75		

Site 2: <i>Eucalyptus globulus</i> dry forest (DGL) – inland facies						
Location	Single Hill. Upper southwest-facing slope.					
Grid Reference	540840 E	5252834 N	Date	20-Oct-2020		
Area	18ha		Recorder	Nick Fitzgerald		
SITE CONDITION ATTRIBUTES						
Large Trees		Understorey Life Forms				
Number of Large Trees #/ha	0	Life Forms	No. species	Cover %	Present	Modified
Proportion Healthy Canopy	N/A	Immature canopy tree	1	5	Y	N
Tree Canopy Cover		Tree (sub canopy) or large shrub	2	20	Y	N
Tree Canopy Cover (%)	25	Medium shrub/small shrub	1	<1	N	
Proportion Healthy Canopy	>70 %	Prostrate and mat shrubs	1	<1	Y	Y
Lack of Weeds		Herbs	12	25	Y	N
Weed Cover (%)	5	Grasses	5	35	Y	N
High Threat Weeds (%)	25	Large sedge/rush/sagg	1	<1	N	
Recruitment		Medium-small sedge/rush/sagg	3	1	Y	N
Adequate Canopy Recruitment	No	Ground ferns	1	<1	Y	N
Proportion of native woody plants with adequate recruitment (%)	50	Tree Ferns	0	0	-	
Woody Species Diversity	Low	Scrambler/Climber and Epiphytes	0	0	N	
Organic litter (%)		Mosses and Lichen	-	20	Y	N
Litter Cover (%)	30					
Litter – native or non-native	Native	% Benchmark life forms present	73%			
Logs						
Length of Logs (m/ ha)	76					
Large logs present	Yes					
LANDSCAPE CONTEXT ATTRIBUTES						
Patch Size		Neighbourhood		Distance to Core Area		
Area of native vegetation continuous with assessment zone	>50 ha	% Native Vegetation within 100 m	100	Distance to Core Area >50 ha	Contiguous	
Significantly disturbed	Yes	% Native Vegetation within 1 km	41	Core area significantly disturbed	Yes	
		% Native Vegetation within 5 km	31			

FINAL VEGETATION CONDITION SCORE				
Site Condition Score		Landscape Context Score		TOTAL
Large Trees	0/10	Patch Size	8/10	58/100
Tree Canopy Cover	5/5	Neighbourhood	6/10	
Lack of Weeds	9/15	Distance to Core Area	4/5	
Understorey Summary	15/25	Landscape Context Score	18/25	
Recruitment	3/10			
Organic Litter	3/5			
Logs	5/5			
Site Condition Total	40/75			

DRAFT



## **Appendix 3 - Single Hill Bushland Reserve Report Card**

DRAFT

## THE DRAFT SINGLE HILL BUSHLAND RESERVE ACTIVITY PLAN RECOMMENDS:

- >> Construct narrow track from Cahill Place junction to summit
- >> Formalise mountain bikes tracks within Nowra Hill area
- >> Construct walking track from SMB carpark to summit with links to coastal track
- >> Fence off trial regeneration area within the blue gum woodland on top of hill
- >> Prune large shrubs at launching sites to allow for safe paragliding
- >> Undertake revegetation in degraded woodland and open areas
- >> Control serrated tussock and horehound weeds in the Reserve
- >> Develop a Single Hill Bushland Fire Hazard Management Plan
- >> Install signage at entrances for 'Dogs on lead' and picking up of doggie poo

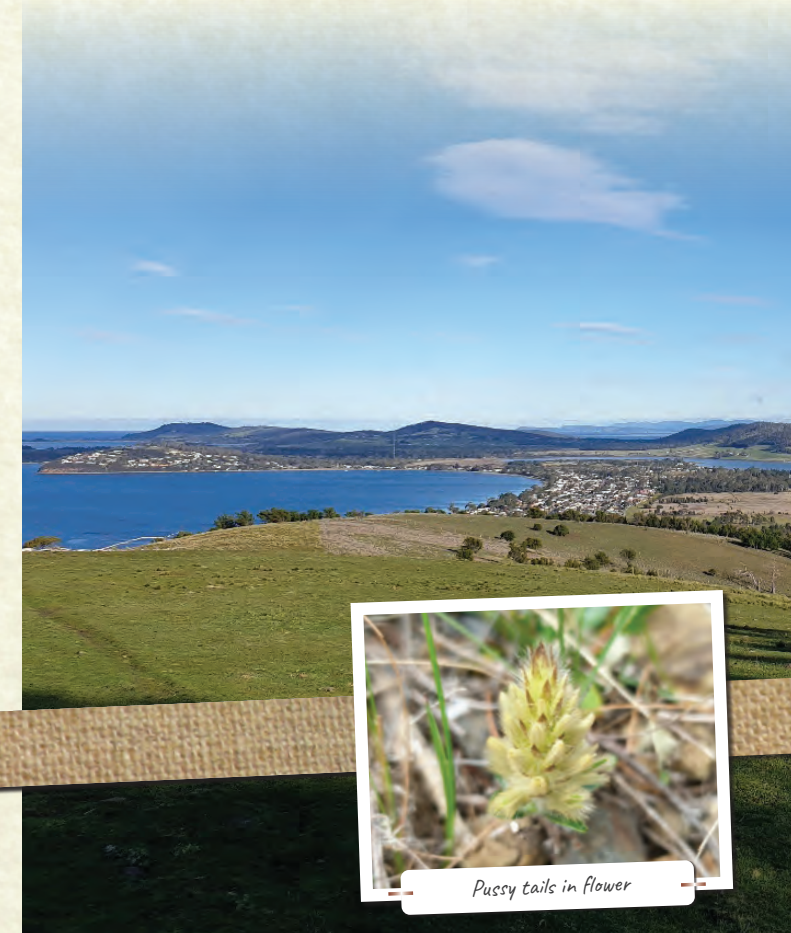


*'Walk and Talk' down the north slope*

*What a stunning parcel of land that has been made available for our use. I'd love it to be kept as natural as possible*

*Local resident*

# SINGLE HILL BUSHLAND RESERVE REPORT CARD



*Pussy tails in flower*

### STAY WITH US...

Council invites your comments on the draft Plan. The Plan will guide the community and Council as we work together to improve the management of the Reserves.

The draft plan can be viewed at [www.yoursay.ccc.tas.gov.au](http://www.yoursay.ccc.tas.gov.au)

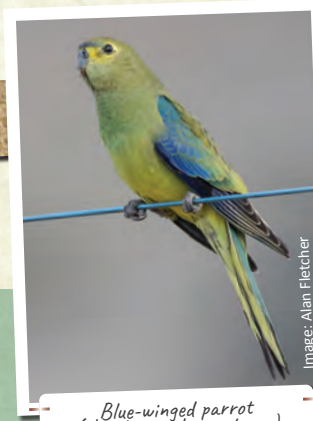
USE THE ONLINE FORM OR CONTACT  
**BY MONDAY 30 NOVEMBER 2020**

Andy Welling 0400 151 205  
[andy.welling@enviro-dynamics.com.au](mailto:andy.welling@enviro-dynamics.com.au)

Phil Watson 03 6217 9713  
[pwatson@ccc.tas.gov.au](mailto:pwatson@ccc.tas.gov.au)



*Commonly used for horse riding*



*Blue-winged parrot (Neophema chrysostoma)*

Image: Alan Fletcher

Your Community and Council working together to care for our Reserves



*In the winter of 2020, Clarence City Council asked the community about the Single Hill Bushland Reserve ... these are the results.*



	EVALUATION				DESCRIPTION	COMMUNITY COMMENTS
	OUTSTANDING	VERY GOOD	PASS	CAN DO BETTER	<b>SINGLE HILL BUSHLAND RESERVE</b>	
LOCATION AND LANDSCAPE					Prominent hilltop with expansive 360-degree views across Storm Bay.	
CULTURAL HERITAGE					Mumirimina band of the Oyster Bay Nation' land for 10,000's of years. More recently part of a large pastoral property.	<i>Like to see interpretation signage on flora, fauna, aboriginal and historic values</i>
VEGETATION					Hill top has large remnant blue gum forest surrounded by a sea of degraded, over grazed exotic grasses.	<i>Leave the bush on the Cahill side untouched, it's a beautiful way to access the top</i>
ANIMALS AND BIRDS					Key regional habitat for many of our birds, furry animals and diverse range of insects including moths and butterflies.	<i>Valuable nesting sites for birds, particularly parrots</i>
ACCESS AND CONNECTIVITY					Multiple access points and excellent links to other reserves and townships.	<i>It's a fabulous link on the Tangara trail between Lauderdale Seven Mile, Acton, Sandford</i>
RECREATION AND USAGE					Widely used for walking, dog walking, horse riding and mountain biking. One of the state's premier paragliding spots.	
THREATS					Weeds, dieback, informal mountain bike tracks, erosion, overgrazing and rabbits.	

Stay with us on the journey of caring for the Single Hill Bushland Reserve. Your comments are highly valued!  
Go to <http://www.yoursay.ccc.tas.gov.au> to comment.



*A stand of Blue Gums on Single Hill*

## **Appendix 4 - Single Hill Track Network Plan**

DRAFT



**Mtn. Trails** Pty Ltd




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# Single Hill

## Track Network Plan

PREPARED FOR:

*CLARENCE CITY COUNCIL*

OCTOBER 2020





*For enquiries regarding this submission please contact;*

**David Mason**

Director

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Mtn. Trails  
September 2020

## Track Network Overview - Existing and Proposed







## Track Network Overview - Existing Tracks to Upgrade



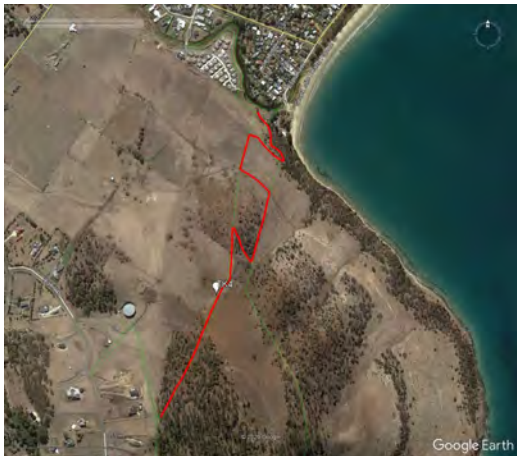



## Track Network Overview – Proposed New Tracks







Track Number and Location	Track Status	Length	User Group	Notes	Priority	Cost Estimate	Construction Standard (Class as per AS2156)
TK1 	Existing (informal)	600m	Walkers MTB	<p>Track route to follow Acton Creek from beach carpark to Coastal Drive within narrow POS.</p> <p>Higher ground suitable for track is very narrow in some sections and unsuitable for horses without entering tidal portion of creek.</p>	Medium	\$18,000	3
TK2 and 3 	New	TK 2 - 115m TK 3 - 115m	Walkers MTB	<p>Two short tracks utilising existing informal tracks to link from the Seven Mile Beach coastal track to the new Single Hill track.</p> <p>Medium benching required due to moderate cross slope.</p>	Medium	\$4,600	3





Track Number and Location	Track Status	Length	User Group	Notes	Priority	Cost Estimate	Construction Standard (Class as per AS2156)
TK4 	New	1300m	<p>Walkers only.</p> <p>Sections of the track along the fence lines are steep and not suitable for mountain bikes climbing or horses (erosion) Uses incompatible with walkers.</p> <p>Section one requires heavy benching and track not suitable for horses and bikes.</p>	<p>Single Hill Track. Predominantly follows existing fence lines with minimal work required. Two sections to construct:</p> <p>Section one, 370m, climbs from the Acton Creek track and switches back to western boundary fence line. Some heavy benching required initially (60m) due to very steep cross slope then medium benching for remainder.</p> <p>Section two, 130m, links the eastern boundary fence back to the western boundary fence to avoid steepest sections of fence line. Ends at a high vantage point overlooking Seven Mile Beach with good views.</p> <p>The track then follows the western boundary fence to link with the Cahill Place track node.</p> <p>Way marking to define alignment.</p> <p>Sections of the track along the fence lines are steep and not suitable for mountain bike climbing or descending due to high speeds and incompatibility with walkers</p>	High	\$15,000	3

Track Number and Location	Track Status	Length	User Group	Notes	Priority	Cost Estimate	Construction Standard (Class as per AS2156)
TK 5, Summit Track 	New	580m	Walkers MTB Medium/heavy benched track with turns not compatible with horse use.	<p>New shared use (walker and MTB only), dual directional track to link to the summit of Single Hill.</p> <p>Creates loop options to summit from Cahill Place or Nowra Reserve for walkers and MTB riders.</p> <p>Medium benching with some heavy benching sections. Four climbing turns. Third one will require stone walling due to cross slope and limited ability to bench due to bed rock. Section between turn two and three utilises informal MTB track alignment and benching.</p> <p>Alignment is to keep outside remnant Eucalyptus globulus forest.</p> <p>Recent informal MTB track development occurring in the area.</p>	High	\$23,200	3



<p>TK6</p> 	New	660m	Walkers MTB	<p>New aspirational 'lower level' track to link from The Wallaby Track / Nowra Road Track to the Cahill Place track node without need to climb to ridgeline or summit.</p> <p>Contour track with minimal elevation gain/loss.</p> <p>Medium benching with 20m of surface hardening at the two open gully crossings.</p> <p>Northern segment makes use of an old informal track that has good alignment but some drainage issues (see notes in R2).</p> <p>Requires removal of old boundary fences.</p>	Low	\$19,800	3
<p>TK 7</p> 	New	485m	Walkers MTB Horses	<p>New link from The Wallaby Track / Nowra Road track node to Single Hill.</p> <p>Low benching with minimal cross slope.</p> <p>Recommend that horses ride on the grass area adjacent the new track.</p>	High	\$10,550	3



<p>TK 8, Cahill Place Link.</p> 	Existing hardened track	545m	Walkers MTB Horse Riders	<p>Existing hardened track to be maintained.</p> <p>Hardened with gravel, so recommend that horses ride on the grass adjacent the track.</p> <p>Complete track to link with the Cahill Place track node (approx. 30m).</p> <p>Improve drainage along existing track.</p>	High	\$2,500	3
<p>TK 9, Nowra Road Link.</p> 	Existing (informal along old vehicle track)	620m	Walkers MTB Horse Riders	<p>Existing track (informal in places). Steeper section requires drainage (up to 5 water bars) to prevent further erosion.</p> <p>Way marking to define alignment.</p>	High	\$1,500	3





<p>TK 10, Wallaby Track</p> 	Existing track network	3300m	MTB only	<p>Existing informal MTB track.</p> <p>Historically ridden in both directions depending on user access point. Recommend to keep as MTB only and dual directional.</p> <p>Some sections require benching to widen and better define alignment (can be achieved by hand over short sections). If surfacing works are to occur, the track will need to be widened with a mini-excavator to facilitate machine access for delivery of gravel and a 'tray' formed to hold/retain the gravel. (potential to change the 'feel' of the existing track).</p> <p>Way marking to define alignment and rehabilitation / consolidation of other informal tracks in the area.</p>	High	\$38,000 (including surfacing works)	3 / Intermediate (IMBA Blue Square)
<p>TK 11, Nowra Rd /Bardia Court Link</p> 	Existing (informal)	340m	Walkers MTB Horse Riders	<p>Links Nowra Rd and Bardia Court tracks.</p> <p>Requires drainage works to prevent surface saturation.</p>	High	\$3,200	3








<p>TK 12, Bardia Court Track</p> 	Existing	150m	Walkers MTB Horse Riders	Requires drainage works to prevent surface saturation.	High	\$2,300	3
<p>TK 13, Kirra Rd / Bardia Court Link</p> 	Existing	285m	Walkers MTB Horse Riders	Links Kirra Rd and Bardia Court tracks. Track generally in good condition, some drainage works required approaching the Bardia Court track.	High	\$4,500	3






<p>R1, Single Hill Summit Road</p> 	Existing	960m	<p>Walkers</p> <p>MTB</p> <p>Horse Riders</p>	<p>Main access road from Cahill Place to Single Hill summit. Steep in sections but suitable for all users.</p> <p>Drainage issues adjacent new tank. Top drain needs reinstating.</p> <p>Provides summit loop options for walkers and MTB and horse riders.</p>	N/A	\$1,100	N/A
<p>R2</p> 	Existing (old vehicle track)	390m	<p>Walkers</p> <p>MTB</p> <p>Horse Riders</p>	<p>Links the Single Hill Summit Road to the Cahill Place track node.</p> <p>Significant drainage issues on lower half. Requires substantial civil work with top drain / table drain construction and culverts under road. This work will impact the northern section of TK6 which will require surface hardening where water is exiting from culverts above.</p>	High	<p>\$8,000</p> <p>(not including cost of civil works)</p>	N/A

<p>R3</p> 	Existing (old vehicle track)	215m	Walkers MTB Horse Riders	No value to network as it ends at the new tank perimeter fence.	N/A	N/A	N/A
<p>R4</p> 	Existing	390m	Walkers MTB Horse Riders	Vehicle access to Nowra Hill from Kirra Road.	N/A	N/A	N/A

## IMBA Trail Difficulty Rating System - User Guide

	<b>Very easy</b>  <b>White Circle</b>	<b>Easiest</b>  <b>Green Circle</b>	<b>More Difficult</b>  <b>Blue Square</b>	<b>Very Difficult</b>  <b>Single Black Diamond</b>	<b>Extremely Difficult</b>  <b>Double Black Diamond</b>
<b>Description</b>	Likely to be a fire road or wide single track with a gentle gradient, smooth surface and free of obstacles. Frequent encounters are likely with other cyclists, walkers, runners and horse riders.	Likely to be a combination of fire road or wide single track with a gentle gradient, smooth surface and relatively free of unavoidable obstacles. Short sections may exceed these criteria. Frequent encounters are likely with walkers, runners, horse riders and other cyclists.	Likely to be a single trail with moderate gradients, variable surface and obstacles.	Likely to be a challenging single trail with steep gradients, variable surface and many obstacles.	Extremely difficult trails will incorporate very steep gradients, highly variable surface and unavoidable, severe obstacles.
<b>Suitable for</b>	Beginner/ novice cyclists. Basic bike skills required. Suitable for most bikes.	Beginner/ novice mountain bikers. Basic mountain bike skills required. Suitable for off-road bikes.	Skilled mountain bikers. Suitable for mountain bikes.	Experienced mountain bikers with good skills. Suitable for better quality mountain bikes.	Highly experienced mountain bikers with excellent skills. Suitable for quality mountain bikes.
<b>Fitness Level</b>	Most people in good health.	Most people in good health.	A good standard of fitness.	Higher level of fitness.	Higher level of fitness.
<b>Trail Width</b>	Two riders can ride side by side.	Shoulder width or greater.	Handlebar width or greater.	Can be less than handlebar width.	Can be less than handlebar width.
<b>Trail Surface and obstacles</b>	Hardened with no challenging features on the trail.	Mostly firm and stable. Trail may have obstacles such as logs, roots and rocks.	Possible sections of rocky or loose tread. Trail will have obstacles such as logs, roots and rocks.	Variable and challenging. Unavoidable obstacles such as logs, roots, rocks drop-offs or constructed obstacles.	Widely variable and unpredictable. Expect large, committing and unavoidable obstacles.
<b>Trail Gradient</b>	Climbs and descents are mostly shallow.	Climbs and descents are mostly shallow., but trail may include some moderately steep sections.	Mostly moderate gradients but may include steep sections.	Contains steeper descents or climbs.	Expect prolonged steep, loose and rocky descents or climbs.

## IMBA Trail Difficulty Rating System - Land Managers Guide

	<b>Very easy</b>  <b>White Circle</b>	<b>Easiest</b>  <b>Green Circle</b>	<b>More Difficult</b>  <b>Blue Square</b>	<b>Very Difficult</b>  <b>Single Black Diamond</b>	<b>Extremely Difficult</b>  <b>Double Black Diamond</b>
<b>Description</b>	Likely to be a fire road or wide single track with a gentle gradient, smooth surface and free of obstacles. Frequent encounters are likely with other cyclists, walkers, runners and horse riders.	Likely to be a combination of fire road or wide single track with a gentle gradient, smooth surface and relatively free of obstacles. Short sections may exceed these criteria. Frequent encounters are likely with other cyclists, walkers, runners and horse riders.	Likely to be a single trail with moderate gradients, variable surface and obstacles.  Dual use or preferred use  Optional lines desirable	Likely to be a challenging single trail with steep gradients, variable surface and many obstacles.  Single use and direction  Optional lines XC, DH or trials	Extremely difficult trails will incorporate very steep gradients, highly variable surface and unavoidable, severe obstacles.  Single use and direction  Optional lines XC, DH or trials
<b>Trail Width</b>	2100mm plus or minus 900mm	900mm plus or minus 300mm for tread or bridges.	600mm plus or minus 300mm for tread or bridges.	300mm plus or minus 150mm for tread and bridges. Structures can vary.	150mm plus or minus 100mm for tread or bridges. Structures can vary.
<b>Trail Surface</b>	Hardened or smooth.	Mostly firm and stable.	Possible sections of rocky or loose tread.	Variable and challenging.	Widely variable and unpredictable.
<b>Average Trail Grade</b>	Climbs and descents are mostly shallow.  Less than 5% average.	Climbs and descents are mostly shallow, but may include some moderately steep sections. 7% or less average.	Mostly moderate gradients but may include steep sections.  10% or less average.	Contains steeper descents or climbs.  20% or less average.	Expect prolonged steep, loose and rocky descents or climbs.  20% or greater average
<b>Maximum Trail Grade</b>	Max 10%	Max 15%	Max 20% or greater	Max 20% or greater	Max 40% or greater
<b>Level of Trail Exposure</b>	Firm and level fall zone to either side of trail corridor	Exposure to either side of trail corridor includes downward slopes of up to 10%	Exposure to either side of trail corridor includes downward slopes of up to 20%	Exposure to either side of trail corridor includes steep downward slopes or freefall	Exposure to either side of trail corridor includes steep downward slopes or freefall
<b>Natural Obstacles and Technical Trail Features (TTFs)</b>	No obstacles.	Unavoidable obstacles to 50mm (2") high, such as logs, roots and rocks. Avoidable, rollable obstacles may be present. Unavoidable bridges 900mm wide. Short sections may exceed criteria.	Unavoidable, rollable obstacles to 200mm (8") high, such as logs, roots and rocks. Avoidable obstacles to 600mm may be present. Unavoidable bridges 600mm wide. Width of deck is half the height. Short sections may exceed criteria.	Unavoidable obstacles to 380mm (15") high, such as logs, roots, rocks, drop-offs or constructed obstacles. Avoidable obstacles to 1200mm may be present. Unavoidable bridges 600mm wide. Width of deck is half the height. Short sections may exceed criteria.	Large, committing and unavoidable obstacles to 380mm (15") high. Avoidable obstacles to 1200mm may be present. Unavoidable bridges 600mm or narrower. Width of bridges is unpredictable. Short sections may exceed criteria.

<http://www.imba-au.com/imba-trails/resources/design-and-construction-guidelines> (2014)



## AS 2156.1-2001 AUSTRALIAN STANDARD, WALKING TRACKS PART 1: CLASSIFICATION AND SIGNAGE

	1	2	3	4	5	6
<b>Overview</b>	<i>High use, easy access, suitable for wheelchair use, interpretation provided</i>	<i>High use, easy access, interpretation provided</i>	<i>Slightly modified environments, moderate numbers</i>	<i>Slightly modified environments, moderate numbers</i>	<i>Minimal facilities, few encounters</i>	<i>Often indistinct tracks in remote areas.</i>
<b>Terrain</b>	<i>No previous experience required.</i>	<i>No previous experience required.</i>	<i>No bushwalking experience required. May encounter steep slopes, water crossings, etc. Users responsible for own safety.</i>	<i>Users need to be self-reliant.</i>	<i>Users need to be self-reliant.</i>	<i>Users need to be self-reliant.</i>
<b>Width</b>	<i>&gt;1.2m.</i>	<i>&gt;900mm.</i>	<i>Generally &lt;1.2m, variable.</i>			
<b>Surface &amp; drainage</b>	<i>Broad, surfaced track suitable for wheelchairs.</i>	<i>Generally a modified or hardened surface.</i>	<i>Generally a modified surface, sections may be hardened.</i>	<i>Generally distinct without major modification.</i>	<i>Limited modification to natural surfaces. Alignment may be indistinct in places.</i>	<i>No modification of the natural environment.</i>
<b>Gradient</b>	<i>As per AS 1428: &lt;1:14 (or 4° or 7%). Steps only with alternate ramp access.</i>	<i>Generally &lt;1:10 (or 6° or 10%), minimal steps.</i>	<i>Generally &lt;1:10 (or 6° or 10%), but may exceed 1:10 for short sections.</i>	<i>Limited to environmental and management considerations</i>	<i>May include steep sections of unmodified surfaces</i>	<i>May include steep sections of unmodified surfaces</i>
<b>Infra-structure</b>	<i>May include platforms, seats and barrier rails.</i>	<i>May include platforms, seats and barrier rails.</i>	<i>Generally only for specific safety and environmental considerations.</i>	<i>Generally only for specific safety and environmental considerations.</i>	<i>Generally only for specific safety and environmental considerations.</i>	<i>Generally not provided</i>
<b>Signs</b>	<i>Frequent.</i>	<i>Frequent.</i>	<i>OK for direction, management and interpretation purposes.</i>	<i>Minimal, for management and directional purposes.</i>	<i>Limited, for management purposes.</i>	<i>Not provided</i>
<b>Weather</b>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Severe weather may affect navigation and safety.</i>	<i>Severe weather may affect navigation and safety.</i>	<i>Severe weather may affect navigation and safety.</i>	<i>Severe weather may affect navigation and safety.</i>
<b>Risk management</b>	<i>Tracks and built facilities managed for public risk and inspected at 30 day intervals.</i>	<i>Tracks and built facilities managed for public risk and inspected at 3 month intervals.</i>	<i>Built facilities managed for public risk and inspected at 6 month intervals.</i>	<i>Built facilities managed for public risk and inspected at 6-12 month intervals.</i>	<i>Built facilities managed for public risk and inspected at 6-18 month intervals.</i>	<i>Not be managed for public risk. Users responsible for personal safety.</i>
<b>Management intervention</b>	<i>High</i>	<i>Moderate to high</i>	<i>Moderate</i>	<i>Low to moderate</i>	<i>Low</i>	<i>Negligible</i>
<b>Publicity</b>	<i>Will normally appear on maps.</i>	<i>Will normally appear on maps.</i>	<i>Will normally appear on maps.</i>	<i>May be shown on maps</i>	<i>May be shown on maps</i>	<i>Will not be marked on maps</i>

## Appendix 5 - Results of community consultation

The following provides a summary of the community consultation carried out prior to the Draft Reserve Activity Plan (RAP) compilation. An indication of how community consultation for the RAP will progress is also provided.

### Initial community consultation

As part of the development of the RAP for the Single Hill Bushland Reserve, consultation was undertaken with adjoining landowners and stakeholders, user groups and the broader community. A 'walk and talk' session was held in the Reserve on 26<sup>th</sup> July 2020. This event was facilitated by Phil Watson of the Clarence City Council and supported by Andy Welling of Enviro-dynamics and Adam Holmstrom of Inspiring Place. The event was attended by 55 adults, 8 children and 1 dog.

A total of 113 submissions were provided from feedback forms, 'your say' surveys, walk and talk comments and emails from the public. All were received prior to the close of the consultation period on the 10<sup>th</sup> August 2020. All communications from the public regarding the management of the Single Hill Bushland Reserve are considered by Enviro-dynamics during the development of the RAP.

All the responses received during the 'walk and talk' session and through emails and the feedback forms are summarised in Table 1. The table is cross referenced to the Response Action numbers in the *Implementation Plan for Single Hill Bushland Reserve*, which indicate the recommended actions to be taken to address specific community consultation comments. Where no action required (n/a) is noted in the response column, this indicates the comments are outside the scope of this RAP or require no action. These comments have been included to inform Council.

More detail from the written submissions received is provided in Table 2.

Table 1. Community Feedback Response Table

No.	Summary of management issues/comments from walk & talk, phone and written responses	Issue	No. of submissions relating to each issue
1	Supportive of track development in reserve suggestions provided	Tracks	54
2	Concerns re mountain bike impacts	Tracks	4
2	No support for additional tracks in reserve	Tracks	2
2	Retain/restore natural values	Natural values	29
3	Rationalise mountain bike tracks in Nowra Reserve	Tracks	6
4	No development the reserve	Comment	9
5	Concerns with visual impacts of northern hillside	Visual impacts	3

No.	Summary of management issues/comments from walk & talk, phone and written responses	Issue	No. of submissions relating to each issue
6	Dog management – broad support for dogs to be allowed in reserves on led or under effective control	Domestic animal management	7
7	Concerns with erosion of slopes due to recreational use	Erosion/Tracks	3
8	Installation of directional and interpretive signage	Entrances and signage	9
9	Requires more information to provide response	Comment	15
10	Weed control	Weed management	4
11	Safety concerns associated with multi-use tracks	Safety	10
12	Installation of seating/picnic area/viewing areas in strategic locations	Infrastructure	6
13	Limited access and parking for vehicles/vehicle on hilltop	Comment-	4
14	Protection of native wildlife	Vegetation management / Domestic animal management	3

Table 2. Detailed community input received prior to Draft Reserve Activity Plan compilation.

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
1	Would like to see as much bushland left as possible	Natural values	VM actions
	Walking trails to the summit clearly marked	Track – support Signage	TD actions/EI actions
2	I hope the area will not be over developed	Infrastructure - no support	n/a
3	Hoping there is no planned residential development planned for the area	Infrastructure - no support	n/a
4	Walking and mountain bike tracks	Track - support	TD actions
	Keep the bush reserve	Natural values	VM actions
5	Would like this kept as is. No more houses on Seven Mile Beach side.	Infrastructure - no support	n/a
	Happy if tracks for walking tastefully developed	Track - support	TD actions

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
6	Great area suitable for walkers, runners, bike riders, dog walking, picnics, beach access.	Track - support	TD actions
	Plenty of natural vegetation to accommodate all the wild plants and animals that call this area home	Natural values	VM actions
	It's a fabulous link on the Tangara Trail Between Lauderdale Seven-mile Acton Sandford It's too valuable to miss manage and to wild to over develop	Tracks -support Natural values	TD actions/VM actions
7	Sounds good. As long as it's still natural. Perhaps wider tracks than we have as it's hard to pass people.	Natural Values Track - suggestion	VM actions TD actions
8	The need to continue the Tangara trail is essential for recreational activities for health and wellbeing, horse riding, walking and mtb riding trails are an essential part of life for many. Easy access trails around Single Hill are needed for the continuation of the trail. The Tangara Trail was initially started by horse riders for horse riders. Now it's a shared trail for all disciplines to enjoy. This trail needs continuation in the Single Hill Bushland Reserve Activity Plan for 2020/30.	Track - support	TD actions
9	Keep it natural land so it looks appropriate from all angles	Natural values	VM actions
10	Need more information on the plans to comment	Comment	n/a
11	Please do not build any more homes as the cars on the road create bad noises now. A lot of cars and more homes at the old caravan park	Infrastructure - no support	n/a
12	Linked mountain bike single tracks	Track - support	TD actions
13	1) It is difficult to comment in detail without understanding what the long term plans are for the private parcel of land on the eastern reserve boundary (i.e.. the land that runs from the end of Kirra Road to the southern end of the Esplanade at 7 Mile Beach). Any management plan would need to take into account an increase in population density in the unfortunate event that land was to be subdivided.	Comment Infrastructure - no support	n/a
	2) There needs to be thinking about how to manage mixed use on any formed trails. Currently the trail between Kirra Road and 7 Mile has a high usage and there is no separation between pram walkers, walkers, and much faster mountain bikers. This can create a safety issue which will only increase as usage grows (for example as Cahill continues to build out, etc).	Track - suggestion	TD actions
	3) If more access was to be provided to the reserve there would need to be consideration for parking upgrades at 7 Mile and other access points.	Parking	No recommendation regarding parking made
	4) From personal observation there is a high density of wallaby/padamelon in the reserve. How dog walking/exercise (if	Domestic animal management	DM actions



No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
	permitted) is managed needs to be carefully considered on this basis.		
	5) It may well be preferable to set aside the reserve for single use, or leave entirely undeveloped. The lack of formed trails may be discouraging high use. This would also allow for regeneration of vegetation and improved wildlife habitat.	Track – suggestion Natural values	TD actions VM actions
14	Who owned the land originally? How did the land come to be in the hands of Council? What is the intentions of Clarence with the land that is not within the outlined 'Reserve' area? Will there be residential development in the area? If so, can you please outline the area as mapped against the proposed 'Reserve' land?	Information	n/a
15	Trails should link the Tangara trail via Saltwater Rise to Proposed trail along Acton Creek. Or extend the Acton Creek trail to Seven Mile Beach Road to link into the Tangara trail. An alternate route from the Tangara trail at Seven Mile Beach Road to the beach is needed so that horses, bike, walkers and children have a safer access to the beach and the new proposed trails.	Track - suggestion	TD actions
16	Flora and fauna management, Bird life habitat, Maintain natural ambience.	Natural values	VM actions
	Consultation with residents	Information	Section 2
	Prohibit motorised vehicles	Vehicle management	Restricted access recommended
	Enforce dog regulations, ban dogs from the reserve area	Domestic animal management	DM actions
17	Walking comfortable with best views would be great.	Track - support	TD actions
18	I think this is an excellent opportunity for an iconic bushland reserve.	Natural values	VM actions
19	This is a good idea much better than development. Some are trying to have large chunks of land sold to Asian buyers	Infrastructure - no support	n/a
20	More public comment is needed	Information	Section 2
21	It needs to include safe paths for children to traverse as we have such a large contingent of young families in Lauderdale. A lookout would be great, and mountain bike trails would also be a great addition.	Safety Track - suggestion	Appendix 8 TD actions
22	A great opportunity for recreational trail for all users	Track - support	TD actions
23	look forward to another great reserve with bush walking and riding trails both bike and horses.	Track - support	TD actions
24	It needs to be accessible and safe for horse riders	Track - suggestion	TD actions



No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
25	I live in Seven Mile Beach and do not wish to see the suburb urbanised - it will also lead to increased traffic flow, the outlook with development on the hill will not be the same, crowding of the beach, parking etc	Infrastructure - no support	n/a
26	I regularly bring my horse to ride on the Tangara Trail and would love to be able to ride in in the Single Hill Bushland Reserve. Please note that while I don't live in the area, I regularly purchase groceries, fuel and meals in the area when I visit.	Track - suggestion	TD actions
27	Can we please have a playground built for families to take their kids. Acton park is a very prominent Suburb on Hobart and we pay very high rates but do not have a single playground to take our kids to.	Infrastructure - suggestion	No playground recommended
28	The MTB Trail that is currently on the Nowra Road side of Single Hill should continue to be developed as part of the Tangara Trail network. During winter it can become quite sodden and some work to improve drainage on the trail to ensure it is rideable year round without damaging the trail. It provides value as some of the only technical switchback style climbing in the Tangara Trail Network and is a good step from easy trails to moderate difficulty which encourages riders to develop their skillsets and prepare them for bigger challenges like the Meehan Range. There is a substantial wallaby colony on the hill which seems to happily co-exist with users of the nearby trail.	Track - suggestion	TD2 action
	We were very impressed with the plans for the reserve and the extra opportunities this would give local residents to exercise in and enjoy the natural environment and magnificent views from previously unavailable land.	Comment Natural values	TD actions VM actions
29	It is important for us to understand the extent of the reserve and its purposes. The Google map is useful but does not show how the reserve matches up with Tangara Trails and where they will be accessible from the corridors. I would like to see a map with both Tangara Trails and reserve information in detail. What activities will be permitted within the reserve? Presumably walking will be acceptable. Will there be provision for dog walking? Are tracks to be all weather? Where will the tracks be? Will it be suitable for bike riding? Will there be any shelters or picnic areas constructed? Will there be road access to the reserve or only walkways? We can see construction of either a track or road being constructed now on the slope of the hill facing Frederick Henry Bay. I am presuming that the top of Single Hil is within the reserve, but this is not easy to see on the map. If 57 hectares has recently been so generously donated to council, what does this mean the land owner has received in return? Does the Single Hill Development Plan Stage Four mean the other, lower slopes of the hill will all be developed for housing? If so, what size are the lots? Where is this development located and how will it impact on views of the hill from Seven Mile Beach? How will it impact on local flora and fauna?	Information	n/a
30	Any development should focus on minimal impact all weather walking/running and mountain biking tracks (the horses have the Tangara Trail already - so not more horses!), with scenic look-outs and some small rest/picnic areas (if appropriate). Some	Track - suggestion	TD actions

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
	family fitness activity gear (natural log climbs, etc.) would also be nice		
31	Need more walking tracks and bike tracks in the municipality	Track - support	TD actions
32	I would like to see single hill re forested with native trees	Natural values	VM4 and VM5 actions
	Like to see with gravel walking paths. I don't believe we need anymore mtb tracks as the Meehan is heavily covered.	Track - suggestion	TD actions
33	Please consider that with many young families in the area can I suggest that you look into a bike park, pump track, MTB track or similar. Kingston have provided a quality pump track in their community and I could see something like this as part of the plan.	Track - suggestion	No bike park recommended. TD actions
34	Hard to add anything as there doesn't seem to be any details on what types of activities are being considered. In the past there has been a lot of shooting of wallabies and deer which Tas Police have said is OK - so if you have any plans then shooting should probably be banned. About the only activity that should be encouraged is walking - like walking tracks - but I would object to things like mountain bike or dirt/trail bike tracks. We live very close to Single Hill (across the road) and we enjoy the view we have of the bush so I wouldn't like to see something stupid like a visitor centre or some sort of amusement park. I will be interested to see what the actual intentions are for this area.	Information	n/a
35	Great addition to the Tangara trail tracks in the area	Track - support	TD actions
36	Would be nice for MTB and walking trails	Track - support	TD actions
37	We look forward to more walking trails in the area	Track - support	TD actions
38	Maintenance of trails for use by foot or mountain bike important. Improved connection between Nowra and Seven Mile Beach ends of trails.	Track - suggestion	TD actions
	Consider picnic area site/information plaque about the towers and equipment.	Infrastructure signage	Section 4.6
39	Excited to see this under utilised area become useable for the community	Comment	n/a
40	Any work on the hill should ensure the natural integrity is untouched. Minimal development should be under taken and anything done should endure the wildlife in unaffected	Natural values	VM actions
41	there are no questions to answer this is not a survey can you re-send please	information	n/a

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
42	Our family uses Single Hill for walking and biking. Be good to leave it as trails	track - support	TD actions
	Be good to leave it as natural bushland	Natural values	VM actions
43	Need to remove boxthorn where possible. No need for formal walking tracks up hill.	Weed control Track – no support	WM actions
44	In full support of plan	Comment	n/a
45	We value the mountain bike trails. But they could be improved to make a better experience for different riding levels.	Track - support	TD actions
	An interpretive lookout would be nice also.	Infrastructure signage	Section 4.6
46	Co-use - Multiple users. Walkers, dogs, bikes and horses. I love the co-use of the track from 7 mile beach to Lauderdale - with the created alternative challenging tracks for bikes as well as the main track. This reserve should include both again. This would make an excellent circuit available to all from both ends. Horses may be able to be easily added with a dedicated horse track to open up the Tangara trails that feed in	Track - suggestion	TD actions
	Best views from the top of Single Hill - a couple more seats and 5 viewing platforms - one east and one west towards Mt Wellington. One looking south (would be brilliant for pictures of Aurora, etc.) and one north - could be chosen to fit best place for views along the route and add surprises and one Northside. Plus a big one on top.	Infrastructure - suggestion	Section 4.6
	Flora and fauna inform boards scattered along the walks/tracks. Also info at Harris park.	Signage	EI2 action
47	Vegetation rehabilitation based on local, native vegetation communities (e.g. E. viminalis and associated understory species) - consider TASVEG benchmarks. Maintain and enhance wildlife habitat.	Natural values	VM actions
	Erosion and sediment control measures for steep slopes and Acton Creek	Erosion	TD actions
	Some dog handling rules as for the Single Hill foreshore track, that is, dogs to be leashed.	Domestic animal management	DM actions
48	I have limited amount of bird survey data for Single Hill and a bit for the back of Nowra Rd. The most important records are of Blue-winged Parrots which are of conservation concern. Also Dusky Robins used to be in the bush above Nowra Rd. It may be an important breeding area for parrots. I need to be clearer about the intention re the bush extending through to Kirra Drive. If the intent is to preserve and enhance the natural values of the area then it is imperative that the bike riders are prevented from wrecking the area with their mania for constructing unofficial	Natural values	Section 3.3 Birds VM actions

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
	jumps and tracks in a random manner. I would like to take you both on a tour of the areas destructed locally so that you can determine how or even if a repetition of this environmental vandalism can be prevented. No doubt you will receive strong representation from the bike riders with respect to wanting recreational access to Single Hill. I think they have to be confronted with their local legacy. There is a feeling of outrage concerning several members of our community.		
	<p>It will be interesting to see how the ridge top vegetation recovers over time without grazing pressure. If substantial understorey vegetation developed there could be big changes in the bird assemblages with species like Yellow-throated Honeyeaters and Pardalotes benefitting.</p> <p>I have recollections of Dusky Robins in the Nowra Rd scrub back in the late 1980s when we lived there. If correct that is interesting because I don't think there are any recent Acton or Roches beach records.</p> <p>I remain deeply concerned by the destruction caused by the bike fraternity. Many of them will create tracks and destroy bush irrespective of any facilities provided for them. Do they have groups representing them who can be reasoned with? The bike lobby receives enormous support. It is time it showed some leadership and peer pressure. These are not just kids.</p>	<p>Natural values</p> <p>Impacts of MTB</p>	<p>VM actions</p> <p>TD actions</p>
49	<p>I feel the reserve is in good hands. My concern is weed control (Serrated Tussock OMG!) and also the scars left by any work done on that type of terrain/soil. have always been concerned about the visual impact of driveways and so on, but even a fenceline leaves a big scar for quite a while (and is then healed by weed cover!). So I think tracks need to be designed with this in mind, and hand in hand with planting. Maybe we need some regrowth before tracks, dare I say?!</p>	<p>Weed control</p> <p>Natural values</p>	<p>WM actions</p> <p>VM actions</p>
	The erosion is also a real problem there. I feel sorry for the new block owners of the 20 hec lots as they will be having all sorts of issues with access roads, drainage, foundations, reveg, weed control, etc.	Erosion	TD actions
	Is it too soon to apply for weeding or planting under the next CL & CC Grant round? Or under Dirty Hands for plants?	Information	VM action
54	Not really a survey	Comment	n/a
58	I haven't seen the plan yet.	Comment	n/a
59	<p>Please leave the bushland on the Cahill side untouched, it's such a beautiful way to access the top.</p> <p>Mountain Bike tracks are appearing throughout Nowra Rd and SMB reserves. Please don't allow any on the hilltop reserve.</p>	Natural values	VM actions
	I would prefer no formal tracks. If formal tracks are in the plan on the SMB side please consider weaving a track similar to Knocklofty with no steps and plenty of native plantings. Mountain Bike tracks are appearing throughout Nowra Rd and SMB reserves. Please don't allow any on the hilltop reserve.	Track - suggestion	TD actions

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
	The natural values of Single Hill are best preserved by not allowing further subdivision of the 50acre lots or to allow the retirement village to expand beyond its current zoning boundary	Infrastructure - no support	No development to occur in reserve
60	Fantastic residential development idea	Comment	n/a
61	Would like more general information about the whole development. Especially that appropriate infrastructure has been planned	Comment	Refer to Draft RAP
62	The bushland needs to be managed to provide the best habitat for birds and other wildlife, and the local flora. Burning should be considered to promote regrowth.	Natural values	VM actions
63	Because parts of the Tangara trail are being trashed by mountain bike riders I would hope they will be forbidden access to the Single Hill reserve. I refer particularly to the bush area on the Black Peppermint trail at Acton where much of the natural vegetation has been destroyed by bike riders making extra tracks and jumps. I have no confidence that the same thing will not happen on Single Hill. I discovered a jump recently on the trail from Axiom Way to Cahill Place.	Impacts of MTBS	TD actions
	I believe the area has great potential for providing a valuable environment for wildlife including nesting sites for birds, particularly parrots. There are few old trees in the area for this purpose. Any additional planting should include local trees as well as understory which would deter noisy miners.	Natural values	VM actions
	What a stunning parcel of land that has been made available for our use. I'd love it to be kept as natural as possible	Natural values	VM actions
64	To be used for those of us to exercise alone or with family and friends together with our dogs, (on lead of course) and horses. I'd like to see a walking track completed to the summit which would enable those of us less fortunate to be able to access the summit in their wheelchairs/walkers to take in the beautiful views.	Track - suggestion	TD5 action Landing points on northern slope proposed to provide vires without climbing to top. No vehicle access recommended.
65	As a member of the TangaraTrail Committee, I met with CCC to discuss the proposed development. One issue that came out of the meeting was the fact that the trail leading to the actual beach won't facilitate horses. there is an option and that is accessing the private property of the property owner over the bridge on the beach. discussions were around obtaining an access licence from the owner. you will find that if this option isn't provided to horse riders they will use the trail to the beach which will ultimately cause conflict with multiple users. regards Annette	Track - suggestion	TD actions
66	Ensure any works are multi use, with designated trails for horses as they damage footpaths & mountain bike tracks. Trail maps would be appreciated but used in a minimalistic way.	Track - suggestion	TD actions



No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
67	Located in the new reserve are pre existing tracks and trails that where constructed with the previous land managers approval. It would be great if these tracks could be groomed and cleaned up too add to the existing wallaby track located in the Kirra Rd reserve	Track - suggestion	TD actions
68	We are close neighbours to the Reserve and are interested in attending the walk and talk sessions to understand the plans for the area.	Comment	RAP
	Generally support the broad objectives of the planning process as outlined in the letter to residents. However, at present they lack specificity relevant to the conditions and issues associated with Single Hill.	Comment	n/a
69	Also need to ensure appropriate linkages with other nearby reserve areas and tracks and ensure consistency/compatibility with the management of these areas as part of the planning process for the Single Hill Reserve Activity Plan. Further need to ensure protection of close and distant views both to and from the reserve as part of the planning process.	Track – suggestion Visual Impacts	TD actions
70	Please preserve some of the hill for future generations to enjoy. The development should not be seen from the beach.	Natural values Visual impacts	VM actions TD5 action
71	Don't develop it, leave it as is.	Comment	TD actions
73	Think this is a great idea. Still will keep the beautiful bush land that makes seven mile and Acton so beautiful! And possibly added a walking/bike track to get the community out there would be amazing	Track - support Natural values	VM actions TD actions
74	Walking tracks	Track - support	TD actions
75	Include multi use through trails from Seven Mile beach over single hill and around on all sides. Dedicated mountain bike trails up single hill from Seven Mile beach side to the top. Quality climbing and descending tracks.	Track - suggestion	TD actions
76	A formalised loop track for trail runners and mountain bikers would be excellent. A summit track would also be good.	Track - suggestion	TD actions
77	There's not enough available information on the proposed plan for me to be able to comment. All that is currently available to the public is the area map and the statement regarding the intention to develop a plan.	Information	n/a
78	The Single Hill Reserve should be multipurpose use for walkers, horseriders, and cyclists with designated areas and paths for all users, that are clearly signposted. At "pinch points" especially entrances and narrow areas, specific paths should be for developed with walkers and riders using one path, and riders and horses another. The top should have four viewing areas one north, one east, one south and one west where interpretive information is posted of flora, fauna aboriginal and historic values. These sites should not be seen from below, i.e. set back from the	Track – suggestion Safety Viewing areas Signage	TD actions Appendix 8 EI actions

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
	skyline. Paths that interweave connecting access points from Seven Mile Beach, Natone Hill, The Tangara Trail, developed with advice from interested parties - eg Horseriders from Tangara trail advisory group, Seven Mile from Coast Care, and cyclists from Lauderdale and fauna from a suitable community group. Cyclists could advise as to the technical layout of a cycling track and assist planning and its construction. Riders could advise as to the best access points and interconnection with the Tangara trails. Any path clearly marked for the appropriate users.		
	The top of the hill should be kept clear with suitable grasses established for its views. Revegetation could be trialled with a sectioned areas to keep wallabies and other grazers out of some sample plots where re-vegetation of suitable understorey plant species as well as canopy trees trialled.	Natural values	VM actions WM actions
	Dogs could be allowed under suitable control, not a lead on area.	Domestic animal management	DM actions
79	We would like to see horseriding trails and designated hanggliding sites. Our not for profit charity Travel with a Cause would also like to bring volunteers for bush fire eradication, removal of pine seedlings and any foreign trees that would endanger wildlife.	Track – suggestion Weed control	TD actions HG actions WM actions
80	I support the preservation of this area for recreational use	Track - support	TD actions
81	I would like to see a loop that links up with Roches to 7 mile for running and cycling. Additional mountain bike and trail running tracks would be great. A water tap with bubbler for hydration.	Track - suggestion	TD actions
82	Is there any information to guide the comments?	Comment	n/a
83	I would like some consideration be given the protection of the resident population of wallabies on single hill considering there recent continual slaughter day and night by the local landowner	Natural values	VM actions
84	Distinct mountain biking paths and walking trails	Track - suggestion	TD actions
85	All track corridors and links should be multi-use including horse riding, especially due to it's historical nature in the area.  Council may be able to obtain a licence agreement to use the closed gate link to The Esplanade, for all users. Links at this area are important to access further tracks in the Seven Mile Beach spit area.	Track – suggestion Signage	TD actions Section 4.6
	Adequate signage and information so all users can enjoy the recreational area safely, especially in regard to mountain bikes.		
	Dogs to be under control to protect wildlife and for the safety of other users.	Domestic animal management	DM actions
	To maintain a natural feel with care of vegetation and revegetation.	Natural values	VM actions

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
86	Appreciate the opportunity to comment. Excited that this area has become a public space. Want it to be able to be shared by a range of users. My family enjoys walking, dog walking, mountain biking and horse riding and would like to do all those things on the Reserve.	Track - suggestion	TD actions
87	Single Hill is in dire need of management with weeds out of control, feral animals roaming, invasive species such as cats proliferating. Then there is the human impact of poor farming practices that have left a degraded hill with a tiny remnant of bushland looking rather sad. There are multiple wallabies and other animals that take refuge on single hill and continually are harassed by dogs not under effective control. I would like to see Single Hill revegetated to become the pride of Seven Mile Beach. To have the area that has been given over to the people become a corridor for not only humans to move through but also for animals to move from single Hill to other areas especially to find freshwater. It is such a privilege to live in Clarence with the trail network and superb bushland reserves that must be kept to maintain habitat for threatened flora and fauna. Single Hill needs to be revegetated with indigenous plants. The track/trail planned will be an amazing asset and I look forward to seeing part of Single Hill return to its glorious bushland with the wild flowers of dry sclerophyll forest bursting through the undergrowth. What an amazing sight. I am so looking forward to being a part of creating something beautiful and helping to heal the land that has been so badly treated for so many years. Thank you for letting me have my say.	Natural values Weed Control Domestic animal management	WM actions DM actions
88	Get on with it.	Comment	n/a
89	What I would like to see for the Reserve include: - no 5G tower due to the potential negative impacts to all biological life (e.g. see the 5G white paper here <a href="https://emraustralia.com.au/pages/5g">https://emraustralia.com.au/pages/5g</a> )	Comment	n/a
	Restoration of the native vegetation; protection for the breeding pair of wedge tail eagles	Natural values	VM actions
	walk and cycle paths; a link from Nowra reserve to the coastal trail along the current end boundary (northern end) of Kirra road; paths from Elanor place across to Nowra reserve (down lower)	Track - suggestion	TD actions
90	I would like to see the vegetation of this iconic area increased. The view of this hill for residents and tourists walking/riding/swimming/surfing along 7MB is spectacular and creates a sense of getting away from the city.	Natural values	VM actions
91	As we live in close proximity to Single Hill, I personally enjoy walking in the area. My daughter and I horse ride. My husband and son's mountain bike ride. So I have an interest in the proposed access and usage for the three main user groups of walkers, horse riders and mtb riders. Throughout the walk & talk, there were many options voiced that were focused on the point of view of their particular activity. I believe that as a multi use community asset, we need to find ways to ensure all user groups can share access safely and comfortably.	Track - support	TD actions

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
	<p>During the walk and talk, there was lots of discussion from walkers about difficulties they have with sharing the tracks with Mountain bikers and horse riders. Mainly that bike riders go so fast and don't notify them on approaching. With horse riders, it is that they dig up the trails and that they don't know how to get in a position of safety. I particularly want to see the trails available for shared use. My concerns are the access points to the hill, where there will be bottle necks, and the three user groups in close proximity. As it is steep, and bikes often go downhill very quickly, there is also the risk of the different users coming across each other suddenly. If at all possible, I would like to see dedicated/separate tracks at these access points. I am particularly concerned about the safety of horse riders, in areas where bikes gather speed and can spook/scare a horse. An alternative is maybe to make the main trail that horse riders take, from Cahill place, one way for bikes, so they go up that trail, which would be at a slower pace, and then they could down hill, down another trail (to seven mile, Kirra road or Nowra hill). This would allow all users to go up this trail without the threat of a bike racing towards them. Even though this sounds restrictive to mtb riders, it is common in most mtb areas to have trails that are single direction, to avoid accidents.</p>	Track safety	Appendix 8 T8K actions
	<p>The 20 metre wide track, heading up the hill from 7 mile beach is very steep. It was suggested that there was some consideration to closing this access to horse riders. I can understand the steepness would mean not all horse riders would contemplate riding that track, but I also feel that closing it off to horses would block a linkage to other trails and therefore stop its use as a Circuit.</p> <p>I would like to see the council use the opportunity to develop some dedicated mtb technical/single track, up on single hill itself, as I know my boys, and many that ride in the area would particularly appreciate that. There are some areas within the trees on the Acton side that would suit this and still not be visible from below. I think this could be done by following existing wallaby trails, without disturbing too much vegetation. This would encourage mtb Riders to ride on their trail, and horse riders and walkers could use the existing tracks, which are wider, like bush roads. The local teenagers who ride that area regularly would be happy to be involved in discussions with council regards options that they would like to see. They would also be interested in working with MTB track builders to develop a suitable track.</p> <p>There was some discussion about firming up the well used "Wallaby Track" on Nowra Hill for mtb also. This Track is currently shared by all user groups without too many issues that I'm aware of. Although it does get very muddy when wet. Once access opens up from Nowra hill, that trail could also provide good access for horse riders. It will also be popular for mtb riders, as it would continue on from the "Wallaby Trail". But as it is a much more open and less steep option, it should allow for shared use more easily.</p>	Track - suggestion	TD actions
	<p>Good signage is required and was identified at W &amp; T by all user groups that good signage is going to be particularly important throughout the area.</p> <p>Education seems to be an ongoing issue amongst various users, and there is definitely a need to revisit ways to educate all user groups, eg:</p>	Signage Safety	EI actions Appendix 8

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
	<ul style="list-style-type: none"> <li>- Walkers wearing earphones can't hear bikes or horses approaching.</li> <li>- Bike riders, who "don't use bells anymore" to the disappointment of some walkers, must call out on approach of other users.</li> <li>- horse riders need to educate walkers and riders on how to behave when approaching or being approached by a horse.</li> </ul>		
92	<p>Widen the track – a slightly wider track would allow more room for ride error and assist when riders need to pass. Widening would also make the track distinguishable from animal paths.</p> <p>Weatherproof the track surface – This would improve safety and increase usage. Weather proofing could be provided by improved drainage or a more durable material (gravel) for the surface.</p> <p>Addition of berms to the turns – this would make the tracks safer and more accessible to a wider range of riders as well as providing a more enjoyable ride.</p> <p>Signage – the track needs to be one way; signage would be needed to ensure this. Signage would be used to also deter amateur track makers.</p> <p>Extension – extend the tracks along the ridge to access the northern sections of single hill (in blue in figure 1 )</p>	<p>Track – suggestion</p> <p>Signage</p>	<p>TD actions</p> <p>EI actions</p>
93	<p>Two members from TRT met with Clarence City Council on 28/5/2020 to discuss new trails at Single Hill. These passive activity trails should all be multi-use, inclusive of horse riding.</p> <p>Following the edge of Acton Creek there is enough room for a shared trail. Access to this section, at the southern side of Coastal Drive, is quite narrow at the beginning. Over the bank is a flat section that continues partway along the side of the creek. It was discussed this may be suitable for horses to use instead of the narrow entrance, unless the creek water is high. The creek bank to the northern side of Coastal Drive was covered in building equipment and storage so that will require another look. Some wire fences need to be removed from the eastern facing side of the hill as these are blocking the future trail.</p> <p>Near the beach entrance of Acton Creek is a very steep section from the flat, A switchback track is suggested here. A committee member also attended the walk and talk on 26/8. It was mentioned this section could be too steep for horses, however access by horses is only limited by the capability of their riders. Horse riders need to be able to access this extremely important link to other trails and to provide a circuit. Switchbacks would enable access for all. For example the Storm Bay View Track at Gellibrand Drive entrance in Sandford is very steep and switchbacks are now shared there. It was used for many years as a straight track as are many others in the area. The Single Hill section is unquestionably steep, but a horse would easily use switchbacks. If absolutely necessary, riders could dismount this very short section if they were unconfident, rather than be unable to access further tracks. To access the beach, or over the creek to The Esplanade, there is a closed gate to private land. Currently pedestrians are using this gate. Council may attempt obtaining a licence agreement from the property owner allowing all trail users to use this link. Horses are not permitted on Seven Mile Beach until Day Use Area 4 and would still need to proceed along The Esplanade and through the township. Currently there is no link behind the golf courses from Acton Park to Seven Mile Beach. The only other alternative will be to use the proposed Acton Creek trail to Coastal Drive. Both options from Single Hill to Seven Mile Beach area would be preferable.</p>	<p>Track - suggestion</p>	<p>TD actions</p>



No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
	Considering the height of Single Hill, there are long and steep sections, therefore appropriate signage should be placed to ensure mountain bike riders are aware of the required safety of horse riders and walkers. More discussion regarding the combined safety for all users will need to be discussed in more detail during this plan process, and ongoing education regarding etiquette.	Safety	EI actions Appendix 8
	Dogs will need to be kept under control for the safety of other users, and also to protect the wildlife on the hill.	Domestic animal management	DM actions
	Without spoiling their fun, it should be noted that paragliding is also an activity based from Single Hill.  As mentioned in the Tangara Trail Network Management Plan 2.3.1 "Due to the unique value that this trail network has for horse riding, management will ensure equestrian use is not compromised". Acreages attract horse owners, and Clarence is the only municipality that facilitates this exclusive recreational horse riding experience. Horse riders travel from other areas of Tasmania to enjoy the Tangara Trail. The opening of Single Hill will most likely attract more horse riders to use the Acton Court Hub.	Access	TD actions HG actions
94	I use the beach and track on a daily basis, the tracks are beautifully maintained and well used by walker, runners, mountain bikes, horse riders and dog walkers. The Community appear to respect each other and the tracks are always in use.	Comment	n/a
	I would love to see the continued multi use for the proposed park. I would not want to see motorised vehicles, either 4wd or motorbikes on the land.	Track support - MU	TD actions
95	Mountain bike track might be a good activity to add to part of the Single Hill plan?	Track-suggestion	TD actions
	Would love the area to be an off lead dog friendly exercise area	Domestic animal management – exercise area	DM actions No off lead proposed
	Remove dead wood to make movement through bushland easier	Vegetation management	Not recommended
96	Extension of basic MTB trail	Track support - MTB	TD actions
97	Given the amount of land available, some meandering and loop multi-user tracks, similar to Mortimer Bay Reserve would be very appealing if possible, providing more than a single 'there and back' trail.	Track support - MTB	TD actions
98	Initial concerns with shared use but happy with multi use provided separation at pinch points	Track support - MU	TD actions Appendix 8
100	Connect a western trail directly from the end of Kirra Rd uphill to the reserve	Track - new connection	No public land – not recommended

No.	Management Issues/Comments details from phone and written responses	Issue	Response in RAP
101	Access points. concern of steepness of northern access and request for separation from downhill mountain bikers on steep narrow section. Mixed uses safety - shared use horses. Where do multi users enter the reserve?	Track support - concern re safety on north face and due to mixed use	TD5 action
102	Issues with impacts of mountain bikes on vegetation and public safety	MTB use and safety	TD actions Appendix 8
103	Concern with revegetation	Retain/restore natural values	VM actions
104	Reintroduce possums to reserve; issues with black cockatoos damaging trees on his land?	Natural values	Possums occur in reserve
105	Worried about erosion from horses	Erosion	TD5 action
106	Concern about cars that are associated with hang gliders (what is access status?)	Vehicle assess	HG actions
107	Expressed appreciation for remnant stand of blue gums and preference to see areas fenced off for natural rehab with wallaby / chicken wire along with loose top to deter possums and manage browsing. General support for this from those present. This included trial plots on top; acknowledging the gradual creep from existing veg line technique.	Retain/restore natural values	VM actions
108	Concern of informal mountain bike trails damaging existing trees and roots systems – compaction etc.	Informal MTB trails	TD actions VM1
109	Request to rationalise existing mountain bike trails on SE end and harden ideal set.	Rationalise MTB tracks	TD2 action
110	Concern about Tangara Trail horses link if steep northern access is limited to walking and mountain bike users only.	Safety	TD5 action
111	Suggestion of mountain bike trail to west of crest and wrapping down to northern alignment.	Track -support - MTB	TD actions
112	Concern with trail safety when multi user - suggested separate trails	Safety	TK actions Appendix 8
113	Community member suggestion for focused seating areas on the four aspects of the hill, just below crest with opportunity for interpretation on the context / outlook. Noted rare chance to have 360 degree views in this area.	Infrastructure - seating	EI action

## Appendix 6 - Plant list for Single Hill Bushland Reserve

This plant list was derived from surveys by North Barker 2007 and Enviro-dynamics 2020.

KEY: e = endemic    i = introduced    r = rare    E = Endangered (TSPA, EPBCA)

### *Dicotyledonae*

Family name	Species name	Common name
<b>AIZOACEAE</b>		
	<i>Carpobrotus rossii</i>	native pigface
	<i>Daucus glochidiatus</i>	austral carrot
<b>AMARANTHACEAE</b>		
	<i>Ptilotus spathulatus</i>	pussy tails
<b>APIACEAE</b>		
	<i>Apium prostratum</i> subsp. <i>prostratum</i>	prostrate sea celery
<b>ASTERACEAE</b>		
i	<i>Arctotheca calendula</i>	capeweed
	<i>Brachyscome aculeata</i>	hill or coarse daisy
	<i>Cassinia aculeata</i>	dollybush
i	<i>Carduus</i> sp.	slender thistle
i	<i>Cirsium arvense</i>	californian thistle
i	<i>Cirsium vulgare</i>	spear Thistle
i	<i>Conyza albida</i>	tall fleabane
	<i>Coronidium scorpioides</i>	button everlasting
	<i>Euchiton collinus</i>	cudweed
i	<i>Gazania linearis</i>	gazania
i	<i>Helminthotheca echioides</i>	bristly ox-tongue
i	<i>Hypochoeris radicata</i>	cat's ear
	<i>Lagenophora huegelii</i>	coarse bottle daisy
i	<i>Leontodon taraxacoides</i>	hairy hawkbit
	<i>Leptorhynchus squamatus</i>	scaly button
	<i>Olearia ramulosa</i>	twiggy daisy bush
	<i>Ozothamnus obcordatus</i>	grey everlasting
	<i>Senecio glomeratus</i>	annual fireweed
	<i>Senecio linearifolius</i>	common fireweed

	<i>Senecio quadridentatus</i>	cotton fireweed
	<i>Senecio sp.</i>	fireweed
i	<i>Silybum marianum</i>	variegated thistle
i	<i>Sonchus asper</i>	prickly sow thistle
i	<i>Sonchus oleraceus</i>	common sow thistle
i	<i>Sonchus sp.</i>	sow thistle
i	<i>Taraxacum officinale</i>	common dandelion
i	<i>Tragopogon porrifolius</i>	salsify
r	<i>Vittadinia muelleri</i>	narrow-leaf new holland daisy

## BORAGINACEAE

i	<i>Amsinckia calycina</i>	yellow gromwell
	<i>Cynoglossum australe</i>	hound's tongue
	<i>Hackelia suaveolens</i>	sweet hound's tongue
	<i>Myosotis australis</i>	forget-me-not

## BRASSICACEAE

i	<i>Brassica sp.</i>	brassica
i	<i>Capsella bursa-pastoris</i>	shepherds purse
i	<i>Lepidium campestre</i>	field cress

## CAMPANULACEAE

	<i>Lobelia alata</i>	angled lobelia
	<i>Wahlenbergia multicaulis</i>	tadgells bluebell
	<i>Wahlenbergia sp.</i>	bluebell

## CARYOPHYLLACEAE

i	<i>Cerastium sp.</i>	mouse-ear chickweed
i	<i>Petrorhagia nanteuillii</i>	proliferous pink
i	<i>Silene gallica</i>	small-flowered catchfly
i	<i>Spergula arvensis</i>	corn spurrey
i	<i>Stellaria media</i>	common chickweed

## CASUARINACEAE

	<i>Allocasuarina littoralis</i>	black sheoak
	<i>Allocasuarina verticillata</i>	drooping sheoak

## CHENOPODIACEAE

i	<i>Atriplex prostrata</i>	saltbush, hastate orache
	<i>Einadia nutans</i> subsp. <i>nutans</i>	climbing saltbush

## COLCHICACEAE

<i>Wurmbea dioica</i>	early nancy
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## CONVOLVULACEAE

<i>Convolvulus angustissimus</i> var.	
<i>Angustissimus</i> sp.	australian or blushing bindweed
<i>Dichondra repens</i>	kidney-weed

## CRASSULACEAE

<i>Crassula decumbens</i>	spreading crassula
<i>Crassula tetramera</i>	crassula
i <i>Crassula</i> sp.	crassula

## DILLENIACEAE

<i>Hibbertia</i> sp.	guinea flower
<i>Hibbertia prostrata</i>	prostrate guinea-flower

## ERICACEAE

<i>Astroloma humifusum</i>	native cranberry
<i>Epacris impressa</i>	common heath
<i>Leucopogon collinus</i>	white beard-heath

## EUPHORBIACEAE

<i>Amperea xiphoclada</i>	broom surge
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## FABACEAE

	<i>Aotus ericoides</i>	golden pea, common aotus
	<i>Bossiaea cinerea</i>	showy bossia
	<i>Bossiaea prostrata</i>	creeping bossia
i	<i>Medicago lupulina</i>	medick
i	<i>Melilotus indicus</i>	melilot
i	<i>Trifolium repens</i>	white clover
	<i>Trifolium</i> sp.	clover
i	<i>Vicia sativa</i> subsp. <i>nigra</i>	narrow-leaved vetch
i	<i>Vicia sativa</i>	vetch



## GENTIANACEAE

i	<i>Centaurium erythraea</i>	common centaury
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## GERANIACEAE

i	<i>Erodium sp.</i>	storkbill
i	<i>Erodium cicutarium</i>	common storksbill
i	<i>Geranium mole</i>	dove's foot cranesbill
	<i>Geranium retrorsum</i>	common cranesbill
	<i>Geranium solanderi</i>	austral cranesbill
i	<i>Geranium sp.</i>	geranium

## GOODENIACEAE

	<i>Goodenia lanata</i>	native primrose
	<i>Selliera radicans</i>	swamp-weed

## HALORAGACEAE

	<i>Gonocarpus tetragynus</i>	common raspwort
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## LAMIACEAE

i	<i>Marrubium vulgare</i>	white horehound
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## LAURACEAE

	<i>Cassytha pubescens</i>	hairy dodder-laurel
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## LINACEAE

i	<i>Linum trigynum</i>	yellow flax
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## MALVACEAE

i	<i>Malva linnaei</i>	cretan mallow
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## MIMOSACEAE

	<i>Acacia dealbata</i>	silver wattle
	<i>Acacia genistifolia</i>	spreading or early wattle
	<i>Acacia longifolia</i> subsp. <i>Sophorae</i>	coast wattle
	<i>Acacia mearnsii</i>	black wattle
	<i>Acacia melanoxylon</i>	blackwood

## MYRTACEAE

	<i>Calytrix tetragona</i>	fringe myrtle
e	<i>Eucalyptus amygdalina</i>	black peppermint
	<i>Eucalyptus globulus</i> subsp. <i>globulus</i>	tasmanian blue gum
	<i>Eucalyptus pulchella</i>	white peppermint
e	<i>Eucalyptus tenuiramis</i>	silver peppermint
	<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	white gum
e	<i>Leptospermum glaucescens</i>	semi-glaucous tea-tree
	<i>Leptospermum lanigerum</i>	woolly teatree

## OXALIDACEAE

	<i>Oxalis perennans</i>	native wood sorrel
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## PAPAVERACEAE

i	<i>Fumaria muralis</i> subsp. <i>muralis</i>	wall fumitory
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## PITTOSPORACEAE

	<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	prickly box
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## PLANTAGINACEAE

i	<i>Plantago coronopus</i> subsp. <i>coronopus</i>	buckshorn plantain
	<i>Plantago hispida</i>	hairy plantain
i	<i>Plantago lanceolata</i>	narrow leaf plantain
i	<i>Plantago major</i>	plantain, greater plantain
	<i>Plantago varia</i>	variable plantain

## POLYGALACEAE

	<i>Comesperma volubile</i>	blue lovecreeper
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## POLYGONACEAE

i	<i>Acetosella vulgaris</i>	sheep's sorrel
	<i>Rumex brownii</i>	swamp dock

## PRIMULACEAE

i	<i>Anagallis arvensis</i>	scarlet pimpernel
	<i>Samolus repens</i>	creeping brookweed

## RANUNCULACEAE

	<i>Ranunculus lappaceus</i>	common buttercup
i	<i>Ranunculus sp.</i>	buttercup

## RESEDACEAE

i	<i>Reseda sp.</i>	mignonette
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## RHAMNACEAE

	<i>Pomaderris elliptica</i>	yellow dogwood
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## ROSACEAE

	<i>Acaena echinata</i>	sheeps burr
	<i>Acaena novae-zelandiae</i>	buzzy
	<i>Acaena sp.</i>	sheeps burr
i	<i>Rosa rubiginosa</i>	sweet briar
i	<i>Rubus fruticosus</i>	blackberry

## RUBIACEAE

	<i>Asperula conferta</i> var. <i>conferta</i>	common woodruff
	<i>Coprosma quadrifida</i>	native currant

## SAPINDACEAE

	<i>Dodonaea viscosa</i>	native hop bush
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## SANTALACEAE

	<i>Exocarpos cupressiformis</i>	native cherry
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## SCROPHULARIACEAE

	<i>Veronica gracilis</i>	slender speedwell
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## SOLANACEAE

i	<i>Lycium ferocissimum</i>	african boxthorn
	<i>Solanum laciniatum</i>	kangaroo apple
i	<i>Solanum nigrum</i>	black nightshade

## THYMELAEACEAE

	<i>Pimelea humilis</i>	common or dwarf rice-flower
	<i>Pimelea linifolia</i>	slender rice flower

## TREMANDRACEAE

*Tetralathea labillardierei*

labillardierei's black-eyed susan

## URTICACEAE

*Urtica urens*

small nettle

## Gymnospermae

**Family name Species name**

**Common name**

## PINACEAE

*Pinus radiata*

radiata pine

## Monocotyledonae

**Family name Species name**

**Common name**

## ASPARAGACEAE

*Asparagus officinalis*

asparagus

*Lomandra longifolia*

sagg

## CYPERACEAE

*Carex breviculmis*

sedge

*Eleocharis acuta*

common spike-rush

*Ficinia nodosa*

knobby or knotty club-rush

*Gahnia radula*

thatch saw-sedge

*Lepidosperma concavum*

sand or hill sword sedge

*Lepidosperma laterale*

variable sword-sedge

*Schoenoplectus pungens*

american club-rush, sharp leaf-rush

*Schoenus apogon*

common bog-rush

*Schoenus nitens*

shiny bog-rush

## HEMEROCALLIDACEAE

*Dianella brevicaulis*

flax lily

*Dianella revolutus*

narrow-leaved flax lily

*Thelionema caespitosum*

tufted blue-lily

## IRIDACEAE

*Diplarrena moraea* white flag iris

## JUNCACEAE

	<i>Juncus amabilis</i>	gentle rush
i	<i>Juncus articulatus</i>	jointed rush
	<i>Juncus filicaulis</i>	thread rush
	<i>Juncus kraussii australiensis</i>	sea rush
	<i>Juncus pallidus</i>	pale rush
	<i>Juncus revolutus</i>	creeping rush
	<i>Juncus sarophorus</i>	fleshy rush
	<i>Juncus subsecundus</i>	finger rush

## LAXMANNIACEAE

*Arthropodium* sp. vanilla-lily

## ORCHIDACEAE

*Microtis* sp. onion orchid

## POACEAE

	X <i>Agropogon littoralis</i>	
	<i>Aira elegans</i>	hairgrass
	<i>Austrostipa rudis</i> subsp. <i>australis</i>	austral speargrass
	<i>Austrostipa scabra</i>	rough speargrass
	<i>Austrostipa semibarbata</i>	fibrous speargrass
	<i>Austrostipa</i> sp.	speargrass
	<i>Austrostipa stuposa</i>	corkscrew speargrass
i	<i>Briza minor</i>	lesser quaking-grass
i	<i>Bromus</i> sp.	brome
i	<i>Bromus willdenowii</i>	prairie grass
i	<i>Dactylis glomerata</i>	cocksfoot
	<i>Distichlis distichophylla</i>	australian Salt-grass
i	<i>Echinopogon ovatus</i>	hedgehog grass
	<i>Elymus scaber</i>	rough wheatgrass
	<i>Elymus</i> sp.	wheatgrass
	<i>Hemarthria uncinata</i>	mat grass
i	<i>Holcus lanatus</i>	yorkshire fog grass
i	<i>Hordeum marinum</i> subsp. <i>gussoneanum</i>	sea barley grass
i	<i>Lolium perenne</i>	perennial ryegrass



	<i>Microlaena stipoides</i>	weeping grass
i	<i>Nassella trichotoma</i>	serrated tussock
i	<i>Phalaris aquatica</i>	reed canary grass
i	<i>Phalaris</i> sp.	canary grass
	<i>Poa labillardierei</i> var. <i>labillardierei</i>	tussockgrass
	<i>Poa poiformis</i> var. <i>poiformis</i>	blue tussockgrass
	<i>Poa rodwayi</i>	rodway's poa
	<i>Poa sieberiana</i>	tussock or snow grass
	<i>Rytidosperma caespitosa</i>	common wallabygrass
	<i>Rytidosperma dimidiatum</i>	half-formed wallabygrass
	<i>Rytidosperma geniculata</i>	knead wallabygrass
	<i>Rytidosperma pilosa</i>	velvet wallabygrass
	<i>Rytidosperma setacea</i>	bristle wallabygrass
	<i>Rytidosperma</i> sp.	wallabygrass
	<i>Themeda triandra</i>	kangaroo grass

## TYPHACEAE

i	<i>Typha latifolia</i>	great reedmace
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## *Pteridophyta*

Family name	Species name	Common name
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## ADIANTACEAE

<i>Cheilanthes austrotenuifolia</i>	rock fern
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## DENNSTAEDTIACEAE

<i>Pteridium esculentum</i>	Bracken
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## Appendix 7 - Bird list for Single Hill Bushland Reserve

The following bird list for the Single Hill and Nowra Bushland Reserves is supplied by Mike Newman of BirdLife Australia. The surveys have been undertaken across the woodland and grassland habitat during a series of 20 min survey over several years on a voluntary basis.

All data collected has been added to BirdLife Australia's Birdata web portal by Mike Newman.

Table 3. Bird list containing species recorded from surveys conducted by Mike Newman at Single Hill Bushland Reserve and an area above Nowra Road over several years.

Common Names	Species Name	Count	Reporting rate
Common bronzewing	<i>Phaps chalcoptera</i>	2	25%
Swamp harrier	<i>Circus approximans</i>	1	12.5%
Brown falcon	<i>Falco berigora</i>	1	12.5%
Galah	<i>Eolophus roseicapilla</i>	3	37.5%
Eastern rosella	<i>Platycercus eximius</i>	4	50%
Blue-winged parrot	<i>Neophema chrysostoma</i>	2	25%
Musk lorikeet	<i>Glossopsitta concinna</i>	4	50%
Superb fairy-wren	<i>Malurus cyaneus</i>	1	25%
Little wattlebird	<i>Anthochaera chrysoptera</i>	1	12.5%
Noisy miner	<i>Manorina melanocephala</i>	3	37.5%
Yellow-rumped thornbill	<i>Acanthiza chrysorrhoa</i>	1	12.5%
Brown thornbill	<i>Acanthiza pusilla</i>	2	25%
Grey currawong	<i>Strepera versicolor</i>	1	12.5%
Australian magpie	<i>Gymnorhina tibicen</i>	2	25%
Grey butcherbird	<i>Cracticus torquatus</i>	3	37.5%
Forest raven	<i>Corvus tasmanicus</i>	3	37.5%
House sparrow	<i>Passer domesticus</i>	1	12.5%
Australasian pipit	<i>Anthus novaeseelandiae</i>	1	12.5%
Eurasian skylark	<i>Alauda arvensis</i>	1	12.5%
Common starling	<i>Sturnus vulgaris</i>	2	25%
Dusky robin	<i>Melanodryas vittata</i>	Recorded in Nowra late 80's	
Green rosella	<i>Platycercus caledonicus</i>	Spring 2020 survey	
Striated pardalote	<i>Pardalotus striatus</i>	Spring 2020 survey	
Peregrine falcon	<i>Falco peregrinus</i>	Spring 2020 survey	
Wedge-tailed eagle	<i>Aquila audax fleayi</i>	Spring 2020 survey	
Dusky woodswallow	<i>Artamus cyanopterus</i>	Spring 2020 survey	

## Appendix 8 - Weed Descriptions

### **african boxthorn** (*Lycium ferocissimum*)



African boxthorn is a woody shrub reaching up to 4 metres in height, with glossy leaves and an extensive root system incorporating a long branched taproot. The trunk and branches are light brown and smooth when young, turning darker brown or grey with age. The twigs end in a hard, sharp spike or thorn. The white flowers are usually produced in summer, although flowering can occur through most of the year. The fruit is an oblong berry approximately 10 mm long, going from a smooth green appearance to bright orange-red when ripe. Fruits

contain numerous small, oval, flattened seeds. Seeds germinate at any time of the year and generally take two years to reach flowering stage. African boxthorn can be confused with the native tree violet (*Hymenanthera dentate*).

### **boneseed** (*Chrysanthemoides monilifera* ssp. *Monilifera*)



Boneseed is an evergreen woody shrub growing to 2 metres or more in height and width. The elongated leathery leaves are dull green in colour and around 40 to 70 mm long and 20 to 35 mm wide. Boneseed flowers from mid-spring to early summer. The yellow flowers develop in clusters at the ends of the branches and resemble the flowers of a daisy. The fruits are green and fleshy at first then becoming black at maturity. The fruit eventually flakes off to leave the inner seed exposed. The seeds are hard and bone-like in texture and colour. Seeds are

shed during summer and autumn. Heat may crack the seed coat and large numbers of boneseed seedlings may appear after fire.

### **californian thistle** (*Cirsium arvense*)



Californian thistle is a perennial (long-lived) plant. Over winter the top growth dies off leaving only the root system. The roots remain alive from year to year and actively spread through the soil. In spring the roots produce rosettes (whorls of leaves close to the ground), which send up a branched stem to about 1 metre in height. The stems are usually hairless and there are no wings or other outgrowths from the stem as occur in slender, cotton and nodding thistle.

The bracts which surround the flower heads are green with purple tips and although tapering to a point are not spined.

Each flower head contains a large number of rose-purple to lavender florets smelling strongly of honey. Male and female flowers are borne on separate plants. Infestations that have either all male

or all female plants spread by vegetative growth only. If male and female plants are found within the same infestation, viable seed is produced and the infestation spreads both vegetatively and by seeding.

**capeweed** (*Arctotheca calendula*)



Capeweed is an autumn-germinating annual plant, with seedlings appearing from late February through to late April. As plants mature they develop into a rosette, or whorl of leaves close to the ground. Capeweed rosettes are similar to storksbill, crowsfoot, bittercress, and mustards, but can be identified by the undersides of the leaves which are whitish and covered by a thick mat of short hairs. Flowering occurs in late spring and early summer; the masses of yellow, daisy-like flowers with dark, almost black centres are conspicuous from a considerable distance. Capeweed dies off in late summer.

**horehound** (*Marrubium vulgare*)



Horehound is a branching, perennial (long-lived) plant growing to a height of about 80 cm. The stems and lower surface of the leaves are covered with white woolly hairs, giving the plant a silvery appearance. The leaves have a "crinkly" appearance and the leaf margins have rounded teeth. The white flower clusters are densely packed, forming balls of flowers that surround the upper stems at each leaf node. Most seed germinates after autumn rains but some germination also occurs through winter into spring. Established plants flower over several months during summer and autumn and new growth is produced each year in autumn and spring.

**serrated tussock** (*Nassella trichotoma*)



Serrated tussock is a perennial (long-lived) tussock-forming grass with a deep root system. The leaves of serrated tussock feel rough (or serrated) if the finger and thumb are drawn down the blade. Flower stalks usually appear in spring, but may appear earlier in dry years and later in wetter years. A tussock in full flower presents a distinctly purple appearance due to the large number of purple florets. Serrated tussock is similar to several of Tasmania's native tussock grasses, and is frequently overlooked until it begins to flower, at which time it is easily recognisable.



**spear thistle** (*Cirsium vulgare*)



Spear thistle is an annual or biennial herb, growing to 60 to 120 cm, and occasionally to 1.5 metres. The leaves are dark green, rough and hairy on the upper surface, and lighter beneath due to a dense covering of whitish hairs. Rosette leaves have spines on the margins and wart-like protuberances on the upper surface. Stem leaves are divided into lobes, with the tip of each lobe ending in a spine. The stems are winged and spined and are covered with hairs. The root is a branched tap root.

Spear thistle flowers are reddish to purple. The flower heads are surrounded by a large number of spiny bracts, and occur singly or in groups of two or three heads at the ends of branches. Spear thistle seeds germinate mainly after autumn rains. The plant over-winters as a rosette (a whorl of leaves close to the ground); rosettes grow rapidly through spring and can reach a diameter of 60 cm. The rosette may produce stems, flower and die in their first summer. Alternatively, rosettes may persist through summer and continue growth into a second autumn and winter. Dead plants often remain standing for several years.

**variegated thistle** (*Silybum marianum*)



Variegated thistle is a large biennial plant (living for two years) forming rosettes of a metre or more in diameter and a flowering stem up to 2 metres in height. Rosette leaves are lobed and with spiny margins, and the upper surface is a bright, shining green with distinct white variegations. The flower heads are large and showy, bright purple in colour, and surrounded by long, stiff, spiny bracts. Most seed germination takes place in early autumn but can also occur in spring and summer in irrigated areas. Variegated thistle normally over-winters as a rosette but in spring-sown crops it can establish as a seedling then flower and produce seed within the life of the crop.



## Appendix 9 – Code of Conduct guidelines

### Code of Conduct

A shared trail code of conduct was developed as part of the Tangara Trail Management Plan 2012 which identifies the following principles for safe and courteous use of trails.

- Respect Other Users - Includes priority for horses, controlling dogs and slowing when passing
- Be Safe - Includes slowing for corners and blindspots, controlling speeds and wearing helmets
- Stay on Trail - Includes obeying signs prohibiting access to bird nesting areas and no trespassing on private land.
- Minimise impacts on the environment - Includes avoiding muddy tracks after rain, leave no trace and remove litter
- Get involved - Includes reporting hazards and taking part in volunteer days

The Code of Conduct provides guidance for appropriate behaviour for the various user groups. This ensures the trails are shared safely and cooperatively and that users have an expectation of how others will behave when they are encountered. These principles are communicated in council publications, website and through etiquette signage. Examples are shown below:



*Summary of proposed Amendments to the  
DRAFT Reserve Activity Plan 2020-2030  
for Single Hill Reserve*

For: Clarence City Council

Date: 13<sup>th</sup> January 2021

Rev 1



2 Edward Street, Glebe [www.enviro-dynamics.com.au](http://www.enviro-dynamics.com.au)

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## Attachment 2

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### 1. Introduction

This document summarises the public's comments received in relation to the Draft Single Hill Reserve Activity Plan (RAP) and provides comments and recommendations for amendments to the plan prior to the release of the final version. Recommended amendments to the Draft RAP are to be considered and approved by the Clarence Council Aldermen.

### 2. Community Response

Public feedback on the draft plan was sought using a 'Have Your Say' survey and a form for comments. The survey was open up until the 29<sup>th</sup> November 2020. The aim of the 'Have Your Say' survey was to provide the community with an opportunity to indicate whether they 'agreed or disagreed or were undecided' about the following nine key recommendations of the RAP.

1. Construct a narrow track from Cahill Place junction to summit
2. Formalise mountain bike tracks within the Nowra Hill area
3. Construct a walking track from Seven Mile Beach to the summit with links to the coastal track
4. Fence off the trial regeneration area within the blue gum woodland on top of the hill
5. Prune large shrubs at launching sites to allow for safe paragliding
6. Undertake revegetation in degraded woodland and open areas
7. Control serrated tussock and horehound weeds in the reserve
8. Develop a Single Hill bushland fire hazard management plan
9. Install signage at entrances for 'dogs on leads' and the picking up of dog poo

In addition, the survey provided an opportunity to give comment on each recommendation and/or provide additional suggestions regarding the overall Draft RAP.

Written submissions (received via email) from interested groups and/or individuals were also received and reviewed.

### 3. Methods for evaluation of responses

Responses to the 'Have Your Say' survey forms were reviewed to determine the level of community support or otherwise for the nine key recommendations based on percentage of support.

Comments were evaluated to determine if:

1. issues were addressed adequately by the Draft Single Hill RAP;
2. increased or decreased of priority for actions is warranted; or
3. the Draft Single Hill RAP requires amendment.

Comments (including those received by email) are summarised in Attachment 1. If the comments were adequately addressed in the Draft Single Hill RAP, a cross reference to the

Draft Single Hill RAP action is provided. If the comments were not addressed in the Draft Single Hill RAP, the comments were evaluated and recommendations for amendment to the Single Hill RAP are provided in Attachment 2 and summarised in Table 1 for consideration by the Clarence Council Aldermen.

Finally, if public comment made a new relevant recommendation, that was not included in the Draft Single Hill RAP, the new recommendation is included for consideration by the Aldermen as an amendment to the RAP (Section 4 – revised action or under ‘Other Amendment to Text’).

### 4. Summary of Consultation Results

The ‘Have Your Say’ online survey for the Draft Single Hill Rap received 20 visitors with 16 responses including comments were received. A further 5 email responses were received and 2 submission from community and user groups. The email responses and group submissions did not provide direct responses to the 9 key recommendations although there is reference to some of these same issues within these submissions.

All nine recommendations received majority support with eight of the nine recommendations supported by over 80% of respondents (refer to Table 1).

Vegetation pruning (recommendation #5) on the hilltop for hang glider and paraglider access was supported by most respondents (55%) however 5 ‘have-your-say’ respondents, 2 email responses and 1 group submission had concerns with this recommendation (refer to Attachment 1).

Based on strong support eight of the nine key recommendations should maintain ‘High priority’ in the Final Single Hill RAP. Key recommendation #5 to prune vegetation for hang gliding and paragliding sites will be amended to reflect the concern with the vegetation impacts as per Section 5 of this report.

Submissions also provided a wide range of comments. All comments are listed in Attachment 1 with a response column also provided including recommended amendments.

Based on the submissions 9 changes to actions and text are recommended in the RAP (refer to Section 5). Changes to the implementation priority of actions is also provided in Section 5 Amendments or additions to text to clarify some issues is indicated in Table 2 with rational outlined in Attachment 1.

Additional general comments that do not directly relate to the scope of the RAP are summarised in Attachment 2 which will be provided to the Aldermen and Council.



## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

Table 1 – Summary of Responses to Draft Single Hill Bushland RAP

Question	Have your say response				Email responses		Total % support
	Agreed	Disagreed	No response <sup>#</sup>	% Support	Agree	Disagree	
Q1. Construct narrow track from Cahill Place junction to summit	14	2		87.5		1*	82
Q2. Formalise mountain bike tracks within the Nowra Hill area	14	2		87.5	2		89
Q3. Construct a walking track from Seven Mile Beach carpark to the summit with links to the coastal track	13	3		81	2	1*	79
Q4. Fence off the trial regeneration area within the blue gum woodland on top of the hill	14	1	1	93	1		93.75
Q5. Prune large shrubs at launching sites to allow for safe paragliding	10	5	1	66		3	55.5
Q6. Undertake revegetation in degraded woodland and open areas	14	2		87.5			87.5
Q7. Control serrated tussock and horehound weeds in the reserve	14	1	1	93			93
Q8. Develop a Single Hill bushfire hazard management plan	14	1	1	93			93
Q9. Install signage at entrances for 'dogs on leads' and the picking up of dog poo	14	1	1	93	1		93.75

<sup>#</sup> No response entries are excluded from percent support calculations.

\* Disagree with horse riding being excluded from track not with track being constructed

NOTE: The disagree responses from the have-your-say surveys includes one respondent who answered 'disagree' to all recommendations.

## Attachment 2

### 5. Recommendations for Amendment

Based on the review and evaluation of public comments, 9 amendments (including 3 Actions) are recommended to the Draft Single Hill RAP. Table 1 summarises the 3 recommended amendments for modified or new actions. Table 2 summaries the amendment/additions to text within the RAP. Comments are sorted by issue and action to cross reference with the Draft Single Hill RAP. Attachment 1 provides the evaluation and rationale for developing these new or modified actions.

**Table 1 – Summary of proposed changes to Actions and Implementation Plan for Single Hill Reserve (Implementation Plan in Draft RAP)**

ACTION #	ORIGINAL ACTION	MODIFIED ACTION	OUTCOME	TIMING	RESPONSIBILITY	RECOMMENDED PRIORITY
HG1	Prune large shrubs and remove dead trees at launching sites 1, 3 and 4 to allow for safe hang gliding and paragliding.	Prune large shrubs and remove dead trees at one launching site (to be determined by THPA) to allow for safe hang gliding and paragliding	Pruning limited to one site due to community concern	2020-2022	CCC, THPA	High
HG4	<b>New Action</b>	Access and car parking within reserve for hang gliding and paragliding to be managed/limited through negotiated licence agreement between CCC and THPA.	Set guidelines for vehicle access and car parking within reserve to address community concerns	2020-2022	CCC, THPA	High
E14	<b>New Action</b>	Review carparking requirements at entrances to reserve after 5-year period.	Establish if parking is an issue for local residents and suggest upgraded if required.	2025	CCC	Medium
DM2	Install signage at entrances for 'Dogs on lead' and picking up dog poo.	Install signage at entrances for 'Dogs on lead' and picking up dog poo. Install dog bins at main entrances	Addresses community concerns re dog use and waste	2020-2025	CCC	Medium

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

**Table 2 – Summary of proposed changes to text in Single Hill Bushland RAP**

ISSUE	RAP SECTION – PAGE #	AMENDMENT TO TEXT
Revegetation along Acton Creek	Section 4.1 – Vegetation Management (Page 21)	Amend list of suggested revegetation areas to include along Acton Creek. Note to include restriction on planting large trees and shrubs to prevent loss of solar access, avoid shading of dwelling and blocking access.
Creation of informal or illegal mountain bike tracks	Section 4.4 – Track Development, Mountain Bike Tracks (Page 30)	Add text to section relating to formation of illegal tracks in the future and Council to monitor reserve and close illegal tracks.
Vehicle access and parking on hilltop	Section 4.5 – Hang Gliding and Paragliding (Page 34)	Amend text to reflect community concerns with vehicle access and car parking within the reserve. Add Action (HG4) as per Table 1.
Tree pruning for hang gliding access	Section 4.5 – Hang Gliding and Paragliding (Page 34)	Amend Action HG1 as per Table 1. Add text to section to restrict vegetation pruning to one site and review with community consultation after 2 years. Site selected for pruning to be determined as per THPA priorities.
Parking at reserve entrances	Section 4.6 – Entrance upgrades signage and infrastructure (Page 37)	Amend text to identify potential for parking requirements to increase at entrances as a result of increased use and need to review parking requirements at 5 years. Add Action (EI4) as per Table 1.
Installation of infrastructure on within reserve	Section 4.6 – Entrance upgrades signage and infrastructure – Infrastructure Development (Page 38)	Amend text to include note that any infrastructure installed in the reserve must be sensitively located to avoid visual impacts from other parts of the reserve or nearby areas

## Attachment 2

### Attachment 1: Evaluation of public comments received

The following table summarises public comments (received in emails and online forms) and evaluates and provides clarification where needed:

PUBLIC COMMENTS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<b><u>Recommendation #1 - Construct a narrow track from Cahill Place junction to the summit (Question 1- Question 3)</u></b>		
Must factor in parking and traffic to the nearby residences	This track is designed to create a linkage from an existing track to the summit. Connection is designed predominantly for local use and not anticipated that Cahill Place will be used as a key access point for visitors. Main access points to reserve are from Seven Mile Beach and Roches Beach where some parking is already provided. <b>Add text to RAP to ensure parking issues associated with the reserve and the track upgrades to be monitored and reviewed.</b>	New Action E14
Need to ensure links to other Tangara trails.	Links to the Tangara trail are provided off Cahill Place, Eleanor Court, Axiom Way, Nowra Road, Bardia Court and Kirra Road. Future link from Single Hill with Seven Mile Beach will be developed through POS when subdivision is developed. No action or amendment required	TD1
No need for formal track	Link to top of hill is strongly supported. Construction of track required due to steep nature of the hill side to allow access for walkers and bike riders and to prevent erosion. No action or amendment required	n/a
I already ride this and formalising the trail would make it more accessible for all users.	Comment only - no action or amendment required	n/a
Access not to be available to motorised bikes e.g., trail bikes	Trail bikes are not permitted in the reserve – no action or amendment required.	n/a

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

PUBLIC COMMENTS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
Limit tracks through wooded area as much as possible due to lack of education and the potential threat of people demanding trees to be chopped down because of perceived risk.	The proposed track through the vegetation is in a degraded area devoid of large trees. This will limit any removal of trees – no action or amendment required	TD3
<b>Recommendation #2 (VM1)- Formalise mountain bikes tracks within the Nowra Hill area (Q4-Q6)</b>		
These trails are great but unrideable after rain due to the soil; type - having them formalised would enable a gravel topping and signage which would mean they would be rideable all year round	Support for formalising the MTB track. No action or amendment required	TD2
Discourage this activity in this location. Mountain bikes will arrive in vehicles - some very large -. Where will they all park. Check out the Mornington carpark numbers!	Formalising track on Nowra Hill strongly supported. <b>Text to be amended in plan to monitor use of tracks and carparking and review plan after 5-year period.</b>	New Action - EIA
Implement some limitation/separation of mountain bikes using the walking track down to Seven Mile Beach to facilitate safe walking, dog walking, and perhaps horse riding. (Horse riding is not something I do but seemed to be important to some participants of the walk & talk session)	Mountain bikes use on hill down to Seven Mile Beach will not be permitted under plan. No action or amendment required.	n/a
Formalise with the intention of managing illegal tracks and shutting them down immediately. Especially the people who use chainsaws and do not know about erosions control.	Plan allows for trails in Nowra hill to be formalised. Council will monitor reserve for the emergence of any illegal tracks and shut down as required. <b>Text to be amended to reflect this.</b>	TD2
<b>Recommendation #3 -Construct a walking track from Seven Mile Beach carpark to the summit with links to the coastal track (Q7-Q9)</b>		
Have been wanting to walk to the summit of Single Hill for years!	Comment only - no action or amendment required	n/a
This should be the primary objective	This action (TD4) has high priority under plan	TD4



## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

PUBLIC COMMENTS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
No need for formal track. Visual amenity may be impacted by zig zag track	Formal track required to allow for walking access for wider public and has strong support. The track route has been designed to minimise visual disturbance and will utilise existing vehicle track to cross hill side and follow fence lines. No action or amendment required	TD4
Where do you imagine all the vehicles will park?	Usage levels of tracks and any parking issues associated with use of reserve to be monitored by CCC. <b>Text added to RAP to this affect.</b>	New Action EI4
This car park is being used frequently by campers in vans overnight, there are no toilet facilities, request no camping signs to be erected due to health concerns re people using the close bush areas as a toilet	Outside the scope the RAP however relevant issue to local area.	n/a
I would definitely like to see this walking track to allow dogs on lead (as seems to be the current plan as indicated by the signage question 13)	Comment – dog use on-lead proposed for the reserve. No action or amendment required	DM1
<b><u>Recommendation #4 (VM3). Fence off the trial regeneration area within the blue gum woodland on top of the hill (Q10 – Q12)</u></b>		
Need fence to standard of Morrisby Gum plantation at Cremorne.	Fencing will be to standard to exclude wallabies but not possums. Fence will not be electrified or have floppy top. No action or amendment required.	VM3, VM4
Axiomatic / self evident	Comment only - no action or amendment required	n/a
I hope that the hilltop area woodland vegetation can be fully rehabilitated and regenerated over time	Regeneration of the hilltop is broad aim of the plan whilst allowing for existing usage including hang gliding. Comment only - no action or amendment required	VM4
Any fencing would need to allow for wildlife corridors as they are the reason we have the reserve. Any effort to revegetate the bushland is	Areas will be fenced to exclude wildlife to allow natural regeneration. Fencing will not prevent movement of wildlife across hilltop or to adjacent areas. Comment only - no action or amendment required	n/a

## Attachment 2

Single Hill Reserve Action Plan 2020-2025 (unamended)

PUBLIC COMMENTS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
a great outcome. Any effort to expand on the denuded landscape would be welcomed.		
<b><u>Recommendation #5 (HG1) - Prune large shrubs at launching sites to allow for safe paragliding (Q13 - Q15)</u></b>		
Is paragliding something to be encouraged? Need more information about what the impact is. Where do they land, where do they take off?	<p>Hang gliding from hilltop is along established recreation activity. Launch sites in plan identified by Tasmanian Hang Gliding and Paragliding Association (THPA).</p> <p>Launch sites and impacts of vegetation outlined in the plan.</p> <p><b>Based on public concern with vegetation pruning amend recommendation to pruning one site and then undertaking further consultation prior to other sites being pruned.</b></p>	Amend HG1
The paragliding seems to have assumed a major priority in this plan and I suspect they want to remove more than shrubs, i.e., a lot of mature trees and create a proper road.	<p>No new roads to be created for paragliding access. Any pruning would be limited to shrubs and removal of small dead trees.</p> <p><b>Based on public concern with vegetation pruning amend recommendation to pruning one site and then undertaking further consultation prior to other sites being pruned</b></p>	Amend HG1
Discourage this activity rather than facilitate destruction of habitat. Paragliders and their equipment arrives by vehicle – so where will they all park?	<b>Add action to RAP to negotiated as part of licence agreement with CCC to manage/limit access and parking within reserve</b>	New Action HG4
Paragliders are a small minority and do not deserve to have trees pruned for them. We want to allow for habitats for birds of prey that extends beyond Mt Rumney. The hilltop should become an eagle nesting site now that it has become a "bushland Reserve". It is now more important than ever to revegetate and bring back habitat for all wildlife.	<b>Based on public concern with vegetation pruning amend recommendation to pruning one site and then undertaking further consultation prior to other sites being pruned.</b>	Amend HG1

## Attachment 2

### *Single Hill Reserve Activity Plan 2020-2030 Amendments*

PUBLIC COMMENTS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<b><u>Recommendation #6 (VM4 &amp; VM5). Undertake revegetation in degraded woodland and open areas (Q16 – Q18)</u></b>		
Restore the glory that probably marked the area when the rightful owners inhabited and maintained the area	Comment only – proposed action will contribute to restoration of area	n/a
The land appears beautiful as is	Comment – revegetation will improve the condition of the existing degraded vegetation and new planting will provide additional habitat.	n/a
I believe we need to encourage native grasses and bring back grassy woodland as it would have been once upon a time. We need to try and keep our native grasses and get rid of the hideous weeds that the Farrell's managed to bring in. It is not fair that those people who received a war grant are allowed to sub divide, clear and destroy habitat. That sense of entitlement and the "gentry" is old. Climate change is now our biggest threat and this means we need to increase habitat within the native bushland for our digging marsupials to improve the soil and enrich our lives. I am so glad Council has this parcel of land and it is called a BUSHLAND RESERVE we need bushland.	Comment – recommendation in RAP designed to improve the condition of the bushland reserve and control weeds.	VM7-VM4
<b><u>Recommendation #7 (WMS) - Control serrated tussock and horehound weeds in the reserve (Q19 – Q21)</u></b>		
In addition, this year, the huge growth of Cape Weed is evident. Should there be an eradication program to control it or is this not possible.	Control of cape weed is a lower priority than control of declared weeds which have potential to cause greater impact on the remnant native vegetation. Limiting the area of bare ground will help reduce the extent of cape weed over time.	n/a
Axiomatic / self-evident	Comment only - no action or amendment required	n/a
Strongly agree with controlling serrated tussock and horehound weeds. Bomb the hill with native grass seed bombs and get rid of the deer and rabbits.	Control of weeds and removal of sheep grazing from the reserve will assist with native grass recolonisation. No active control of feral animals planned for reserve.	WMS

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

PUBLIC COMMENTS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<b>Recommendation #8 (VM6) - Develop a Single Hill Bushland Fire Hazard Management Plan (Q22-Q24)</b>		
Talk to local Fire Brigade so that activity is coordinated.	Local fire brigade will be consulted as part of development of bushfire management plan	VM6
Surfers are often lighting fires at the base of the hill at seven-mile point	Outside scope of the RAP	n/a
Very important.	Comment only - no action or amendment required	n/a
Patchwork burns are the only way forward. Encourage differing fire regimes and allow for the orchids and seed banks to germinate once again. Fire is a great medium for bush regeneration. It would need to be in consultation with fire experts within UTAS NOT THE TFS	Ecological benefits of fire will be incorporated into the bushfire management plan.	VM6
<b>Recommendation #9 (DM1) - Install signage at entrances for 'dogs on lead' and the picking up of dog poo (Q25 – Q27)</b>		
I would assume just the usual signage for this sort of thing	Comment only - no action or amendment required	n/a
Need to ensure disposal options at ends of trail.	<b>Amend plan and Action DM2 to provide bins at main reserve entrances</b>	Amend DM2
Dogs on lead. Poo bins but sign about poo not really needed.	<b>Amend plan and Action DM2 to provide bins at main reserve entrances</b>	Amend DM2
Police it too. 1. No real advantage if bags of "poo" are left wherever the careless dog owners chose. 2. Dogs off leads are dangerous.	Policy for reserve will be dogs on lead. <b>Amend plan and Action DM2 to provide bins at main reserve entrances</b>	Amend DM2
What about horse poo, if horse riding is to be permitted in this area?	Horse poo is seen as a limited threat to the reserve. Can spread some weeds such as grasses however all horse tracks are in areas of previous disturbance which contain exotic weeds.	n/a
NO DOGS WOULD BE BETTER. The existing farm did not allow for dogs on the property, why change it????? Can't we leave this area	Strong support for dogs to be allowed in the reserve during initial consultation. Dogs on lead policy is to be applied to reserve to ensure wildfire is protected.	DM2

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

PUBLIC COMMENTS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
for native animals. I am so sick and tired of dog owners. Our birds are suffering, and it is heartbreaking.		
<b>Additional comments on the on the Draft Signal Hill Reserve Activity Plan 2020-2030 (Q28)</b>		
Keep up the good work, Clarence!	Comment only - no action or amendment required	n/a
Very well done. I'm looking forward to enjoying this wonderful area even more.	Comment only - no action or amendment required	n/a
All the items listed are worthy, but Seven Mile Beach is getting busier and losing its peaceful serenity which attracted residents in the first place. I fear this will become too popular and encourage unwanted traffic to the area	Comment only - no action or amendment required	n/a
I would like to see signage which links the reserve to Tangara Trail tracks. On the map it is hard to distinguish where there are continuing pathways from one to the other.	Signage on the trail network within the reserve and links to other existing trails will be incorporated into the main entrance. No amendments required.	E11
I don't see any mention of a track to the Point from the end of the Esplanade. This would be popular with all the board riders when the southerly brings them to ride the waves. The utes with boards stretch right back to near the shop when it is 'on'. The riders scramble over rocks to get to the Point.	This area is outside the scope of the RAP	n/a
Can't wait for this to happen.	Comment only - no action or amendment required	n/a
I missed all the asterisks! Is there more to this survey that I am unable to download? What is the new scar at the end of the point there to service? Seems "approval" is already being assumed! Ensure that the tacky development known as One Hill will never be repeated	Upgraded road at southern end of reserve provides access to private lot. Approval outside the scope of the RAP. No further development is permitted within the reserve.	n/a



## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

PUBLIC COMMENTS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
or copied in this part of the Municipality. Ban development on the Hill so that what diminishing parts of natural beauty remain, they are not further destroyed by greed.		
Well used area loved by locals and visitors alike.	Comment only - no action or amendment required	n/a
Thank you for the walk & talk session, it was very informative and council staff/contractors seemed genuinely invested in the community consultation process. It gave me confidence that the development of this valuable community asset within our beautiful but sensitive coastal environment is in knowledgeable and responsible hands.	Comment only - no action or amendment required	n/a

Email correspondence – in addition to ‘Have your say’ platform

PUBLIC COMMENTS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
Apologies for not responding to the survey. I would just like to endorse the activity plan and encourage you and the CCC to support the plan. Having only recently climbed the hill and sat on Farmer Farrels seat, this marvellous bush headland is an asset for all Tasmanians as well as tourists.	Comment only - no action or amendment required	n/a
Given the plans to open the walking track along the creek to the public, and the already increased foot traffic from the new retirement community, we request that the plan be amended to provide for the planting of native trees and bushes alongside the creek to provide screening and shade. This will also add to the aesthetic appeal of the track and provide much needed privacy for homeowners.	<b>Creek area can be added to areas to be revegetated in plan.</b> Restriction would be on large trees that block solar access or cause shading to adjacent dwellings and revegetation that impedes public access.	VM4

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

PUBLIC COMMENTS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<p>Recently many informal MTB tracks have been built and are regularly used by local riders. These informal tracks have also been good at separating (in part) walkers and riders, whilst providing riders with technical and interesting tracks to ride on.</p> <p>I would like to propose that the recommendation to formalise mountain bike tracks within the Nowra Hill area is extended to include existing/new tracks along the Single Hill foreshore. I would also like to propose that the proposed walking track from the SMB carpark to the summit include a short 'switch back' section to link the carpark with the foreshore track.</p>	<p><b>Text to be added to plan in regard to monitoring and preventing illegal track building.</b></p> <p>Foreshore track upgrades outside the scope of the RAP. New track to link SMB carpark to hill track include switchbacks and bike use is permitted.</p>	Text in Section 4.4
<p>Queries re Hang Gliding in reserve (same questions provided in 2 emails).</p> <ol style="list-style-type: none"> <li>1. What size will the exclusion zone area be while hang gliding and paragliding are in progress?</li> <li>2. Will there be a limit to the number of sites being used at any one time?</li> <li>3. Will vehicles have access to the top of Single Hill? Will there be a cap on vehicle numbers? How will vehicle access be managed?</li> <li>4. Why was this proposal not mentioned during the original activity plan consultation period? Why is there to be community consultation for area 2 only?</li> <li>5. What is meant by pruning large shrubs? The CCC report card and activity plan info re pruning contradict each other and the report card should be updated to reflect accurate info so as not to mislead the community. Pruning/removing dead or alive trees would be taking away habitat and resting spots for not only the wedge-tailed eagle but other bird life and native species.</li> <li>6. Site 4 would have less impact on the reserve as a whole however I note you are concerned about weed transfer with</li> </ol>	<p>Response to email queries provided by CCC.</p> <ol style="list-style-type: none"> <li>1. Yet to be determined but will be similar to are used previously by THPA</li> <li>2. be similar to what they have been doing, which is generally only using one site at a time</li> <li>3. Limited vehicle access will continue to be available to the THPA members. The actual limit to the total number of vehicles has yet to be finalised with the THPA. Vehicle access will be governed using gate systems and the limited availability of keys to unlock the gates.</li> <li>4. The initial community consultation process not about consulting on specific management issue but rather is about gaining a list of management issues and perspectives on them both from the community and stakeholders such as the THPA. These management issues received during this initial consultation period along with all the scientific assessments etc are used to write the draft Plan in readiness to go out to detail community consultation. During this initial consultation period we also talked to key stakeholders such as THPA, Airport Authority, major adjoining landowners etc. to help develop these management issues. It was considered that</li> </ol>	Amend HG1

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

PUBLIC COMMENTS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
this site. Unless the property owner also contributes to weed removal, I feel you will be fighting a losing battle.	<p>Area 2 would be a no-go area due to the need to remove significant trees and heavily prune others. However just to confirm this we have agreed to consult with the community to substantiate our recommendation before further consideration is given to allowing this site to be used in accord with THPA requirements</p> <p>5. Pruning of the large shrubs varies from reducing the height and/or width of the shrubs. It is important that the couple of non-habitat dead tree that have been requested to be removed by the TPHA are just that. Initial assessment indicates they are not habitat trees, although they may be temporary resting sites only and that they have nearby alternative resting sites in other dead or healthy trees</p> <p>6. Serrated tussock remains a major issue and vehicle movements over Tussock areas in seed is an important issue to manage. The property owner a part of the development approval has been required to manage these infestations and is working with our Weed Planning Officer to carry out his commitments</p> <p><b>Based on public concern with vegetation pruning amend recommendation to pruning one site and then undertaking further consultation prior to other sites being pruned</b></p>	
While I believe the face of Single Hill should be left for people to track their own path to the top, the track proposed may encourage a few more people to give Single Hill a go. I also believe that track or not mountain bikers will continue to chase the thrill of the downhill ride!	Comment only - no action or amendment required	n/a
The recent scarring by the owner of the property is visible not only from the coastal track but the whole beach, even when out beyond Day Use Area 4. Any further scarring as indicated with removal of vegetation for site 2 would be extremely disappointing.	<p>Scarring along eastern side of hill is outside the RAP area.</p> <p>Vegetation removal from site 2 for hang gliding has not been recommended for initial period of plan.</p>	n/a

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

PUBLIC COMMENTS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
A walking track on the eastern boundary of the reserve would be an alternative however not essential.	Track provided as an alternative option to link track off Cahill Place track. Cahill track link supported during consultation and hence eastern track unlikely to be constructed during current plan period.	Section 4.4

### Group Email correspondence

USER AND COMMUNITY GROUPS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<p>SEVEN MILE BEACH COASTCARE REPRESENTATION</p> <p><u>Philosophy</u></p> <p>“Bushland Reserve” means it should be for nature first, reserve as much as possible to allow space for native flora and fauna to flourish.</p> <p>Keep walking and cycling tracks to a minimum. We request minimum impact on visual amenity of hill face, and minimum impact on bushland.</p> <p>No road infrastructure or vehicle access beyond what is essential for maintenance of airport and telecommunication infrastructure. Road access should be prevented by locked gates, to ensure the only vehicles that access the hill are properly authorised to do so. Prevent wood hooking.</p> <p>Any large scale weed removal is to be supported by replanting with appropriate species.</p> <p>Any new built infrastructure and signage etc. is to be at the entrances to the reserve, not within it.</p>	<p>New tracks have been designed to minimise impacts on native vegetation and minimise visual impacts.</p> <p>No upgrade of road infrastructure recommended in plan.</p> <p>Areas where weeds removed will be allowed to grass over and revegetation will occur where possible and as supported by CC and local care groups.</p> <p>Infrastructure within reserve limited to signage and seating.</p>	

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

USER AND COMMUNITY GROUPS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<p><u>Our objections to proposal</u></p> <p>We are surprised at the space given to the paragliding, given it didn't seem to rate a mention in the original draft.</p> <p>We are concerned about the amount of vehicle access proposed. Car parking should be at proposed site 4 only. No other vehicle access except emergency and service cars.</p> <p>We do not support any vegetation removal, except weeds. Even damaged native vegetation such as dead trees play a role in the ecosystem.</p> <p>We do not support the idea of building seats or other infrastructure, even or interpretive signage. Keep signs at the point of entry. It is too hard to maintain this infrastructure and it depletes the amenity of what is essentially a place without much human activity.</p>	<p>Detailed submission provided by THPA during initial consultation period. Draft plan outlined their desired outcomes for reserve use. Draft consultation period has raised concerns re this impact and final plan will be amended to reflect this.</p> <p><b>Based on public concern with vegetation pruning amend recommendation to pruning one site and then undertaking further consultation prior to other sites being pruned</b></p> <p>No formal car parking proposed. <b>Text on parameters on car parking levels will be added to final RAP</b></p> <p>Support for basic seats and interpretation provided during consultation. <b>Text to be added to final RAP that any infrastructure to be sensitively placed to limit disturbance of visual amenity.</b></p>	
<p><u>Support</u></p> <p>Fencing off for restoration. Even if no active restoration done it is a better option. There will be some natural regeneration without planting if we remove the impact of browsing animals.</p> <p>No horses or bikes on face of hill. No access up from Seven Mile Beach.</p> <p>Attempt to preserve visual amenity on face of hill by proposed walking track. Better than the original zig-zag proposal.</p> <p>Dog On lead only, and signs at each entry point saying this.</p> <p>Formalised mountain bike tracks but we need council to commit to actively address illegal tracks and shut them down as soon as reported.</p>	<p>Comments – support recommendations of the RAP.</p>	



## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

USER AND COMMUNITY GROUPS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<p>Summit mountain bike track ok but keep out of remnant bushland, i.e., on existing formed area as much possible.</p>		
<p>TANGARA TRAIL ACTION GROUP REPRESENTATION</p> <p>The Tangara Recreational Trails Inc. would like to raise some concerns regarding the currently proposed development for Single Hill. The Tangara Recreational Trails committee consists of horse riders, mountain bike riders and walkers, with most enjoying all three, hence we feel we are uniquely and expertly placed to provide comment on the multi-use nature of the trails and access proposed.</p> <p>Firstly, we wanted to outline some significant concerns re: horse riders access under the current plan, and would like to remind both Council and developers of the assertion in the most recent Tangara Trail Network Management Plan 2.3.1 which clearly states that “Due to the unique value that this trail network has for horse riding, management will ensure equestrian use is not compromised.” We believe that in this case horse riding access has been compromised as follows:</p>	<p>Comments only</p>	<p>n/a</p>

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

USER AND COMMUNITY GROUPS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<p><u>Horse Riding</u></p> <ul style="list-style-type: none"> <li>The Tangara Trail concept was originally set up for horse riding by horse riders who had nowhere else to ride safely in the community. There are no comparable public areas in Tasmania for horse riders to ride safely, with minimal concern for encountering other users. Having said that track alignments in the past, have always been identified to be suitable for multi-use.</li> <li>Single Hill has long been a favourite area for horse-riders and so expansion of the public space was viewed by all as a very exciting development. Whilst horses are currently unfortunately not permitted on the coastal trail surrounding Single Hill we had hoped that the new development would provide many new opportunities for riders on multi-use trails. Consequently, we were disappointed to note that the draft plan shows a number of horse limitations and that, apart from a limitation on mountain bikers on the northern slope, there are no limitations for other users. It is very disappointing that both horse riders and mountain bike riders will be excluded from the northern slope and access to Seven Mile Beach TK4, and we do not understand how the safety assumptions identified as the justification for this have been determined, as our skilled committee representatives strongly disagreed. It is our view that a generalised exclusion is unnecessary, that competent riders (horse and bike) could manage this section. There is a good line of sight, and so we do not feel this would compromise other users safety. Those not confident with the steepness/height would avoid it, or may choose to dismount on descent, but this decision should be for the riders to make, and not mandated.</li> </ul>	<p>Horse riding was considered in depth during the development of the plan.</p> <p>Opportunities for horse riding within the reserve have been included with multi use track proposed to link Kirra Road, Bardia Court, Nowra Road, Axiom Way, Eleanor Court and Cahill Place to the existing Tangara network. A future network connection to Seven Mile Beach is also proposed.</p> <p>Restrictions on horse riding have only been applied to sections of the reserve which are steep and where safety, visual impact and erosion concerns have been strongly expressed during the community consultation period.</p> <p>Horse riding use on proposed Track TK5 has been excluded due to the narrow nature of this track (to minimise vegetation impacts) and safety concerns.</p> <p>TK6 is a potential future track. As the track would traverse native vegetation the removal of vegetation is to be minimised and hence limiting track width to an extent where horse use is not permitted. In the event that this track is constructed in the future a route that minimised vegetation clearance whilst allowing horse use may be investigated.</p>	<p>n/a</p>

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

USER AND COMMUNITY GROUPS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<ul style="list-style-type: none"> <li>With respect to any potential damage/risk to the tracks themselves, horses could use the natural surfaces and avoid the maintained pathways, with only the very steepest track section near the creek being shared access. Whilst horses prefer natural footpaths, and we appreciate there are concerns with horses using the gravel footpaths, experience has shown that once the gravel paths have settled and hardened, any damage from horses is minimal. We appreciate that this decision may also have come as a result of safety concerns but would appreciate the opportunity as specialists to discuss this with proponents.</li> <li>Horse riders have used the township of Seven Mile Beach as a link between Acton and Seven Mile Beach for many years as there is no other route for this. It would be a real shame if this new development didn't provide an opportunity to improve this access and make things safer for riders and the broader community.</li> <li>Horse riders are also not to be permitted to use the TK5 track and we are unclear why this might be? Horses are quite capable of handling the steep tracks and turns proposed, so we cannot understand why TK5 cannot cater for all user groups. If this is a safety issue, and to prevent adverse interactions with mountain bikes, we would ask if an alternative loop track for horse riding could be provided from the summit to R2. Without this access, the summit becomes a dead-end trail for horse riders and therefore a lesser experience.</li> <li>Similarly, we cannot understand why TK6 is not a multi-use trail?</li> </ul> <p>In summary the key issues for horse-riders are:</p>		

## Attachment 2

### *Single Hill Reserve Activity Plan 2020-2030 Amendments*

USER AND COMMUNITY GROUPS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<ul style="list-style-type: none"><li>• Reconsider access to Seven Mile Beach (TK4) to provide self-selection access for horse and mountain bike riders, with appropriate advice signage</li><li>• Horse riders to be permitted to use TK5 or an alternative summit loop identified</li><li>• Make TK6 a multi-use trail</li></ul>		

## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

USER AND COMMUNITY GROUPS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<p><u>Mountain Bike Riding</u></p> <ul style="list-style-type: none"> <li>Tangara is promoted as a multi-user passive recreational trail for participants of all skill levels. Consequently, a designated MTB area within the Tangara Trail network actually goes against the principles upon which the trail was established. Formalising existing MTB tracks as sole use will have an adverse effect on other users ability to access the surrounding tracks, and may encourage fast MTB riding in the multi-use areas, representing a safety issue. We believe that any formalised exclusive MTB areas in Clarence should be clearly separate and differentiated from the Tangara Trail multi-use areas.</li> <li>The existing informal MTB track (commonly referred to as the “Wallaby Track”) is potentially the one exception to this, as it is a well established MTB trail that we feel can be accommodated within the multi-use areas if some safety and awareness provisions are provided. It is very close to the existing multi-user trails and crosses multi-user tracks TK7/R4. If TK10 is to remain, we believe it should be made a designated MTB area, but that there should be clear advice provided to restrict the speed of entry onto multi-user trails, and that MTBs respect the presence and safety of other users. TK10 should remain in a natural state, this was a view expressed by all the Tangara Trail committee (mountain bike riders included). It was felt that formalising this trail is unnecessary and would, in addition to the preceding point, require machinery, track widening and gravel which will damage vegetation and diminish both the natural asset and visual amenity.</li> </ul>	<p>The tracks to be formalised are narrow and tight and unsuitable for multi use without significant vegetation clearance.</p> <p>Formalisation is required to provide all weather tracks for use all year around and to limit the number of informal track in the area. User etiquette in terms of bike speed on multi user trails will be included on signage for the reserve (Appendix 8 - Code of Conduct guidelines)</p>	<p>Appendix 8</p>



## Attachment 2

### Single Hill Reserve Activity Plan 2020-2030 Amendments

USER AND COMMUNITY GROUPS – EMAIL SUBMISSIONS	EVALUATION & RECOMMENDED AMENDMENTS	RELEVANT ACTION in PLAN
<p><u>Entrances</u></p> <ul style="list-style-type: none"> <li>The committee really feel that it is very important that all current entrances should remain accessible for all users, and as such that the access surfaces must be suitable for both horse and MTB access.</li> </ul>	All entrances will be accessible to all permitted users.	EI1
<p><u>In Conclusion</u></p> <ul style="list-style-type: none"> <li>The Tangara Recreational Trails Committee really appreciate the excellent work done in extending the trail network at Single Hill and remain very supportive of the multi-use trails proposed. However, we feel it is important to emphasise the excellent reputation the Tangara Trail has as a multi-use trails system, and to highlight that putting limitations on selected tracks and excluding particular user groups may cause confusion and would be in direct conflict with that broader community expectation. Having said this we are confident that we can work with Council and the developers to find solutions that will work for everyone. This is such a great opportunity, and the proposal is generally excellent; we just feel that if we can address these few concerns, we can make the end result better for everyone.</li> <li>Finally, we just wanted to note and acknowledge that the future proposed link from Cahill Place to provide access to International Close would be most welcomed and a very important extension of the existing Trail network.</li> </ul>	Comment only - no action or amendment required	n/a

## Attachment 2

### Attachment 2: Public Comments outside of the scope of the RAP

The following table lists additional public suggestions and comments which deal with issues outside of the scope of the Draft Single Hill Reserve Activity Plan but which may be useful information for Council and Aldermen.

<b>SUGGESTIONS &amp; COMMENTS OUTSIDE SCOPE OF RAP for COUNCIL'S INFORMATION</b>	
1	This car park is being used frequently by campers in vans overnight, there are no toilet facilities, request no camping signs to be erected due to health concerns re people using the close bush areas as a toilet
2	Surfers are often lighting fires at the base of the hill at seven-mile point
3	All the items listed are worthy, but Seven Mile Beach is getting busier and losing its peaceful serenity which attracted residents in the first place. I fear this will become too popular and encourage unwanted traffic to the area
4	I don't see any mention of a track to the Point from the end of the Esplanade. This would be popular with all the board riders when the southerly brings them to ride the waves. The utes with boards stretch right back to near the shop when it is 'on'. The riders scramble over rocks to get to the Point.
5	What is the new scar at the end of the point there to service? Seems "approval" is already being assumed! Ensure that the tacky development known as One Hill will never be repeated or copied in this part of the Municipality. Ban development on the Hill so that what diminishing parts of natural beauty remain, they are not further destroyed by greed.
6	I would like to propose that the recommendation to formalise mountain bike tracks within the Nowra Hill area is extended to include existing/new tracks along the Single Hill foreshore. I would also like to propose that the proposed walking track from the SMB carpark to the summit include a short 'switch back' section to link the carpark with the foreshore track.

<b>11.6 FINANCIAL MANAGEMENT</b>
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Nil Items.

**11.7 GOVERNANCE****11.7.1 CODE OF CONDUCT DETERMINATION REPORT**

(File No 10-01-07)

**EXECUTIVE SUMMARY****PURPOSE**

To list a determination report received from the Code of Conduct Panel dated 21 June 2021.

**RELATION TO EXISTING POLICY/PLANS**

Nil.

**LEGISLATIVE REQUIREMENTS**

Section 28ZK(4) of the Local Government Act 1993 (Tas) provides that the General Manager must ensure a copy of a determination report is included within an item on the agenda at the first Council Meeting which is practicable to do so and is open to the public.

**CONSULTATION**

Nil.

**FINANCIAL IMPLICATIONS**

The complainant, Alderman Doug Chipman, is entitled to a full refund of the lodgement fee in accordance with Section 28ZO of the Local Government Act 1993.

**RECOMMENDATION:**

That the Council receives and notes the Code of Conduct Determination Report attached to the Associated Report as Attachment 1.

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

On 22 March 2021, Alderman Doug Chipman lodged a Code of Conduct complaint against Alderman Richard James.

**2. REPORT IN DETAIL**

**2.1.** On 22 March 2021, Alderman Doug Chipman lodged a Code of Conduct complaint against Alderman Richard James alleging breaches of Parts 7.1(b), 8.1, 8.2, 8.5 and 8.7 of the Clarence City Council Code of Conduct.

**2.2.** The General Manager confirmed that the complaint met all the requirements of Section 28V of the Local Government Act and as required by Section 28Z of the Local Government Act, referred the complaint to the Code of Conduct Panel.

**2.3.** The Code of Conduct Panel has investigated the complaint and made its determination as set out in Attachment 1.

**3. CONSULTATION**

**3.1. Community Consultation Undertaken**

Not applicable.

**3.2. State/Local Government Protocol**

Not applicable.

**3.3. Other**

Not applicable.

**3.4. Further Community Consultation**

Not applicable.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS**

Nil.

**5. EXTERNAL IMPACTS**

Nil.

**6. RISK AND LEGAL IMPLICATIONS**

Nil.

**7. FINANCIAL IMPLICATIONS**

Alderman Chipman is entitled to a full refund of the lodgement fee in accordance with Section 28ZO of the Local Government Act 1993.



**8. ANY OTHER UNIQUE ISSUES**

Nil.

**9. CONCLUSION**

Section 28ZK(4) of the Local Government Act 1993 (Tas) provides that the General Manager must ensure a copy of a determination report is included within an item on the agenda at the first Council Meeting which is practicable to do so and is open to the public.

Attachments: 1. Code of Conduct Panel Determination Report (5)

Ian Nelson  
**GENERAL MANAGER**

*Local Government Act 1993*

**CODE OF CONDUCT PANEL DETERMINATION REPORT  
CLARENCE CITY COUNCIL CODE OF CONDUCT**

**Complaint brought by Alderman (Ald) Doug Chipman against Ald Richard James**

**Code of Conduct Panel**

- Jill Taylor (Chairperson),
- Kathy Schaefer (Local Government Member)
- Sam Thompson (Legal Member)

Date of Determination: 21 June 2021

Content Manager Reference: C22022

**Summary of the complaint**

A code of conduct complaint was submitted by Alderman (Ald) Doug Chapman to the General Manager of the Clarence City Council on 22 March 2021.

The complaint alleges that Ald Richard James breached the Clarence City Council's Code of Conduct, which was adopted by the Council on 15 February 2019, during two separate interviews on ABC Radio Hobart programs viz., "Mornings" with Leon Compton and "Drive" with Lucy Breden on 10 February 2021.

The complaint relates to Ald James' public comments about two proposed developments within the Clarence City Council municipality. Those proposals were a new subdivision at Richardson's Road, Sandford, and a hospitality training school known as the Chambroad development at Bellerive. The Council had made decisions regarding those developments at its 9 February 2021 meeting. Ald James' public comments on "Mornings" and "Drive" related to those decisions.

The following are the Parts of the Code which Ald Chipman alleged Ald James breached:

- Part 7.1 (b) A councillor must not cause any reasonable person offence or embarrassment.*
- Part 8.1 When giving information to the community, a councillor must accurately represent the policies and decisions of the Council.*
- Part 8.2 A councillor must not knowingly misrepresent information that he or she has obtained in the course of his or her duties.*
- Part 8.5 A councillor's personal views must not be expressed publicly in such a way as to undermine the decisions of the Council or bring the Council into disrepute.*
- Part 8.7 The personal conduct of a councillor must not reflect, or have the potential to reflect, adversely on the reputation of Council.*

**Initial assessment**

Following receipt of the complaint, the Chairperson conducted an initial assessment of the complaint in accordance with the requirements of section 28ZA of the Act. Having assessed the complaint against the provisions of sections 28ZB and 28ZC of the Act, the Chairperson determined that:

- the complainant had made a reasonable effort to resolve the complaint. The Chairperson arrived at this conclusion having regard to an email that was sent by Ald Chipman to Ald James dated 16 February 2021, seeking an apology. Ald James advised orally at a Council workshop on 22 February 2021 that he would not apologise;
- the complaint substantially related to a contravention of Clarence City Council's Code of Conduct, namely Parts 7.1(b), 8.1, 8.2, 8.5 and 8.7;
- the complaint should not be dismissed on the grounds that it was frivolous, vexatious or trivial. The reasons for this conclusion were that evidence submitted to the Panel may, if taken at its highest, demonstrate that Ald James breached the Code of Conduct; and
- having made enquiries of the Code of Conduct Executive Officer, there was no relevant direction under section 28ZB (2) or 28ZI of the Act that would apply to the complainant and the complaint.<sup>1</sup>

On this basis, the Chairperson determined to investigate the complaint.

The complainant, respondent councillor and the General Manager were notified of the outcome of the outcome of the initial assessment by letter dated 19 April 2021.

### Investigation

The Panel met on 11 May 2021 to consider this complaint. The following documents had been presented to the Panel to consider as evidence in the matter:

- Ald Chipman's complaint and attachments, lodged under cover of a statutory declaration dated 22 March 2021,
- Ald James's response and attachments, sent under cover of a statutory declaration dated 2 May 2021, and
- Clarence City Council's Code of Conduct adopted on 15 February 2019.

On 13 May 2021, the complainant and respondent councillor were notified of the Panel's intention to proceed to determine the complaint without a hearing. Both parties were invited to provide any objection to this course of action. The reasons for such objections were to be in writing and submitted to the Panel within 10 business days. No objections were received. Ald Chipman and Ald James were also offered an opportunity to provide final submissions within the same timeframe. Additionally, Ald Chipman was asked to confirm he accepted the accuracy of the transcript submitted by Ald James of an excerpt of the Council meeting of 9 February 2021. Ald James was asked if he accepted the accuracy of a transcript, submitted by Ald Chipman, of the interviews that took place on 10 February 2021 with Leon Compton and Lucy Breden.

Both Ald Chipman and Ald James confirmed their acceptance of the respective transcripts. The Panel therefore proceeded on the basis that each transcript was accurate. Each party tendered a final submission; Ald Chipman's dated 25 May 2021 and Ald James' dated 26 May 2021.

The final submissions were included in the evidence considered by the Panel when it met on 2 June 2021 to determine the complaint. Pursuant to section 28ZG (3), the Panel considered this material and investigated the complaint without a hearing.

In evidence before it, the Panel noted that both these matters were discussed and motions carried by majority, thus making them decisions of Council. In respect of the planning application for 52 Richardsons Road, advice from Council Planning officers was that "the proposal is premature, and Council does not support an expansion of the UGB (Urban Growth Boundary) to include the land at

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<sup>1</sup> Section 28ZB(2) and 28ZI of the Act enable the Chairperson or the Panel (as applicable) to issue a direction to a complainant in prescribed circumstances not to make a further complaint in relation to the same matter unless the complainant provides substantive new information in the further complaint.

52 Richardsons Road.....". Five councillors voted in favour of this motion and seven against. A revised motion was put to support the proposed expansion including 52 Richardsons Road. Seven councillors voted in favour of the amended motion and five against. Ald James voted against this revised motion.

In relation to the Chambroad project a motion was put to Council essentially rescinding a motion of its meeting on 21 December 2020 with other parts to the motion. This motion was lost as a result of the vote being deadlocked. The motion was put again with the following part omitted: - That Council -

*"Acknowledges the challenges and circumstances that have confronted Chambroad and the University of Tasmania (UTAS) as a consequence of the global COVID-19 pandemic, and that the non-compliance with the agreed time limit for substantial commencement arises for reasons not within the reasonable control of Chambroad."*

The motion was passed eight in favour and 4 against. Ald James voted against this motion.

In relation to the two planning decisions of Council on 9 February 2021, when interviewed by Leon Compton on the morning of 10 February 2021, Ald James stated that the Richardsons Road matter "was a mistake" and in respect to the Chambroad project that "Council had lost the land". The afternoon interview on 10 February 2021 with Lucy Broaden covered only the Chambroad project, where Ald James re-iterated the same sentiments that *"buy-back is gone it's no longer applicable"*. Ald Chipman's complaint is that Ald James had provided inaccurate and incomplete information and as a result had mislead the public.

In both interviews, Ald James told the interviewers that *"the Mayor has washed his hands of the (Chambroad) matter"* as he does not plan to seek re-election next year.

The task of the Panel is to determine whether Ald James breached the Code of Conduct as alleged by Ald Chipman. It is not the Panel's role to consider the merits of the two developments, nor is it to assess the Council's decision making or public comment.

## **Determination**

Pursuant to section 28Z(1)(c), the Panel upholds part of the complaint and dismisses the remainder. For the reasons outlined below, the Panel finds that Ald James breached Parts 7.1(b), 8.1 and 8.5 of the Code. The Panel finds that Ald James did not breach Parts 8.2 and 8.7, and therefore dismisses those parts of the complaint.

## **Reasons for determination**

The Code of Conduct Panel considered the information provided by Ald Doug Chipman dated 22 March 2021 and 25 May 2021 and the responses by Ald Richard James dated 30 April 2021 and 26 May 2021, along with supporting statutory declarations. The Panel assessed this material against the parts of the Code that, according to the complaint, Ald James breached. The Panel's findings are as follows:

*Part 7.1(b) – Must not cause any reasonable person offence or embarrassment.*

In both interviews conducted on 10 February 2021 Ald James has made statement to the effect that *"the Mayor is not seeking re-election and has basically washed his hand of the matter"*. The Panel determines that Ald James has not provided any evidence to support this assertion. His language impugned the Mayor's professionalism and diligence in considering the issues before the Council. Such language was unjustified and inappropriate. It was likely to cause a reasonable person offence and/or embarrassment. In his response of 26 May 2021, Ald James accepted that he had caused the Mayor offence and embarrassment. The Panel determines that Ald James has breached Part 7.1(b) of the Code.

*Part 8.1 When giving information to the community, a councillor must accurately represent the policies and decision of Council.*

In relation to the 52 Richardsons Road development matter, Ald Chipman asserts that Ald James mislead ABC radio listeners by telling them that the Council had “made a mistake”. Ald Chipman claimed that Ald James had in fact relied on only part of the expert advice provide to the Council meeting of 9 February 2021 and ignored the balance of that opinion when making his statements on ABC radio. In his response to the complaint dated 30 April 2021, Ald James stated that he had “inadvertently” made comments that did not make it clear regarding the facts in this matter. He reiterated this claim in his final submission dated 26 May 2021. It is the Panel’s view that a reasonable person would expect an elected member of many years’ experience, as is Ald James, to be able to accurately reflect policies and decisions of Council when speaking publicly on Council matters.

In relation to the Chambroad planning matter, Ald Chipman claims that Ald James’ statements about the “buy-back being lost” were “manifestly wrong” and could “only be aimed at misleading the public”. Ald Chipman advised that Council had received advice from Senior Counsel that, unless agreed by the other party, a time extension could not be subject to conditions as they would amount to a breach of contract. The record of the meeting held on 9 February 2021 shows that these matters were the subject of debate and discussion. In fact, part of the resolution stated “*That Chambroad provides acknowledgement that the extension of time and conditions set out above do not alter the buy-back provisions...*” The Panel concludes that Ald James did not accurately reflect the policy and decision of Council in relation to this matter. The Panel determines that Ald James has breached Part 8.1 of the Code.

*Part 8.2 A councillor must not knowingly misrepresent information that he or she has obtained in the course of his or her duties.*

Whilst the Panel has determined that Ald James did not accurately reflect the policies and decisions of Council, there was insufficient evidence provided to prove that Ald James had knowingly misrepresented information. It was more the case that his presentation of facts was deficient in some part. In response to the complaint lodged by Ald Chipman, Ald James has stated that he may have inadvertently mis-stated facts, but that he did not knowingly do so. In the absence of any evidence to the contrary the Panel accepts Ald James’ statement in relation to this matter. The Panel determined that Ald James has not breached Part 8.2 of the Code.

*Part 8.5 A councillor’s personal views must not be expressed publicly in such a way as to undermine the decision of the Council or bring the Council into disrepute.*

Part 8.5 of the Code is disjunctive. It will be breached where a councillor’s views are expressed publicly in such a way as to:

- undermine the Council’s decision; or
- bring the Council into disrepute.

The Panel considers each limb separately. Dealing with the last one first, the Panel is of the view that Ald James’ statement in both ABC radio interviews did not bring the Council into disrepute, despite Ald James saying on each occasion that they (the Council) got it wrong. Councillors have political functions and councils often have to decide contentious or political issues. Expressing disagreement with the Council’s decisions did not bring the Council (as an institution) into disrepute.

The Panel then considered whether Ald James’ public statements undermined the Council’s decisions. For the following reasons, the Panel is satisfied that they did. The evidence presented by each party demonstrated that both planning matters were the subject of discussion and decision at the Council meeting held on 9 February 2021. In both instances motions were put and defeated. Amended motions were then put and carried (i.e., passed). Ald James had voted against both motions that were carried.



The Panel accepted Ald James' claim that he was expressing a personal view on both ABC radio interviews, that he did not make it clear that he was speaking out against a decision of Council, and that these views were his own. However, Ald James did not point in either radio interview to the fact that both matters were voted on in the majority and thus became a decision of Council. Instead, Ald James presented a one-sided and misleading (for the reasons given above) account of the decisions. It is customary in local government that once a matter is put to the vote the majority becomes Council decision. The Panel determines that Ald James has undermined Council decision in each of the two planning matters. The Panel, therefore, determines that Ald James has breached Part 8.5 of the Code.

*Part 8.7 The personal conduct of a councillor must not reflect or have the potential to reflect adversely on the reputation of the Council.*

This part of the Code relates to the personal behaviour of a councillor and how it may publicly reflect on the Council's reputation. Whilst it is possible for an elected member to adversely affect Council's reputation, the Panel determined that in this instance Ald James' personal conduct was not likely to affect Council's reputation. In a professional sense, it undermined the Council's decisions, but it was not behaviour that was embarrassing, illegal, disgraceful or otherwise falling below the standard expected of a member of public office. The reputation of the Council was not at stake on this occasion. The Panel determines that Ald James has not breached Part 8.7 of the Code.

### Sanction

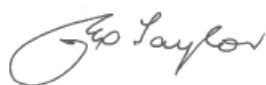
The starting point is whether any sanction should be imposed. Given the circumstances set out above - the public nature of the commentary by Ald James on ABC Radio on two occasions, the fact that Ald James is a councillor of some years standing and the offence and embarrassment that was caused to Ald Chipman - the Panel is satisfied that one should. The Panel determined that not only did Ald James breach Part 7.1 (b) of the Code in relation to his comments about Ald Chipman but also breached Parts 8.1 and 8.5 which relate to broader representation.

When the Panel wrote to Ald James on 13 May 2021 to advise that it did not intend to have a hearing, it also asked if he would like to comment on what, if any, sanctions should be imposed if all or part of the complaint was upheld". Ald James replied that he "provide a written apology as it seems my comments have caused him offence or embarrassment", meaning Ald Chipman.

Pursuant to section 28ZI(2)(c), Ald James is required to apologise to Ald Chipman and to his fellow councillors at the next Council meeting which is open to the public and at which both Ald James and Ald Chipman are present. Given Ald James' comments were made publicly it is proper that his apology be on the public record.

### Right to review

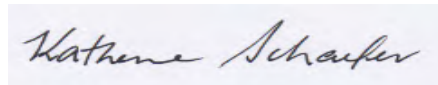
A person aggrieved by the determination of the Code of Conduct Panel, on the ground that the Panel failed to comply with the rules of natural justice, is entitled under section 28ZP of the Act to apply to the Magistrates Court (Administrative Appeals Division) for a review of that determination



Jill Taylor  
Chairperson



Sam Thompson  
Legal Member



Katherine Schaefer  
Member

21 June 2021

**12. ALDERMEN'S QUESTION TIME**

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

**12.1 QUESTIONS ON NOTICE**

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil

**12.2 ANSWERS TO QUESTIONS ON NOTICE**

Nil

**12.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING**

Ald James

1. My question is in relation to the public pier in Bellerive and it is almost ready to open it seems to me. I go for my jog, correction fast walk, around the esplanade from time to time. Are you in a position to advise council when the pier will be open to the public and can you advise council of a monetary value that it has cost in relation to the pier and its construction?

**ANSWER**

(Mr Graham) We are not in a position at the moment to advise of the opening but will advise as soon as we have a date. Pending the outcome of the closed meeting item tonight it will allow us to proceed with some underwater grouting work which has been recommended by the structural engineer to complete the construction and then we will be in readiness to enter practical completion and hand over to council for it to be opened to the public. In terms of the cost I believe the closed meeting report has the monetary value indications.

2. In relation to 28 Aqua Place, Seven Mile Beach there were four representations against that proposal. It was approved under delegation by council officers. Are you able to advise council in the last financial year how many of these particular applications where there have been at least two or more representations have in fact council officers exercised their delegation to approve the development application?

**ANSWER**

A total of two applications with two or more representations have been dealt with under delegation in the past twelve months.

Ald von Bertouch

1. What is the current status of the council resolutions of 10 August 2020 and 9 February 2021 respectively that the General Manager write to the Minister for Planning advising that council supports an amendment to the Southern Tasmanian Regional Land Use Strategy that extends the urban growth boundary to include the properties at 471 Cambridge Road, Mornington and 540 Pass Road, Cambridge and also 52 Richardsons Road, Sandford?

**ANSWER**

In relation to the Mornington site the Mayor wrote to the Minister approximately a week after the council meeting advising of the decision, there has been nothing received back from the Minister's office or a relevant government department since then. There have been communications at officer level with officers in relevant departments, who say that at this point there is no further action on the decision.

In relation to the site at 52 Richardsons Road as council may be aware the Minister wrote asking for further information that responded to the information sheet RLUS1 and the council in turn asked the applicant to provide that documentation for council consideration. That has happened, we have forwarded that request on, we are currently waiting for a response and when we receive that we will be able to report back to council.

2. When is it anticipated that the two public toilets and the skate park berm/fence at South Arm will be completed?

**ANSWER**

The South Arm Oval toilets are planned for an early July opening. The Jetty Road toilets are likely to be open in September or October. The construction program for both toilets has recently been affected by the supply of power to the new sites.

The timing of the berm will be advised to the Aldermen when quotations are closed, and contractor program of works is known.

Ald Edmunds

Does council have any modelling on the cost per household of the waste levy?

**ANSWER**

(Mr Graham) Early analysis indicates that the waste levy in terms of applying to ratepayers would be \$8-10 per property per year. That is an early estimate at this stage based on \$20 per tonne. That said, if people were to go to Mornington Park Waste Transfer Station themselves, they will be charged effectively a waste levy for their own waste that they take across the weighbridge. Further information will be provided to Aldermen when we receive advice from the State Government.

(General Manager) It needs to be remembered that the waste levy is based around tonnes received through the gate, so it is designed to encourage people to reduce the waste they send to landfill. So, if that number of tonnes per year does decrease then it has a material impact on what we would levy from year to year as well. At this point in time we are running on the current tonnes per year based on a \$20 per tonne levy.

**Question contd**

So that is a city-wide measurement?

**ANSWER**

(General Manager) Yes and when you divide it up per property it comes down to around \$8-10.

**Question contd**

That modelling or dollar figure will be grandfathered in is that correct?

**ANSWER**

(General Manager) It is anticipated that year by year it is going to go from 20 to 40 to 60; those increments may not be correct but essentially over a number of years it is designed to get to \$60 per tonne.

Ald Blomeley

I refer to the new bike track that I notice is being developed outside the Clarendon Vale Primary School with the generous support of Clarence Sunrise Rotary, Variety Tas and others. I am just keen to understand when that will be operational and able to be used?

**ANSWER**

It is understood the bike track is being constructed on Department of Education Land at the Clarendon Vale Primary School. Council has not been made aware of this project. Advice received is several schools are constructing the tracks to encourage students to ride their bikes.

Ald Peers

After 6pm on certain days we have a very busy restaurant opposite council, some days you just can't get through because the road is blocked with cars turning into the takeaway restaurant. It is just happening more and more now, I am just wondering and because it is after 6.00 there are no staff here is there some way we can just have a look at that traffic I mean it's not the restaurants fault I'm pleased it's really busy but it is blocking the traffic you just can't get through?

**ANSWER**

This item is under investigation and we will inform Aldermen of the outcome in due course.

Ald Ewington

A few months ago I had an Alderman's request in relation to the no parking along Shoreline Drive where you turn into the Shoreline Shopping Centre. I noticed some advice went out that it had gone out for consultation but it is six months later and I have not seen anything happening I was just wondering what is happening there?

**ANSWER**

I believe that it has been resolved I will inform Aldermen of the outcome that certainly undertook some consultation, I think from memory we erected a no standing sign at a certain time but I'll inform Aldermen of the outcome of that project.

(Further information) Parking restrictions are now in place at this location along Shoreline Drive.

Ald Mulder

I refer to the proposal that we received recently to convert some of the short stay rooms tourist accommodation in the Kangaroo Bay Hotel development into privately owned permanent accommodation. Does the current design and footprint of the buildings in that development provide for adequate private open space as required by our planning scheme?

**ANSWER**

(Mayor) It is somewhat academic at this point; we do actually have to consider the proposal put forward by Chambroad and we haven't had a chance to do that yet. I expect we will be doing that in early July.

**Question contd**

By way of explanation I asked it in the context of the proposal that is before us is to use the existing footprint and the existing architectural design of the buildings.

The Question was taken on Notice

Within the context of the Clarence Interim Planning Scheme 2015, the "Wharf" site upon which the proposed hotel is situated does not permit residential use. Any proposal to change hotel accommodation to apartments will first require a planning scheme amendment.

Ald Chong

My question relates to Cambridge. When the by-pass was being built the intention was that the roads between Jane Lane and the highway were to be handed back to council and we have a master plan for that area. What is the status of that and where are we up to with discussions about handing the roads back?

**ANSWER**

Last year the State Government wrote to us enquiring about the process for that. We provided an audit on that road back to the State Government and we have not heard back so I will follow up with them and inform Aldermen.

(Further Advice) We have followed up with the Department of State Growth on the process and timing of the handover and are awaiting a response.



**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 APPOINTMENT OF COMMITTEE MEMBER

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- personnel matters,
- 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”.