

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 30 AUGUST 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

Nil.

2. *CONFIRMATION OF MINUTES****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 9 August 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
Volunteers Clarence Presentation	
Access and Inclusion Plan	
Stormwater Code Standards	
Pipeclay Esplanade	
Confidential Land Matters	
Elected Member WHS Review	16 August
Confidential Metro Plan Update	
Confidential Rosny Golf Course EOI Update	
Elected Member WHS Review	23 August

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE

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

6. *TABLING OF PETITIONS**

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

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

The General Manager will table the following petitions which comply with the Act requirements:

- Received from 33 signatories requesting an immediate opportunity for consultation regarding the barriers erected at the access points of Long View and Seamist Walks and that any works be halted until a reasonable opportunity for consultation occurs.

7. PUBLIC QUESTION TIME

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

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

7.1 PUBLIC QUESTIONS ON NOTICE

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

Questions on notice and their answers will be included in the minutes.

Bradley Walker of Howrah has given notice of the following question:

SUBDIVISION REPRESENTATIONS

Taking in account current subdivisions being done in increasingly smaller stages and having multiple minor amendments creating further individual sealed plan identifiers some as small as 1 or 2 titles per sealed plan number.

Can the Clarence City Council please confirm that it is best serving its community to only notify and consider representations of parties within the same sealed plan for Applications of Request to Change the Planning Scheme?

Denise Hoggan of Rosny has given notice of the following question:

LOCAL PROVISIONS SCHEDULES

In the answers to Aldermen's questions in the agenda of 9 August last, reference is made to the fact that the Tasmanian Planning Commission is requiring "certain parts" of the LPS to be readvertised.

- (i) What parts of the Local Provisions Schedules are required to be readvertised?
- (ii) Where will they be readvertised, and will previous representors be personally informed?

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

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

At Council's Meeting of 9 August 2021 Mrs Joanne Marsh of Bellerive asked the following question.

KANGAROO BAY OVAL

What has been the cost of upgrading and maintaining Kangaroo Bay oval since public access was restricted when it became a cricket ground?

ANSWER

A council decision was made to develop Kangaroo Bay Oval as council's second turf wicket suitable for First Grade cricket and host under age National cricket games, similar to the standard of Lindisfarne Oval No. 1. This facilitated the relocation of Clarence District Cricket Club from Bellerive Oval. The cost to upgrade Kangaroo Bay oval to a turf wicket involved capital budget funds of \$985,540 to cover the ground relocation (further to the west), turf wicket, drainage, irrigation, fencing and practice wickets. The maintenance budget costs since 2014/2015 have been \$925,000. During winter periods Eastern Region Junior Soccer has been playing at the ground and this year discussions have been held with Rosny College on the use of the ground for some classes.

Prior to this the oval was used for cricket and junior athletics, still involving bookings for usage. The junior athletics has been relocated to Clarence High School.

7.4 QUESTIONS WITHOUT NOTICE

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

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

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

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

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

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

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION - ALD CHIPMAN
REVIEW OF ELECTED MEMBERS' WORKPLACE ENVIRONMENT**

In accordance with Notice given, Ald Chipman intends to move the following motion:

- “1. That the General Manager, on behalf of council, commission an independent person suitably qualified and experienced in work health and safety, anti-discrimination, and associated workplace standards, to undertake a review of elected members' workplace environment. The review should canvas elected representatives and senior staff and deliver a confidential report which appraises existing compliance with legislation and advises council on any actions needed to promote a safe and respectful workplace for all participants.
2. The Mayor responds to the Director of Local Government's letter of 4 August 2021 advising him of the above action.”

EXPLANATORY NOTES

The Director of Local Government wrote to all councillors in the State on 14 July 2021 raising a number of issues of importance to the local government sector, including the need to provide safe environments at councils for all councillors, employees and visitors.

He again wrote to mayors of all councils on 4 August 2021 seeking advice by 30 August 2021 as to whether councils are supportive of developing a workplace equality and respect Statement of Intent to be signed by all councillors.

In that letter he also indicated that the Government would be willing to support a wider review, sponsored collectively by Mayors and LGAT, to ensure the sector understands its obligations under the Anti-Discrimination Act 1998 and the Work Health and Safety Act 2012.

Debate at the council meeting on 19 August 2021 also raised concerns about the work health and safety of elected members.

It is now timely for Clarence City Council to undertake a review of its existing workplace culture with a view towards adopting best practice for elected representatives and responding to wider initiatives.

Ald D Chipman
MAYOR

GENERAL MANAGER'S COMMENTS
A matter for council

**9.2 NOTICE OF MOTION - ALD EDMUNDS
AMENDING THE LAND USE PLANNING AND APPROVALS ACT 1993**

In accordance with Notice given, Ald Edmunds intends to move the following motion:

“That LGAT lobby the State Government to consider amending the Land Use Planning and Approvals Act 1993 to provide an alternative mechanism for consideration of development applications submitted by elected members, as a means to removing any perception of bias or conflict of interest.”

EXPLANATORY NOTES

1. Clarence City Council recently considered a development application submitted by a fellow alderman.
2. Council was advised that, provided aldermen applied the requirements of the Land Use Planning and Approvals Act and the planning scheme, there was no conflict of interest or bias, whether actual or perceived, arising simply because the alderman was a fellow elected member.
3. A number of ratepayers have written to council raising concerns regarding perceived bias and perceived conflict of interest.
4. As a means to avoid those perceptions, council could provide a motion for consideration at the next LGAT General Management Committee meeting, as set out above.

L Edmunds
ALDERMAN

GENERAL MANAGER'S COMMENTS
A matter for council.

**9.3 NOTICE OF MOTION - ALD MULDER
COVID-19 VACCINATIONS**

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

- “A. That Clarence Aldermen demonstrate COVID 19 community leadership by providing to the General Manager:
1. their current vaccination status by September 30, 2021; and
 2. evidence of double vaccination by November 30, 2021.
- B. That the vaccination status of elected members be reported in the Mayor’s Communication at council meetings.
- C. Effective November 30, 2021, evidence of vaccination, as reported in the Mayor’s Communication, be a condition of entry to Council Chambers for elected members.”

EXPLANATORY NOTES

In accordance with the national COVID strategy, costly community wide ‘lockdowns’ will only cease when there are high levels of community vaccination.

As elected members, Clarence Aldermen have a duty to demonstrate leadership on this vital community issue.

Although vaccinations are not mandatory many organisations, eg QANTAS are introducing vaccination as a condition of entry to workplaces.

T Mulder
ALDERMAN

GENERAL MANAGER’S COMMENTS
A matter for council.

10. *REPORTS FROM OUTSIDE BODIES**

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

10.1 *REPORTS FROM SINGLE AND JOINT AUTHORITIES**

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

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

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representatives: Ald James Walker
(Ald Luke Edmunds, Deputy Representative)

Quarterly Reports

June Quarterly Report pending.

Representative Reporting

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

The Mayor has provided a Communique of a meeting of the Greater Hobart Committee held on 18 August 2021 (refer Attachment 1) and the 2050 Vision for Greater Hobart (refer Attachment 2).

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

Meeting of the Greater Hobart Committee

Communiqué – 18 August 2021

The Greater Hobart Committee met on Wednesday, 18 August to review feedback on the shared Vision for Greater Hobart, progress in developing a MetroPlan and ongoing work to support collaboration in priority areas.

A shared Vision for Greater Hobart

The Committee reviewed the feedback received, which indicated broad support for the draft Vision.

- The draft was released for public consultation over a five-week period, which closed in late April, and this was followed by a further two-week period of targeted engagement with key stakeholders to provide further opportunities for comment.
- The Vision seeks to guide growth and development in Greater Hobart over the next 30 years to 2050.

The Committee resolved to adopt the shared Vision:

We will live in the world's best small capital city; a city built for people that is connected, friendly and safe.

Greater Hobart is thriving and an inspiring place to live, where we all work together to make a positive contribution to our extraordinary environment.

As a result of our work together, in 2050 Greater Hobart will:

- be greater for our people
- have greater interconnection, but distinct communities
- have greater resilience
- be well planned
- have greater connection
- plan for growth and change

Planning for our future – development of a MetroPlan

Work continues on the development of a **MetroPlan** for Greater Hobart, to deliver the Vision through better integration of strategic land use and infrastructure planning across Greater Hobart.

The MetroPlan continues to be a priority for the Committee and is being progressed collaboratively by all partners. It will include: a Settlement Strategy; a Services and Physical Infrastructure Strategy; an Economic Development Strategy and an Implementation Plan.

All Member organisations are collaborating in this process to guide the development of these documents.

Collaborating on waste

The Committee also received an update on work underway to support the collaborative management of **household waste recycling** to deliver better outcomes and efficiencies at a regional level.

This includes work led by the Local Government Association of Tasmania, co-funded by the Tasmanian Government and the Southern Tasmanian Councils, that is intended to encourage a circular economy for recycled waste streams across the southern region.

Background

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

Membership

The Hon Michael Ferguson MP, Minister for State Development, Construction and Housing; Minister for Infrastructure and Transport

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

Lord Mayor Councillor Anna Reynolds, City of Hobart

Mayor Alderman Doug Chipman, City of Clarence

Mayor Alderman Bec Thomas, City of Glenorchy

Mayor Councillor Paula Wriedt, Kingborough Council



Greater Hobart Committee

Four Cities. One Hobart.

2050 Vision for Greater Hobart



Message

We are delighted to release the first long term Vision for Greater Hobart to guide its growth and development over the next 30 years to 2050.

This is the first time that a long-term, collaborative plan will be developed for Greater Hobart. The Vision identifies shared priorities and will help establish a strategic approach to infrastructure investment across state and local government to benefit all our communities.

This Vision is the first step towards a coordinated long-term approach to planning and development in Greater Hobart and will be used by the Clarence, Glenorchy, Hobart and Kingborough councils and the Tasmanian Government to adopt a whole-of-city perspective.










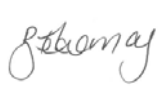


The second step will be to embed the Vision outcomes within council and Tasmanian Government strategic planning mechanisms. The development and delivery of a Greater Hobart Metropolitan Plan (MetroPlan) will provide a list of actions to align our combined planning and investment over coming years.

Over the life of the Vision, we will continue to engage with communities both within and outside the Greater Hobart metropolitan area to ensure we meet the challenges and maximise the strategic opportunities that exist in Greater Hobart.

Collectively, we see the work of the Greater Hobart Committee and the delivery of this Vision as an opportunity to ensure our capital city grows and develops in a coordinated and sustainable way for the benefit of our capital city, the wider region and the State.

We hope you share in our Vision for Greater Hobart.

Members of the Greater Hobart Committee

  Hon Michael Ferguson MP (Chair) Minister for State Growth	  Hon Jeremy Rockliff MP Minister for Disability Services and Community Development		
  Alderman Doug Chipman Mayor, Clarence City Council	  Councillor Anna Reynolds Lord Mayor, Hobart City Council	  Alderman Bec Thomas Mayor, Glenorchy City Council	  Councillor Paula Wriedt Mayor, Kingborough Council

Our vision for Greater Hobart in 2050

We will live in the world's best small capital city; a city built for people that is connected, friendly and safe.

Greater Hobart is thriving and an inspiring place to live, where we all work together to make a positive contribution to our extraordinary environment.

A shared vision

The Greater Hobart Committee, established through the Greater Hobart Act 2019, has collaborated to shape this aspirational whole-of-city Vision for Greater Hobart to 2050.

The metropolitan footprint of Greater Hobart stretches from the southern tip of Kingborough, taking in the foothills of kunanyi/Mt Wellington through to the Hobart city centre, to the northern reaches of Glenorchy and across to Clarence on the eastern shoreline of the Derwent River. The four councils of the Greater Hobart region include almost 200,000 residents representing 37% of Tasmania's population. .

As we grow, we will continue to strengthen our capital city as an important driver of economic activity in the southern region and the State more broadly.

There are many things that make Hobart unique. As a port city, water connects the four cities that make up Greater Hobart, with each of these areas offering unique communities with rich histories and access to the stunning natural environment provided by the mountain and river.

Greater Hobart offers a quality and pace of life that is different to other Australian capital cities, making it a great place to live, to raise a family and to enjoy an enviable lifestyle. Each of the four city centres of Greater Hobart are a focal point for jobs, business, cultural and recreation facilities and services.

Clarence

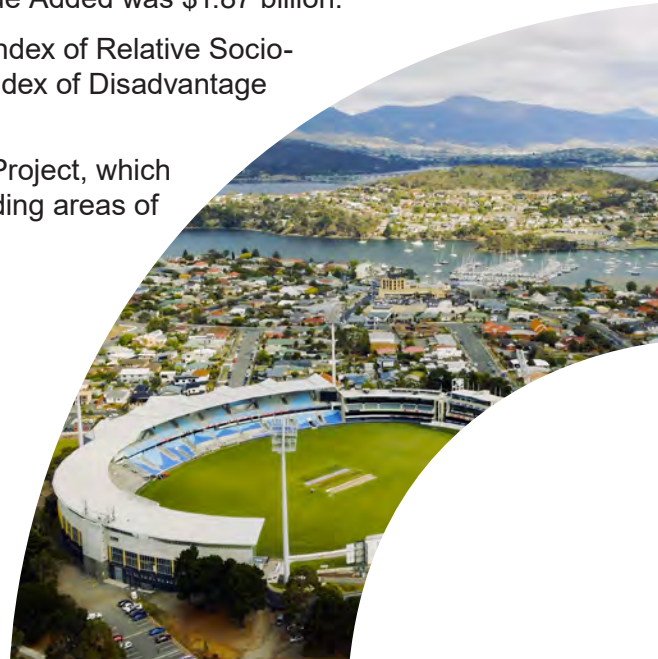
A vibrant, prosperous, sustainable city.

The population of Clarence is 57,807 people, by 2040 this is projected to grow to 65 669. Clarence has the highest residential population in Greater Hobart.

Clarence has a labour force of around 29,700 with key employment sectors of retail and construction; and an unemployment rate of 5.4%. In 2019, Clarence's Gross Value Added was \$1.87 billion.

The Clarence Socio-Economic Indexes for Areas (SEIFA) Index of Relative Socio-Economic Disadvantage is 1,002 compared to the SEIFA Index of Disadvantage for Tasmania of 958 (2016).

Current major projects for Clarence include the City Heart Project, which will encompass the broad renewal of the CBD and surrounding areas of Kangaroo Bay and Bellerive.



Glenorchy

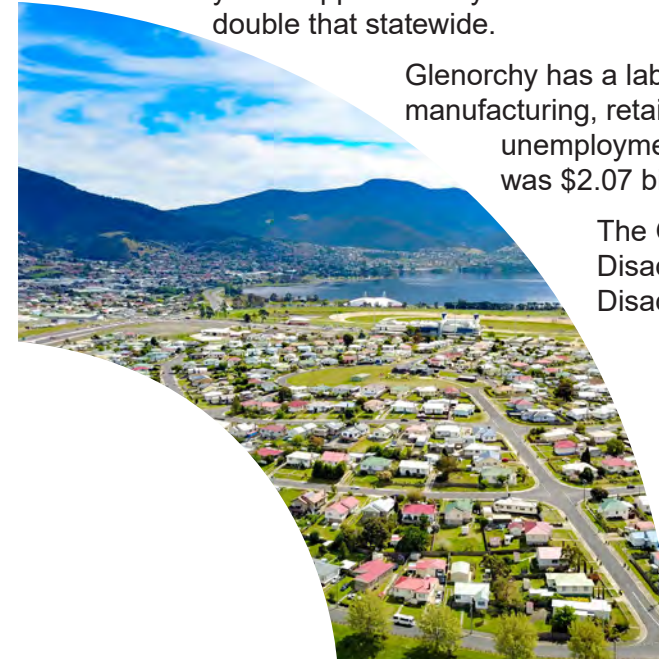
A proud city; a city of arts; of opportunity; of partnerships; a city that makes exciting things happen.

The population of Glenorchy is 47 969 people, by 2040 this is projected to grow to 54 948. Glenorchy is currently experiencing a development boom, with some \$1.8 billion of projects in the pipeline over the next 10 years. Approximately 1 in 10 Glenorchy residents speak a language other than English, almost double that statewide.

Glenorchy has a labour force of around 24,100 with key employment sectors of manufacturing, retail, construction, healthcare and social assistance; and an unemployment rate of 9.8%. In 2019, Glenorchy's Gross Value Added was \$2.07 billion.

The Glenorchy SEIFA Index of Relative Socio-Economic Disadvantage is 906 compared to the SEIFA Index of Disadvantage for Tasmania of 958 (2016).

Current major projects for Glenorchy include the Greater Glenorchy Plan, activation of the Northern Suburbs Transit Corridor, as well as the development of Wilkinsons Point, the new Bridgewater Bridge, Berriedale Peninsula, Whitestone Point and Windermere Bay.



Hobart

Hobart breathes. Connections between nature, history, culture, businesses and each other are the heart of our city. We are brave and caring. We resist mediocrity and sameness. As we grow, we remember what makes this place special. We walk in the fresh air between all the best things in life.

The population of Hobart City was 54 649 people, by 2040 this is projected to grow to 62 520.

As Tasmania's capital city, Hobart is a major service centre and is home to a wide variety of businesses. Hobart has a labour force of around 30,900 with key employment sectors of financial and insurance services, healthcare and social assistance and an unemployment rate of 4.0%. In 2019, Hobart City's Gross Value Added was \$6.92 billion.

The Hobart City SEIFA Index of Relative Socio-Economic Disadvantage is 1,043 compared to the SEIFA Index of Disadvantage for Tasmania of 958 (2016).

Current major projects for Hobart City include the Central Hobart Precincts Plan, the University of Tasmania's campus relocation into the CBD and the redevelopment of Macquarie Point.



Kingborough

Our community is at the heart of everything we do.

The population of Kingborough is 38 310 people, by 2040 this is projected to grow to 43 789. Based on current trends, the majority of future population growth within Kingborough will be in the over 55 age groups.

Kingborough has a labour force of around 20,100 with key employment sectors of manufacturing and construction; and an unemployment rate of 3.7%. In 2019, Kingborough's Gross Value was \$0.94 billion.

The Kingborough SEIFA Index of Relative Socio-Economic Disadvantage is 1,038 compared to the SEIFA Index of Disadvantage for Tasmania of 958 (2016).

Dwelling approvals from 2011 to 2020 in Kingborough indicate that approximately 200 new dwellings are being constructed within the municipality every year.

Current major projects for Kingborough include the Kingston Place Strategy and the development of Kingston Park.



Why we need a long term vision for Greater Hobart

While Hobart has many natural advantages, we also face a number of challenges with an ageing and growing population. Unplanned growth has led to low density residential suburbs, with a high level of car dependency and under-utilised public and active transport. Greater Hobart's housing stock is mismatched with our demographic structure and much of our housing is distant from services.

The changing needs of our communities is putting pressure on our infrastructure as Greater Hobart grows and changes. Our infrastructure is increasingly costly to install, maintain or renew and stretched to capacity.

It is more important than ever to make joint strategic decisions with a whole of Greater Hobart lens about how our housing will change, where the growth will be, where transport and services will go and where our jobs, businesses and industries will thrive in 2050.

Along with the rest of Tasmania, Australia and the world, Hobart has been tested as we have faced the impacts of the COVID-19 pandemic. This highlights the need for our city to not only articulate our aspirations for the future, but to also work together to be resilient and adaptable to challenges as they emerge.

As the city changes and grows towards 2050, State and local government will work together to retain the best qualities of life in Greater Hobart and to embrace the challenges and opportunities we face across our communities to support a shared vision across our four cities, for One Hobart.



Our key challenges

Ageing population

Tasmania has the fastest ageing population of all Australian States and Territories, due to a combination of increasingly lower birth rates over recent decades and the in and out migration trends between Tasmania and mainland Australia. In Greater Hobart, the greatest growth is expected to be seen in the 65+ age groups. An ageing population increases the economic risks to Greater Hobart associated with a decreasing labour force within the prime working ages of 15 to 64 year olds.

Managing growth

Population growth has historically been modest compared to other jurisdictions, but the impacts arising from recent strong growth by Tasmanian standards requires coordinated planning to ensure the city grows and develops in a sequenced and strategic manner. There is a cost to the current growth pattern of urban sprawl in the Greater Hobart area at a financial, environmental and social level.

Employment

Having a small, regional economy that is less diversified than mainland economies results in Greater Hobart and Tasmania being unable to provide the same depth of employment opportunities as are available in other cities and states across Australia.

Housing diversity

Housing options in Greater Hobart have historically been limited, resulting in the highest proportion of standalone dwellings compared to other Australian capital cities, with townhouses and apartments only making up a small portion of housing options available. The lack of housing diversity reduces the ability to choose housing that suits individual budgets and/or stages in life. We can anticipate a demand for smaller dwellings suitable for ageing in place, for sole occupants and households without children.

Transport and infrastructure

The geographical features, dispersed population and commuter travel behaviour in Greater Hobart, with around 80% of journeys to work made by car, create challenges to planning and funding our transport, utility infrastructure and services into the future. As our population changes, we must be more strategic about where we invest resources, and we must use our existing infrastructure and services more effectively.

Impacts of climate change

The impacts of climate change are varied and many, but the risks presented by this can be mitigated to a certain extent through better land use and infrastructure planning frameworks. Continuing work to reduce carbon emissions, advanced recognition of risks and increased planning and preparedness can support the resilience of our communities and help us prepare for and adapt to future climate induced impacts.

Our strategic opportunities

Despite these challenges, the aim of this Vision is to maximise the many opportunities that exist in Greater Hobart:

Quality of life

Greater Hobart offers a quality and pace of life that is different to other Australian capital cities. Accommodating future population growth in Greater Hobart will require additional investment in services for people and hard infrastructure. An opportunity to attract and retain a working demographic is to leverage off the post COVID-19 macro trend of remote working. Remote working can provide Greater Hobart residents with greater options to choose where they live based on liveability rather than access to employment.

Affordable living

Changing the housing paradigm towards in-fill development will provide for greater housing choice and improve affordability across Greater Hobart in the long term. Affordable living considers the overall cost to live in a particular location such as the cost of housing, the cost to access services and infrastructure and employment opportunities and transport options.

Develop precincts and hubs

Through the Greater Hobart Act we have the opportunity to plan strategically for the co location of certain activities including industry hubs, science and technology precincts, or small business centres. Co-location can stimulate increased collaboration that can lead to greater job creation and economic development.

Build on our strengths

Tasmania has access to many natural advantages including proximity to wilderness areas, beaches, abundant renewable energy, food production and fresh water. With integrated planning we can sustain and maximise these natural strengths into the future

Greater Hobart Vision Themes

To deliver the Vision we will focus our efforts along the following key themes:



1. Be greater for our people

Greater Hobart will be a great place to live, with people at the heart of our city.

Our city will have safe and welcoming places for people of all ages and abilities so we can gather and connect with our community.

We will have better active transport which makes walking or cycling to school, work, local shops or services easier.

We will have green public spaces, services, events and cultural life that will contribute to people's health and wellbeing.



2. Have greater interconnection, but distinct communities

As we grow we will continue to “feel like Hobart” by preserving our quality of life and heritage.

We will be connected to our unique natural environment – with bushland, river, mountain, foreshores or beaches close to home.

Our unique neighbourhoods will be thriving, vibrant and fun.

Our facilities and activity centres will be well laid-out, accessible and open to people of all abilities.



3. Have greater resilience

We will work alongside our communities to be better prepared for and recover from disasters, hazards and threats we face, and to reduce their impact.

We will have a range of thriving local economies with a diversity of businesses, industries and jobs.

We will transition to a low carbon economy; handle our waste responsibly and adapt to our changing climate and environment.

Individuals, communities and businesses will be supported to “future proof” our city to respond to future challenges.



4. Be well planned

Our public and active transport, housing, health and education will be located in the right place at the right time.

We will have a collaborative approach to governing and implementing the metropolitan planning framework, acknowledging linkages to the wider region.

Our work will be coordinated across all levels of government and utility providers when we make decisions about where to invest in the infrastructure and services across Greater Hobart which underpin our quality of life.

5. Have greater connection

Greater Hobart will be a city that is easy to get around.

We will provide greater transport choice, working toward use of a range of public and active transport options to move around safely.

We will create and locate jobs and services close to where people live so we spend more time with friends and family.

Our public transport will join up and we will embrace smart digital technology to make moving around easier and to better manage our city.



6. Plan for growth and change

We will have a range of housing types and choices for all lifestyles and stages that are affordable across Greater Hobart.

We will manage urban growth and increase residential density in inner urban areas of Greater Hobart, close to public transport and jobs.

New residential areas will be planned in sequence with the delivery of transport, services and infrastructure. As we grow, we will protect our unique natural areas and biodiversity.



How we will deliver on the Vision

In addition to shaping this long term Vision for Greater Hobart, together we developed the Greater Hobart Act 2019, which provides a governance framework for the Clarence, Glenorchy, Hobart and Kingborough councils and the Tasmanian Government to support a collaborative approach to infrastructure and strategic planning. This will help us to not only work together now, but also sets in place an enduring framework for continued collaboration into the future.

Through the Greater Hobart Act we set our shared objectives, which are to:

- make **strategic and integrated planning decisions**, including in relation to transport and service infrastructure, that consider a whole of Greater Hobart area view
- facilitate the **efficient and safe flow of transport** and **encourage low-carbon emissions transport options**
- manage, support access to and development new, cultural, sporting, recreational and community facilities
- **encourage urban renewal**, and access to **affordable housing options**
- **develop and create hubs** for sport, recreation, social and economic activity, technology, industry, education or the arts.

We intend to work collaboratively to identify principles, priority areas and implement actions that will deliver strategic, efficient and integrated land use planning and infrastructure outcomes.

The Tasmanian Government and Greater Hobart Councils will also work together to develop a Greater Hobart MetroPlan, a technical planning tool document, which will implement the objectives of the Greater Hobart Act and the key themes in the Vision for Greater Hobart.

The MetroPlan will also serve as a metropolitan update to the Southern Tasmania Regional Land Use Strategy. The Greater Hobart Vision and MetroPlan will ensure a coordinated approach to shaping the future of Greater Hobart to 2050.

The delivery of a MetroPlan is an agreed action in the Hobart City Deal, a 10 year partnership between the Australian and Tasmanian Governments and the Clarence, Glenorchy, Hobart and Kingborough Councils. The Hobart City Deal will guide and encourage investment to leverage Hobart's natural amenity and build on its position as a vibrant, liveable and connected global city.

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Greater Hobart
Committee
Four Cities. One Hobart.

September 2021

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

The Weekly Briefing Reports of 9, 16 and 23 August 2021 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 9, 16 and 23 August 2021 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS**11.2.1 PETITIONS – DRAFT DOG MANAGEMENT POLICY****EXECUTIVE SUMMARY****PURPOSE**

To consider a petition tabled at Council's Meeting of 9 August 2021 regarding the revised draft Dog Management Policy, specifically relating to dog exercise areas.

RELATION TO EXISTING POLICY/PLANS

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

LEGISLATIVE REQUIREMENTS

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

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

CONSULTATION

Workshops have been held with Aldermen on the two draft revisions of the Dog Management Policy.

The first draft was released for a 4-week period of public consultation via council's "Your Say Clarence" website and this closed on 12 April 2021. Council, at its meeting of 19 April 2021 endorsed the re-opening of the consultation for a further 2-week period from 20 April 2021. The second draft was released for an 8-week period of public consultation and this closed on 28 July 2021.

The petition the subject of this report was received on 27 July 2021.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the petition.

RECOMMENDATION:

- A. That Council notes the intent of the petition.
- B. That the petitioners be advised that the petition will be considered as part of council's review of responses regarding the revised draft Dog Management Policy and schedule of declared areas.

PETITIONS – DRAFT DOG MANAGEMENT POLICY /contd...

ASSOCIATED REPORT**1. BACKGROUND**

1.1. At its meeting of 9 August 2021, council received a petition regarding its Draft Dog Management Policy, particularly the draft Schedule of Declared Areas (June 2021).

1.2. The petition containing 338 signatures requested the following:

“That Clarence City Council to NOT change the current arrangements for access to the dog exercise area between Day Use Areas 2 and 3 on Seven Mile Beach, locally known as the dog beach”.

2. REPORT IN DETAIL

2.1 Council, at its meeting of 31 May 2021, considered the second draft revision of its Dog Management Policy including the proposed Schedule of Declared Areas and resolved:

“That Council:

- A. Endorses the revised draft Dog Management Policy 2021 including a draft Schedule of Declared Areas (June 2021) and authorises its release to the public for an eight-week period of statutory public consultation inviting submissions.*
- B. Notes the inclusion of the revised and simplified dog fee schedule in the upcoming Annual Estimates for financial year 2021/22.”*

2.2 The 8-week public consultation period closed on 28 July 2021 and 1043 responses including this petition were received. Once a full analysis of the responses is completed a summary of the consultation feedback will be prepared and presented for discussion at an Aldermen’s workshop.

- 2.3** Following the workshop, a report will be presented to council summarising the feedback and any proposed changes to the draft policy and schedule of declared areas.

3. CONSULTATION

3.1. Community Consultation

An 8-week period of public consultation was undertaken on the second draft revision of the Dog Management Policy and 1043 responses were received.

3.2. State/Local Government Protocol

There have been discussions with managing authorities of Crown land.

3.3. Other

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

There are no financial implications associated with the petition.

8. ANY OTHER UNIQUE ISSUES

Not applicable.

9. CONCLUSION

Council initiated an 8-week public consultation period for its second revised draft Dog Management Policy and schedule of declared areas during which 1043 responses were received. The petition will be included within the feedback analysis which will be presented to council as part of its consideration of the revised schedule of declared areas.

Attachments: Nil

Ian Nelson
GENERAL MANAGER

11.3 PLANNING AUTHORITY MATTERS

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

11.3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2021/019915 – 4 BALLAWINNIE ROAD, LINDISFARNE - ADDITIONS AND ALTERATIONS TO DWELLING AND CARPORT**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for additions and alterations to Dwelling and Carport at 4 Ballawinnie Road, Lindisfarne.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42-day period which expires on 2 September 2021.

CONSULTATION

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

- loss of privacy;
- loss of solar access;
- loss of views; and
- detrimental to housing price.

RECOMMENDATION:

A. That the Development Application for additions and alterations to Dwelling and Carport at 4 Ballawinnie Road, Lindisfarne (CI Ref PDPLANPMTD-2021/019915) be approved subject to the following conditions.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A5 – SEALED CAR PARKING.
3. ENG A7 – REDUNANT CROSSOVER.
4. ENG S1 – INFRASTRUCTURE REPAIR

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-2021/019915 - 4 BALLAWINNIE ROAD, LINDISFARNE - ADDITIONS AND ALTERATIONS TO DWELLING AND CARPORT /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background information.

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 7.5 – Compliance with Applicable Standards;
- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zone;
- Section E6.0 – Parking and Access Code; and
- Section E7.0 – Stormwater Management Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The subject site is a 626sqm regular shaped lot occupied by a single residential dwelling. The topography of the site has a fall towards to the rear (northern boundary) and eastern side boundary. The site has street access for a single driveway from Ballawinnie Road adjacent to the western (side) boundary.

The site has a north-west orientation and is located approximately 50m from the Derwent River foreshore.

3.2. The Proposal

The proposal is for additions and alterations to an existing single residential dwelling.

The proposed works include lower floor external additions and alterations resulting in the construction of a new rear deck and the demolition and replacement of a single open carport with an open double carport.

The proposed works also include a second storey (first floor) addition comprising of a new bedroom (including ensuite) and retreat.

Finally, the proposed development includes the erection of a front fence (Maximum high 1.4m transparent above 0.6m at the maximum point). The fence includes a 4.1m wide sliding transparent gate that will serve the single crossover that is proposed to be relocated towards the eastern boundary.

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 with the exception of the following.

General Residential Zone

- **Clause 10.4.2 Setbacks and building envelope for all dwellings** - the Acceptable Solution requires that a dwelling to be contained within a building envelope, determined by projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above the existing natural ground level at the side boundary. The proposed first floor gable roof would project beyond the prescribed eastern side building envelope by approximately 0.2m.

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

Clause	Performance Criteria	Assessment
10.4.2 Setbacks and building envelope for all dwellings	<p>“P3 <i>The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p>	The proposal is considered to comply as follows.

	(i) <i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i>	<p>The property most impacted due to overshadowing is 1/6 Ballawinnie Road. The subject property to the east of the subject site would have some overshadowing during the Winter Solstice after 2pm but this does not reduce the solar access to any existing neighbouring habitable room windows to less than 3 hours of consecutive direct sunlight.</p> <p>The proposed development does not overshadow neighbouring habitable windows to the north, west or south.</p> <p>Shadowing diagrams were provided by the applicant showing the potential shadowing effect which are considered to be accurate.</p>
	(ii) <i>overshadowing the private open space of a dwelling on an adjoining property;</i>	<p>The only neighbouring private open space potentially impacted by overshadowing is located at 1/6 Ballawinnie Road. Shadow Diagrams provided by the applicant demonstrate that the subject neighbouring Private Open Space receives well in excess of three hours of direct solar access at all times of the year between the hours of 9am and 3pm. The supplied shadow diagrams (calculated at the point of the Winter Solstice) are considered to be accurate.</p>
	(iii) <i>overshadowing of an adjoining vacant property; or</i>	<p>The subject site does not neighbour vacant land.</p>
	(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</i>	<p>The encroachment outside the prescribed building envelope does not result in an unacceptable negative loss of visual amenity to neighbouring properties to the east with regard to visual impact given:</p>

		<ul style="list-style-type: none"> - the subject site is considerably lower in natural ground level; and - the portion of the built form encroaching into the prescribed setback is minor and limited to a gable roof eave. <p>Further, the gable roof built-form is deemed to be less in terms of perceived building bulk than that of the solid wall/flat roof built-form it neighbours to the east.</p> <p>The portion of built form within the prescribed side (east) setback is not visible from the street given topography and the presence of significant vegetation.</p>
	<i>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i>	<p>The reduced setback to the eastern (side) boundary is a result of a minor encroachment of a protruding gable roof and eave outside the prescribed building envelope. The variation is considered to align with the existing predominate double storey gable roof form within locality.</p> <p>The portion of built form within the prescribed side (east) setback is not visible from the street given the topography and the presence of significant vegetation.</p>
	<i>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</i> <i>(i) an adjoining property;</i> <i>or</i> <i>(ii) another dwelling on the same site.”</i>	<p>The proposal does not result in potential overshadowing to any existing or future energy installations such as solar panels and the like.</p>

- **Clause 10.4.6 width of openings for garages and carports for all dwellings** - the Acceptable Solution requires that a carport opening to the street be no greater than 6.0m in width. The proposed open double carport would have an 8.0m wide opening located 5.6m from the front street boundary.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 10.4.5 as follows.

Clause	Performance Criteria	Assessment
10.4.5 width of openings for garages and carports for all dwellings	<i>“P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.”</i>	<p>The 8m wide garage faces a 16m wide street frontage and is considered to satisfy the Performance Criteria given:</p> <ul style="list-style-type: none"> - it does not result in a fractured streetscape being that it is consistent with the predominate front setbacks within the street; - the topography of the site falls rapidly from the street resulting in less perceived building bulk when viewed from the streetscape; - the proposed open carport has a gable roof form that is consistent with the existing and proposed dwelling; and - the presence of significant vegetation further obscures the carport building bulk from the streetscape.

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. Loss of Privacy

Concern was raised with respect to the proposal causing a loss of privacy and overlooking for the representor from the proposed development.

- **Comment**

All habitable windows are greater than 3m from the neighbouring boundaries and therefore satisfy the Acceptable Solutions of Section 10.4.2 of the Scheme. The proposed rear deck with an FFL 1m above NGL includes an eastern 1.7m eastern visual screen.

5.2. Loss of Solar Access

Concern was raised with respect to the proposal causing a loss of solar access for the representor from their property.

- **Comment**

The property most impacted due to overshadowing is 1/6 Ballawinnie Road. The property to the east of the subject site would have some overshadowing during the Winter Solstice after 2pm but does not reduce the solar access to a habitable room window to less than three hours. The property located at 2/6 Ballawinnie Road is not overshadowed from the proposed development at any time given lot orientation.

5.3. Loss of Views

Concern was raised with respect to the proposal causing a loss of views for the representor from their property.

- **Comment**

There is no relevant Clause in the Scheme related to the loss of views for council to consider. Therefore, this matter has no determining weight.

5.4. Decrease in Property Value

Concern was raised with respect to the representor's property being devalued due to the proposed development.

- **Comment**

There is no relevant Clause in the Scheme related to the potential devaluation of nearby properties for council to consider. This issue therefore has no determining weight.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

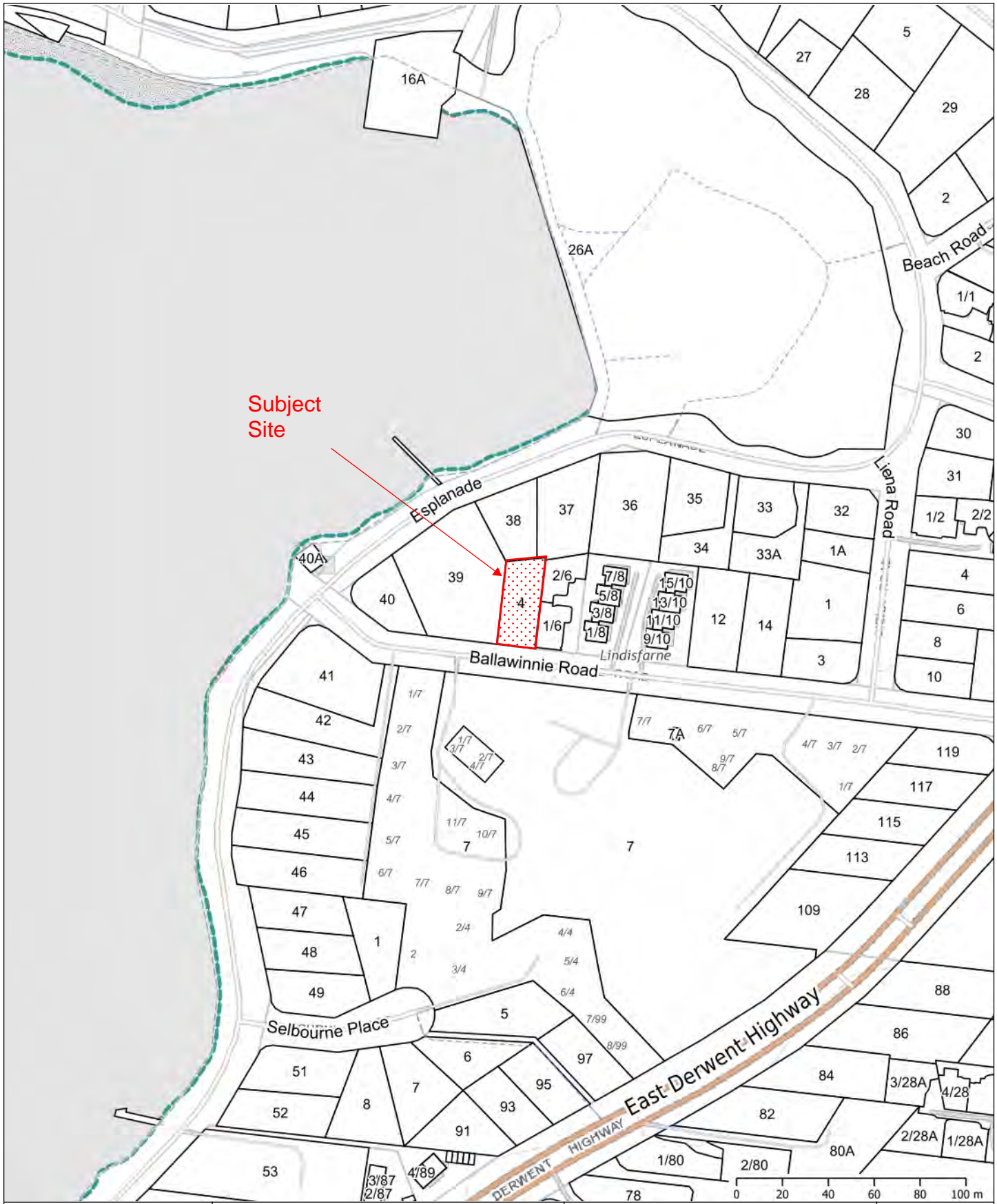
9. CONCLUSION



The proposal for alterations and additions is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (10)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1



 <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>8/19/2021</p> <p>1:2257</p>	
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GENERAL NOTES
ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY
WITH STATE BUILDING REGULATIONS, RELEVANT CODES,
LOCAL COUNCIL BY-LAWS AND RELEVANT BCA 2019 CODES

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.

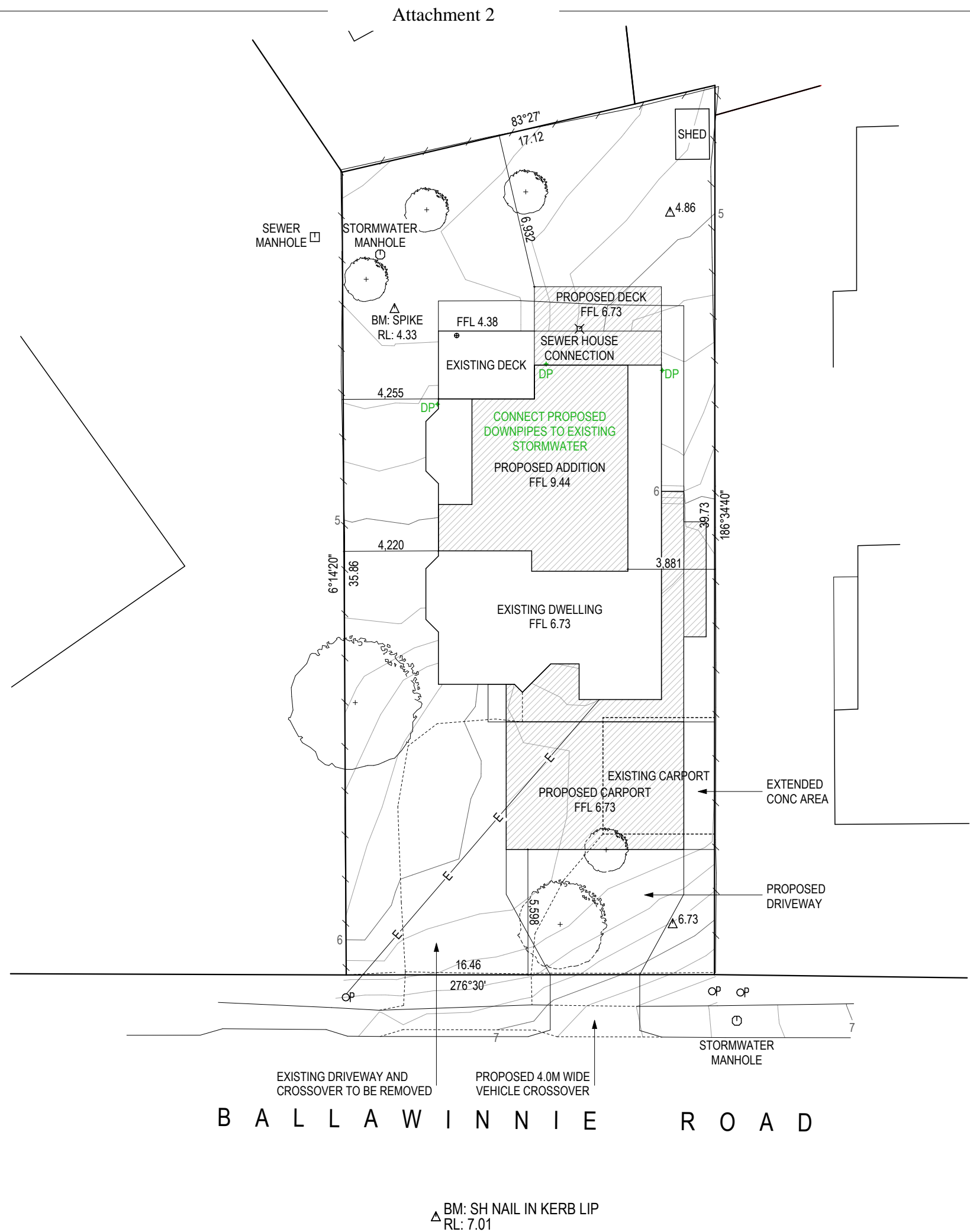
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SITE INFORMATION

PROPERTY ID: 7467295
TITLE REF: 74761/3

PLOT RATIO:
BUILDING FOOTPRINT 182.23M²
SITE AREA 626M²

PLOT RATIO 29.11%



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BRIGHTER BUILDING IDEAS

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HOBART, TAS 7000

PHONE: (03) 6231 3888

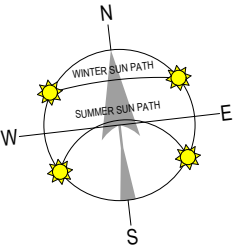
FAX: (03) 6231 3828

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REG: CC4350

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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS

AT: 4 BALLAWINNIE ROAD, LINDISFARNE

FOR: MR D. & MRS H. SALISBURY

DRAWING TITLE:

SITE PLAN

DRAWN: DR
DATE: 12/07/2021

SCALE: 1:200 AT A3
STATUS: PRELIMINARY

JOB NO: 1628
DWG NO: A01



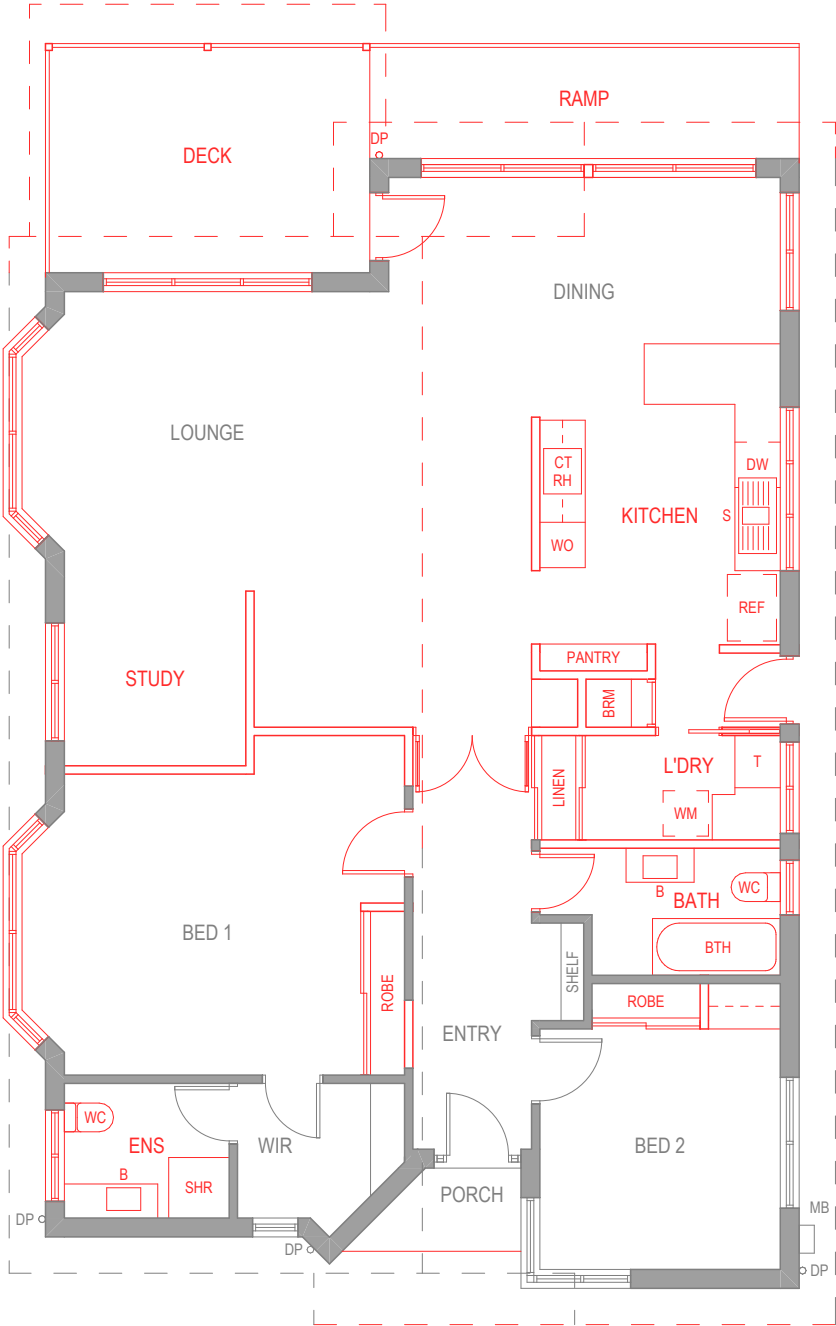
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PRIOR TO COMMENCING CONSTRUCTION.

USE WRITTEN DIMENSIONS - DO NOT SCALE

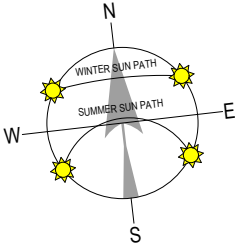
LEGEND	
	EXISTING WALLS
	DEMOLISHED WALLS
B	BASIN
CBD	CUPBOARD
CT	COOKTOP
DP	DOWNPIPE
DR	DRYER
DW	DISHWASHER
HR	HANDRAIL/BALUSTRADE
MW	MICROWAVE
O	OVEN
P'TRY	PANTRY
RH	RANGEHOOD
REF	REFRIDGERATOR
S	SINK
SHR	SHOWER
SL	SKYLIGHT
T	TROUGH
TR	TOWEL RAIL
WC	TOILET
WM	WASHING MACHINE
WO	WALL OVEN

FLOOR AREA
EXISTING BUILDING 139.90M²



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HOBART, TAS 7000

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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS

AT: 4 BALLAWINNIE ROAD, LINDISFARNE

FOR: MR D. & MRS H. SALISBURY

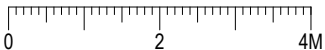
DRAWING TITLE:

DEMOLITION PLAN

DRAWN: DR	DATE: 12/07/2021
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SCALE: 1:100 AT A3	STATUS: PRELIMINARY
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JOB NO: 1628	DWG NO: A04
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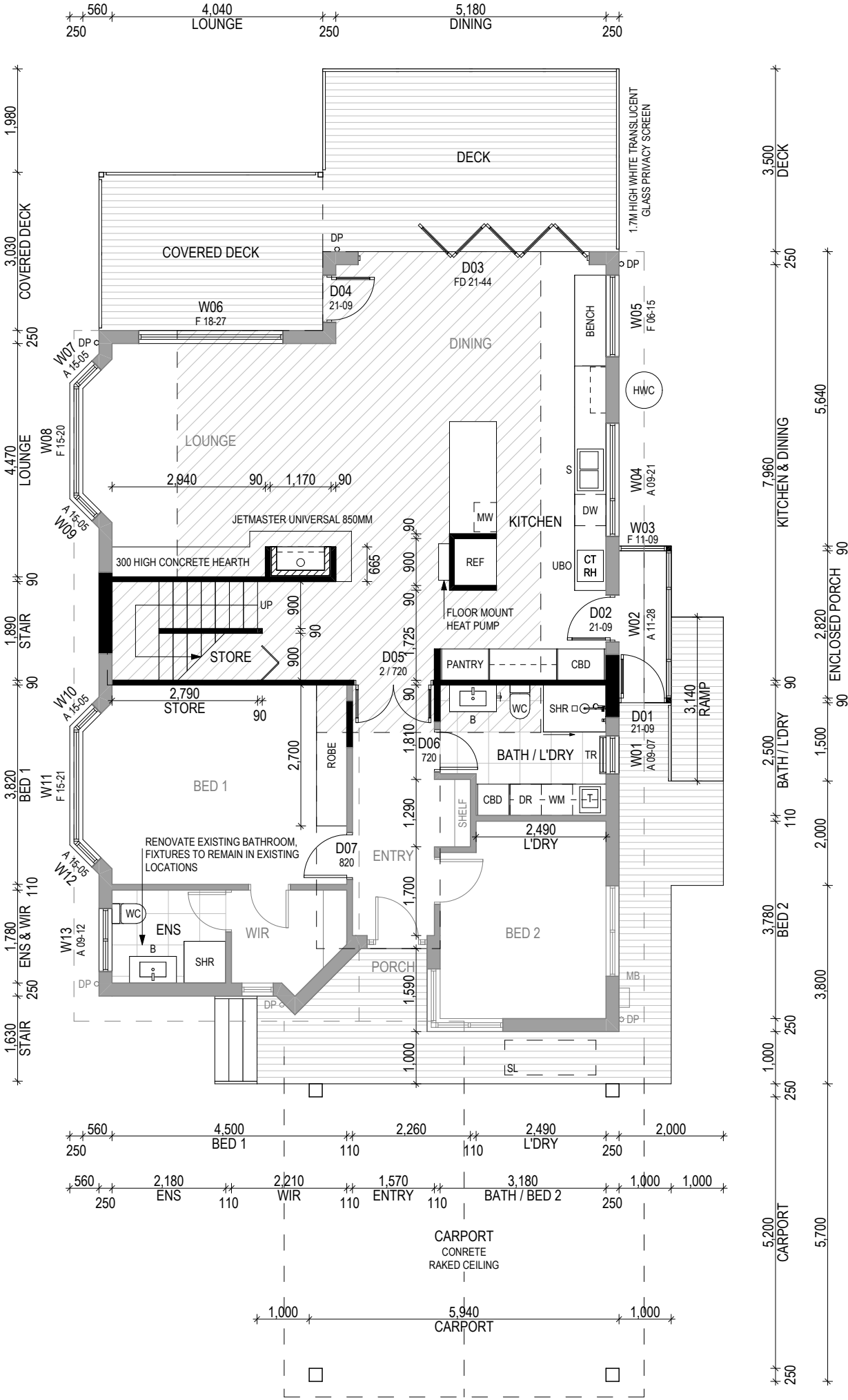
GENERAL NOTES
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WITH STATE BUILDING REGULATIONS, RELEVANT CODES,
LOCAL COUNCIL BY-LAWS AND RELEVANT BCA 2019 CODES

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.

USE WRITTEN DIMENSIONS - DO NOT SCALE

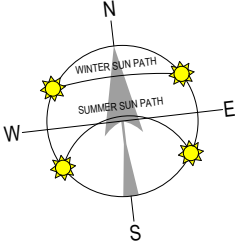
LEGEND	
	EXISTING WALLS
	NEW WALLS
B	BASIN
CBD	CUPBOARD
CT	COOKTOP
DP	DOWNPIPE
DR	DRYER
DW	DISHWASHER
HR	HANDRAIL/BALUSTRADE
MW	MICROWAVE
O	OVEN
P'TRY	PANTRY
RH	RANGEHOOD
REF	REFRIDGERATOR
S	SINK
SHR	SHOWER
SL	SKYLIGHT
T	TROUGH
TR	TOWEL RAIL
WC	TOILET
WM	WASHING MACHINE
WO	WALL OVEN

FLOOR AREA
EXISTING BUILDING 139.90M²



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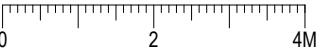
AMENDMENTS:
JOB: ALTERATIONS & ADDITIONS

AT: 4 BALLAWINNIE ROAD, LINDISFARNE

FOR: MR D. & MRS H. SALISBURY

DRAWING TITLE:
**PROPOSED LOWER FLOOR
PLAN**

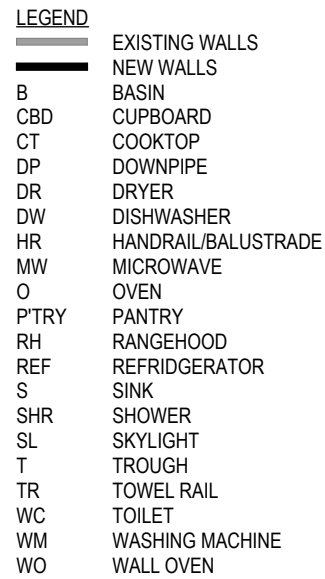
DRAWN: DR	DATE: 12/07/2021
SCALE: 1:1, 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1628	DWG NO: A05



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USE WRITTEN DIMENSIONS - DO NOT SCALE



MIROWSKI
DESIGN AND CONSTRUCTION
BRIGHTER BUILDING IDEAS

DRAWING TITLE:

PROPOSED FIRST FLOOR
PLAN

DRAWN: DR	DATE: 12/07/2021
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1628	DWG NO: A06



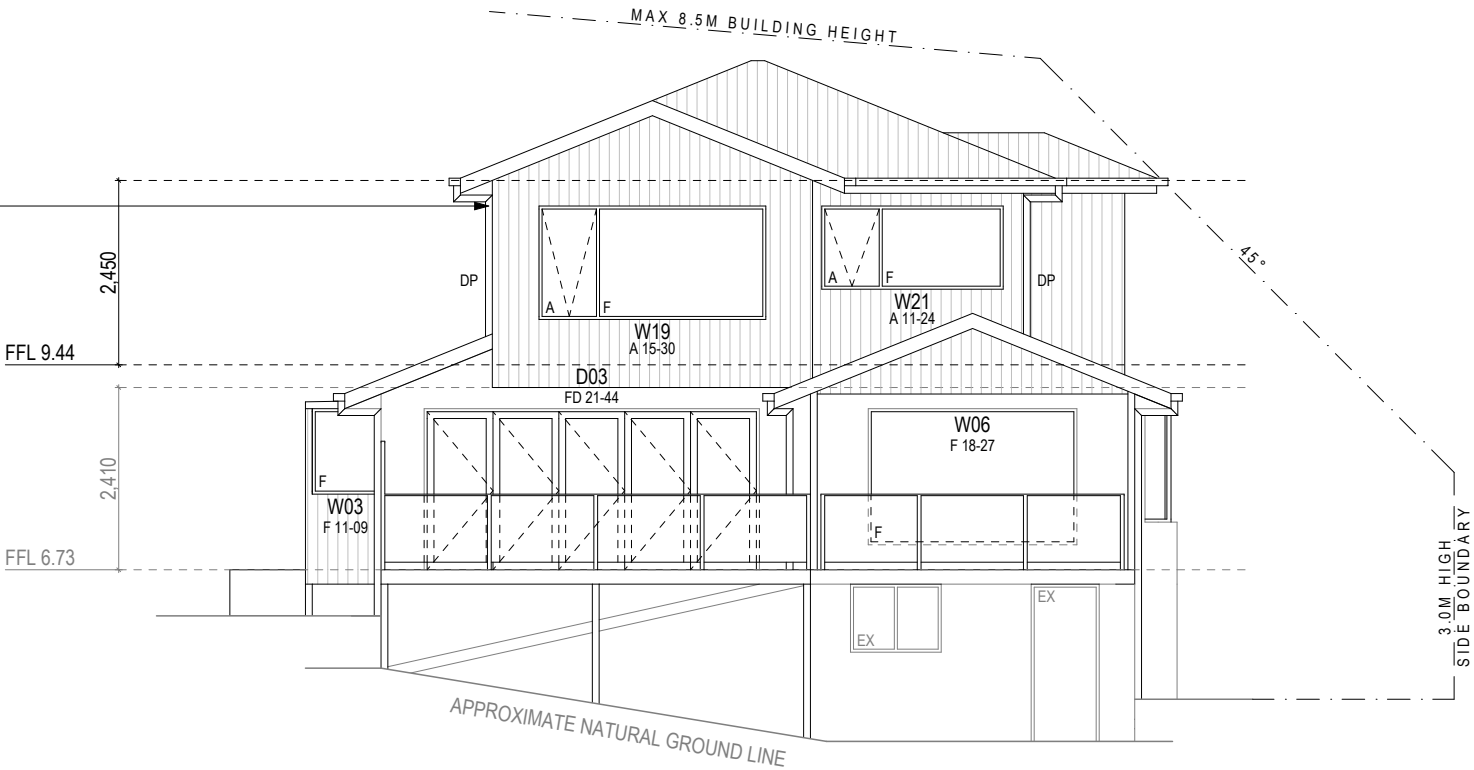
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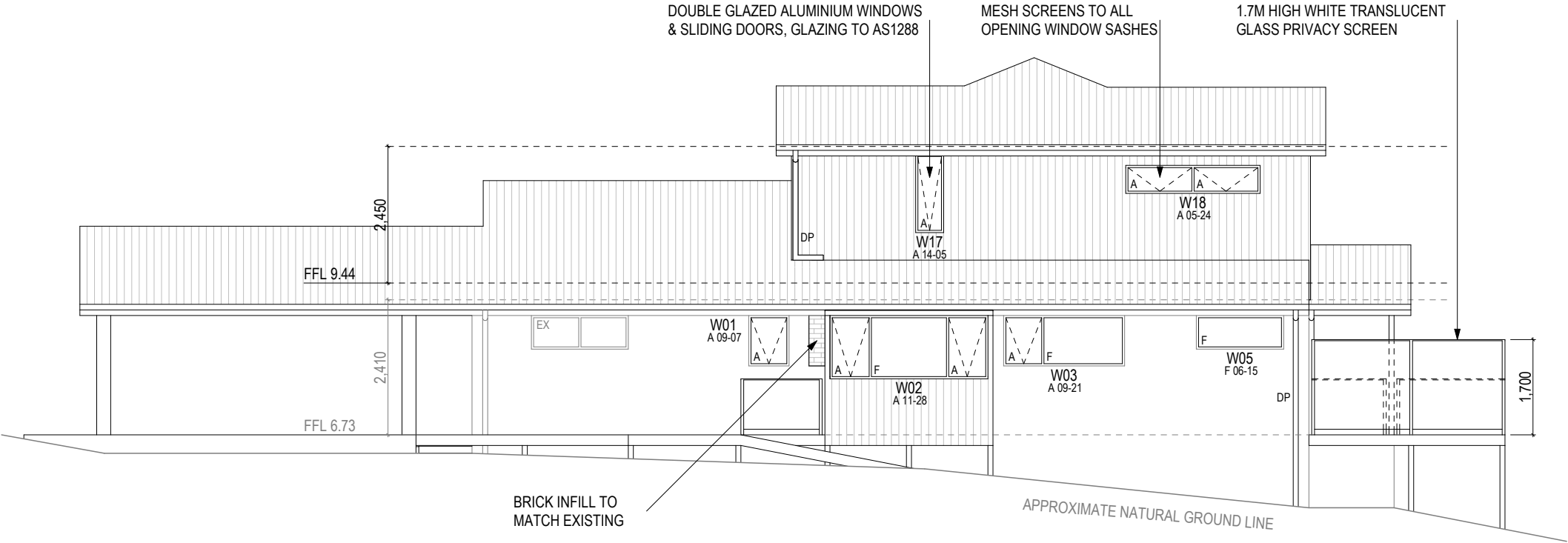
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.

USE WRITTEN DIMENSIONS - DO NOT SCALE

9MM SCYON™ AXON™ SMOOTH 133MM FIBRE
CEMENT VERTICAL JOINT PANELS, INSTALLED ON
19MM BATTEN PAINT FINISH OVER TO SELECTION



NORTH ELEVATION



EAST ELEVATION



157 CAMPBELL STREET
HOBART, TAS 7000

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AMENDMENTS:
JOB: ALTERATIONS & ADDITIONS
AT: 4 BALLAWINNIE ROAD, LINDISFARNE
FOR: MR D. & MRS H. SALISBURY

DRAWING TITLE:
PROPOSED ELEVATIONS
SHEET 01

DRAWN: DR	DATE: 12/07/2021
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1628	DWG NO: A09



GENERAL NOTES
ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY
WITH STATE BUILDING REGULATIONS, RELEVANT CODES,
LOCAL COUNCIL BY-LAWS AND RELEVANT BCA 2019 CODES

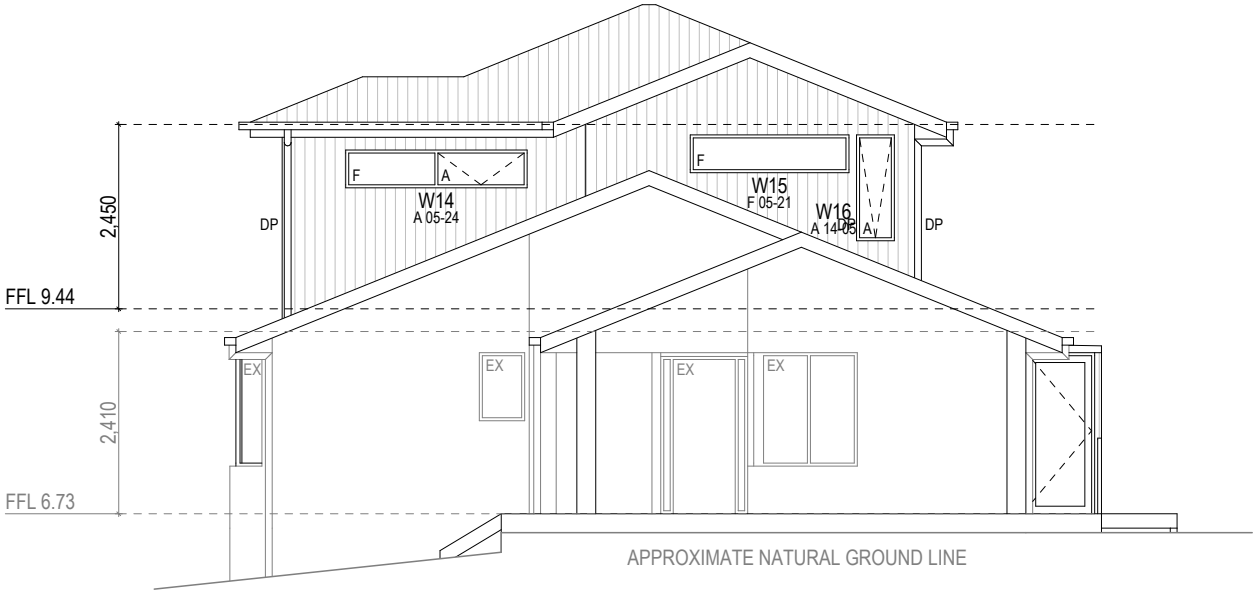
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
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USE WRITTEN DIMENSIONS - DO NOT SCALE

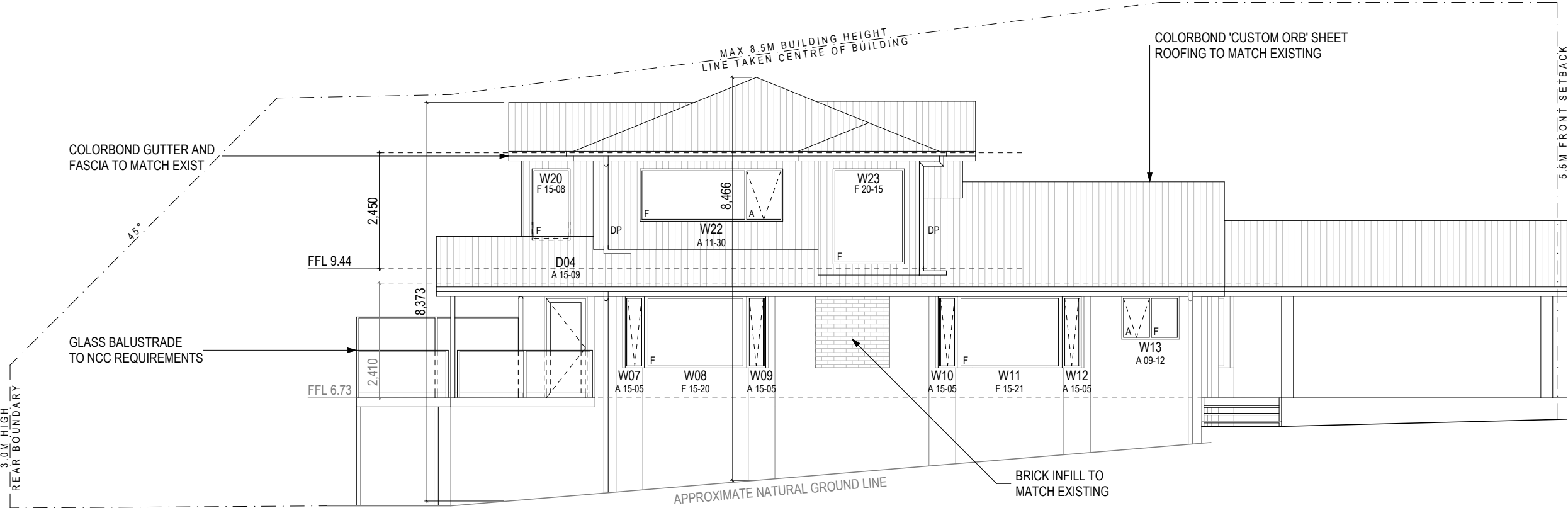


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SOUTH ELEVATION

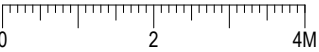


WEST ELEVATION

AMENDMENTS:
JOB: ALTERATIONS & ADDITIONS
AT: 4 BALLAWINNIE ROAD, LINDISFARNE
FOR: MR D. & MRS H. SALISBURY

DRAWING TITLE:
**PROPOSED ELEVATIONS
SHEET 02**

DRAWN: DR	DATE: 12/07/2021
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1628	DWG NO: A10





MIROWSKI
DESIGN AND CONSTRUCTION
BRIGHTER BUILDING IDEAS

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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS

AT: 4 BALLAWINNIE ROAD, LINDISFARNE

FOR: MR D. & MRS H. SALISBURY

DRAWING TITLE:

PERSPECTIVES SHEET 01

DRAWN: DR	DATE: 12/07/2021
SCALE: NTS	STATUS: PRELIMINARY
JOB NO: 1628	DWG NO: A12

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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS

AT: 4 BALLAWINNIE ROAD, LINDISFARNE

FOR: MR D. & MRS H. SALISBURY

DRAWING TITLE:

PERSPECTIVES SHEET 02

DRAWN: DR	DATE: 12/07/2021
SCALE: NTS	STATUS: PRELIMINARY
JOB NO: 1628	DWG NO: A13

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LEGEND

EXISTING WINTER SHADOWS

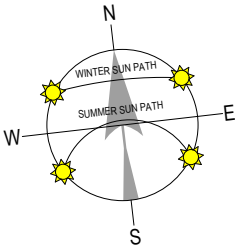
NEW WINTER SHADOWS

B A L L A W I N N I E R O A D



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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS

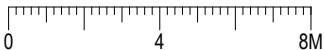
AT: 4 BALLAWINNIE ROAD, LINDISFARNE

FOR: MR D. & MRS H. SALISBURY

DRAWING TITLE:

SHADOW DIAGRAM
21 JUNE - 9.00AM

DRAWN: DR	DATE: 12/07/2021
SCALE: 1:200 AT A3	STATUS: PRELIMINARY
JOB NO: 1628	DWG NO: A14

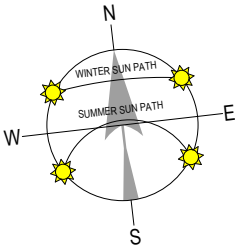


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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
AT: 4 BALLAWINNIE ROAD, LINDISFARNE
FOR: MR D. & MRS H. SALISBURY

DRAWING TITLE:
SHADOW DIAGRAM
21 JUNE - 3.00PM

DRAWN: DR	DATE: 12/07/2021
SCALE: 1:200 AT A3	STATUS: PRELIMINARY
JOB NO: 1628	DWG NO: A16



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Attachment 3



VIEW FROM BALLAWINNIE ROAD



VIEW FROM DRIVEWAY



NEIGHBOURING EASTERN BOUNDARY (VIEW TO 1/6 BALLAWINNIE ROAD)

11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2021/019505 – 24 LAGOON ROAD, OTAGO - OUTBUILDING (RETROSPECTIVE)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an outbuilding (Retrospective) at 24 Lagoon Road, Otago.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and is subject to the Road and Railway Assets, Parking and Access, Stormwater Management, On-Site Wastewater Management and Natural Assets 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 1 September 2021 as agreed with the applicant.

CONSULTATION

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

- retrospective nature of the application;
- external materials;
- use of outbuilding;
- future works on the site;
- noise emissions arising from use of outbuilding;
- proximity to Otago Bay Road; and
- access arrangements.

RECOMMENDATION:

A. That the Development Application for an Outbuilding (Retrospective) at 24 Lagoon Road, Otago (Cl Ref PDPLANPMTD-2021/019505) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. The outbuilding is approved for domestic storage purposes only and must not be used for commercial, habitable, or industrial purposes.
3. GEN AM3 – EXTERNAL COLOURS.

4. The access from Otago Bay Road must be removed, fenced and the table drain and road reserve reinstated to the satisfaction of Council's Group Manager Engineering Services within 21 days of the planning permit approval date. Access to Otago Bay Road may only be provided if approval is given by council in accordance with relevant access design and construction requirements including safe intersecting sight distance.

ADVICE

1. Prior to undertaking any works within the road reservation, an "Application for a permit to undertake works in or affecting a highway" must be approved by council.
 2. Council's Building Team advice should be sought on the requirements for bushfire provision as part of the future building approval process.
 3. The use should not cause an environmental nuisance as defined under the *Environmental Management and Pollution Control Act 1994* to the owners or occupiers of land in the surrounding area by reason of noise, smell, fumes, dust or other pollutants emanating from the site.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for council's decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

The following permit history applies to the site:

- Planning Permit D-2007/220, was granted on 17 July 2017 for an outbuilding. Condition 4 of the planning permit required the access onto Otago Bay Road to be removed. This application did not proceed.
- Planning Permit D-2015/483, was granted on 22 May 2017 for the construction of a 2-storey dwelling and outbuilding. Condition 4 of the planning permit prohibited access to the site from Otago Bay Road as the access was deemed unsafe due to inadequate sight distance.
- Planning Permit D-2015/483, was amended on 26 November 2018 to reduce the height of the outbuilding.

- Building Permit BPA-2018/653, was issued on 11 December 2018 for the dwelling and outbuilding. The outbuilding has not been constructed in accordance with the approved plans and consequently a Building Order was issued on 23 July 2021 to bring these works into compliance.

The following provides an overview of the status of the property access to Otago Bay Road:

- A complaint was received in July 2020 raising concern about the safety of the access onto Otago Bay Road. A meeting was held with the landowner, who was afforded the opportunity to engage a traffic engineer to prepare engineering design drawings for the upgrade of the access. This information has not been provided.
- A driveway and associated drainage have been constructed within the Otago Bay Road reservation without council approval. The continuation of the use of this access in its current unapproved form is not supported by Council's Senior Development Engineer due to unsafe sight distance and represents a breach of Condition 4 of Planning Permit D-2015/483.
- The application before council originally sought to formalise the property access to Otago Bay Road. Council's Senior Development Engineer requested engineering design drawings demonstrating how the access upgrade will be capable of satisfying safe intersecting sight distance requirements of the Road and Railway Assets Code. The applicant has since been unable to obtain engineering drawings that are capable of satisfying council standards and requests that the access arrangements be removed from the application. The applicant may pursue this separately, at a later time.

- Clause 8.11.3(e) of the Scheme provides a condition may be imposed on a permit to ensure works will limit the potential for significant impacts arising from matters including traffic flow and circulation during construction. A condition is recommended for inclusion on the planning permit requiring the access to be removed and the table drain and road reserve to be reinstated to council's satisfaction within 21 days of the permit date, unless it can be demonstrated (by a suitably qualified traffic engineer) that the access can be upgraded to satisfy council design and construction requirements.
- The applicant has indicated they intend to make an application for the temporary use of the access during the construction phase. Such a request will be assessed by council's Engineering Services Team and will be required to include a Traffic Management Plan for assessment.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Rural Living under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme relating to front setback, side and rear setbacks, floor area, excavation, and stormwater management.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 7.5 – Compliance with Applicable Standards;
 - Section 8.10 – Determining Applications;
 - Section 10 – Rural Living Zones;
 - Section E5.0 – Road and Railway Assets Code;
 - Section E6.0 – Parking and Access Code;
 - Section E23.0 – On-Site Wastewater Management Code; and
 - Section E27.0 – Natural Assets Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The subject site is a 4,887m² battle-axe shaped allotment with frontage onto both Lagoon Road and Otago Bay Road. A 3m wide service easement lies parallel with the south-eastern side property boundary. Access to the site is provided from Lagoon Road. A covenant is located on the title which binds council and the property owner to retain native vegetation cover on the property except for those required to be removed for the construction of a building. An outbuilding is under construction on the site.

3.2. The Proposal

Application is made to modify the 160m² outbuilding approved under D-2015/483 to increase the floor area, height, and wall length. The outbuilding would have a floor area of 192.9m² and would occupy an “L” shaped footprint to the south of the dwelling currently under construction. The upper level of the outbuilding would include a 64m² mezzanine space intended to be used for storage/workshop associated with the domestic use of the property.

The outbuilding would retain a 5m setback from the Otago Bay Road frontage and would have a maximum height of 5.95m. The outbuilding would be located on a level building pad located below a 2.6m excavated embankment to the east of the building. The building would be clad with a combination of “Colorbond” and natural timbers. An open walled awning is proposed along the south-eastern elevation of the building. The awning has been constructed.

Access is proposed via Lagoon Road only.

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 Rural Living Zone, Road and Railway Assets, Parking and Access, Stormwater Management, On-Site Wastewater Management and Natural Assets Codes with the exception of the following.

Rural Living Zone

- **Clause 13.4.2 A1(Front setback)** – the outbuilding would be setback 5m from the frontage with Otago Bay Road as opposed to the required 20m setback.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 13.4.2 as follows.

Clause	Performance Criteria	Assessment
13.4.2 P1	<i>“Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i>	See below assessment.
	<i>(a) the topography of the site;</i>	The site has a moderate slope falling to the west towards Otago Bay Road. The site is screened from Otago Bay Road by a steep, vegetated embankment.
	<i>(b) the prevailing setbacks of existing buildings on nearby lots;</i>	<p>Due to the variation in lot sizes within Otago, the majority of buildings on nearby properties display reduced setbacks.</p> <p>The 5m front setback offered by the proposed outbuilding would not be in keeping with the setback of adjacent development however, the outbuilding will be partially obscured from the Otago Bay Road frontage by a steep roadside embankment and roadside vegetation. The outbuilding is most visible from the unapproved driveway opening along Otago Bay Road for northbound traffic.</p> <p>The Performance Criteria does not require consistency in building setbacks where site features otherwise justify the discretion. Such site features are evident, and the proposal would not reduce the streetscape qualities nor result in visually dominant buildings.</p>

	<i>(c) the size and shape of the site;</i>	The site is a battle-axe shaped lot with the body of the lot having a depth of 55m. A narrow frontage is provided to Lagoon Road and a 200m frontage to Otago Bay Road. The building location is intensified by this size and shape.
	<i>(d) the location of existing buildings on the site;</i>	The outbuilding would be located between the approved dwelling and Otago Bay Road and will be screened.
	<i>(e) the proposed colours and external materials of the building;</i>	The proposed external materials would consist of Colorbond and natural timbers. A colour schedule has not been provided with the application. Subject to the implementation of an approved colour schedule, the proposed external materials and colours would be complementary to the appearance of buildings within close visual proximity.
	<i>(f) the visual impact of the building when viewed from an adjoining road;</i>	<p>The setback variation is considered reasonable as views to the buildings would be filtered from Otago Bay Road (which acts as a secondary frontage) by a steep roadside embankment, tall vegetation located within the road reservation and road geometry.</p> <p>The lot is a battle-axe lot primarily fronting Lagoon Road with the boundary fronting Otago Bay Road acting as a rear boundary for this site.</p> <p>The frontage of the site is heavily landscaped with native plantings. The proposal will not impact upon existing vegetation coverage which assists in screening the building from the street.</p>
	<i>(g) retention of vegetation;</i>	As per above.

	<p>(h) <i>be no less than:</i></p> <p>(i) <i>15m; or</i></p> <p>(ii) <i>5m for lots below the minimum lot size specified in the acceptable solution; or</i></p> <p>(iii) <i>the setback of an existing roofed building (other than an exempt building) from that boundary.”</i></p>	<p>The outbuilding would maintain a 5m setback from the frontage with Otago Bay Road which complies with the absolute minimum numerical standard as the lot is a sub-minimum lot.</p>
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Rural Living Zone

- **Clause 13.4.2 A2 (Side and rear setback)** – the outbuilding would be setback 5m from the south-eastern side property boundary as opposed to the required 20m setback.

The proposed variation must be considered pursuant to the Performance Criteria (P2) of Clause 13.4.2 as follows.

Clause	Performance Criteria	Assessment
13.4.2 P2	<i>“Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</i>	See below assessment.
	<i>(a) the topography of the site;</i>	The site slopes down to the west with the outbuilding proposed along the lower contour of the site near to the south-eastern side boundary. Due to the slope, a large cut is required along the north-eastern elevation of the outbuilding which reduces the overall height of the building in relation to natural ground level.
	<i>(b) the size and shape of the site;</i>	The site is an internal shaped lot with a depth of 55m applying uniformly across the site.

	(c) <i>the location of existing buildings on the site;</i>	<p>The outbuilding would be sited closer to the south-eastern side boundaries than the approved dwelling. The approved dwelling is located 5m from the north-eastern side boundary and in excess of 20m from the south-eastern side boundary.</p> <p>The setback of the proposed outbuilding from the south-eastern side boundary would be less than the approved dwelling however, it would be consistent with the setback displayed in relation to the north-eastern side boundaries.</p>
	(d) <i>the proposed colours and external materials of the building;</i>	<p>The outbuilding would be partially screened from adjoining properties by vegetation lining the property boundaries and would provide a low height profile with cladding taking the form of “Colorbond” and natural timbers.</p> <p>However, the properties higher up the slope will overlook the proposed outbuilding from a distance. These properties would therefore benefit from the production of a suitable colour schedule providing for non-reflective, muted colours. A permit condition is recommended to this effect.</p>
	(e) <i>visual impact on skylines and prominent ridgelines;</i>	The proposed outbuilding would not be located on a skyline or ridgeline.
	(f) <i>impact on native vegetation;</i>	No native vegetation clearance would be required as part of the proposed development.

	<p>(g) <i>be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i></p> <ul style="list-style-type: none"> i. <i>overlooking and loss of privacy;</i> ii. <i>visual impact, when viewed from adjoining lots, through building bulk and massing;</i> 	<p>The proposal is for a non-habitable building located within the rear yard of the property. The non-habitable nature of the building and orientation of pedestrian access doors will ensure no loss of privacy to the adjoining residential property to the south.</p> <p>In relation to (g)(ii), the proposed outbuilding would be separated over 100m from the nearest dwelling to the south-west. The building would be located downslope from all adjoining dwellings and for the most part visually screened from adjoining dwellings by a steep cut required to the north-east of the outbuilding, topography, and boundary vegetation.</p> <p>The visual impact of the development is therefore expected to be low.</p>
	<p>(h) <i>be no less than:</i></p> <ul style="list-style-type: none"> i. <i>10m; or</i> ii. <i>5m for lots below the minimum lot size specified in the acceptable solution; or</i> iii. <i>the setback of an existing roofed building (other than an exempt building) from that boundary;</i> <p><i>unless the lot is narrower than 40m at the location of the proposed building site."</i></p>	<p>The 5m setback complies with the minimum setback standard.</p>

Rural Living Zone

- **Clause 13.4.3 A3 (Floor area of buildings)** – the outbuilding would increase the total floor area of buildings on the site to 706m² (including floor area attributed to the dwelling approved under D-2015/483).

The proposed variation must be considered pursuant to the Performance Criteria (P3) of Clause 13.4.3 as follows.

Clause	Performance Criteria	Assessment
13.4.3 P3	<i>“The combined gross floor area of buildings must satisfy all of the following:</i>	See below assessment.
	<i>(a) there is no unreasonable adverse impact on the landscape;</i>	The floor area calculation includes the upper-level floor area associated with the approved dwelling and mezzanine for the proposed outbuilding. The footprint of both buildings is large however contextually, the visual characteristics of Otago are comprised of larger outbuildings.
	<i>(b) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;</i>	As per above.
	<i>(c) be consistent with any Desired Future Character Statements provided for the area;”</i>	Not applicable.

Rural Living Zone

- **Clause 13.4.4 A1 (Floor area for outbuildings)** – the floor area of outbuildings because the floor area of the outbuilding would be 256m².

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 13.4.4 as follows.

Clause	Performance Criteria	Assessment
13.4.4 P1	<i>“Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:</i>	See below assessment.

	(a) <i>be less visually prominent than the existing or proposed dwelling on the site;</i>	<p>The proposed outbuilding would be located on the same contour line as the approved dwelling and would have a significantly shorter wall length to the approved dwelling. The east/west elongated axis of the approved dwelling will ensure this building remains the prominent built feature on the hillside.</p> <p>While both buildings will be partially visible from the surrounding road networks and adjoining properties, screening vegetation, roadside embankments and the scale and siting of the outbuilding relative to the proposed dwelling will ensure the approved dwelling remains the most visually prominent building on the site.</p>
	(b) <i>be consistent with the scale of outbuildings on the site or in close visual proximity;</i>	The proposed outbuilding is consistent with the scale of outbuildings in close visual proximity which typically form large footprint buildings.
	(c) <i>be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape."</i>	The proposed outbuilding does not result in any unreasonable impact upon the surrounding landscape values.

Rural Living Zone

- **Clause 13.4.3 A4 (Depth of excavation)** – The depth of excavation at the eastern elevation of the outbuilding would be 2.6m below natural ground level therefore does not comply with the acceptable depth of 1m.

The proposed variation must be considered pursuant to the Performance Criteria (P4) of Clause 13.4.3 as follows.

Clause	Performance Criteria	Assessment
13.4.3 P4	<i>“Fill and excavation must satisfy all of the following:</i>	See below assessment.
	<i>(a) does not detract from the landscape character of the area;</i>	The proposed excavation would result in the overall height of the building and floor levels being significantly reduced which will assist in reducing the impact on the visual landscape qualities of the area, particularly when viewed from upslope to the east.
	<i>(b) does not unreasonably impact upon the privacy for adjoining properties;</i>	The proposed excavation will reduce the overall height of the outbuilding when viewed from the surrounding residential properties to the east and west (which are located at the same elevation) and the properties uphill to the north. The excavation allows for the reduction in height, separation from boundaries and design will minimise intrusion on privacy for adjoining properties.
	<i>(c) does not affect land stability on the lot or adjoining land.”</i>	The land would be suitably retained as required under current building legislation to ensure land stability is not affected.

Stormwater Management Code

- **Clause 13.4.4 A1 (Stormwater management)** – the site is not serviced with council stormwater infrastructure; therefore, stormwater will be required to be managed on-site.

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

Clause	Performance Criteria	Assessment
E7.7.1 P1	<i>“Stormwater from new impervious surfaces must be managed by any of the following:</i>	See below assessment.
	<i>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</i>	Council’s Development Engineer has advised that the land area of the property is sufficient to enable all stormwater to be retained and/or reused on the site. Details of the stormwater disposal system, such as trenches and/or rainwater tanks, would need to be submitted with applications for building and plumbing permits as normally required.
	<i>(b) collected for re-use on the site;</i>	As per above.
	<i>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.”</i>	Not applicable.

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. Retrospective Nature of the Application

The representor has raised concern in relation to the retrospective nature of the application being from a property owned by a person actively involved in the building and construction industry.

- **Comment**

The application currently under assessment seeks to bring the works carried out on the site into compliance.

5.2. External Materials

The representor has raised concern in relation to the existing roofing material which appears to be Zinalume and as a result, is highly reflective. The representor has requested the existing roof be replaced with Colorbond roofing or alternatively, paint the existing roof a colour which will reduce its reflectivity.

- **Comment**

Recommended Condition 3 requires the production of a colour schedule providing for the use of non-reflective, muted colours for all external surfaces. The representor's concern is therefore considered to be adequately addressed.

5.3. Use of Outbuilding

The representor has raised concern in relation to the intended use of the mezzanine level of the proposed outbuilding.

- **Comment**

The application documentation indicates the proposed outbuilding is intended to be used for domestic non-habitable purposes only. A condition is recommended reinforcing the outbuilding is not to be used for habitable, industrial, or commercial purposes.

5.4. Future Works on the Site

The representor has queried the intended future development of the site given the presence of a large, excavated area above the constructed outbuilding.

- **Comment**

The excavated area reflects the location of the dwelling approved under D-2015/483.

5.5. Noise Impacts Arising from use of Outbuilding

The representor has raised concern that the use of the outbuilding will cause an unreasonable noise impact upon nearby residences due to the nature of the activities associated with the operation of a business.

- **Comment**

The application is for a non-habitable outbuilding intended to form part of the residential use of the site. The use of the outbuilding for commercial or industrial purposes would form a prohibited use in the zone. A condition is recommended reiterating the outbuilding is not to be used for commercial or industrial purposes.

5.6. Proximity to Otago Bay Road

The representor has raised concern in relation to the proximity of the outbuilding to Otago Bay Road. Specifically, the concern relates to the instability this may cause to the road embankment and resultant tree loss. The representor is also concerned the location of the building would preclude future road widening of Otago Bay Road.

- **Comment**

The proposed outbuilding would be located within the boundaries of the site and would not warrant tree removal. A site and soil evaluation were undertaken as part of the assessment of BPA-2018/653 and the footings of the building have been designed to address the appropriate soil classification.

Council has not identified any future road widening works within this location that would warrant acquisition of private land.

5.7. Access Arrangements

The representor has raised concern in relation to the continued use of the access to the property from Otago Bay Road. The representor has queried the suitability of the use of this access given the sight distance limitations.

- **Comment**

The safety issues arising from the inadequate design of the Otago Bay Road access have been discussed in detail above. A permit condition is recommended requiring its closure.

Future use would be subject to a separate process and would require demonstration that the access could comply with relevant access design and construction requirements. At this point, no evidence has been provided to indicate this is possible.

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 for a retrospective outbuilding at 24 Lagoon Road, Otago is considered to satisfy all relevant acceptable solutions and performance criteria of the Scheme and is accordingly recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (6)
3. Site Layout (1)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

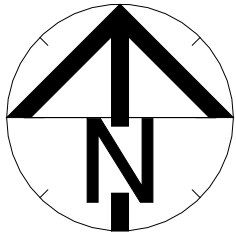


This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

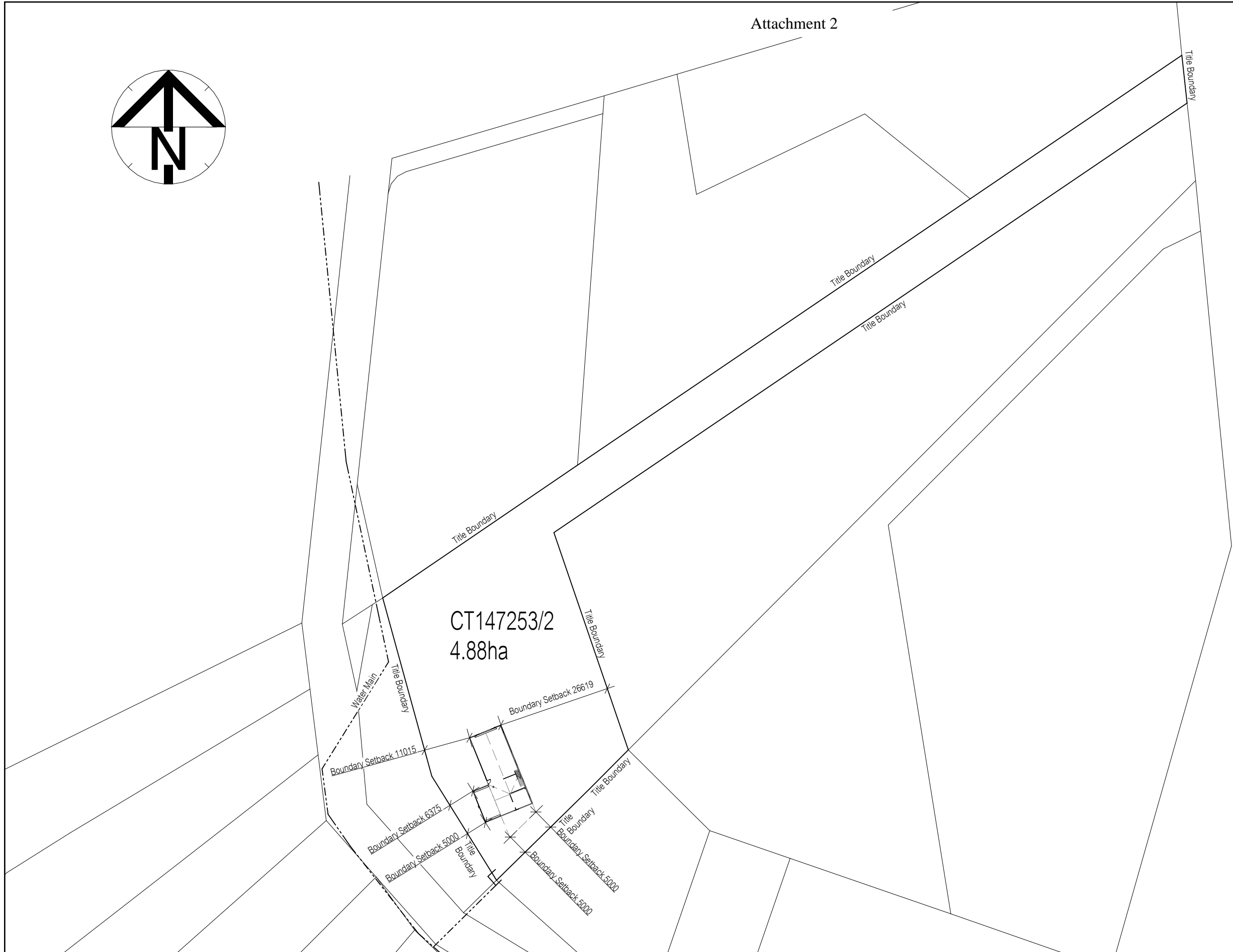
8/17/2021

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LAGOON ROAD



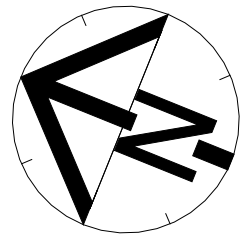
B	24 June 21	LH
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:	Client / Project info
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	AS CONSTRUCTED CLEMENTS SHED 24 Lagoon Road, OTAGO

LOCATION PLAN		
Drawn	LH	AP2020-1905
Date	12 May 2021	Sheet
Scale	1 : 900	01/03



BOUNDARIES SOURCED FROM LIST
Courtesy of LIST State of Tasmania
This note to be included on all site plans

CT147253/2
4.88ha



B	24 June 21	LH
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
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Designer:

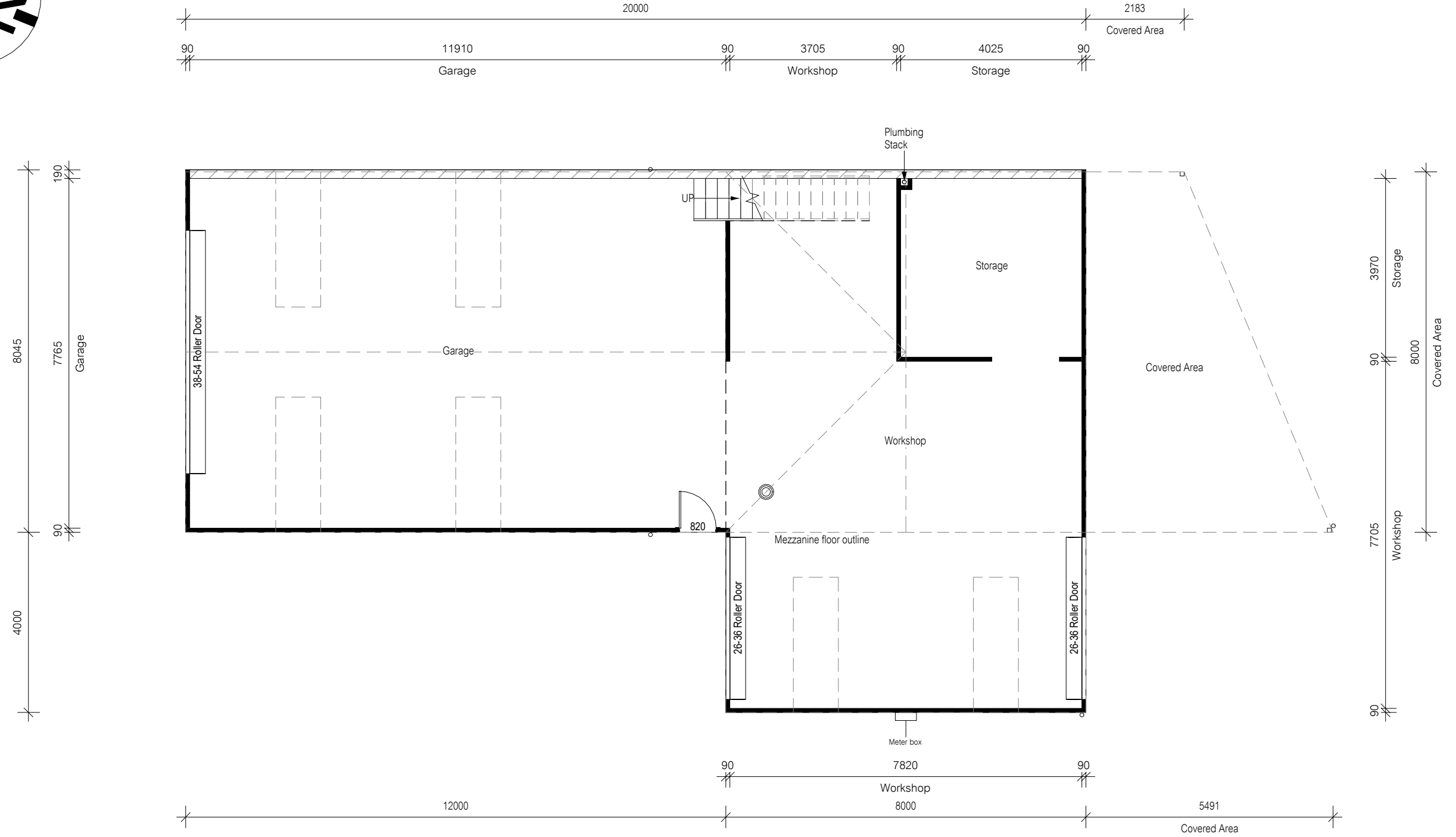
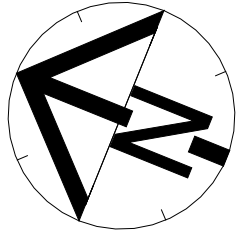
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnelli)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info


AS CONSTRUCTED CLEMENTS SHED
24 Lagoon Road,
OTAGO

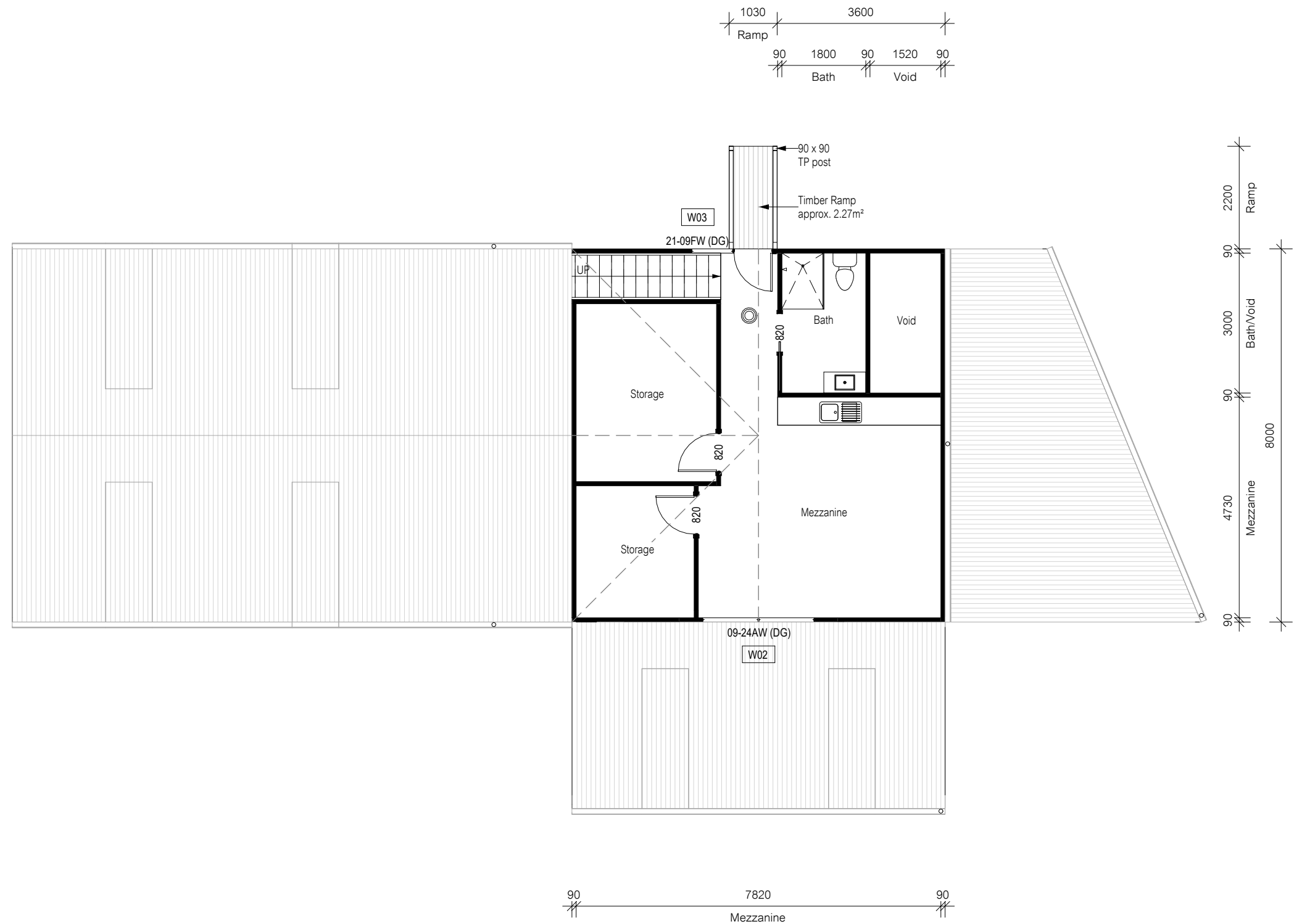
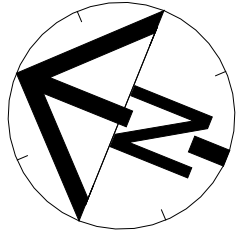


SITE PLAN (AS CONSTRUCTED)		
Drawn	LH	AP2020-1905
Date	18 January 2021	Sheet
Scale	1 : 200	01a/03




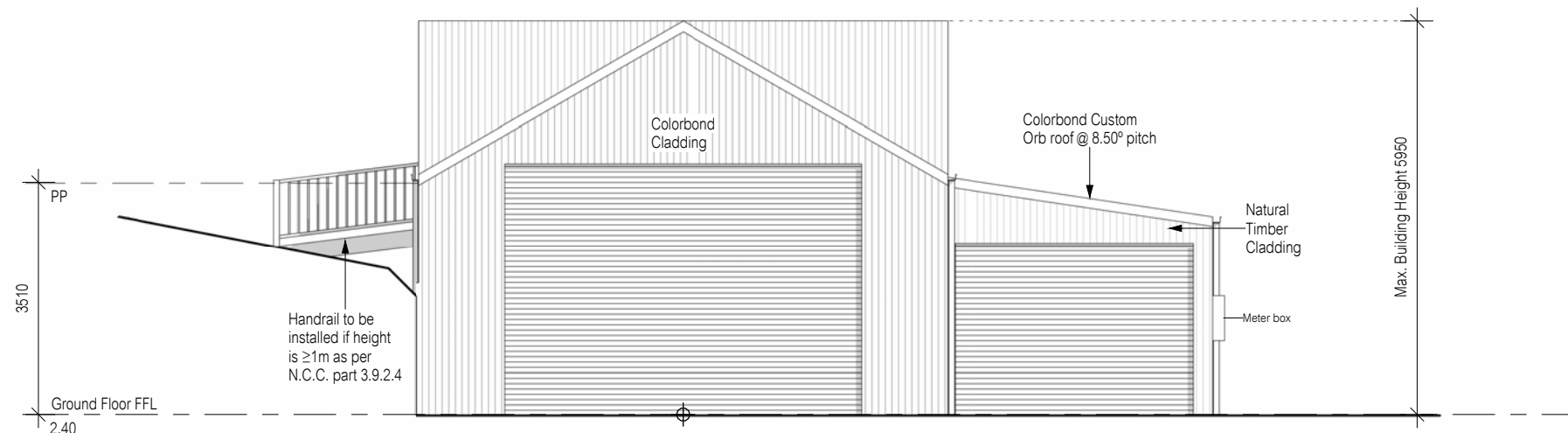
B	24 June 21	LH
No.	Date	Int.

Floor Area = 192.90m²	<p>Notes</p> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info		GROUND FLOOR PLAN (AS CONSTRUCTED)		
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	AS CONSTRUCTED CLEMENTS SHED 24 Lagoon Road, OTAGO		Drawn	LH	AP2020-1905
					Date	18 January 2021	Sheet
					Scale	1 : 100	02/03
					Copyright ©		
Amendment changes as per cover sheet							



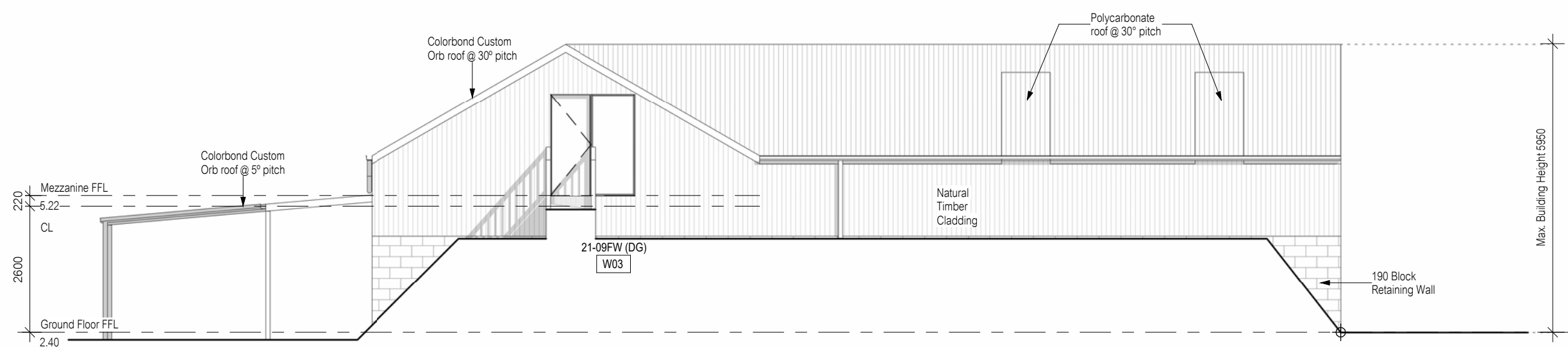
B	24 June 21	LH
A	04 June 21	LH
No.	Date	Int.

Floor Area = 64.00m ²	<p>Notes</p> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info		MEZZANINE FLOOR PLAN (AS CONSTRUCTED)			
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnelli) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	AS CONSTRUCTED CLEMENTS SHED 24 Lagoon Road, OTAGO		Drawn	LH	AP2020-1905	
					Date	18 January 2021	Sheet	
					Scale	1 : 100	02a/03	
Amendment changes as per cover sheet								



North Elevation

FFL's are arbitrary



East Elevation

B	24 June 21	LH
A	04 June 21	LH
No.	Date	Int.

Amendment changes as per cover sheet	Shadows shown for stylisation purposes only
--------------------------------------	---------------------------------------------

Notes

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

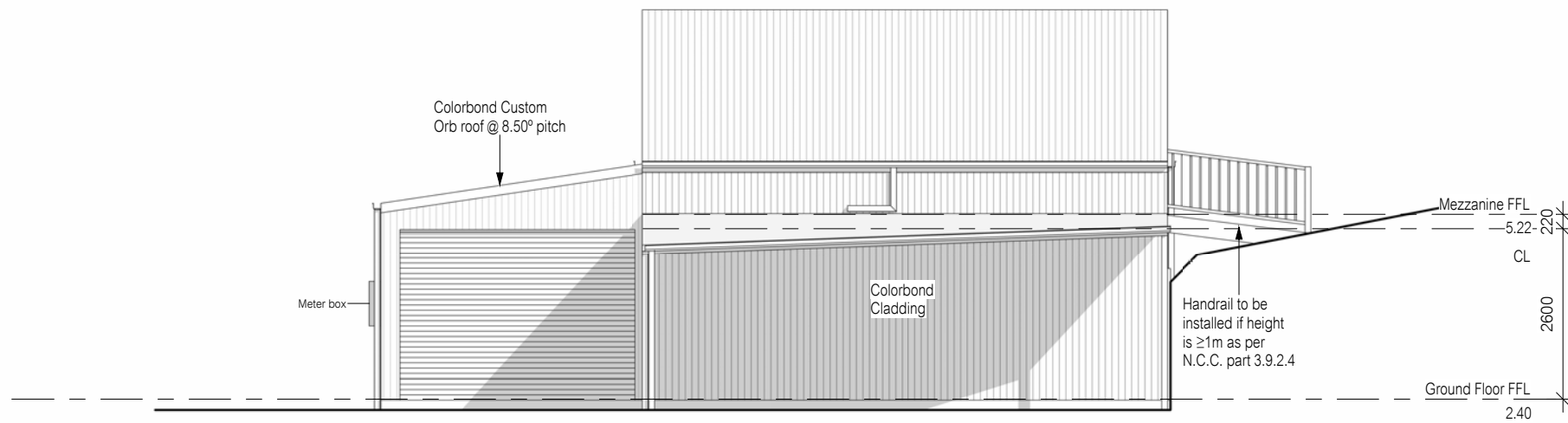
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

AS CONSTRUCTED CLEMENTS SHED
24 Lagoon Road,
OTAGO

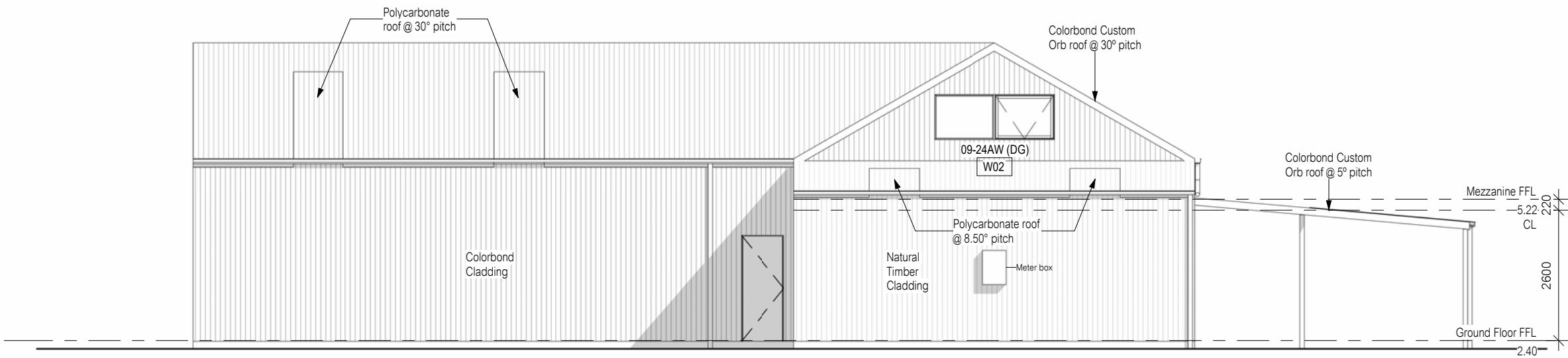


ELEVATIONS SHEET 1 (AS CONSTRUCTED)		
Drawn	LH	AP2020-1905
Date	18 January 2021	Sheet
Scale	1 : 100	03/03
Copyright ©		



South Elevation

FFL's are arbitrary



West Elevation

B	24 June 21	LH
A	04 June 21	LH
No.	Date	Int.

All window sizes to be checked and/or confirmed on site prior to ordering glazing units	
Amendment changes as per cover sheet	Shadows shown for stylisation purposes only

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnelli)
Ph: (03) 6231 4122
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info@anotherperspective.com.au

Client / Project info

AS CONSTRUCTED CLEMENTS SHED
24 Lagoon Road,
OTAGO



ELEVATIONS SHEET 2 (AS CONSTRUCTED)		
Drawn	LH	AP2020-1905
Date	18 January 2021	Sheet
Scale	1 : 100	03a/03
Copyright ©		



CITY OF CLARENCE PLANNING APPROVAL

DEVELOPMENT PERMIT NO: D-2015/483

DATED: 22/5/2017

NOTE: A separate building and plumbing approval may be required BEFORE the commencement of any building works.

DRAINAGE NOTES:

Stormwater Pipes: — to be UPVC Class HD
Sewer Pipes: — to be UPVC Class SH
Provide 20 dia copper water reticulation - Type B
Stop Valve to be located adjacent to entry point of residence or as agreed by owner.
Backfill all trenches beneath vehicle pavement and slabs on grade full depth, with 20 FCR compacted to 95%.

WASTEWATER DISPOSAL DURING BUILDING CONSTRUCTION TO BE PROVIDED BY APPROVED CONTRACTOR

All sewerage and stormwater drainage shall be carried out in accordance with local Council requirements

KEY FIXTURE WASTE PIPE

1 Water Closet	100 dia
2 Sink	50 dia
3 Basin	40 dia
4 Bath	50 dia
5 Shower	50 dia
6 Trough	50 dia
All pipes to be class SH	

Provide an overflow relief gully with tap over. Invert level to be a minimum of 150 below finished floor level.

All sewerage and stormwater drainage shall be carried out in accordance with local Council requirements.



**QUALITY
HOME
DESIGN**

7
RUTHWELL STREET
MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No 718R
(Building Designer)

PROJECT:
**PROPOSED RESIDENTIAL DEVELOPMENT
at 24 LAGOON ROAD, OTAGO BAY
for T CLEMENTS**

ISSUES

SCALES 1:250

DRAWN: BRIAN DATE: 20/04/17

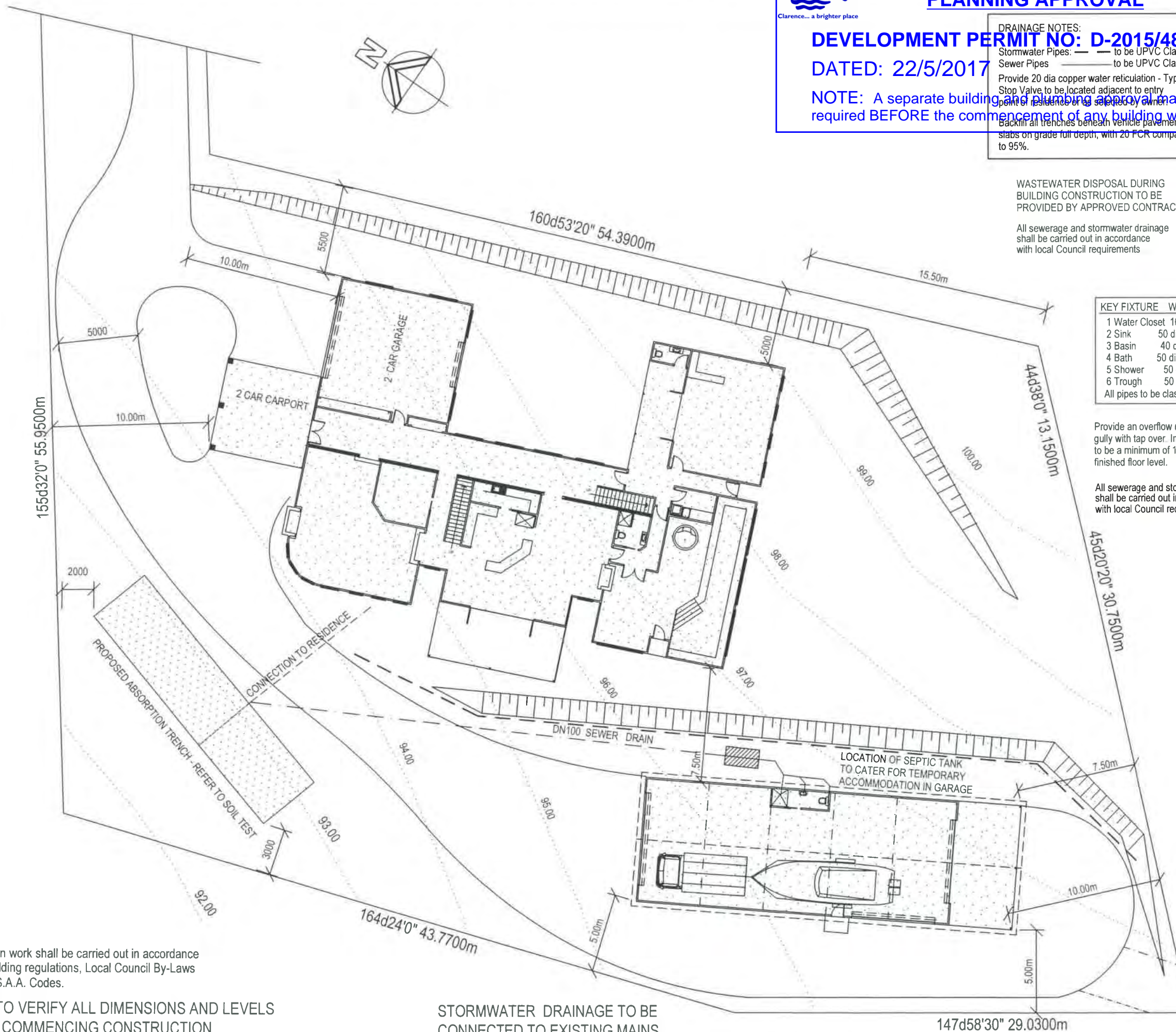
SITE LAYOUT

DRAWING No.
2014-049-S2
ISSUE NO. 4

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

STORMWATER DRAINAGE TO BE CONNECTED TO EXISTING MAINS



SITE PHOTOS – 24 LAGOON ROAD, OTAGO



Photo 1: The existing unapproved access to the site from Otago Bay Road. The outbuilding currently under construction is visible at the top of the driveway.



Photo 2: The view from the Otago Bay Road access towards Otago Bay Road demonstrating the safe intersecting sight distance deficiency to the south.



Photo 3: The access as shown in 2009. Council has no record of an access being approved to the site from Otago Bay Road. The image demonstrates the degree of works that have since occurred to the access without council approval. (Source: Google Earth, 2009).

11.3.3 DEVELOPMENT APPLICATION PDPLANPMTD-2021/019763 – 2 AND 4 DUNDULLA STREET, HOWRAH - DEMOLITION OF DWELLING AND 6 MULTIPLE DWELLINGS (1 EXISTING + 5 NEW)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 6 Multiple Dwellings (1 existing + 5 new) at 2 and 4 Dundulla Street, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access, Road and Railway Assets, Stormwater Management and Inundation Prone Areas 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 has been extended with the applicant's consent until 31 August 2021.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 11 representations were received raising the following issues:

- density of development;
- traffic impacts;
- pedestrian safety;
- infrastructure capacity;
- visual impact/loss of views;
- loss of privacy;
- solar access;
- accuracy of plans;
- location of boundary fencing;
- loss of land value;
- insufficient area for gardens/wildlife;
- construction noise; and
- lack of consideration of accessibility in design.

RECOMMENDATION:

A. That the Development Application for 6 Multiple Dwellings (1 existing + 5 new) at 2 and 4 Dundulla Street, Howrah (CI Ref PDPLANPMTD-2021/019763) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLANS [the parking space to the south-west of Unit 5 as being allocated to Unit 5].
3. GEN M5 – ADHESION.
4. A lighting plan must be provided with lighting for all parking and vehicle circulation roadways prior to the granting of a building permit. The plan must be in accordance with Clause 3.1 “Basis of Design” and Clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting, to the satisfaction of council’s Group Manager Engineering Services.
5. ENG A1 – NEW CROSSOVER [TSD-R09 (Urban)].
6. ENG A1 – CROSSOVER CHANGE [6m].
7. ENG A5 – SEALED CAR PARKING.
8. ENG A7 – REDUNDANT CROSSOVER.
9. ENG S1 – INFRASTRUCTURE REPAIR.
10. ENG S3B – WATER SENSITIVE URBAN DESIGN PRINCIPLES – BODY CORPORATE [prior to the issue of a building permit or certificate of likely compliance (CLC) for building works].
11. The development must meet all required Conditions of Approval specified by TasWater notice dated 28 June 2021 (TWDA-2021/01001-CCC).

ADVICE – Units 1, 2 and 6 are located within a mapped flood prone area and as such attention should be taken to ensure that the works comply with the requirements of the Building Regulations 2014 Section 15(d) and Building Act 2000 Section 159.

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-2021/019763 – 2 AND 4 DUNDULLA STREET, HOWRAH - DEMOLITION OF DWELLING AND 6 MULTIPLE DWELLINGS (1 EXISTING + 5 NEW) /contd...

ASSOCIATED REPORT**1. BACKGROUND**

A Petition to Amend was approved and sealed by council in March 2021 for 2 Dundulla Street, to remove a redundant, historic drainage easement carried forward from a deed dating from 1958. The Petition was lodged with the Land Titles Office in April 2021 but is yet to be registered.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 7.5 – Compliance with Applicable Standards
- Section 8.10 – Determining Applications;
- Section 10.0 – General Residential Zone;
- Section E5.0 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E15.0 – Inundation Prone Areas.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is comprised of two lots being 2 and 4 Dundulla Street, with a total combined area of 1979m². The site has 47.05m frontage to Dundulla Street and 40.15m frontage to Alinta Street and is located within an established residential area at Howrah.

The site supports two existing dwellings and associated landscaped gardens, an outbuilding, and slopes gradually down to the south-west. Existing parking areas are located to the south of the existing dwellings. The site is encumbered by a drainage easement as discussed above. The location of the site is shown in the Attachments.

3.2. The Proposal

The proposal is for the development of 6 Multiple Dwellings (1 existing, 5 new) on the site.

The proposed dwellings would each be 2-storey and would be accessed from a centrally located driveway off Dundulla Street. The development would be setback 2.0m from the northern (side) boundary, 3.0m from the western (side) boundary, 3.0m from the eastern (secondary frontage) boundary and 4.5m from the southern (primary frontage) boundary. The dwellings would not exceed 7.48m above natural ground level at their highest point, would each contain three bedrooms and a 2-car garage. Unit 5 (existing) has a single-car garage only, and three visitor spaces are provided being a site total of 14 spaces.

The development would have a total site coverage of 949m². It is proposed to demolish the dwelling and outbuilding on the western part of the site as part of the development. The proposed plans are provided in the Attachments.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 7.5]

“7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code.

7.5.3 *Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard.”*

4.2. Determining Applications [Section 8.10]

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

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

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

References to these principles are contained in the discussion below.

4.3. Compliance with Zone and Codes

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

General Residential Zone

- **Clause 10.4.2 (A3) setbacks and building envelope for all dwellings**
– it is proposed that Units 1, 2 and 3 would protrude beyond the building envelope prescribed by the acceptable solution by 500mm where adjacent the western boundary.

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

Performance Criteria	Proposal
<p><i>“P3 - The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause unreasonable loss of amenity by:</i></p>	See below.

<p>(i) <i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p> <p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p> <p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p>	<p>The adjoining sites at 66 and 68 Tranmere Road are located to the west of the development site, and Dundulla Street lies to the south of the site. The shadow diagrams provided by the applicant (included in the Attachments) show that the development would have only minimal impact upon solar access to the dwellings at both 66 and 68 Tranmere Road early in the morning at Winter Solstice, with the impact reduced by 12 noon to the boundary. The impact is therefore not considered unreasonable and meets this test of the performance criteria in that all habitable areas of both dwellings would have in excess of three hours of sunlight at Winter Solstice.</p> <p>The proposal will cause overshadowing to parts of the ground level private open space at the rear of the sites at 66 and 68 Tranmere Road throughout the day at Winter Solstice.</p> <p>Shadow diagrams show that the impacted area to the private open space areas at 1 Park Road is limited to early morning at Winter Solstice, meaning that the extent of the overshadowing impact likely as part of this proposal to the outdoor living areas associated with that dwelling are not unreasonable, in that in excess of three hours of sunlight would also be available to these areas.</p> <p>The impact to the south is limited to late afternoon at Winter Solstice, in that the site is separated from residential land to the south by Dundulla Street. The impact would be limited from 2pm onwards at Winter Solstice, leaving well in excess of the minimum of three hours of sunlight to the dwellings at 2/70 Tranmere Road, 1 and 3 Dundulla Street at Winter Solstice. For these reasons it is therefore considered to meet this test of the Scheme in that the impact is not unreasonable.</p> <p>Not relevant.</p>
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<p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p>	<p>The proposed dwelling units are 2-storey and would have a maximum height above natural ground level that would not exceed 7.48m at their highest point above natural ground level. The proposed dwelling units would have setbacks ranging from 2.0m to 5.7m providing for separation consistent with the surrounding area.</p> <p>The immediate area is largely characterised by single dwellings on each lot with a combination of single and double-storey development, and the proposed double-storey units would each provide setback distances from boundaries that limit the visual impact in terms of bulk and proportion, when viewed from adjacent lots.</p> <p>On this basis, the development is not considered to have an unreasonable visual impact on the adjoining properties.</p>
<p><i>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area."</i></p>	<p>There are many examples in the surrounding area where dwellings are located in proximity to the rear and side boundaries of lots and on this basis, the separation between the proposed dwellings is considered compatible with that prevailing in the surrounding area.</p>

General Residential Zone

- **Clause 10.4.3 (A2) site coverage and private open space for all dwellings** – it is proposed that Unit 1 would have an east-facing private open space area measuring 3m by 8m, which does not comply with the minimum dimensions prescribed by the acceptable solution of 4m by 4m. Units 2 to 6 inclusive comply with the acceptable solution.

The proposed variation must therefore be considered pursuant to the Performance Criteria (P2) of Clause 10.4.3 as follows.

Performance Criteria	Proposal
<p><i>“P2 - A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is:</i></p> <p><i>(a) conveniently located in relation to a living area of the dwelling; and</i></p> <p><i>(b) orientated to take advantage of sunlight.”</i></p>	<p>Unit 1 would have an upper-level west-facing deck area with dimensions of 2.5m by 4.0m, with direct access from the living/dining parts of that dwelling unit. This space would likely be used as an extension of the living area for that dwelling unit, with convenient access from the main living spaces.</p> <p>The ground level open space area would be north-east facing, would benefit from appropriate solar access and could also reasonably be utilised for private recreation. The tests of this performance criterion are therefore considered to be met by the proposal.</p>

Stormwater Management Code

- **Clause E7.7.1 (A2) stormwater drainage and disposal** – the area of impervious area, as shown on the site plan, is over 600m² and therefore does not meet the Acceptable Solution.

The proposed variation must be considered pursuant to the Performance Criteria (P2) of Clause E7.7.1 as follows.

Performance Criteria	Assessment
<p><i>“P2 - A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.”</i></p>	<p>Council’s Engineer is satisfied that the proposed on-site stormwater drainage system will achieve satisfactory stormwater quality outcomes, and that there is sufficient area on-site to manage stormwater runoff and treatment. A condition has been included in the recommended conditions in relation to the treatment of stormwater runoff from the site required to demonstrate compliance with the State Stormwater Strategy.</p>

Inundation Prone Areas Code

- **Clause E15.7.4 (A1) riverine inundation hazard areas** – part of the site affecting Units 1 and 6 is identified as having a flood risk ranging from 0.05 – 0.2m. The acceptable solution requires a floor level for new habitable buildings no lower than the known flood level in a 1 in 100-year event, plus 300mm. The proposed floor level of both units would be 300mm above the finished surface level of the site, which does not comply with the acceptable solution.

The proposed variation must therefore be considered pursuant to the Performance Criteria (P1) of Clause E15.7.4 as follows.

Performance Criteria	Proposal
<p><i>“A new habitable building must have a floor level that satisfies all of the following:</i></p> <p>(a) <i>risk to users of the site, adjoining or nearby land is acceptable;</i></p> <p>(b) <i>risk to adjoining or nearby property or public infrastructure is acceptable;</i></p> <p>(c) <i>risk to buildings and other works arising from riverine flooding is adequately mitigated through siting, structural or design methods;</i></p> <p>(d) <i>need for future remediation works is minimised;</i></p> <p>(e) <i>provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works.”</i></p>	<p>See below assessment.</p> <p>Council’s Engineer is satisfied that there would be no risk to users of the site or adjoining or nearby land as a result of the proposal, in that there would be 300mm clearance from the finished surface level to the lower-level floor level of the affected units.</p> <p>Council’s Engineer considers there to be no risk to adjoining or nearby property, in that the 100mm kerb height of both the Alinta and Dundulla Street road reservations would protect the site from flood flows, as required.</p> <p>There are no identified risks from flood flows, and therefore no remediation works required.</p> <p>No developer contributions are required.</p>

Inundation Prone Areas Code

- **Clause E15.7.5 (A2) and (A3) riverine, coastal investigation area, low, medium, high inundation hazard areas** –wall lengths exceeding 5m are proposed as part of the development, which does not comply with the acceptable solution. There is no acceptable solution for A2.

The proposed variation must therefore be considered pursuant to the Performance Criteria (P2) and (P3) of Clause E15.7.5 as follows.

Performance Criteria	Proposal
<p><i>“P2 - Landfill, or solid walls greater than 5m in length and 0.5m in height, must satisfy all of the following:</i></p> <p><i>(a) no adverse affect on flood flow over other property through displacement of overland flows;</i></p> <p><i>(b) the rate of stormwater discharge from the property must not increase;</i></p> <p><i>(c) stormwater quality must not be reduced from pre-development levels.</i></p>	<p>See below assessment.</p> <p>Council’s Engineer is satisfied that the proposal will not adversely affect flood flow over any other property.</p> <p>Stormwater will be managed on-site and therefore the rate of stormwater discharge from the site will not increase.</p> <p>As the stormwater is to be managed on-site, Council’s Engineer is satisfied that the stormwater quality will not be reduced.</p>
<p><i>P3 - Mitigation measures, if required, must satisfy all of the following:</i></p> <p><i>a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise;</i></p> <p><i>b) not have a significant effect on flood flow.”</i></p>	<p>See below assessment.</p> <p>Council’s Engineer is satisfied that the finished floor levels of the proposed development would be of a sufficient level to be protected from flooding.</p> <p>The design and management of stormwater flows on-site can be appropriately addressed by the proposed design and detailed engineering designs, to be required as a condition of approval if a permit is granted. The tests of the performance criterion are therefore met by the proposal.</p>

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 11 representations were received. The following issues were raised by the representors.

5.1. Density of Development

Concern is raised by the representations that the proposed density of development is inappropriate for the site, and inconsistent with the character of the area. It is submitted that such development would be more appropriate in other parts of Howrah and Tranmere, that it is not appropriate for the subject area and that the sense of community is being lost to housing infill.

- **Comment**

The proposed development satisfies the relevant acceptable solution of Clause 10.4.1 (A1) in relation to density, in that the proposal is for a density of one dwelling unit per 329.8m² of site area. On the basis that the proposal meets the relevant test for density, the considerations of compatibility with the density of existing development in the area is not a relevant consideration as part of this assessment. This issue is therefore not of determining weight.

5.2. Traffic Impacts

The impact of the proposed development upon traffic movements on, around and within proximity of the site is raised as a concern. The concerns include the impacts associated with the increased number of vehicular movements on Dundulla and Alinta Streets, and more broadly the impacts on Tranmere Road.

Concern is also raised that there is insufficient on-site parking proposed as part of the development, in that only three visitor spaces are proposed and that there is limited on-street parking within proximity of the site. Concerns that vehicles and trucks use the junction of Alinta and Dundulla Street as a turning area and that this proposal would exacerbate this issue.

- **Comment**

Council's Engineers are satisfied that there is capacity in the road network to absorb and cater for the additional traffic likely as a result of the proposal without compromise to efficiency of the road network.

The proposal satisfies the relevant standards of the Scheme in relation to the Road and Railway Assets and Parking and Access Codes, addressed above. Council's Engineers are satisfied that the available sight distances for vehicles entering the site from the access road are adequate for the proposed development, and that the available sight distances comply with the minimum sight distance requirements of the Australian Standards as required by Acceptable Solution E6.7.2 (A1) of the Parking and Access Code.

In relation to the proposed number of parking spaces on site, the development provides for a total number of on-site parking spaces in compliance with Clause E6.6.1 (P1). Of the 3 visitor spaces proposed, only 2 are required by Clause E6.6.1 (A1) of the Parking and Access Code, for a 6-unit development. The applicant has proposed that the space labelled "visitor" to the south of Unit 5 must be allocated to that unit. A condition requiring amended plans to reflect this has therefore been included in the recommended conditions, above.

5.3. Pedestrian Safety

Concern is raised by the representations that the proposed development would risk pedestrian safety in the area. Specific concerns are that the increased number of vehicular movements to and from the site and in the area more widely, would risk pedestrian movements on existing paths and crossing the access, and that on bin collection night that footpath access would be entirely cut off by bins placed on the footpath.

- **Comment**

Council's Engineers are satisfied that there is capacity within the existing road layout and the road reservation for Dundulla and Alinta Street to cater for the proposed development, and associated movements of pedestrians without safety being compromised. Sight distances comply with the relevant Australian Standards, and as such the safety of pedestrians utilising footpaths in the vicinity of the site would not be compromised. This issue is therefore not of determining weight.

5.4. Infrastructure Capacity

Concern is raised by the representations that there is insufficient capacity in the infrastructure network for the proposed development to cater for the proposed number of units. This concern relates to water and sewerage, and electricity. Further concerns exist that the physical infrastructure is of an age that there are ongoing failures and repairs being undertaken, and that the proposal places unreasonable stress on old infrastructure.

- **Comment**

The application was referred to TasWater, as required, who provided consent and conditions of approval to be included as part of any planning permit if granted by Council. The application was also referred to TasNetworks as required who advised that they had no concerns in relation to the proposal. On the basis of the advice received from both entities, council can be satisfied that both consider the infrastructure to have capacity for the proposal, and that there would be no detriment caused. This issue is therefore not of determining weight.

5.5. Visual Impact/Loss of Views

Concern is raised by the representations that there would be a loss of views from surrounding properties towards the river and mountain as a result of the proposal. It is submitted that this impact is unreasonable, and the visual impact is also itself unreasonable in that the proposed units should have flat roofs to avoid such an impact.

- **Comment**

Loss of view in isolation is not a relevant planning consideration and therefore cannot have determining weight. The proposal meets the relevant tests of the Scheme in relation to building envelope, and loss of view is not a relevant consideration under the Scheme and to the discretions sought by the proposal. This issue is therefore not considered to be of determining weight in relation to the proposal.

5.6. Privacy

Concern is raised by the representations that there would be a loss of privacy as a result of the proposed development, for nearby and adjacent residential development.

- **Comment**

The proposal meets the requirements of the Scheme in relation to privacy, as articulated by the acceptable solutions of Clause 10.4.6 (A1) and (A2). The measures utilised by the design to achieve compliance include privacy screening for the upper-level windows of Units 3 and 4 and setbacks of 3.0m western boundary from Units 1, 2 and 3. On the basis that the relevant acceptable solutions are met by the proposal.

5.7. Solar Access

The representations raise concern that the proposed development would have an adverse impact upon solar access for nearby properties. Specific concerns include the necessity for council to require flat roofs to reduce shadowing impacts, overshadowing of nearby garden areas and also for Council to then require the installation of solar panels.

- **Comment**

Clause 10.4.2 (A3) prescribes the building envelope requirements, and the proposal does not comply with the acceptable solutions. It does, for the reasons discussed in the assessment above, satisfy the associated performance criteria, P3, in that there would be in excess of three hours of sunlight at Winter Solstice available to the habitable areas and outdoor living areas of the adjacent dwellings. While it is acknowledged that the development would have some impact upon solar access at Winter Solstice, this impact is not considered unreasonable in terms of the tests of the Scheme, and therefore does not justify refusal of the proposal.

5.8. Accuracy of Plans

Concern is raised in relation to the accuracy of the plans, in relation to the height of natural ground level as shown. It is submitted that part of 2 Dundulla Street is “reclaimed land” and therefore natural ground level may not be accurate.

- **Comment**

The Scheme refers to natural ground level as being at Scheme commencement date, which is clearly illustrated by the advertised plans. The submitted plans involve substantial reconfiguration of ground levels for the provision of open space, and it is considered on this basis that the ground level has been accurately shown. This issue is therefore not of determining weight.

5.9. Location of Boundary Fencing

One representation raises concern in relation to the location of shared boundary fencing, which it is submitted has been in place for over 40 years. Confirmation is sought that the fence is located on the actual site boundary.

- **Comment**

Fencing is not a relevant planning consideration and therefore cannot have determining weight. Requested modifications to existing fencing and identification of shared boundaries is a matter for negotiation between landowners. This issue is therefore not of determining weight in relation to this proposal.

5.10. Loss of Land Value

Concern is raised by the representations that the proposed development would obscure views of the mountain, river and features of greater Hobart, and that this would compromise the residential amenity of adjacent properties and therefore decrease the value of the associated properties.

- **Comment**

Loss of view and any impact on property value is not a relevant planning consideration and therefore cannot have determining weight.

5.11. Insufficient Area for Gardens/Wildlife

Concern is raised by one representation that the proposed development allows insufficient area for gardens, and for habitat for wildlife.

- **Comment**

The proposed development meets those tests of the Scheme in relation to private open space, as articulated by Clause 10.4.3 in relation to the area of open space to be provided to each unit. The Natural Assets Code does not apply to the site, and the provision of wildlife habitat is not a relevant consideration within the General Residential Zone. This issue is therefore not of determining weight.

5.12. Construction Noise

Concern is raised by the representations that the construction of five units could take a long period, with noise associated with construction likely to cause conflict with surrounding residential use.

- **Comment**

Noise associated with construction is not a relevant consideration under the Scheme. The *Environmental Management and Pollution Control Act 1994* (EMPCA) provides certain noise limits and associated timeframes with which development (and residential land use more broadly) must comply. This issue is therefore not of determining weight.

5.13. Lack of Accessibility in Design

One representation raises the lack of accessible options within the proposed development as a concern, in that there have been no lift options provided nor have appropriate wheelchair access options been provided.

- **Comment**

The relevant requirements for accessibility are articulated by the Commonwealth “Premises Standard 2010”, which provides that a Class 1A building is not required to provide for disabled access. Accessibility is not a relevant consideration under the Scheme, and therefore also not relevant to council’s determination of this proposal.

6. EXTERNAL REFERRALS

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

The proposal was also referred to TasNetworks as required, who advised that the use/development is not likely to affect their operations and that the standard arrangements for development of this type will apply for connection to the electricity network.

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

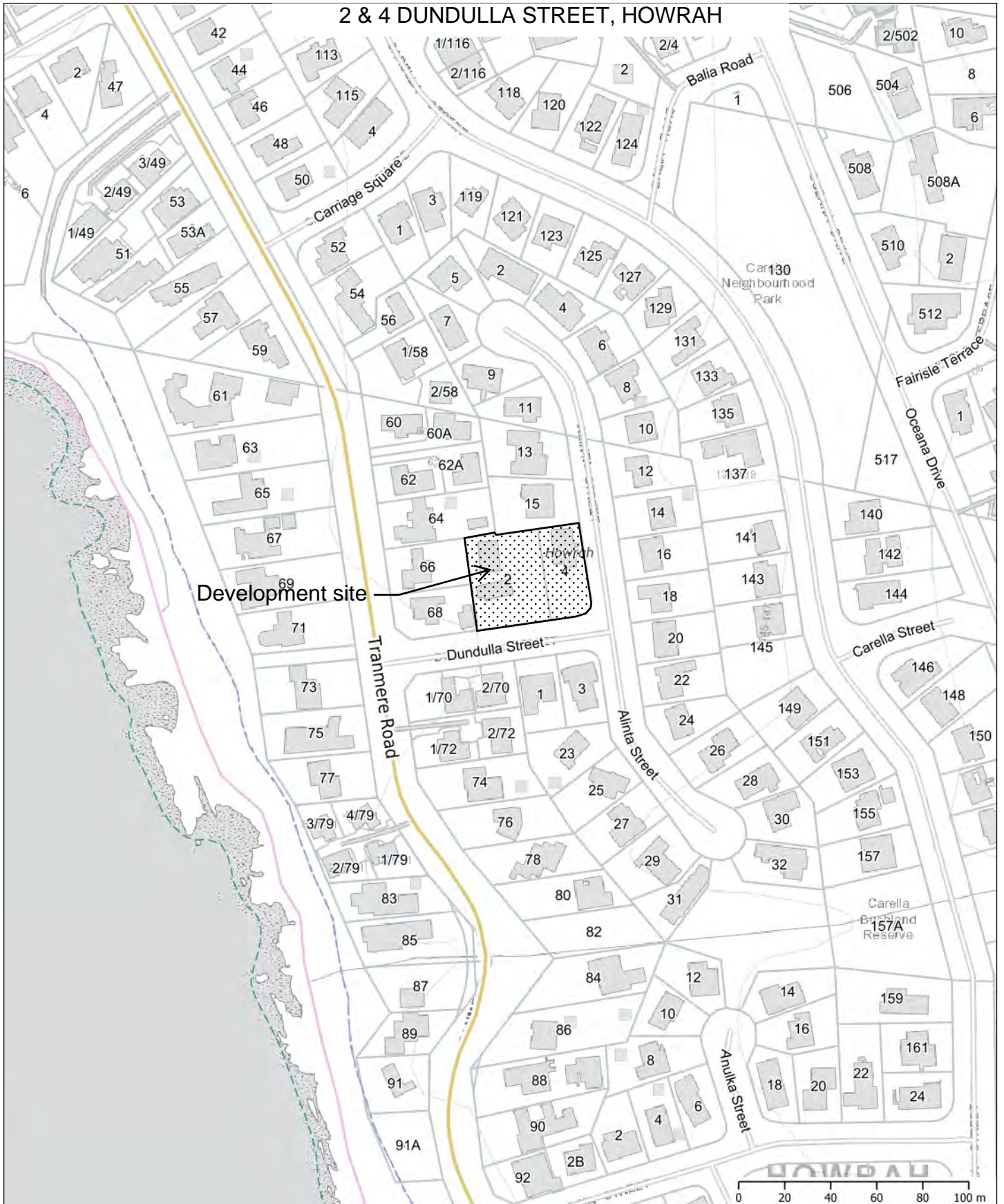
The proposal is for the development of 6 multiple dwellings (1 existing, 5 new) at 2 and 4 Dundulla Street, Howrah. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.



Attachments: 1. Location Plan (1)
2. Proposal Plan (23)
3. Site Photos (2)

Ross Lovell
MANAGER CITY PLANNING

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

Attachment 1



	<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>8/18/2021</p> <p>1:2257</p>	
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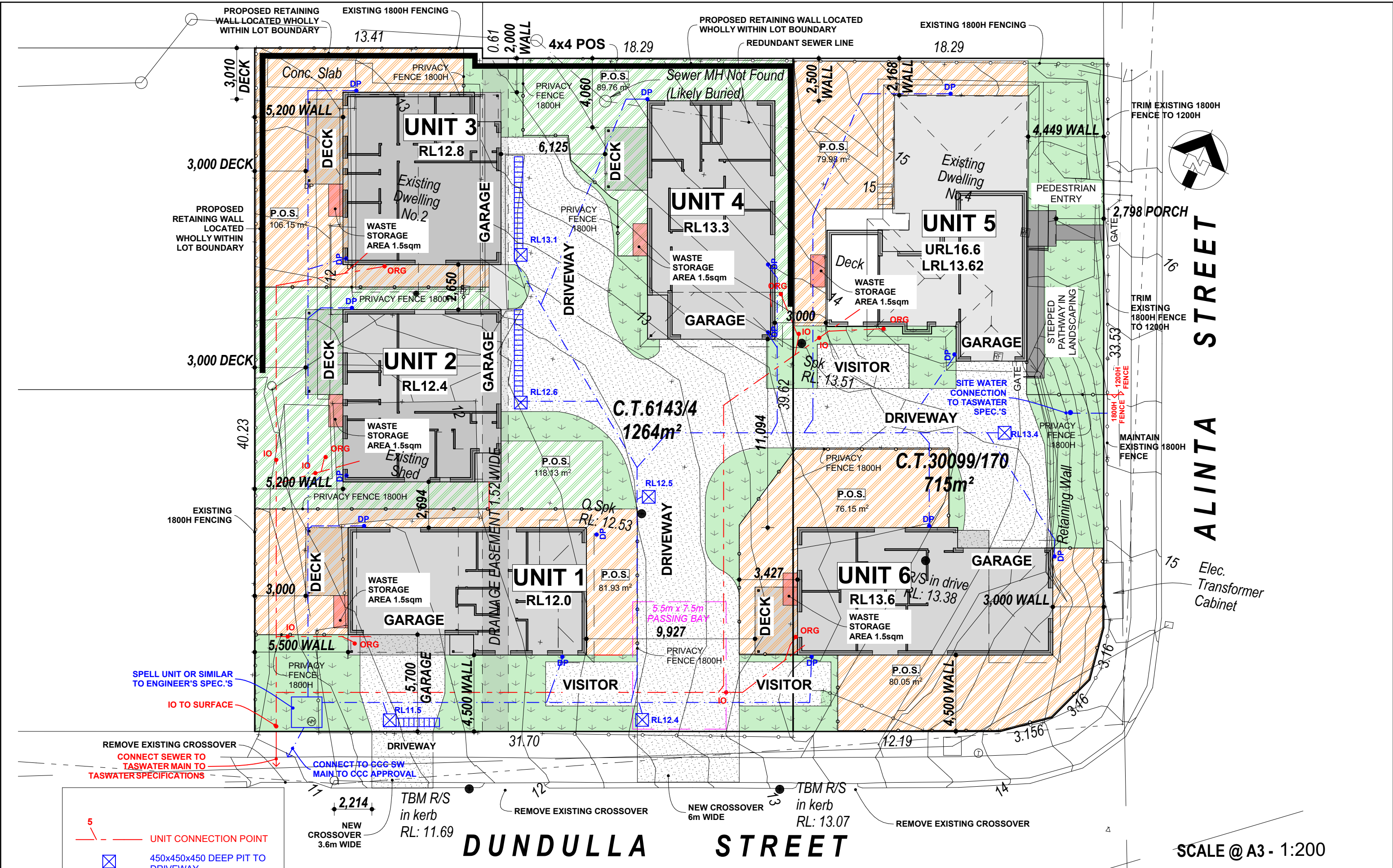
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**PROPOSED MULTI UNIT
DEVELOPMENT**
**2 & 4 DUNDULLA STREET
HOWRAH, TASMANIA**

DATE: 28/07/2021
DRAWN: NG
**JOB NUMBER :
20201214**

**EXISTING SITE
PLAN**
**DA Rev.1
1**



5

UNIT CONNECTION POINT

18.0

450x450x450 DEEP PIT TO DRIVEWAY

18.0

FINISHED SURFACE LEVEL

SEWER

STORMWATER

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PROPOSED MULTI UNIT DEVELOPMENT

2 & 4 DUNDULLA STREET

HOWRAH, TASMANIA

DATE: 28/07/2021

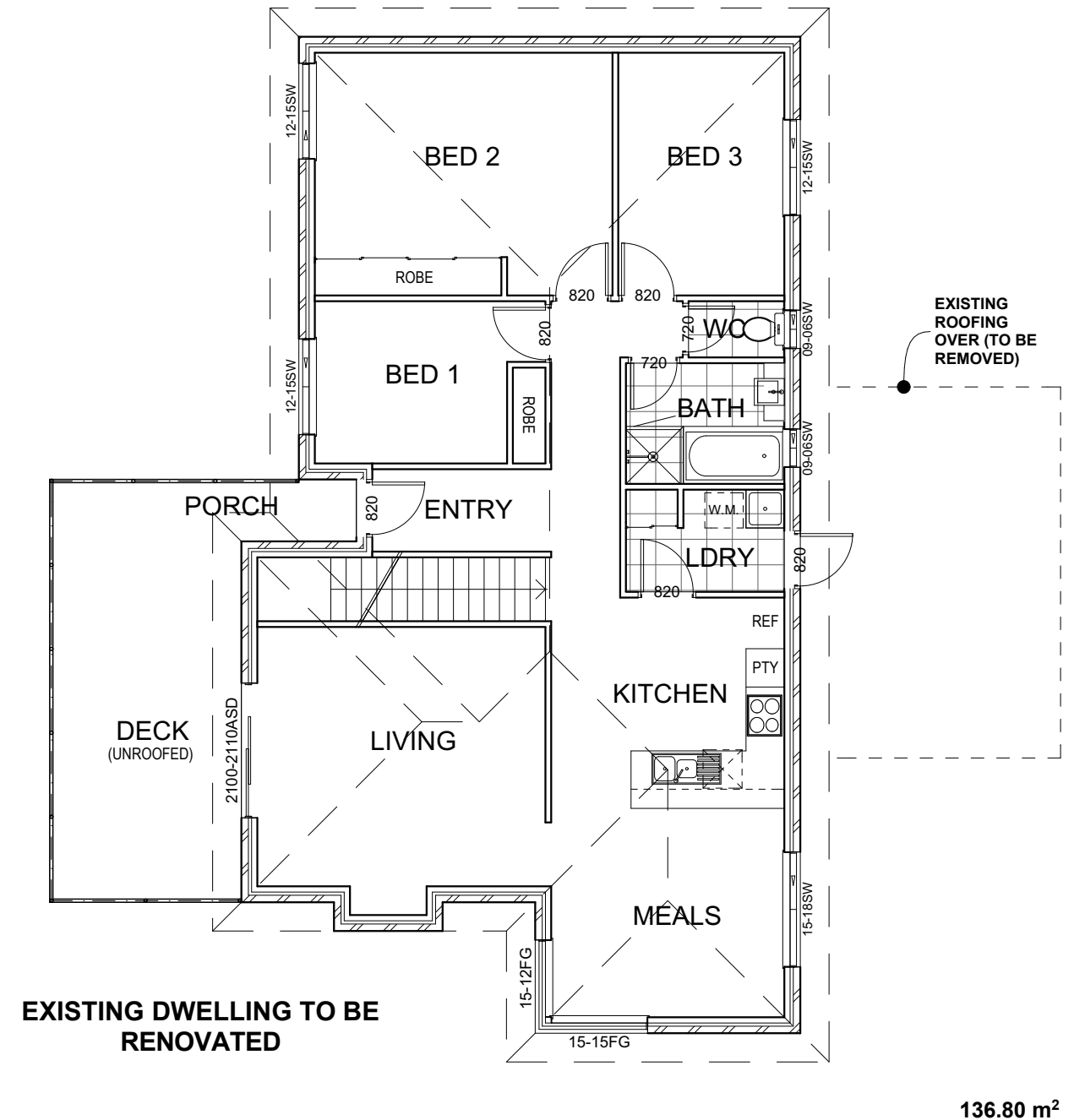
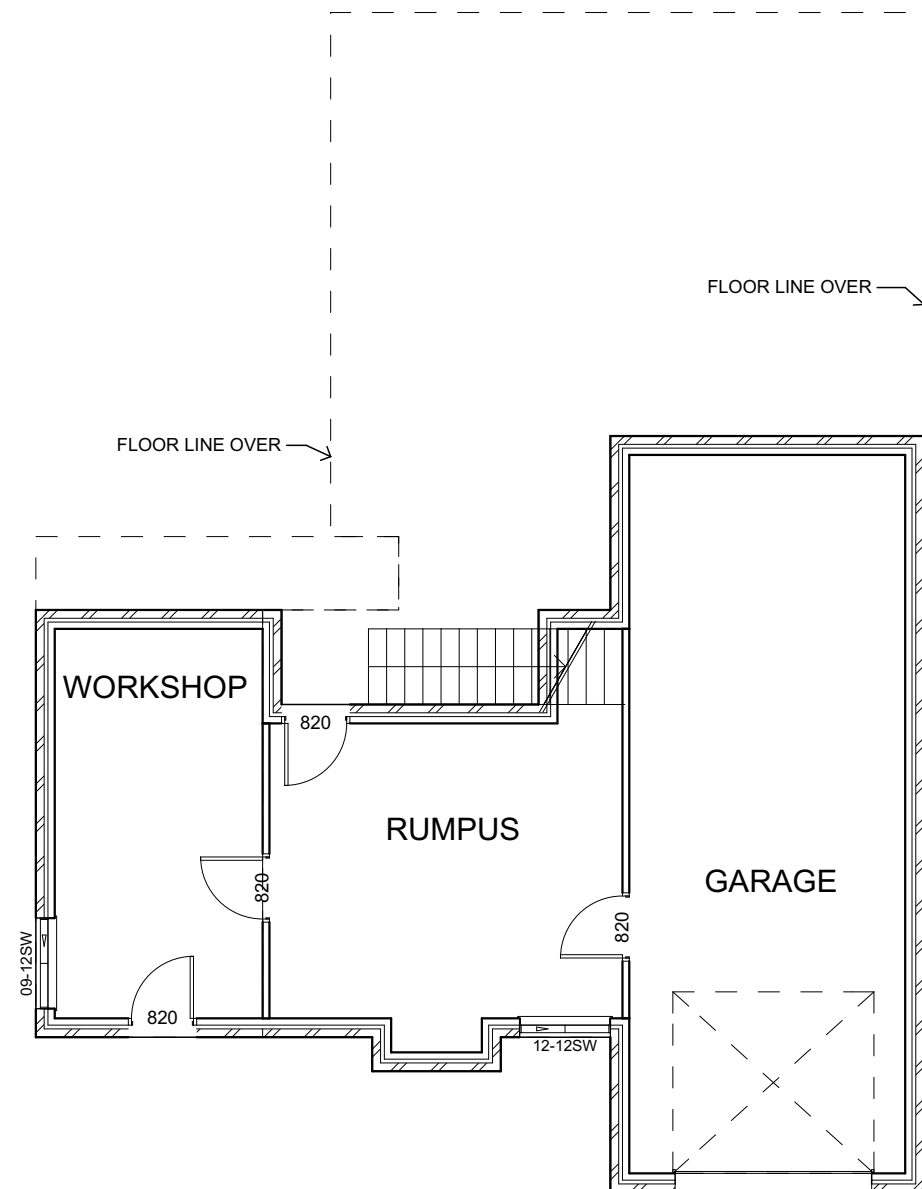
DRAWN: NG

JOB NUMBER : 20201214

PROPOSED SITE PLAN

DA Rev.1

3



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**PROPOSED MULTI UNIT
DEVELOPMENT**

**2 & 4 DUNDULLA STREET
HOWRAH, TASMANIA**

DATE: 28/07/2021

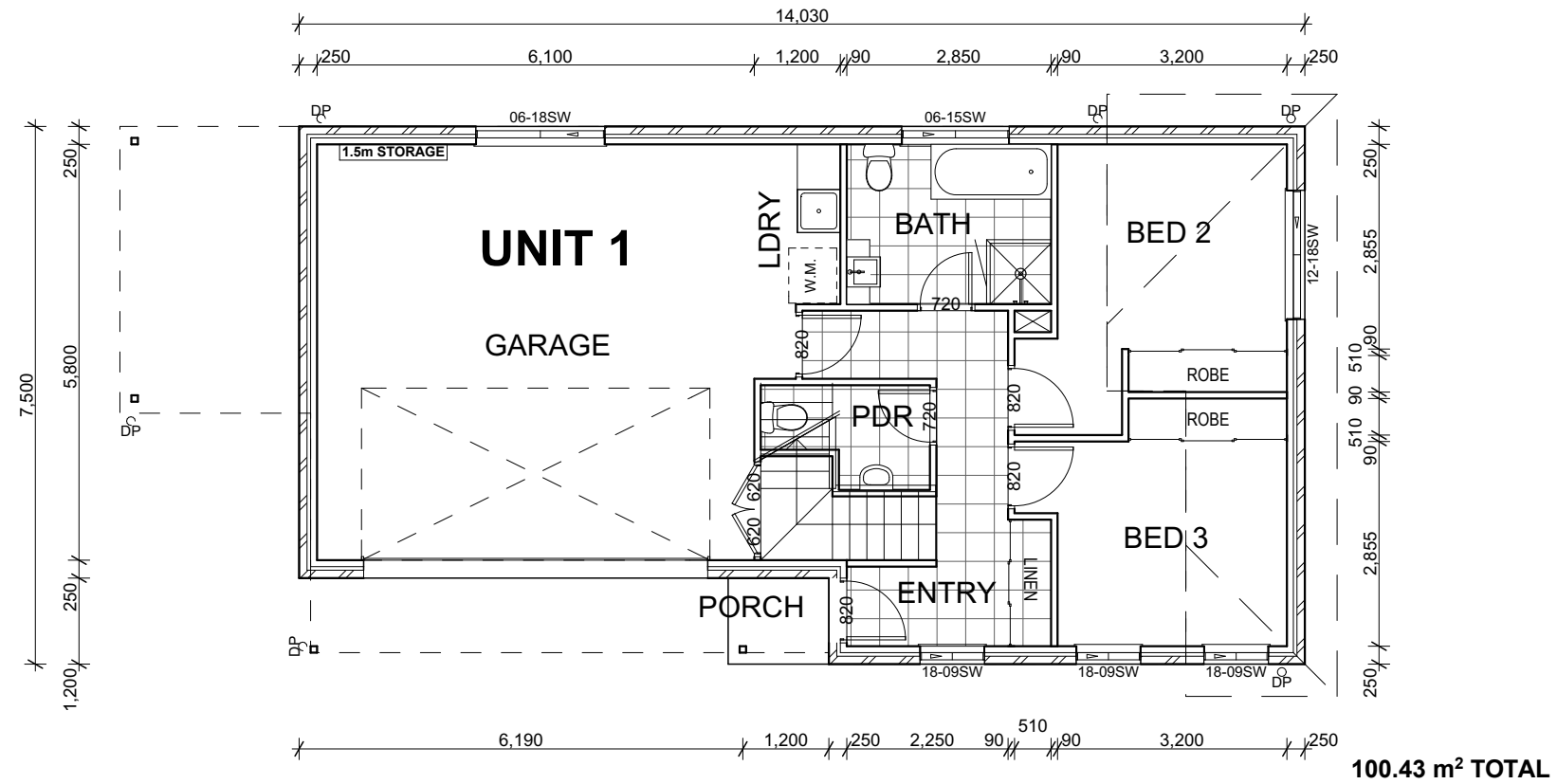
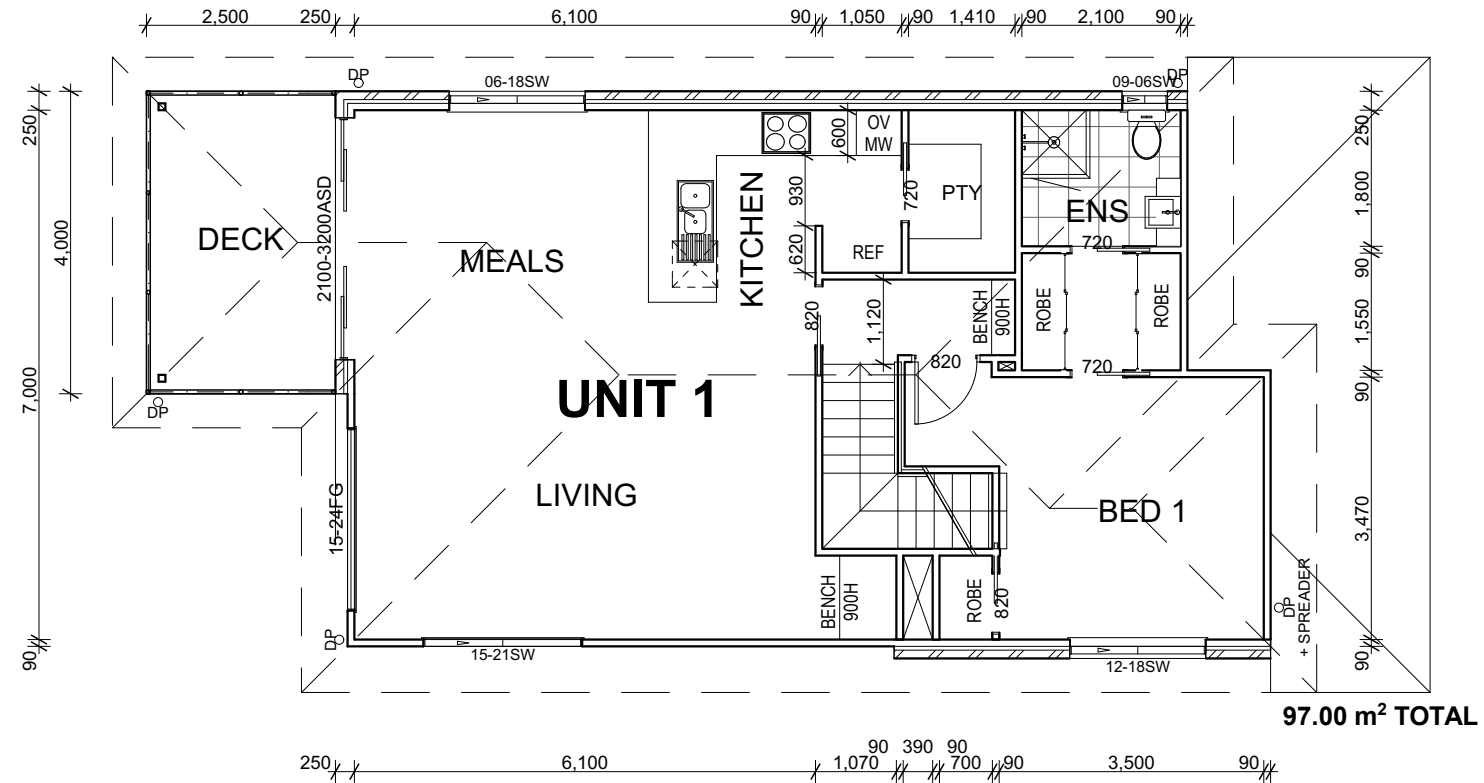
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20201214

**EXISTING
DWELLING FLOOR
PLAN**

DA Rev.1

2



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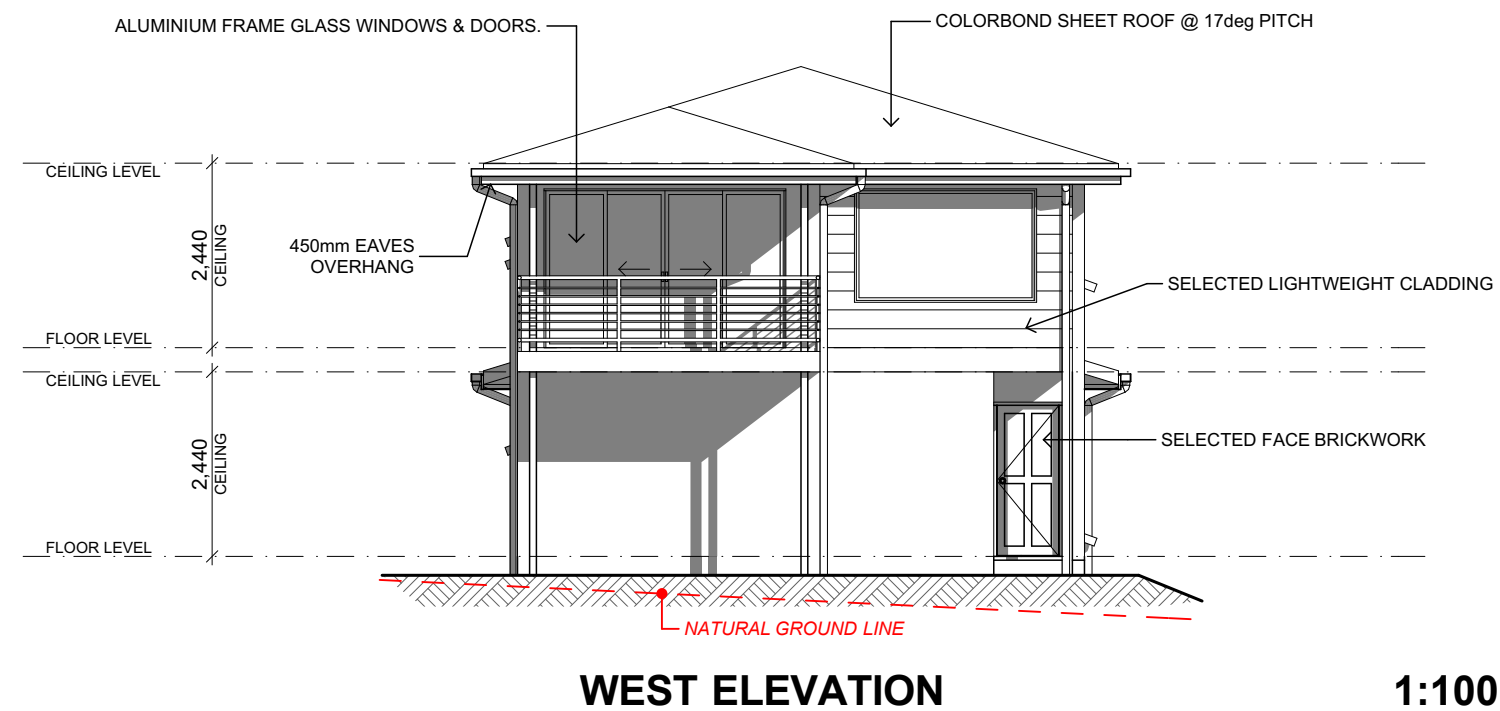
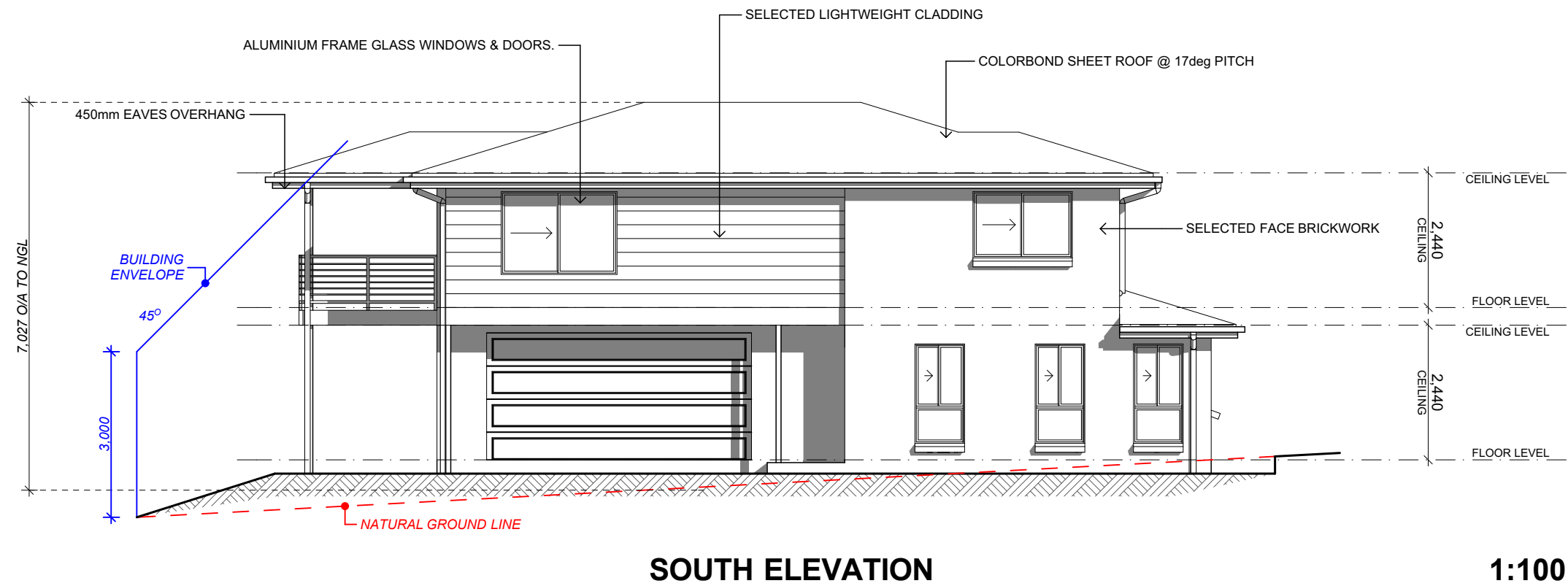
PROPOSED MULTI UNIT DEVELOPMENT
2 & 4 DUNDULLA STREET
HOWRAH, TASMANIA

DATE: 28/07/2021
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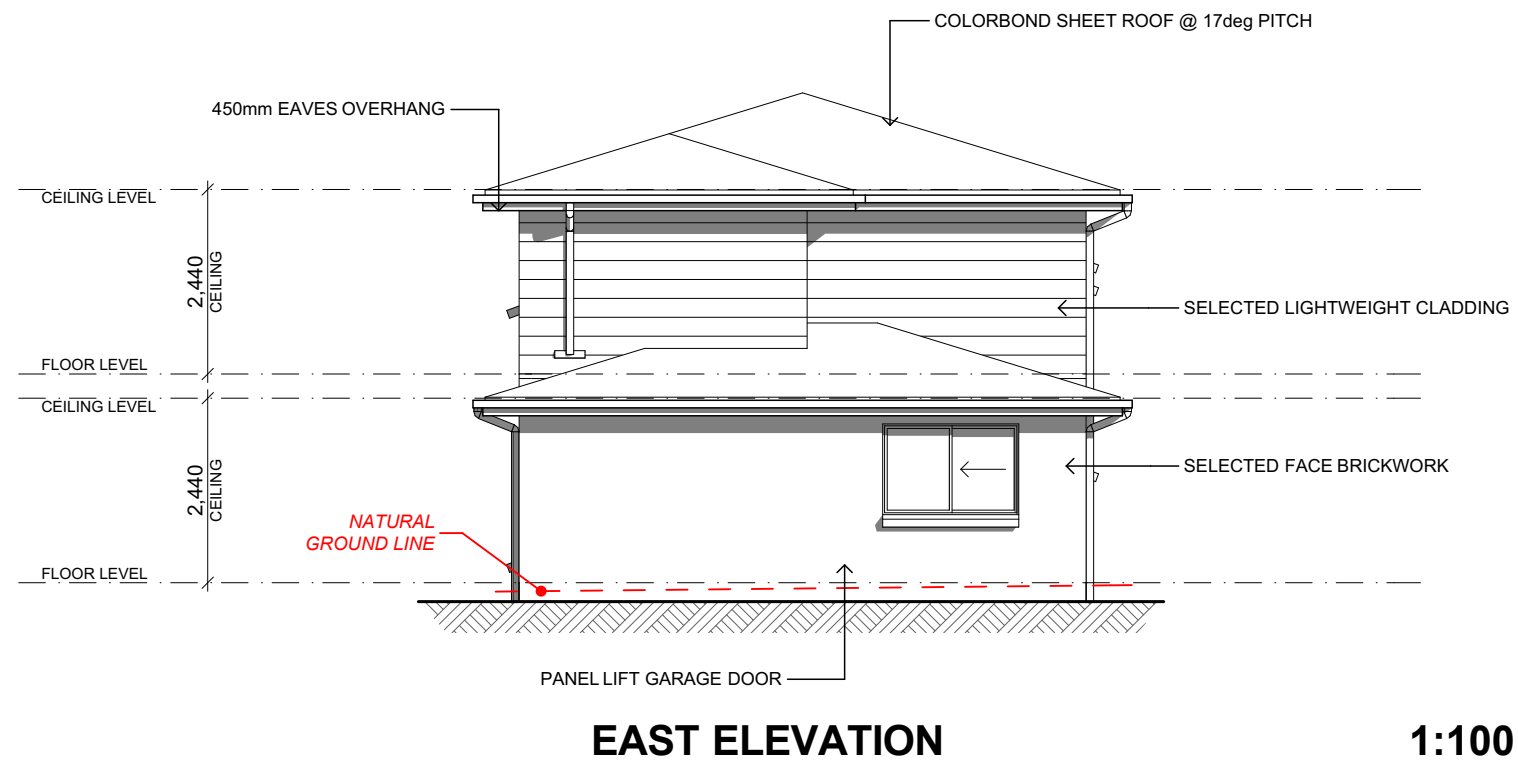
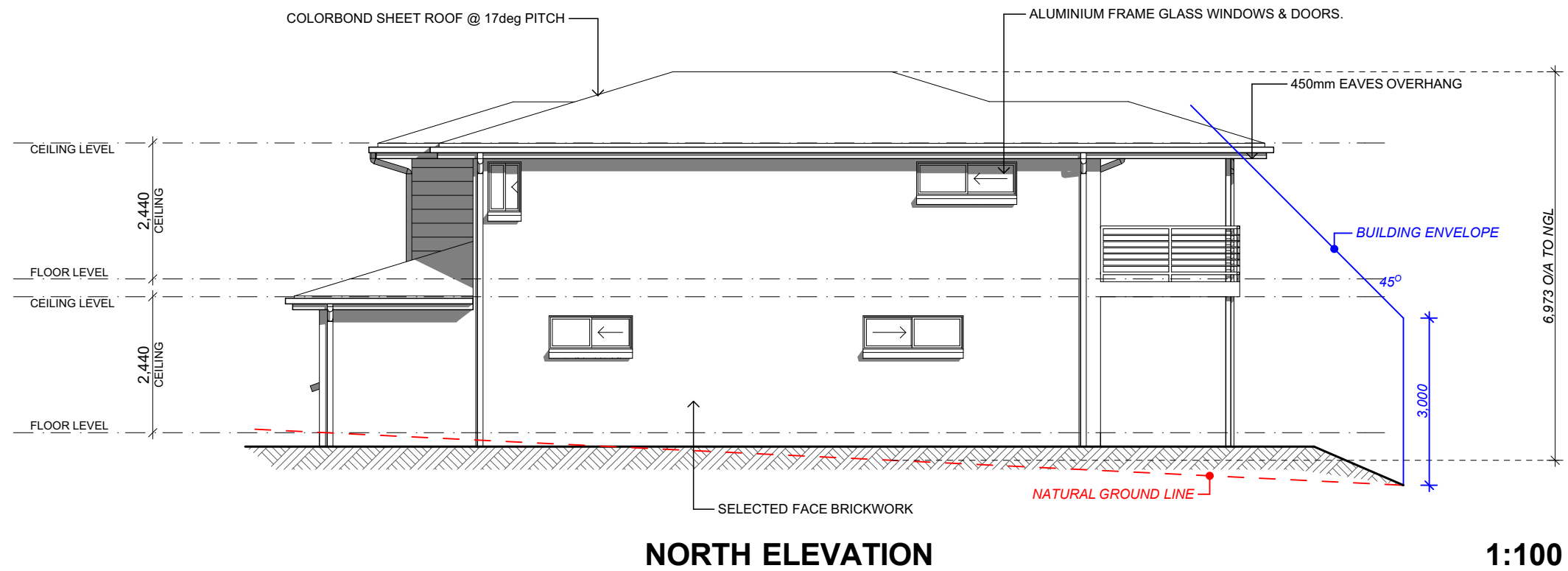
UNIT 1 FLOOR PLANS

DA Rev.1
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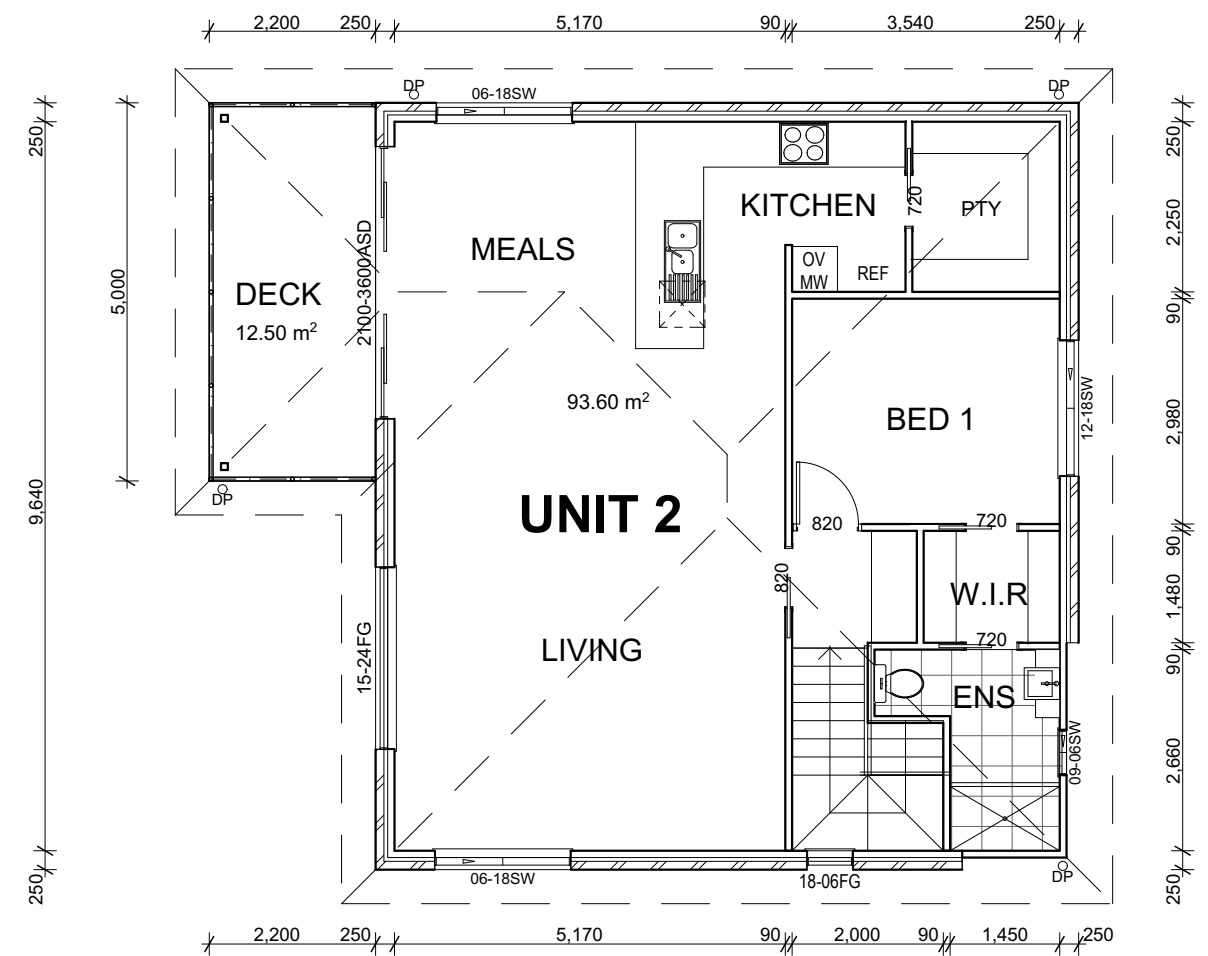
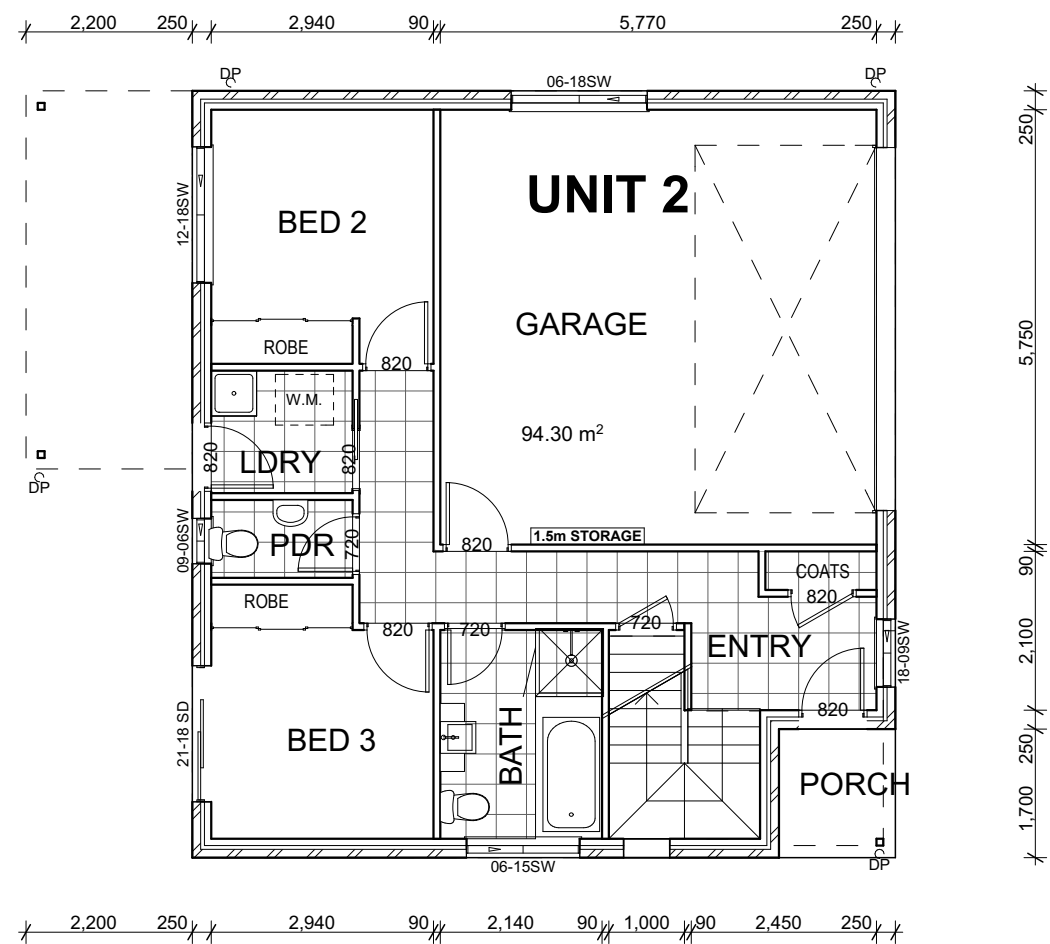
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			DRAWN: NG	
			JOB NUMBER : 20201214	DA Rev.1 7



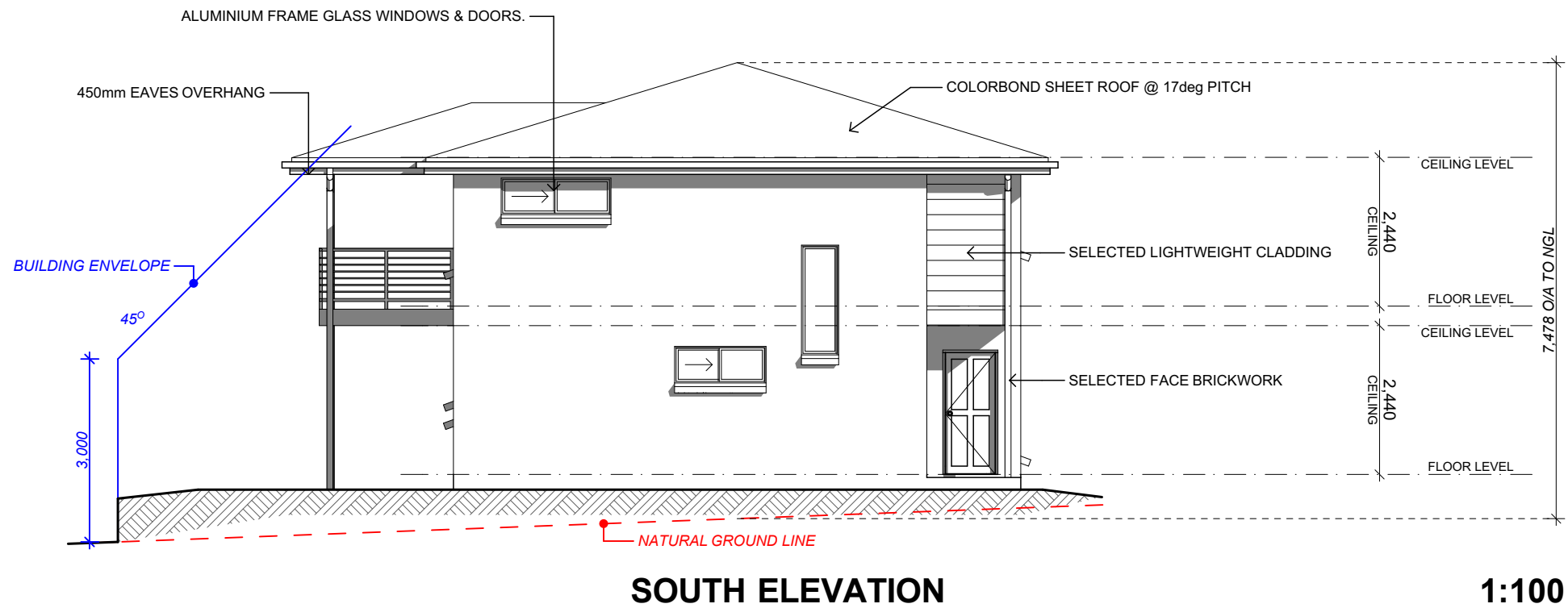
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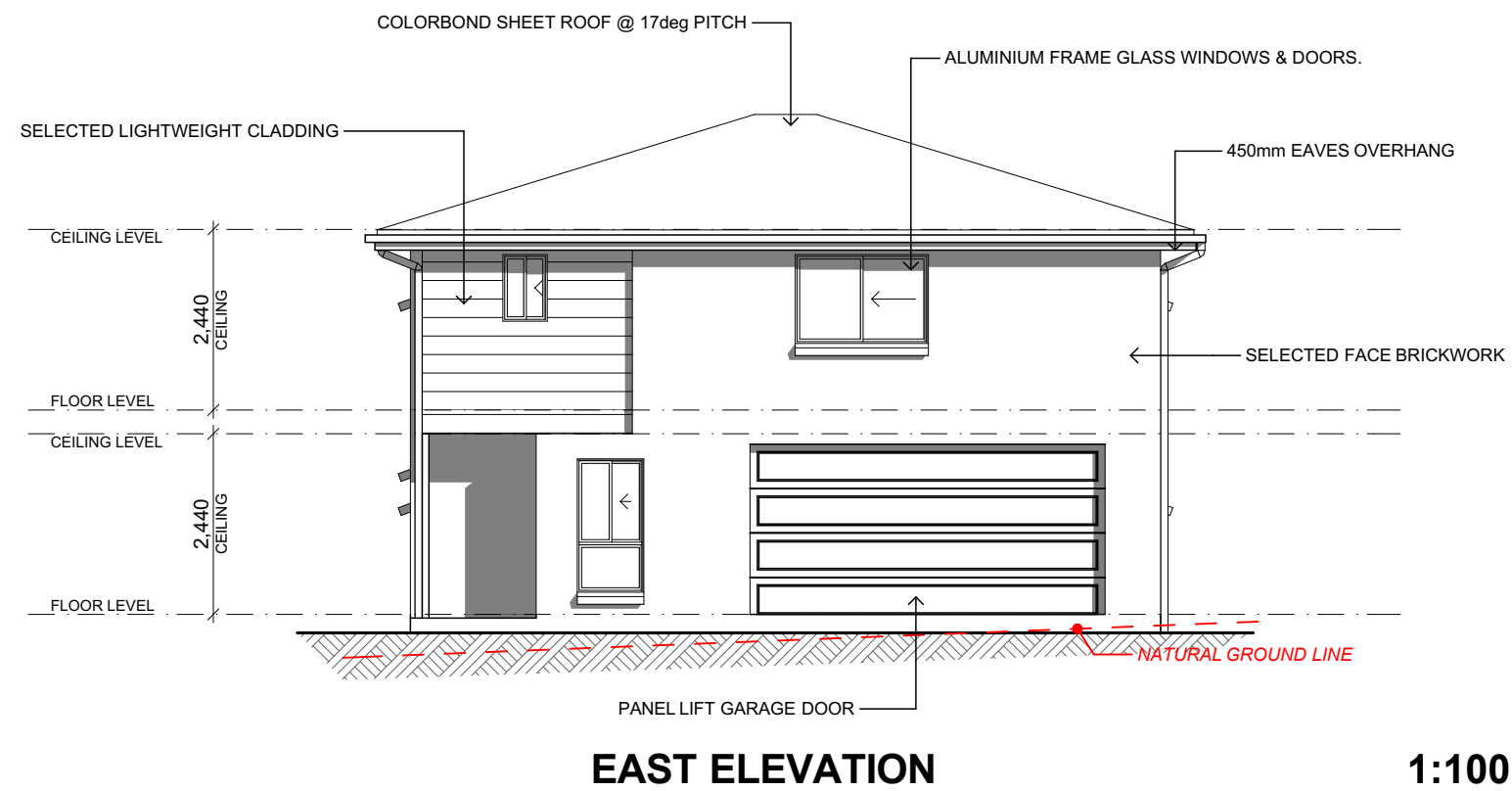
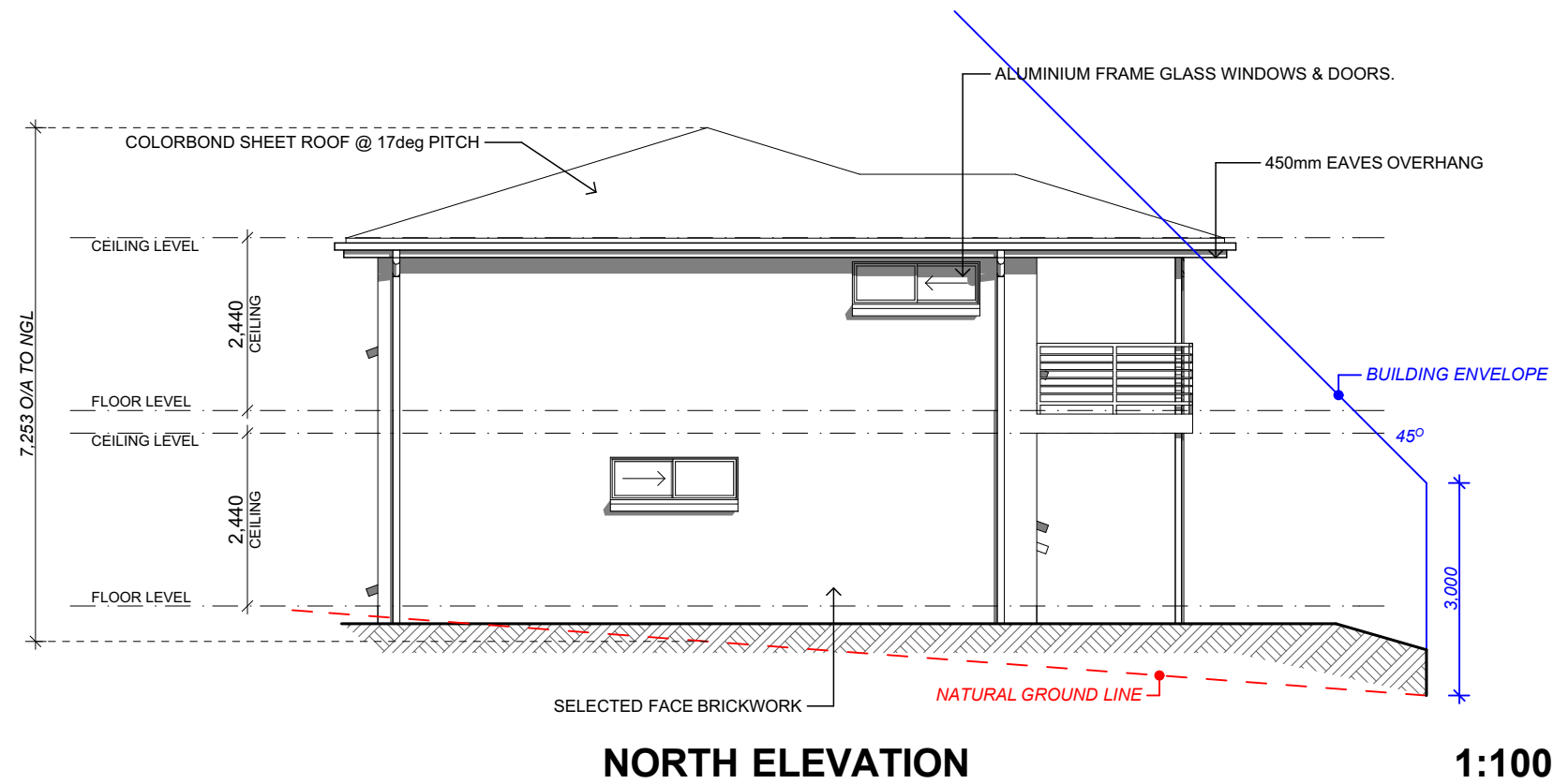
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			<p>JOB NUMBER :</p> <p>20201214</p>	<p>DA Rev.1</p>
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SCALE @ A3 - AS SHOWN

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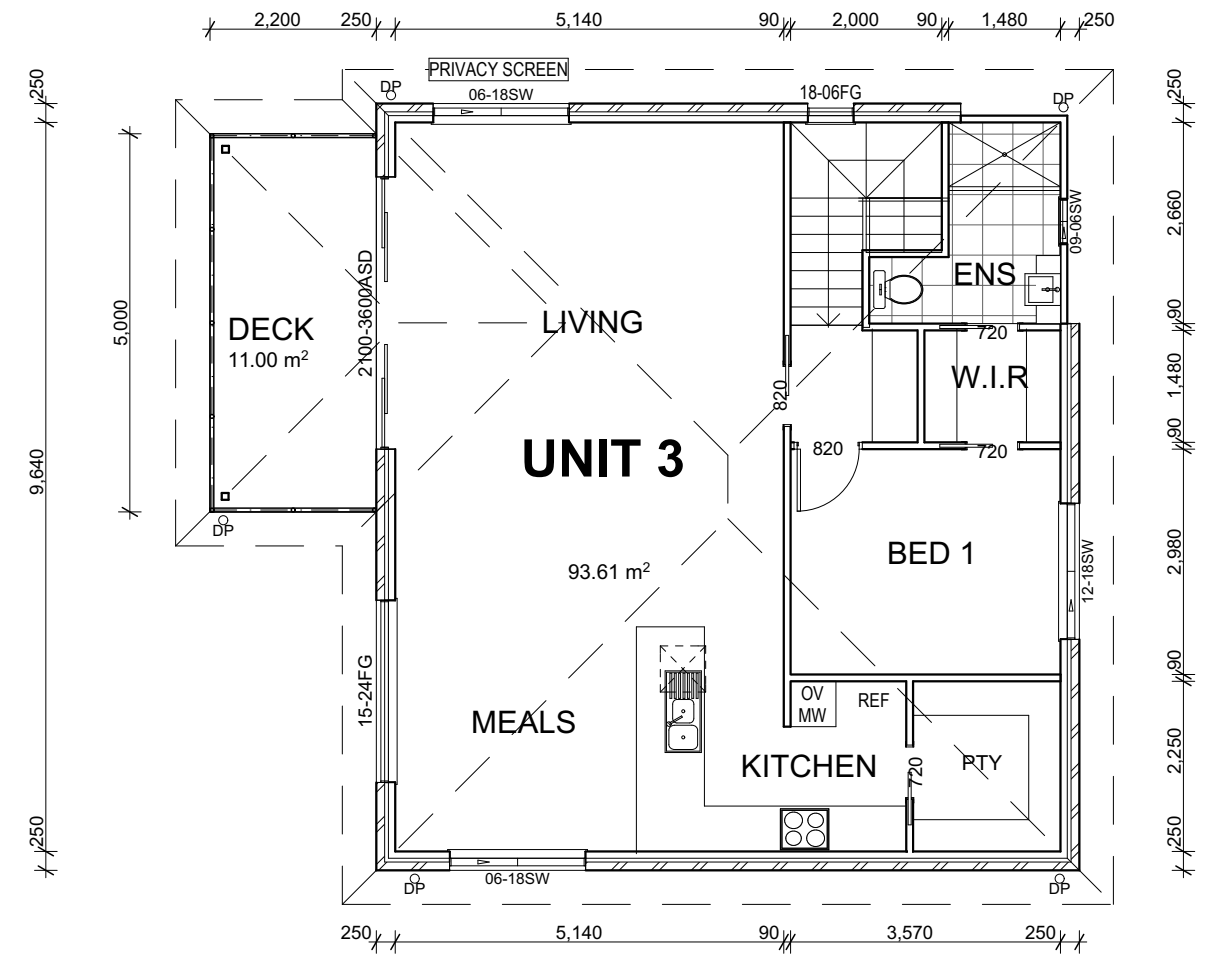
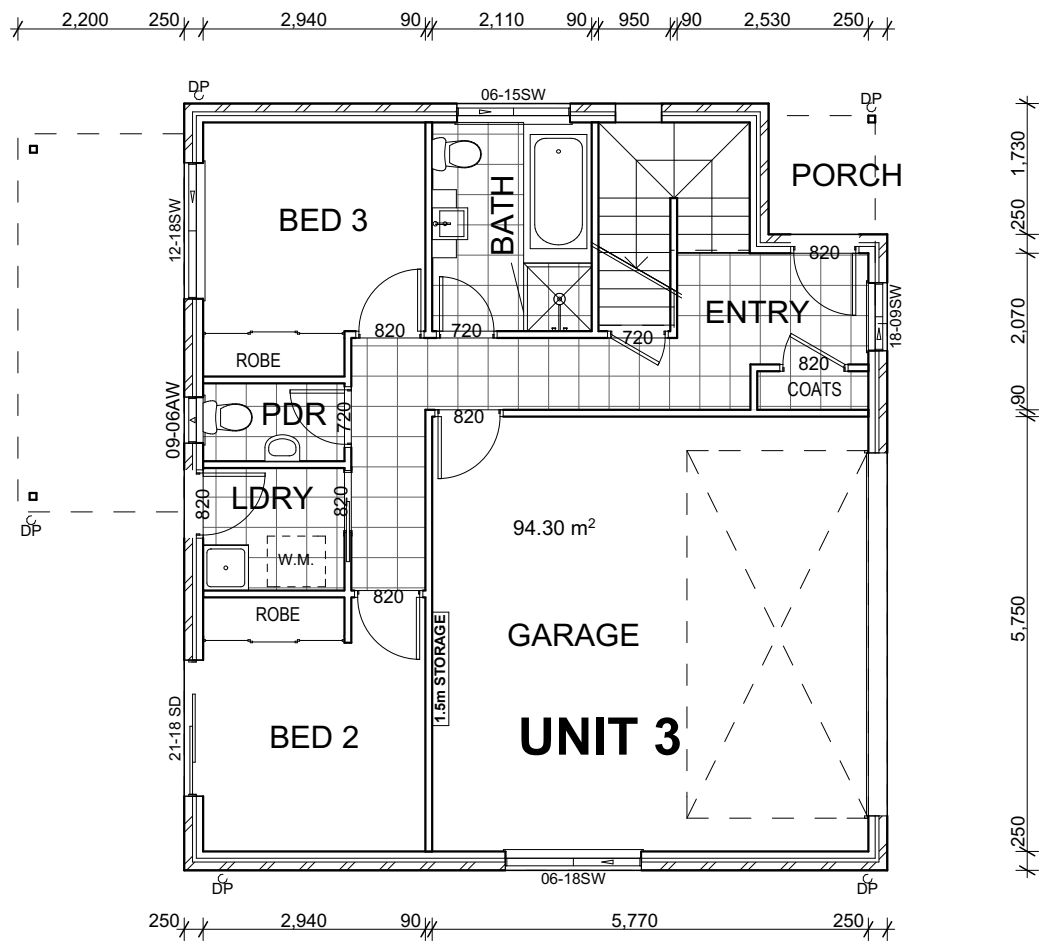
**PROPOSED MULTI UNIT
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**2 & 4 DUNDULLA STREET
HOWRAH, TASMANIA**

DATE: 28/07/2021
DRAWN: NG

JOB NUMBER :
20201214

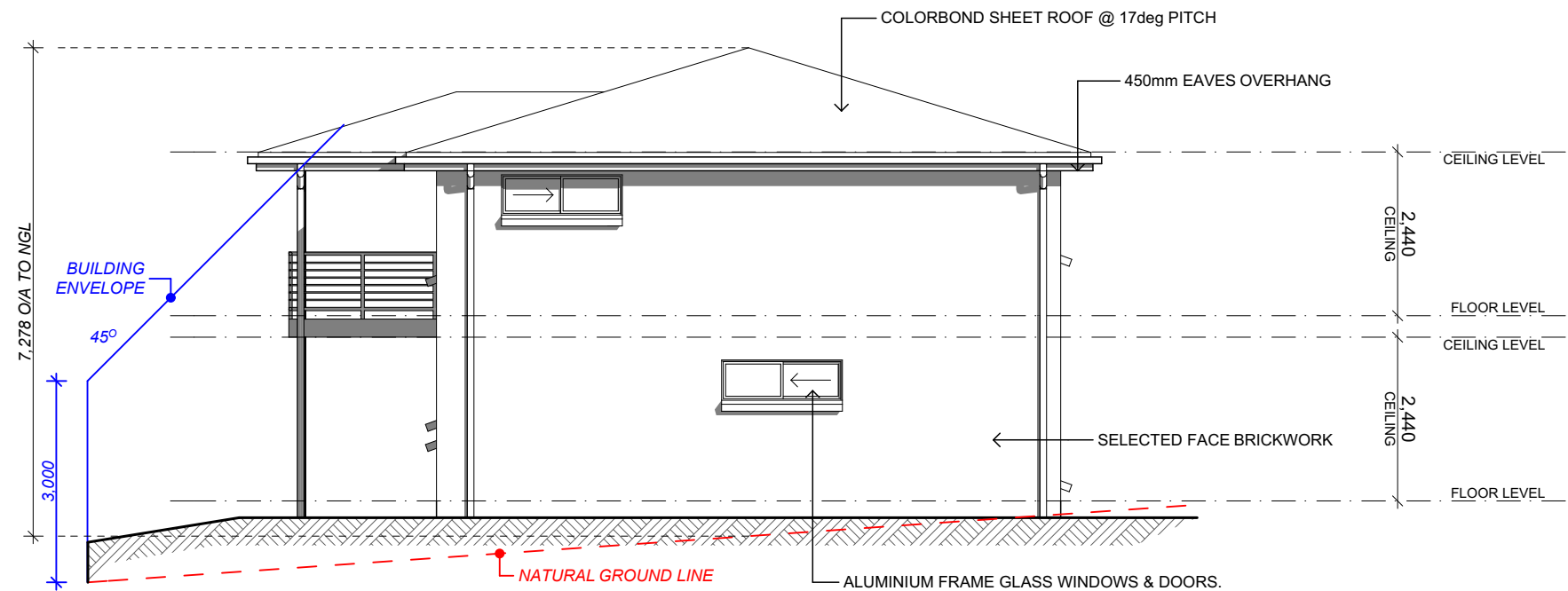
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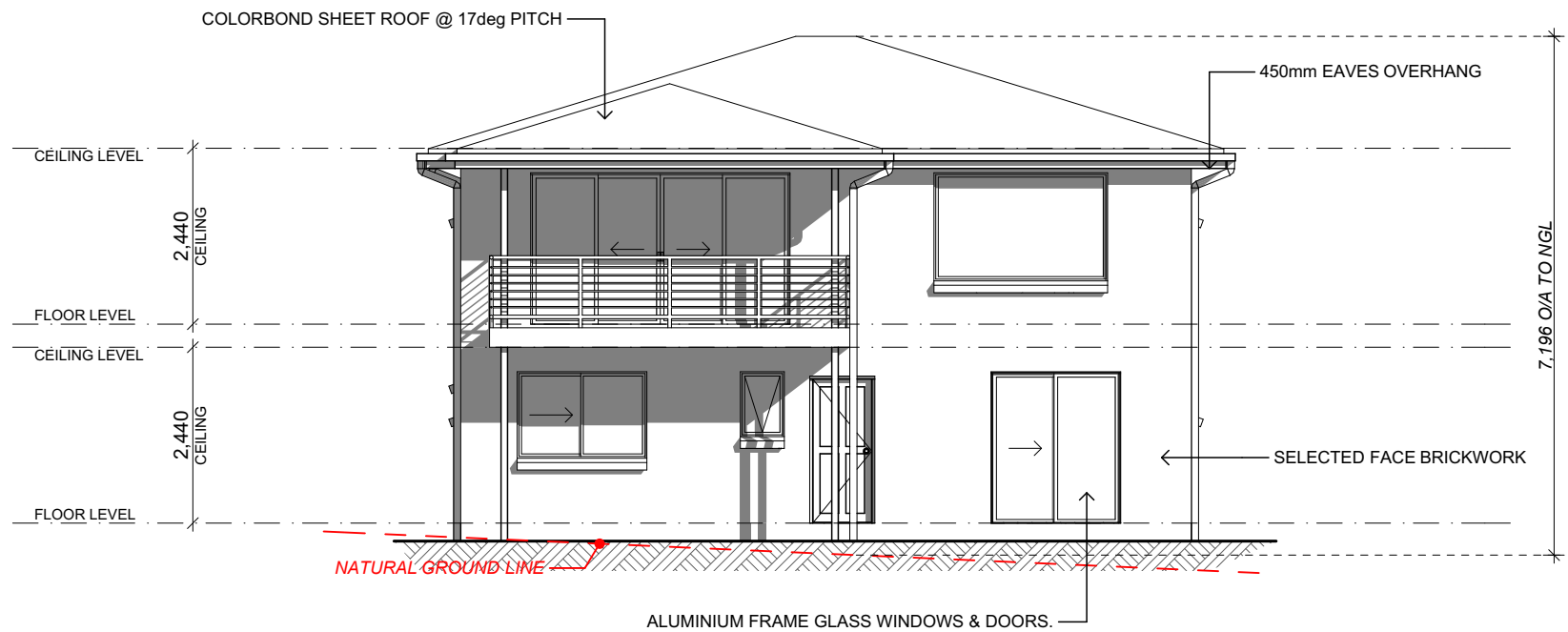
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SOUTH ELEVATION

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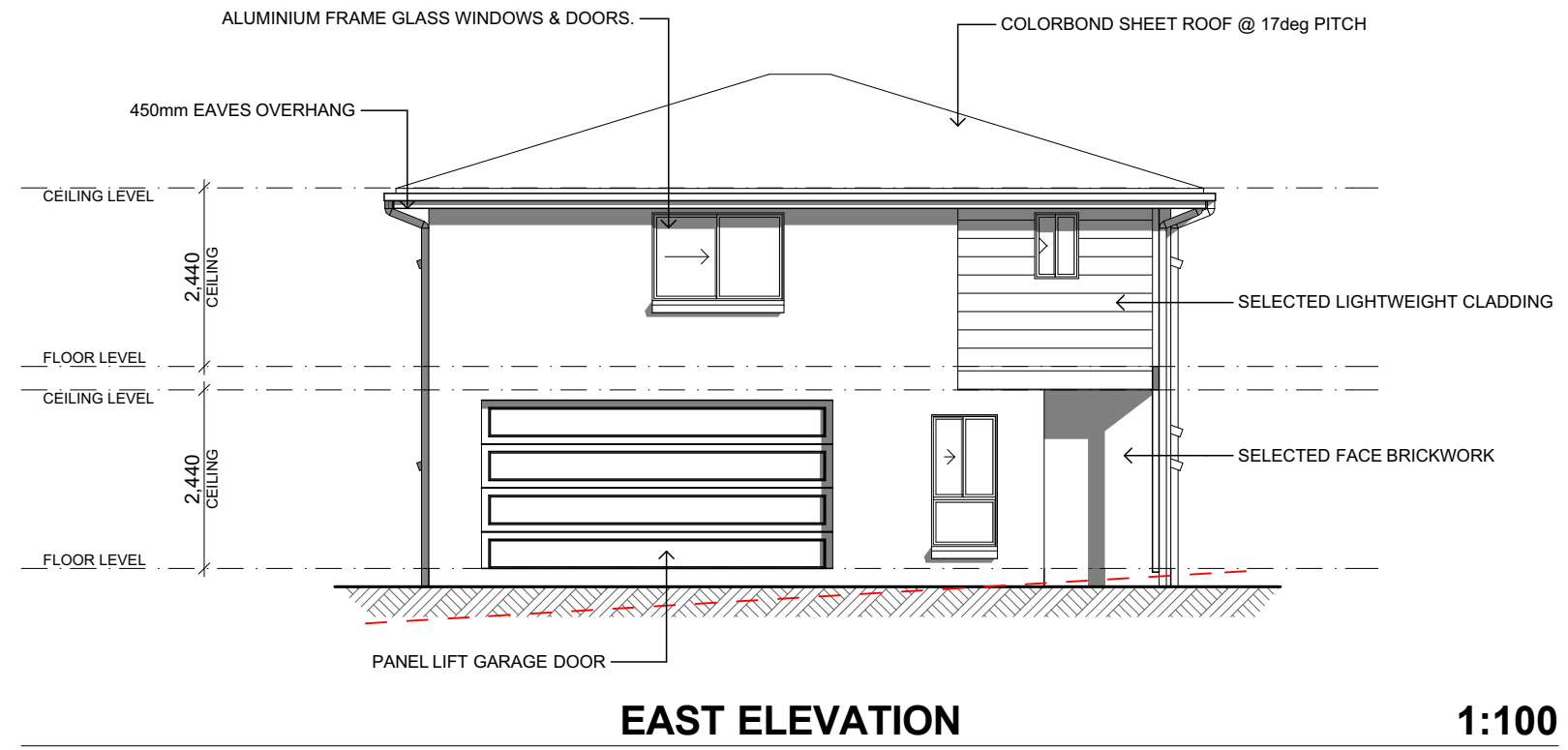
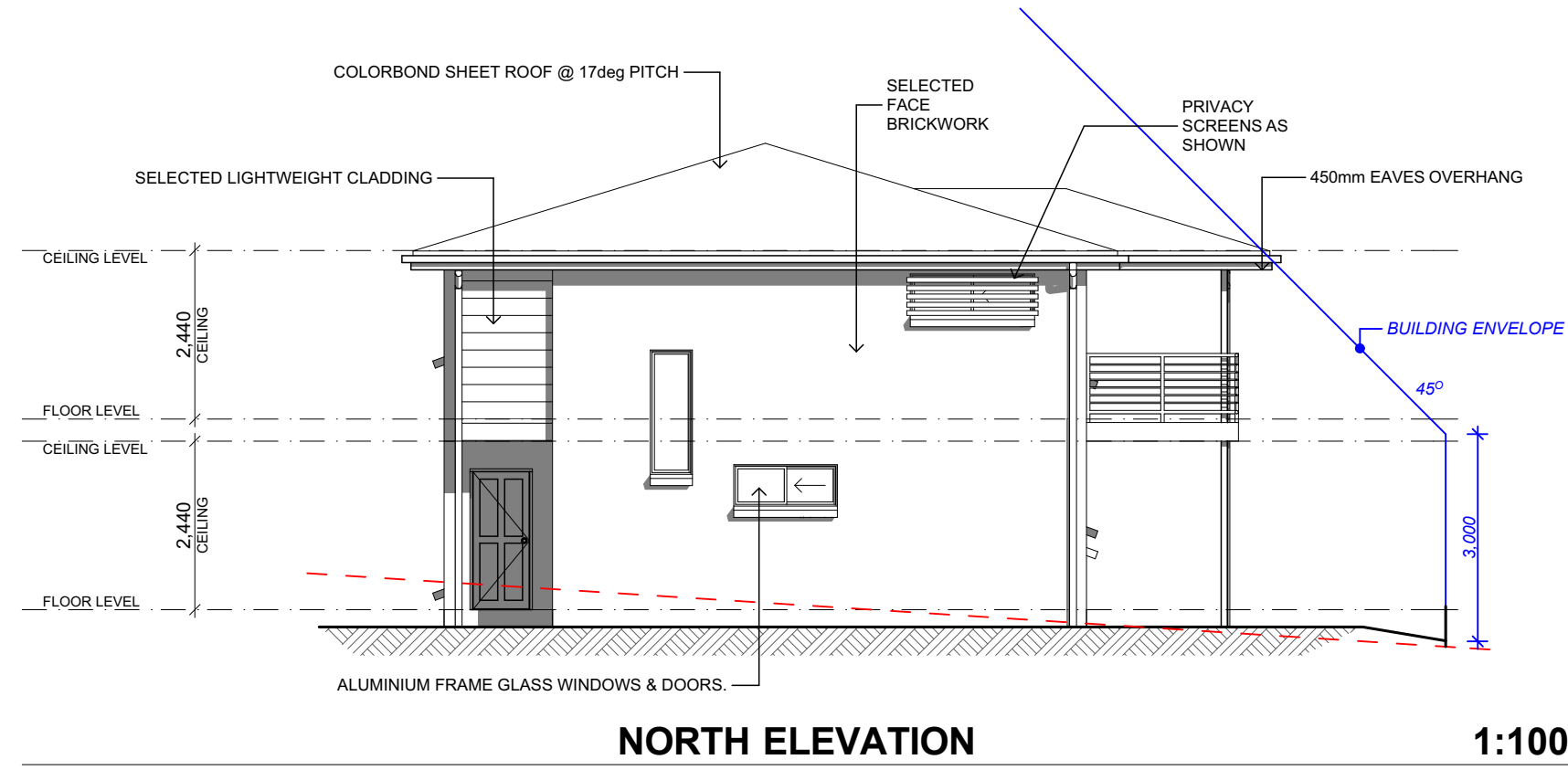


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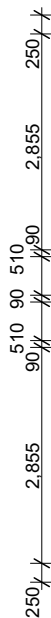
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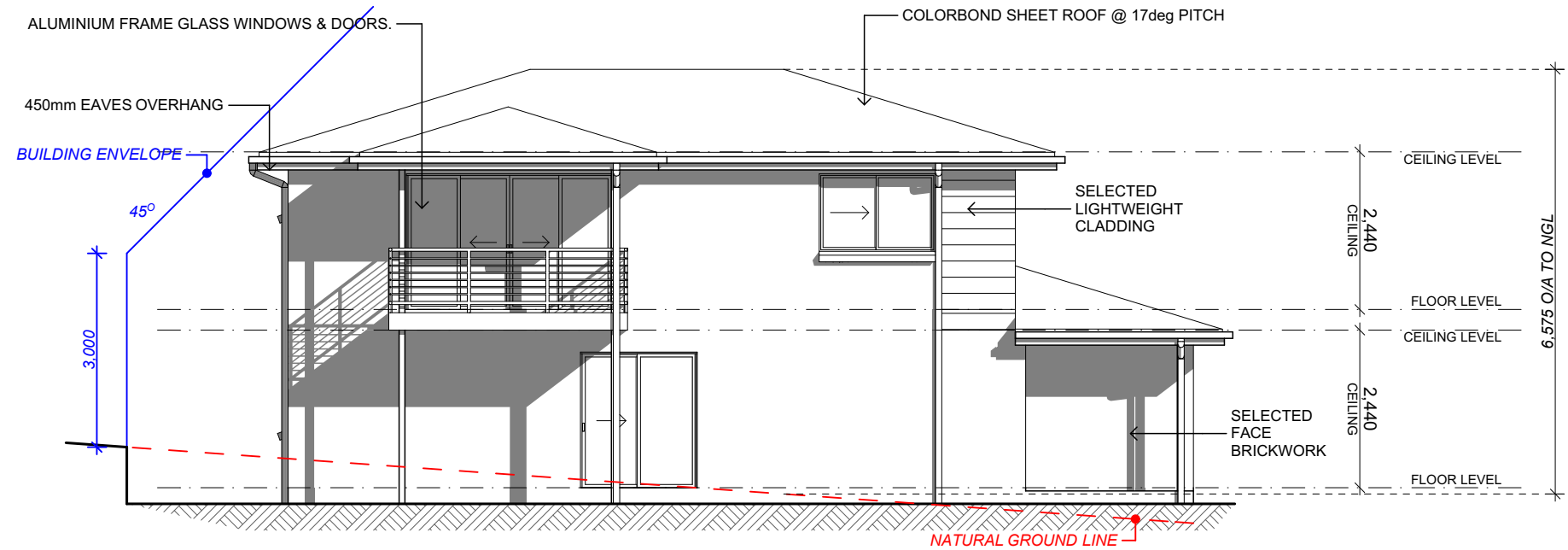
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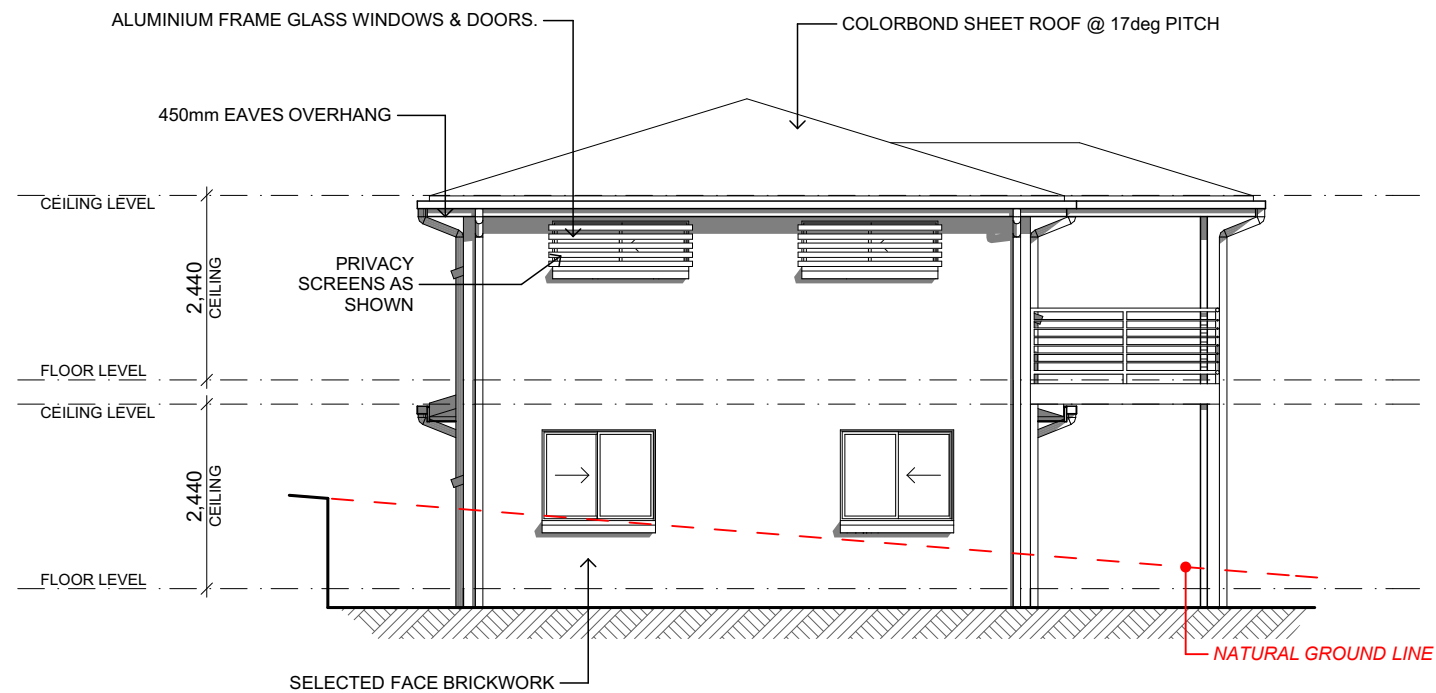
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Agenda Attachments - 2 & 4 Dundulla Street, Howrah Page 15 of 26



WEST ELEVATION

1:100



NORTH ELEVATION

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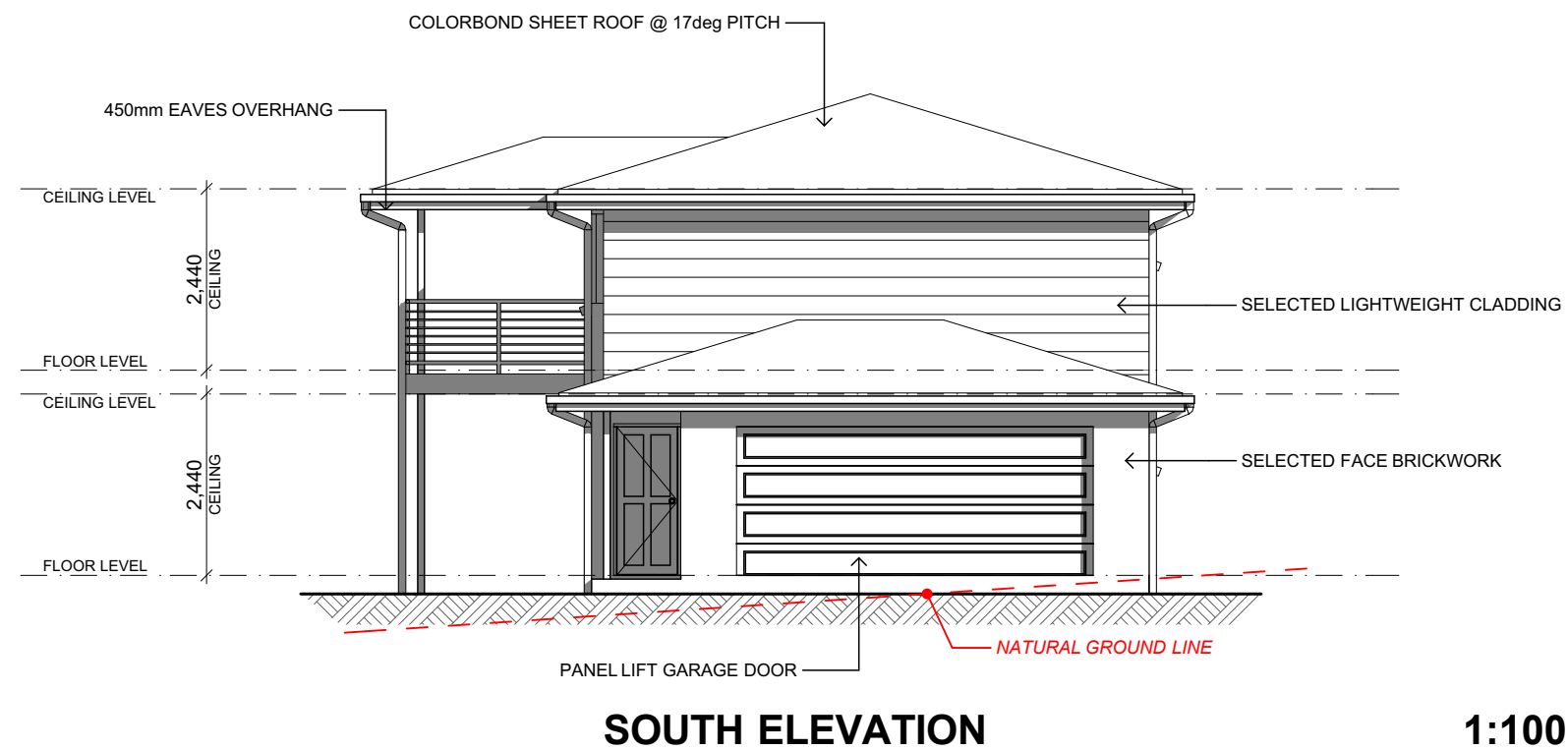
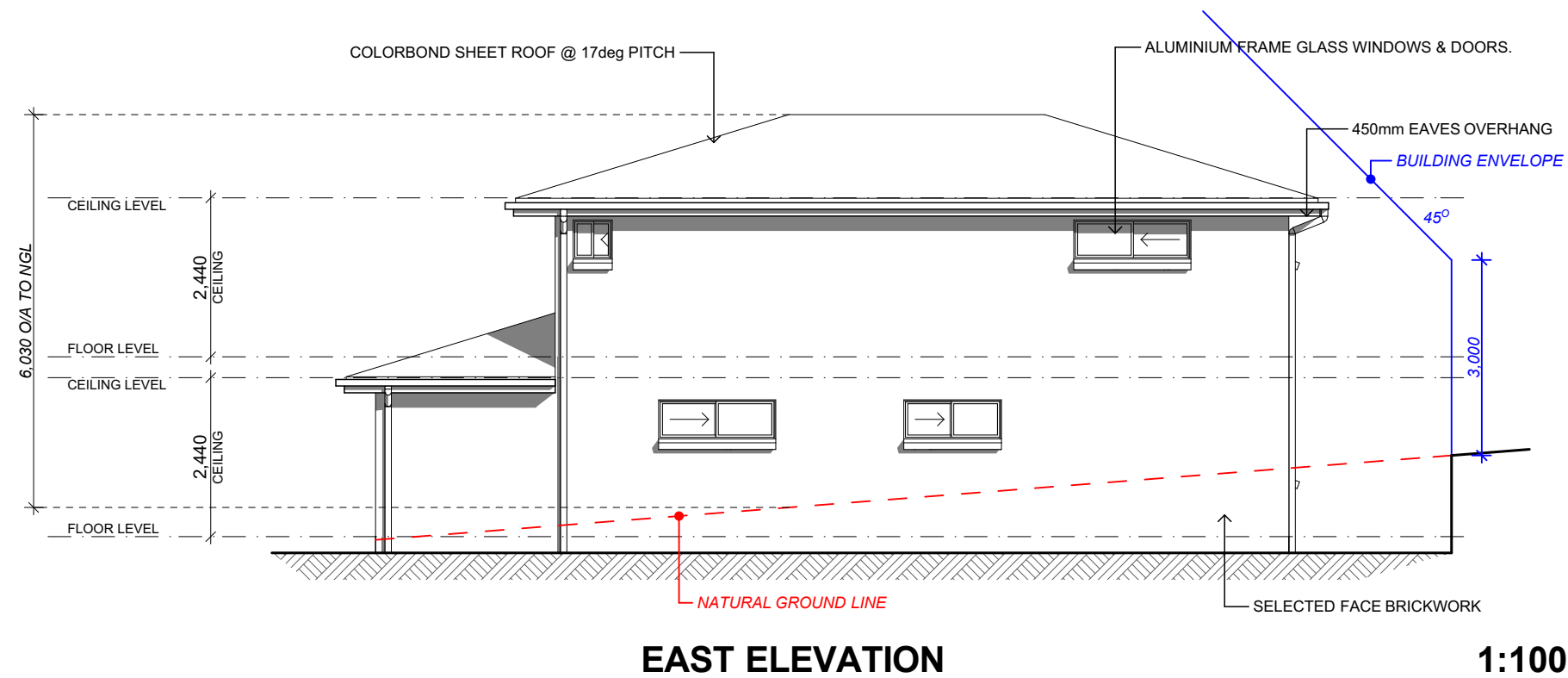
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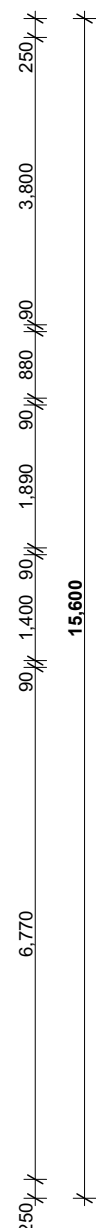
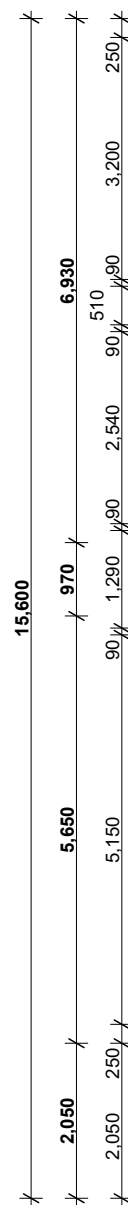
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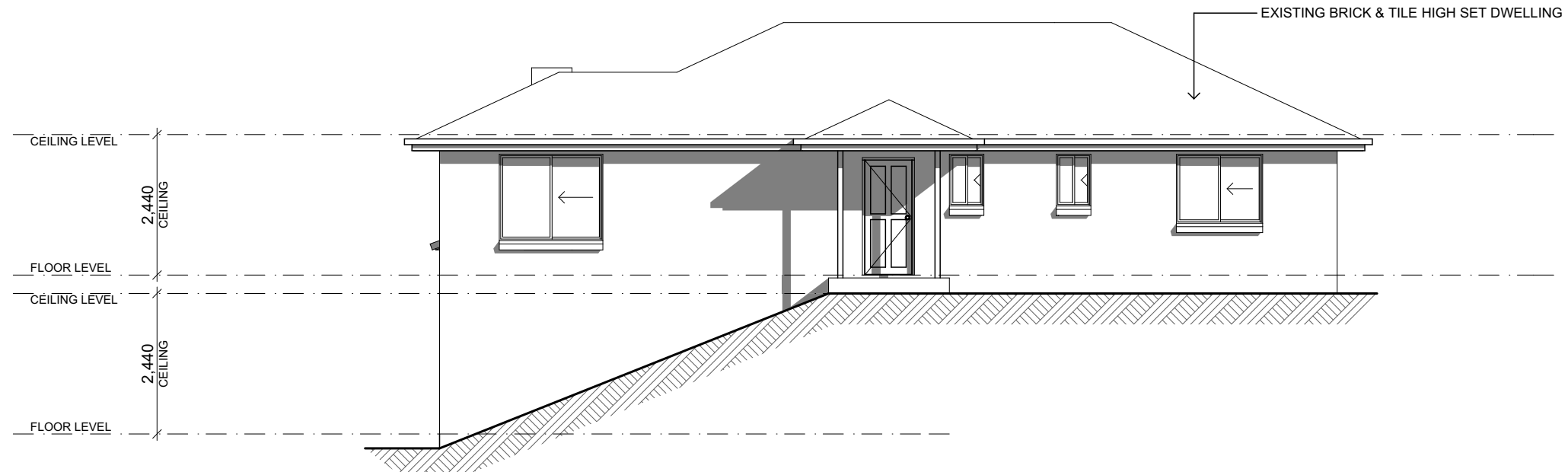
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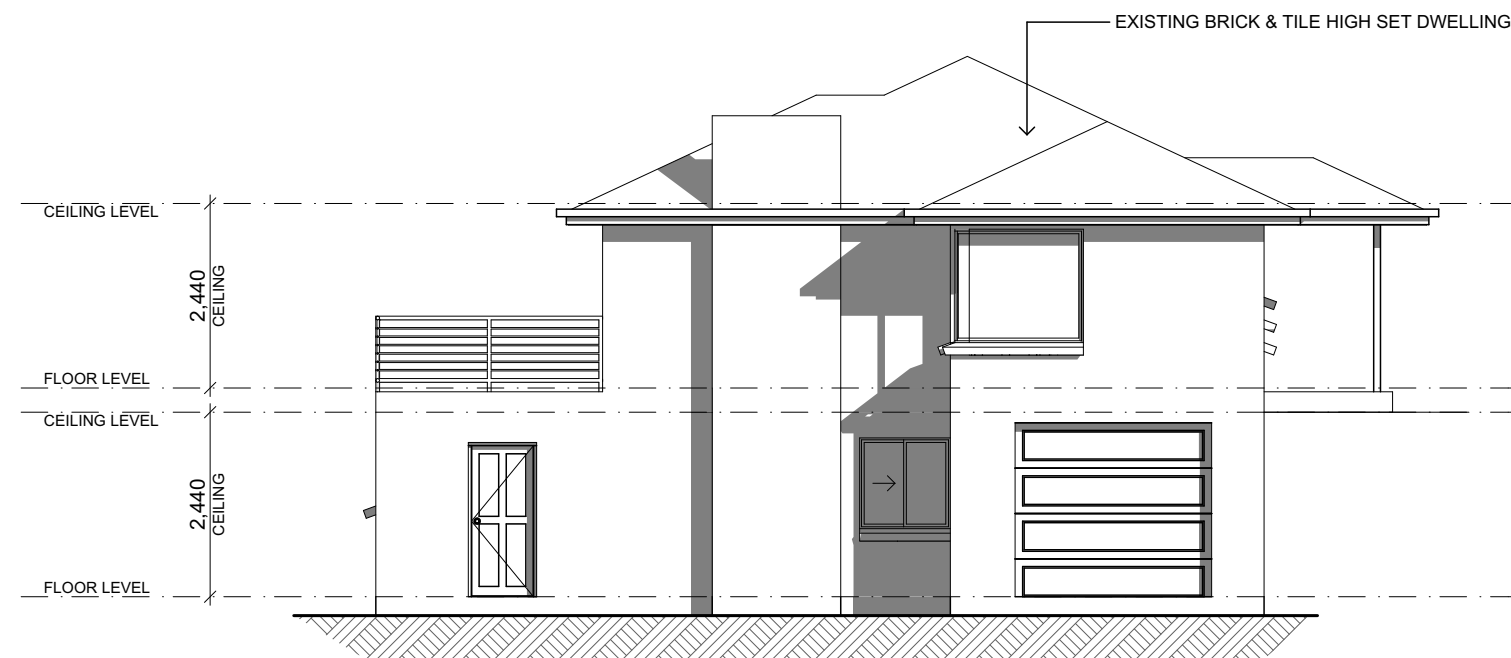
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			JOB NUMBER : 20201214	DA Rev.1
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EAST ELEVATION

1:100



SOUTH ELEVATION

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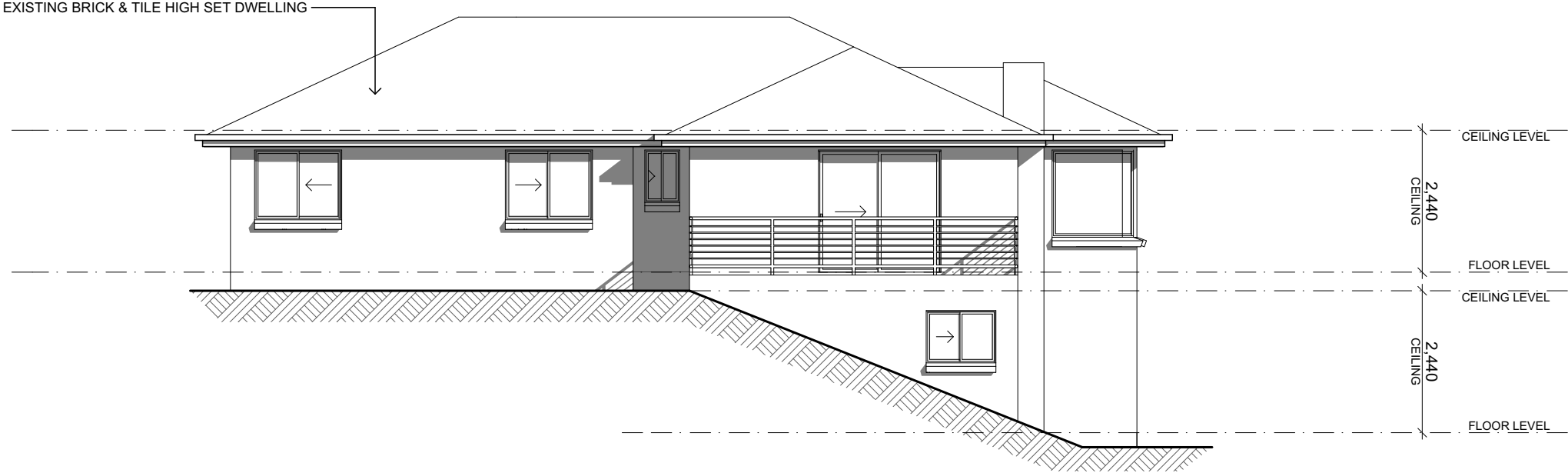
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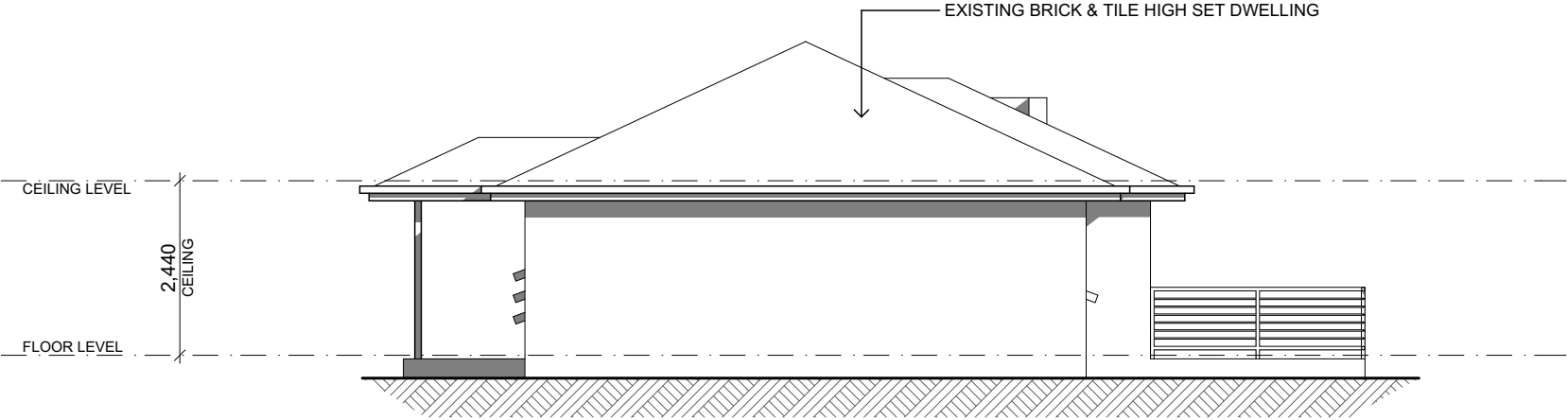
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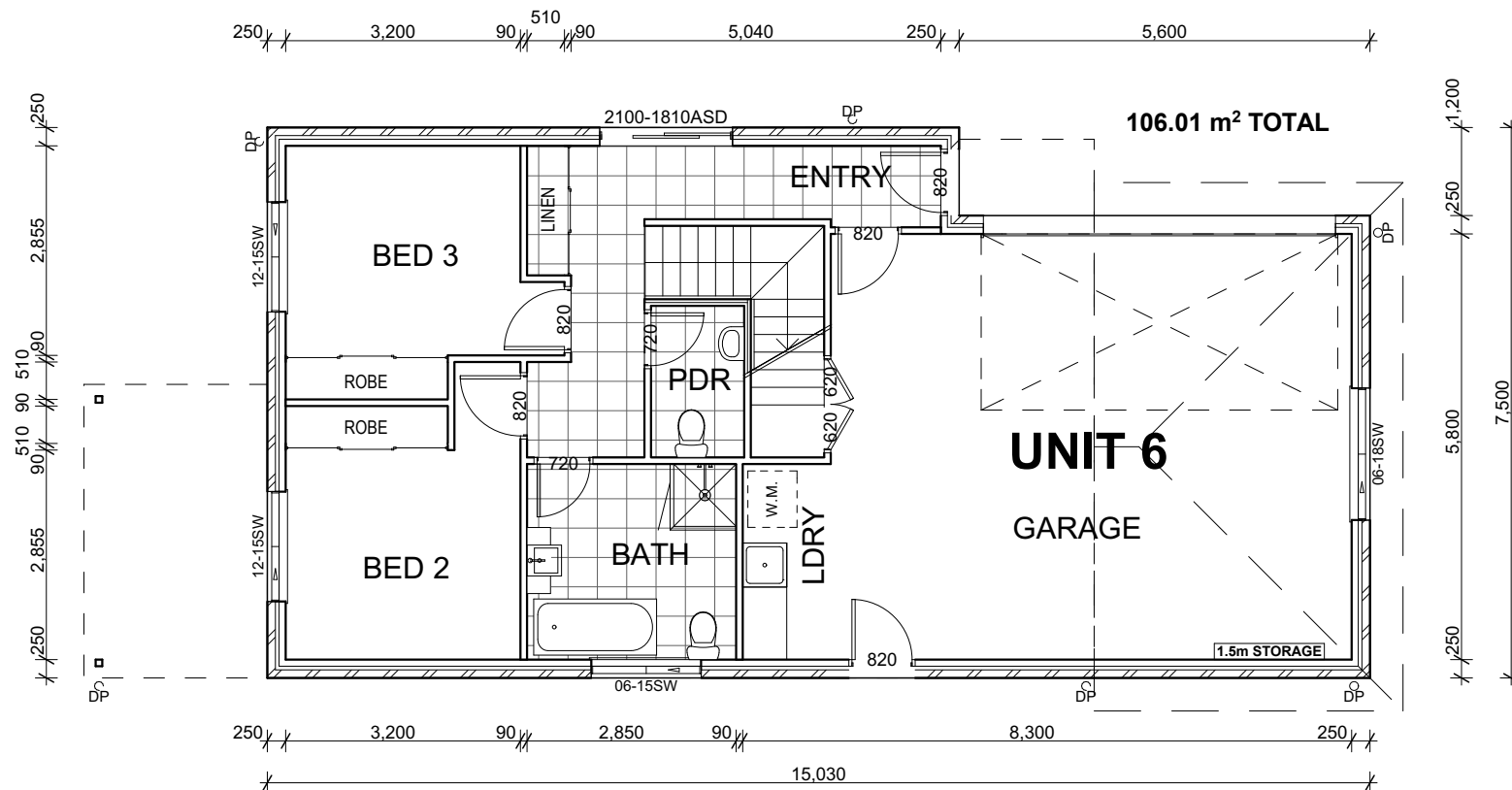
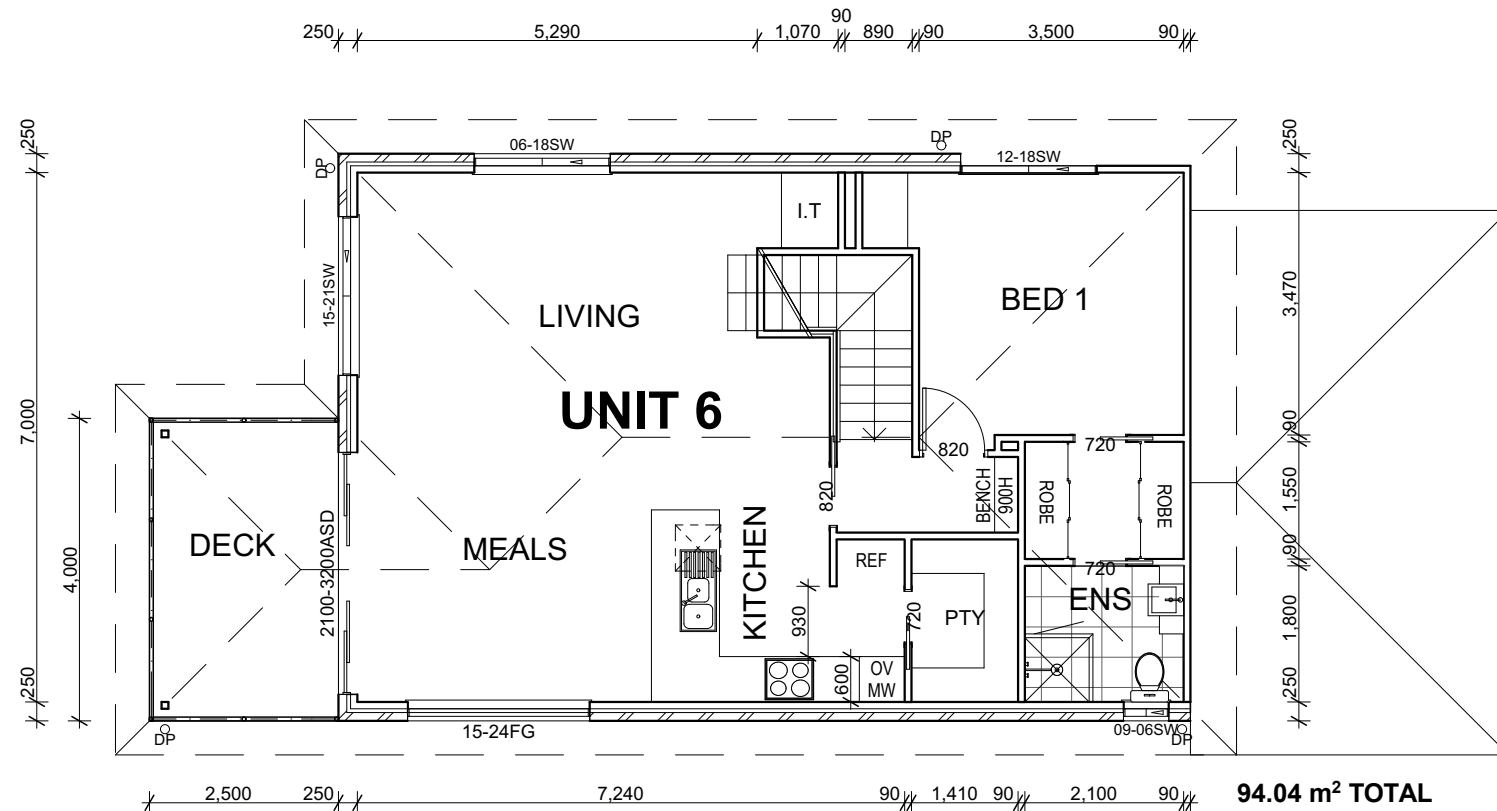


NORTH ELEVATION

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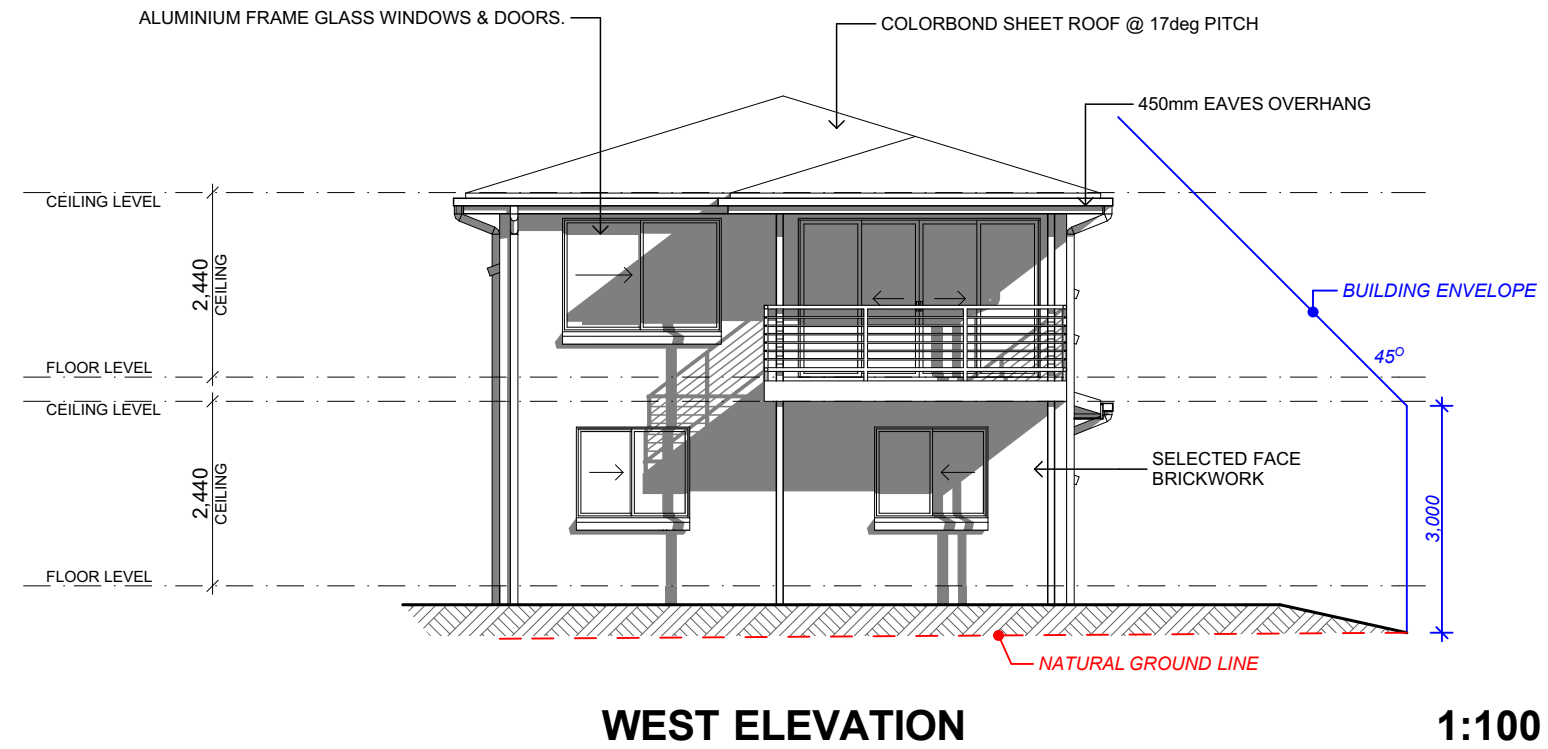
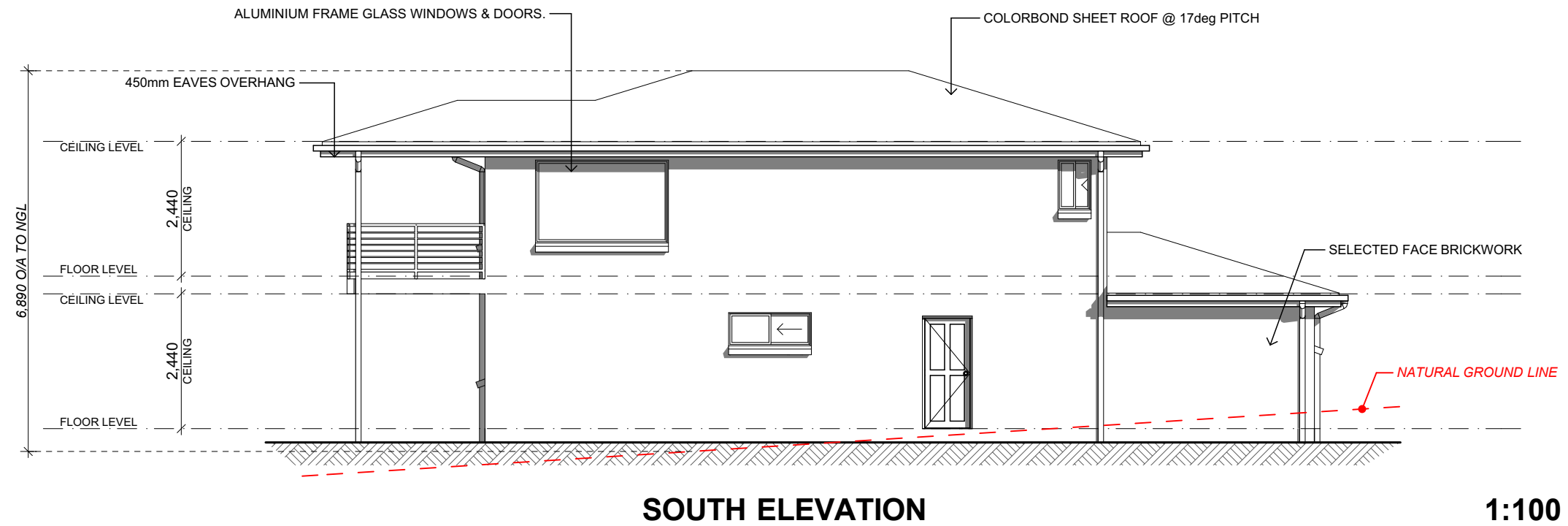
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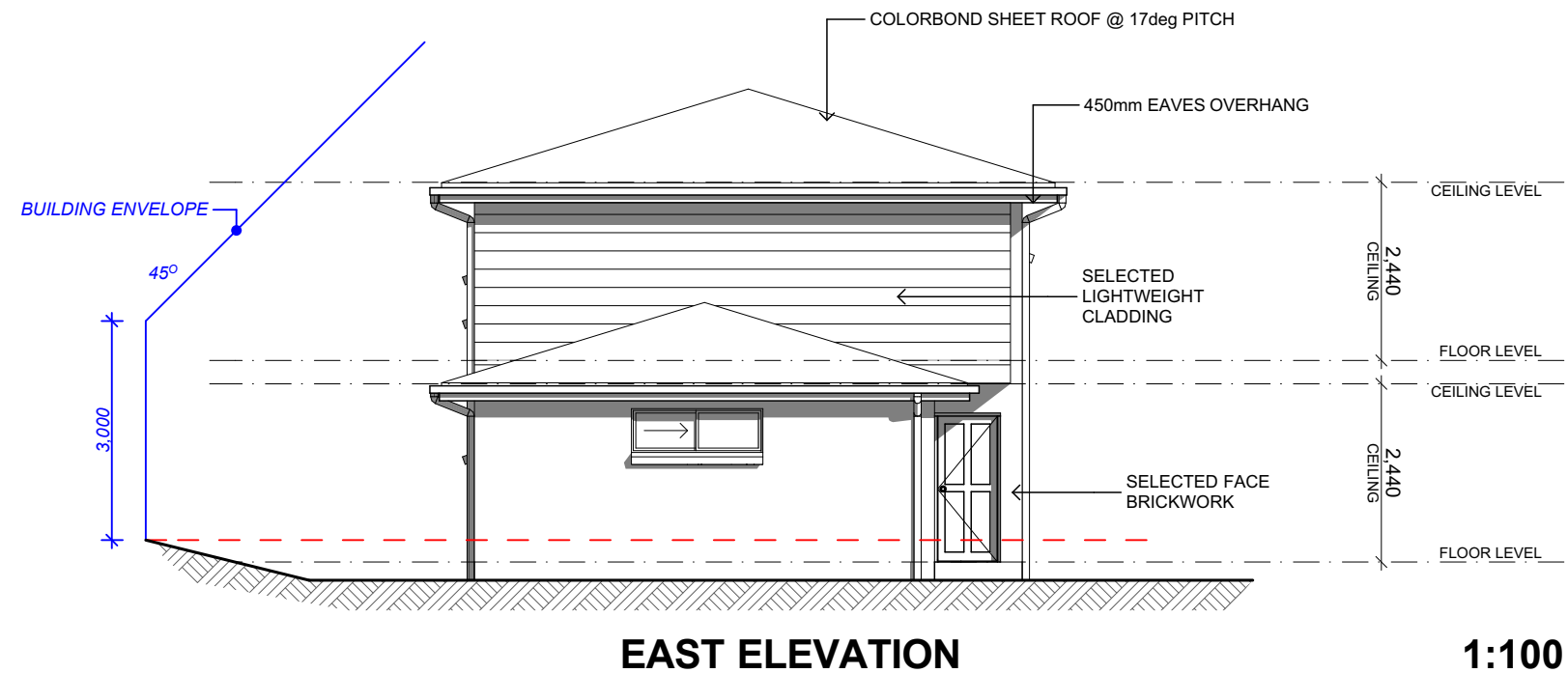
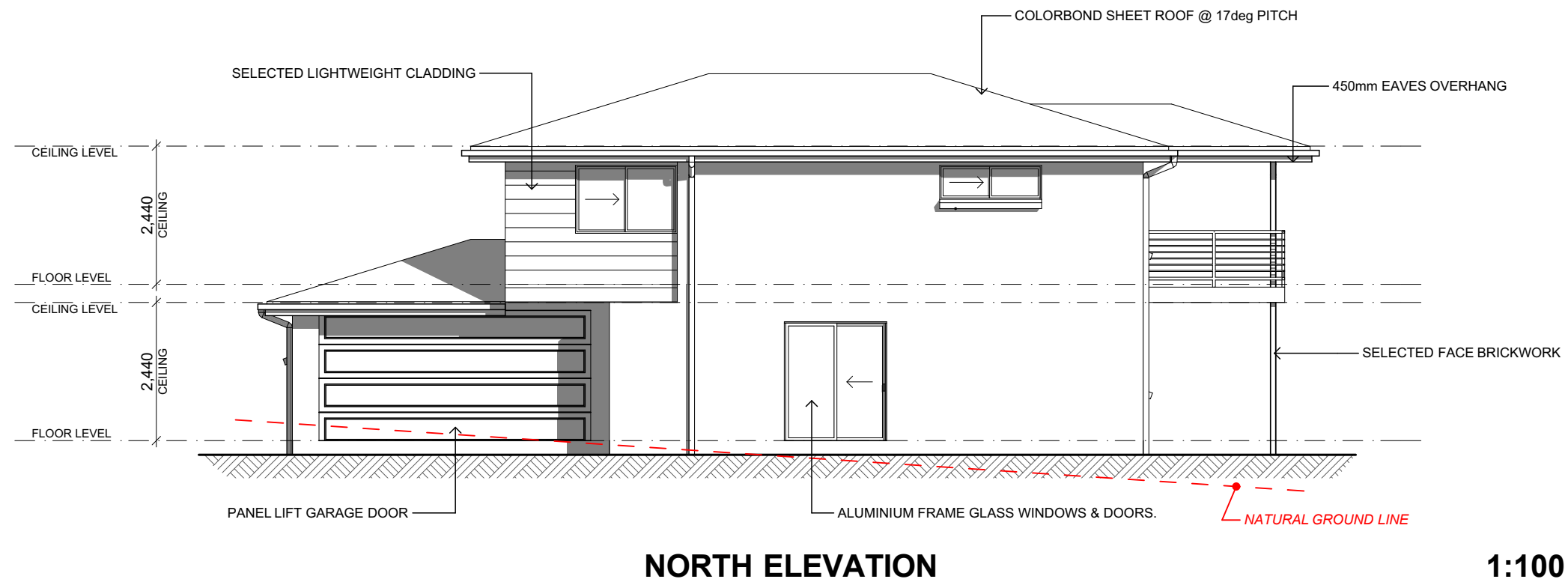
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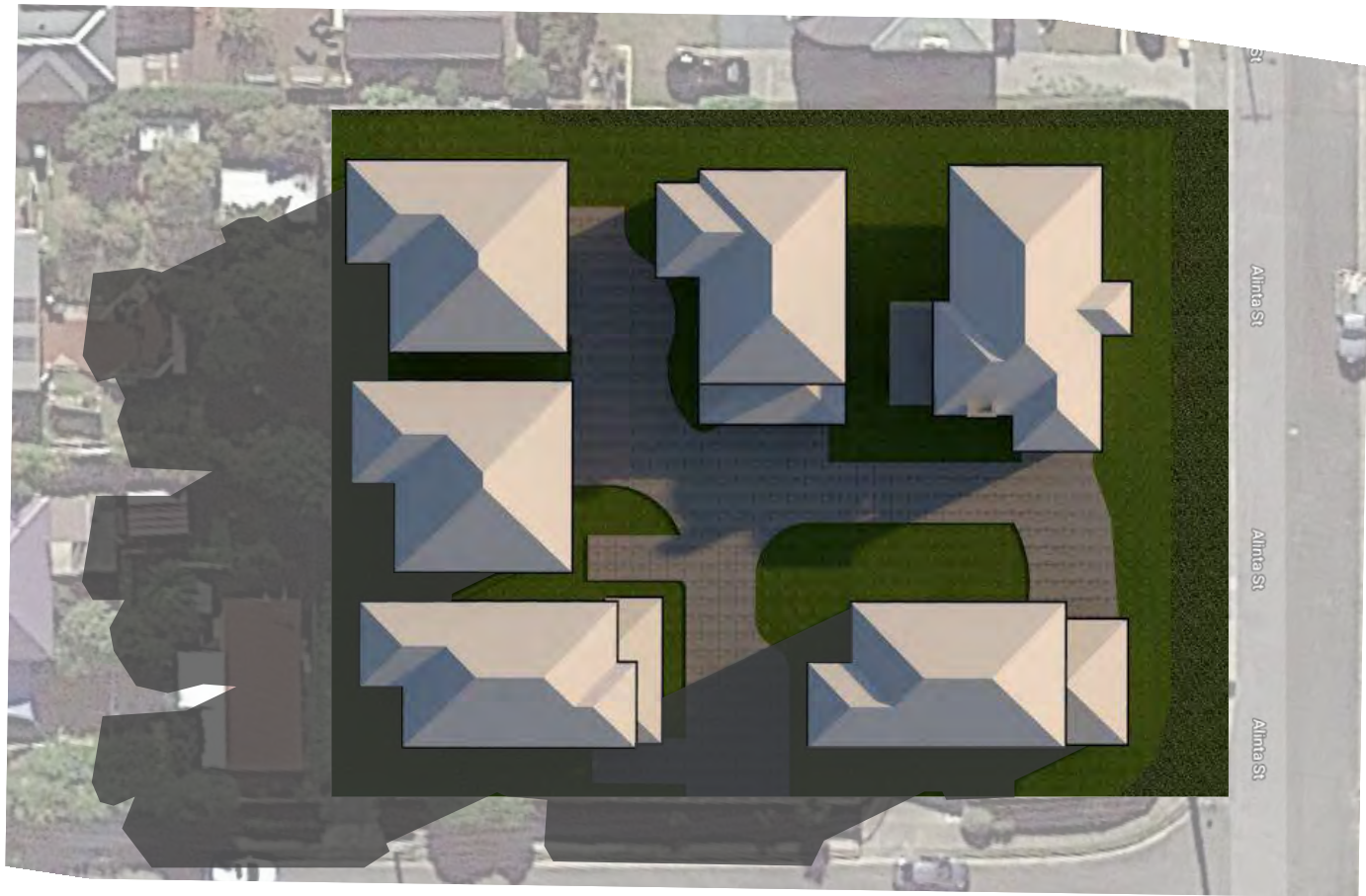
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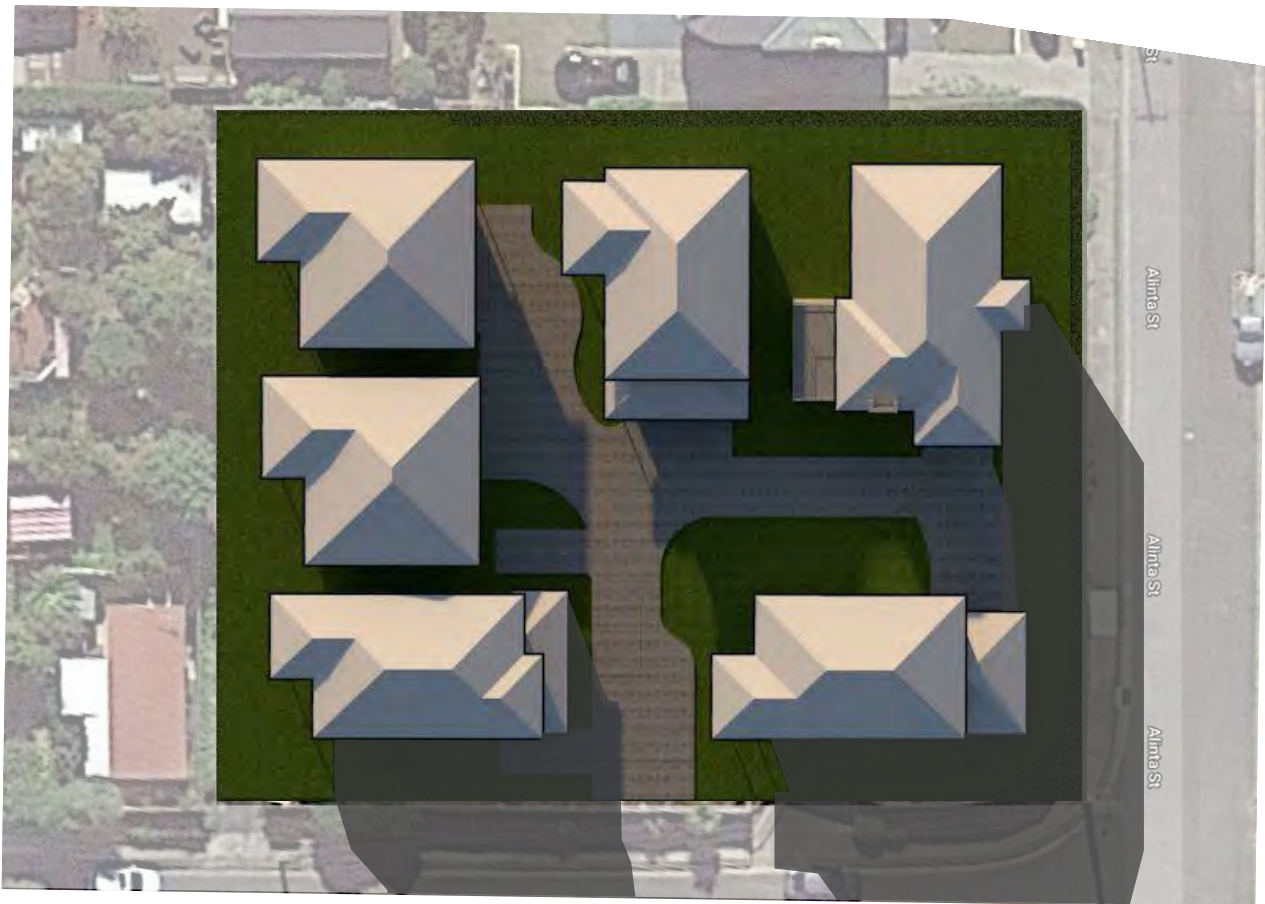


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SHADOW DIAGRAM
- 9am 21st JUNE

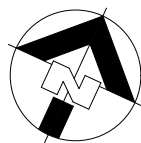


SHADOW DIAGRAM
- 3pm 21st JUNE



SHADOW DIAGRAM
- MIDDAY 21st JUNE

SCALE @ A3 -



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SHADOW DIAGRAM

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2 & 4 DUNDULLA STREET, HOWRAH



Photo 1: Development site viewed from Alinta Street, looking southwest.



Photo 2: Existing dwelling at 4 Dundulla Street viewed looking north from Dundalla Street.



Photo 3: Development site viewed looking north from southern boundary of 2 Dundulla Street.



Photo 4: Development site viewed looking northeast from Dundulla Street.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 DRAFT TREE POLICY 2021 - COMMUNITY CONSULTATION****EXECUTIVE SUMMARY****PURPOSE**

To seek approval to consult with the community on the draft Tree Policy 2021.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

No consultation with the community or other stakeholders has been undertaken to date. Community Consultation will be undertaken in accordance with council's Community Engagement Policy 2020.

FINANCIAL IMPLICATIONS

Consultation costs can be afforded within the Passive Recreation recurrent budget.

RECOMMENDATION:

That Council:

- A. Approve the draft Tree Policy 2021 for city-wide community consultation.
- B. Authorise the General Manager to coordinate city-wide community consultation to obtain feedback on the draft Tree Policy 2021 and to report the consultation outcomes to a future workshop.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** A Management of Trees on Council Land Policy was adopted by council on 13 October 2008 following community consultation.
- 1.2.** The Policy was updated to reflect the Clarence Interim Planning Scheme 2015 and adopted without community consultation at Council's Meeting of 26 October 2015.

- 1.3.** In 2020, council officers undertook a review of the Managing Trees on Council Land Procedure 2015. The 2015 procedure focuses on assessing existing trees on council land from a risk perspective. However, further benefit for the community can be gained through greater consideration of tree planning and tree protection options.
- 1.4.** As a result of the review, two documents have been developed: Tree Policy for trees on council land and the Managing Trees on Council Land Procedure. The policy sets the basis for valuing trees for their social, environmental, and economic benefits and for their contribution to the physical and mental health and wellbeing of our communities. Moreover, it paves the way for strategic tree planning documents and programs along with their implementation. The procedure provides operational guidance on best practice arboriculture management and associated procedures.

2. REPORT IN DETAIL

- 2.1.** The Tree Policy's purpose is to facilitate the development of strategic tree planning documents and guide the planting and growing of an urban forest on council land. It also aims to reduce the incidence of vandalism against trees and vegetation and to limit the incidence of the removal of healthy trees. The Policy notes the installation of tree vandalism signage at the site of a vandalised tree. A copy of the draft Tree Policy is included at **Attachment 1**.
- 2.2.** The Managing Trees on Council Land Procedure's purpose is to manage trees to best practice arboriculture standards and reduce the incidents of vandalism against trees and vegetation. The procedure is intended to be used by operational staff in the management of trees on council land.
- 2.3.** The community is to be informed of the draft Tree Policy 2021 and invited to share their feedback via council's "Your Say Clarence" page over a 4-week period. A copy of the proposed draft Tree Policy consultation plan is included at **Attachment 2**. The results of the consultation will be reported to a future council workshop.

- 2.4.** The intention after the draft Tree Policy is adopted is that precinct plans can be developed to consider the growing of trees in specific areas.

3. CONSULTATION

3.1. Community Consultation Undertaken

No consultation on the draft Tree Policy has been undertaken.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Two workshops have been held with council on the draft Tree Policy on 30 November 2020 and 2 August 2021.

3.4. Further Community Consultation

Community consultation will be undertaken in accordance with the proposed consultation community plan outlined in **Attachment 2** and consistent with council's Community Engagement Policy 2020.

- **Consultation plan**

As specified below.

- **Consultation Aim**

To engage the city-wide community on council's draft Tree Policy and obtain feedback.

- **Community Engagement Tools**

In accordance with Clause 8 of the Community Engagement Policy 2020, this consultation will be advertised in the Eastern Shore Sun, social media platforms and Your Say Clarence. The consultation will be provided online via the "Your Say Clarence" website.

- **Consultation Timing**

The consultation is anticipated to commence in September 2021 and be open for four weeks.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2021-2031 under the objective *A people friendly city, Liveability:*

"1.1 Enhancing the liability of activity centres, community hubs and villages through urban design projects."

"1.11 Continuing to develop and maintain a quality open space network."

Also under the objective of *A well planned liveable city, land use planning and urban design:*

"2.15 Ensuring neighbourhoods have pleasant streetscapes and access to recreational spaces and appropriate neighbourhood facilities."

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

Community consultation costs will be minimal and can be afforded from the Passive Recreation recurrent budget.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The draft Tree Policy document is ready for community consultation. The consultation is intended to be open for 4 weeks commencing in September 2021. A summary of results will be provided to a future council workshop.

Attachments: 1. Draft Tree Policy 2021 (8)
2. Draft Tree Policy Consultation Plan (3)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

Attachment 1

TREE POLICY (Trees On Council Land)

(COUNCIL POLICY)

1. INTRODUCTION

Clarence City Council values trees for their social, environmental, and economic benefits.

Trees benefit the physical and mental health and wellbeing of our communities. Trees provide shaded comfortable spaces to socialise, they cool the city, filter air and water, and store carbon for an environmentally sustainable future.

Trees shade buildings, which reduces energy costs and makes places more attractive and comfortable which increases land values for an economically viable city.

Council will plant and manage trees on council land to grow an urban forest network, for a sustainable and liveable city.

2. PURPOSE

The purpose of this policy is to:

- facilitate the development of strategic documents related to tree management and tree planning on council land
- guide the planting and growing of an urban forest network on council land within urban areas of the City
- reduce the incidence of tree/vegetation vandalism by establishing and promoting timely protective, investigative and response actions, and
- reduce the incidence of removal of healthy trees by establishing clear guidelines outlining the criteria under which consideration will be given to tree removal.

3. SCOPE

This policy applies to trees on existing and future council land including proposed new residential and commercial developments.

This policy does not apply to trees on private or Crown land unless subject to Planning Scheme requirements or other legislative or regulatory requirements.

4. DEFINITIONS

The following definitions apply to this policy:

Arborist	Means a person professionally qualified in the practice of the cultivation, management and scientific study of trees.
Council	Means the Clarence City Council.
Council works zone	Means where council or a contractor engaged by council is undertaking works on community infrastructure (i.e. in streets, parks or community facilities).
Council land	Means all publicly owned spaces including parks, gardens, reserves, beaches, foreshores, sports and recreation grounds and playgrounds, streets, laneways, forecourts, squares and borrowed landscapes within existing and new residential and commercial developments.
Exceptional circumstance	Means: <ul style="list-style-type: none"> ▪ a tree that is the subject of a claim against council with a high-risk assessment indicating that it (in whole or in part) is causing or is threatening to cause injury to people or substantial damage to property, and ▪ where council makes a decision at a council meeting.

Hazardous tree	Means a tree with recognisable features that impact on its structural integrity and elevate the potential for failure of branches, trunks or roots and likely injure people or property. Some of the more common features are extensive decay, bark inclusion at forks and poor branch attachment, poor root development or damage and significant tree decline.
Planning Scheme	Means the Clarence Interim Planning Scheme 2015 or any successor to that scheme.
Precinct Planting Plans	Means specific tree planting plans for local neighbourhoods that provide implementation tools for the Urban Forest Strategy.
Tree	<p>A woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.</p> <p>Reference: <i>Oxford English Dictionary</i>, 2020, Oxford University Press, UK.</p>
Urban forest	<p>The urban forest is the art, science and technology of managing trees in and around urban community ecosystems for the physiological, sociological, economic and aesthetic benefits trees provide society.</p> <p>Reference: Helms, 1998, <i>Dictionary of Forestry</i> quoted in JC Schwab (Ed) 2009 <i>Planning the Urban Forest</i></p>
Vandalism	Means the unlawful damage, pruning or removal of trees or significant vegetation on council land.

5. POLICY STATEMENT

This policy provides a framework for council to manage trees on council land and provides a guideline for how council will respond to community requests relating to tree management.

6. RELATIONSHIP TO COUNCIL STRATEGIC PLAN

The following strategies are identified in Council's Strategic Plan 2021 – 2031:

- **A people friendly city – Liveability**

Enhancing the liveability of activity centres, community hubs and villages through urban design projects.

- **A well-planned liveable city – Land use planning and urban design**

Enhancing natural and built amenities to create vibrant, accessible activity centres and community hubs through quality urban design.

Ensuring neighbourhoods have pleasant streetscapes and access to recreational spaces and appropriate neighbourhood facilities.

Applying land use techniques to identify and protect important natural values within the city.

- **An environmentally responsible city**

Protecting natural assets within council-managed land through the development and review of strategies in relation to bushfire, weed, land and coastal management.

7. RELATED DOCUMENTS

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

LEGISLATIVE (ACTS, REGULATIONS AND STANDARDS)

- *Local Government Act 1993*
- Clarence Interim Planning Scheme 2015
- AS 4373-2007 Pruning of Amenity Trees
- AS 4970-2009 Protection of Tree on Development Sites
- *Neighbourhood Disputes About Plants Act 2017*
- Clarence City Council Public Places By-Law 2018

COUNCIL POLICY, PLANS, PROCEDURES AND GUIDELINES

- Clarence City Council Strategic Plan 2021 - 2031
- Clarence City Council Open Space Policy 2013
- Clarence City Council Managing Trees on Council Land Procedure 2021

8. POLICY REQUIREMENTS

Council will achieve the policy purpose through the implementation of identified management practices and development of an Urban Forest Strategy and associated Precinct Planting Plans to guide the growing of an urban forest.

TREE MAINTENANCE PROGRAM

All tree maintenance works will be undertaken by an arborist, or other suitably qualified person. The tree maintenance program will manage tree assets on council land to best practice arboriculture standards and in accordance with relevant plans relating to vegetation management.

RISK MANAGEMENT

Trees will be maintained to best practice arboriculture standards by assessing, monitoring and mitigating identified risks. Where a member of the public notifies council about a potentially unsafe tree/s, the matter will be investigated and assessed by an independent arborist with a report provided to identify each risk and mitigating actions.

TREE PRUNING PRIORITIES

Tree pruning priorities will be based on mitigating risk and best practice arboriculture standards.

Pruning priorities include:

- Childcare centres (inspected after high wind events)
- Damaged trees reported by council staff or the public
- Trees damaged in a storm event
- Trees impeding public use of footpaths or roads, and
- High volume areas (streets, playgrounds, council car parks etc).

TREE REMOVAL

Trees will not be removed because they, amongst other things, obstruct views, commercial advertising or signage, are disliked, produce leaf litter, cause minor allergic or irritant responses, block solar access.

A tree or trees suspected of being hazardous, diseased, or dying will be assessed by an independent arborist or other suitably qualified person in accordance with this policy and the Managing Trees on Council Land Procedure. Council will implement any recommendations.

Trees that are removed will be replaced in accordance with the Urban Forest Strategy and Precinct Planting Plans.

Trees that are healthy and located within a council works zone will be retained where possible, designs will limit tree removal. If removal is required, trees will be replaced in accordance with the Urban Forest Strategy and Precinct Planting Plans.

Trees are permitted to be removed under Exceptional Circumstances as defined in this policy.

TREE VANDALISM

Damage, pruning or removal of a tree on council land by an unauthorised person is an offence under Council's Public Places By-law 2018. Identified offenders will be fined in accordance with the *Penalty Units and Other Penalties Act 1987*.

Council will develop a program to increase public awareness of tree vandalism to reduce the incidence of tree vandalism.

Where an act of vandalism is identified, council will:

- investigate the vandalism to identify those responsible, and issue fines (infringement notice)
- install tree vandalism signage at the site of the vandalised tree
- replant trees to restore the streetscape or landscape to the condition it was in prior to the vandalism, and
- replant trees in accordance with the Urban Forest Strategy and Precinct Planting Plans.

CLARENCE INTERIM PLANNING SCHEME 2015

URBAN ENVIRONMENTS

Where a development application is subject to a landscape condition requiring a landscape plan, the plan will be assessed in accordance with the Tree Policy, the Urban Forest Strategy, and relevant Precinct Planting Plans and Master Plans to ensure the landscape plan meets council's requirements.

Council will advocate for undergrounding of services and wider streets to allow for large canopy street trees where possible.

NATURAL AREAS (NATIVE VEGETATION COMMUNITIES)

Natural areas will be managed to conserve and enhance habitat, conservation, biodiversity and amenity values. Land Management Plans, Fire Management Plans and Local Area Reserve Activity Plans will guide the development and protection of these spaces. These plans will be available to the public and to landcare and coastcare groups participating in approved revegetation activities under council's direction.

9. IMPLEMENTATION AND COMMUNICATION

The Manager Open Space and Operations Manager are responsible for the implementation of this policy.

This policy will be communicated via:

- council's website, and
- Internal circulation to staff

10. REPORTING

The number of tree inspections and reports completed by an independent arborist, community tree removal requests and the number of trees removed will be reported in the annual report.

11. ADMINISTRATIVE ARRANGEMENTS

TABLE OF AMENDMENTS

No.	Date	Brief Details

APPROVAL

GM APPROVAL DATE	XX XXX 2021
REVIEW	Every 5 years
RESPONSIBLE POSITION	Manager Open Space & Operations Manager
ECM REFERENCE	

Consultation Plan

Tree Policy (Trees on Council Land)

Attachment 2

Purpose:

The purpose of the consultation is to inform the community of council's Tree Policy (Trees on Council Land) and obtain their feedback.

Anticipated start date: 13/9/2021

Anticipated end date: 11/10/2021

Promotion tool	Platform	Y	N	Target audience	Proposed timeframe*	Primary comms	Follow-up comms	Statutory requirement	Comments
Media:	Media release		✗						
	Photo/vision opportunity		✗						
	Radio interviews		✗						
	Eastern Shore Sun	✓		Clarence residents	September issue (distribution 21 Sept)	✓			Short article informing of the consultation and directing community members to participate and provide feedback via Your Say Clarence.
Council publications	Clarence News	✓		Clarence ratepayers	September 2021		✓		Inclusion in Clarence News will depend on distribution dates (to be confirmed). Likely to be in the middle, toward the end of consultation, so this will be a supplementary form of communication.

***NOTE:** Timeframes and start and end dates are indicative only and may be subject to change based on resourcing, publication deadlines and unforeseen external factors

Promotion tool	Platform	Y	N	Target audience	Proposed timeframe*	Primary comms	Follow-up comms	Statutory requirement	Comments
	Other (please specify)		✗						
Advertisement	Mercury		✗						
	Eastern Shore Sun	✓		Eastern Shore residents	Distributed 21 Sept 2021				
	Facebook		✗						
Social Media	CCC Facebook page	✓		Followers of the CCC Facebook page.	Start of consultation, followed by bi-weekly reminders.	✓			Provide CCC Facebook followers with information and updates on the project's progress. Include a call to action / regular reminders to visit Your Say Clarence and engage in the consultation.
	Facebook groups	✓		Broad community. People not following CCC Facebook page.	Start and end of consultation		✓		Only share key Facebook posts to avoid over-saturating community groups pages.
Online	Your Say website	✓		Your Say Clarence registered users and visitors to the site.	13/9 – 4/10 to run throughout consultation	✓	✓		Tile will be placed on the main page of the Your Say Clarence website.

Promotion tool	Platform	Y	N	Target audience	Proposed timeframe*	Primary comms	Follow-up comms	Statutory requirement	Comments
	CCC website	✓		Visitors to the CCC website	13/9- 4/10 to run throughout consultation (depending on availability of tiles)	✓	✓		Tile will be placed on the main page of the Clarence City Council webpage, linking through to the consultation page.
Signage	Corflute signage		✗						
	Promotional posters		✗						
Stakeholder engagement	Consult stakeholders	✓		Landcare and Coastcare Groups, Natural Resource Management Committee					
On-site promotion	Pop up stall		✗						

11.5.2 STORMWATER MANAGEMENT PROCEDURE FOR NEW DEVELOPMENT
(ECM No 4640834)**EXECUTIVE SUMMARY****PURPOSE**

To note the Stormwater Management Procedure for New Development, for management of stormwater in new developments under the Tasmanian Planning Scheme.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031; Stormwater Asset Management Plan 2018; and Stormwater System Management Plan 2019 are relevant.

LEGISLATIVE REQUIREMENTS

The *Urban Drainage Act 2013* is relevant.

CONSULTATION

No community consultation for the Stormwater Management Procedure for New Development has been undertaken.

FINANCIAL IMPLICATIONS

No direct financial impacts arise from the Stormwater Management Procedure for New Development to council.

RECOMMENDATION:

That council notes the Stormwater Management Procedure for New Development to commence with the implementation of the Tasmanian Planning Scheme for Clarence.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Under the current Clarence Interim Planning Scheme 2015 the Stormwater Management Code is the mechanism to ensure changes in stormwater management and quality, resulting from new developments, are appropriately assessed and approved. The impacts of stormwater on council infrastructure and the environment are addressed as part of the process of assessing applications for planning permits. Plans detailing how stormwater is to be managed form part of planning permits and conditions attached to planning permits to ensure specific stormwater management outcomes for Clarence City Council are achieved.

- 1.2.** The Tasmanian Planning Scheme (TPS) does not include a Stormwater Management Code. This means when the TPS commences operation (likely to be early September 2021), the way stormwater is managed in new developments will change.
- 1.3.** A working group of engineers from councils across the state, the Derwent Estuary Program, NRM North and LGAT have developed a document called the “Tasmanian Stormwater Standards for New Developments” (Standards). These standards provide guidance on stormwater management controls (quality and quantity), with the aim of proposing a consistent state-wide approach to managing stormwater under the Tasmanian Planning Scheme.
- 1.4.** Independent legal advice on the draft Standard document is currently being sought by LGAT on behalf of all councils. This advice is expected to be received in approximately one month. After this point, additional consultation will be undertaken regarding the Standards.
- 1.5.** As council is moving to the Tasmanian Planning Scheme in early September 2021, a new Stormwater Management Procedure for New Development has been developed for the (Clarence) Local Provisions Schedule to explain how stormwater will be managed under the new Scheme.
- 1.6.** A council workshop was held on 16 August 2021, outlining the background of this issue, and the proposed introduction of a new internal process being the Stormwater Management Procedure for New Development.

2. REPORT IN DETAIL

- 2.1.** This report is for council to note a new internal procedure, being the Stormwater Management Procedure for New Development, in order for planning and building applications to have stormwater requirements assessed when the Tasmanian Planning Scheme comes into operation for Clarence City Council.

- 2.2.** The Tasmanian Stormwater Standard for New Development (Standards) is aimed to replace the existing State Stormwater Code, in terms of specifying the quality and quantity requirements for new developments connecting to a public stormwater system. The Standards is in draft format at present awaiting legal advice coordinated by LGAT.
- 2.3.** As the Standards are not referenced in the Tasmanian Planning Scheme, each council must adopt its own process of using the Standards for assessing new developments connecting to a public stormwater system.
- 2.4.** Clarence's Stormwater Management Procedure for New Development (Procedure) in **Attachment 1**:
- operates under the head of power provided by Section 14(1) of the *Urban Drainage Act 2013*, which requires a developer to obtain consent of the General Manager, for new developments to connect to or to interfere with a public stormwater system;
 - references the draft Tasmanian Stormwater Standard for New Development, for stormwater quality and quantity requirements;
 - will instigate a new internal process to operate when the TPS commences;
 - aims to be consistent with an intended state-wide approach; and
 - may be modified after the draft Standards is finalised.
- 2.5.** Following the adoption of this Report the Procedure will be published on council's website and the local industry informed of the change so council is transparent with how the stormwater requirements for new developments will be assessed when the TPS comes into operation.

3. CONSULTATION

3.1. Community Consultation Undertaken

No community consultation was undertaken during the development of the Stormwater Management Procedure for New Development.

3.2. State/Local Government Protocol

Consultation with other local governments across the state, the Derwent Estuary Program, NRM North and LGAT has been undertaken with the development of the draft Tasmanian Stormwater Standard for New Development.

3.3. Other

Nil.

3.4. Further Community Consultation

Community Consultation will be undertaken in accordance with the proposed consultation plan outlined below and consistent with the proposed Community Engagement Policy 2020.

- **Consultation Plan**

As specified below.

- **Consultation Aim**

Inform the community the Stormwater Management Procedure for New Development will be used for stormwater assessment of new developments when the Tasmanian Planning Scheme is operating in Clarence.

- **Community Engagement Tools**

In accordance with Clause 8 of the Community Engagement Policy 2020, this consultation will use:

- City of Clarence website to house the Stormwater Management Procedure for New Development and contact information of Council Officers for additional information; and
- Media release.

- **Consultation Timing**

Consultation will commence when the Tasmanian Planning Scheme is operational in Clarence.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2021-2031 under the Strategy - *A Well Planned Liveable City – Stormwater management* has the following objective:

“2.8 Undertake stormwater management and groundwater monitoring programs.”

4.2. Council's Strategic Plan 2021-2031 under the Strategy - *A Well-Planned Liveable City – Land Use Planning and Urban Design* has the following objective:

“2.12 Undertaking best practice land use policy development and active participation in regional planning processes.”

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

“4.3 Working collaboratively with relevant agencies to enhance and protect the natural environment.” e.g., Derwent Estuary Program, Natural Resource Management South and Tasmanian Fire Service.

5. EXTERNAL IMPACTS

Clarence will be one of the initial councils to operate under the Tasmanian Planning Scheme. The aim of noting the Stormwater Management Procedure for New Development is for council to move towards a consistent state-wide approach of assessing stormwater for new developments.

6. RISK AND LEGAL IMPLICATIONS

6.1. The Stormwater Management Procedure for New Development will provide clear direction for the assessment of stormwater requirements in accordance with the Tasmanian Planning Scheme.

6.2. Independent legal advice on the draft Tasmanian Stormwater Standards for New Developments document is currently being sought by LGAT on behalf of all councils. This advice is expected to be received in approximately one month. After this point, it may be necessary to review the Stormwater Management Procedure for New Development.

7. FINANCIAL IMPLICATIONS

There are no direct financial impacts arising from the Stormwater Management Procedure for New Development.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

It is recommended council notes the Stormwater Management Procedure for New Development for use when the Tasmanian Planning Scheme is operational in Clarence.

Attachments: 1. Stormwater Management Procedure for New Development (10)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

STORMWATER MANAGEMENT PROCEDURE FOR NEW DEVELOPMENT

(OPERATIONAL PROCEDURE)

1. PURPOSE

This Procedure:

- Provides a framework for council to condition and manage stormwater in new developments, within the context of the Tasmanian Planning Scheme.
- Defines the approach and measures adopted by council to ensure that stormwater runoff generated by new developments is of an acceptable quality, does not exacerbate flooding, can be accommodated by the council stormwater system, and will not adversely impact the future capacity of the system.

2. BACKGROUND

The Tasmanian Planning Scheme - Clarence (TPSC) does not contain specific provisions requiring development to connect to the council stormwater system nor does it include provisions to manage changes to stormwater quality and stormwater quantity arising from development.

In contrast, the Interim Planning Schemes for Southern Councils included a Stormwater Management Code, which was used to assess impacts on the council stormwater system through the assessments of applications for planning permits and to attach conditions to planning permits to manage stormwater impacts. There is no equivalent code in the TPSC.

The TPSC includes Clause 6.11.2, which is a broad head of power to allow conditions to be applied to planning permits regarding erosion and stormwater volume and quality controls. No additional guidance is provided in the TPSC on what these controls are or how changes in stormwater behaviour resulting from new development are to be assessed or conditioned.

Tasmanian local government practitioners have developed the Tasmanian Stormwater Standards for New Developments to provide guidance around these controls and achieve a consistent state-wide approach to managing stormwater under the Tasmanian Planning Scheme, and to help improve stormwater management while allowing for sustainable development. This document is currently in draft format.

When the draft Tasmanian Stormwater Standards for New Developments document is finalised, it is intended this Procedure be amended and operational with the Tasmanian Stormwater Standards for New Developments. Until such time, the purpose of this Procedure is to specify the levels of service in relation to stormwater management for new developments.

The Urban Drainage Act 2013 provides council with the power to regulate impacts on the council stormwater system through Section 14(1) which requires the General Manager's consent to connect to or interfere with a public stormwater system. All changes to stormwater behaviour resulting from development have an impact on the council stormwater system and therefore interfere with the operation of the system.

This Procedure provides a framework for council to:

- Ensure that buildings, works, subdivisions and stormwater drainage systems generate stormwater of a quality and quantity that enables protection of natural assets, infrastructure, and properties
- Ensure pollutant types and/or loadings are managed appropriately to protect natural values, infrastructure, and properties
- Manage inundation and flood risk to new developments and existing urban areas
- Ensure surface flow paths convey floodwaters within suitable velocity/depth limits and do not pose a risk to human life or properties
- Fulfil the requirements of the relevant policies, strategies, and Acts in relation to stormwater management
- Provide developers and designers with clarity for meeting permit requirements and contributing to best practice stormwater management
- Ensure public stormwater systems can be managed and maintained appropriately, without causing unnecessary burden to the wider community.

3. SCOPE

This Procedure has been prepared to ensure stormwater management and the protection of the council stormwater system is appropriately considered and applied to new developments.

This Procedure does not apply to existing development.

4. DEFINITIONS

The following definitions apply to this Procedure:

Annual Exceedance Probability (AEP)	The chance of a flood of a given size, or larger, occurring in any one year, usually expressed as a percentage
Council	Means the Clarence City Council
Council Stormwater System	Has the same meaning as a public stormwater system under the <i>Urban Drainage Act 2013</i>
Major Stormwater System	The part of the overall drainage system that controls stormwater flows greater than those controlled by the minor drainage system. This system usually includes overland flow paths, rivulets, creeks etc
Minor Stormwater System	The minor drainage system is usually a pipeline with sufficient capacity to contain the nuisance flows. These pipelines prevent stormwater damage to properties and also limit the frequency and quantity of surface flows to an agreed level of service
Suitably Qualified Person	A professional engineer currently practising with relevant CPEng or RPEng or NER or RPEQ accreditation, or a person who in respect to the type of work to be undertaken can adequately demonstrate relevant academic qualification, suitable professional competency, and an appropriate level of professional indemnity and public liability insurance

5. RELATED DOCUMENTS

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

LEGISLATIVE (ACTS, REGULATIONS AND STANDARDS)

- Australian Rainfall and Runoff (www.arr.org.au)
- Australian Runoff Quality
- Australian Standard AS/NZS3500.3:2015 Plumbing and Drainage
- Building Act 2016
- Land Use Planning and Approvals Act 1993
- Local Government (Highways) Act 1982
- Local Highways Standard Requirements By-Lay No 2. Of 2014
- Plumbing Regulations 2016
- Regional Land Use Strategies
- Roads and Jetties Act 1935
- State Policy on Water Quality Management 1997
- Tasmanian Planning Scheme
- Tasmanian State Stormwater Strategy 2010
- Tasmanian Stormwater Standards for New Developments (draft format)
- Urban Drainage Act 2013.

COUNCIL POLICY, PLANS, PROCEDURES AND GUIDELINES

- Council Strategic Plan 2021 - 2031
- Council Asset Management Plans

- Council Risk Management Policy
- Council Stormwater System Management Plan 2019.

6. RESPONSIBILITIES

Council, as planning authority, is responsible for assessing and determining applications for planning permits in accordance with the requirements of the Tasmanian Planning Scheme and the *Land Use Planning and Approvals Act 1993* and for recognising the *State Policy on Water Quality Management 1997*.

Council is also responsible for managing the council stormwater system and protecting those stormwater assets in accordance with the requirements of the *Urban Drainage Act 2013*.

MANAGERS AND SUPERVISORS

- General Manager's consent under Section 14 of the *Urban Drainage Act 2013* has been delegated to relevant council officers as per the applicable legislation.

WORKERS

Workers are required to:

- familiarise themselves with and comply with this Procedure, and
- raise any issues in relation to this Procedure to their Manager or Supervisor.

7. PROCEDURE

COMPLIANCE WITH INDUSTRY STANDARDS

Stormwater design in new developments is to be in accordance with the current versions of the industry standard documents Australian Rainfall and Runoff (Engineers Australia, 2019), Australian Runoff Quality, and the draft and finalised Tasmanian Stormwater Standards for New Developments.

STORMWATER SYSTEM DESIGN REQUIREMENTS

- The major stormwater drainage system in new developments shall be designed for the safe conveyance of the 1% AEP storm event with an allowance for climate change. Existing waterways are to be maintained and enhanced where possible
- The allowance for climate change shall be in accordance with the Australian Rainfall and Runoff Data Hub, scenario RCP 8.5, for the year 2090
- The minor stormwater drainage system in new developments shall be designed in accordance with the following levels of service:
 - 2% AEP for light industrial and general industrial zones
 - 5% AEP for all other zones.

STORMWATER QUALITY MANAGEMENT REQUIREMENTS

- The following development is exempt from the Stormwater Quality Management Requirements:
 - A single dwelling on a single lot that will be connected to the existing public stormwater system; or
 - New impervious area is less than 500m²; or
 - A subdivision creating new lots greater than 5,000m² in area, and with new roads and footpaths less than 500m² in area; or
 - A subdivision which is solely for the purpose of creating road reserve, public open space, public infrastructure, littoral or riparian reserve or minor boundary adjustments.
- All other new developments must incorporate water sensitive urban design principles for the treatment and disposal of stormwater to meet the Water Quality Treatment Target set by council as follows:

Target Level	Water Quality Treatment Target
1	Site specific requirements at discretion of council (for example sites with, or draining to, areas with environmental values, potentially contaminating activities etc).
2	<p>90% reduction in the average annual load of litter/gross pollutants based on typical urban stormwater concentrations; AND</p> <p>80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations; AND</p> <p>45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations; AND</p> <p>45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.</p>

- Stormwater quality treatment may be offset via a cost contribution, at the discretion of council. Cost contributions are to be assessed by council on a case-by-case basis depending on the amount of treatment required for the development, and the location, until additional guidance is provided in Tasmanian Stormwater Standards for New Developments
- If a staged development occurs within a 5-year period, treatment will be required for the total development prior to proceeding with more than 50% of the total development
- For staged developments, the developer shall maintain all the Water Sensitive Urban Design (WSUD) treatment elements until the completion and sealing of the survey diagram for the final stage of the subdivision. Prior to council taking over all the WSUD treatment elements, the developer is required to demonstrate to council by providing evidence or documentation, to the satisfaction of council's Group Manager Engineering Services, that all the WSUD treatment elements are in a working condition as designed. The developer is also required to replace all consumable parts, such as filters and cartridges, no more than one month before council taking over these WSUD treatment elements.

STORMWATER DISPOSAL METHOD REQUIREMENTS

- Stormwater must be disposed of by gravity to the council stormwater system where possible
- Where not possible, stormwater may be disposed of on-site with soakage devices (having regard to the planning zoning of the site, site suitability, the system design and water sensitive urban design principles), collected for re-use, or disposed of to the public stormwater infrastructure via a pump system. A report by a Suitably Qualified Person must be provided demonstrating that the site is suitable for on-site soakage, re-use or pumping, and that the proposed system is designed, and will be maintained and managed, to minimise the risk of failure to the satisfaction of the Group Manager Engineering Services
- Where stormwater is discharged directly to a watercourse, rivulet or creek the impacts of increased water velocity or volume must be mitigated by adequate capacity energy dissipation to the satisfaction of the Group Manager Engineering Services.

STORMWATER QUANTITY MANAGEMENT REQUIREMENTS

- The following development is exempt from the Stormwater Quantity Management Requirements:
 - Development that does not result in any increase in the impervious area for site, and no change of use of the site; or
 - Development that discharges stormwater to the downstream parts of the council stormwater system, which have been demonstrated to the satisfaction of the Group Manager Engineering Services, to have sufficient capacity to cater for the fully developed catchment (including the development).
- Any increase in stormwater runoff must be accommodated within:
 - an existing public stormwater system to the satisfaction of council; or
 - public infrastructure upgraded by the developer as part of the development construction to the satisfaction of council; or

- on-site detention designed to offset the increase in stormwater runoff caused by the development, to the satisfaction of the Group Manager Engineering Services.
- For developments requiring Onsite Stormwater Detention (OSD), where the additional impervious surface proposed is less than 250m², the following standard minimum OSD capacities can be used. Development that results in an additional impervious area of greater than 250m² must have OSD designed by a suitably qualified person and approved by the Group Manager Engineering Services:

Additional Impervious Surface Proposed	On Site Detention Required
40 to 65m ²	A minimum of 1.8m ³ (1,800 litres)
65m ² to 100m ²	2.5m ³ (2,500 litres)
100m ² to 150m ²	3.0m ³ (3,000 litres)
150m ² to 200m ²	3.5m ³ (3,500 litres)
200m ² to 250m ²	A minimum of 4.0m ³ (4,000 litres)
Over 250m ²	Development specific design required

- The maintenance of all OSD systems is the sole responsibility of the property owner or body corporate.

8. IMPLEMENTATION AND COMMUNICATION

The Group Manager Engineers Services is responsible for the implementation of this Procedure.

This Procedure will be communicated via:

- council's website
- internal circulation to staff.

9. REPORTING

No additional reporting is required.

10. ADMINISTRATIVE ARRANGEMENTS

TABLE OF AMENDMENTS

No.	Date	Brief Details

APPROVAL

GM APPROVAL DATE	XX XXX 2021
REVIEW	Every 3 years <u>and</u> following any changes in relevant legislation or standards.
RESPONSIBLE POSITION	Group Manager Engineering Services
ECM REFERENCE	

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE

11.7.1 QUARTERLY REPORT TO 30 JUNE 2021

EXECUTIVE SUMMARY

PURPOSE

To consider the General Manager's Quarterly Report covering the period 1 April 2021 to 30 June 2021.

RELATION TO EXISTING POLICY/PLANS

The Report uses as its base the Annual Plan adopted by Council and is consistent with Council's previously adopted Strategic Plan 2016-2026.

LEGISLATIVE REQUIREMENTS

There is no specific legislative requirement associated with regular internal reporting.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

The Quarterly Report provides details of Council's financial performance for the period.

RECOMMENDATION

That the Quarterly Report to 30 June 2021 be received.

ASSOCIATED REPORT

The Quarterly Report to 30 June 2021 has been provided under separate cover.

Ian Nelson

GENERAL MANAGER

11.7.2 HOUSING LAND SUPPLY ORDER NO 7 - 213 CAMBRIDGE ROAD, WARRANE**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider a proposed Housing Land Supply Order at 213 Cambridge Road, Warrane.

RELATION TO PLANNING PROVISIONS

The land is zoned Community Purpose and partially subject to the Landslide Hazard Area (Low) and Natural Assets (High) under the Clarence Interim Planning Scheme 2015 (the CIPS2015).

Under the Clarence draft Local Provision Schedule (LPS) the land is zoned Community Purpose and subject to the Landslide Hazard Area, and Natural Asset's priority vegetation area overlay (although more extensively than the CIPS2015). The land is also bisected by an overlay flow path identified in the Flood Prone Areas Code.

CIPS2015 and draft LPS Zone and Codes plans are included in the attachments.

LEGISLATIVE REQUIREMENTS

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

CONSULTATION

The proposal was referred to council for its consideration and is the subject this report.

RECOMMENDATION:

A. That Council advises as follows:

1. Council strongly supports the supply of affordable housing in well served and accessible locations, such as Warrane.
2. The Government should nevertheless be aware that the land at 213 Cambridge Road appears to have important physical and engineering constraints, previously identified in preliminary consultation, that may impact on its ability to contain the desired density of residential development.

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.

**HOUSING LAND SUPPLY ORDER NO 7 - 213 CAMBRIDGE ROAD, WARRANE
/contd...**

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The Housing Land Supply Act was passed in 2018, aimed to increase the supply of affordable homes in the State. The legislation allows for the making of Housing Land Supply Orders that allows surplus Government land to be rezoned for residential development provided that it meets eligibility and suitability criteria. An approval under these provisions circumvents the usual process.

The goal is that affordable homes are able to be built sooner than would otherwise be the case.

- 1.2.** To date the only housing order that has been approved in Clarence related to 80 Burtonia Street, a 2.82ha site previously zoned Local Business and Public Open Space opposite the Rokeby Primary School. The amendment rezoned the site to General Residential and inserted the relevant Tasmanian Planning Provisions into the CIPS2015.

Following the rezoning, at its meeting on 3 February 2020 council approved a 48 Lot Subdivision on land (PDPLANPMTD-2019/003802). That subdivision is now progressing.

- 1.3.** In May 2019, council was advised that the land at 213 Cambridge Road was being considered for housing supply through the Housing Supply Order mechanism. In May 2020, initial comments were sought by Housing, Disability and Community Services, on the possible rezoning and development of the site. A concept plan was provided for comment and a copy is attached.

In response to that enquiry, feedback was provided setting out various design and engineering issues that should be reviewed. A copy is attached.

- 1.4.** Feedback was required prior to 23 August 2021. However due to council's meeting cycle additional time has been afforded to council to enable the matter to be considered at this meeting.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Community Purpose and partially subject to the Landslide Hazard Area (Low) and Natural Assets (High) under the Clarence Interim Planning Scheme 2015 (the CIPS2015).
- 2.2.** Under the Clarence draft Local Provision Schedule (LPS) the land is zoned Community Purpose and also subject to the Landslide Hazard Area, and Natural Asset's priority vegetation area overlay (although more extensively than the CIPS2015). The land is also bisected by an overlay flow path identified in the Flood Prone Areas Code.
- 2.3.** Under CIPS2015 and TPS Community Purpose zones, Single Dwellings and Multiple Dwellings are prohibited uses.

3. PROPOSAL IN DETAIL

3.1. The Site

The subject site is a 5.36ha lot located on the south-eastern side of Cambridge Road, Warrane. The land is owned by the Department of Education and currently developed with the Warrane Primary School.

A Location Plan and Aerial Photo are included in the attachments

3.2. The Proposal

A Housing Supply Order is proposed to rezone a 1.064ha portion of the site shown in the attachments. Additionally, it is proposed to reduce the lot size applicable to internal and corner lots from 550m² to 450m².

It is anticipated that future access to the site from Carbeen Street will be provided though the adjoining land at 16 Carbeen Street, which is also zoned Community Purpose and developed with a church.

A copy of the Minister's Statement of Reasons, proposed Housing Supply Order and referral letter are included in the attachments.

4. PLANNING ASSESSMENT

There is no evidence to suggest any of the previously identified issues have been considered, other than the northern end of the site has been contracted.

While the provision of more affordable housing is a very important objective, without a plan showing how the proposed rezoned land might be developed, it is difficult to determine if any consideration has been given to the constraints outlined in the above-mentioned feedback. It follows that, in the event that the site is rezoned General Residential, it cannot be assumed that it has potential to deliver the density of housing that the Government may be looking for and therefore whether this is the best site in the suburb for delivering a good supply of affordable housing.

Although there is no current concept plan associated with the rezoning proposal, it is evident that the Government envisages a layout with smaller corner and internal lots that the standards under the current zone. However, the reduction is consistent with the relevant SPP controls.

In terms of giving greater certainty about the potential of the site for affordable housing, it is considered that a better solution would have involved the submission of a Housing Order taking the form of a combined planning scheme amendment and planning permit (under S.43A of LUPAA), where the suitability of the proposed subdivision design could be assessed concurrently with the proposed rezoning. While the Government may consider revising the Housing Order to do so, in the event that this is not possible, it would be appropriate to advise of the above constraints and confirm that the issues previously raised in feedback could well constrain the future development of the land.

5. EXTERNAL REFERRALS

The proposal was referred to council, Taswater and stakeholders "with an interest" in the land at 213 Cambridge Road.

Should the land be rezoned through the Housing Supply Order process, advertising and assessment and of subdivision and possibly residential development proposals will be required according to the usual statutory process.

6. STATE POLICIES AND ACT OBJECTIVES

6.1. The proposal does not compromise the outcomes of any of the State Policies.

6.2. The proposal is consistent with the Southern Tasmanian Regional Land Use Strategy and within the identified Urban Growth Boundary.

7. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

8. CONCLUSION

Feedback is sought on a proposed Housing Land Supply Order at 213 Cambridge Road, Warrane. It is to provide for affordable housing, which is supported by council policy and will help meet a significant demand in the community.

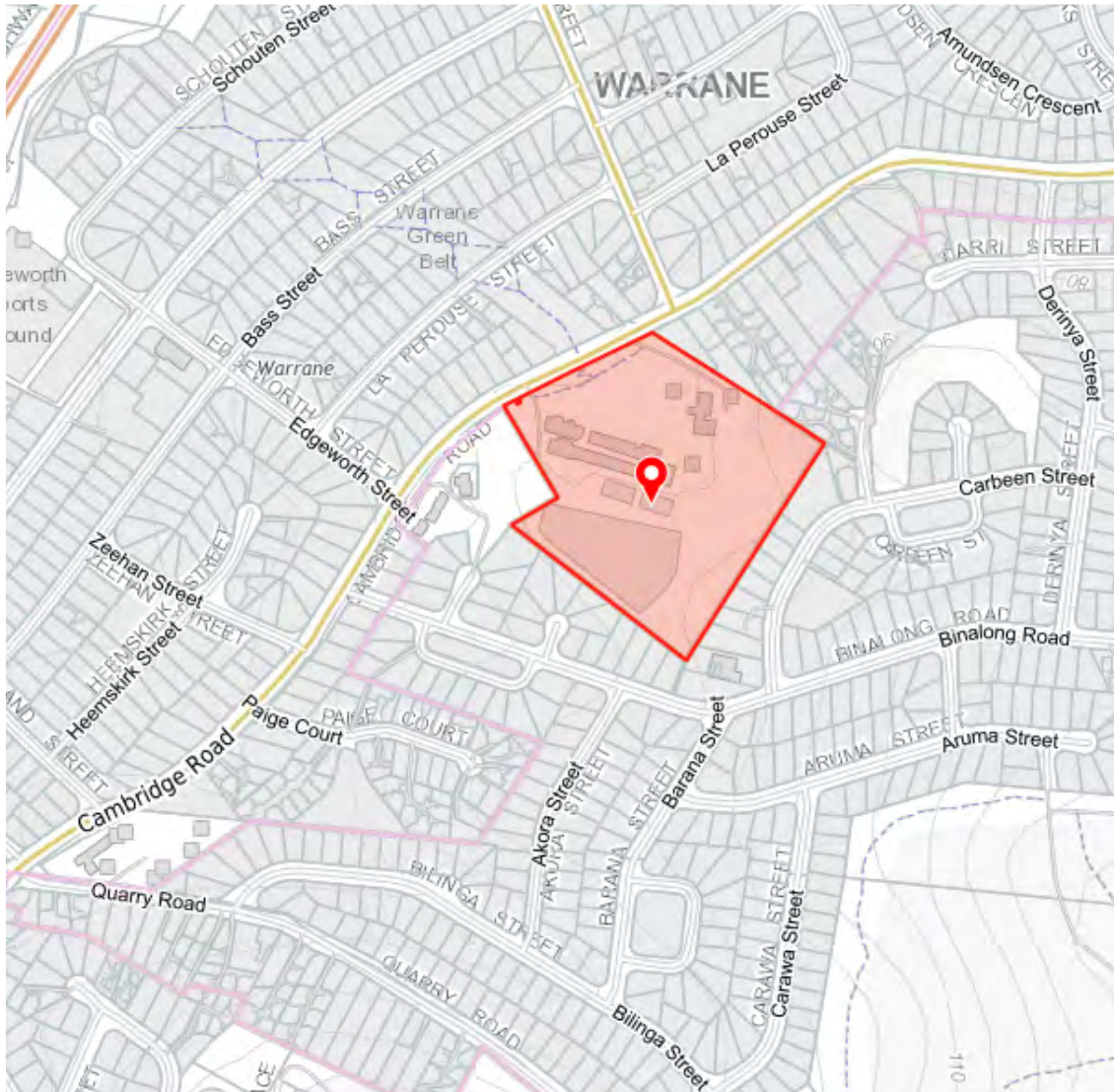
However, the land is physically constrained in ways that are likely to limit its development potential. So, while supporting the initiative, it is appropriate to make the Government aware of the development constraints at this early stage.

Attachments: 1. Location Plan (1)
2. Aerial Photo (1)
3. Initial consultation plan (2)
4. Initial consultation feedback (2)
5. Housing Order documents (13)

Ian Nelson
GENERAL MANAGER

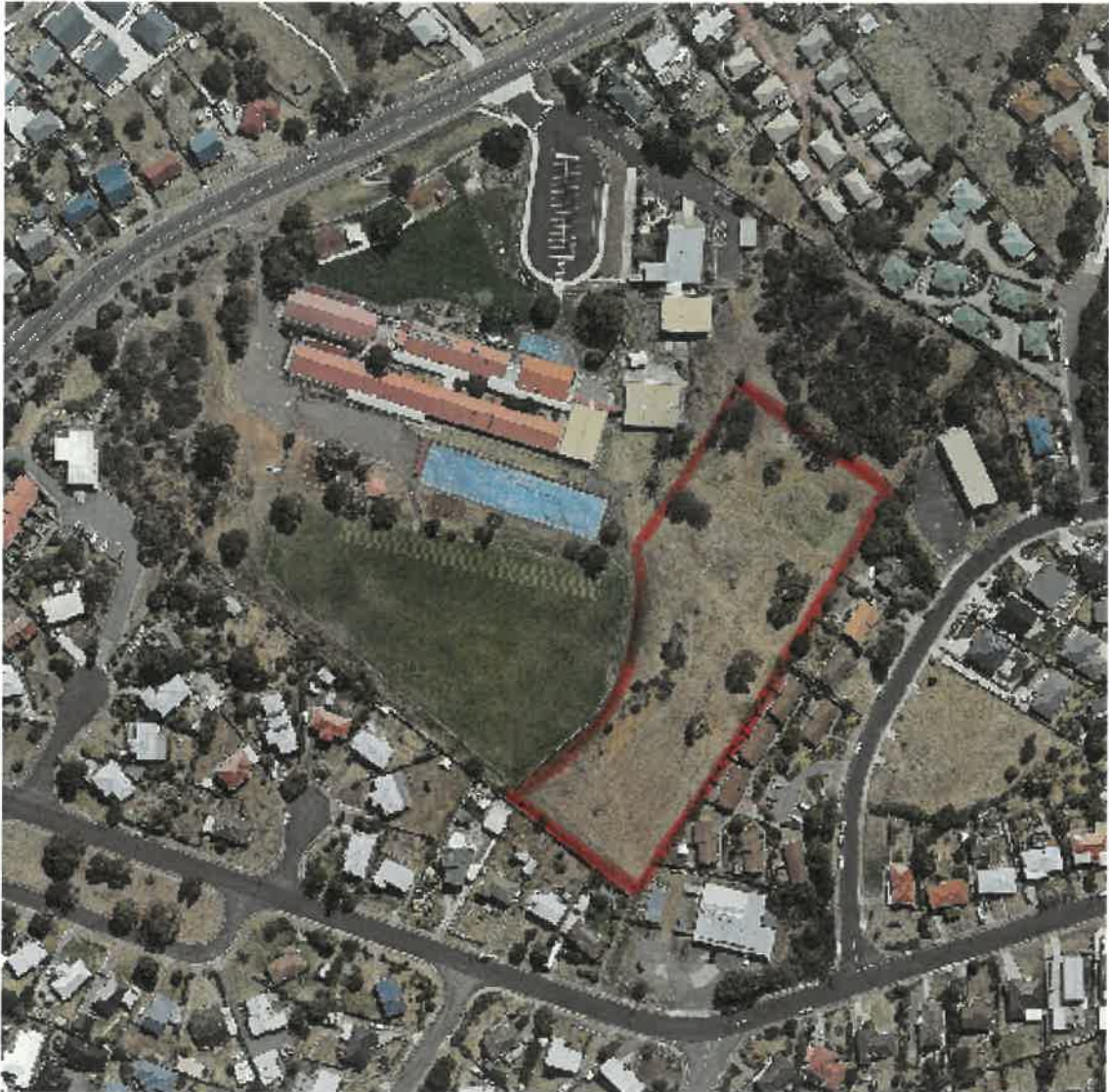
Attachment 1

Location Plan: 213 Cambridge Road, WARRANE



Attachment 2

Aerial photo - 213 Cambridge Road, Warrane
Showing approximate rezoning site



Attachment 3

From: Shaw, Dick
Sent: Tue, 21 Apr 2020 15:30:21 +1000
To: City Planning
Cc: Krafft, Jeff
Subject: Director of Housing - Warrane Primary School Attn: R. Lovell
Attachments: Cambridge Rd Site Plan - Median option.pdf

Hi Ross,

I've been tasked to progress the planning, design and purchase of land at the Warrane Primary School on behalf of the Director of Housing.

This project has evolved out of the *Hobart City Deal* in-line with the key focus area: *deliver a diverse range of affordable housing options*.

Community Housing Limited (CHL) has been provided *City Deal* funds to deliver affordable housing, and it is the role of Communities Tasmania to support project delivery through land supply.

Whilst this project had gone quiet over recent months, it is now a priority to investigate the merits of the development in more detail. Given the land is owned by the DoE, Communities Tasmania would look to purchase the land via a *Housing Land Supply Order* (HLSO) and provide to CHL, however it is prudent for all parties to have a mutually agreeable concept design in place before we initiate the HLSO process to mitigate planning approval type risks as far as reasonably practical.

Please find attached the current concept design as a basis for ongoing discussion.

I note this site is geographically constrained and approximately 240m in length. To achieve a thoroughfare design does not appear possible given the tenure of titles adjoining the prospective title; that said, I'd be very happy to discuss any concerns Council has and identify design solutions.

Kind regards,

Dick Shaw
Manager – Portfolio Planning
Housing, Disability and Community Services
Communities Tasmania
Level 5, 22 Elizabeth Street, Hobart TAS 7000
(03) 6166 3641
Mob: 0436 947 453
dick.shaw@communities.tas.gov.au | www.communities.tas.gov.au

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Clarence City Council

38 Bligh Street / PO Box 96
Rosny Park Tasmania Australia
Telephone 03 6217 9500
Dx 70402
Email clarence@ccc.tas.gov.au
Website www.ccc.tas.gov.au

Kate Guinane – (03) 6217 9550
PDPLIMPLN-2020/008738

4 May 2020

Mr D Shaw
Manager – Portfolio Planning
Housing, Disability and Community Services
Email: dick.shaw@communities.tas.gov.au

Dear Mr Shaw,

PDPLIMPLN-2020/008738 – DIRECTOR OF HOUSING - WARANE PRIMARY SCHOOL SITE CONCEPT- 213 CAMBRIDGE ROAD, WARRANE

Thank you for the concept plan for the affordable housing project at the Warrane Primary School. As you will be aware, Council is supportive of affordable housing projects in the City and although we have identified a number of problems with the concept plan, we hope that our comments will assist in developing your proposal.

As we understand that the site is being considered as a project under the Housing Supply Act 2018, which would involve rezoning the land to the SPP General Residential zone, as per the previous project in Rokeby, we have examined the concept plan against those planning controls, in addition to broader planning and urban design resources which should be taken into consideration at the rezoning stage.

Under the SPP General Residential zone, the subdivision would require a discretionary planning permit. Relevant to an assessment of such an application, our review indicates that there are a number of design and engineering issues that should be reviewed. These are:

- The zone's subdivision controls provide a standard minimum lot size of 450m² with a 12m frontage. We are unsure of the proposed lot sizes on the concept plan, however under Section 8.6.1 (Lot Design) a future application would need to demonstrate compliance with the relevant planning controls, which cover a range of design aspects. We would suggest that the plan be reviewed in relation to these standards.
- In accordance with good neighbourhood design objectives in Section 8.6, Section 8.6.2 provides relevant road standards. On our review it would seem that the long narrow cul de sac would not meet the applicable performance criteria, in that it would not provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists. We would suggest reviewing the design in relation to the applicable performance criteria and this may lead to solutions involving a second outlet to an adjoining street, so that it is not a cul de sac, or otherwise substantially reducing the size of the subdivision to limit the length and use of the cul de sac.
- In relation to road design, we should also advise that Council could not approve engineering plans and seal a subdivision plan which does not comply with Council's Highways By-law and servicing requirements.
- The main part of the road shows a reservation width of around 8m. This would not meet Council's road design standard, which require a reservation width of 15m/18m.

It also appears that the required road width would not be achievable within the development boundaries.

- It also appears that Council's requirements for turning heads would not be met. Turning heads must be 18m diameter and within a 25m diameter reservation. No alternative arrangement is possible.
- The topography and physical constraints of the site further complicate the ability of the development to achieve a road and accesses that would comply with Council's standards.
- The servicing of each lot is unlikely to be achievable whilst providing sewer and stormwater easements free of the structures proposed by the development.

As no public open space is proposed as part of the development, under the Local Government (Building and Misc. Provisions) Act, Council may accept a cash contribution of 5% of the value of the land as a contribution toward open space in the area. Alternatively, Council may consider open space provided within the subdivision. This is a matter that may be subject to further discussion with you.

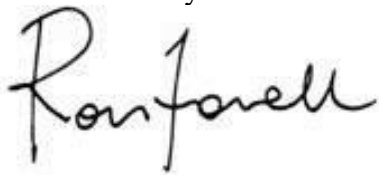
The concept plan also indicates likely issues for building design compliance with the relevant design controls, particularly in relation to the proposed floor plan and site layouts for each of the dwellings. For example, the garage setbacks would not appear to meet the relevant standards in Section 8.5.2. However, we can give more helpful information on these matters if you can provide more detailed draft building plans in due course. However, it will be useful to bear the building design constraints in mind as you design the lots.

Turning to the planning scheme amendment, there are concerns about rezoning to facilitate the concept plan in its current form. In addition to the design issues above, there are more strategic considerations that would be taken into account in an amendment, particularly in relation to good neighbourhood design. In this regard, good urban design practice in Australia avoids the use of cul de sacs and seeks instead a legible and connected settlement form. Sometimes short cul de sacs are necessary, say in end of the line locations where there are no other options. But in this case, we are not looking at an existing situation, rather an expansion to provide a lengthy cul de sac with avoidable negative neighbourhood design outcomes.

As you develop the final design, you should be aware that a Natural Assets Code covers the north eastern part of the site. As such it would be appropriate to obtain a qualified assessment of any natural values impacts that might arise from the development.

I hope that the above information is useful and of course we are happy to discuss the above or any revised plans whenever it is convenient for you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ross Lovell', written in a cursive style.

Ross Lovell

MANAGER CITY PLANNING

Minister for State Growth
Minister for Environment
Minister for Local Government and Planning
Minister for Aboriginal Affairs
Minister for Heritage



Level 9 15 Murray Street, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7670
Email: minister.jaensch@dpac.tas.gov.au

6 August 2021

Alderman Doug Chipman
Mayor
Clarence City Council
PO Box 96
ROSNY TAS 7018

By email: clarence@ccc.tas.gov.au

Dear Mayor

Housing Land Supply Act 2018

Proposed Housing Land Supply Order – 213 Cambridge Road, Warrane

The State Government aims to increase the ready supply of affordable homes to address the real social need in the State. To do this the Government passed legislation in 2018 that allows for the making of Housing Land Supply Orders. The Orders enable surplus Government land that meets strict eligibility and suitability criteria to be rezoned for residential development more quickly. More affordable homes are then able to be built sooner.

The legislation for this is the *Housing Land Supply Act 2018* (the Act). More details about the Act and Housing Land Supply Orders can be found at www.planningreform.tas.gov.au. The Act provides for consultation with persons who may have an interest in a proposed Housing Land Supply Order. I understand you may live or own property or have an interest in the site at 213 Cambridge Road, Warrane.

The proposed Order provides for part of the land at 213 Cambridge Road, Warrane to be rezoned from Community Purpose to General Residential, which is consistent with the surrounding residential area. The area of land proposed to be rezoned is located in the southern corner of the land belonging to the school and has an area of 1.064 hectares, as shown in the attached proposed Order. This area of land in the proposed Order does not include the sports ground in the school yard or the area of trees in the eastern corner of the school site.

DOC/21/11096

It is anticipated that traffic from the future development of the land will enter and leave an adjacent property via Carbeen Street or Binalong Road, which will be determined based on future development plan and traffic engineering advice. All existing footways to and from the site will be retained.

Future development of the land will be subject to a development application to be considered by the Clarence City Council in accordance with the *Clarence Interim Planning Scheme 2015*. The provisions (rules and maps) of the Clarence Interim Planning Scheme 2015 can be viewed at www.iplan.tas.gov.au

The Department of Education has advised that the land is surplus to the needs of the school, and the operations of the school will not be affected by the proposed Order.

Further information on the actual development plans for the land can be obtained by contacting Portfolio and Supply unit of Communities Tasmania, by phoning 1800 995 653.

The Act also requires me to provide you with a 'statement of reasons' as to why I wish to make the Housing Land Supply Order. This 'statement of reasons' is also attached.

Consultation on the proposed Order also involves seeking the views of service providers in this area, such as Clarence City Council and Taswater, to make sure that the proposed Order is appropriate for local conditions and strategic planning.

How to make a submission

The Act provides for 14 days for you to make a submission on the proposed Housing Land Supply Order. Submissions can be made until close of business on **Monday, 23 August 2021** in one of the following ways.

1. Via email to: planning.unit@justice.tas.gov.au
2. Or posted to:
 Planning Policy Unit
 Department of Justice
 PO BOX 825
 Hobart TAS 7001

Any submissions are to be made in respect of the relevant matters that are listed in section 13 of the Act. Broadly, the relevant matters are whether the land is suitable for residential use and whether the intended zone is suitable.

Please note that the final step in the process for the making of the Housing Land Supply Order requires a report to be tabled in Parliament and this report will be a public document. This report is required under the Act to include any submissions that have been made. Essentially, your submission will become part of a document on the public record.

If you would like your submission to be treated as confidential then please indicate this in writing at the time of making your submission and give reasons why.

Please note that once the final report is tabled in Parliament, the proposed Order may be disallowed by either House of Parliament. This means that your local member for Parliament is also able to consider any concerns you may have with the proposed Order.

If you would like to discuss the proposed Housing Land Supply Order, or would like a briefing, please contact the Planning Policy Unit within the Department of Justice on telephone (03) 6166 1429 or email planning.unit@justice.tas.gov.au.

Thank you for your consideration of this important issue.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'R Jaensch', enclosed within a large, loopy circular flourish.

Hon Roger Jaensch MP
Minister for Local Government and Planning

Attachments:

1. Draft Housing Land Supply (Warrane) Order 2021
2. Statement of Reasons for wanting to make the Order
3. Warrane Housing Land Supply Order – Frequently Asked Questions

Mr Ian Nelson

Housing Land Supply Act 2018

Statement of reasons for wanting to make a proposed Housing Land Supply Order at 213 Cambridge Road, Warrane

I, Roger Charles Jaensch, Minister for Local Government and Planning, in accordance with the *Housing Land Supply Act 2018*, wish to make a Housing Land Supply Order to apply to part of the land at 213 Cambridge Road, Warrane and described by CT28/840.

Where the Housing Land Supply Order would rezone part of the land to General Residential.

In accordance with Section 12(2)(c) of the *Housing Land Supply Act 2018*, for the purposes of consultation with an 'interested person', these are my reasons for wishing to make the proposed Housing Land Supply Order –

1. Preparation of the *Housing Land Supply Act 2018 (the Act)* was a key action identified at the Housing Summit hosted by the Premier of Tasmania on 15 March 2018.
2. The next step for that action, is to apply the provisions of the new Act to provide for the rezoning of land for residential use for affordable housing for specific sites in Tasmania. Where the rezoning of land is achieved through the making of Housing Land Supply Orders under the Act.
3. There is a need to make more land available under the *Homes Act 1935* to enable the provision of additional affordable housing in Tasmania.
4. This site is suitable for future development for affordable housing, but needs to be rezoned before the approval and construction of new homes; and
5. The proposed Housing Land Supply Order will provide more land zoned for residential purposes and then through the construction of homes on this land, contribute toward achieving the targets for the supply of more affordable homes, as set out in Tasmania's Affordable Housing Strategy 2015-2025.



Hon Roger Jaensch MP

Minister for Local Government and Planning

August 2021

Warrane HLSO – Frequently Asked Questions

The Process in General

Why was the Housing Land Supply Act 2018 created?

With over 3,000 people on the waiting list for housing assistance in 2018, the Act was created in 2018 to help address housing supply issues in Hobart and around the State with respect to social and affordable housing.

The Act created a process that can run more quickly than the normal planning processes to help accelerate the supply of land for social and affordable housing. Only government land is eligible for consideration under this Act.

Further information on the Act and previous Orders can be found here -

<https://planningreform.tas.gov.au/updates/housing-land-supply-orders> or by contacting the Department of Justice Planning Policy Unit on 6166 1429 or Planning.Unit@justice.tas.gov.au

How does the process work under the Housing Land Supply Act 2018?

The Department of Communities Tasmania, identify a surplus Government land site that is suitable for affordable housing and prepare a report demonstrating that the site meets with the requirements of the Act. The Act requires that the site must be suitable for residential development and located in close proximity to public transport, business and social services.

The Minister for Planning considers the report and consults with government service providers, people who live or own property surrounding the site of the proposed Order and any identified interest groups or persons who may have an interest in the proposed Order.

The Minister for Planning considers any submissions received during the consultation and prepares a report to table in Parliament. Parliament gets to see all submissions that are made during the consultation.

For the Order to be considered by Parliament, it must meet the requirements set out in the Act including that: a site must be eligible and suitable for residential development; is consistent with the relevant regional land use strategy; is consistent with relevant State policies; and also furthers the objectives of the *Land Use Planning and Approvals Act 1993* (which is the same level of assessment applied to rezoning applications under the normal planning processes).

Both houses of Parliament consider the Minister's report and the proposed Order and may disallow the proposed Order or allow the proposed Order to proceed.

If the proposed Order proceeds, the Minister for Planning then directs the Tasmanian Planning Commission to amend the relevant planning scheme to align with the made Order.

How can I present my views on the proposed Order in person?

As you have been contacted by the Minister for Planning to seek your views on the proposed Order, you can lodge a written submission with the Minister for Planning.

The process ensures the Minister for Planning considers the written submissions in reference to the requirements set out in the Act before tabling a report to Parliament. You have the opportunity to speak to a Member of Parliament before the proposed Order is tabled in Parliament.

Who will assess development proposals on the land?

The Minister for Planning does not assess future development proposals on the land once the land is rezoned.

Communities Tasmania will lodge a development application with the local Council planning authority. The planning authority will determine the application in accordance with the local planning scheme that applies at the time.

Specific to the Warrane Order

Will the pedestrian connections to the School be retained?

Yes, Communities Tasmania have given an undertaking to preserve the existing footway connections between the school and Binalong Road and Carbeen Street.

Will the School continue to operate after the Order is made?

The Department of Education have advised that the school will continue to operate after the land is rezoned, as the land under the proposed Order has already been identified as being surplus to the school's needs. This is further demonstrated by the arrangement of fencing on the site, which separates the school from the land under the proposed Order.

The proposed Order does not apply to any land that is within the fenced area of the school.

What development will occur on the site?

At the time of proposing the Order, Communities Tasmania did not have a set plan for development of the land. Further information on their plans can be obtained by contacting Communities Tasmania Portfolio and Supply unit on 1800 995 653.

Some examples of residential development that may occur under the General Residential Zone are single dwellings, multiple dwellings, subdivision of the land or residential boarding house type of accommodation. These are similar in nature to the development that already surrounds this land.

After the land is rezoned, the proposal for the land will be submitted to Clarence City Council for assessment against the provisions of the *Clarence Interim Planning Scheme 2015* until that planning scheme is replaced by the Clarence Local Provisions Schedule and the State Planning Provisions. This follows the normal planning processes. The planning scheme can be viewed at www.iplan.tas.gov.au.

TASMANIA

**HOUSING LAND SUPPLY (WARRANE) ORDER
2021**

STATUTORY RULES 2021, No.

CONTENTS

1. Short title
 2. Commencement
 3. Interpretation
 4. Declaration of housing supply land
 5. Declaration of intended zone
 6. Modification of applicable planning scheme
- Schedule 1 – Plan

Consultation draft

HOUSING LAND SUPPLY (WARRANE) ORDER 2021

I make the following order under section 4 of the *Housing Land Supply Act 2018*.

Dated 20 .

Minister for Local Government and Planning

1. Short title

This order may be cited as the *Housing Land Supply (Warrane) Order 2021*.

2. Commencement

This order takes effect on the day on which its making is notified in the *Gazette*.

3. Interpretation

In this order –

Act means the *Housing Land Supply Act 2018*;

applicable area means the area of land declared by clause 4 to be housing supply land;

applicable planning scheme means the *Clarence Interim Planning Scheme 2015* as in force immediately before this order commences.

4. Declaration of housing supply land

For the purposes of section 4(1) of the Act, the area of land –

- (a) situated at 213 Cambridge Road, Warrane in Tasmania; and
- (b) comprised in certificate of title Volume 28, Folio 840 of the Register kept under section 33 of the *Land Titles Act 1980*; and
- (c) shown bounded by a heavy black line in the plan set out, by way of illustration only, in Schedule 1 to this order –

is declared to be housing supply land.

5. Declaration of intended zone

For the purposes of section 4(2) of the Act, the intended zone in relation to the applicable area is declared to be the General Residential Zone referred to in the applicable planning scheme.

6. Modification of applicable planning scheme

Table 10.1 in the Table of the applicable planning scheme is modified –

- (a) in relation to its application to the Lot Size Requirements for corner lots in the applicable area, by omitting “550m²” and substituting “450m²”; and

Housing Land Supply (Warrane) Order 2021
Statutory Rules 2021, No.

c. 6

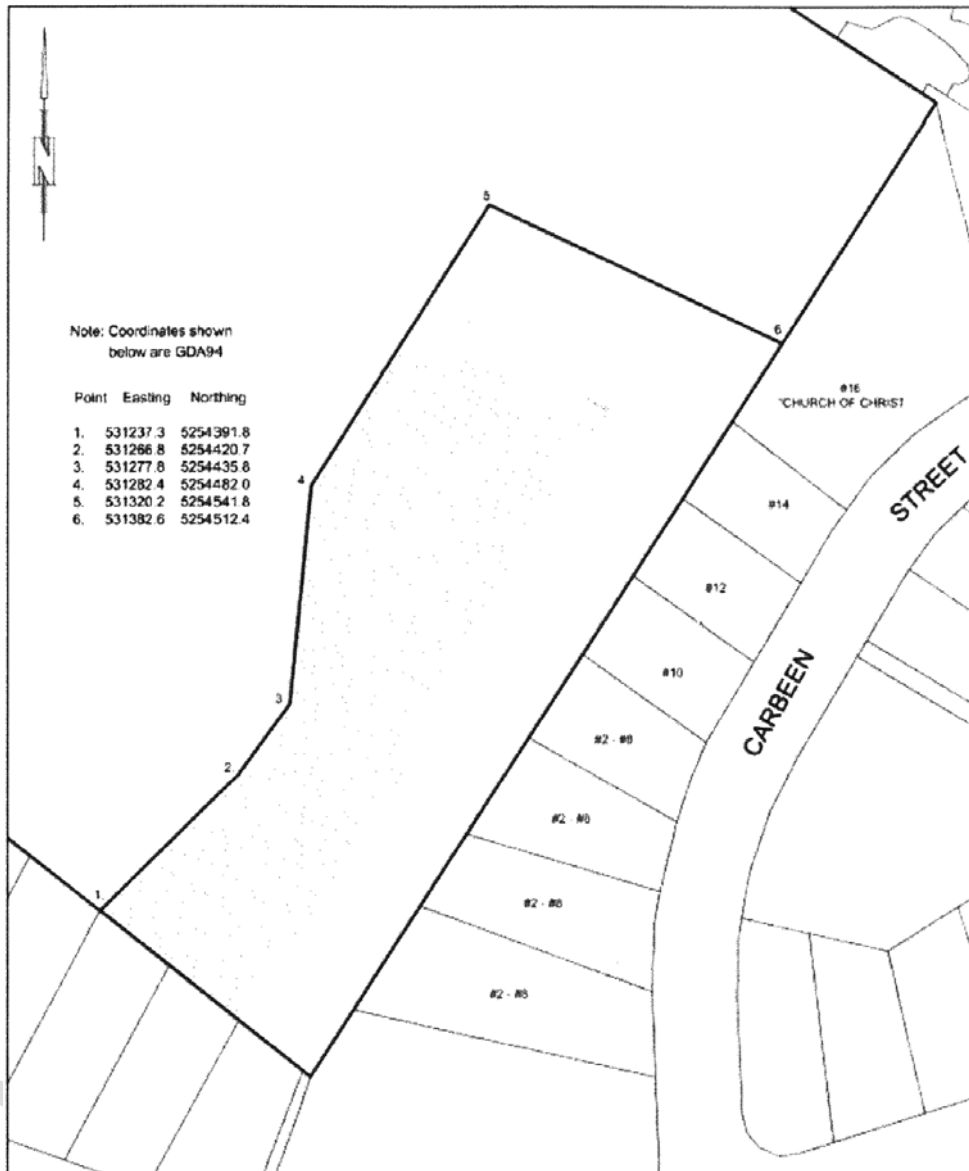
- (b) in relation to its application to the Lot Size Requirements for internal lots in the applicable area, by omitting “550m²” and substituting “450m²”.

Housing Land Supply (Warrane) Order 2021
Statutory Rules 2021, No.

sch. 1

SCHEDULE 1 – PLAN

Clause 4



Housing Land Supply (Warrane) Order 2021
Statutory Rules 2021, No.

Printed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on 20 .

This order is administered in the Department of Justice.

EXPLANATORY NOTE

(This note is not part of the order)

This order –

- (a) declares the area of land situated at 213 Cambridge Road, Warrane in Tasmania, to be housing supply land; and
- (b) declares the intended zone in relation to that area of land to be the General Residential Zone referred to in the *Clarence Interim Planning Scheme 2015*; and
- (c) modifies the *Clarence Interim Planning Scheme 2015*, in its application to that area of land, by reducing from 550m² to 450m² the Lot Size Requirements for corner lots and for internal lots.

11.7.3 COMMUNITY VOLUNTEER SUTAINABILITY STRATEGY**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to present the City of Clarence Community Volunteer Sustainability Strategy for council endorsement.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Extensive and thorough community consultation was undertaken over a nine-month community-led co-design process in the development of the strategy. This process involved five stages and key stakeholders included local people involved in volunteering, including volunteers and volunteer coordinators from small, grassroots groups and larger, more formalised organisations.

FINANCIAL IMPLICATIONS

There are no defined financial implications for council over the five-year term of the strategy.

RECOMMENDATION:

That Council endorse the Community Volunteer Sustainability Strategy and re-convene the Clarence Local Volunteer Network Group (LVNG).

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Volunteering Tasmania's successful 2018-19 State Budget Priority Submission "Safeguarding Volunteering-Securing Tasmania's Future", outlined a collaborative, multi-phase community development project designed to safeguard volunteering across Tasmania. The aim being to leverage local government's proximity to on-the-ground, local volunteering activities, organisations and volunteers.

- 1.2.** The Tasmanian Government funded Volunteering Tasmania (VT) to pilot this project with nominated councils across Tasmania. In late 2019, VT sought expressions of interest and three councils were chosen to participate in the pilot: Huon Valley, Devonport and Clarence City Councils.
- 1.3.** To support Clarence to remain a community enjoying all the benefits volunteering brings, council and Volunteering Tasmania worked with community volunteers and organisations supporting volunteers to develop the City of Clarence Community Volunteer Sustainability Strategy (the strategy). This work was undertaken using a community co-design model. Co-design processes are community-led and designed by the people who will be impacted by the outcomes, ensuring local experts are involved in building local change from start to finish.
- 1.4.** The process involved five stages and ran for nine months during 2020 and 2021. Key stakeholders for Clarence were identified internally and through local networks, outreach and consultation by council and Volunteering Tasmania.
- 1.5.** A representative local team was also formed, known as the Local Volunteer Network Group (LVNG). Local people involved in volunteering, including volunteers and volunteer coordinators from small, grassroots groups and larger, more formalised organisations were encouraged to join.
- 1.6.** The Strategy is presented in three documents:

 - Part 1: Project Framework;
 - Part 2: Focus Areas, Actions and Timelines; and
 - Part 3: Local Government Area Profile.
- 1.7.** As a community led and developed strategy over five years, there are clear leads and partners identified, and a commitment from the Clarence LVNG to support its ongoing implementation.

2. REPORT IN DETAIL

- 2.1.** This project is a direct result of Volunteering Tasmania's successful 2018-19 State Budget Priority Submission "Safeguarding Volunteering - Securing Tasmania's Future". The submission outlined the central role that local government plays in the community as an important community development facilitator and collaborator.
- 2.2.** A multi-phase community development project was outlined designed to safeguard volunteering across the state by leveraging local government's proximity to on-the-ground, local volunteering activities, organisations and volunteers.
- 2.3.** In 2019, the State Government provided funding to Volunteering Tasmania to pilot this project with nominated councils across Tasmania. Following an expression of interest process, Volunteering Tasmania chose three councils: Huon Valley, Devonport, and Clarence City Councils.
- 2.4.** Volunteering Tasmania worked closely with all council's in providing training on community co-design, establishing how the project would support shared principles and communication, while developing unique responses to each local government area.
- 2.5.** The strategy provides a framework for response to the community's projected future volunteering needs based on projections determined from Tasmania's present volunteering trends and future demographics of Clarence to 2029.
- 2.6.** The City of Clarence has an estimated 18,551 volunteers involved in both formal and informal activities throughout the city. Despite this, volunteering has seen a decline over the years, but the need is rising.
- 2.7.** Over the next eight years if the future supply of volunteers continues to decline it is projected there will be a shortfall of 12,401 volunteers in the city. A decline of volunteering would be expected to impact on the quality of life for the local Clarence community.

- 2.8.** To mitigate this, the community co-design process was critical to a community-led and shared response to the impact of declining volunteer numbers, and to building local change from start to finish.
- 2.9.** A representative local team was formed, known as the Clarence Local Volunteer Network Group (LVNG). Local people involved in volunteering, including volunteers and volunteer coordinators from small, grassroots groups and larger, more formalised organisations were encouraged to join.
- 2.10.** Volunteering Tasmania facilitated the LVNG over nine months during 2020 and 2021 and guided the five-stage community consultation process in the development of the strategy.
- 2.11.** The vision for the five-year strategy is to see volunteering grow in status and flourish in Clarence, responding to and accommodating the rapid changes that are likely to occur demographically, socially, culturally, economically, environmentally, and technologically.
- 2.12.** The strategy outlines seven key focus areas and collaborative actions to be taken by the community and Clarence City Council to support this vision with the aim of safeguarding the future of volunteering in Clarence. The focus areas are:
- Flexible and Diverse Volunteering Opportunities;
 - Volunteer Culture – Awareness and Exposure;
 - Best Practise Volunteer Management;
 - Volunteer Recognition;
 - Demand for Volunteers;
 - Clarence Volunteering Collaboration; and
 - Youth Participation.
- 2.13.** Timelines for the five-year strategy are determined by short term (12 to 18 months), medium term (18 months to 3 years), and long term (3 to 5 years) actions.

2.14. The key roles of council in the strategy implementation are:

- Continue to work collaboratively with the members of the Clarence LVNG by facilitating the group (long term);
- Work with the Clarence LVNG members on the identified strategies for raising awareness, sharing resources, and promoting the valuable contributions of volunteers (medium term); and
- Support a local community workshop with Volunteering Tasmania and the Clarence LVNG to communicate the strategy as a resource to other volunteer groups and organisations, and update council's internal Volunteer Management Resource Manual (short term).

2.15. There are no defined financial implications for council over the five-year term of the strategy. As a community strategy, council's role is one of several collaborative stakeholders within the community. The facilitation role and membership on the Clarence LVNG will continue to be embedded in current staff duties as part of council's Community Development Ageing, Access and Inclusion Program.

3. CONSULTATION

3.1. Community Consultation Undertaken

Extensive and thorough community consultation was undertaken through the nine-month community-led co-design process in the development of the strategy. There were five stages to this process.

- Stage 1 involved planning over a three-month period. This included analysis of national, state and local government area data and trends. The key stakeholders for Clarence were identified through local networks, outreach and consultation by council and Volunteering Tasmania. Members were recruited to a local team, known as the Local Volunteer Network Group (LVNG). Local people involved in volunteering, including volunteers and volunteer coordinators from small, grassroots groups and larger, more formalised organisations were encouraged to join.

Stakeholder and LVNG membership were diverse and involved individuals from a cross-section of organisations including: Council staff, Country Women's Association, Dying with Dignity Tas Inc., Olympia Football Club, Warrane Mornington Centre, Clarence Community Volunteer Service and Positive Ageing Advisory Committee, Lifeline Tasmania, Meals on Wheels Tasmania Inc., South Arm Peninsula Residents Association Inc.

- Stage 2 involved discovery over a two-month period. During this phase the broader community was engaged with the project to add to what LVNG members, Volunteering Tasmania and Council staff already knew about volunteering in Clarence and to collect deeper information, including current strengths and challenges, and ideas and opportunities for the future. This consultation and discussion stage helped all involved gain a profound understanding of the diversity of volunteering in Clarence and people's feelings about it. The LVNG gathered information using online and paper-based surveys, groups discussions, one-on-one interviews and focus groups.
- Stage 3 involved sensemaking over a two-month period. The LVNG analysed, reviewed and sorted the information collected in Stages 1 and 2 into themes. Sorting all of the information into themes provided a clear structure for the strategy. The LVNG members used these themes as a basis for initial brainstorming of initiatives and actions that would support them.
- Stage 4 involved prototyping over a three-month period. The themes collected, ideas and actions brainstormed by the LVNG were taken back out to the community to test assumptions made during Stage 3. Feedback was again gathered through surveys, group discussions, focus groups, open drop-in sessions and one-on-one interviews. Community members were asked to rate the importance of the ideas/actions and vote on what they believed were priorities that would support a strong and sustainable volunteering community in Clarence. Forty-five community members took part in this stage of consultation.

- Stage 5 involved designing and embedding over a two-month period. The LVNG used the identified priorities and other feedback gained through Stage 4 to refine the draft strategy's structure and actions. This revised draft was then shared with key stakeholders including Council staff and community representatives for final input and approval.

3.2. State/Local Government Protocol

The Tasmanian Government funded Volunteering Tasmania to conduct the pilot project with selected councils across Tasmania.

3.3. Other

Three councils were selected for the project: Huon Valley, Devonport and Clarence City Councils. All councils worked closely with Volunteering Tasmania for several months in the lead up to the co-design process undertaken with the community.

3.4. Further Community Consultation

Following endorsement of the strategy, the LVNG will work with council staff to communicate the strategy broadly within the community, with the aim of implementing the short, medium and long term objectives within the wider Clarence community. Council will utilise its usual communication channels to assist this process.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021 – 2031 under the Goal Area "A people friendly city" includes the following goals:

- "1.7 Supporting the community to build capacity and resilience.*
- 1.8 Recognising the significant impact volunteer involvement has on achieving our strategic goals and the delivery of our services and initiatives."*

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

There are no defined financial implications for council over the five-year term of the strategy.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

Council was selected as one of three councils to participate in a pilot Safeguarding Volunteering in Tasmania project. The importance of volunteering to the City of Clarence is represented in the projected supply and demand of volunteers over the next five years. A community-led process was undertaken to provide a holistic community response to safeguarding volunteering in Clarence. The strategy developed for the City of Clarence identifies seven key focus areas, with the main role of council as a facilitator bringing together diverse volunteer organisations to work collaboratively and take responsibility for tackling the focus areas identified. There are no defined financial implications for council over the life of the strategy.

Attachments: 1. City of Clarence Community Volunteer Sustainability Strategy (46)

Ian Nelson
GENERAL MANAGER



CITY OF CLARENCE COMMUNITY VOLUNTEER SUSTAINABILITY STRATEGY



volunteering
TASMANIA
Be Connected



Tasmanian
Government



Clarence... a brighter place

MAYOR'S WELCOME



The true value of volunteering to our community is almost immeasurable.

Volunteers give their time generously and work hard to make our little corner of the world a brighter place.

Not only do they give their time, but they also give what is less tangible.

They give their smiles, prioritise others' needs, put their hands to good use - and so often they share a part of their souls, and personalities.

By reaching out and making connections with people - especially those who are isolated or vulnerable - volunteers make a positive impact on others.

It is for this reason that in 2019 I nominated council to participate in Volunteering Tasmania's state-wide project aiming to addressing the declining number of volunteers across Tasmania.

They are a vital part of the fabric of our community and a critical part of its' beating heart.

Following the nomination, Volunteering Tasmania selected Clarence City Council to be one of three councils to participate in the project – along with Huon Valley Council and Devonport City Council.

The Community Volunteer Sustainability Strategy was born out of this important project and was built for and by, local community members and organisations.

The insights and contributions of our dedicated volunteers, community members, and organisations ensures the strategy directly reflects the future needs of the volunteering community in Clarence.

I am delighted that this process of involvement and consultation has highlighted the incredible work that volunteers provide in the City of Clarence.

A heartfelt thanks go out to all those individuals and organisations who worked together with Volunteering Tasmania and council to create the strategy framework, focus areas, actions, and timelines.

Their local knowledge, expertise and experience has helped produce a practical action plan based on a strategic framework that is designed to respond to the future volunteering needs of Clarence City.

As a community developed and led strategy, I look forward to seeing volunteering in Clarence grow in status and succeed in accommodating future needs and changes.

A handwritten signature in black ink that reads "Doug Chipman". The signature is written in a cursive, flowing style.

Alderman Doug Chipman
MAYOR

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PART 1: PROJECT FRAMEWORK



Transport assistance volunteers for Clarence Community Volunteer Service.

EXECUTIVE SUMMARY



Lee Richie and Vicki Hazell taking part in Stomp and Chomp 2020.

The nature of our communities and the ways in which the people of Clarence, and Tasmania more generally, connect and support each other through volunteering activities are changing. The Community Volunteer Sustainability Strategy City of Clarence is built by local community members using a co-design method and aims to support Clarence to work to safeguard and embed a sustainable and adaptable culture of volunteering of benefit to the community into the future.

Unlike other states, local government in Tasmania does not directly deliver a broad range of human services, health or aged care services. It is community sector organisations, and their many volunteers as well as many informal and grassroots volunteers that fill the gaps between State and Commonwealth funded and delivered programs and community need.

All volunteers are a vital part of the Clarence community and are relied on heavily to buttress support services, program delivery and to help out in times of need. In 2019 there were around 18,551 volunteers in the Clarence local government area providing both civic and commercial benefits.¹ Local council areas depend on local people to fill demand for volunteers. Statistics show 80% of Tasmanians volunteer within 50kms of their homes, and 14.3% volunteer directly from their homes.²

However, the nature of volunteering is changing with a decline in volunteer participation experienced throughout Tasmania (an 11% decline in the past five years), and there has been a decrease in volunteer satisfaction rates.³ Like other Tasmanian sectors, there are rapid changes in technology, regulations and societal expectations that impact the volunteering workforce. People are looking for new ways to contribute and both our community and volunteer-involving organisations need to adapt to these changes.

With these shifts already impacting volunteer supply and demand, it is imperative steps are taken now to ensure a robust and adaptable culture of local volunteering remains within Clarence and as part of our community into the next decade and beyond.

Tasmanian volunteer involving organisations, including local councils, and our local people will benefit from a place-based approach that provides the critical infrastructure required for safe, effective and sustainable volunteering. There is an opportunity for volunteers and volunteer-involving organisations to work with local government on action that promotes, resources and supports volunteering in our communities, and to assist to recruit, retain and manage volunteers into the future.

A strategic intervention now will work to ensure Clarence and Tasmania generally will have enough volunteers to meet estimated demand across the next decade.

¹ Volunteering Tasmania. Volunteering Profile 2029: Clarence LGA. 2029.

² www.volunteeringtas.org.au/wp-content/uploads/2019/09/State-of_Volunteering_Summary_Report-Summary_2019.pdf.

³ Ibid.

A TIME OF CHANGE

Clarence City Council and Volunteering Tasmania began work on this strategy in July 2020. At that time, it was already clear volunteering rates in Tasmania were declining and the nature of volunteer roles were changing. Tasmania's COVID-19 lockdown period (April to June 2020) hit the State's volunteer numbers hard with an estimated 140,000 volunteers lost to communities, many of whom have not re-engaged.

We know from population and demographic trends that the sectors where volunteers will be needed in Clarence during the next decade are shifting significantly away from sports and physical activities to support and caring roles in aged care and disability.⁴

Projections that take these trends into account estimate the number of volunteers needed in Clarence (demand) will exceed the number of people willing to be volunteers (supply) by 2029, putting the sustainability of support and services for people in our communities into question.⁵

It is because Clarence City Council is aware of these trends and potential future threats that it has worked with Volunteering Tasmania and members of the Clarence community to prepare a Volunteer Sustainability Strategy and Action Plan.

A COMMUNITY-LED STRATEGY

Clarence City Council and Volunteering Tasmania used a co-design process to develop the strategy. The principles and stages of the co-design process used are outlined in this document. Of paramount importance to the success of the strategy's implementation was involvement of community members throughout the strategy development process and the co-design method of testing of assumptions and core themes with local people throughout.

It is our people's local knowledge and local insights, values, vision and care that have resulted in a strategy for Clarence that is informed by local expertise and experience. And it is the passion of the people of Clarence, for each other and for this place, that give the strategy its strength and clarity.

HOW TO READ THE STRATEGY

The Community Volunteer Sustainability Strategy City of Clarence is presented in three documents:

- Part 1: Project Framework (this document)
- Part 2: Focus Areas, Actions and Timeline
- Part 3: Local Government Area Profile

This document, Part 1, provides an overview of the evidence and thinking behind the strategy, the reasons why it is needed and the way it was developed.

⁴ Volunteering Tasmania. Volunteering Profile 2029: Clarence LGA. 2029.

⁵ Ibid.

WHAT IS MEANT BY ‘VOLUNTEERING’

The Community Volunteer Sustainability Strategy City of Clarence uses Volunteering Australia’s definition of volunteering as:

‘time willingly given for the common good and without financial gain.’⁶

The definition aligns with the United Nations view that volunteering should ‘directly or indirectly benefit people outside the family or household or else benefit a cause, even though the person volunteering normally benefits as well.’⁷

The Volunteering Australia definition includes:

- formal volunteering which takes place in a structured way within organisations, and
- informal volunteering that includes activities that take place outside organisations, such as taking care of someone else in the community (outside of family), mentoring or teaching, informally helping sports clubs or teams, and providing welcoming and settlement support to new members of communities.⁸

THE VALUE OF VOLUNTEERING

The value of volunteering to the community, organisations and governments can be calculated in many different ways—both tangible (for example, the equivalent dollar value of volunteers’ contributed time and skills) and intangible (benefits to people’s mental health, social connection and overall wellbeing).

Volunteering is vital for the success of many organisations and entire communities.

Much of our society is dependent on volunteering activities and programs in areas such as the arts, education, emergency services, sport, environment, health, aged care, disability support, tourism, and community welfare. According to Volunteering Australia, volunteers make an estimated annual economic and social contribution of \$290 billion.⁹

Volunteering also contributes to social outcomes that align with the priorities of Australian governments. These include encouraging economic participation, building strong and resilient communities, mitigating isolation and loneliness, and increasing social cohesion and inclusion.

Governments increasingly acknowledge that volunteering is becoming progressively important as a response to the growing problem of social isolation.

As a state, Tasmania’s population is older, less healthy and experiences more disadvantage than other jurisdictions. Tasmania relies on the contribution of volunteers to provide many key services and programs and Tasmania’s volunteering sector plays a significant role as a key driver of economic, social and cultural growth in our State.

The economic value of volunteering to Tasmania equates to \$4 billion annually, including the \$2.9 billion it would cost to replace the labour contributed by volunteers and the estimated \$1 billion in commercial and civic benefits to communities resulting from roles undertaken by volunteers.¹⁰

Volunteering underpins communities and volunteers provide vital support across all aspects of our community.

6 Volunteering Australia (2015), Volunteering Australia Project: The Review of the Definition of Volunteering, P2.

7 United Nations (2011), State of the World’s Volunteerism Report, 2011: Universal Values for Global Wellbeing, United Nations Volunteers, P4.

8 Volunteering Australia (2016), Volunteering in Australia: Help Create Happiness, Executive Summary, P.viii.

9 Ibid.

10 www.volunteeringtas.org.au/wp-content/uploads/2019/09/State-of_Volunteering_Summary_Report-Summary_2019.pdf.

Clarence has an estimated 18,551 volunteers involved in both formal and informal activities throughout the local government area.¹¹ If current trends continue, it is estimated that by 2029 Clarence will have 16,776 people willing to volunteer but a community need for 29,177 volunteers, resulting in a shortfall of 12,401 people.¹²

In addition to this quantifiable shortfall, decline of volunteering would also be expected to impact on the quality of life for the local community. Members of the Clarence Local Volunteer Network Group (LVNG), convened through this strategy's development, identified the following qualitative benefits of volunteering on their local community:

- Volunteering creates a beautiful world full of purpose
- Volunteering enables a broad range of activities and services that benefit all parties involved and enriches their communities
- Volunteering means to “pay it forward”; to give without the guarantee of getting back, and
- Volunteering provides for the health and wellbeing of the community while building resilience.



Clarence Lions Club volunteer at the Seafarer's Festival 2014.

¹¹ Volunteering Tasmania. Volunteering Profile 2029: Clarence LGA. 2029.

¹² Ibid.

WHY CLARENCE NEEDS A VOLUNTEERING SUSTAINABILITY STRATEGY

In Tasmania the volunteering sector is the largest 'workforce'¹³ in the state and is 2.5 times the size of the Tasmanian Government workforce. In 2019, 297,000 (68.6%) Tasmanians undertook volunteering activities.¹⁴

There are warning signs for those who rely on Tasmania's volunteering sector.

While data projections show that demand for volunteers and reliance on volunteer contributions is likely to increase during the next eight years to 2029, during the past five years volunteer levels in Tasmania have declined by 11%.¹⁵ If this decline in supply continues, and the projected increase in demand occurs, by 2029 our state will need 42% more volunteers than will be available.¹⁶

If Clarence follows the current State trends, it will experience a shortfall of 12,401 volunteers by 2029.¹⁷ There are a range of reasons for the decline in volunteering in Australia and Tasmania during the past five years including changes to motivation for volunteering, decreasing willingness to make long-term commitments to volunteer roles, and barriers to volunteering including a lack of organisational, human and financial resources, lack of organisational flexibility and the slowness of processes to recruit and train volunteers.

In addition, the COVID-19 pandemic impacted volunteering dramatically during 2020. During the February to April 2020 period in Tasmania, an average of 250,000 hours of volunteering were lost weekly and have still not been fully recovered.¹⁸

All of this information contributes to local understanding of the need to plan ahead to ensure volunteering within Clarence remains supported, relevant and attractive to potential volunteers into the future.

Starting with this understanding of future volunteering needs compared to changes in levels volunteering, Clarence City Council determined a long-term strategy was needed to ensure the people of Clarence continued to benefit from a vibrant and relevant volunteer population.



Helen Pooley providing shopping assistance as part of the Clarence Community Volunteer Service.

13 www.volunteeringtas.org.au/wp-content/uploads/2019/09/State-of_Volunteering_Summary_Report-Summary_2019.pdf

14 Ibid.

15 www.volunteeringtas.org.au/wp-content/uploads/2019/09/State-of_Volunteering_Summary_Report-Summary_2019.pdf.

16 Volunteering Tasmania. Volunteering Profile 2029: Clarence LGA. 2029.

17 Ibid.

18 www.volunteeringtas.org.au/wp-content/uploads/2020/08/Re-engaging-volunteers.pdf.

HOW THE VOLUNTEERING SUSTAINABILITY STRATEGY WAS DEVELOPED

The project is a result of Volunteering Tasmania's successful 2018-19 Budget Priority Submission 'Safeguarding Volunteering -Securing Tasmania's Future', which outlined a collaborative, multi-phase community development project designed to safeguard volunteering across the state by leveraging local government's proximity to on-the-ground, local volunteering activities, organisations and volunteers.¹⁹

The project was funded by the Tasmanian Government and developed in partnership with Volunteering Tasmania.

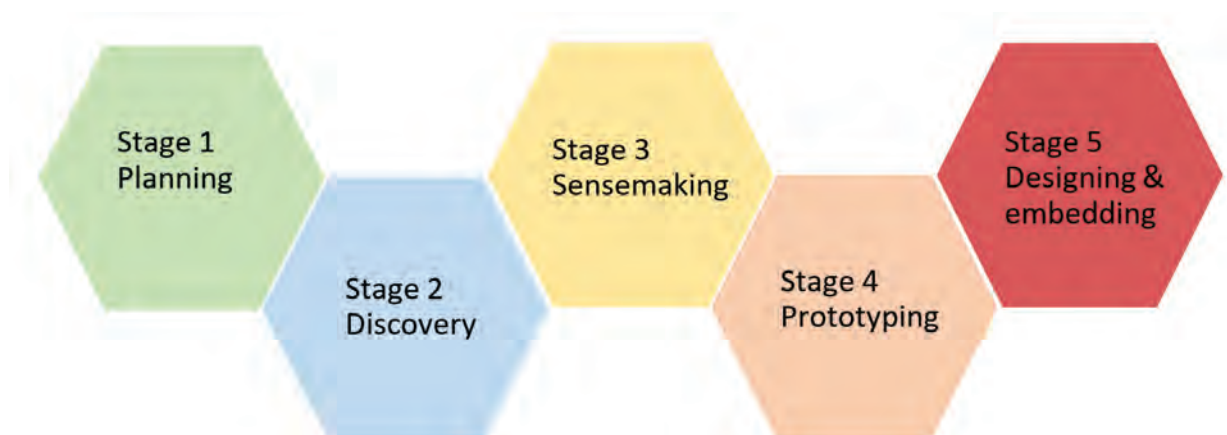
To support Clarence to remain a community enjoying all the benefits volunteering brings, Clarence City Council and Volunteering Tasmania worked with community members to develop the Community Volunteer Sustainability Strategy City of Clarence. This work was undertaken using a method called community co-design. Co-design is recommended as a successful and meaningful method for developing locally based strategies. Co-design processes are community-led and designed by the people who will be impacted by the outcomes, ensuring local experts are involved in building local change from start to finish.

The key principles of co-design are:

- **Power**
By involving community members who are not political representatives or used to being in positions of power, the power dynamics are shifted and balanced so all voices can be heard and have the same amount of influence on what is decided. By doing this, co-design shifts power from governments and organisations to community members.
- **Relationships**
Co-design necessitates building and maintaining strong, trusting relationships across the community and with governments and organisations.
- **Participatory**
The co-design process works well when community members have a variety of ways to get involved. This helps remove barriers to getting involved (such as lack of time or transport) and encourages as many people as possible to connect with the process as much or as little as they want to.
- **Builds capacity**
The co-design process supports all involved—individuals, organisations and governments—to increase their knowledge and capability.

These key principles were at the heart of the co-design process used to develop the Community Volunteer Sustainability Strategy City of Clarence. The co-design process ran for nine months during 2020 and 2021 and included the five co-design stages outlined below.

Community co-design stages:



¹⁹ www.volunteeringtas.org.au/wp-content/uploads/2017/12/Volunteering-Tasmania_2018-19BPS_Safeguarding-Volunteering-Securing-Tasmanias-Future.pdf.

STAGE 1: PLANNING (JULY—SEPTEMBER 2020)

With the problem defined through analysis of national, state and local government area data and trends, the key stakeholders for Clarence were then identified through local networks, outreach and consultation by Clarence City Council and Volunteering Tasmania. Clarence City Council and Volunteering Tasmania then worked together to recruit members for a representative, local team, known as the Local Volunteer Network Group (LVNG). Local people involved in volunteering, including volunteers and volunteer coordinators from small, grassroots groups and larger, more formalised organisations were encouraged to join. LVNG membership was diverse and involved individuals from a cross-section of organisations:

- Clarence City Council Staff
- Clarence City Council Volunteer Program
- Country Women's Association
- Dying with Dignity Tas Inc.
- Lifeline Tasmania
- Meals on Wheels Tasmania Inc.
- South Arm Peninsula Residents Association Inc



Some members of the Clarence Local Network Volunteer Group, clockwise from back left, Amy Bailey, Lesley McLaren, Julie Andersson, Jo Dixon, Sam Alahakoou, Clarence resident Shirely Haas and Bree Hunter.

STAGE 2: DISCOVERY (SEPTEMBER—OCTOBER 2020)

During the Discovery phase the broader community was engaged with the project to add to what LVNG members, Volunteering Tasmania and Council staff already knew about volunteering in Clarence and to collect deeper information, including current strengths and challenges, and ideas and opportunities for the future.



Member of the Clarence Community Volunteer Service performing light gardening.

This consultation and discussion stage helped all involved gain a profound understanding of the diversity of volunteering in Clarence and people's feelings about it. The LVNG gathered information using online and paper-based surveys, groups discussions, one-on-one interviews and focus groups.

STAGE 3: SENSEMAKING (OCTOBER—NOVEMBER 2020)

The LVNG then analysed, reviewed and sorted the information collected in Stages 1 and 2 into themes. Themes are the core ideas that run through the many comments, data and other information collected. Sorting all of the information into themes provides a clear structure for the strategy. The LVNG members used these themes as a basis for initial brainstorming of initiatives and actions that would support them.

STAGE 4: PROTOTYPING (NOVEMBER 2020—JANUARY 2021)

The themes collected and ideas / actions brainstormed by the LVNG were taken back out to the community to test assumptions made during Stage 3. Feedback was again gathered through surveys, group discussions, focus groups, open drop-in sessions and on-on-one interviews. Community members were asked to rate the importance of the ideas/actions and vote on what they believed were priorities that would support a strong and sustainable volunteering community in Clarence. Forty-five community members took part in this stage of consultation.

STAGE 5: DESIGNING & EMBEDDING (FEBRUARY—MARCH 2021)

The LVNG used the identified priorities and other feedback gained through Stage 4 to refine the draft strategy's structure and actions. This revised draft was then shared with key stakeholders including Council staff and community representatives for final input and approval. During this stage it was important to widen awareness of the strategy across the entire local government area so people would become familiar with it and gain understanding and recognition of how it would work towards volunteering outcomes that will benefit their family, friends and neighbours in the Clarence community.

The LVNG will continue to work with the community and Clarence City Council to support the delivery and review of the strategy and action plan (See Community Volunteer Sustainability Strategy City of Clarence Part 2: Focus Areas, Actions & Timeline).

PART 2: FOCUS AREAS, ACTIONS AND TIMELINE



A member of the Clarence Community Volunteer Service performing dog walking duties.



The Land Coast Care volunteer group in Tranmere.

INTRODUCTION

The Community Volunteer Sustainability Strategy City of Clarence provides a framework for response to the community's projected future volunteering needs based on projections extrapolated from Tasmania's present volunteering trends and future demographics of Clarence to 2029.

The strategy outlines key collaborative actions to be taken by the community and Clarence City Council during the next five years with the aim of safeguarding the future of volunteering in Clarence.

To support Clarence community to continue enjoying all the benefits volunteering brings, Clarence City Council and Volunteering Tasmania facilitated a community-led co-design process to support local people to develop the Community Volunteer Sustainability Strategy City of Clarence. Co-design is recommended as a successful and meaningful method for developing locally based strategies. Co-design processes are led and designed by local people—the very people who will be impacted by the strategy's outcomes. This makes sure local experts are involved in building local change from start to finish.

This strategy was funded by the Tasmanian Government and developed in partnership with Volunteering Tasmania (See Community Volunteer Sustainability Strategy City of Clarence Part 1: Project Framework).

THE CLARENCE VISION

The vision for this five year strategy is to see volunteering continue to grow in status and flourish in Clarence, responding to and accommodating the rapid changes that are likely to occur demographically, socially, culturally, economically, environmentally and technologically.

This vision sits behind the Focus Areas outlined as priorities within this strategy. The Focus Areas were explored resulting in articulation of specific Focus Area objectives and key actions.

Clarence's seven Focus Areas are outlined in the following pages with specific outcomes and steps to achieve the key actions detailed in the Action Plan included at the end of this strategy.

FOCUS AREA 1: FLEXIBLE & DIVERSE VOLUNTEERING OPPORTUNITIES

Objectives

- To understand the needs of individuals across the Clarence region and create volunteering opportunities that suit their needs.
- To increase the number of people volunteering across the Clarence region by making it easier to participate in volunteering.

Why

- Across Tasmania there is a decline in the number of people volunteering. Estimates predict that by 2029 Clarence will need (demand) 42% more volunteers than the number of people willing to volunteer (supply).¹
- In Clarence, availability of time, competing priorities and lack of flexibility in volunteer roles rated highly as reasons for local people not volunteering. Other barriers raised included lack of awareness of volunteering opportunities and the extent of the commitment required of volunteers compared with the commitment volunteers wanted to make.
- Changes to societal responsibilities mean we're experiencing a shift in the way people want to volunteer and statistics show the number of hours people are volunteering in Tasmania are decreasing.²

KEY ACTIONS TO CREATE THE CHANGE NEEDED

Key Action 1.1

Provide clearer communication of volunteering roles, including expectations, time commitments, skills required, skills gained and other benefits.

Key Action 1.2

Offer more flexibility in volunteering roles to suit the needs of individuals and the broader community.



Meals on Wheels volunteer

“If roles would allow me to bring a school aged kid along, I could actually volunteer!”

1 Volunteering Tasmania. Volunteering Profile 2029: Clarence LGA. 2029.

2 www.volunteeringtas.org.au/wp-content/uploads/2019/09/State-of_Volunteering_Summary_Report-Summary_2019.pdf.

FOCUS AREA 2: VOLUNTEER CULTURE—AWARENESS & EXPOSURE

Objectives

- To share the need for and impact of volunteering in the Clarence community.
- To build a culture of volunteering by expanding communication to reach a bigger audience in Clarence.

Why

- In the 2019 State of Volunteering Report, Tasmanians' top three reasons for volunteering were:
 - to support a cause
 - to contribute to community, and
 - to do something aligning with their values.³
- Members of the Clarence community highlighted sense of community and making a difference as key reasons for volunteering.
- The biggest blocker to volunteer participation identified in Clarence was lack of awareness of opportunities and the need for volunteers in the local area.
- Community members expressed the need to be emotionally invested in the activity/organisation and feeling able to make a difference as priorities when making the choice to volunteer.
- Changing technology and people using alternative methods to seek opportunities were raised locally as reasons it was important to use a variety of methods to connect with different people across the community.

KEY ACTIONS TO CREATE THE CHANGE NEEDED

Key Action 2.1

Expand volunteer recruitment including exploring alternative methods.

Key Action 2.2

Communicate the need, impact and benefits of volunteering for individuals and the community.



Clarence Community Volunteer Service transport assistance

“Link volunteering opportunities to passions and areas of interest.”

³ www.volunteeringtas.org.au/wp-content/uploads/2019/09/State-of_Volunteering_Summary_Report-Summary_2019.pdf.

FOCUS AREA 3: BEST PRACTICE VOLUNTEER MANAGEMENT

Objectives

- To support and build the capacity and capability of the volunteering sector in Clarence.
- To increase the number of volunteering groups and organisations using best practice volunteer management principles to create safe, enjoyable and productive volunteer experiences.
-

Why

- Streamlined and organised processes, strong communication and safe working environments were highlighted as key elements of an enjoyable volunteer role and strong organisation in the Clarence region.
- Many volunteer groups and organisations in Clarence have no paid staff and are run by volunteers. This brings additional challenges and can mean volunteers are responsible for developing strong processes, structures and following best practice.

KEY ACTIONS TO CREATE THE CHANGE NEEDED

Key Action 3.1

Ensure screening processes are following best practice and encourage the broader community to consider similar processes.

Key Action 3.2

Provide training opportunities for organisations, staff and volunteers to increase the use of best practice volunteer management.



Clarence Community Volunteer Service light gardening

“Being casual about it, one off events
for those who are time poor.”

FOCUS AREA 4: VOLUNTEER RECOGNITION

Objectives

- To celebrate and recognise the contribution volunteers make to our community in a meaningful way.

Why

- Volunteering is the largest sector in Tasmania and a key driver of economic, social and cultural growth. The average Tasmanian volunteer contributes 4.4 hours per week to support our communities.⁴
- The Clarence community rated volunteer recognition and appreciation as a top priority for maintaining a strong volunteering community. In 2019, Clarence had 18,551 volunteers providing significant support to the community.⁵ We need to ensure volunteers feel appreciated and valued for their contributions in order to increase and maintain volunteers.

KEY ACTIONS TO CREATE THE CHANGE NEEDED

Key Action 4.1

Involve volunteers in decision-making to acknowledge the value of their contributions.

Key Action 4.2

Offer and share opportunities for volunteers to contribute their knowledge and experiences.



Volunteers at the annual Santa Surf event 2020 at Clifton Beach

**“Give more recognition and
strengthen the volunteering network.”**

⁴ www.volunteeringtas.org.au/wp-content/uploads/2019/09/State-of_Volunteering_Summary_Report-Summary_2019.pdf.

⁵ Volunteering Tasmania. Volunteering Profile 2029: Clarence LGA. 2029.

FOCUS AREA 5: DEMAND FOR VOLUNTEERS

Objectives

- To ensure that we are not asking volunteers to take on roles that should be paid employment.⁶
- To support volunteers to make sure they enjoy their experience and role.

Why

- The satisfaction level of volunteers in Tasmania is declining and volunteer burnout is frequently reported as a challenge in the sector.⁷
- In Clarence many volunteer organisations and groups are relying heavily on fewer volunteers and the extent of the commitment required is a deterrent to becoming or remaining a volunteer.
- With volunteer demand predicted to increase in Clarence it's important that we assess whether volunteers are being asked to undertake suitable roles and are not replacing paid positions.

KEY ACTIONS TO CREATE THE CHANGE NEEDED

Key Action 5.1

Develop check-in and feedback processes to ensure volunteers are supported and enjoying their roles.

Key Action 3.2

Develop processes and resources to assess whether volunteers are undertaking roles that should be paid.



Clarence Community Volunteer Service light gardening

“Having set specific tasks that don’t overload people too much.”

⁶ www.nfplaw.org.au/sites/default/files/media/Employee_contractor_or_volunteer_CTH.pdf.

⁷ www.volunteeringtas.org.au/wp-content/uploads/2019/09/State-of_Volunteering_Summary_Report-Summary_2019.pdf.

FOCUS AREA 6: CLARENCE VOLUNTEERING COLLABORATION

Objectives

- To work more effectively and efficiently as a volunteering community.

Why

- Both volunteers and people working with volunteers highlighted the benefits of working more collaboratively across the community. This was identified as a way to build a strong culture of volunteering, increase knowledge and increase volunteer participation.

KEY ACTIONS TO CREATE THE CHANGE NEEDED

Key Action 6.1

Develop partnerships with local businesses to promote and encourage volunteering.

Key Action 6.2

Work with stakeholders to link volunteering to employment pathways.

Key Action 6.3

Develop better referrals and connections between volunteer involving organisations.



Clarence Positive Ageing Advisory Committee members

“Work with local businesses to promote and encourage volunteer programs supported by employers.”

FOCUS AREA 7: YOUTH PARTICIPATION

Objectives

- To encourage and promote volunteering to younger generations in the Clarence region.

Why

- Younger generations are looking for alternative ways to volunteer and traditional structures, roles, recruitment and communication techniques are not necessarily fit for purpose.
- The pitch for volunteering differs for young people, gaining experience for work or career pathways and supporting a cause or key issue and making it relatable, are alternative ways to promote volunteering to younger generations.

KEY ACTIONS TO CREATE THE CHANGE NEEDED

Key Action 7.1

Establish youth volunteer ambassadors to promote volunteering.

Key Action 7.2

Promote the benefits of volunteering for employment and link to key issues of interest.

Key Action 7.3

Connect with schools and educational institutions to promote volunteering opportunities in the Clarence region.



2020 Clifton Beach Santa Surf event led and organised by volunteers from Christian Surfers - Hobart and Salt Sisters.

“More spotlights on different groups and ways folks can volunteer within the community.”

CLARENCE - VOLUNTEERING ACTION PLAN

All documentation and resources developed through this plan will follow Plain English principles and be developed to be as inclusive and accessible as possible for our community.

This Action Plan supports council's strategic areas:

- Strategic Plan 2021-2031—A people city, a well- planned liveable city, a prosperous city, an environmentally responsible city, a creative and innovate city.
- (Draft) Volunteer Management Framework 2019
- (Draft) Health and Wellbeing Strategy 2021-2025
- Age Friendly Clarence Plan 2018-2022
- (Draft) Access and Inclusion Plan 2021-2025
- (Draft) Cultural Arts Plan
- Youth Plan 2018-2022
- Cultural History Plan 2016-2021
- Sport and Recreation Strategy
- Economic Development Plan 2016-2021
- Community Safety Plan 2016-2020
- Clarence Emergency Management Plan
- Business Continuity and Recovery Plan
- Natural Resource Management (NRM) Plans
- COVID-19 Social and Community Recovery Plan 2020
- (Draft) Working Together Structure 2021

Acronyms used in this document:

VT—Volunteering Tasmania

CCC—Clarence City Council

LVNG—Local Volunteer Network Group

Focus Area	Activity	Tasks	Lead and Partners	Timeline*	Outputs (Tangible items)
Focus Area 1: Flexible & Diverse Volunteering Opportunities					
1.1 Provide clearer communication of volunteering roles, including expectations, time commitments, skills required, skills gained and other benefits.	Develop, make available and promote the use of a standard volunteer position description template for organisations to use when recruiting volunteers.	Identify / research resources / templates already available that can be accessed / adapted / utilised (including Volunteering Tas).	LVNG	Short-term	Template developed, circulated broadly among networks and available on webpage.
		Finalise resource and upload on council's volunteering webpage.	CCC	Short-term	
		Update Internal Volunteer Management Framework.	CCC	Short-term	
		Circulate resource within the community.	CCC / LVNG / VT	Short-term	
		Option to offer a workshop to support this resource.	CCC / LVNG	Short / Medium-term	

Focus Area	Activity	Tasks	Lead and Partners	Timeline*	Outputs (Tangible items)
1.2 Offer more flexibility in volunteering roles to suit the needs of individuals and the broader community.	Develop and make available flexible volunteering roles resource and checklist. (see recommendations below for resource) Promote the use and exploration of flexible volunteering roles.	Identify/research resources/templates already available that can be accessed / adapted / utilised (including Volunteering Tas).	LVNG	Short-term	Resource/s developed, circulated broadly among networks and available on webpage. No. or groups in attendance at the workshop.
		Finalise resource/s and upload on council's volunteering webpage.	CCC	Short-term	
		Circulate resource/s within the community.	LVNG	Short-term	
		Schedule and promote workshop to support resource/s.	CCC / LVNG	Short-term	
		Host workshop / info session to discuss with local volunteer organisations and groups (volunteer managers)—could record and offer as an additional resource.	CCC / LVNG / VT	Short-term	

Focus Area	Activity	Tasks	Lead and Partners	Timeline*	Outputs (Tangible items)
Focus Area 2: Volunteer Culture—Awareness and Exposure					
2.1 Expand volunteer recruitment including exploring alternative methods. 2.2 Communicate the need, impact and benefits of volunteering for individuals and the community.	Deliver a multi-media campaign. (see recommendations below for campaign)	Develop a mini project plan with comms and budget.	CCC / LVNG	Short-term	No. of resources developed. Reach of communication and circulation of resources.
		Reach out to networks to recruit local people to participate including the ‘youth ambassador’.	LVNG / CCC	Short-term	
		Approach community groups / organisations / colleges / schools / universities for new recruits.			
		Develop materials—series of posters, films, etc. Editorials in printed and social media of existing volunteers (incl youth).	CCC / LVNG	Short / Medium-term	
		Circulate materials throughout the community—media, online, in-person, in schools, workplaces, etc.	LVNG / CCC	Medium-term	
2.1 Expand volunteer recruitment including exploring alternative methods.	Promote and trial a buddy program.	Offer try it out days for people to come along and shadow a current volunteer.	CCC	Medium-term	No. of people coming along and conversion of those people into volunteers. No. of additional groups / organisations aware and trialling a similar model.
		Share this program trial with the community.	CCC / LVNG	Medium-term	
Focus Area 3: Best Practice Volunteer Management					

Focus Area	Activity	Tasks	Lead and Partners	Timeline*	Outputs (Tangible items)
3.1 Ensure screening processes are following best practice and encourage the broader community to consider similar processes.	Review and promote standard screening process for volunteers.	Review and test screening process and WHS policies currently outlined in CCC Volunteer Management Framework.	CCC / LVNG	Short-term	Template developed for Volunteer Management Framework, available for community and shared across networks.
		Update based on best practice and feedback from LVNG and VT.	CCC	Short-term	
		Circulate among community and make available as a resource.	CCC / LVNG	Short-term	
3.2 Provide training opportunities for organisations, staff and volunteers to increase use of best practice volunteer management.	Promote and encourage participation in Volunteer Tasmania’s training and networking opportunities.	Make the community aware of VT’s training and networking opportunities and encourage membership.	CCC / LVNG	Short-term	No. of referrals and events attended.
		Refer groups / organisations to VT’s staff and website.	CCC / LVNG	Short-term	
		Attend appropriate VT events.	CCC / LVNG	Medium-term	
3.2 Provide training opportunities for organisations, staff and volunteers to increase use of best practice volunteer management.	Council managed facilities available for groups and organisations to undertake training.	Work with council staff to offer facilities and venues to volunteering groups to deliver training at a reduced rate.	CCC	Medium-term	No. of groups accessing facilities.
		Promote this broadly across the community and make information available on website.	CCC / LVNG	Medium-term	
Focus Area 4: Volunteer Recognition					

Focus Area	Activity	Tasks	Lead and Partners	Timeline*	Outputs (Tangible items)
4.1 Involve volunteers in decision-making to acknowledge the value of their contributions.	Develop and trial methods that involve volunteers in key decision-making processes within organisations / groups.	Offer regular monthly connections with volunteers—in-person or online (trial this with special committees of council).	CCC	Medium-term	Feedback and engagement from volunteers.
		Use a range of engagement tools to connect and collaborate with volunteers through the LVNG—including face-to-face, surveys and Your Say - as a regular basis to check in with volunteers.	CCC	Medium-term	Resource developed and broadly circulated.
		Utilise current media outlets to communicate and connect with volunteers.	CCC	Medium-term	
		Develop resource based on the steps taken to engage volunteers and include local case studies.	CCC / LVNG	Medium-term	
		Circulate resource with the broader community and make available on council's volunteer webpage.	CCC / LVNG	Medium-term	
4.2 Offer and share opportunities for volunteers to contribute their knowledge and experiences.	Offer and promote local opportunities for volunteers to come together.	Promote the CCC's annual civic Volunteer Recognition Ceremony event.	CCC / LVNG	Short-term	No. groups attending community volunteering events. No. of events offered across community.
		Explore additional social events across groups / organisations and promote across community.	LVNG / CCC	Short-term	

Focus Area	Activity	Tasks	Lead and Partners	Timeline*	Outputs (Tangible items)
Focus Area 5: Demand for Volunteers					
5.1 Develop check-in and feedback processes to ensure volunteers are supported and enjoying their roles.	Developing processes to check-in regularly with volunteers.	Identify / research resources / templates available that can be accessed / adapted / utilised (including Volunteering Tas).	LVNG / CCC	Short-term	Resources developed and circulated.
		Finalise resource/s—exit survey and check-in surveys (online, paper and in-person)	LVNG / CCC	Short-term	
		Share these resource/s with volunteer managers to utilise and circulate with broader community.	LVNG / CCC	Medium-term	
5.2 Develop processes and resources to assess whether volunteers are undertaking roles that should be paid.	Leverage current resources to create checklist / audit (volunteer role vs paid position).	Identify / research resources / templates available that can be accessed / adapted / utilised (including Volunteering Tas).	LVNG / CCC	Medium-term	Resources developed and circulated.
		Check with other expert organisation to verify (Not for Profit Law).	LVNG / CCC	Medium-term	
		Finalise resource/s.	LVNG / CCC	Medium-term	
		Circulate resource in community.	LVNG / CCC	Medium-term	
5.2 Develop processes and resources to assess whether volunteers are undertaking roles that should be paid.	Work with VT to advocate (volunteer role vs paid position).	Continue to collaborate with community and VT on any advocacy relating to (volunteer role vs paid position).	LVNG / CCC	Long-term	Advocacy across stakeholders.

Focus Area	Activity	Tasks	Lead and Partners	Timeline*	Outputs (Tangible items)
Focus Area 6: Clarence Volunteering Collaboration					
6.1 Develop partnerships with local businesses to promote and encourage volunteering. 6.2 Work with stakeholders to link volunteering to employment pathways.	Build partnerships with local businesses and organisations to increase volunteering opportunities.	Connect with Chamber of Commerce and Business East.	LVNG / CCC	Medium-term	No. or organisations on the register. No. of volunteers in roles. No. of roles offered.
		Identify willing participants that can offer volunteering opportunities related to employment pathways.	LVNG / CCC	Long-term	
		Develop a register of organisations that promote or create pathways to employment.	CCC	Long-term	
		Promote to potential volunteers through various networks including youth (schools and education).	LVNG / CCC	Long-term	
6.3 Develop better referrals and connections between volunteer involving organisations.	Maintain a Local Volunteer Network Group.	Establish and maintain a Local Volunteer Network Group (LVNG).	CCC	Short-term	No. of LVNG members. Frequency of meetings. No. of groups engaged / listed.
		Establish and maintain a communication / contact list for all local volunteering organisations (to share resources, events, information and communicate with groups—based on using the CCC Your Say engagement model).	CCC	Short-term	
		Through the LVNG encourage referral of volunteer candidates to relevant organisations.	LVNG / CCC	Medium-term	

Focus Area	Activity	Tasks	Lead and Partners	Timeline*	Outputs (Tangible items)
Focus Area 7: Youth Participation					
7.1 Establish youth volunteer ambassadors to promote volunteering. 7.2 Promote the benefits of volunteering for employment and link to key issues of interest.	Find young local volunteers to become Clarence Youth Volunteer Ambassadors.	<ul style="list-style-type: none"> Reach out to Australia Day Award youth recipients and nominees. 	CCC	Short/ Medium-term	No. of ambassadors.
		<ul style="list-style-type: none"> Talk to schools and students to determine what appeals to younger people. 	LVNG	Short/ Medium-term	No. of school and youth visits / discussions.
		<ul style="list-style-type: none"> Work with ambassadors to develop campaign and communication specifically for younger people. 	LVNG / CCC	Short/ Medium-term	Youth focus within campaign.
		<ul style="list-style-type: none"> Incorporate this into the multi-media campaign. 	LVNG / CCC	Short/ Medium-term	
7.3 Connect with schools and educational institutions to promote volunteering opportunities in the Clarence region.	Communicate with career advisors and teachers to promote different council events that young people could get involved with in a volunteer capacity.	<ul style="list-style-type: none"> Review recruitment processes across the organisation and include connecting with schools. 	CCC	Short-term	No. of school and youth visits / discussions.
		<ul style="list-style-type: none"> When delivering events / community activities consult with schools about collaborating on delivering these events. 	CCC	Short-term	
					No. of partnerships to deliver events.

During the development of the Community Volunteer Sustainability Strategy City of Clarence and Action Plan, research and consultations identified the following recommendations be incorporated into the development of resources outlined above.

Flexible Volunteering Roles Resource

- Matching people's skills with roles
- Short-term / event based roles
- Online volunteering
- Micro volunteering
- Family friendly volunteering
- Volunteer-led / designed roles

Multi-Media Campaign

- Communicate the need and impact of volunteering
- Leverage current media available—COVID-19 films, Clarence Community Volunteer Service, Volunteering Tas
- Use print media and technology (blogs, podcasts, social media, eNews, etc.)
- Use language that makes volunteering exciting and relatable to various audiences

Activity at a glance

* Timeline legend: Short-term = 12-18 months, Medium-term = 18 months — 3 years, Long-term = 3-5 years

Activity	Tasks	Timeline		
		Short-Term	Med-Term	Long-Term
Focus Area 1: Flexible & Diverse Volunteering Opportunities				
Develop, make available and promote the use of a standard volunteer position description template for organisations to use when recruiting volunteers.	<ul style="list-style-type: none">Identify / research resources / templates already available that can be accessed / adapted / utilised (including Volunteering Tas).			
	<ul style="list-style-type: none">Finalise resource and upload on council’s volunteering webpage.			
	<ul style="list-style-type: none">Update Internal Volunteer Management Framework.			
	<ul style="list-style-type: none">Circulate resource within the community.			
	<ul style="list-style-type: none">Option to offer a workshop to support this resource.			
Develop and make available flexible volunteering roles resource and checklist. Promote the use and exploration of flexible volunteering roles.	<ul style="list-style-type: none">Identify / research resources / templates already available that can be accessed / adapted / utilised (including Volunteering Tas).			
	<ul style="list-style-type: none">Finalise resource and upload on council’s volunteering webpage.			
	<ul style="list-style-type: none">Circulate resource within the community.			
	<ul style="list-style-type: none">Schedule and promote workshop to support resources.			
	<ul style="list-style-type: none">Host workshop / info session to discuss with local volunteer organisations and groups (volunteer managers)—could record and offer as an additional resource.			
Focus Area 2: Volunteer Culture—Awareness and Exposure				
Deliver a multi-media campaign.	<ul style="list-style-type: none">Develop a mini project plan with comms and budget.			
	<ul style="list-style-type: none">Reach out to networks to recruit local people to participate including the ‘youth ambassador’. Approach community groups / organisations / colleges / schools / universities for new recruits.			
	<ul style="list-style-type: none">Develop materials—series of posters, films, etc. Editorials in printed and social media of existing volunteers (incl youth).			
	<ul style="list-style-type: none">Circulate materials throughout the community—media, online, in-person, in schools, workplaces, etc.			
Promote and trial a buddy program.	<ul style="list-style-type: none">Offer try it out days for people to come along and shadow a current volunteer.			
	<ul style="list-style-type: none">Share this program trial with the community.			

Focus Area 3: Best Practice Volunteer Management				
Review and promote standard screening process for volunteers.	• Review and test screening process and WHS policies currently outlined in CCC Volunteer Management Framework.			
	• Update based on best practice and feedback from LVNG and VT.			
	• Circulate among community and make available as a resource.			
Promote and encourage participation in Volunteer Tasmania's training and networking opportunities.	• Make the community aware of VT's training and networking opportunities and encourage membership.			
	• Refer groups / organisations to VT's staff and website.			
	• Attend appropriate VT events.			
Council managed facilities available for groups and organisations to undertake training.	• Work with council staff to offer facilities and venues to volunteering groups to deliver training at a reduced rate.			
	• Promote this broadly across the community and make information available on website and promote across community.			
Focus Area 4: Volunteer Recognition				
Develop and trial methods that involve volunteers in key decision-making processes within organisations / groups.	• Offer regular monthly connections with volunteers—in-person or online (trial this with special committees of council).			
	• Use a range of engagement tools to connect and collaborate with volunteers through the LVNG—including face-to-face, surveys and Your Say - as a regular basis to check in with volunteers.			
	• Utilise current media outlets to communicate and connect with volunteers.			
	• Develop resource based on the steps taken to engage volunteers and include local case studies.			
	• Circulate resource with the broader community and make available on council's volunteer webpage.			
Offer and promote local opportunities for volunteers to come together.	• Promote the CCC's annual civic Volunteer Recognition Ceremony event.			
	• Explore additional social events across groups / organisations.			
Focus Area 5: Demand for Volunteers				
Developing processes to check-in regularly with volunteers.	• Identify / research resources / templates already available that can be accessed / adapted / utilised (including Volunteering Tas).			
	• Finalise resource/s—exit survey and check-in surveys (online, paper and in-person).			
	• Share these resource/s with volunteer managers to utilise and circulate with broader community.			
Leverage current resources to create checklist / audit (volunteer role vs paid position).	• Identify / research resources / templates already available that can be accessed / adapted / utilised (including Volunteering Tas).			
	• Check in with other expert organisation to verify (Not for Profit Law).			
	• Finalise resource/s.			
	• Circulate resource within the community.			
Work with VT to advocate (volunteer role vs paid position).	• Continue to collaborate with community and VT on any advocacy relating to (volunteer role vs paid position).			

Focus Area 6: Clarence Volunteering Collaboration				
Build partnerships with local businesses and organisations to increase volunteering opportunities.	• Connect with Chamber of Commerce and Business East.			
	• Identify willing participants that can offer volunteering opportunities related to employment pathways.			
	• Develop a register of organisations that promote or create pathways to employment.			
	• Promote to potential volunteers through various networks including youth (schools and education).			
Maintain a Local Volunteer Network Group.	• Establish and maintain a Local Volunteer Network Group (LVNG).			
	• Establish and maintain a communication / contact list for all local volunteering organisations (to share resources, events, information and communicate with groups—based on using the CCC Your Say engagement model).			
	• Through the LVNG encourage referral of volunteer candidates to relevant organisations.			
Focus Area 7: Youth Participation				
Find young local volunteers to become Clarence Youth Volunteer Ambassadors.	• Reach out to Australia Day Award youth recipients and nominees.			
	• Talk to schools and students to determine what appeals to younger people.			
	• Work with ambassadors to develop campaign and communication specifically for younger people.			
	• Incorporate this into the multi-media campaign.			
Communicate with career advisors and teachers to promote different council events that young people could get involved with in a volunteer capacity.	• Review recruitment processes across the organisation and include connecting with schools.			
	• When delivering events / community activities consult with schools about collaborating on delivering these events.			

SAFEGUARDING
VOLUNTEERING



Volunteering Profile 2029: CLARENCE CITY LOCAL GOVERNMENT AREA

About this report

Volunteering is a vibrant and economically significant part of our Tasmanian communities. All volunteers are a vital part of connecting and contributing to our communities, and across the state we rely heavily on them to strengthen support services and program delivery, as well as drive a range of community activities and help out in times of need.

The nature of our communities and the ways in which the people of Tasmania connect and support each other through volunteering is changing.

With community needs and demographic shifts already impacting volunteer supply and demand, it is imperative steps are taken now to ensure a robust and adaptable local volunteering workforce remains a vibrant part of our state into the next decade and beyond.

This report outlines estimated supply and demand of volunteers in Tasmania in 2029. Volunteering Tasmania has used Australian Bureau of Statistics (ABS) census and labour force data, Tasmanian Treasury population projections and other publicly available information to estimate how many people will be needed and how many people will be willing to volunteer in 2029 (a detailed methodology is available on request from Volunteering Tasmania).

Understanding these data and their implications at the local government level is essential to developing effective strategies for strengthening Tasmania's volunteering culture and community resilience.

Volunteering Tasmania can work with local councils in interpretation of local government profiles and provide resources to support the development of community-built volunteering strategies.

Supply of volunteers

The supply of volunteers for 2019 was estimated using a combination of ABS census data (2011, 2016), ABS General Social Survey data (2010, 2014), Volunteering Tasmania State of Volunteering Report data (2014, 2019) and Tasmanian Treasury population projections. All estimates are based on Tasmanians over 15 years of age.

Clarence City

In 2019 the estimated number of volunteers in Clarence City was 18,550 people.

If the decline in volunteering remains consistent with current trends the estimated number of volunteers in Clarence City in 2029 will be 16,776 people.

Southern Tasmania

In 2019 the estimated number of volunteers in Southern Tasmania was 88,665 people.

If the decline in volunteering remains consistent with current trends the estimated number of volunteers in Southern Tasmania in 2029 will be 79,514 people.

Tasmania

The current formal volunteering rate in Tasmania is 39.6%¹, representing 172,500 people

According to the same data sources, volunteering is declining by 0.7% every year.

If this trend holds, by 2029 the formal volunteering rate in Tasmania will have fallen to an estimated 32.6%, representing 150,000 people.

1. From the modelling in this report.

“The nature of our communities and the ways in which the people of Tasmania connect and support each other through volunteering is changing”.



Demand for volunteers

It is difficult to predict what the level of demand for volunteers may be in the future, however, many sectors do calculate the ratio of paid staff to volunteers in their sector. (eg. there are 3.5 volunteers for every paid staff member in the community sector). The ABS also releases regular labour force data and many industries invest in predicting their own sector's future workforce needs.

Calculations of demand for volunteering have been based predominantly on the current ratio of paid staff to volunteers in each sector, and the predicted future workforce needs in these sectors.

Clarence City

In 2029 it is estimated there will be demand for 29,177 volunteers in the Clarence City LGA.

Southern Tasmania

In 2029 it is estimated there will be demand for 138,290 volunteers in the Southern Tasmania region.

Tasmania

In 2029 it is estimated there will be demand for 260,907 volunteers in Tasmania.

Gap between demand and supply of volunteers

Based on the modelling described above it is estimated that there will be a 42.5% shortfall in volunteers in Tasmania by 2029.

Clarence City

For Clarence City LGA it is estimated there will be a shortfall of 12,401 volunteers (**Chart 1**)

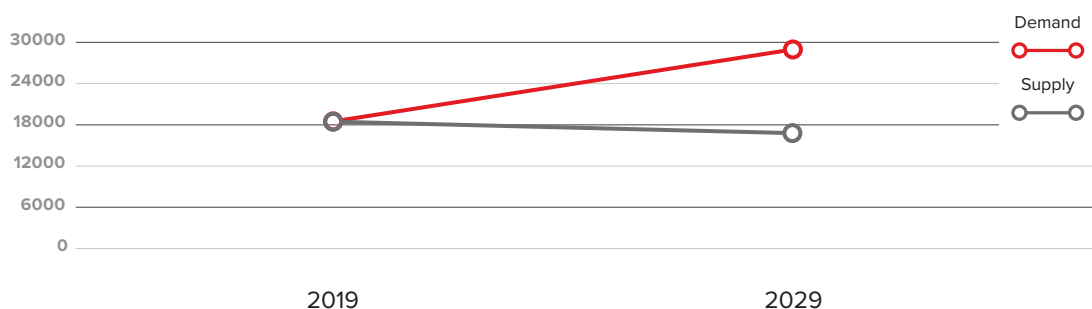
Southern Tasmania

For Southern Tasmania it is estimated there will be a shortfall of 58,776 volunteers.

Tasmania

For Tasmania it is estimated there will be a shortfall of 111,000 volunteers.

Chart 1: Clarence City LGA; Demand vs Supply of Volunteers 2029



Difference in supply and demand by 10-year age cohort and gender in Clarence City LGA, Southern Tasmania and Tasmania

The charts below outline the projected gap between supply and demand of volunteers in 2029, as categorised by gender and age (Chart 2, 3 and 4).

As can be seen from the charts below, Clarence City will require broadly similar numbers of volunteers in each of the age brackets from 15-74, there is a very even age distribution expected across the LGA.

The Clarence City LGA is projected to have a similar age profile to Southern Tasmania and a slightly younger demographic than Tasmania overall (**Appendix A**).

Chart 2: Clarence City

Shortfall in volunteers by 2029 (by gender and age)

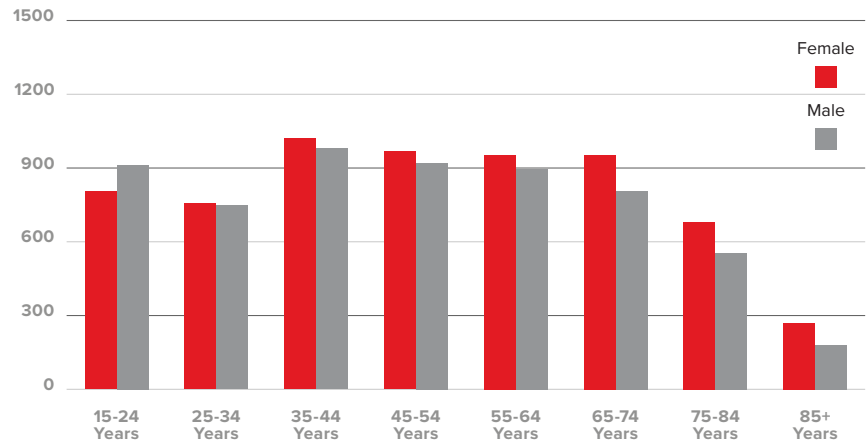


Chart 3: Southern Tasmania

Shortfall in volunteers by 2029 (by gender and age)

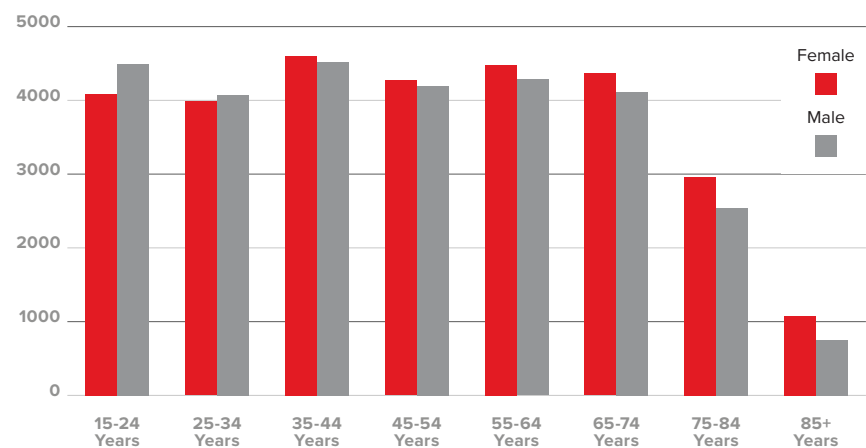
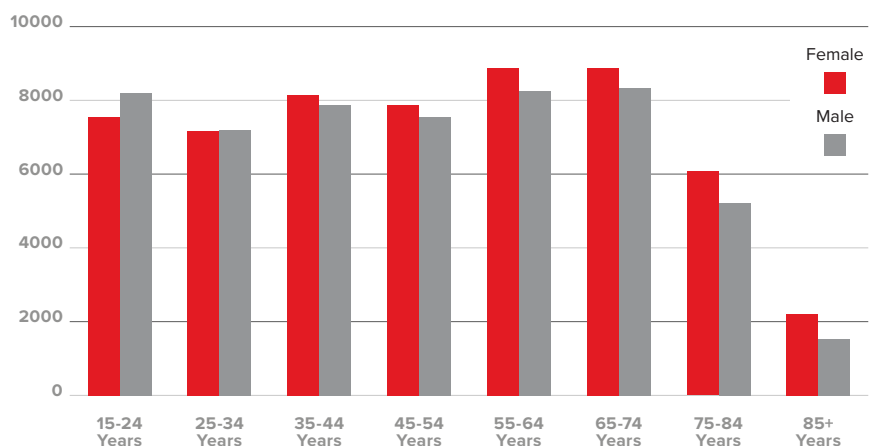


Chart 4: Tasmania

Shortfall in volunteers by 2029 (by gender and age)



Current and projected trends in volunteering across Tasmania

The ABS (GSS 2014) have determined the proportion of volunteers in each sector of volunteering (**Table 1**).

Due to the changing profile of volunteering in Tasmania, it is predicted that the demand for volunteers by sector will change considerably by 2029 (**Table 2**).

For example, in 2014 the highest number of volunteers were in sport (**40.9%**, **Table 1**), But by 2029 the modelling in this report indicates that more than 40% of volunteers in Tasmania will be needed in the Welfare and Community services (predominantly aged and disability services) (**Table 2**).

This highlights the demographic shifts taking place in Tasmania and emphasises the need for strategies that ensure our communities can meet the changes in demand for volunteers.

Although these data are for Tasmania, the similarities between the state and Clarence City LGA's demographic profiles allows some basic transfer of the trends indicated to inform local strategies and activities.

Additionally, The ABS determined the percentage of the population that volunteered by age (**Table 3, GSS 2014**), it may be surprising to see that more than 50% of 15-17 year olds volunteered in 2014, the highest of any age cohort. It is not possible to make age-based predictions for 2029, but the age profile provided may give some support in preparing and planning volunteering strategies.

Table 1: Volunteer sectors in Tasmania in 2014 (ABS: GSS, 2014)

Volunteering type	Proportion
Sport and Physical Recreation	40.9%
Welfare / Community	22.1%
Religious	13.8%
Education and Training	22.5%
Health	9.1%
Other	22.9%
Total	100.0%

Table 2: Sectors projected to drive demand for volunteers in Tasmania in 2029

Volunteering type	Proportion
Sport and Physical Recreation	13.3%
Welfare / Community	41.2%
Religious	0.8%
Education and Training	14.3%
Health	17.3%
Other	13.2%
Total	100%

Table 3: Age profile of Tasmanian volunteers in 2014 (ABS: GSS, 2014)

Age Group	Proportion
15-17 years	53.5%
18-24 years	29.1%
25-34 years	34.0%
35-44 years	37.5%
45-54 years	43.1%
55-64 years	33.3%
65-74 years	37.7%
75 years and over	22.5%

Appendix A: Projected population in Clarence City, Southern Tasmania and Tasmania in 2029

Chart 5: Clarence City Population by 10-Year Age Cohort & Gender

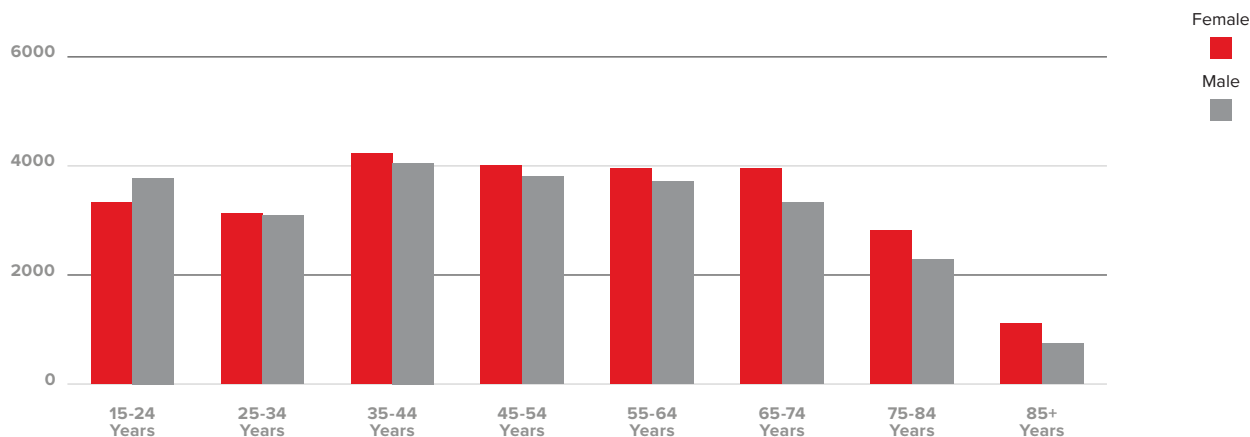


Chart 6: Southern Tasmania Population by 10-Year Age Cohort & Gender

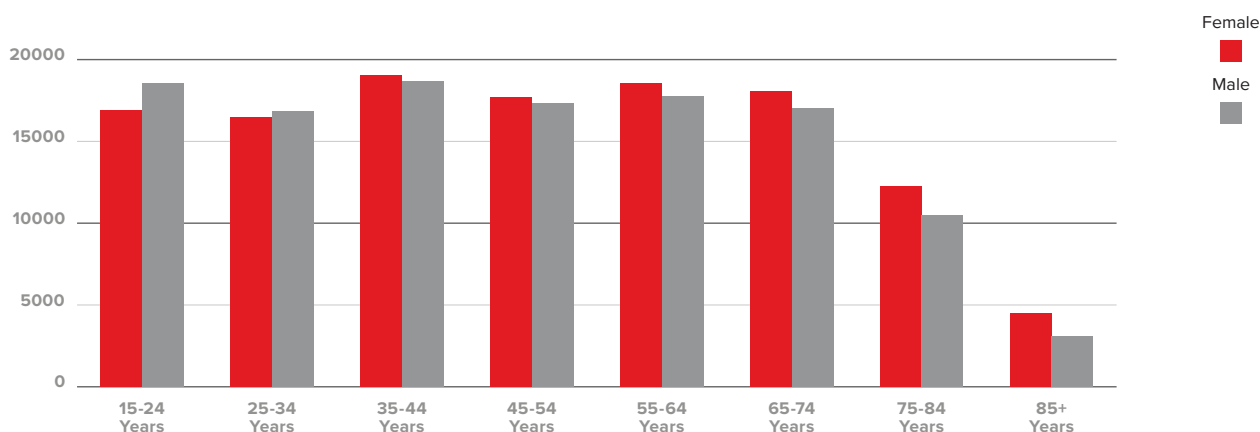
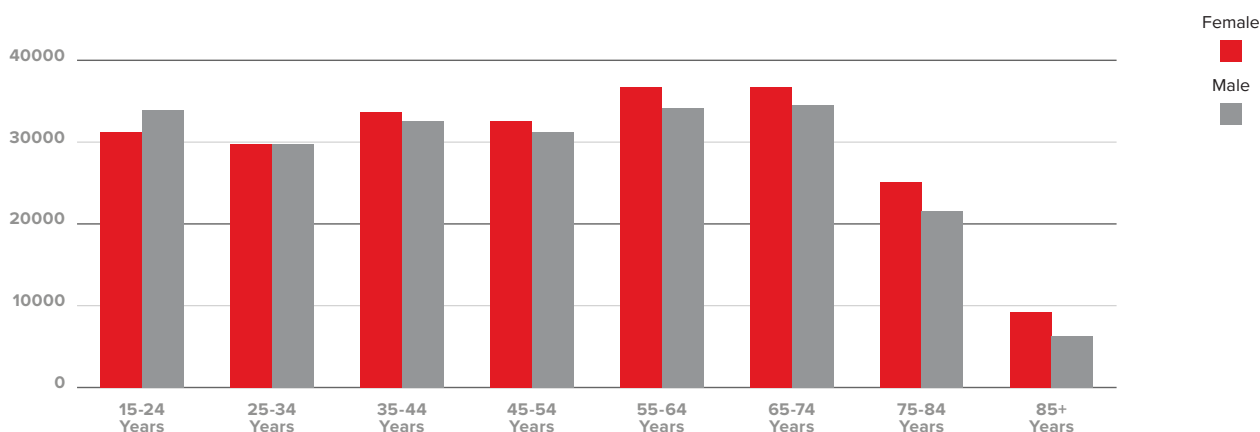


Chart 7: Tasmania Population by 10-Year Age Cohort & Gender





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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 Warren

1. Under what circumstances would council be able to sell land that was provided by a developer as part of an open space contribution?

ANSWER

If the land is identified as public open space, there are two processes council has to undertake to dispose of the land. If the land is noted as public open space on the title, a petition to amend to remove the notation is required under the Local Government (Building and Miscellaneous Provisions) Act 1993. Sections 178 and 179 of the Local Government Act are also relevant. Those sections require a public consultation process, appeal rights and decisions of council need to be by absolute majority.

If the land is not identified as public open space, section 177 applies. This requires a valuation to be obtained before council considers any sale and decisions again need to be by absolute majority.

2. Could you tell me the cost of taking a code of conduct issue to the code of conduct panel? What is the cost to ratepayers?

ANSWER

Once a code of conduct complaint has been considered by the Panel we will receive an invoice. Those invoices, in my experience, can vary in cost but usually between \$4,000-\$6,000.

Ald James

1. I seek an update in the briefing report on the actual proposal on the corner of Cambridge Road and Clarence Streets, Bellerive, that's the Creese development. There's graffiti now on the Clarence Street side of it, I drove past there and there are iron bars where the Besser blocks haven't been completed. Is it possible to have an up to date report in the briefing report on when their extension may expire or when work will be required to be finalised so is it possible to have an update on that please?

ANSWER

We can contact the developer and ask for an update, but in the context of what options are available to council substantial commencement has already been achieved so we are somewhat powerless but we will ask for an update.

2. In relation to the public pier it seems to me that this whole thing is dragging on. Is there any light at the end of the tunnel, is it going into December 2021 before we will get this open to the public so that we can go down there fishing or perhaps there might be a bridal party that might want to use the site for a wedding ceremony. So my question is I can you give us a definite time either December 2021 or October 2021, something?

ANSWER

Unfortunately no, I cannot. We have been working closely with our project manager and the construction contractor, as we said earlier we have been delayed because of the ferry start up in terms of the grouting and we are working our way through a range of other issues. Before practical completion our aim at this point is to make sure that the pier when it is handed over meets all the construction requirements set out in the tender documents and has been built according to the design and where it has been varied that those variations are approved. We are going through a rigorous process because this will be an asset to the community that will last decades so we want to make sure that it is done properly.

Ald von Bertouch

At a recent Premier's Local Government Council meeting where the matter of local government reform was discussed. The Premier apparently advised that he had not received the opposition party's position on reform which meant that neither he or the Minister for Local Government were able to outline precise details of any reform process should it progress. What would be the mechanism for him receiving the Labor and Greens parties' position on this important matter?

ANSWER

(Mayor) I believe informal discussions have taken place which we are encouraging however I do not think there will be any announcement until Parliament resumes and it will be dealt with then.

Ald Edmunds

1. Earlier we heard that the Victoria Esplanade consultation would be consulted when it was ready. I just wondered if we had a ball park on timeframe?

ANSWER

From the last workshop there was a request from council to extend the scope to include Cambridge Road up to Clarence Street and to do some other work. We have been in the process of scoping that work with Inspiring Place and we are just about to lock that away. Once we have done that we will have an idea what the delivery timeframe will look like for the updated master plan - which will come back to council and then the next stage after that will be consultation. I would hope to be in a position to do that later this year.

2. What is the latest status of the golf course?
The submission of tenders closes on 13 August and then we will go through an assessment process which will take probably a couple of weeks and then we will bring a report to council.

Ald Blomeley

1. Mr Mayor, it was an absolute pleasure to join you, the Lord Mayor and many other commuters early this morning for the long-anticipated, inaugural crossing of the River Derwent Ferry Service between Bellerive and Sullivans Cove.
A truly outstanding service!
Although this service has been widely promoted as an 'active transport solution' for residents who walk, run and bike as part of their daily commute – the overwhelming feedback has been that for this service to be truly successful additional car parking must be provided in and around Bellerive Village.
Mr Mayor, what action is Council taking to deliver additional car parking spaces in and around Bellerive Village?

ANSWER

(Mayor) The basic answer is no action is being taken. We have as a council collaborated with the State Government and Hobart City Council to do what we can to encourage alternative transport and that means bikes, pedestrians, people being dropped off. There is no vision and it has never been an objective of the trial to actually create Bellerive village as a satellite car park to the City of Hobart or provide cheap car parking as an alternative to the City of Hobart. Bellerive is not large enough or suitable to be a park and ride destination so the trial is there for that purpose and it was really heartening this morning to see a number of cyclists, kids being dropped off by their parents to catch the ferry across to the other side of the river to school rather than driving over and back over and back twice a day.

Question contd

Is the use of the Kangaroo Bay development area being discussed with Chambroad as a potential parking site in the interim?

ANSWER

(Mayor) No, it hasn't been discussed because additional parking hasn't been consistent with the objective of the trial.

2. My question is regarding the wave attenuated public pier, because this morning Mr Mayor I commented to you that there were people standing there waving to the ferries going past. They had access to the public pier but it is not officially open. I am concerned where the liability may rest and I note the questions from Mr Marsh and Ald James earlier today. I turned up today looking for the ferry and was told it wasn't officially opened. Could we look at securing that just to make sure there is no public access until it is officially opened?

ANSWER

We did have an impressive barrier there that was removed so we are obviously pretty disappointed by that. We've reinstalled the barrier and I have asked that our rangers keep an eye on that and report back any movement of the barrier. It was removed this morning and we weren't aware of that.

Ald Walker

We had two 6/6 votes tonight. The last one was Kangaroo Bay which was not a planning matter so that just is one for the history books. In relation to the other one it was a planning matter and it was a matter of quite some considerable interest that resulted in a 6/6 vote at which point you said that it was now a matter to delegate. I think it would be really helpful to explain what happens in that vote, what it actually means because I think there would be a lot of people that were watching that would have no idea what actually happened when we voted on the Petchey Street application and it resulted in a 6/6 tied vote.

ANSWER

(Mayor) I am not sure what more I can add as council was unable to make a decision - we were split 50/50 and in that situation we have a policy as a council that planning matters, and it only pertains to planning matters, revert back to the delegate to make a decision and the delegate being the chief planning officer. There is still a right of appeal for parties involved.

Question contd

So you have stated that it is delegated to a council officer but if you were watching you wouldn't know what that actually meant as far as what the end decision is. You may wish to explain whether that will become clear and apparent soon on what is indeed likely to be the officer's recommendation, there is still ambiguity I think for residents tonight as to what outcome was arrived at in that situation.

ANSWER

(Mr Lovell) As council was unable to reach a decision it is an unsatisfactory outcome in terms of statutory requirements. If a decision is not made within the statutory timeframe council is unnecessarily exposed to an appeal which will place us in the position of being liable for all the costs of all parties. So we know how much we pay for an appeal which is just representing council so multiply that by all parties. It is very important and council has recognised this is the past that where the statutory timeframe is going to expire without a decision that it falls upon the officers to make that decision under delegation and to report that decision in the normal way through the weekly briefing report and also to inform all of the parties of the decision and their appeal rights in the normal way.

(General Manager) May I add in terms of timeframe that the decision will be reported in the briefing report this week.

Ald Peers

Is there any update on Begonia Street?

ANSWER

(Mr Graham) The closing date is 24 August. We have had a number of forums and drop-in sessions for the public to attend which I think at times 20 residents or so have attended and we certainly have had several hundred responses at this stage. Once it has closed and all collated we will have a workshop which I anticipate would be in September.

Ald Ewington

It has been nice to go down to Bellerive Beach of late and see the nice green grass on the old asphalt car park. My question relates to what I know from the sport and recreation committee and from the budget over the last few years for a coastal disability access plan. I wondered if we were getting any closer to developing that and having that put forward as I find it very concerning that we have done all that work there and we do not have a plan or something happening in that space, being open for business without having disability access to a prime aspect of the site which is the beach itself. I would like to think that we were moving rather quickly on that one hopefully having it ready for summer for all the people that want to get access to the beach.

ANSWER

(Mr Graham) The access for that is probably one of the last stages from the initial master plan which involves a sea wall. That involves considerable engineering and cost and that will come to council more than likely as part of the review of the master planning process which we will have ready hopefully in the coming months.

Question contd

Access to Little Howrah Beach is an issue and there have been works behind a couple of properties on the very end of Howrah Beach where they have installed at high water mark a retaining wall which is very unstable. Can we have an update where the plan is at least for the whole coastal access plan, it is not just Bellerive Beach? It has been in the budget for the last couple of years and we haven't seen anything progressing on that one.

ANSWER

(Mr Toohey) Council allocated funds of 50,000 to develop a beach access policy and plan. At this stage what has been done is some initial literature review and research which has meant contacting other councils who are experienced in this area about what type of ramps are suitable for what type of beach to gain better access. The next stage of the project is engaging a consultant to assist with this and in terms of engaging with those members of the community who have a particular interest in this. Following that we will come back to council at a workshop with the policy and the preferred engineering solutions to improve access to the beach for various sites. I cannot give an exact timeframe but probably November.

Ald Kennedy

In our weekly briefing reports we often see applications for removal of trees on council land. I am just wondering from the time that a resident receives a notice to say that the tree that is on council land that may well have been causing damage to their property what sort of timeframe would you expect from them receiving that notice to say the tree was going to be removed to it actually being removed?

ANSWER

(Mr Graham) We consult with nearby residents, we engage an arborist, the report is done it then goes to council. We have to wait 3 council meetings so it could actually take 14 weeks for us to undertake all that work.

Question contd

So 6 months would seem extensive?

ANSWER

(Mr Graham) If you are advised of something that is extensive please advise us and we will follow it up.

Ald Mulder

1. Hopefully for the last time I refer again to the Margate Liberal Party fundraiser of October 21 last year. Mr Mayor do you believe that the use of council funds for this function was a smear on your reputation?

ANSWER

(Mayor) I have not said that Ald Mulder.

Question contd

You don't believe it was?

ANSWER

(Mayor) I said I haven't said that.

Question contd

So the question is do you believe it?

ANSWER

(Mayor) I said I haven't said it.

Question contd

I didn't ask you whether you had said it Mr Mayor, what I said is do you believe it?

ANSWER

(Mayor) I said I haven't said it.

Question contd

Let me rephrase the question Mr Mayor have you previously said there were no problems using council funds?

ANSWER

(Mayor) I still believe it was an appropriate use of council funds notwithstanding that I am very keen that this issue no longer be a distraction to this council Ald Mulder and on that basis I have paid it back.

2. Relating to a ruling that you made which basically said if I heard correctly that an alderman may at any time make a personal explanation. Did I hear correctly?

ANSWER

(Mayor) That is in the meeting regulations, yes.

Further information

(Regulation 24 Part 2, Division 2) states

24. Personal explanation at meeting

- (1) The chairperson of a meeting may allow a councillor to explain a matter of a personal nature in the absence of a motion on the matter if, in the opinion of the chairperson, it is in the interests of the councillor and the council, or the council committee, to do so.
- (2) An explanation–
 - (a) is not to include reference to any matter that, in the opinion of the chairperson, is irrelevant to the explanation; and
 - (b) although it may be referred to in debate, is not to be the subject of debate.

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 CONTRACTUAL MATTER

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:

- contracts and tenders for the supply of goods and services;
- applications by Aldermen for a Leave of Absence.

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

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

PROCEDURAL MOTION

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