

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 11 OCTOBER 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 20 September 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
Bayview Draft Master Plan Consultation	
Begonia Street Consultation	
Seven Mile Beach Plan	
Preliminary Budget Discussions	
Annual Plan Reformatted Draft	
Confidential Update – Bellerive Pier	27 September
Lauderdale Canal Park Draft Master Plan	
Lauderdale Stormwater Management	
Confidential Update – Bellerive Pier	
Confidential Update – Rosny Golf Course	
City Heart Terms of Reference	
Planning Matter Update	4 October

COUNCIL WORKSHOPS /contd...

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE

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

6. ***TABLING OF PETITIONS
--

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

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

7. PUBLIC QUESTION TIME

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

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

7.1 PUBLIC QUESTIONS ON NOTICE

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

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

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

THE RMPAT JUDGEMENT OF 11 JANUARY 2021

The RMPAT judgement of 11 January 2021, point 5, requires a construction management plan to be approved by Council, taking into account the locations of particular botanical species.

1. What field studies will Council institute, as Managing Authority, to ensure that the locations of threatened species are mapped annually, given that previous studies have shown that these threatened species do not remain in a set location?
2. Will Council fund and oversee a comprehensive species level fieldwork survey of the Rosny Hill Nature Recreation Area, prior to the creation of any supporting plans, as part of the development of the RHNRARAP, as outlined in point 21 of the RMPAT judgement?

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

7.4 QUESTIONS WITHOUT NOTICE

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

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

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

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

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

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

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION - ALD CHONG
EXPANDING THE DEFINITION OF ASSISTANCE DOGS**

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

“That Council works with LGAT to request the State Government to amend the Dog Control Act 2000 to allow for the inclusion of other types of Therapy / assistance dogs as well as Guide and Hearing Dogs and that an appropriate mechanism of registering such dogs be implemented.”

EXPLANATORY NOTES

Currently only Guide Dogs and Hearing Dogs are specifically mentioned in the Dog Control Act 2000. This means that Council does not have the capacity to determine that other assistance dogs should be allowed into premises or be eligible for fee waiver under the fees and charges set out by Council. Some Councils currently accept the certification under the Federal Discrimination Act for waiver of fees and charges but that does not cover access into premises. It would be appropriate for the legislation to be amended to cover all aspects of registration.

The discussions with the State Government would need to not only consider what dogs could be included but how their eligibility for inclusion is determined.

H Chong
ALDERMAN

GENERAL MANAGER'S COMMENTS
A matter for council.

**9.2 NOTICE OF MOTION - ALD MULDER
ENTITLEMENTS POLICY**

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

- “A. Amending Section 4.4.3 Cab Charge Facility by:
- 1) Replacing the title to refer to ‘taxi use and ride share arrangements’;
 - 2) Removing the provisions relating to supply of Alderman’s Council’s Cab Charge; and
 - 3) Extending taxi arrangements to include use of registered ride share operators.
- B. Amending Section 5.1 Facilities and Resources by:
- 1) Removing provisions relating to the *Community Consultation Allowance* (dot point 3).”

EXPLANATORY NOTES

A. Cab Charge

Use of Councils cab charge facility has not provided appropriate transparency. Requirements to report origin, destination and purpose of travel, as required for the use of private vehicles, is considered more appropriate.

B. Community Communications

As part of COVID 19 cost cutting, Alderman were supportive of removing this allowance although Council’s Policy was not formally amended.

Policy Changes

For clarity, the suggested changes to the policy are (~~Deletions struck through~~, additions underlined):

4.4.3 ~~Cab Charge Facility~~ Taxi use and ride share arrangements

Aldermen may claim reimbursement for taxi fares and registered ride share costs incurred in the course of undertaking the duties of Alderman as outlined in the general guidelines criteria set out above relating to travel expenses.

~~Aldermen may elect to obtain a cab charge card from the General Manager for use in connection with Council business. Cab Charge can only be used for payments of travelling expenses for attendance at Council Meetings, authorised meetings, conferences and seminars.~~

All use of ~~cab-charger~~ taxis and ride share arrangements are to be documented on a subsequent claim form in the same manner as provided for private vehicle use.

5.1 Facilities and Resources

Council will provide the following facilities and resources support to Aldermen in the performance of their duties of office:

- A supply (not exceeding two reams per financial year) of Clarence City Council "Alderman's Room" letterhead, stationery and envelopes for use on Council business.
- As required, a supply of personalised Council business cards. Such cards will be in accordance with the Standard corporate design and branding.
- ~~• An annual community consultation allowance for community consultation expenses associated with Council related matters, which is not to exceed the value of \$500 per financial year.~~

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

September Quarterly Report pending.

Representative Reporting

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

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

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

The Weekly Briefing Reports of 20 and 27 September and 4 October 2021 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 20 and 27 September and 4 October 2021 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

11.3 PLANNING AUTHORITY MATTERS

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

11.3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2021/021194 – 21 BEACH STREET, BELLERIVE - ADDITIONS TO DWELLING (INCLUDING HOME BASED BUSINESS) AND ANCILLARY DWELLING**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for additions to Dwelling (including Home-based business) and Ancillary Dwelling at 21 Beach Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Access Code 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 13 October 2021.

CONSULTATION

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

- visual bulk;
- loss of view;
- impact on amenity;
- colours for external finishes; and
- environmental impact.

RECOMMENDATION:

- A. That the Development Application for additions to Dwelling(including Home-based business) and Ancillary Dwelling at 21 Beach Street, Bellerive (CI Ref PDPLANPMTD-2021/021194) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN S1 – SIGN CONSENT.
- 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-2021/021194 – 21 BEACH STREET, BELLERIVE - ADDITIONS TO DWELLING (INCLUDING HOME BASED BUSINESS) AND ANCILLARY DWELLING /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

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

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

3. PROPOSAL IN DETAIL**3.1. The Site**

The site is a 511m² residential allotment located to the eastern side of Beach Street within an established residential area at Bellerive. The site supports an existing single dwelling and access is provided via an existing crossover from Beach Street.

The site is generally level and not encumbered by any easements.

The location of the site is shown in the Attachments.

3.2. The Proposal

The proposal is for dwelling additions encompassing a home-based business and an ancillary dwelling.

The dwelling addition would be contained within the upper level of the proposed building with the lower level containing the ancillary dwelling. The area designated for the home-based business would be 49m². The proposed ancillary dwelling would have a total floor area of 57.1m².

The proposed dwelling addition and ancillary dwelling comply with the requirements in the General Residential zone and in isolation do not require planning approval.

The proposed use (Home-based business) creates demand for one visitor parking space which has been provided on-site and located to the northern side of the proposed building. A total of three parking spaces, two for the single dwelling and one visitor for the home-based business. The proposed parking spaces would be contained within the driveway in a jockey parking arrangement, therefore triggering discretionary approval under Clause E6.7.5 A1 of the Parking and Access Code relating to the layout of parking areas.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 7.5]

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

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

4.2. Determining Applications [Section 8.10]

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

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

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

References to these principles are contained in the discussion below.

4.3. Compliance with Zone and Codes

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

Parking and Access Code

- **Clause E6.7.5 A1 (Layout of car parking spaces)** – The three parking spaces provided for the proposed development would be contained within the driveway in a jockey-parking arrangement.

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

Clause	Performance Criteria	Assessment
E6.7.5 A1	<i>“The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.”</i>	<p>The proposed parking layout will ensure provision of three on-site car parking spaces as required under Table E6.1 of the Parking and Access Code.</p> <p>The proposed parking, as lodged, utilises three parking spaces in a jockey parking arrangement, one of which is designated visitor parking for the Home-based business. Council’s Development Engineer has advised that the proposed parking arrangements are not desirable as the visitor parking component should be independently accessible to the residential parking component.</p>

		<p>However, under the Tasmanian Planning Scheme, the proposed parking arrangements would comply with the Acceptable solutions under the Parking and Sustainable Transport Code and therefore would not require a discretion in relation to the layout of parking areas.</p> <p>Although, the proposed parking arrangement is not desirable, council's Development Engineer advised that the proposed car parking arrangement is considered acceptable for safe egress from the site.</p>
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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. Visual Bulk

Concerns were raised by the representors that the proposal would cause unreasonable visual bulk due to the height and proximity of the eastern elevation of the proposed building to the rear boundary.

- **Comment**

The proposal complies with Acceptable Solutions of Clause 10.4.2 A3 of the Clarence Interim Scheme 2015, which prescribes the building envelope requirements and therefore is not seeking discretionary approval in this regard. Accordingly, there is no requirement to assess potential visual bulk impacts and council has no head of power to request a reduction to the height of the proposed dwelling. This issue, therefore, is not of any determining weight.

5.2. Loss of Views

Concerns were raised that the proposal would diminish the quality of views from the adjoining lot due to the architectural details of the proposed dwelling not being aesthetically appealing.

- **Comment**

Loss of views is not a relevant planning consideration and therefore cannot have determining weight.

Furthermore, building design is a relevant planning consideration when an assessment of visual impact is required. While visual impacts require an assessment under the Scheme, building aesthetics are not subject to the planning requirements in the General Residential Zone. The proposal meets the relevant tests of the Scheme in relation to the building envelope and therefore does not trigger an assessment of visual impacts due to bulk and massing. This issue, therefore, is not of determining weight.

5.3. Impact of Amenity

Concerns were raised that the proposal would have a significant impact on residential amenity due to the height, scale, visual amenity and proximity to the rear boundary. The representor also raised concerns that the height and proximity would result in loss of solar access to the living areas of the dwelling on the adjoining lot.

- **Comment**

The surrounding area is characterised by a mix of single and double storey dwellings and as mentioned above, the proposal meets the Acceptable Solutions of Clause 10.4.2 A3 relating to height and the building envelope which clearly anticipates double storey dwellings. Therefore, this issue is not of determining weight.

5.4. Colours for External Finishes

Concerns were raised that the proposed dark colours for the external finishes are not considered appropriate for the area and that a lighter colour, for example Colorbond Shale Grey, will be more appropriate in keeping with the character of the area.

- **Comment**

There are no standards relating to colours for external finishes in the General Residential Zone. The proposal meets all the relevant development standards in the zone and therefore this issue cannot have any determining weight.

5.5. Environmental Impact

Concerns were raised that the proposal will have negative impacts upon air quality due to smoke from the proposed fireplace.

- **Comment**

Issues relating to emission of smoke from fireplaces is dealt with under the Environmental Management and Pollution Control (Smoke) Regulations 2019 and this issue is not a relevant planning consideration.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal is considered to satisfy all relevant acceptable solutions and performance criteria of the Scheme and is recommended for conditional approval.

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

Ross Lovell
MANAGER CITY PLANNING





crump.

crump architects
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1	Aerial Plan			
	1:500			
T.O.U	Drawings to be read in conjunction with specification by Crump Architects and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Crump Architects. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.	Revision ID SK01	Revision Name Approval	Revision Date 12/08/2021

PROJECT TITLE:
21 Beach Street

DESCRIPTION:
New Ancillary Dwelling

ADDRESS:
21 BEACH STREET, BELLERIVE, TAS, AUS, 7018

CLIENT:
Tailtha

STATUS:
Development Application (DA)

PROJECT NO
1810

DRAWING NO
SK.02

REVISION
SK01

DRAWING TITLE
Site Aerial

DATE: 3/09/2021

PAGE SCALE: 50mm @ FULL SIZE

\\CRUMP-OFFICE\Architecture\1810 21 BEACH ST\00 CAD\01 ACAD\03 DEVELOPMENT APPLICATION\1810 21 BEACH ST SK02.dwg

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Drawings to be read in conjunction with specification by Crump Architects and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Crump Architects. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Revision ID	Revision Name	Revision Date
SK01	Approval	12/08/2021
002	Approval	3/09/2021

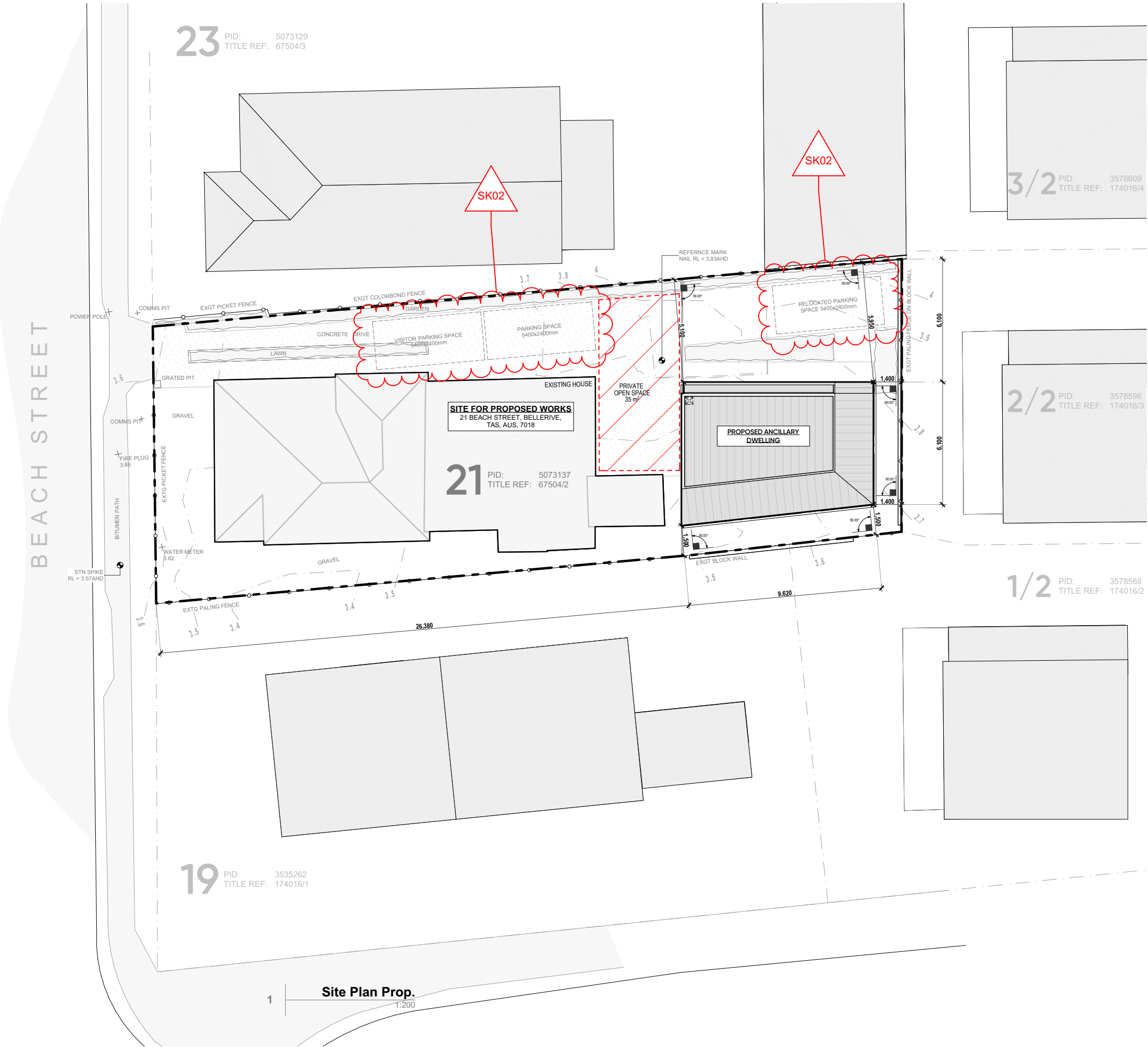
PROJECT TITLE:
21 Beach Street

DESCRIPTION:
New Ancillary Dwelling

ADDRESS:
21 BEACH STREET, BELLERIVE, TAS, AUS, 7018

CLIENT:
Tallitha

STATUS:
Development Application (DA)



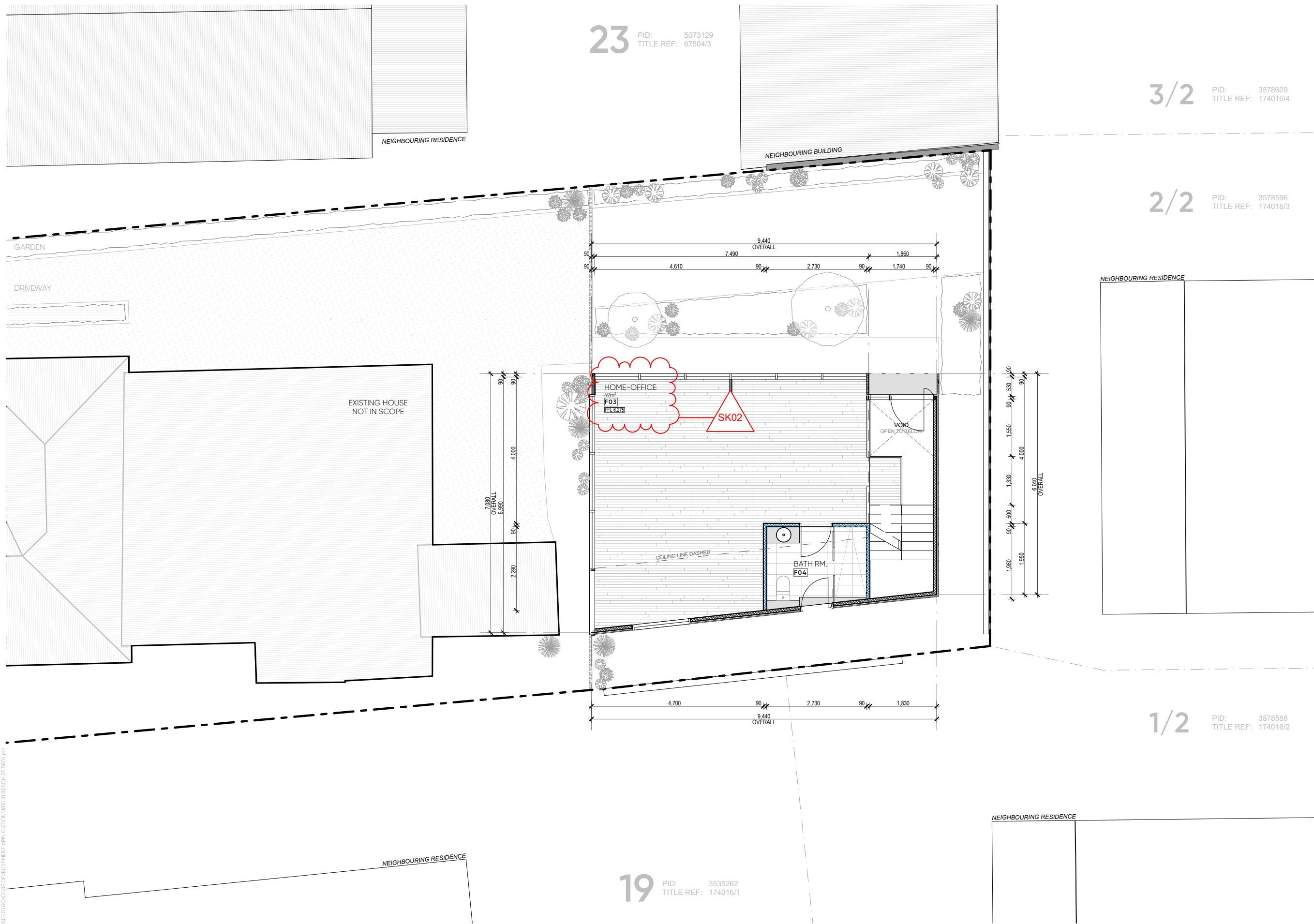
GENERAL NOTES	
TITLE / FOLIO:	67504/2
PROPERTY ID:	5073137
CLIMATE ZONE:	7
SOIL CLASS:	TBC
WIND CLASS:	TBC
BAL RATING:	N/A
CORROSION ENVIRONMENT:	TBC
KNOWN SITE HAZARDS:	TBC
ZONING OVERLAY	
10.0 GENERAL RESIDENTIAL	
PLANNING PERMIT N° & AUTHORITY:	
PERMIT NO - CLARENCE CITY COUNCIL	
TASWATER REFERENCE N°:	
PERMIT NO	
SCHEDULE OF AREAS	
EXISTING	
EXTG. SITE AREA:	509.57m ²
EXTG. DWELLING AREA:	164m ²
PROPOSED	
PROP. GROUND FLOOR AREA - ANCILLARY	57.1m ²
PROP. FIRST FLOOR AREA - HOME OFFICE	49m ²
TOTAL	106.1m ²
PRIVATE OPEN SPACE:	28m ²
SITE PERVIOUS SURFACES %:	37.4%
BUILDING FOOTPRINT % SITE COVERAGE:	44.6%
NOTE	
NO EXTERNAL EMPLOYEES OR COMMERCIAL ACTIVITIES TO OCCUR. HOME OFFICE IS AN EXTENSION OF THE EXISTING HOUSE AND NOT PART OF THE ANCILLARY DWELLING.	

LEGEND	
	EXISTING VEGETATION, GENERALLY PROTECT + RETAIN EXISTING VEGETATION ON SITE AS FAR AS PRACTICAL TO ALLOW FOR NEW WORKS.
	EXISTING VEGETATION TO BE TAKEN DOWN / REMOVED
	DENOTES PROPOSED NEW PLANTING
	PROPOSED NEW ELEMENT
	JOB DATUM / SETOUT POINT
	REQUIRED LEVEL
	EXISTING LEVEL

THIS SITE HAS BEEN ASSESSED AS HAVING A BUSHFIRE ATTACK LEVEL (BAL) OF N/A

CLADDING SURFACES FINISHES		
F01	TYPE 01	GRAVEL
	TYPE:	TBA
	FINISH:	
F02	TYPE 02	CONCRETE
	TYPE:	STANDARD GRAY
	FINISH:	
F03	TYPE 03	TIMBER FLOORING
	TYPE:	CLEAR SEAL
	FINISH:	
F04	TYPE 04	FLOOR TILE
	TYPE:	TBA
	FINISH:	
F05	TYPE 05	PROFILED METAL SHEETING
	TYPE:	DARK
	FINISH:	
F06	TYPE 06	SHINGLES
	TYPE:	DARK
	FINISH:	
F07	TYPE 07	STEEL PL
	TYPE:	BLACK
	FINISH:	
F08	TYPE 08	GRASSCRETE (PERMEABLE SURFACE)FINISH:
	TYPE:	NATURAL
	FINISH:	
F09	TYPE 09	VERTICAL TIMBER CLADDING
	TYPE:	PAINT / OIL FINISH - DARK
	FINISH:	

PROJECT NO	DRAWING NO	REVISION
1810	SK.04	SK02
DRAWING TITLE		DATE: 3/09/2021
Site Plan - Proposed		



GENERAL NOTES		
TITLE / FOLIO:	67504/2	
PROPERTY ID:	5073137	
CLIMATE ZONE:	7	
SOIL CLASS:	TBC	
WIND CLASS:	TBC	
BAL RATING:	N/A	
CORROSION ENVIRONMENT:	TBC	
KNOWN SITE HAZARDS:	TBC	
ZONING OVERLAY		
10.0 GENERAL RESIDENTIAL		
PLANNING PERMIT N° & AUTHORITY:		
PERMIT NO - CLARENCE CITY COUNCIL		
TASWATER REFERENCE N°:		
PERMIT NO		
SCHEDULE OF AREAS		
EXISTING		
EXTG. SITE AREA:	509.57m²	
EXTG. DWELLING AREA:	164m²	
PROPOSED		
PROP. GROUND FLOOR AREA - ANCILLARY	57.1m²	
PROP. FIRST FLOOR AREA - HOME OFFICE	49m²	
TOTAL	106.1m²	
PRIVATE OPEN SPACE:	28m²	
SITE PERVIOUS SURFACES %:	37.4%	
BUILDING FOOTPRINT % SITE COVERAGE:	44.6%	
NOTE		
NO EXTERNAL EMPLOYEES OR COMMERCIAL ACTIVITIES TO OCCUR. HOME OFFICE IS AN EXTENSION OF THE EXISTING HOUSE AND NOT PART OF THE ANCILLARY DWELLING.		
LEGEND		
	EXISTING VEGETATION, GENERALLY PROTECT + RETAIN EXISTING VEGETATION ON SITE AS FAR AS PRACTICAL TO ALLOW FOR NEW WORKS.	
	EXISTING VEGETATION TO BE TAKEN DOWN / REMOVED	
	DENOTES PROPOSED NEW PLANTING	
	PROPOSED NEW ELEMENT	
	JOB DATUM / SETOUT POINT	
	REQUIRED LEVEL	
	EXISTING LEVEL	
	THIS SITE HAS BEEN ASSESSED AS HAVING A BUSHFIRE ATTACK LEVEL (BAL) OF N/A	
CLADDING SURFACES FINISHES		
F01	TYPE 01 TYPE: GRAVEL FINISH: TBA	
F02	TYPE 02 TYPE: CONCRETE FINISH: STANDARD GRAY	
F03	TYPE 03 TYPE: TIMBER FLOORING FINISH: CLEAR SEAL	
F04	TYPE 04 TYPE: FLOOR TILE FINISH: TBA	
F05	TYPE 05 TYPE: PROFILED METAL SHEETING FINISH: DARK	
F06	TYPE 06 TYPE: SHINGLES FINISH: DARK	
F07	TYPE 07 TYPE: STEEL PL FINISH: BLACK	
F08	TYPE 08 TYPE: GRASSCRETE (PERMEABLE SURFACE) FINISH: NATURAL	
F09	TYPE 09 TYPE: VERTICAL TIMBER CLADDING FINISH: PAINT / OIL FINISH - DARK	

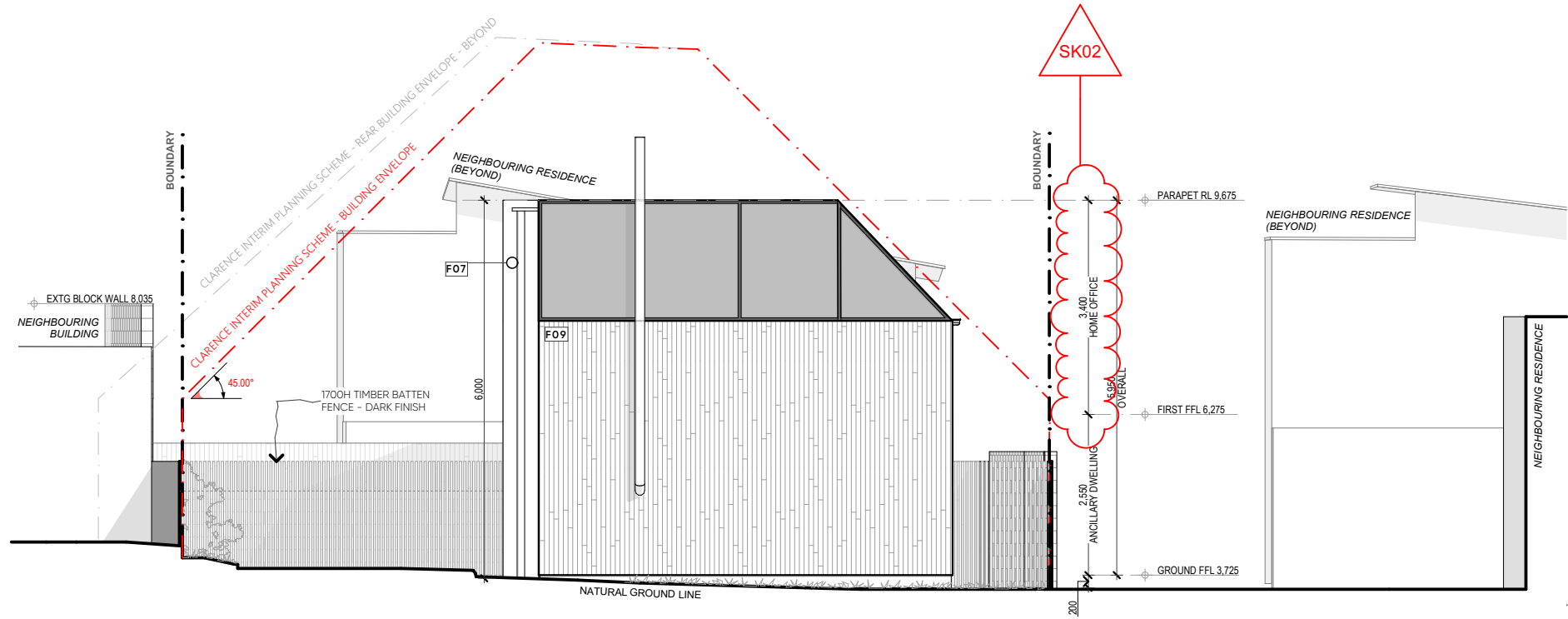
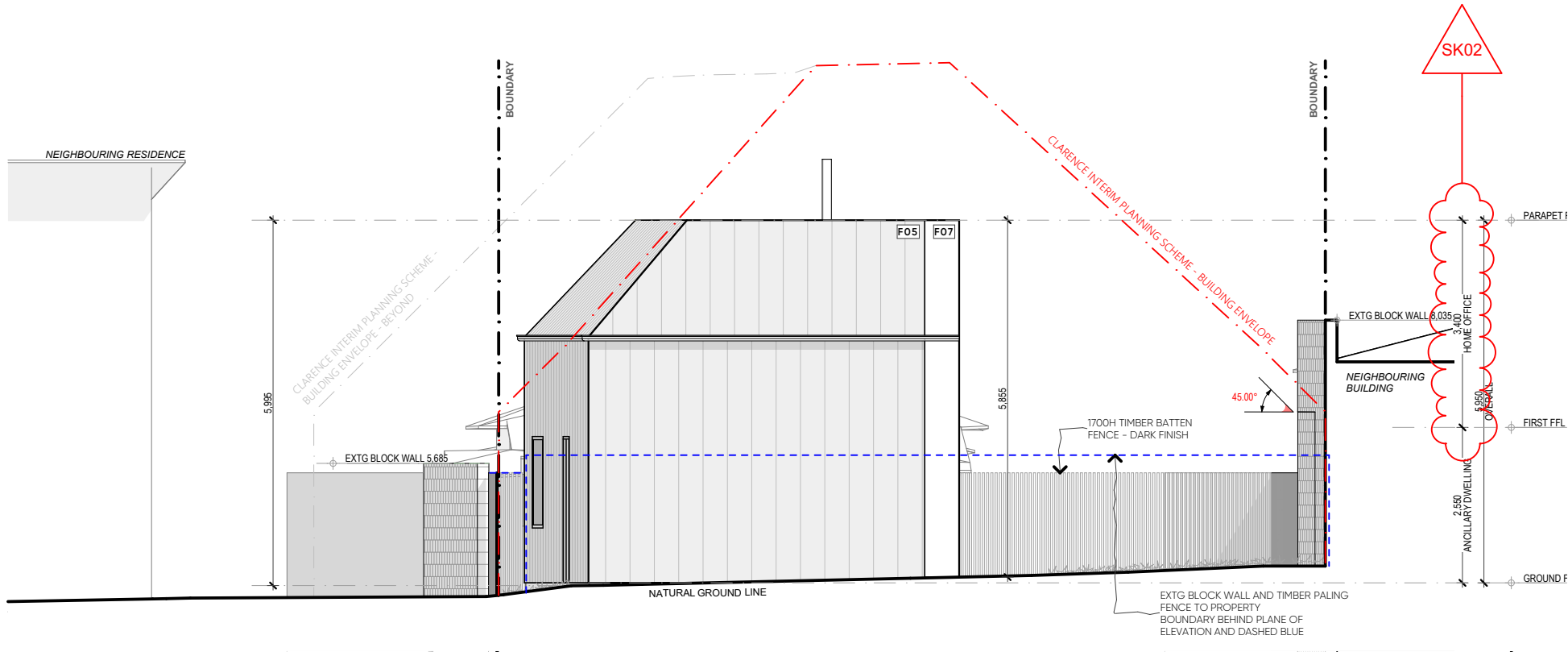
1 1:100 First			
Drawings to be read in conjunction with specification by Crump Architects and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Crump Architects. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.			
Revision ID	Revision Name	Revision Date	
SK01	Approval	12/08/2021	
002	Approval	3/09/2021	

PROJECT TITLE:		21 Beach Street
DESCRIPTION:	New Ancillary Dwelling	
ADDRESS:	21 BEACH STREET, BELLERIVE, TAS, AUS, 7018	
CLIENT:	Taliitha	
STATUS:	Development Application (DA)	



10	PAGE SCALE: 50mm @ FULL SIZE
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Agenda Attachments - 21 Beach Street, Bellerive Page 5 of 10



GENERAL NOTES	
TITLE / FOLIO:	67504/2
PROPERTY ID:	5073137
CLIMATE ZONE:	7
SOIL CLASS:	TBC
WIND CLASS:	TBC
BAL RATING:	N/A
CORROSION ENVIRONMENT:	TBC
KNOWN SITE HAZARDS:	TBC
ZONING OVERLAY	
10.0 GENERAL RESIDENTIAL	
PLANNING PERMIT N ^o & AUTHORITY:	
PERMIT NO - CLARENCE CITY COUNCIL	
TASWATER REFERENCE N ^o :	
PERMIT NO	
SCHEDULE OF AREAS	
EXISTING	
EXT.G. SITE AREA:	509.57m ²
EXT.G. DWELLING AREA:	164m ²
PROPOSED	
PROP. GROUND FLOOR AREA - ANCILLARY	57.1m ²
PROP. FIRST FLOOR AREA - HOME OFFICE	49m ²
TOTAL	106.1m ²
PRIVATE OPEN SPACE:	28m ²
SITE PERVIOUS SURFACES %:	37.4%
BUILDING FOOTPRINT % SITE COVERAGE:	44.6%
NOTE	
NO EXTERNAL EMPLOYEES OR COMMERCIAL ACTIVITIES TO OCCUR. HOME OFFICE IS AN EXTENSION OF THE EXISTING HOUSE AND NOT PART OF THE ANCILLARY DWELLING.	

LEGEND	
	EXISTING VEGETATION, GENERALLY PROTECT + RETAIN EXISTING VEGETATION ON SITE AS FAR AS PRACTICAL TO ALLOW FOR NEW WORKS.
	EXISTING VEGETATION TO BE TAKEN DOWN / REMOVED
	DENOTES PROPOSED NEW PLANTING
	PROPOSED NEW ELEMENT
	JOB DATUM / SETOUT POINT
	REQUIRED LEVEL
	EXISTING LEVEL

THIS SITE HAS BEEN ASSESSED AS HAVING A BUSHFIRE ATTACK LEVEL (BAL) OF N/A

CLADDING SURFACES FINISHES		
F01	TYPE 01	GRAVEL
	TYPE:	TBA
	FINISH:	
F02	TYPE 02	CONCRETE
	TYPE:	STANDARD GRAY
	FINISH:	
F03	TYPE 03	TIMBER FLOORING
	TYPE:	CLEAR SEAL
	FINISH:	
F04	TYPE 04	FLOOR TILE
	TYPE:	TBA
	FINISH:	
F05	TYPE 05	PROFILED METAL SHEETING
	TYPE:	DARK
	FINISH:	
F06	TYPE 06	SHINGLES
	TYPE:	DARK
	FINISH:	
F07	TYPE 07	STEEL PL
	TYPE:	BLACK
	FINISH:	
F08	TYPE 08	GRASSCRETE (PERMEABLE SURFACE)FINISH:
	TYPE:	NATURAL
	FINISH:	
F09	TYPE 09	VERTICAL TIMBER CLADDING
	TYPE:	PAIN / OIL FINISH - DARK
	FINISH:	

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crump.

crump architects

CC6170C

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Revision ID	Revision Name	Revision Date	
SK01	Approval	12/08/2021	
002	Approval	3/09/2021	

PROJECT TITLE:

21 Beach Street

DESCRIPTION:

New Ancillary Dwelling

ADDRESS:

21 BEACH STREET, BELLERIVE, TAS, AUS, 7018

CLIENT:

Talitha

STATUS:

Development Application (DA)

PROJECT NO

1810

DRAWING NO

SK.09

REVISION

SK02

DRAWING TITLE

Elevations

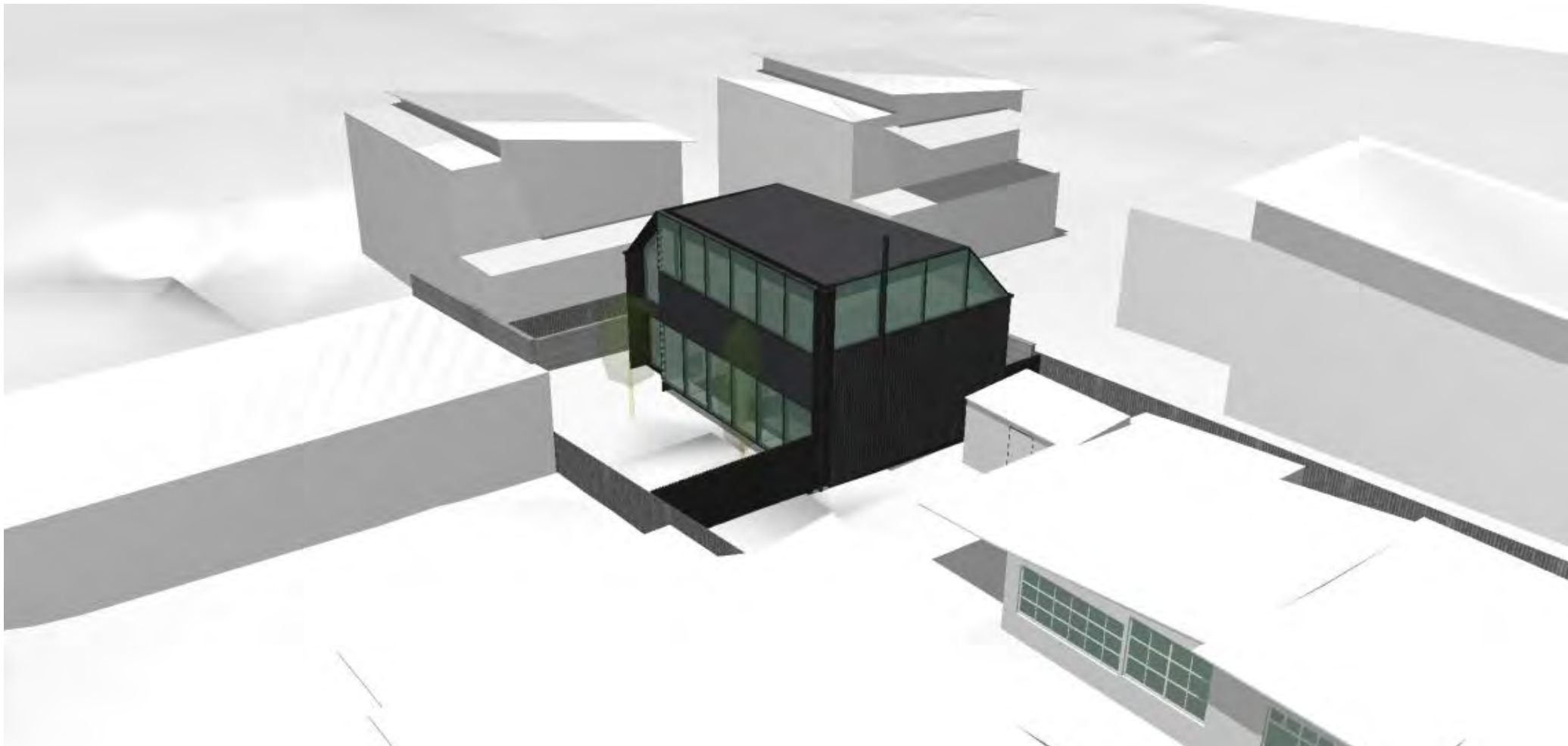
DATE: 3/09/2021

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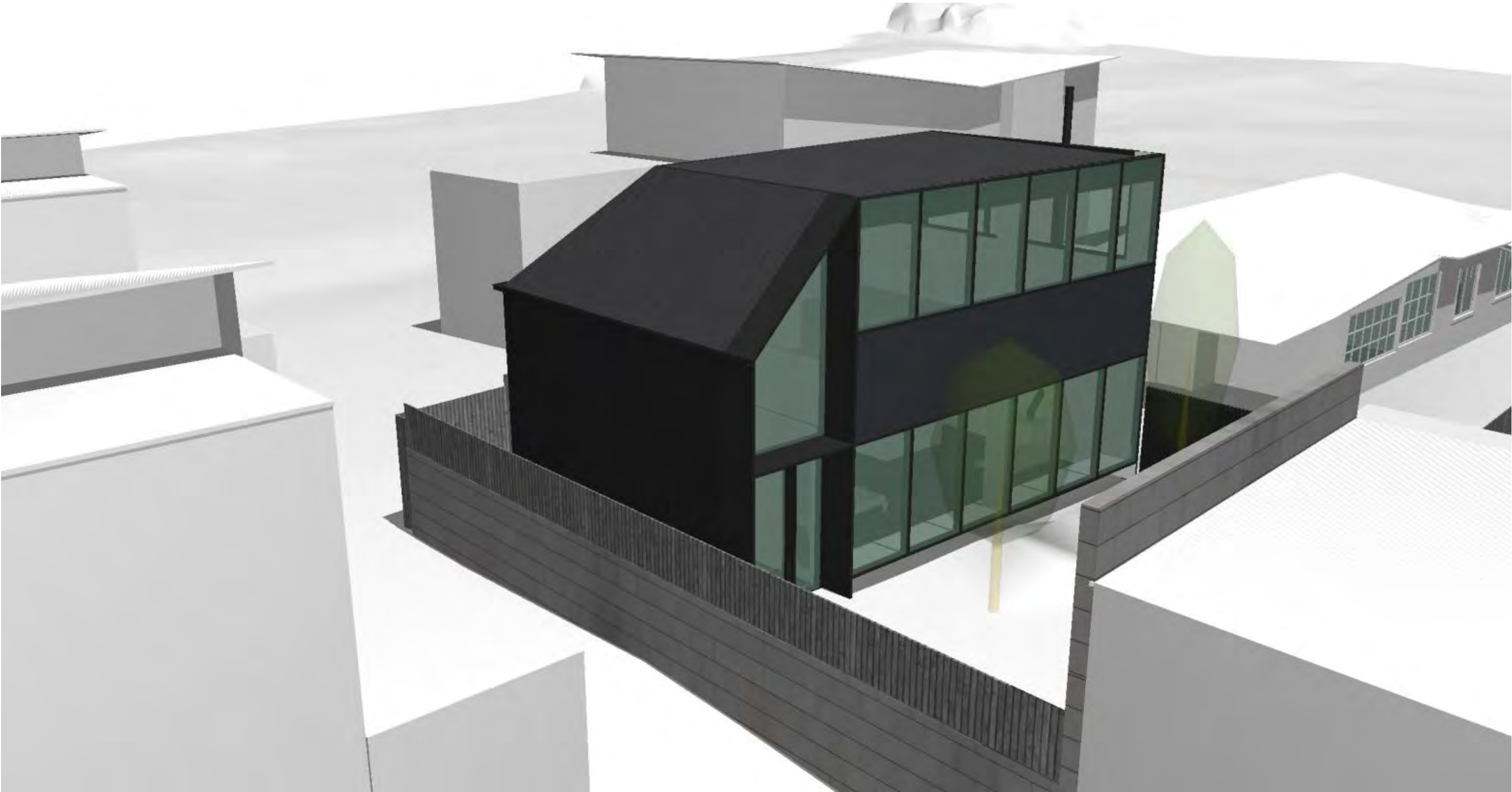
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1 | **DRIVEWAY**
1:2.78



2 | **BIRD'S EYE**
1:2.78



\\CRUMP-OFFICE\Architecture\1810 21 BEACH ST\00 CAD\01 ACAD\03 DEVELOPMENT APPLICATION\1810 21 BEACH ST SK02.dwg

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1

BIRD'S EYE 2
1:2.08

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Revision ID	Revision Name	Revision Date
SK01	Approval	12/08/2021

PROJECT TITLE:

21 Beach Street

DESCRIPTION:

New Ancillary Dwelling

ADDRESS:

21 BEACH STREET, BELLERIVE, TAS, AUS, 7018

CLIENT:

Tailtha

STATUS:

Development Application (DA)

PROJECT NO	DRAWING NO	REVISION
1810	SK.11	SK01

DRAWING TITLE

Perspective

0 10 PAGE SCALE: 50mm @ FULL SIZE

Attachment 3



Photo 1: Site viewed from Beach Street.



Photo 2: Site viewed from rear of existing dwelling facing the eastern boundary.

11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2021/020698 – 196 AND 198 CLARENCE STREET AND 31 ALLUMBA STREET, HOWRAH - BOUNDARY ADJUSTMENT**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a boundary adjustment at 196 and 198 Clarence Street, and 31 Allumba Street, Howrah.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42-day period which expires with the consent of the applicant on 13 October 2021.

CONSULTATION

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

- adverse possession of council-owned land;
- vegetation removal and landscaping;
- insufficient path width;
- risk of vandalism/dumping;
- inaccurate proposal description;
- valuation of land;
- consultation for sale;
- consistency with Public Open Space Policy;
- unapproved buildings; and
- easements required.

RECOMMENDATION:

A. That the Development Application for boundary adjustment at 196 and 198 Clarence Street, and 31 Allumba Street, Howrah (CI Ref PDPLANPMTD-2021/020698) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG M8A – SERVICE EASEMENTS.
3. ENG S1 – INFRASTRUCTURE REPAIR.

4. The development must meet all required Conditions of Approval specified by TasWater notice dated 3 August 2021 (TWDA 2021/01246-CCC).

ADVICE

- A contract to purchase the 222m² of land from council at 196 Clarence Street with the owners of 31 Allumba Street must be entered into and acted upon prior to the lodgement of the Final Plan of Survey for the development with council for sealing. Please contact council's Property Officer, Tracy Sparks, on (03) 6217 9527 regarding the details.
 - A contract to purchase the 420m² of land from council at 196 Clarence Street with the owners of 198 Clarence Street must be entered into and acted upon prior to the lodgement of the Final Plan of Survey for the development with council for sealing. Please contact council's Property Officer, Tracy Sparks, on (03) 6217 9527 regarding the details.
- 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**

Part of 196 Clarence Street has been occupied under licence from council by the owners of 198 Clarence Street and 31 Allumba Street for in excess of 30 years. This land has been fenced as part of each site, in accordance with both licence agreements. The owners have, prior to the lodgement of this development application sought advice from council's Property Services Group in relation to the possible purchase of a portion of the council-owned land at 196 Clarence Street.

At its meeting of 18 January 2021, council approved the sale of the land to the owners of 198 Clarence Street and 31 Allumba Street on the basis that all costs associated with the sale of the land (including purchase price, survey, boundary adjustment and council legal costs) would be met by the owners. In approving the proposed land sales, it was recommended that a proposed plan of subdivision be prepared for the boundary adjustment and a development application lodged.

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 10.0 – General Residential Zone;
- Section E5.0 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Code; and
- Section E7.0 – Stormwater Management Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is comprised of a strip of council-owned land and two privately-owned lots, being 31 Allumba Street and 198 Clarence Street. These lots have areas of 720m² and 909m² respectively, and each support a single dwelling and associated outbuildings. The lot at 31 Allumba Street has 28.17m frontage to Allumba Street and 198 Clarence Street has 18.28m frontage to Clarence Street.

The strip of land owned by council is 196 Clarence Street, has an area of 1153m² and frontage to both Allumba and Clarence Streets. The land is not defined as “public land” under the *Local Government Act 1993*, however it does support a public path from Allumba Street to Clarence Street.

The land is encumbered by two rights-of-way at the northernmost part of the site. Part of the site at 196 Clarence Street has been occupied under licence from council by the owners of 198 Clarence Street and 31 Allumba Street for in excess of 30 years. The location of the site is shown in the Attachments.

3.2. The Proposal

The proposal is for a boundary adjustment between 196 and 198 Clarence Street, and 31 Allumba Street, Bellerive.

The proposal is to transfer 222m² of land from 196 Clarence Street to 31 Allumba Street, forming a lot of 942m². The proposal includes the transfer of 420m² of land from 196 Clarence Street to 198 Clarence Street, forming a resultant lot of 1329m².

The resultant area of the council-owned site at 196 Clarence Street would be 447m² and would comprise the existing public path and rights-of-way at the northern part of the site. The proposal includes the relocation of the existing fence at 31 Allumba Street by approximately 2.5m to the west, towards the path. The fence at 198 Clarence Street would not be altered.

The proposed boundary adjustment is shown 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 10.6.3 (A1)** – ways and public open space, in that there is no associated acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 10.6.3 as follows.

Clause	Performance Criteria	Assessment
10.6.3	<p><i>“The arrangement of ways and public open space within a subdivision must satisfy all of the following:</i></p> <p><i>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i></p> <p><i>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</i></p>	<p>See below assessment.</p> <p>Not applicable.</p> <p>Not applicable.</p>

	<p>(c) <i>connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i></p>	Not applicable.
	<p>(d) <i>convenient access to local shops, community facilities, public open space and public transport routes is provided;</i></p>	Not applicable.
	<p>(e) <i>new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</i></p>	Not applicable.
	<p>(f) <i>provides for a legible movement network;</i></p>	Not applicable.
	<p>(g) <i>the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;</i></p>	Not applicable.
	<p>(h) <i>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</i></p>	<p>This application is for the adjustment of boundaries and does not result in the creation of additional lots. The development potential resulting from an approval of this application would not create an increased residential density under the terms of the Public Open Space Policy. There would not be further demand created on council's POS network and associated facilities, thus satisfying this test of the Scheme.</p>

	<p>(i) <i>new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:</i></p> <p>(i) <i>the width of the way;</i></p> <p>(ii) <i>the length of the way;</i></p> <p>(iii) <i>landscaping within the way;</i></p> <p>(iv) <i>lighting;</i></p> <p>(v) <i>provision of opportunities for 'loitering';</i></p> <p>(vi) <i>the shape of the way (avoiding bends, corners or other opportunities for concealment)."</i></p>	Not applicable.
--	--	-----------------

5. REPRESENTATION ISSUES

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

5.1. Adverse Possession of Council-owned Land

Concern is raised by the representations that the land has been adversely possessed by the owners of both adjacent sites, without any approval or consent of council.

- **Comment**

This matter is not a relevant consideration under the Scheme. That said and as discussed above, the subject land has been occupied under licence from council by the various owners of 198 Clarence Street and 31 Allumba Street for in excess of 30 years.

This land has been used as part of each site, in accordance with both licence agreements. The proposal includes the relocation of the existing fence at 31 Allumba Street by approximately 2.5m to the west, towards the path and the fence at 198 Clarence Street would not be altered. This issue is therefore not of determining weight.

5.2. Vegetation Removal and Landscaping

The representations raise concern that vegetation may be removed as a result of the proposal, and that the land would more appropriately be used as a landscaped corridor rather than being transferred to adjacent owners.

- **Comment**

The vegetation located on the site is not identified as being of significance under the Scheme, nor is the site affected by the Natural Assets Code. At this time there are also no intended landscaping works for the subject land. This issue is therefore not of determining weight.

5.3. Insufficient Path Width

The representations express concern that if approved, the resultant pathway would be too narrow to allow two dogs on leads to pass safely, thus creating an unsafe space for public access.

- **Comment**

The width of the existing public path itself is not proposed to change as part of this proposal, though the existing fence at 31 Allumba Street would be relocated by approximately 2.5m to the west, towards the existing path, which may create a feeling of narrowing. This matter is not a relevant consideration under the Scheme.

5.4. Risk of Vandalism/Dumping

Concern is raised that if the proposal is approved and the fence brought to the easternmost edge of the existing path, that it would create an enclosed space with a risk of vandalism and anti-social behaviour.

- **Comment**

The proposal would, if approved, result in the relocation of the existing fence at 31 Allumba Street by approximately 2.5m to the west, towards the path. The fence at 198 Clarence Street would not be altered.

The behaviour of users of the public path is not a relevant consideration under the Scheme, and therefore of no relevance to the determination of this application.

5.5. Inaccurate Proposal Description

A concern is raised by the representations that the proposal was not accurately described in the advertisement, as part of the notification of the application, and that the plan provided insufficient information in relation to the proposed adjustment of boundaries.

- **Comment**

The proposal was advertised as a “boundary adjustment”, consistent with council’s obligations under the Act. The advertised plan accurately describes the land to be transferred and includes those mandatory requirements under the Scheme. This issue is therefore not of determining weight.

5.6. Valuation of Land

The representations submit that council must demonstrate that an independent valuation of the land has been obtained for each of the parcels of land to be transferred.

- **Comment**

Council has received valuations for the land from a registered land valuer. This is not a relevant consideration under the Scheme and is not of determining weight in relation to the application.

5.7. Consultation for Sale

The representations submit that council must demonstrate that the required consultation with community has been undertaken in relation to the sale of public land.

- **Comment**

Being that the land the subject of this application is not defined as “public land” by the *Local Government Act 1993*, consultation in relation to the sale of the land is not required. This matter is not a relevant consideration under the Scheme.

5.8. Consistency with Public Open Space Policy

The representors raise concern that council must demonstrate, as part of this application, that the proposal is consistent with the council’s Public Open Space Policy 2013.

- **Comment**

The land the subject of this application is not defined as “public land” and being for a boundary adjustment there is no additional demand to be placed on council’s open space network. Council would also retain the existing public path that links Allumba and Clarence Streets at this location. This issue is therefore not of determining weight.

5.9. Unapproved Buildings

The representations raise concern that there are unapproved buildings located within the resultant boundaries of 198 Clarence Street, and that no details have been provided as to how this issue would be addressed.

- **Comment**

There is a gazebo structure located on the part of 196 Clarence Street licensed to 198 Clarence Street, to be transferred if this proposal is approved. This structure appears to have existed for in excess of 20 years and would have been an exempt structure under previous planning schemes. In any event, the location of such an outbuilding is not a consideration relevant to the proposed boundary adjustment and the determination of the application.

5.10. Easements Required

The representations include concern that a new easement would be required for services to be located within the boundaries of 31 Allumba Street, which is not shown by the proposal plan.

- **Comment**

There is existing sewerage infrastructure that traverses 196 and 198 Clarence Street. The Certificates of Title associated with each lot do not reflect this infrastructure, and while this would have an implied easement, it's reasonable as a condition of approval to require that the Final Plan reflect all existing and any additional easements required for utilities infrastructure. Such a condition has been included in the recommended conditions.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

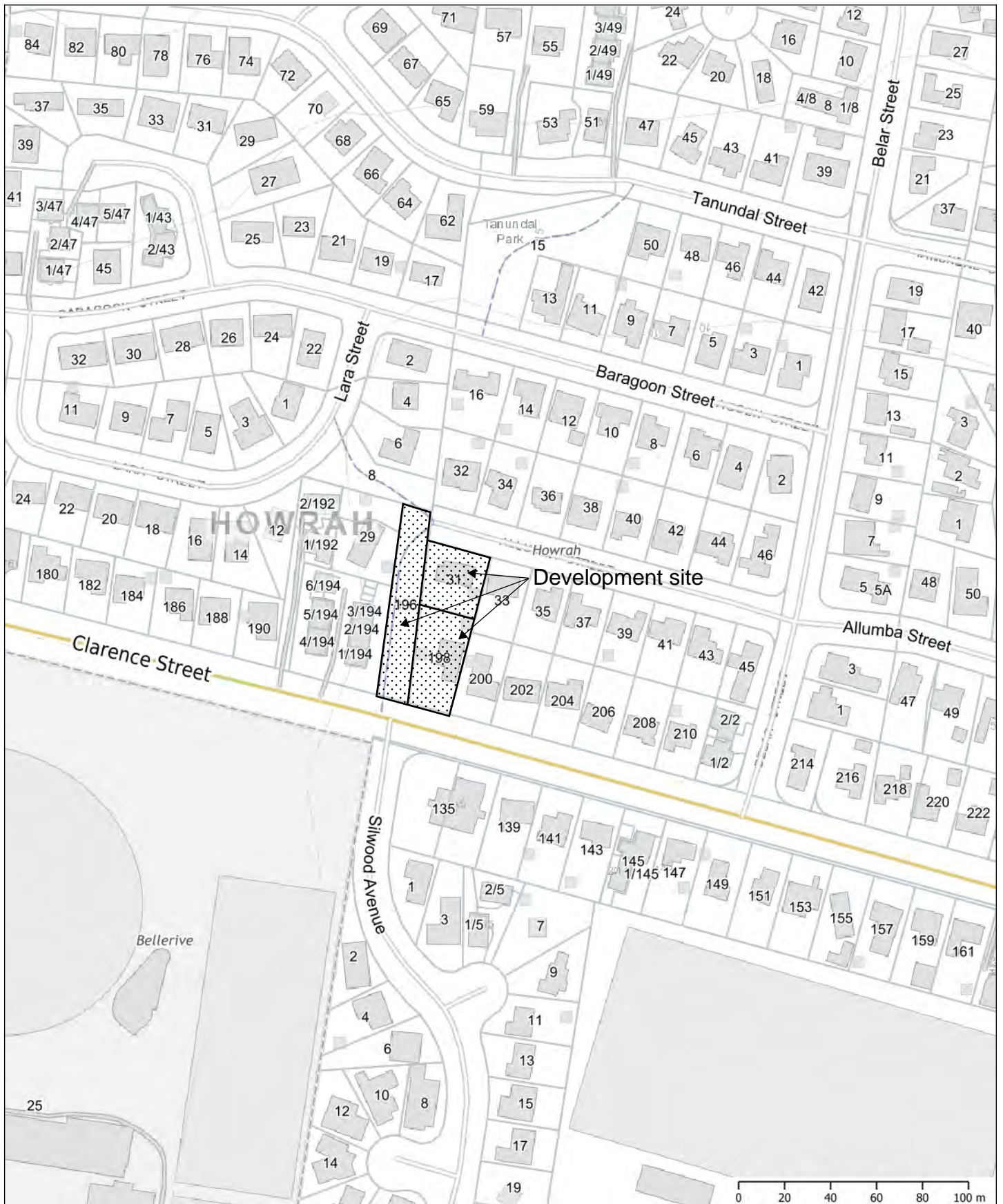
The proposal is for a boundary adjustment at 196 and 198 Clarence Street, and 31 Allumba Street, Howrah. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.

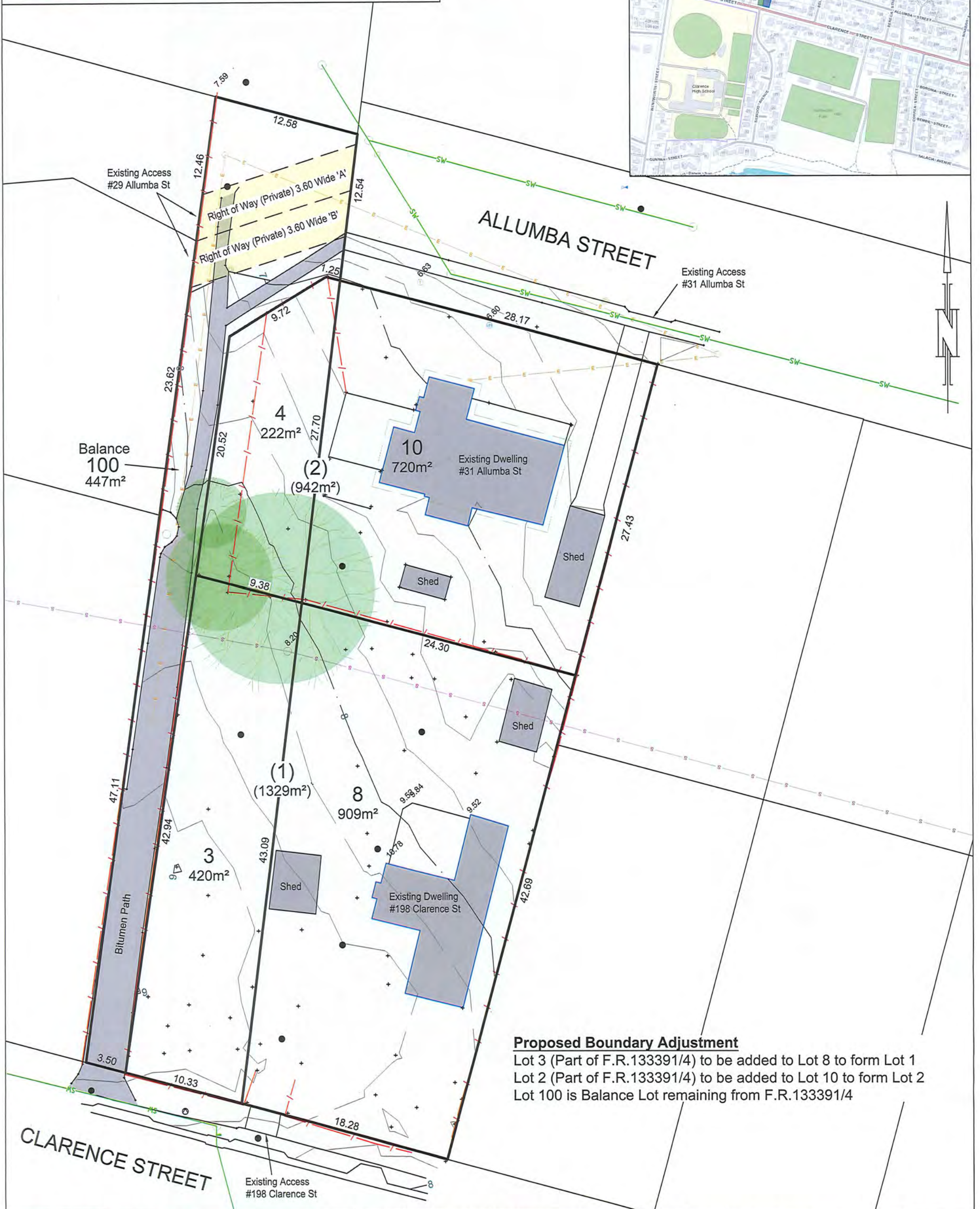
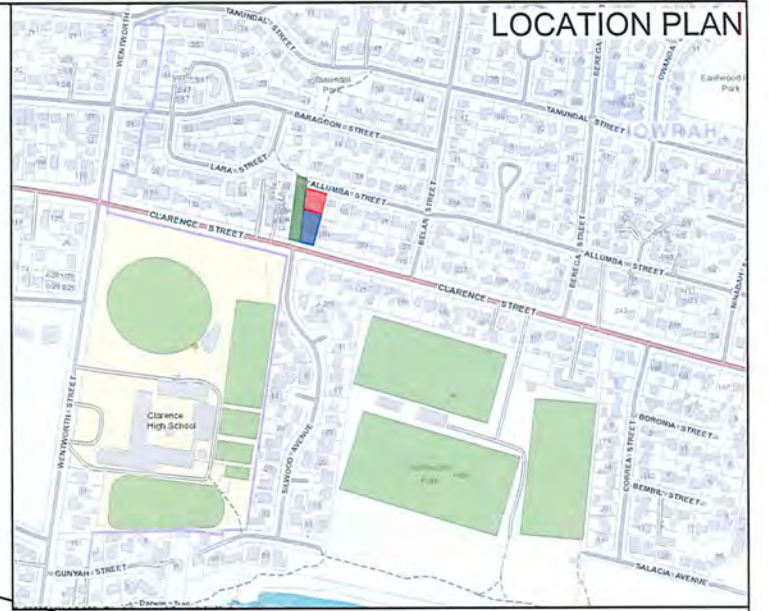
Attachments: 1. Location Plan (1)
2. Proposal Plan (1)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

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

LOCATION PLAN - 31 ALLUMBA STREET, 196 & 198 CLARENCE STREET





This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

OWNER: Carly Giosio & Leif Bradshaw; Clarence City Council;
 Janita Mather & Timothy Boud
 TITLE REFERENCE: F.R.229561/8; F.R.133391/4; 72344/10
 LOCATION: 198 CLARENCE ST; 196 CLARENCE ST;
 31 ALLUMBA ST HOWRAH

Proposed Subdivision

Date:	22-07-2021	Reference:	BRADL01 13495-01
Scale:	1:300 (A3)	Municipality:	CLARENCE

31 ALLUMBA STREET, 196 & 198 CLARENCE STREET, HOWRAH



Photo 1: 198 Clarence Street, viewed looking north from Clarence Street.



Photo 2: 31 Allumba Street, viewed from Allumba Street looking southwest.



Photo 3: 196 Clarence Street viewed looking north from Clarence Street.



Photo 4: 196 Clarence Street viewed looking south from Allumba Street.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 BEGONIA STREET – SEALING AND TRAFFIC CALMING**

(ECM NO 4663794)

EXECUTIVE SUMMARY**PURPOSE**

To consider the results of community consultation and whether to upgrade the unsealed section of Begonia Street, Lindisfarne by sealing this section of Begonia Street and the installation of traffic calming measures including road humps and slow points.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

The *Local Government Act 1993* and the *Local Government (Highways) Act 1982* are relevant.

CONSULTATION

Extensive consultation has been carried out in accordance with council's Community Engagement Policy 2020, including a media release, social media posts, newspaper advertisement, variable message boards at each end of the road and a Your Say Clarence survey on council's web site.

FINANCIAL IMPLICATIONS

Council adopted \$60,000 in the 2020-2021 capital program for Begonia Street consultation and detailed design incorporating traffic calming measures.

RECOMMENDATION:

That:

- A. Council notes the feedback received via the recent community consultation regarding options to upgrade Begonia Street, Lindisfarne.
- B. Council adopts the preferred option for the upgrade of the unsealed section of Begonia Street, Lindisfarne, being sealing of the road and the installation of road humps and slow points.
- C. A detailed design and estimate be undertaken and budget submission be made for consideration in council's 2022-2023 Estimates to implement the preferred option.
- D. Further investigation be undertaken into the adequacy of the existing sealed section of Begonia Street, Malunna Road and Beach Road connection, including appropriate speed limit, and into possible improvements to the intersection of Begonia Street and Flagstaff Gully Road, and the results of the investigation be reported to a future council workshop.

- E. Council authorises the General Manager to write to all residents along Begonia Street advising of its decision.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** There have been longstanding concerns regarding the amount of traffic on Begonia Street and the road being used as alternative (rat-run) to the Tasman Highway.
- 1.2.** Begonia Street connects Flagstaff Gully Road and Malunna Road. The 450m at the northern end of Begonia Street is unsealed to discourage “rat-running” between Mornington and Lindisfarne for vehicles avoiding the Tasman Highway.
- 1.3.** Local residents have a long history of requesting council protect their amenity. Council also receives requests to seal the road.
- 1.4.** There are concerns that sealing the unsealed section could increase traffic speed and volume. Traffic speed on the sealed section of Begonia Street is currently controlled by four road humps.
- 1.5.** In 2012, council considered making the unsealed section of Begonia Street one-way as a means of reducing the number of vehicles using the road. The community consultation results indicated there was no significant support for this proposal. Council did not adopt this approach.
- 1.6.** At its meeting of 8 April 2019, council considered funding the collection of traffic data for Origin Destination Survey of vehicles using the gravel section of Begonia Street and resolved:

“A. That Council requests the Department of State Growth to obtain origin/destination data for vehicles travelling between the south-east region and the northern suburbs and return).”

- B. That Council provides to the Department of State Growth, the data collected in relation to Begonia Street.*
- C. That Council requests the Department of State Growth to use both sets of data in developing a strategic solution to traffic congestion and increase the use of the Bowen Bridge.”*

1.7. In 2019, council engaged GHD to conduct an origin destination survey of vehicles using the gravel section of Begonia Street, which found the average daily traffic using Begonia Street was 2,220 vehicles, including:

- morning peak hour 350 vehicles; and
- evening peak hour 260 vehicles.

1.8. The Origin Destination Survey is Attachment 1 within the council Begonia Street – Traffic Calming report at the Council Meeting of 19 April 2021 (**Attachment 1**). The survey found 65% of vehicles from South Arm Highway to East Derwent Highway in the morning peak use Begonia Street, while only 2% of the westbound Tasman Highway vehicles to East Derwent Highway use Begonia Street. The eastbound morning peak is respectively 20% of vehicles to the South Arm Highway and 11% to the Tasman Highway.

1.9. The number of vehicles using the road is too high to cost effectively maintain as a gravel surface. Council engineers considered five options in dealing with the unsealed section of Begonia Street, including no change to the existing surface. The analysis of this is contained in Attachment 2 of Begonia Street – Traffic Calming report at the Council Meeting of 19 April 2021 (**Attachment 1**). At this meeting council considered options for the sealing and traffic calming of Begonia Street and resolved:

- “A. That Council endorses Option 5 – ‘Sealed road with slow points and road humps’ as its preferred option for upgrading Begonia Street, Lindisfarne.*
- B. That Council authorises the General Manager to undertake community consultation, including a Community Information Session, to obtain the views of the community in respect to the preferred option, and report the results of the consultation to council once completed.”*

1.10. A copy of preferred Option 5, sealing and traffic calming of the unsealed section of Begonia Street is **Attachment 2**.

1.11. This report is to consider the results of the community consultation.

2. REPORT IN DETAIL

2.1. Extensive consultation was undertaken in accordance with council's Community Engagement Policy 2020. Consultation included a media release, variable message boards, newspaper advertisement, social media, Rates News, community information sessions and a Your Say Clarence survey on the City of Clarence website.

2.2. A survey on Your Say Clarence on the council website was open for six weeks from 13 July 2021 to 24 August 2021.

The survey consisted of the following nine questions:

1. How did you find out about this consultation?
2. Do you live on or near Begonia Street?
3. Where do you live?
4. What is your purpose for using Begonia Street?
5. How often do you use Begonia Street?
6. Do you support council's preferred option to seal Begonia Street and introduce additional road humps and slow points?
7. Help us understand why you support the preferred option.
8. Why do you not support the preferred option, and do you have any alternative suggestions?
9. Do you have any comments, feedback or additional suggestions on the preferred option?

2.3. Community information sessions were held. The first session was held in the Reception Area at the council offices on 28 July 2021 and the second session was held in the Lindisfarne Community Activities Centre on 4 August 2021, with each session attracting 20-30 residents.

2.4. Six hundred and seventy eight responses to the Your Say survey were received, as well as an additional 20 email responses; some by residents who responded on the Your Say Clarence survey.

2.5. Email responses included a submission by the Begonia Street Residents Action Group, claiming to represent 83 residents from 53 properties along the Begonia/Malunna route.

2.6. Results of the Community Consultation

Detailed results of the consultation can be found in **Attachment 3**.

Question 1

The three most common means of finding out about the consultation were:

- Social media 35%;
- Promotional signage 31%; and
- Council publication 17%.

Question 2

52% of respondents identified as living near Begonia Street.

Question 3 (answered by 47% of respondents)

The four most common areas (suburbs) where respondents live were:

- Bellerive, Howrah, Tranmere 25% (of respondents answering this question);
- Geilston Bay 14%;
- Rokeby, Clarendon Vale, Oakdowns 10%; and
- Rose Bay, Lindisfarne 10%.

14% of respondents answering this question advised they live outside the Clarence local government area.

Question 4

The three most common reasons for using Begonia Street were:

- As an alternate route to the Tasman Highway 44%;
- To access a neighbouring suburb 26%; and
- To visit someone in the area 14%.

Question 5

The two most common responses to how often they use Begonia Street were:

- Weekly 41%; and
- Daily 30%.

Question 6

Council's preferred option to seal Begonia Street and introduce additional road humps and slow points was supported by 545 (80.4%) of respondents, with 56 (8.3%) respondents being against council's preferred option. Of the 56 respondents against council's preferred option, 20 supported the road being sealed but were against slow points and/or road humps.

The level of support dropped to 78.4% when only considering the responses from the 356 respondents identifying as living on or near Begonia Street.

Question 7

The four most common reasons given for supporting the preferred option were:

- Safety (238 responses);
- Potholes/condition after rain (173);
- Cost of road maintenance (98); and
- Damage to car (57).

Question 8

The two most common reasons for not supporting the preferred option were:

- Will increase traffic (21 responses); and
- Support sealing but not road humps and/or slow points (20).

Question 9

The five most common suggestions received were:

- Build the Flagstaff Gully Link Road (50 responses);
- Provide less or no traffic calming measures (46);
- Fix the existing sealed road link from East Derwent Highway to Flagstaff Gully Road including Beach Street, Malunna Road and Begonia Street (35);
- Reduce the speed limit (16); and
- Fix the Flagstaff Gully Road/Begonia Street intersection (10).

2.7. The response from the Begonia Street Residents Action Group is as follows.

The submission from the Begonia Street Residents Action Group stated they believe the preferred option is “*reactional, short-sighted and does not address the wider issues with already existing high traffic levels*”. The submission cited the following concerns:

- Safety of sealed section of route;
- Safety of the bend on Malunna Road, between the intersection with Begonia Street and the Beach Road roundabout;
- Current levels of traffic are too high;
- The safety of the steep section of Begonia Street due to the gradient and short sight lines;
- High levels of traffic;
- Increase in traffic will occur over time;
- Impact on wildlife; and
- Excess noise.

The submission requested council “*take a more considered strategic approach to the long-term investment in our area. Council should address the wider problems that have been acknowledged previously, as opposed to focussing on a short-sighted short-term solution for the sake of convenience*”.

The Action Group has made the following requests:

- “• *Council should consider more significant deterrence options, such as the unsealed section to be an alternating one-way route with traffic lights. Adding to the route duration, would help to remove some convenience over the appropriate Tasman Highway route.*
- *Additionally, we suggest that the options be revisited, and the scope of the planning be expanded to consider the end-to-end impact on the route and area. A more strategic encompassing plan should be made considering the future increased dependence on this route, and any long-term initiatives regardless of which level of government would own such responsibility.*
- *We propose that irrespective of any decisions, a 40km/h zone be considered for the Begonia Street/Malunna Road route. This would require signage, and additional policing.*
- *We request that current traffic numbers be recorded over 24hrs per day, 7 days per week for at least 1 week. The data recorded should be made available, transparently, in its entirety (not summarised).”*

2.8. While the concerns of the Begonia Street Action Group are acknowledged, it is considered the option to seal Begonia Street and introduce road humps and slow points (Option 5) is a balanced solution which gives fair consideration to the needs of all stakeholders. It is noted the preferred solution is supported by over 80% of respondents.

2.9. There is, however, scope to give consideration to the flow of traffic over the existing sealed road connecting Begonia Street to the East Derwent Highway via Beach Road and Malunna Road, including consideration of the appropriate speed limit. Consideration could also be given as to the adequacy of the Flagstaff Gully Road/Begonia Street intersection and the speed to the Tasman Highway.

2.10. Therefore, it is recommended investigation be undertaken into the adequacy of the existing sealed section of Begonia Street, Malunna Road and Beach Road, including the appropriate speed limit, and into possible improvements to the intersection of Begonia Street and Flagstaff Gully Road, with the results of the investigation to be reported to a council workshop.

2.11. It is understood the Department of State Growth is undertaking a feasibility study to consider an alternative long term access from the Tasman Highway to the Bowen Bridge. Advice received in relation to this is:

“The Department of State Growth is looking at several options to improve access to Hobart from the Eastern Shore through the Bowen Bridge Eastern Connector – Feasibility Commitment.

The feasibility study for the Flagstaff Gully Link Road will determine the preferred route for a Flagstaff Gully Link Road to the East Derwent Highway, the demand for a completed Flagstaff Gully Link Road and when, or if, a Flagstaff Gully Link Road should be constructed.

The feasibility study is currently being finalised and will be made available to the public when complete.”

2.12. The next phase is to complete detailed design and cost estimates for consideration of the construction to be included in the 2022-2023 Estimates.

3. CONSULTATION

3.1. Community Consultation Undertaken

Extensive consultation was undertaken in accordance with council’s Community Engagement Policy 2020. Consultation included a media release, variable message boards, newspaper advertisement, social media, Rates News, community information sessions and a Your Say Clarence survey on the City of Clarence website.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

No further consultation is planned. The results of the council decision will be published on council's website.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 under the objective *A well-planned liveable city* considers the following Strategy:

"2.3 Developing and implementing traffic management plans to enhance connectivity and improve road safety."

5. EXTERNAL IMPACTS

Impacts of the proposed project are traffic related and are detailed within the report.

6. RISK AND LEGAL IMPLICATIONS

Council is the authority responsible for the management of non-state highways within the Clarence municipal area.

7. FINANCIAL IMPLICATIONS

It is proposed a detailed estimate and design be completed for the sealing of Begonia Street with additional traffic calming devices and the required amount being considered for inclusion in the 2022-2023 Estimates. It is anticipated the required funding would be in the order of \$400,000-\$500,000.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. There have been longstanding concerns regarding the amount of traffic on Begonia Street and the road being used as alternative (rat-run) to the Tasman Highway.

- 9.2.** Council has determined the number of vehicles using the road is too high to cost effectively maintain as a gravel surface.
- 9.3.** The preferred option is to seal the road and introduce additional road humps and slow points (**Attachment 2**).
- 9.4.** Extensive consultation attracted 678 responses, with 80.4% of respondents supporting council's preferred option.
- 9.5.** It is recommended council adopt the preferred option for the upgrade of Begonia Street, Lindisfarne and a detailed design and estimate be undertaken and budget submission be made for consideration in the 2022-2023 Estimates to implement the preferred option.
- 9.6.** Additionally, it is recommended further investigation be undertaken into the adequacy of the existing sealed section of Begonia Street, Malunna Road and Beach Road connection, including the appropriate speed limit, and into possible improvements to the intersection of Begonia Street and Flagstaff Gully Road, with the results of the investigation to be reported to a future council workshop.

Attachments: 1. Attachments 1 and 2 from Council Meeting 19 April 2021 (13)
2. Plan of Preferred Option (1)
3. Results of Community Consultation (5)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

Attachment 1

Attachment 1



1 November 2019

Gopal Neupane
Clarence City Council

Our ref: 3218906
Your ref: PU019357

Dear Gopal

Begonia Street Traffic Calming Origin Destination Survey

1 Introduction

GHD was engaged by Clarence City Council to analyse the extent to which traffic is using Begonia Street as an alternative route ('rat run') to the Tasman Highway. This letter presents the results of an origin destination survey undertaken to review the use of Begonia Street.

2 Origin Destination Survey

An origin destination survey was undertaken on Thursday 22 August 2019 in the peak periods from 07:30 to 09:30 and 16:00 to 18:00. Seven survey stations were included in the survey, as illustrated in Figure 1, and detailed below:

1. Flagstaff Gully Link
2. Dampier Street at the Tasman Highway
3. East Derwent Highway, north of Gordons Hill Road
4. East Derwent Highway, south of Gordons Hill Road
5. Lincoln Street, north of the East Derwent Highway intersection
6. Tasman Highway, east of South Arm Highway
7. South Arm Highway, north of Cambridge Road roundabout

Figure 1 Survey stations



3 Results

The results of the origin destination survey, and the resultant number of vehicles using Begonia Street as an alternative to the route via the East Derwent Highway and Tasman Highway, are summarised in the following sections. Average travel times recorded during the survey, between origin and destination (OD) pairs, were reviewed to ensure the data captured vehicles travelling directly between the OD pairs. A vehicle stopping within the survey area is considered a local trip (i.e. has a genuine destination along Begonia Street) and therefore not a 'rat run'.

3.1 Morning peak

Westbound

The number of vehicles using Begonia Street as a 'rat run' in the westbound direction in the two-hour morning peak is summarised in Table 1. A total of 226 vehicles used Begonia Street during this period. The majority of these vehicles travelled from the South Arm Highway (213), with only a small number diverting from the Tasman Highway (3), or travelling from Dampier Street (10). The peak use of Begonia Street occurred between 7:45 and 8:45.

A comparison of the destination stations for vehicles using Begonia Street in the westbound direction is provided in Table 2, for the two-hour morning peak. Most vehicles turned right onto the East Derwent Highway from Gordons Hill Road (51%) or travelled further along Malunna Road and exited the survey area on Lincoln Street (38%). Some vehicles turned left onto the East Derwent Highway from Gordons Hill Road (11%).

Attachment 1

Attachment 1

MetroCount data, obtained from Council, was collected at 65 Begonia Street (just south of the gravel section) for one week in July 2016. This data shows a peak hour volume between 8:00-9:00 of 222 vehicles in the westbound direction. Based on this volume, the number of vehicles using Begonia Street as a 'rat run' accounts for approximately 70% of westbound traffic on Begonia Street during the peak hour. However, it is noted that most westbound traffic originating in the residential streets connecting to Begonia Street would not be recorded in this location and the percentage is expected to be lower further west on Begonia Street.

Table 1 Begonia Street, westbound AM peak

Origin	Destination	0730-0745	0745-0800	0800-0815	0815-0830	0830-0845	0845-0900	0900-0915	0915-0930	Total
Tasman Hwy	East Derwent Hwy / Lincoln St	2	1	0	0	0	0	0	0	3
South Arm Hwy	East Derwent Hwy / Lincoln St	12	31	46	49	42	16	14	3	213
Dampier St	East Derwent Hwy / Lincoln St	0	0	1	1	2	0	6	0	10
Total		14	32	47	50	44	16	20	3	226

Table 2 Begonia Street, westbound AM peak (7:30-9:30), comparison of destination stations

Destination station	Total Vehicles	% Vehicles
3. East Derwent Hwy north	116	51%
4. East Derwent Hwy south	24	11%
5. Lincoln Street	86	38%
Total	226	

Eastbound

The number of vehicles using Begonia Street as a 'rat run' in the eastbound direction during the two-hour morning peak is summarised in Table 3. A total of 100 vehicles were recorded, less than half the number travelling westbound. The majority of these vehicles travelled to the South Arm Highway (58), or the Tasman Highway (34), with only a small number travelling to Dampier Street (8).

A comparison of the origin stations for vehicles using Begonia Street in the eastbound direction is provided in Table 4, for the two-hour morning peak. Most vehicles travelled from the East Derwent Highway, north of Gordons Hill Road (70%), while some entered the survey area on Lincoln Street (30%). No vehicles travelled from the East Derwent Highway south of Gordons Hill Road.

The MetroCount data from adjacent to 65 Begonia Street shows a peak hour volume between 8:00-9:00 of 124 vehicles in the eastbound direction. Based on this volume, the number of vehicles using Begonia

Attachment 1

Attachment 1

Street as a 'rat run' accounts for approximately 50% of eastbound traffic on Begonia Street during the peak hour.

Table 3 Begonia Street, eastbound AM peak

Origin	Destination	0730-0745	0745-0800	0800-0815	0815-0830	0830-0845	0845-0900	0900-0915	0915-0930	Total
East Derwent Hwy / Lincoln St	Tasman Hwy	0	4	2	10	8	6	3	1	34
East Derwent Hwy / Lincoln St	South Arm Hwy	7	6	6	8	8	9	9	5	58
East Derwent Hwy / Lincoln St	Dampier St	1	2	1	0	2	2	0	0	8
Total		8	12	9	18	18	17	12	6	100

Table 4 Begonia Street, eastbound AM peak (7:30-9:30), comparison of origin stations

Origin station	Total Vehicles	% Vehicles
3. East Derwent Hwy north	70	70%
4. East Derwent Hwy south	0	0%
5. Lincoln Street	30	30%
Total	100	

Route comparison

In comparison, a total of 301 vehicles used the Tasman Highway / East Derwent Highway route in the westbound direction and a total of 510 vehicles used the Highway in the eastbound direction during the two-hour morning peak. A summary is provided in Table 6 for the westbound direction and Table 9 for the eastbound direction.

Table 5 Tasman Highway, westbound AM peak

Origin	Destination	0730-0745	0745-0800	0800-0815	0815-0830	0830-0845	0845-0900	0900-0915	0915-0930	Total
Tasman Hwy	East Derwent Hwy / Lincoln St	34	18	21	24	30	29	19	12	187
South Arm Hwy	East Derwent Hwy / Lincoln St	14	18	10	11	15	16	14	16	114
Total		48	36	31	35	45	45	33	28	301

Attachment 1

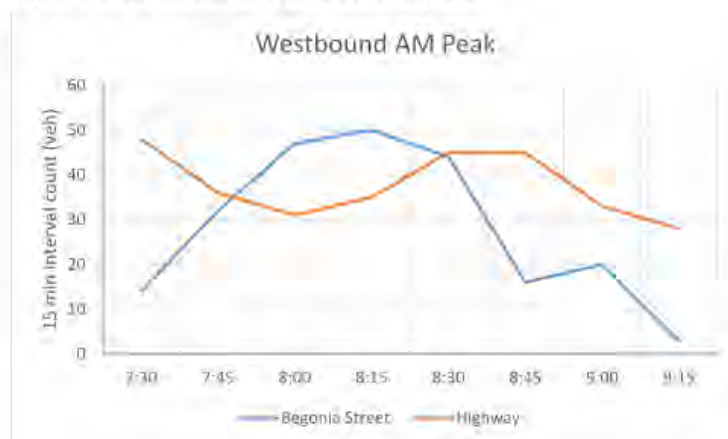
Attachment 1

Table 6 Tasman Highway, eastbound AM peak

Origin	Destination	0730-0745	0745-0800	0800-0815	0815-0830	0830-0845	0845-0900	0900-0915	0915-0930	Total
East Derwent Hwy / Lincoln St	Tasman Hwy	47	29	32	42	58	41	23	7	279
East Derwent Hwy / Lincoln St	South Arm Hwy	37	32	29	35	34	32	17	15	231
Total		84	61	61	77	92	73	40	22	510

A direct comparison of the respective traffic volumes, over time, between Begonia Street and the Highway is illustrated in Figure 2 for the westbound direction and Figure 3 for the eastbound direction. In the westbound direction, a preference for using Begonia Street is evident between approximately 7:45 and 8:45, while outside of this period the Highway is the preferred route. In the eastbound direction, the use of Begonia Street is substantially lower than the use of the Highway throughout the morning peak.

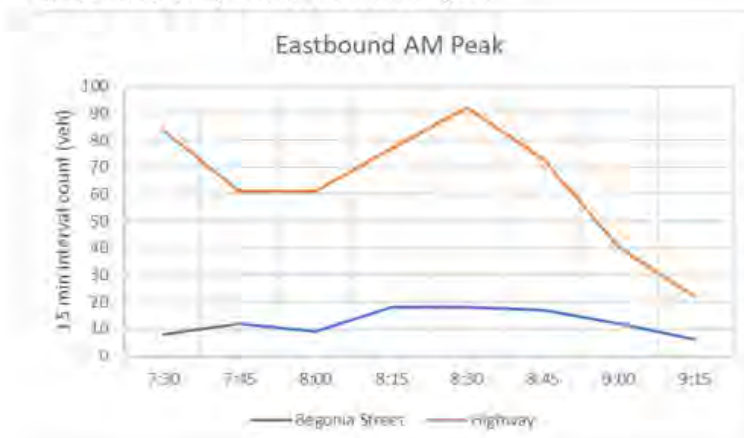
Figure 2 Route comparison, westbound AM peak



Attachment 1

Attachment 1

Figure 3 Route comparison, eastbound AM peak



A comparison of the percentage of vehicles using Begonia Street compared to the Highway for the two-hour peak is provided in Table 7 for westbound traffic and Table 8 for eastbound traffic. In the westbound direction, 65% of traffic travelling from the South Arm Highway uses Begonia Street, while only 2% of traffic diverts from the Tasman Highway. In the eastbound direction, 20% of traffic travelling to the South Arm Highway uses Begonia Street, while 11% uses Begonia Street to travel to the Tasman Highway.

Table 7 Comparison of routes, westbound AM (7:30-9:30)

Origin	Destination	Tasman Highway	Begonia Street	% 'Rat running'
Tasman Hwy	East Derwent Hwy / Lincoln St	187	3	2%
South Arm Hwy	East Derwent Hwy / Lincoln St	144	213	65%

Attachment 1

Attachment 1

Table 8 Comparison of routes, eastbound AM (7:30-9:30)

Origin	Destination	Tasman Highway	Begonia Street	% 'Rat running'
East Derwent Hwy / Lincoln St	Tasman Hwy	279	34	11%
East Derwent Hwy / Lincoln St	South Arm Hwy	231	58	20%

3.2 Evening peak

Westbound

The number of vehicles using Begonia Street as a 'rat run' in the westbound direction during the two-hour evening peak is summarised in Table 9. A total of 80 vehicles used Begonia Street during this time. The majority of these vehicles travelled from the South Arm Highway (69), with only a small number travelling from Dampier Street (11) and no vehicles diverting from the Tasman Highway.

A comparison of the destination stations for vehicles using Begonia Street in the westbound direction is provided in Table 10, for the two-hour evening peak. Most vehicles turned right onto the East Derwent Highway from Gordons Hill Road (64%) or travelled further along Malunna Road and exited the survey area on Lincoln Street (29%). Some vehicles turned left onto the East Derwent Highway from Gordons Hill Road (8%).

The MetroCount data from adjacent to 65 Begonia Street shows a peak hour volume between 16:00-17:00 of 127 vehicles in the westbound direction. Based on this volume, the number of vehicles using Begonia Street as a 'rat run' accounts for approximately 40% of westbound traffic on Begonia Street during the peak hour.

Table 9 Begonia Street, westbound PM peak

Origin	Destination	1600-1615	1615-1630	1630-1645	1645-1700	1700-1715	1715-1730	1730-1745	1745-1800	Total
Tasman Hwy	East Derwent Hwy / Lincoln St	0	0	0	0	0	0	0	0	0
South Arm Hwy	East Derwent Hwy / Lincoln St	3	12	11	18	3	11	11	0	69
Dampier St	East Derwent Hwy / Lincoln St	3	3	0	5	0	0	0	0	11
Total		6	15	11	23	3	11	11	0	80

Attachment 1

Attachment 1

Table 10 Begonia Street, westbound PM peak (16:00-18:00), comparison of destination stations

Destination station	Total Vehicles	% Vehicles
3. East Derwent Hwy north	51	64%
4. East Derwent Hwy south	6	8%
5. Lincoln Street	23	29%
Total	80	

Eastbound

The number of vehicles using Begonia Street as a 'rat run' in the eastbound direction in the two-hour evening peak is summarised in Table 11. A total of 129 vehicles used Begonia Street during this time. The majority of these vehicles travelled to the South Arm Highway (100), with only a small number travelling to the Tasman Highway (22) or Dampier Street (7).

A comparison of the origin stations for vehicles using Begonia Street in the eastbound direction is provided in Table 12, for the two-hour evening peak. Most vehicles travelled from the East Derwent Highway, north of Gordons Hill Road (74%), or entered the survey area on Lincoln Street (23%). A small number of vehicles travelled from the East Derwent Highway south of Gordons Hill Road (3%).

The MetroCount data from adjacent to 65 Begonia Street shows a peak hour volume between 16:00-17:00 of 134 vehicles in the eastbound direction. Based on this volume, the number of vehicles using Begonia Street as a 'rat run' accounts for approximately 60% of eastbound traffic on Begonia Street during the peak hour.

Table 11 Begonia Street, eastbound PM peak

Origin	Destination	1600-1615	1615-1630	1630-1645	1645-1700	1700-1715	1715-1730	1730-1745	1745-1800	Total
East Derwent Hwy / Lincoln St	Tasman Hwy	3	2	7	3	2	2	3	0	22
East Derwent Hwy / Lincoln St	South Arm Hwy	12	14	15	16	19	17	7	0	100
East Derwent Hwy / Lincoln St	Dampier St	1	2	2	0	1	1	0	0	7
Total		16	18	24	19	22	20	10	0	129

Attachment 1

Attachment 1

Table 12 Begonia Street, eastbound PM peak (16:00-18:00), comparison of origin stations

Origin station	Total Vehicles	% Vehicles
3. East Derwent Hwy north	95	74%
4. East Derwent Hwy south	4	3%
5. Lincoln Street	30	23%
Total	129	

Route comparison

The number of vehicles using the Tasman Highway / East Derwent Highway during the two-hour evening peak is summarised in Table 13 for the westbound direction and Table 14 for the eastbound direction. A total of 610 vehicles used the Highway route in the westbound direction and a total of 443 vehicles used the Highway in the eastbound direction.

Table 13 Tasman Highway, westbound PM peak

Origin	Destination	1600-1615	1615-1630	1630-1645	1645-1700	1700-1715	1715-1730	1730-1745	1745-1800	Total
Tasman Hwy	East Derwent Hwy / Lincoln St	53	57	44	41	46	44	22	14	321
South Arm Hwy	East Derwent Hwy / Lincoln St	50	37	56	33	34	23	26	30	289
Total		103	94	100	74	80	67	48	44	610

Table 14 Tasman Highway, eastbound PM peak

Origin	Destination	1600-1615	1615-1630	1630-1645	1645-1700	1700-1715	1715-1730	1730-1745	1745-1800	Total
East Derwent Hwy / Lincoln St	Tasman Hwy	37	33	23	25	26	18	18	0	180
East Derwent Hwy / Lincoln St	South Arm Hwy	29	28	21	22	38	36	29	60	263
Total		66	61	44	47	64	54	47	60	443

A comparison of the use of Begonia Street and the Highway is illustrated in Figure 4 for the westbound direction and Figure 5 for the eastbound direction. In both directions, the use of Begonia Street is substantially lower than the use of the Highway throughout the evening peak.

Attachment 1

Attachment 1

Figure 4 Route comparison, westbound PM peak

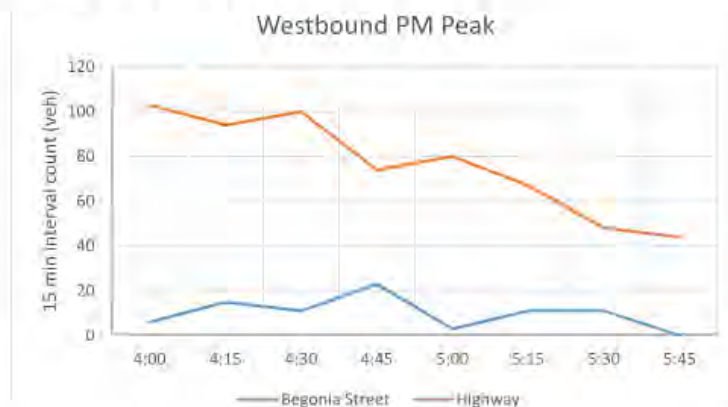
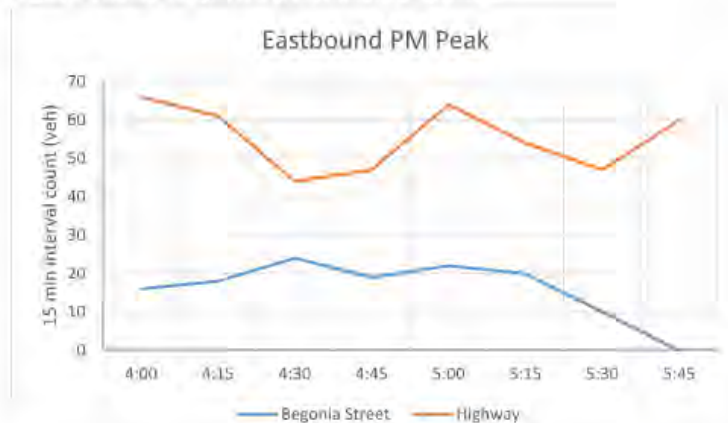


Figure 5 Route comparison, eastbound PM peak



A comparison of the percentage of vehicles using Begonia Street compared to the Highway for the two-hour peak is provided in Table 15 for westbound traffic and Table 16 for eastbound traffic. In the westbound direction, 19% of traffic travelling from the South Arm Highway uses Begonia Street, while no traffic diverts from the Tasman Highway. In the eastbound direction, 28% of traffic travelling to the South Arm Highway uses Begonia Street, while 11% uses Begonia Street to travel to the Tasman Highway.

Attachment 1

Attachment 1

Table 15 Comparison of routes, westbound PM

Origin	Destination	Tasman Highway	Begonia Street	% 'Rat running'
Tasman Hwy	East Derwent Hwy / Lincoln St	321	0	0%
South Arm Hwy	East Derwent Hwy / Lincoln St	289	69	19%

Table 16 Comparison of routes, eastbound PM

Origin	Destination	Tasman Highway	Begonia Street	% 'Rat running'
East Derwent Hwy / Lincoln St	Tasman Hwy	180	22	11%
East Derwent Hwy / Lincoln St	South Arm Hwy	263	100	28%

4 Potential for increased use of Begonia Street

As detailed in a previous report completed by GHD, *Begonia Street Traffic Calming, October 2018*, Council is considering upgrading the unsealed section of Begonia Street due to ongoing maintenance costs. There is concern from local residents that this would increase the use of Begonia Street for 'rat running'.

As detailed in the previous report, there is limited opportunity to reduce the volume of vehicles using Begonia Street for 'rat running'. Despite existing traffic calming measures, including speed humps and keeping the northern section unsealed, the OD survey shows Begonia Street is already used by through traffic, particularly between 7:45 and 8:45 AM in the westbound direction. Congestion on the Tasman Highway during this peak period makes Begonia Street attractive to 'rat running' for vehicles travelling from the South Arm Highway.

If Begonia Street were to be sealed, it is expected that any increase in 'rat running' is mostly likely to occur during the morning peak, in the westbound direction.

During the morning peak hour, between 7:45 and 8:45 AM, a total of 173 'rat running' trips were recorded in the westbound direction on Begonia Street. As shown in Table 1, the majority of these vehicles travelled from the South Arm Highway. During this period only one vehicle was recorded travelling from the Tasman Highway (via the Mornington roundabout). It is expected that any additional traffic diverting to Begonia Street would originate from the South Arm Highway, rather than diverting from the Tasman Highway.

Attachment 1

Attachment 1

As shown in Table 5, during the morning peak hour, between 7:45 and 8:45 AM, a total of 54 vehicles travelled from the South Arm Highway to the East Derwent Highway / Lincoln Street via the Highway route. This is considered to be the potential maximum increase in vehicles using Begonia Street as a 'rat run' in the westbound direction during the morning peak hour. This represents an increase of 30% over existing 'rat running' volumes on Begonia Street.

5 Conclusions

The number of vehicles using Begonia Street as a 'rat run' is summarised in Table 17 for each time period and direction. A total of 326 'rat running' trips were recorded in the two-hour AM peak, compared to 209 in the two-hour PM peak.

The highest use of Begonia Street occurs in the morning peak in the westbound direction, particularly between 7:45 and 8:45. Congestion on the Tasman Highway appears to be the cause of the increased use of Begonia Street during this period. During the two-hour morning peak, 65% of vehicles travelling from the South Arm Highway use Begonia Street.

Average travel times between Mornington and Lindisfarne via the Tasman Highway route in the westbound direction increased from less than 7 minutes before 7:45 to over 12 minutes after 7:45. After 8:45, travel times decreased to less than 10 minutes. In comparison, average travel times via Begonia Street were more consistent and generally in the order of 6 minutes across the two-hour morning peak.

Table 17 Vehicles using Begonia Street as a 'rat run'

Time	Direction	Number of vehicles using Begonia Street as a 'rat run'
AM (7:30-9:30)	Westbound	226
	Eastbound	100
	Total	326
PM (16:00-18:00)	Westbound	80
	Eastbound	129
	Total	209

Sincerely
GHD



Kathryn Easther
Transport Engineer
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Attachment 1
Attachment 2
Begonia Street Traffic Calming - Analysis of Options

	Option 1	Option 2	Option 3	Option 4	Option 5 (preferred)
Option	No change	Sealed and One-Way (Eastbound)	Sealed with Road Humps	Sealed with Slow Points	Sealed Road with Slow Points and Road Humps
Description			Four road humps 85m apart	Two one-lane slow points	Two flat top road humps Two single lane slow points with road humps
Advantages	Low cost	Would reduce traffic by 1000 vehicles per day	Reduces speed and crash risk	Reduces speed and crash risk	Reduces speed and crash risk
Disadvantages	Requires grading every 6- 8 weeks	Restricts access for local residents Risk of non- compliance leading to safety issues	Unlikely to reduce traffic volume	Unlikely to reduce traffic volume	Unlikely to reduce traffic volume
Other Issues	Additional traffic calming measures not recommended on an unsealed road due to increased maintenance and safety issues	Considered in the past and rejected by community	Lighting required	Lighting required	Lighting required
Capital Cost	\$0	\$217,000	\$362,000	\$379,000	\$382,000

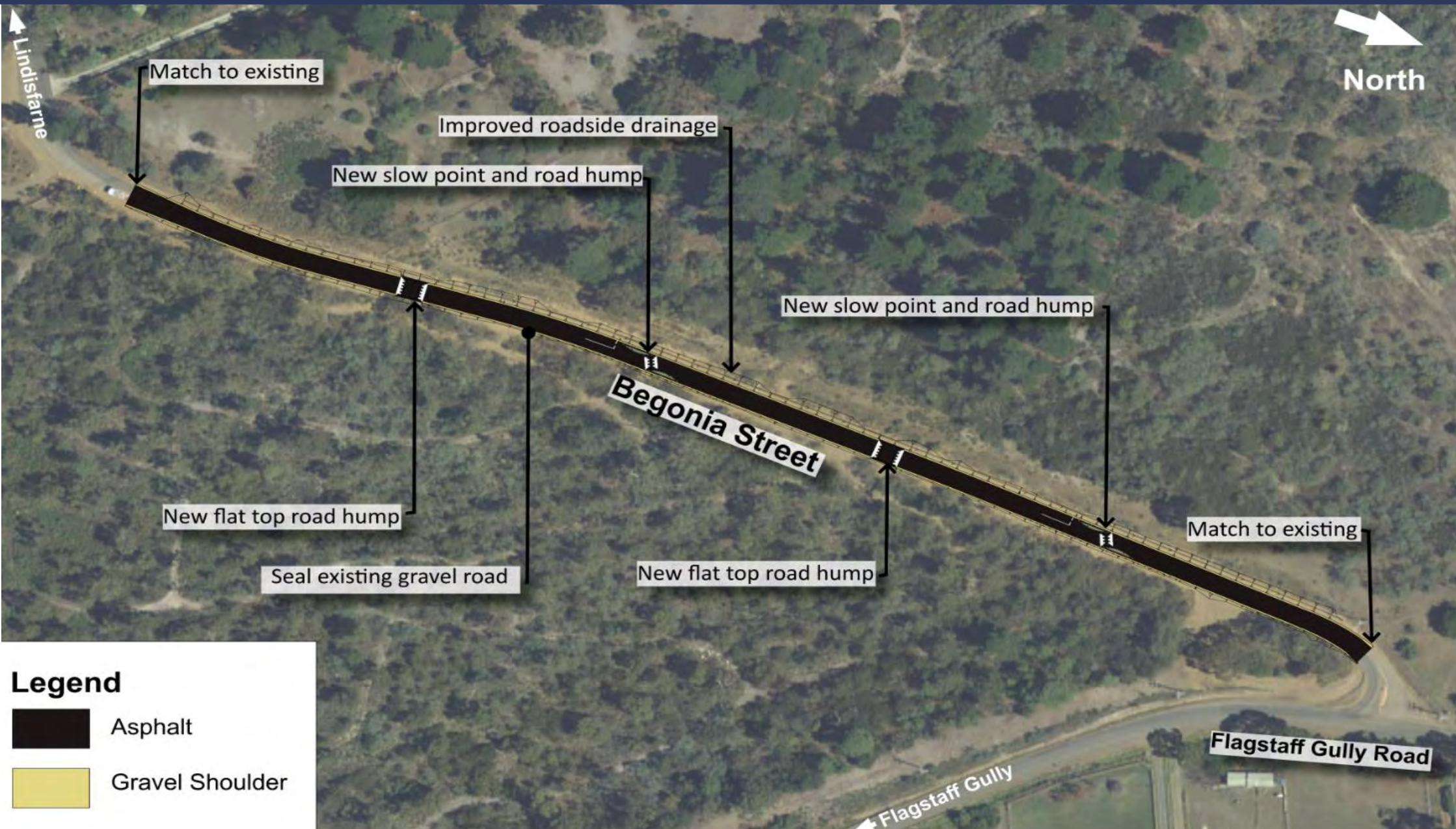


Clarence... a brighter place

Begonia Street St – Traffic Calming Consultation

ATTACHMENT 2

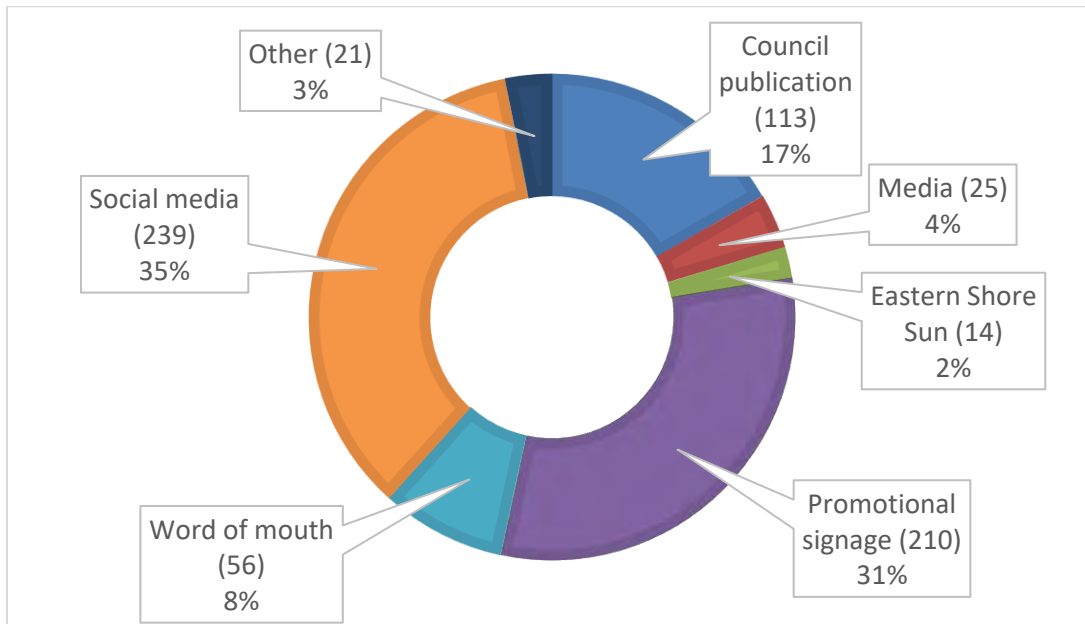
Begonia Street, Lindisfarne – Proposal for Traffic Calming



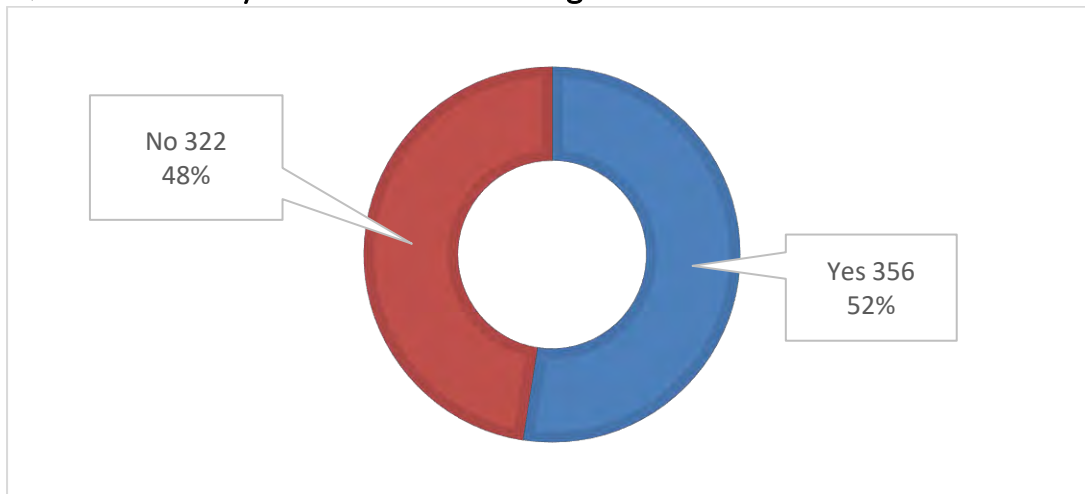
ATTACHMENT 3

Begonia Street Community Consultation July-August 2021 - Results

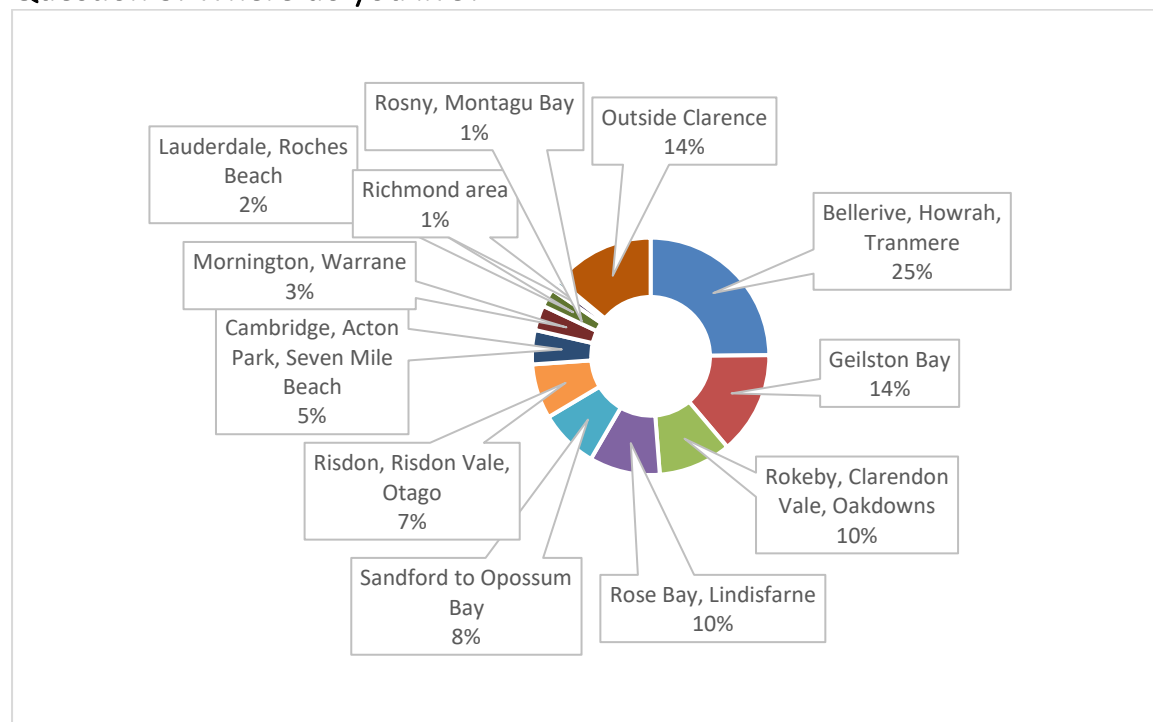
Question 1: How did you find out about this consultation?



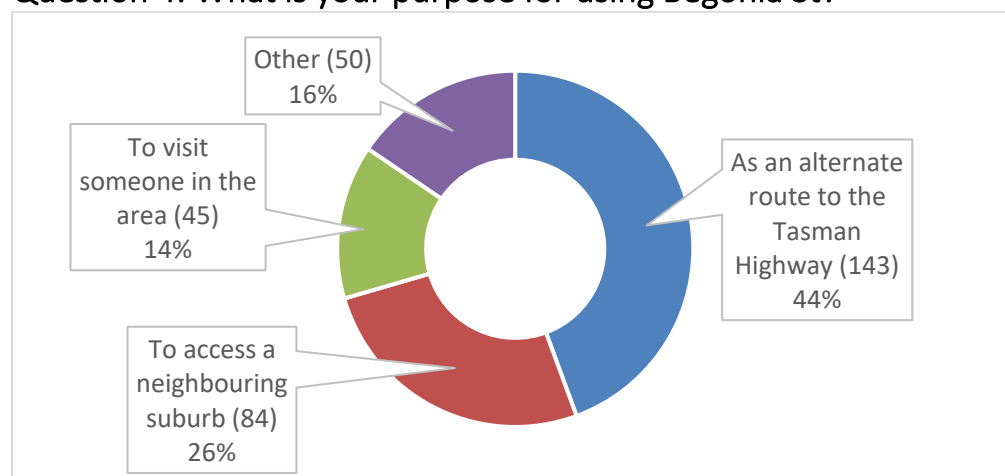
Question 2: Do you live on or near Begonia Street?



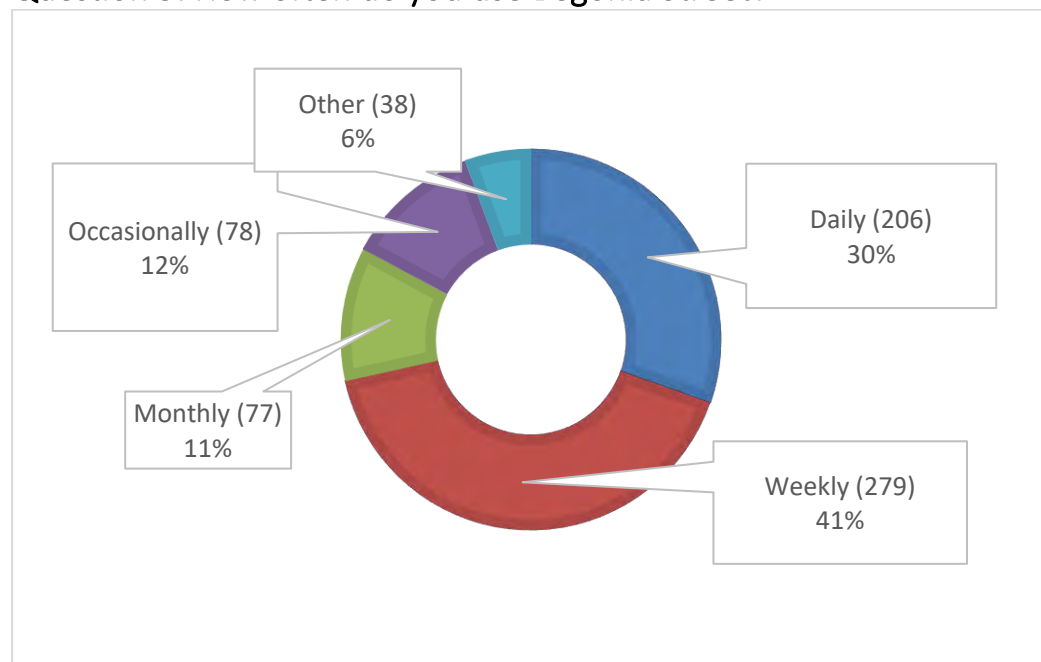
Question 3: Where do you live?



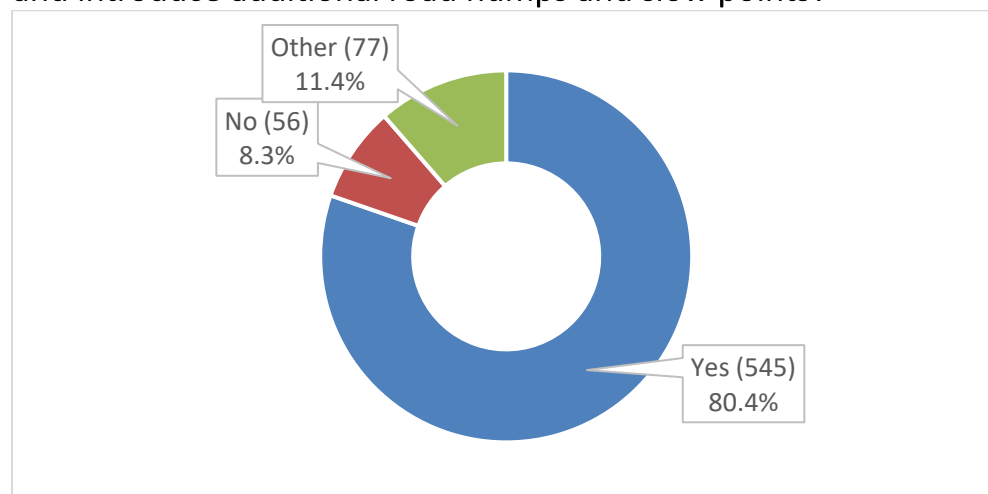
Question 4: What is your purpose for using Begonia St?



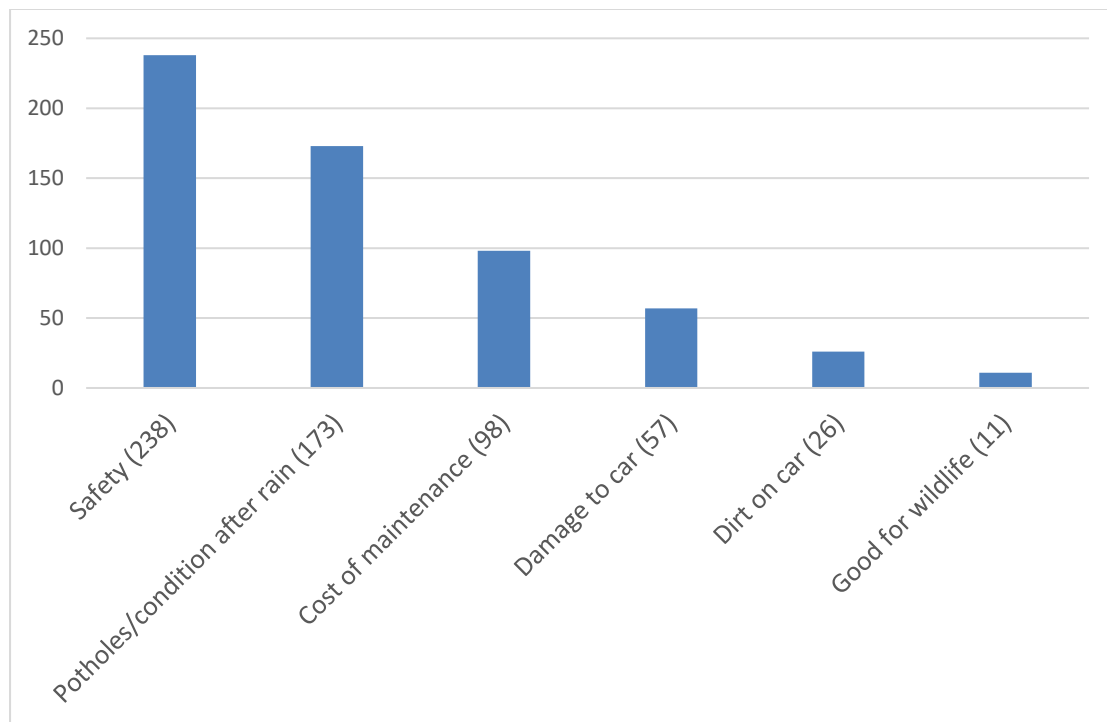
Question 5: How often do you use Begonia Street?



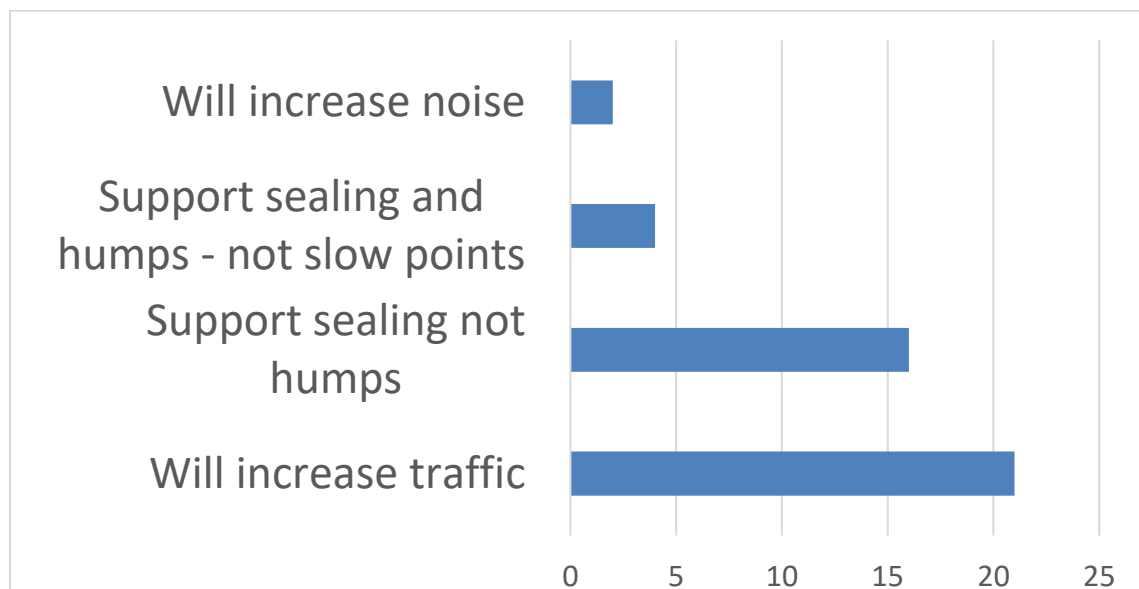
Question 6: Do you support council's preferred option to seal Begonia Street and introduce additional road humps and slow points?



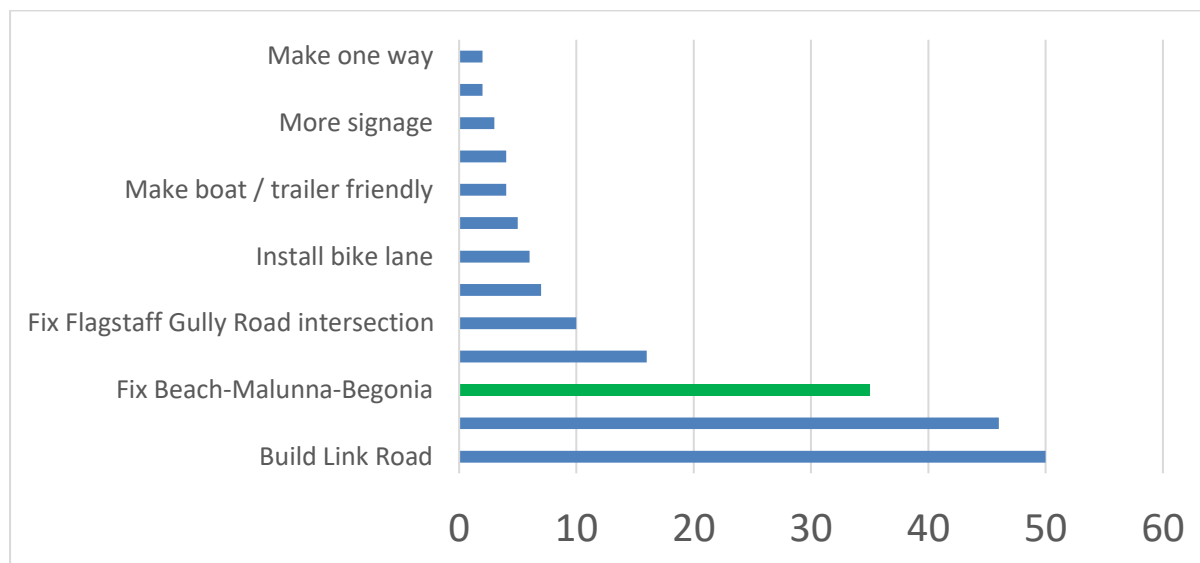
Question 7: Help us understand why you support the preferred option.



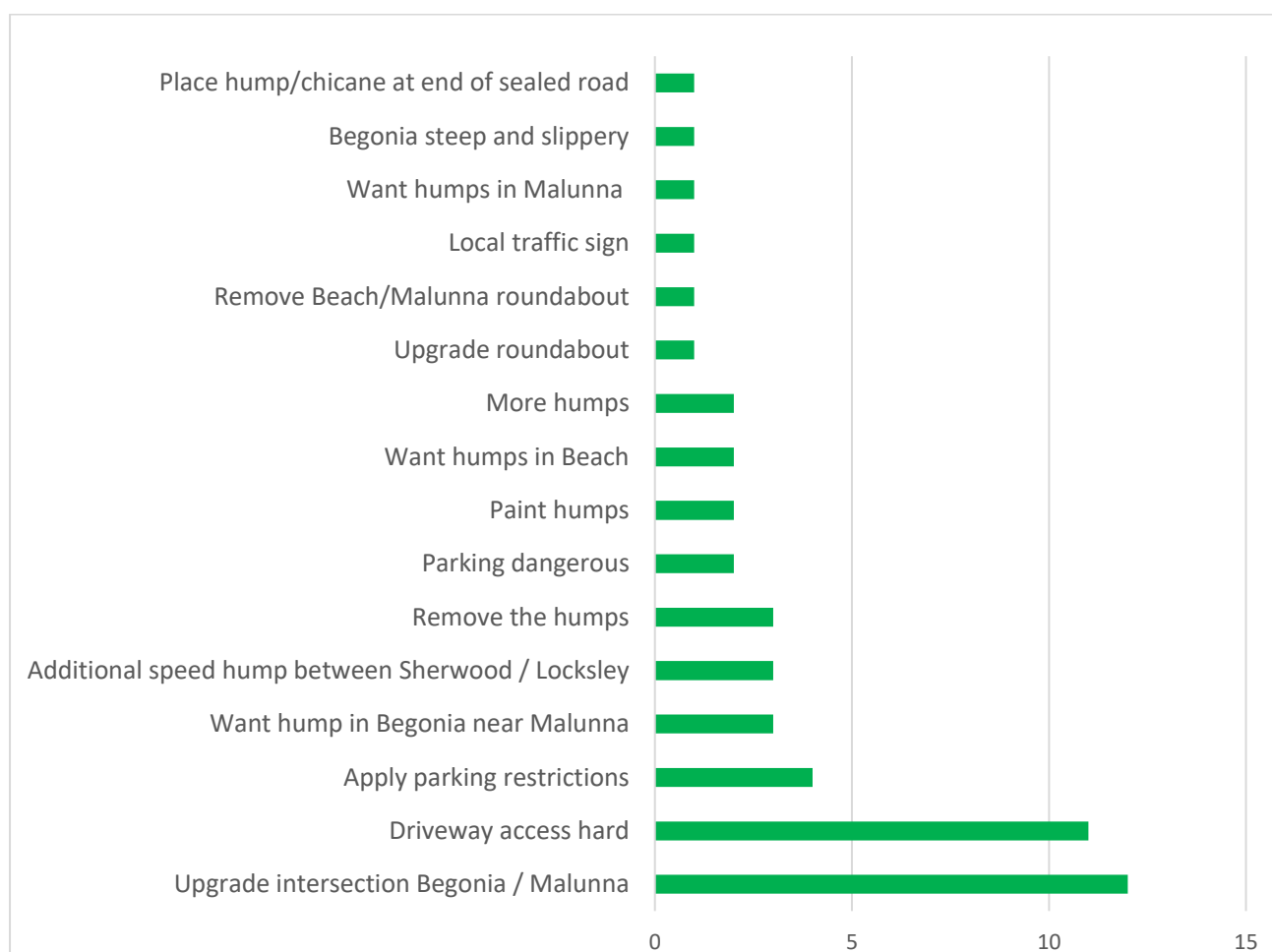
Question 8: Why do you not support the preferred option, and do you have any alternative suggestions?



Question 9: Do you have any comments, feedback or additional suggestions on the preferred option?



Specific ideas categorised as “**Fix Beach-Malunna-Begonia**” above



11.5.2 BAYVIEW SECONDARY COLLEGE SPORT PRECINCT DRAFT MASTER PLAN
(ECM 4665499)**EXECUTIVE SUMMARY****PURPOSE**

To consider the community consultation feedback for the draft master plan for the proposed community sport and recreation precinct at Bayview Secondary College, adoption of the Master Plan and commencement of a detailed feasibility study/business case and site planning process based on the Master Plan.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031, Community Participation Policy, Recreation Needs Analysis (2019), and Community Engagement Policy 2020 are relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Council has undertaken extensive community consultation for the draft Bayview Secondary College Sports Precinct Master Plan, with 267 online submissions received.

FINANCIAL IMPLICATIONS

Council currently has funds allocated for the Bayview Secondary College Sport Precinct Master Plan project.

RECOMMENDATION:

That Council:

- A. Adopts the Bayview Secondary College Sport Precinct Master Plan as shown in **Attachment 1** of the Associated Report.
- B. Subject to Recommendation A above being approved, authorise the General Manager to engage suitably qualified consultants to develop a detailed feasibility study/business case and site plans for the Master Plan and report to a future council workshop.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** At its meeting on 13 June 2017, council considered a request from Bayview Secondary College to enter a Memorandum of Understanding with the Department of Education and Bayview Secondary College to lease and manage the school sports facilities/grounds and adopted:

“That Council authorises the General Manager to negotiate a draft Memorandum of Understanding subject to:

- the Memorandum of Understanding to be developed with not only the Department of Education and Bayview Secondary College but also with State Sporting Organisations and major sports clubs identified as part of the community engagement process;*
- Council’s involvement in the Memorandum of Understanding being contingent on State Sporting Organisations and major sports clubs involved committing to relocate, committing to the development in terms of scheduling at the facility and committing to the provision of funds for the development;*
- the draft Memorandum of Understanding be reported back to Council for adoption at a future Council Meeting.”*

- 1.2.** Council further considered this at the meeting of 10 September 2018 and adopted:

“A. That Council authorises the signing of the Memorandum of Understanding between the Department of Education, the interested sporting organisations/clubs and the Clarence City Council relating to the use and development of the ovals and facilities at Bayview Secondary College on behalf of the Clarence City Council.

B. That once signed, Council authorises the General Manager to implement the Memorandum of Understanding between the Department of Education, the interested sporting organisations/clubs and the Clarence City Council relating to the use and development of the ovals and facilities at Bayview Secondary College subject to the standard budget approval processes of future Council Annual Plans.”

- 1.3.** Council allocated funds in the 2018-2019 Annual Plan to undertake master planning at Bayview Secondary College (BSC), to develop the school’s underutilised grounds as a community sport and recreation precinct.

- 1.4.** Expressions of interest were sought from suitably qualified planning consultants with @Leisure Planners Pty Ltd, engaged to develop a master plan for the site.

- 1.5. Planning commenced in March 2019, with a joint meeting with the school's principal and a representative from the Department of Education, to discuss the scope of the project, to understand the school's vision for the site and to inspect the indoor and outdoor facilities at Bayview.
- 1.6. In the following months, @Leisure undertook consultation with a variety of key stakeholders to capture their specific needs, the capability of the site, including infrastructure requirements to undertake activities for sport training and competition.
- 1.7. Key stakeholders in addition to BSC and Department of Education (DoE) included: AFL Tasmania, Cricket Tasmania, Football Tasmania, Basketball Tasmania, Netball Tasmania, Tennis Tasmania, and Clarence Gymnastics Association. Tasmanian Rugby Union and Clarence PCYC were unable to be contacted by the consultant.
- 1.8. Following the first phase of consultation with the stakeholders, three different development options for the site were prepared for further comment. Each option contained outdoor playing surfaces and indoor facilities for community level use.
- 1.9. Of the three options, Option 2 (included as **Attachment 1**) was unanimously supported by the stakeholders and subsequently, this development option progressed to draft master plan stage.
- 1.10. Following discussion with council at the workshop 22 June 2020, council officers undertook further consultation with the key sporting stakeholders regarding Option 2 for the proposed development.
- 1.11. The second round of consultation with the key sporting stakeholders, letters supporting the draft master plan and proposed development were received from AFL Tasmania, Basketball Tasmania, Clarence Gymnastics Association, Cricket Tasmania, Football Tasmania and Tennis Tasmania.

1.12. Consultants @Leisure Planners Pty Ltd completed the Bayview Secondary College Sport Precinct Master Plan Report September 2020, included as **Attachment 2**.

1.13. At its meeting of 19 April 2021, council endorsed to undertake public consultation for the draft Bayview Secondary College Sport Precinct Master Plan, adopting:

“That Council:

A. Approve the draft Bayview Secondary College Sport Precinct Master Plan for city-wide community consultation with the results to be reported to council.

B. Authorise the General Manager to commence preliminary planning for the purpose of coordinating Development Application documentation to be prepared in anticipation of approval of the Master Plan following the completion and reporting of the community feedback.”

1.14. The following report provides an overview of the community feedback key themes and level of community support for the proposed development.

2. REPORT IN DETAIL

2.1. Consultation for the draft Bayview Secondary College Sporting Precinct Master Plan commenced Tuesday, 18 May 2021 and closed Friday, 2 July 2021, a period of seven weeks.

2.2. The primary engagement tool was an online community survey with 267 responses received during the consultation period. In addition to the online survey, stakeholder meetings were held between council officers and local clubs and State sporting associations including Eastside Activity Centre/Eastside Gymnastics Academy Inc., Clarence Gymnastics Association Inc., Gymnastics Tasmania Inc., Basketball Tasmania Inc., Volleyball Tasmania Inc. A written submission was received from Hobart Disc Golf pertaining to the corridor to the north of the school and an expression of interest from Eastside Table Tennis League Inc.

- 2.3.** Below is an overview of the responses and themes captured via the online community survey.

Q1. Where do you live?

267 responses received with 145 (54.3%) submissions coming from the Clarence Plains catchment.

High response suburbs being:

- Howrah (35)
- Rokeby (33)
- Clarendon Vale (24)
- Oakdowns (21)
- Lauderdale (17)

Clarence municipality submissions totalled 202 (75.6%); with Greater Hobart submissions totalling 63 (23.6%).

Q2. How did you find out about this consultation?

267 responses were received with social media the main form of engagement, 152 responses (56.9%).

Other forms of engagement included word of mouth – 37 responses (13.9%), council website – 20 (7.5%) and other – 42 (15.7%).

Q3. Please enter an email address to assist in verifying submission.

Not applicable.

Q4. Planning and consultation with key sporting stakeholders has identified the need for additional sport and recreation facilities in Clarence Plains. Do you support the proposed development of Bayview Secondary College as a regional community-level sport and recreation precinct?

266 responses were received with the results listed below:

- Yes – 230 (86.5%)
- No – 15 (5.6%)
- Other – 21 (7.9%)

“Other” key comments/themes – Duplication of gymnastics facilities in catchment, develop an ice-skating rink, include arts/culture facilities and include volleyball courts.

Q5. The draft master plan proposes a mixture of indoor and outdoor facilities which includes a new facility to cater for sports such as Basketball, Netball and Volleyball; an exclusive use gymnastics centre; and outdoor playing surfaces cater for AFL/Cricket and a dedicated rectangular playing surface for Soccer and/or Rugby Union. Do you support the preferred facility layout?

266 responses were received with the results listed below:

- Yes – 175 (65.8%)
- No – 38 (14.3%)
- Other – 53 (19.9%)

“Other” key comments/themes – Duplication of gymnastics facilities in catchment, develop an ice-skating rink, additional rectangular pitches and include volleyball courts, include community facilities (non-sporting) such as a hall or swimming pool.

Q6. Construction costs for the proposed development are likely to be in excess of \$35 million. Do you support council contributing to this project?

265 responses were received with 223 (84.2%) in favour of council investment, with 20 (7.5%) against council investment. Other totalled 22 (8.3%) responses.

“Other” key comments/themes – Duplication of gymnastics facilities in catchment, include community pool, reduce scale of development to reduce costs, and provided the precinct can be accessed by the community.

- Q7. In an effort to reduce council investment for the Bayview Secondary College Sports Precinct, do you support council seeking external funding (ie. State and Federal Government grants, contributions from local and state associations, and/or philanthropic organisations)?**

265 responses were received with 235 (88.7%) in favour of council seeking external funding, with 20 (7.5%) responses opposed. Other totalled 10 (3.8 %) responses.

“Other” key comments/themes – Duplication of gymnastics facilities in catchment.

- Q8. Through consultation to date, onsite parking has been noted as a planning consideration. Do you support measures to increase onsite car parking capacity without impacting the facility layout, such as undercroft parking for the indoor facility and overflow parking in the north eastern aspect of the site (both not identified on the master plan)?**

264 responses were received with 235 (89%) submissions in favour of additional on-site parking measures, with 17 (6.4%) responses opposed. Other totalled 12 (4.5 %) responses.

“Other” key comments/themes – Remove gymnastics facility to reduce the cost and increase parking provision, undercroft parking is essential.

- Q9. Do you have any further comments on the draft master plan?**

153 responses were received for this question with the key themes summarised below (101):

- Community Support for the proposal – 28 (18.3%)
- Request to include an Olympic sized ice-skating rink – 28 (18.3%)
- Concern with duplication of gymnastics facility in Clarence Plains – 26 (17%)

- Concern with parking and traffic management, access to the site and connection from Rokeby due to having to cross a major road – 19 (12.4%).

2.4. In summary, public consultation on the draft Bayview Secondary College Sport Precinct Master Plan has identified several high-level themes being:

- Bayview Secondary College is the preferred site to develop a regional level sport and recreation facility, and is supported by the community.
- Further detailed planning is essential to determine key sports and users to operate from the site (indoor and outdoor facilities) including preferred infrastructure requirements and a final layout of the precinct. There is a number of challenges to ensure the active recreation needs of the Clarence Plains community and beyond are supported for the coming decades.
- Given the expected cost of the proposed development, substantial external funding, in addition to council budget, is required to develop the precinct (wholly or partially).

2.5. In the lead up to the 2021 Tasmania State Government election, a re-elected Liberal Government pledged \$8 million towards the Bayview development, pending council budget and Commonwealth Government funding. The Liberal Government was re-elected, with the Bayview funding commitment honoured.

2.6. Should council attempt to source funding via a Commonwealth Government Community Infrastructure program, a feasibility study/business case is typically a mandatory requirement for a grant application. The purpose of a feasibility study/business case is to clearly demonstrate the economic/social benefit of the project, test the viability of the project (capital and operational expenditure) and to attract further investment.

2.7. It is recommended council undertake a detailed feasibility study, business case and site plans for the Bayview Secondary College Sports Precinct.

2.8. It is envisaged the detailed feasibility study/business case and site plans will consider, amongst other things:

- The preferred site layout and infrastructure requirements, anchor tenants/hirers, staging options for the precinct and cost (capital expenditure and operational expenditure).
- Asset ownership and depreciation.
- Facility operation plan required resourcing and tenure/hire agreements.
- Address community/council/code concerns with the proposal.
- If additional land is required to undertake the development.

The results of this work will be reported to a future workshop. From this council will be in a position to consider whether to endorse the business case and approve preparation of a Development Application for the project.

3. CONSULTATION

3.1. Community Consultation

Community consultation undertaken on the draft Bayview Secondary College Sports Precinct Master Plan was undertaken in accordance with council's Community Engagement Policy 2020.

3.2. State/Local Government Protocol

The Department of Education was liaised with during the consultation period.

3.3. Other

Further engagement was undertaken with the community and other key stakeholders as noted in this Report.

3.4. Further Community Consultation

Further consultation with state departments, state sporting associations, peak bodies and local clubs, will be undertaken via the feasibility study/business case process.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 under the Goal Area "*A well-planned and liveable city*" has the following park and recreation facilities Strategy:

"2.11 In line with our Sport and Recreation Strategy, work with local clubs, state and regional organisations and other levels of government to meet the sport and recreation needs of our community."

Council's Strategic Plan 2021-2031 also identifies the Bayview Regional Sporting Precinct as a key strategic project and priority for the City.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

6.1. A detailed feasibility study, business case and site plans for the Bayview Secondary College Sports Precinct is recommended to ensure the risks for council are understood and managed well before any physical works commence on-site.

6.2. Following completion of the feasibility study/business case process, and subject to endorsement by council, the project may then move to the detailed design /development application stage.

7. FINANCIAL IMPLICATIONS

7.1. Funds were allocated in 2018-2019 for the Master Plan development.

7.2. At its meeting of 19 April 2021, council resolved for the Seven Mile Beach Sport Precinct Master Plan to be placed on hold and reallocated \$434,416 of the project funds to the Bayview Secondary College Sport Precinct Project.

- 7.3.** On 30 September 2021 there are \$605,539 funds remaining in the Bayview Secondary College Sport Precinct project. This is sufficient funds to undertake the next recommended phase of the project, being detailed feasibility business case and site plans.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** The Department of State Growth (DSG) has land titled for a future road corridor through the north-west corner of the site. DSG recently presented to a council workshop their findings of the future road corridor through Rokeby and have determined they no longer require the section of future road on the Bayview site. DSG have advised they will work through the proclamation process to remove the need for this road corridor.
- 8.2.** Separate to the master plan, discussions are progressing with the State Government in relation to a land swap of 17 Goodwins Road, Clarendon Vale and 36 Duntroon Drive, Rokeby. The 17 Goodwins Road land will create a beneficial recreation space linking Clarendon Vale Oval to the Bayview Secondary College Sporting Precinct. The report recommending commencement of this land swap process is included in this council meeting agenda.

9. CONCLUSION

- 9.1.** Council has undertaken consultation with the community on the draft Bayview Secondary College Sports Precinct Master Plan.
- 9.2.** There is a demonstrated need for the proposed precinct and overwhelming community support, yet further detailed planning is required including the preparation of a business case to test the feasibility of the development and attract Commonwealth funding.
- 9.3.** It is recommended council acknowledge the themes and findings from consultation and endorse the final Bayview Secondary College Sports Precinct Master Plan and Report.

- 9.4.** It is recommended council use existing funds to commence detailed planning for the proposed sporting precinct including the preparation of a business case to test the feasibility of the project including detailed site plans and report the results to a future council workshop.

Attachments: 1. Preliminary Bayview Secondary College Sports Precinct Master Plan (1)
2. Bayview Secondary College Sports Precinct Master Plan Report [September 2020] (39)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

ATTACHMENT 1



PRELIMINARY FOR DISCUSSION



**BAYVIEW SECONDARY COLLEGE &
CLARENDON VALE OVAL**
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CLARENDON VALE, TAS 7019
CITY OF CLARENCE

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SCHEMATIC MASTERPLAN - OPTION 2

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BAYVIEW SECONDARY COLLEGE SPORTS PRECINCT **MASTER PLAN**

SEPTEMBER 2020



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Summary

@leisure were engaged by the City of Clarence to develop a master plan for the Bayview Secondary College (BSC) Precinct, to guide future development and investment.

The recreational demand and supply assessment

The recreational demand and supply assessment found that the demand for both outdoor and indoor sports facilities outstrip supply, and that the secondary school site should be the principal focus for any new sports facilities in Clarence Plains.

Additional indoor and outdoor sports facilities should be developed as an integrated sports precinct to serve Clarence Plains and Howrah, where there is considerable population growth and limited availability of land for sport.

This development will provide benefits for the school, students, local sports clubs and the community, it will also provide a social and sport hub for Clarence Plains.

A minor investment should be made in Clarendon Vale Oval at the present time. Works are required due to recent storm damage to the pavilion and therefore it would be advantageous to provide for the existing club, as well as provide a suitable low-level cricket facility that will also provide an overflow ground for multiple codes, for training and social use.

Priority facilities

The proposed sports facilities will:

- Be local level facilities suitable for school, junior club and foundation level sports, it will also provide a pathway to other club and regional competitions elsewhere.
- Provide for local and junior rectangular code and oval sports.
- Include both indoor and outdoor sports, for basketball and netball. It will also include a dedicated space for gymnastics.
- Where possible, provide playing surfaces next to each other and without fences, to increase adaptability and provide for round-robin and carnival competitions where multiple fields may be required for one code at the same time.
- Include the potential site for a future tennis facility.

This master plan proposes that two oval playing fields and one separate rectangular pitch be developed in the College grounds. The ovals and rectangular pitch will be available for community cricket and Australian rules football, soccer and rugby.

The indoor sports facilities proposed consist of a gymnastics centre and 4 indoor sports courts, suitably dimensioned for netball and basketball. The courts facility can also provide for a range of other small footprint sports (volleyball and badminton) and large footprint sports that can be played across multiple courts (futsal, hockey, handball) and the like.

The facility will provide a separate gymnastics centre which can be managed by a club or community gymnastics provider, connected to the sports court facility by shared amenities and kiosk.



Summary (Cont'd)

The proposed development is estimated to cost in the order of \$35 million. Key components of the precinct include an indoor sports centre (\$25.7 million), outdoor playing surfaces (\$4.7 million), site works and car parking (\$3.7 million), and a perimeter circuit trail (\$2 million). The estimated probable costs exclude design, construction contingencies and fees. External funding in addition to Council budget is required to develop the precinct.

On an annual basis, the indoor sports centre should be able to cover its costs with a net result of \$102,000 excluding depreciation and major maintenance.

If staging is required, the three logical stages are:

1. The indoor sports courts and gymnastic centre
2. The outdoor field facilities, and
3. Trail extension and corridor works.

Following on from this work it is recommended that:

1. Progress the development of a sports precinct at the Bayview Secondary College, in partnership with the College and the peak state sporting bodies
2. Allocate funding to undertake detailed design to obtain Development Approval.
3. Prepare a planning scheme amendment to rezone the surplus road bypass land to the north of the site
4. Purchase 17 Goodwins Road and undertake further open space planning for the corridor.
5. Set up a working party to agree on the management model, occupancy details, capital contributions and funding.

The Master Plan

The image below shows the layout of the recommended facilities.

A plan with notes is also provided in Chapter 4.



1. Introduction

1.1 The Project

This Sports Precinct Master Plan was prepared by @leisure Planners and Thomson Adsett Architects for Bayview Secondary College.

Background information about the sites and sports demand was reviewed for Clarence Plains, as the first stage. Interviews were conducted with peak bodies, staff, clubs and the College.

The Bayview Secondary College site, Clarendon Vale Oval and associated open spaces in Rokeby and surrounds were inspected. The location of the sites are shown in the following images.

Several high-level options were prepared and presented to the key stakeholders. Following feedback on these options, a master plan and design concept were prepared.

Council investigated the status of the by-pass road proposal that affects the site, this has implications for future ownership and the layout of facilities.

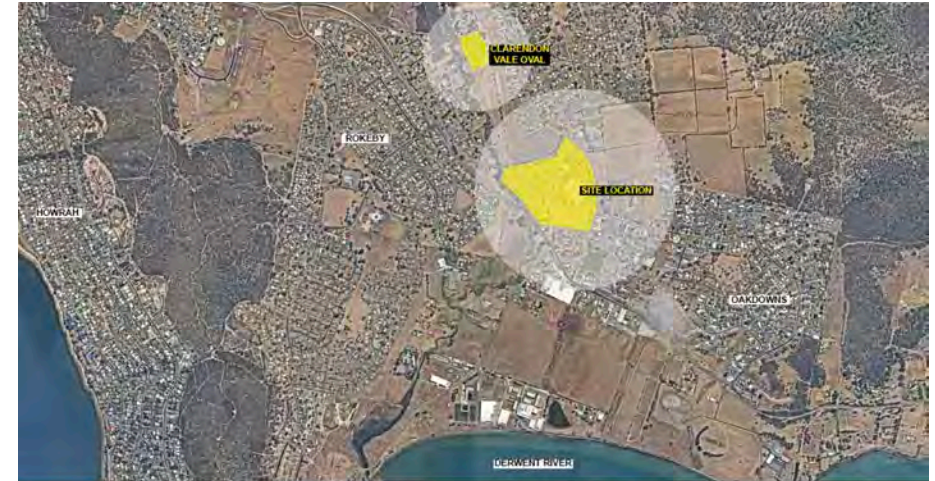


Figure 1. Site context



Map 1 – Bayview Secondary College (170 Mockridge Road, Rokeby TAS 7019) Map 2 – Clarendon Vale Oval – (45 Goodwins Road, Clarendon Vale TAS 7019)

1.2 The site

Bayview Secondary College sports precinct is located at 170 Mockridge Road, Rokeby. This is an existing school site that is relatively under developed.

The site can be accessed via vehicle traffic off Hawthorne Place (new proposed car park) or existing site access off Mockridge Road.



from Mockridge Rd looking towards the ovals



from Rokeby Rd looking towards the school

Addressing the site

The indoor sports centre and outdoor playing fields should be visually connected to the existing school buildings and outdoor spaces. The outdoor sports fields should have clear sight lines towards the sports centre and the general open space of the College.

A strong connection is to be created with the existing facilities catering for the schools education programming and 'centre of sports excellence' syllabus, and allow elements of the centre to be managed by students.

The existing trees surrounding the site shouldn't be impacted with any proposed development, and are important to remain for street aesthetics and neighbourhood characteristics. However, some existing trees will be required to be removed to cater for the new sports centre and reconfigured sports fields.

The plan needs to address the topography of the site; to ensure it is accessible to all, and create a connection to the community facilities in the locality and the Clarence Plains Rivulet.

2.2 Landuse Planning*

The site is dual zoned under the Clarence Interim Planning Scheme 2015 (the Scheme), being the Community Purpose Zone and the Particular Purpose Zone 2 – Future Road Corridor as shown in the image following. The lighter of the two yellow areas shown the extent of the Community Purpose Zone and the darker yellow showing the Particular Purpose Zone.

Additionally, the site is also subject to the Electricity Transmission Infrastructure Protection Code, Parking and Access Code, Signs Code, Road and Railway Assets Code and the Stormwater Management Code under the Scheme. The site is also subject to a Waterway and Coastal Protection Areas Overlay, Heritage Areas Overlay and a Electricity Transmission Overlay.

The proposed facility is within the Sports and Recreation Use Class as defined by the Scheme, which provides for land for organised and/or competitive recreation or sporting purposes. Such use is a permitted use within the Community Purpose Zone, which accounts for close to half of the proposed sports centre site.

*Advice provided by The Strategic Planner City of Clarence



Figure 2. Zoning and Overlay Plan – Clarence Interim Planning Scheme 2015

There are a range of Use and Development Standards within the zone that are relevant to the future consideration and development of the proposed precinct and facility. These include hours of operation, noise, building height, setback, design, passive surveillance, landscaping, outdoor storage areas and fencing.

Part of the site is located within the Particular Purpose Zone 2 – Future Road Corridor. See figure following.

Proposed Bypass



Figure 2. Location of Proposed Bypass

It is understood that the bypass land to the north of the College is no longer required. Sports and Recreation is a prohibited use class within the zone on that land. On that basis the proposal would require a planning Scheme Amendment. There are a range of matters that would need to be demonstrated to support a suitable amendment, the most significant being: The strategic need for the amendment as it related to the subject site. This could most likely be demonstrated through the adoption of a Final Masterplan.

1.3 Site constraints and opportunities

The existing school title boundary provides some constraints in layout, as shown (in blue) on the sketch options.

As the site slopes down from the school buildings, it will not be practical to have the playing fields at the same level and side by side.

The change of level across the site may be an advantage for an indoor facility, which could provide car parking underneath the indoor sports court building. This was investigated.

If the College site is developed for multiple sports facilities, the Clarendon Vale Oval will play a role as only a local club facility and provide overflow and training options.

There are several planning considerations discussed on the previous page, including the current zonings and multiple overlays as well as the previously proposed bypass. As this land is not likely to be required, it is recommended that Council purchase this and at 17 Goodwins Road to enable the development of Bayview Secondary College and Clarendon Vale Oval Precinct as proposed by this master plan.

1.4 Trail access

An exercise trail around the college will be designed for community and school use.

It will also be important to connect the site to the shared trail network, which can provide safe off-road access for pedestrians to walk and cycle to sports facilities in Clarence Plains from adjacent suburbs. An off-road trail will connect to existing shared paths along the road work and along the Clarence Plains Rivulet.

The important linkage is the one along the rivulet that links up through the Clarendon Vale Oval from Goodwins Road, through to the intersection of Rokeby Road and Hawthorne Pl.

The current path used by children to get to the school is the path from the pedestrian crossing on Rokeby Rd (near the Hawthorne Pl intersection). This would need to be part of the final planning for the site, as it connects the other part of Rokeby to the South with the school site.

2. Development Requirements and Options

Three sketch options showing possible facility layouts were prepared for feedback from stakeholders. These layouts seek to provide flexibility to accommodate for growth and changes in demand.

2.1 Key requirements

- All options include an indoor sports court facility (with 3 or 4 sport courts) suitable to play netball, basketball and other large footprint sports such as hockey, handball, floorball etc. across multiple courts, and an area dedicated to gymnastics within the building. This indoor court sports facility is a high priority to replace the current, inadequate facility at the school, and for community sport.
- The options seek to provide a two oval sports grounds, that allow cricket and Australian rules to be played by community clubs, school activities and one separate rectangular field suitable for soccer, football and rugby. The grounds can also be marked for multiple smaller fields during carnivals or school activities, and one of the ovals could be used for soccer football if multiple soccer pitches are required.
- The outdoor fields represent those suitable primarily for junior club and foundation level games. The maximum sized Australian rules football facility shown on the master plan is 150m*110m, in response to the level of competition and space available.
- One of the oval grounds should have the potential to have a turf cricket wicket, and the other to have a synthetic wicket, should cricket demand increase.
- The rectangular ground could be used for soccer-football, rugby and multiple small sided games or social activities by the school and the community. This ground should be suitable to include a synthetic surface in future, if required to meet high levels of use.
- Options are to include community level support facilities such as; multifunctional change-rooms, toilets, umpire facilities, and coach, and basic spectator facilities including a canteen facility. If available space allows, these support facilities would be central to the outdoor fields and attached to the indoor facilities.
- The potential for hardcourt tennis courts should be included on the site, to meet a future need for tennis if required, following a state-wide audit and strategic planning process within Tennis.

These options are shown over leaf and as full pages in Appendix 1. These options were discussed with the College and peak sporting bodies prior to the master plan's preparation.

2.1 Development options; images



Option 2 was the option that stakeholders agreed best met the needs of community sport, the College and peak sporting bodies. Details of this option and the advantages and disadvantages of the layout are provided over leaf.

2.2 The preferred option

The preferred design option (2) combines the College pavilion and the new sports centre as one new building, while also servicing all three sports fields and the existing College building.

The option proposed is for the sports centre to be centrally located on the College site, which will have direct pedestrian access to the college.

The three sports fields are located within the existing locations on site.



The existing soccer pitch is replaced with a new AFL/Cricket ground.

The western AFL/Cricket ground is to be re-conditioned and sized to cater for current sporting requirements.

The existing south-eastern soccer pitch is to be redeveloped into a rectangular sports field, which will cater to soccer and rugby.

A new indoor sports centre car park is proposed with access off Hawthorne Place.

The College building expansion zone is proposed in the area of the existing sports centre and tennis courts.

The Advantages of Design Option (2)

The new sports centre is centrally located to both nominated sport fields, new car park and the existing college facilities.

The existing school can be physically linked to the new sports centre by a pedestrian link/covered area.

A central pedestrian zone (piazza) could be considered as part of this development.

The three sports fields can be accessed by the sports centre with two AFL grounds to the north of the sports centre and the soccer pitch to the south.

The existing sports hall could be operated by the College, while the construction of the new centre takes place, therefore not impacting school programming.

New vegetation zones can be accommodated on the BSC site as a way of vegetation 'off-setting' for any vegetation removal which may occur due to this design option.

The new car park could cater for community access while not imposing on the existing colleges staff parking arrangements. The sports precinct design reflects the topography of the site, with the opportunity of the sport centre to cater for an under-croft car park (pending cost).

This future expansion zone is accommodated by its own car park (existing) and is within close proximity of the existing college facilities and the Mockridge Road entry.

The rectangular sports field can be considered as an all-season training ground and can cater for soccer – football and rugby, due to the available length of the ground.

Disadvantages of the preferred design option (2)

The key disadvantages of this design option include:

- Extensive excavation (either cut or fill) with retaining wall/systems will be required due to the topography of the site and to meet the sports specification for fields and universal design, as well as pathways between the College and sports centre.
- The sports centre can only be accessed via Hawthorne Place and not Mockridge Road.
- The existing cricket nets need to be removed to make way for the new soccer pitch.
- Several significant trees would be required for removal for the pending sports centre and northern AFL/Cricket ground.



3. Functional Design Brief

Specific requirements of facilities to be included in the precinct (such as dimensions and quality) have been documented based on demand information, the nature of the site and stakeholder's preferences.

These requirements are outlined in the functional design brief provided in Appendix 3.



4. Master Plan



FEATURE KEY

- 1 EXISTING CARPARK
- 2 NEW INDOOR STADIUM
- 3 RECTANGULAR SPORTS FIELD
- 4 RELOCATED AFL / CRICKET OVAL(S)
- 5 RELOCATED CRICKET PRACTICE NETS
- 6 PEDESTRIAN / SCHOOL AVENUE
- 7 REFURBISHED AFL OVAL
- 8 NEW CARPARK + ENTRY
- 9 EXISTING BAYVIEW COLLEGE
- 10 EXISTING OVERLAND FLOW AREA
- 11 VEGETATION BUFFER / OFFSETTING AREA
- 12 TO BE REMOVED
- 13 EXISTING CARPARK
- 14 PERIMETER TRAIL

PRELIMINARY FOR DISCUSSION



**BAYVIEW SECONDARY COLLEGE &
CLARENDON VALE OVAL**
170 MOCKRIDGE ROAD,
CLARENDON VALE, TAS 7019
CITY OF CLARENCE

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TA # 19.0021.13

SCHEMATIC MASTERPLAN - OPTION 2

1 : 1500 @ A1

SK02

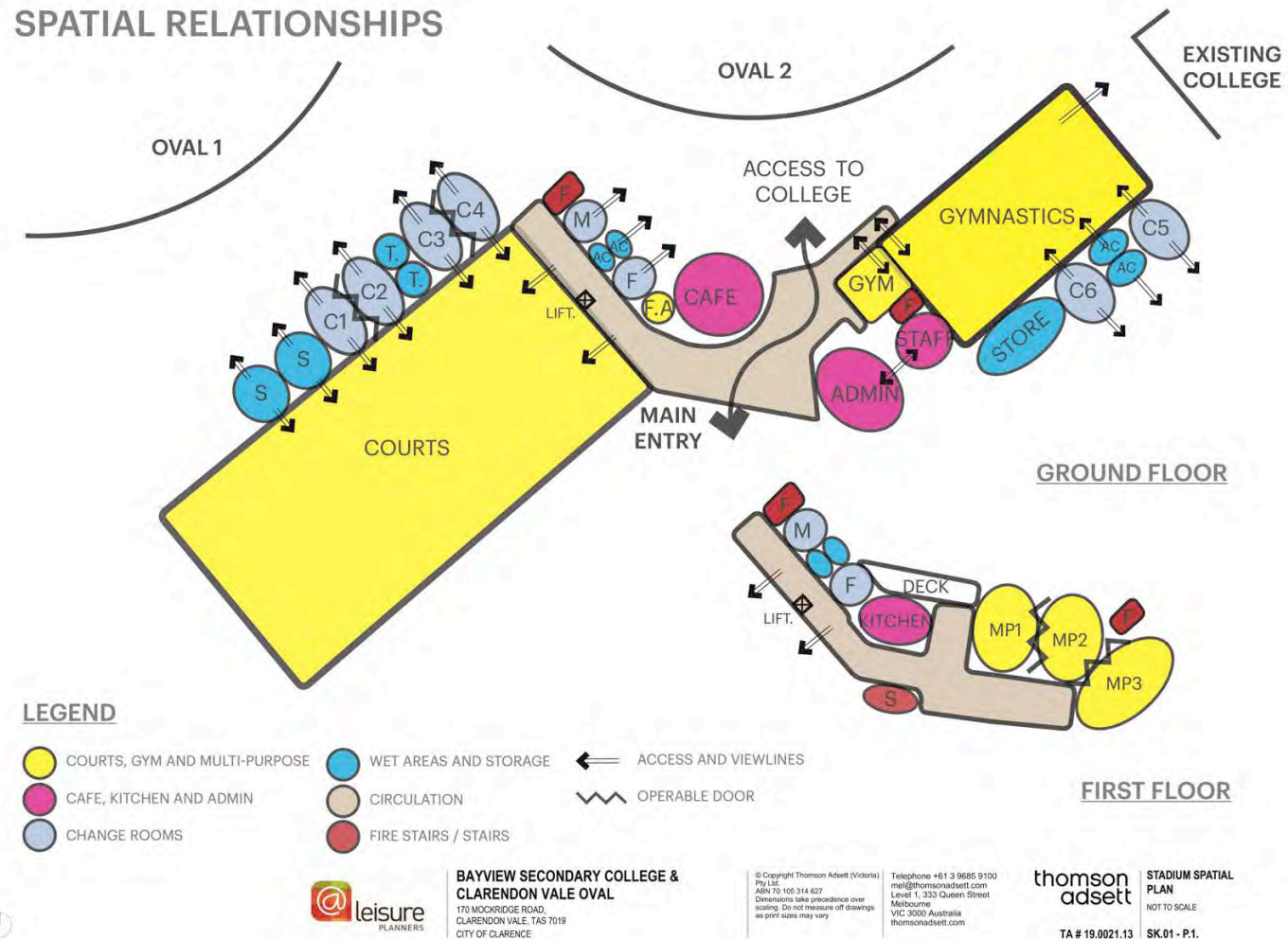
03.04.2019

rev. B

5. Design Concept

5.1 Spatial Relationship Diagram- Indoor Sports Facilities

A spatial relationship diagram was prepared and reviewed prior to preparing the design concept.



5.2 Design Concepts; floor plans

5.2 Design Concepts; floor plans



BAYVIEW SECONDARY COLLEGE & CLARENDON VALE OVAL
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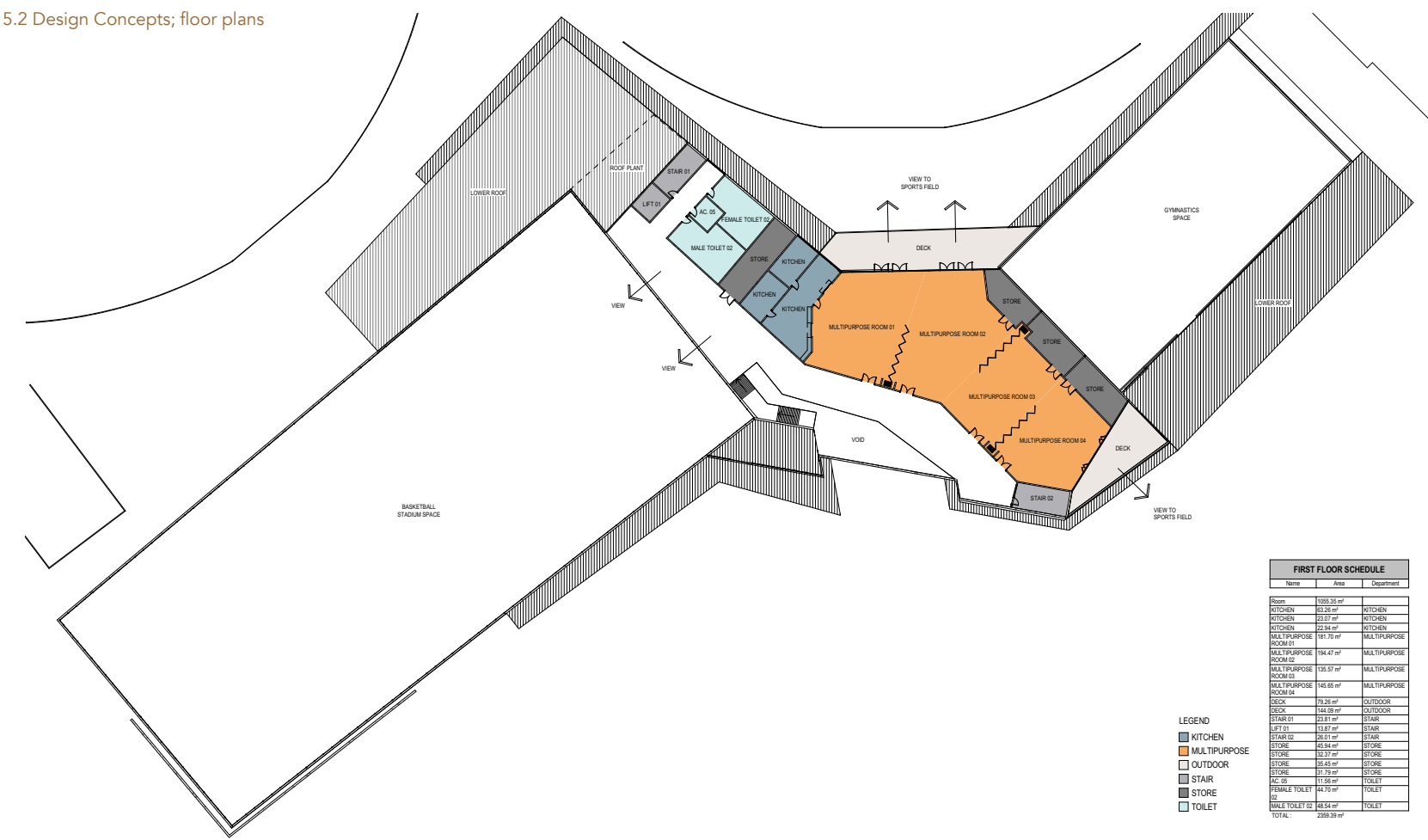
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GROUND FLOOR PLAN
1:250 @ A1
TA # 19.0021.13 SK06



5.1 Design Concepts; floor plans

5.2 Design Concepts; floor plans



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FIRST FLOOR PLAN

1:250 @ A1

TA # 19.0021.13

SK07



5.2 Design Concept- 3D



5.2 Design Concepts; 3D Concepts





6. Estimated Probable Costs

6.1 Capital Costs

The indoor sports facilities

The estimated probable costs of constructing the buildings (indoor sports facilities) is in order of \$25.7 million, excluding excluding design, construction contingencies and fees.

Appendix 3 outlines the Quantity Surveyors Report.

Outdoor Playing Fields

The estimated probable costs of constructing the outdoor playing fields (excluding tennis courts) is in order of \$4.7 million, excluding design, construction contingencies and fees.

The probable costs of the external site works – leveling, car parking etc. are in order of \$3.7 million.

Up to an additional \$2 million will provide for an extension of the Clarence Plains Rivulet trail to the and around the site as an exercise circuit and relevant connections.

Staging

The three logical stages are:

1. The indoor sports courts and gymnastic centre
2. The outdoor field facilities, and
3. Trail extension and corridor works

The fewer stages will mean greater efficiencies and less overall construction costs, so spreading one continuous project over two financial years may be desirable.

6.2 Recurrent Costs

Management assumptions

The estimated cost of managing the centre will be dependent on the nature of management and the roles of different partners.

It is envisaged that the roles and responsibilities associated with the facilities will become the nature of an agreement between the Education Department, College, Council and one or more sporting peak bodies.

Council could become the manager of the outdoor playing fields and indoor sports courts after school hours and license these to sporting clubs. This is how existing fields are managed in the City of Clarence.

The Gymnastics facilities could be leased to a Gymnastics Centre who would contribute to the capital or fit out costs of the facility and be responsible for running costs and minor asset maintenance.

Major asset management would need to be allocated or apportioned between the College and Council.



6. 2 Estimated Recurrent Costs (cont'd)

1. Financial Estimates Summary	Total PA YR1
INCOME	
Gymnastics Lease	\$66,000
- Basketball Association Competition Hire	\$145,920
- Basketball Training (Off Peak)	\$31,920
- Netball Association Hire	\$39,520
- Other Hire Groups	\$9,800
Holiday Program - General	\$8,000
- Sports program hire	\$4,480
Cafe- Kiosk (school or club operation)	\$0
TOTAL ESTIMATED REVENUE	\$305,640
EXPENDITURE	
Facility cleaning	\$30,000
Admin / Promotion/ Programming / First Aid Booking /banking	\$13,500
Telecommunications	\$8,400
Centre Co-ordinator (0.05 EFT).	\$54,600
Utilities	\$49,750
Equipment maintenance/floor/ lights annual	\$33,024
Minor repairs and security	\$14,000
TOTAL EXPENDITURE	\$203,274
NET	\$102,366.00

2. Summary Profit and Loss Annual Base Case	
Total estimated revenue	\$305,640
Total estimated expenses	\$203,274
Net result	\$102,366

3. Indoor Sports Hall Maintenance	
Floor resurfacing	
Major Court Sanding / Re-line / seal every 15-20 yrs. (Excluded from annual recurrent costs)	\$122,640

4. Annual Depreciation Schedule	
Building Depreciation (100 yrs.*)	\$293, 200
Equipment furniture and fittings (20 yrs.)	\$16,000
* Clarence City Council	

See assumptions relating to these financial estimates provided in Appendix 6.

Funding and staging options

Funding

There are commonly multiple sources of funds that commonly are used to develop sporting infrastructure. These include:

- Government grants; Both Federal and State
- Election commitments
- Philanthropic organisations
- State or local sports associations
- Local Government: Developer contributions from subdivisions, and capital works budgets
- Contributions to facilities from by Peak Sporting bodies and potential user groups
- Advanced payments for rental

Funding for this type of project is likely to require funds from a number of these sources that can provide leverage to access additional funds.

Government grants; Both Federal and State. These grants include:

- Relatively small amounts from the Tasmanian Communities Sport and Recreation Directorate (\$80,000 annual).
- Other more substantial amounts have been offered by the Federal Government such as the Building Better regions etc., – there are no active grants for this program currently although likely. Grants may also be offered to address specific environmental and energy objectives from time to time.
- **Election commitments.** These funds may be substantial and should be pursued.
- **Philanthropic organisations or foundations-** these include those who work in partnership with the Department of Education as well as those whose objectives may align with community and sport, and may involve naming rights

State or local sports associations

- Cricket, Australian rules football and Gymnastics have shown interest in contributing to the cost of facilities if it delivers suitable facilities for their use.

Local Government: Developer contributions, and capital works budgets

- There is residential growth in Clarence Plains and these proposed facilities could be a a legitimate use for open space contributions. Some grants may require a matching contribution from Council's capital works budget.

Advanced payments for rental

- In some instances telecommunication tower rental, performance level sports or user group's rentals paid in advance for a specific term, have been used to fund the construction of sports facilities.

As funding may be available for one or more specific components, or the whole project, it is desirable to seek planning approval and prepare detailed document in readiness.

7. Recommendations

1. Develop a sports precinct at the Bayview Secondary College be progressed in partnership with the College, and the peak state sporting bodies
2. Allocate Council funding to undertake detailed design to Development Approval
3. Seek a planning scheme amendment to rezone the surplus bypass land to the north of the site.
4. Purchase 17 Goodwins Road and undertake further open space planning for the corridor
5. Establish a high-level working party to determine asset ownership and a preferred management model, facility usage including occupancy agreements, capital contributions and funding opportunities.



7. Appendices

Appendix 1. Site options

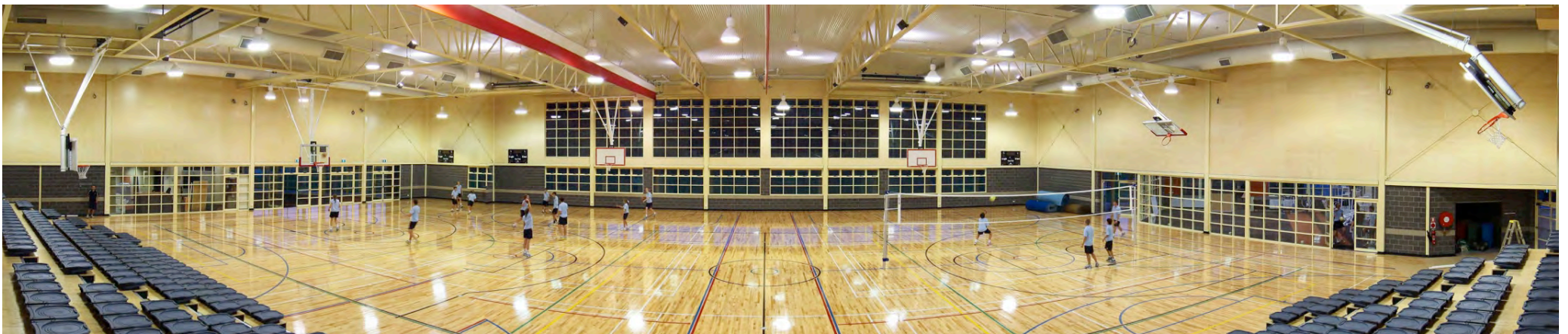
Appendix 2. Comments on the options by the peak sporting bodies

Appendix 3. Functional design brief

Appendix 4. Preliminary estimate of costs

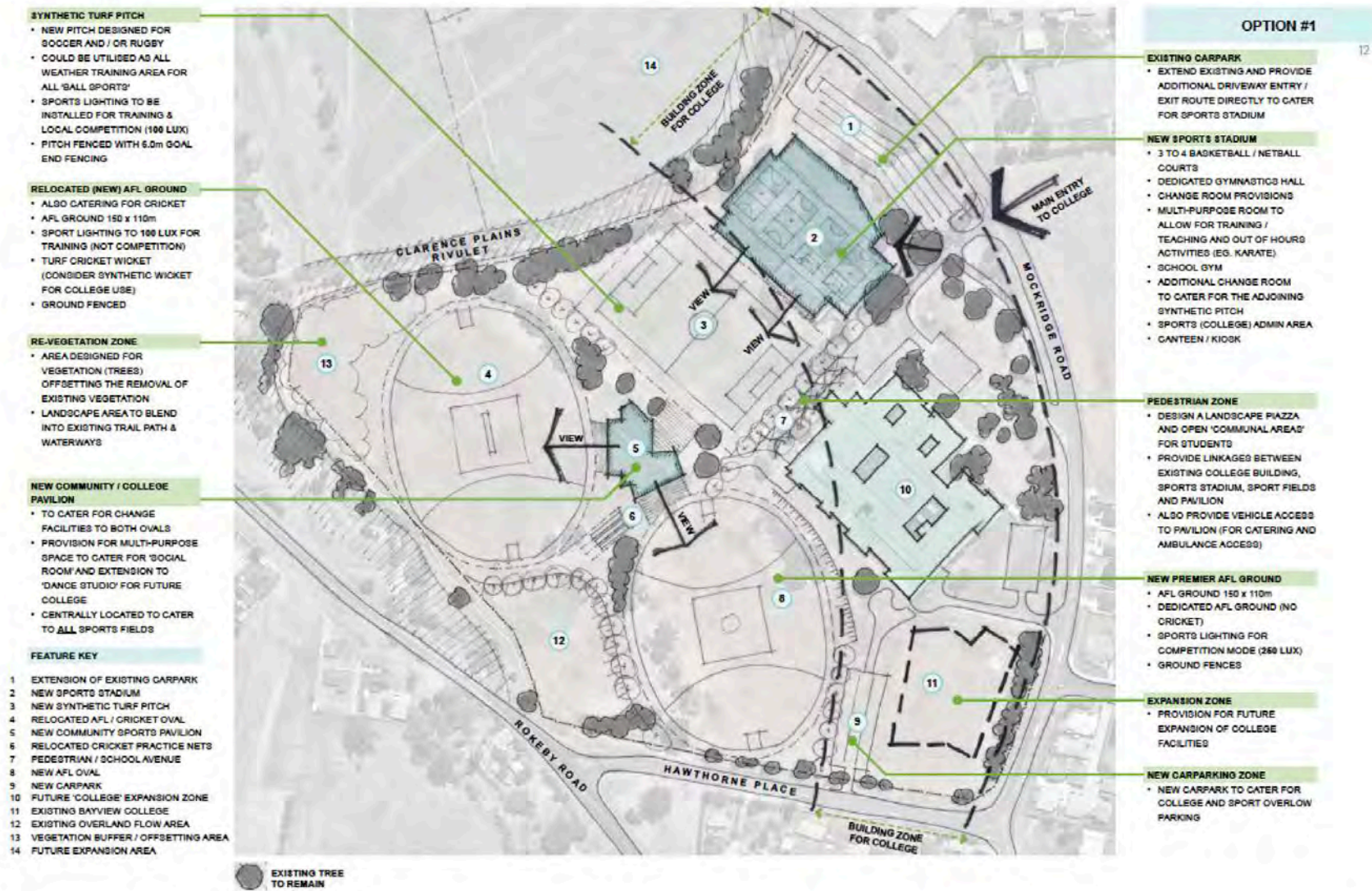
Appendix 5. Stakeholder consultation findings

Appendix 6. Recurrent costs, exclusions and assumptions



Site Options

Option 1



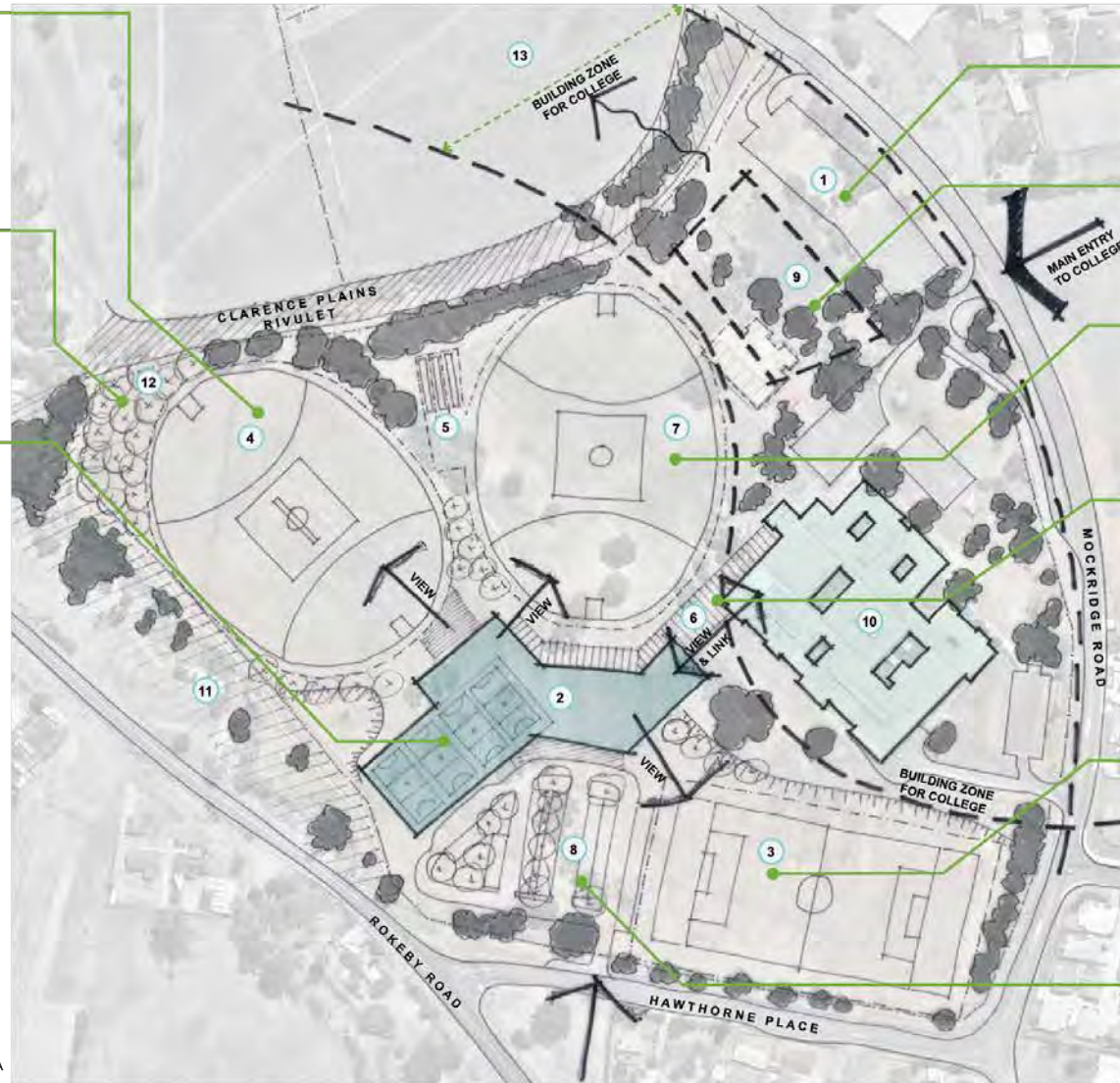
Bayview Secondary College, Clarendon Vale
November 2019

Project Number 19.002113
Phase F2 (Second Issue)

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Option 2

- RELOCATED (NEW) AFL GROUND**
- ALSO CATERING FOR CRICKET
 - AFL GROUND 150 x 110m
 - SPORT LIGHTING TO 100 LUX FOR TRAINING (NOT COMPETITION)
 - TURF CRICKET WICKET (CONSIDER SYNTHETIC WICKET FOR COLLEGE USE)
 - GROUND FENCED
- RE-VEGETATION ZONE**
- AREA DESIGNED FOR VEGETATION (TREES) OFFSETTING THE REMOVAL OF EXISTING VEGETATION
 - LANDSCAPE AREA TO BLEND INTO EXISTING TRAIL PATH & WATERWAYS
- NEW INDOOR STADIUM AND SPORTING PAVILION**
- COMBINED STADIUM AND PAVILION BUILDING, CATERING TO BOTH OVALS AND PITCH
 - BUILT FORM INCLUDING 3 TO 4 BASKETBALL / NETBALL COURTS
 - DEDICATED GYMNASIUMS HALL
 - CHANGE ROOM PROVISIONS
 - MULTI-PURPOSE ROOM TO ALLOW FOR TRAINING / TEACHING, OUT OF HOURS ACTIVITIES (EG. KARATE), AND POTENTIAL FUTURE COLLEGE EXPANSION (EG. DANCE STUDIO)
 - SCHOOL GYM
 - SPORTS (COLLEGE) ADMIN AREA
 - CANTEEN / KIOSK
- FEATURE KEY**
- 1 EXTENSION OF EXISTING CARPARK
 - 2 NEW COMBINED INDOOR STADIUM AND SPORTING PAVILION
 - 3 NEW SYNTHETIC TURF PITCH
 - 4 RELOCATED AFL / CRICKET OVAL
 - 5 RELOCATED CRICKET PRACTICE NETS
 - 6 PEDESTRIAN / SCHOOL AVENUE
 - 7 NEW AFL OVAL
 - 8 NEW CARPARK
 - 9 FUTURE 'COLLEGE' EXPANSION ZONE
 - 10 EXISTING BAYVIEW COLLEGE
 - 11 EXISTING OVERLAND FLOW AREA
 - 12 VEGETATION BUFFER / OFFSETTING AREA
 - 13 FUTURE EXPANSION AREA



 EXISTING TREE TO REMAIN

OPTION #2

14

- EXISTING CARPARK**
- EXTEND EXISTING AND PROVIDE ADDITIONAL DRIVEWAY ENTRY / EXIT ROUTE DIRECTLY TO CATER FOR COLLEGE & PLAYING FIELDS

- EXPANSION ZONE**
- PROVISION FOR FUTURE EXPANSION OF COLLEGE FACILITIES

- NEW REMIER AFL GROUND**
- AFL GROUND 150 x 110m
 - DEDICATED AFL GROUND (NO CRICKET)
 - SPORTS LIGHTING FOR COMPETITION MODE (250 LUX)
 - GROUND FENCES

- PEDESTRIAN ZONE**
- DESIGN A LANDSCAPE PIAZZA AND LINKAGE ROUTE TO CREATE 'COMMUNAL AREAS' FOR STUDENTS
 - PROVIDE LINKAGES BETWEEN EXISTING COLLEGE BUILDING, SPORTS STADIUM, SPORT FIELDS AND PAVILION
 - ACTIVATES CORE OF PRECINCT WITH ALL VISITOR ACTIVITY IN CENTRALISED ZONE

- SYNTHETIC TURF PITCH**
- NEW PITCH DESIGNED FOR SOCCER AND / OR RUGBY
 - COULD BE UTILISED AS ALL WEATHER TRAINING AREA FOR ALL 'BALL SPORTS'
 - SPORTS LIGHTING TO BE INSTALLED FOR TRAINING & LOCAL COMPETITION (100 LUX)
 - PITCH FENCED WITH 6.0m GOAL END FENCING

- NEW CARPARKING ZONE**
- NEW CARPARK TO CATER FOR COLLEGE AND SPORT PARKING

Option 3.



Bayview Secondary College, Clarendon Vale
November 2019

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Appendix 2 Comments on the Options from Peak Sporting Associations

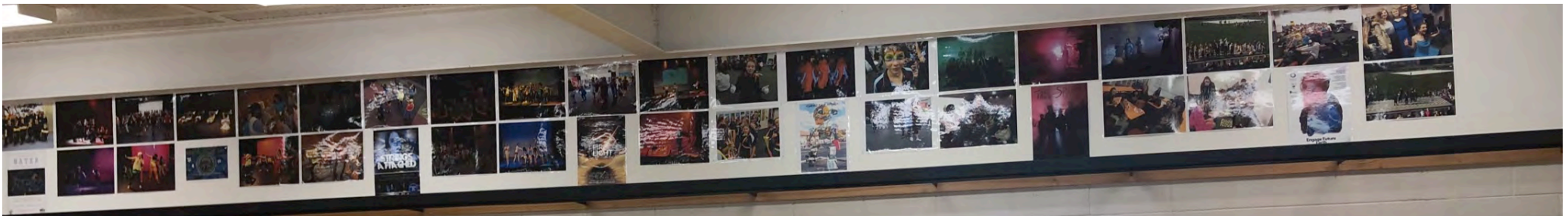
The preliminary options as shown in Appendix 1 were circulated to AFL Tasmania, Cricket Tasmania, Football Federation Tasmania, Basketball Tasmania, Netball Tasmania, Clarence Gymnastics Association, Rugby Tasmania and Clarence PCYC. Comments on the options from the peak bodies are provided below.

1. AFL Tasmania

- Option 2 is our preference out of the plans presented, for the connection to the whole venue and the possibilities that it provides.
 - Option 1 is workable but not our preference as the smaller pavilion and no parking provide limitations. I'd also wonder for access, maintenance and maximising impact of investments if the duplication of change rooms makes sense.
 - Option 3 is far from ideal as the lack of space is restrictive on access/user experience/amenities etc.
 - Adjacent car park and availability of indoor facilities in Option 2 is very appealing, as is any potential gym/physical prep facilities that the building may include.
 - For year-round football use, we are happy to see one oval without a pitch.
 - Given that the focus of the facility is community sport and not high performance, from a football point of view the use would be mainly through Lauderdale Football Club. Lauderdale have identified the ground as an ideal location to host their growing AusKick and junior programs for training and games, female program for training, senior males for some pre-season use and possible gym use if the facility accommodates it.
 - External to Lauderdale Football Club use, it could be a possible venue for overflow for Clarence Football Club and a possible training facility for STJFL representative squads and potentially to host gala days. There would be the possibility of some training for Devils or NMFC Next Generation/AFLW as well, but it would likely be more geared to local club use.
- It will also be used as an important school football site and offer up great opportunity for clinics and as a competition venue.
- Through reducing duplication of amenities, it could allow for additional services and large flexible spaces - larger change rooms with ability to split with dividing walls, medical rooms etc.
 - If the venue was to be more focused on a high performance environment as a home base for specific user groups, it could be a potential base or satellite base for Tasmania Devils Nab League/VFL programs but that may not align with the broader vision for the site. Options that may fit better for something in this space might be an ongoing conversation for us to work through with Council.

2. Cricket Tasmania

- As previously discussed, cricket's participation needs for grounds with turf pitches has outgrown the capacity of current venues Kangaroo Bay Oval and Lindisfarne Oval in the Clarence municipality.
- The Bayview College development appears to be a good option to address cricket's turf ground needs.
- The facility would be able to be utilised by community level participants in accordance with the vision for the site, for example U/15's, U/17's, 3rd Grade Men's, 2nd Grade Women's.
- Whilst cricket does not have zones for Clubs, the location of the facility is in the area aligned with Clarence District Cricket Club. Clarence is a large and strong club which in conjunction with Cricket Tasmania would be in a stronger position than other Clubs in the municipality at any level to engage with the school on broader objectives of the development, in particular enabling students to participate in cricket.
- Lindisfarne Cricket Club is also a potential ground user.
- Both Clarence and Lindisfarne Cricket Clubs have a strong preference for secondary venues in their municipality.
- Clarendon Vale Oval is used for Southern Cricket Association and Hurricanes Junior League matches and has capacity to increase usage at these levels with improved off-field facilities.
- In regards the plans specifically:
 - Option 2 is preferable.
 - The width of the grounds complies with the minimum size standards for community cricket however, it would be interesting whether if the road easement is eliminated the precinct boundaries can be extended and therefore the size of the ovals increased.
 - Consider locating the turf pitch for cricket in the oval closest to the school in Option 2 (Item 7 on key). This is to align better with the training nets and maximise distance from the road.
 - Consider placing a synthetic pitch in the oval closest to the road in Option 2 (Item 4 on key). This would enable usage for school purposes and junior primary aged usage. AFL and Cricket could continue to share this Oval during summer for example as occurs at Clarence High School.
 - There is also a shortage of cricket training facilities in the municipality. When at the stage of progressing to discussions with likely club users' consideration of training facilities at the site should be included, as since initial consultation the need for training facilities has re-emerged as a key consideration for potential stakeholders.



3. Football Tasmania

- FT are generally supportive of the concept planning and understand that demand has not been shown to justify more than one rectangular pitch at the site
- They are happy to see that the other grounds are the able to be marked for small sided or full-sized pitches if the need for a carnival or school event was required.
- They are keen for the pitch to be a synthetic pitch but are understanding of cost and would be happy with natural turf initially and to see what future demand was like.
- FT are also very keen on the location of the indoor facility in Option 2 as the ability to play futsal in more locations is part of their long-term ambitions. The connection with the school is also an important element for FT as it will help drive participation and club development locally.

4. Basketball Tasmania

- Basketball Tasmania support this development.
- We would be very interested in basing one of our basketball associations at this new facility (or creating a new association). In line with this, we would be keen to have some sort of office space/admin space available in the plans if possible.
- Three or 4 courts is fantastic. Obviously, 4 courts allow us to do more (e.g. tournament weekends are better with 4 courts) however 3 courts are still very good.
- Obviously, a lot will depend on how all the sports work together on this.
- It would be very important to do this facility to a high level of quality with sprung wooden timber floor, good lighting, good quality rims and backboard (preference to Ringleader).
- We would also need appropriate seating for games, scoreboard and 24 second timings and good insulation. We can assist on these items down the track if you require.
- Option 2 does seem to link in better with everything which would be important for this project (however parking might be more of an issue for the indoor stadium).
- The comments under basketball are certainly appropriate.
- We would be interested in seeing what options are available for basketball to manage the facility outside of school hours.

5. Netball Tasmania

- Netball Tasmania are supportive of the concept development so far, in terms of the development of an indoor facility. And its potential to be developed on the school site.
- Netball have not committed to be a user of the site, are supportive of more indoor facilities being developed within Hobart and are keen to continue to be consulted with throughout the planning process.

6. Tennis Tasmania

- Tennis Tasmania are not available to formally comment as they are presently undertaking audits as part of a strategic planning approach to facilities across the state.
- Tennis would be keen to discuss the future of tennis within the space at Bayview in the future but are not currently in a position to do so.

7. Gymnastics (Clarence Gymnastics Association)

Option 1

Positive:

- More parking options
- Close to school
- Located with Basketball/Netball

Negative:

- Uses land set aside for potential bypass
- Removed from other outdoor sports

Other Comments:

Maybe put parking at area 12 for Football, Cricket and soccer being closer to community sport pavilion

Option 2

Positive:

- One main location for all sports
- Close to school
- May be cheaper building cost with all in the one area

Negative:

- Uses land set aside for potential bypass
- Parking may be an issue with all sports using the same area

Option 3

Positive:

- More parking options
- Does not use land set aside for potential bypass
- Close to school
- Located with Basketball/Netball

Negative:

- Removed from other outdoor sports

Other Comments

All 3 options could be suitable for gymnastics, If space if available option 2 would be the best option with good connection to the school, however parking maybe an issue.

Gymnastics would be keen to work in with other sporting groups and would be an ideal space for

- Cross training strength, conditioning Programs
- Rehabilitation programs.

Gymnastics would be keen to work with Bayview College providing the follow programs

- General PE gymnastics programs
- Launch into learning kindergym programs

- PE Gymnastics Programs with surrounding Primary schools
- GymAbility Programs for children with additional needs
- School based High Performance sports programs
- Youth Leadership Program for youth aged 14 to 16
- Skill development for school dance program

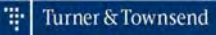
8. Rugby Tasmania

An attempt to contact Rugby Tasmania was unsuccessful.


9. Clarence PCYC

An attempt to contact Clarence PCYC was unsuccessful.

Appendix 4. Estimated capital costs*


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Bayview Secondary College & Clarendon Vale Oval				
Indicative Cost Plan - R1				
QS REF: mxxxxx Date: 11/12/2019				
Function	Unit	Qty	Rate \$/m2	Cost \$
New Building Works				
Ground Floor				
AC. 01 - 04	m2	55	\$ 3,300	\$ 181,500
Admin	m2	85	\$ 2,500	\$ 212,500
Airlock	m2	70	\$ 4,000	\$ 280,000
Café	m2	170	\$ 2,900	\$ 493,000
- EO for café bench seating	Allow	1	\$ 20,000	\$ 20,000
Change 01 - 06	m2	480	\$ 2,800	\$ 1,344,000
- Extra for roller doors	Allow	6	\$ 10,000	\$ 60,000
Cleaners 01	m2	12	\$ 2,900	\$ 34,800
Female Toilet 01	m2	63	\$ 3,000	\$ 189,000
Male Toilet 01	m2	56	\$ 3,000	\$ 168,000
First Aid	m2	25	\$ 2,600	\$ 65,000
Reception	m2	80	\$ 2,900	\$ 232,000
- Reception Counter	Allow	1	\$ 28,500	\$ 28,500
Foyer	m2	787	\$ 2,000	\$ 1,574,000
Gymnasium	m2	145	\$ 2,500	\$ 362,500
Gymnastics	m2	1034	\$ 2,500	\$ 2,585,000
- Extra for safety pits	Allow	1	\$ 400,000	\$ 400,000
- Gymnastics equipment				EXCLUDED
Kitchen	m2	65	\$ 3,000	\$ 195,000
- EO for café equipment, cool room etc. [school café]	Allow	1	\$ 50,000	\$ 50,000
Kitchen BOH	m2	55	\$ 3,000	\$ 165,000
Office 01 - 03	m2	49	\$ 2,500	\$ 122,500
Plant Yard 01 - 02 - External	m2	264	\$ 900	\$ 237,600
Staff	m2	69	\$ 2,500	\$ 172,500
Staff Change 01 - 02	m2	61	\$ 2,800	\$ 170,800
Store	m2	292	\$ 2,000	\$ 584,000
Trainers 01 - 02	m2	33	\$ 2,500	\$ 82,500
Umpire Change 01 - 02	m2	55	\$ 3,000	\$ 165,000
Umpire Toilet 01 - 04	m2	44	\$ 3,000	\$ 132,000
General courts [4 Nos]	m2	3490	\$ 1,900	\$ 6,631,000
Spectator seating [seating for 520 ppl]	Allow	1	\$ 338,000	\$ 338,000
Basketball / Netball: Special services and equipment - goals, scoreboards etc.	Allow	1	\$ 320,000	\$ 320,000
Sports curtains	Allow	1		EXCLUDED
First Floor				
AC- 05	m2	12	\$ 3,300	\$ 39,600
Deck	m2	215	\$ 1,500	\$ 322,500
Female Toilet 02	m2	45	\$ 3,000	\$ 135,000
Male Toilet 02	m2	49	\$ 3,000	\$ 147,000
Kitchen	m2	110	\$ 3,000	\$ 330,000
- EO for kitchen equipment [re-heat kitchen]	Allow	1	\$ 75,000	\$ 75,000
Multipurpose 01 - 04	m2	656	\$ 2,800	\$ 1,836,800
- EO for bar and bar equipment [allowed to 1 MP room only]	Allow	1	\$ 100,000	\$ 100,000
Store	m2	146	\$ 2,000	\$ 292,000
View Space	m2	441	\$ 2,000	\$ 882,000
Allow for upper floor construction	m2	1676	\$ 360	\$ 603,360
Allow for plant platforms / services cupboards	Allow	1	\$ 100,000	\$ 100,000
Allow for lower roof / roof overhang area - Ground Level only	m2	1737	\$ 600	\$ 1,042,200
Allow for external pavement around proposed building	m2	1940	\$ 200	\$ 388,000
Lift 01 incl. shaft	Allow	1	\$ 150,000	\$ 150,000
Foyer stair	Allow	1	\$ 90,000	\$ 90,000
Stair 01	Allow	1	\$ 25,000	\$ 25,000
Stair 02	Allow	1	\$ 25,000	\$ 25,000
Allowance for fire sprinklers [except to Court area]	Allow	1	\$ 100,458	\$ 100,458
Allowance for building sign / wayfinding signage	Allow	1	\$ 150,000	\$ 150,000
Allowance for anti-vandalism elements / swipe card security	Allow	1	\$ 150,000	\$ 150,000
ESD Initiatives	Allow	3%		\$ 737,389
Allow for solar panel system	Allow	1	\$ 300,000	\$ 300,000
Allow for Tier 1 contractor additional preliminaries	Allow	1		\$ 1,700,968.78
Total Building Works		9,228	\$ 2,960	\$ 27,317,975

*Note: There are some minor exclusions from this cost plan including the tennis courts. The cost of extending the existing off road trail is in not included in these figures.

<div>  </div>				
Bayview Secondary College & Clarendon Vale Oval				
Indicative Cost Plan - R1				
QS REF: mxxxxx Date: 11/12/2019				
Function	Unit	Qty	Rate \$/m2	Cost \$
Sports Fields				
Potential Tennis Court	no	3	\$ 180,000	\$ 540,000
Allowance for redevelopment of existing tennis courts - assumed 3 no.				
New Cricket Practice Court	Allow	1	\$ 20,000	\$ 20,000
Allowance for removal of existing cricket practice nets [store for re-use]	Allow	1	\$ 120,000	\$ 120,000
- Allow for reconstruction in new location existing cricket practice nets				
New AFL Oval				
Allowance for new AFL oval, including :				
- AFL ground 150 x 110m	no	1	\$ 1,000,000	\$ 1,000,000
- Natural turf wickets - assumed 2 no.	Allow	1	\$ 150,000	\$ 150,000
- Sport lights (250 LUX)	Allow	1	\$ 350,000	\$ 350,000
- Ground fence	Allow	1	\$ 156,000	\$ 156,000
- 6m high goal end fence	Allow	1	\$ 150,000	\$ 150,000
- Interchange benches	Allow	2	\$ 40,000	\$ 80,000
- Scoreboard	Allow	1	\$ 30,000	\$ 30,000
- Allowance for conduit	Allow	1	\$ 50,000	\$ 50,000
Existing AFL Oval				
Allowance for refurbishment to existing AFL oval -				
- AFL ground 150 x 110m	no	1	\$ 1,000,000	\$ 1,000,000
- Synthetic turf wickets - assumed 1 no.	Allow	1	\$ 30,000	\$ 30,000
- Sport lights (100 LUX)	Allow	1	\$ 150,000	\$ 150,000
- Ground fence	Allow			EXCLUDED
New Rectangular Turf Pitch				
Allowance for a new rectangular turf pitch for soccer or/and rugby				
- New Rectangular Pitch	no	1	\$ 500,000	\$ 500,000
- Extra for perimeter safety / run-off zone	Allow	1		INCLUDED
- Sport lights (100 LUX)	Allow	1	\$ 150,000	\$ 150,000
- Pitch fence	Allow	1	\$ 90,000	\$ 90,000
- 6m high goal end fence	Allow	1	\$ 135,000	\$ 135,000
- Allow for interchange benches - assumed 2 no.	Allow	2	\$ 25,000	\$ 50,000
Total Field Works				\$ 4,751,000
External Works & Services				
Site Clean and Preparation	Allow	1	\$ 81,200	\$ 81,200
Earthworks	Allow	1	\$ 230,700	\$ 230,700
Carparks - New	Allow	1	\$ 946,400	\$ 946,400
- EO for carpark landscaping [WSUD type]	m2	857	\$ 120	\$ 102,840
Carpark - Extension to existing	Allow			EXCLUDED
Allowance for vegetation and landscaping to Re-vegetation zone	Allow	1		\$ 300,000
Allowance for pedestrian zone, including :				
- Landscape plaza	m2	705	\$ 350	\$ 246,750
- Allowance for covered ways	Allow	1	\$ 100,000	\$ 100,000
- Centralised zone for visitor activities				INCLUDED
Allowance for bin enclosure incl. washdown provision	Allow	1	\$ 50,000	\$ 50,000
Allowance for demolition of existing building on site [Noted as '12' on site plan]	m2	779	\$ 120	\$ 93,480
Allowance for external services	Allow	1	\$ 1,500,000	\$ 1,500,000
- Extra for stormwater retention system	Allow	1		INCLUDED
- Extra for rainwater harvesting tanks	Allow	1		Included ESD
Total External Works & Services				\$ 3,651,370
Construction Cost				\$ 35,720,344
Design Contingency			7.5%	\$ 2,680,000
Construction Contingency			7.5%	\$ 2,881,000
Sub Total				\$ 5,561,000
Professional Fee Allowance	Allow		7.5%	\$ 3,097,000
Authority Fees & Charges	Allow		1%	\$ 358,000
Substation contribution	Allow			\$ 100,000
Loose Furniture and Equipment [includes lockers] - By client	Allow			EXCLUDED
Allow for AV / IT equipment	Allow			\$ 200,000
Gymnastics equipment and matting - By Club	Allow			EXCLUDED
Gymnasium equipment	Allow			EXCLUDED
Sub Total				\$ 3,755,000
Project Total (Excluding GST) in Today Prices				\$ 45,036,344
Cost escalation to tender - allow 12 months at 3%/annum				\$ 1,351,090

F:\mb\CM\100 Projects\110 Current\mxxxxx Bayview SC sports\2000 Cost Plan\2200 Cost Plans\2210 Indicative CP\PR1 - 10.12.2019\Bayview Secondary College - Cost Plan A - R1

Appendix 4. Estimated capital costs

<div>  </div>				
Bayview Secondary College & Clarendon Vale Oval				
Indicative Cost Plan - R1				
QS REF: mexxxxx Date: 11/12/2019				
Function	Unit	Qty	Rate \$/m2	Cost \$
Cost escalation to complete				Excluded
Project Total (Excluding GST)				\$ 46,387,435
VM Option - Removal of 1 Basketball court				
- General courts - 1 no.	m2	873	\$ (1,900.00)	\$ (1,657,750.00)
- Spectator seating [seating for 130 ppl]	Allow	1	\$ (84,500.00)	\$ (84,500.00)
- Basketball / Netball: Special services and equipment - goals, scoreboards etc.	Allow	1	\$ (80,000.00)	\$ (80,000.00)
- Design Contingency	Allow	1	7.5%	\$ (137,000)
- Construction Contingency	Allow	1	7.5%	\$ (147,000)
- Professional Fee Allowance	Allow		7.5%	\$ (158,000)
- Authority Fees & Charges	Allow		1%	\$ (19,000)
- Cost escalation to tender - allow 12 months at 3%/annum	Allow		3%	\$ (68,498)
- Cost escalation to complete	Allow			EXCLUDED
Total - Removal of 1 No. basketball court (Excluding GST)				\$ (2,351,748)
Exclusions:				
GST		Cost Escalation beyond Nov 2020		
Upgrade or provision of authority services infrastructure external to the site		Undercraft carpark(under sports hall)		
Land, legal, marketing and finance costs		Office Equipment costs		
Planning professional fees and permit fees		Works to roads outside of site boundary		
Relocation / Decanting Costs		Public Art		
Staging Costs		Asbestos & other hazardous materials removal		
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot		Council internal costs		
Gymnastics equipment beyond allowance		Gymnasium equipment		
Blinds, Curtains or Drapes		Head coaches boxes		
Piling or Bored Pier foundations		Impacts of flood levels		
Air-conditioning or other cooling to indoor courts		Retractable seating		
Diversion / relocation of existing in ground services				

Appendix 5. Findings from stakeholder engagement

1. Outdoor Sports

Australian Rules Football

- There is demand for more oval shaped sportsgrounds in Clarence that would suit the needs of Australian Rules Football as well as other sports.
- There is strong demand for senior and junior football grounds in preseason due to the impact of cricket on traditional grounds.
- A community level facility that has two full sized oval grounds with lighting and a multifunctional support building with change-rooms, toilets, canteen and storage would meet the needs of AFL.
- Lauderdale Football Club have a strong need for more fields to support their junior program. Bayview Secondary College would be the most suitable site for fields due to the proximity to players homes and the connection to the school community. The club would be happy to share with multiple sports.
- If Bayview Secondary College facilities were developed, there may not be the need for the club to use Clarendon Vale Oval. This oval does not meet all needs, the support facilities are poor, and it is hard to get teams to go there for training.
- AFL Tasmania also have demand for good quality community grounds that can host junior development programs from across the region.

Cricket

- There is demand for good quality cricket grounds in the region (not specifically in the Clarence Plains area, rather across the municipality).

- Cricket Tasmania and Clarence Cricket Club would like to see a cricket ground developed at the school that had a turf wicket. This would meet the need for each Premier League club to have two turf wicket grounds.
- A second ground with a synthetic cricket wicket would also be of great value to the Clarence Cricket Club and Cricket Tasmania.
- Rokeby Cricket Club currently use Clarendon Vale Oval. The Clarendon Vale Oval is not in high demand due to it's condition and location. There is an opportunity to have a synthetic wicket on one of the new grounds at Bayview meaning that there may not be the need to upgrade in the support facilities at Clarendon Vale Oval and invest instead in the community facilities at Bayview and move Rokeby to Bayview.
- Training facilities including would need to be included in the mix of facilities.
- Clarence Cricket Club currently use numerous grounds including Claire St (in Hobart municipality).
- Clarence Cricket Club would love a ground with a turf wicket for use by both female and male players.
- Clarence Cricket Club would also really like a second oval with a synthetic wicket plus practice facilities and change rooms/toilets etc.
- There is a great potential for a large indoor facility to be used by numerous sports.
- Clarence Cricket Club cannot afford to not get involved in this project as it is such an important project.

Soccer-Football

- There is not a significant demand from club soccer-football for additional grounds (at the moment) in the Clarence Plains area. Clarence United FC use Bayview Secondary College for some of their junior programs and would therefore be an ongoing user of any new facility. Most of the club's demand occurs in preseason due to the availability of grounds but the Bayview site already gets reasonable use from the junior program.
- FT have a desire to see more synthetic fields cross the state to provide more opportunities for the sport especially during the winter months.
- Clarence United would like to see a purpose-built soccer ground on the site but understands the need for multifunctional facilities. Soccer-football at club level would need only basic community level support facilities (change, toilets and some seating for spectators.) The club sees a great opportunity to continue their relationship with Bayview Secondary College and continue to recruit and offer soccer opportunities to kids in the Clarence Plains area.
- The sport generally suffers from a lack of space, good quality facilities with quality surfaces.
- Would enjoy the connection with the school for clinics and future promotion.

Tennis

- There are five tennis clubs in the Clarence municipality. Sunshine Tennis Club in Howrah has the biggest membership of 420, which is more than double that of any other tennis club in Clarence. Sunshine Tennis Club cannot expand in terms of courts.
- The Draft Clarence Recreational Needs Analysis report suggests that there is no need for additional courts in Clarence, rather Council should consider a review of existing facilities in the area that are operating in the same catchment impacting on club viability. The demand assessment undertaken for the open space plan indicated the future need for courts in this vicinity to serve population growth in this corridor.
- Current tennis infrastructure in Clarence (courts and clubhouses) is aging.
- There are currently no tennis courts south of Howrah (apart from a single court at Sandford, which is in poor condition).
- There has been an increase in demand for social non club tennis in recent years.
- TT is in the process of strategy and audit developments across the state and would be in a position to further discuss the options at Bayview at a later date.



2. Indoor Sports

Basketball

- There is strong demand additional and better-quality indoor courts in Clarence
- Basketball Tasmania would utilise any new courts at the Bayview College site on most if not all nights in a week.
- Basketball would like to see 3 or more courts to enable them to meet demand.
- Other indoor facilities in Clarence are aging and non-compliant and do not provide the sport the opportunity to grow.

Netball

- Netball Tasmania would ideally play more of their sport indoors. There is strong demand for venues to host training sessions, conduct coaching and development sessions, school programs and social programs.
- There may one day be a structure where teams are based in the suburbs for training and development and play centrally at the State Centre. Kingston is a club that currently do this.
- Netball would utilise any number of indoor courts that might be developed and would ideally have access to a couple of outdoor courts within a precinct as well.

Gymnastics

- Clarence Gymnastics Centre are looking to develop a purpose-built (District level) Gymnastics facility in Clarence.
- Bayview Secondary College would be an ideal site for them.
- Would like to construct within the same area as other indoor court facilities and would also utilise these courts on occasions (i.e. for events etc.)
- Clarence Gymnastics have \$500k already for a new facility and are trying to get a promise of additional funding through the upcoming Federal election.
- Gymnastics have the ability to develop a strong partnership with the school community at Bayview as well as the communities in the broader Clarence Plains area.

Other sports

- Outdoor sports such as Australian rules football and soccer-football have expressed an interest in utilising new indoor courts as an alternative venue for training, especially in the wet months.



Other stakeholders

Grassroots Community Development (Interested Party as requested by Council)

- Believes given the growth in the Clarence Municipality - the community deserves its own sporting club (grassroots community development).
- Looking at developing a club at Bayview Secondary College (broad sports club). He thinks they deserve a club of its own.
- Needs a heart, not just fields.
- Needs connections with Clarendon Vale oval and with the schools. Don't think the council has any imagination in this area. Big Bold and visionary.
- Bayview Secondary College provides an opportunity to develop more than sports fields and indoor spaces. It can build a sporting community - multifunctional facility that can support the growing community
- Grassroots Community Development are keen to start a sports club in the area- 1 board- 1 brand- Bayview community sports club.
- Potential for a significant indoor complex could be built on the site. Gymnastics can work really well alongside an indoor centre. Do not want to see what happens at Kingborough with multiple fields and facilities but all different clubs who don't work together well.
- Clarendon Vale Oval needs to become part of the broad complex. Potential for utilisation of the adjoining land for sport and community purposes with connecting walking and bike paths.



Appendix 6. Recurrent costs, exclusions/assumptions

Estimated Income Assumptions

Gymnastics

- Lease fee is an estimate from benchmarking only.
- Gymnasium utilised by facility user groups (including schools) as strength and conditioning for set annual fee of \$1000 pa each. Supervision is the responsibility of each user group.

Indoor sports courts

- Basketball competition: usage 6pm to 10pm all courts 4 days per week @ \$60/ hr per court X 38 weeks per year.
- Basketball training (off peak): \$30 per hour x 4 courts:- Saturday 3 hours, two afternoons (4 to 6pm) x 38 weeks per year.
- Netball Hire (peak): 1 evening per week x 4 courts \$65 per hr from 6pm to 10pm x 38 weeks per year.
- Other hire groups: off peak 2 courts afternoon 4-6pm two nights per week \$35/hr x 35 weeks.
- Holiday program venue hire: 2 Courts and multi-purpose room hire. All day \$200 per day x 5 days per week x 8 weeks/year.
- Sports holiday court hire: \$35/hr for 2 courts x 4 hrs over 2 days per week (8 weeks per year)

Kiosk / Café

- Income to return to the school, social enterprise or association providing the service

Expenses Assumptions

Gymnastics

Gymnastics pay all outgoings, and minor maintenance – hence not included in annual expenditure estimates.

Indoor sports courts

- Recurrent costs included are for the indoor sports facility (less gymnastics area and external sports grounds).
- Centre Co-ordinator (0.50 EFT @ \$84,000 p/a) – Management model requirement of a part time coordinator to oversee the bookings, cleaning, minor maintenance and development of new programs. The role could be shared with another Council employee split over two or more facilities.
- Staff on-costs - assumed 30% of wage
- Utilities have been benchmarked against other similar facilities.
- Cleaning – Allowance of \$2,500 per calendar month.
- Telecommunications – Assumption of \$ 700 per month.
- Equipment maintenance includes annual indoor court re-sealing at \$6 per square metre. Does not include major capital i.e. sanding, line marking and resealing of the 4 indoor courts is estimated at \$ 35 per square metre (\$122,640) see Chapter 6.2
- Minor Maintenance – allowance for minor repairs that include plumbing, etc

Outdoor sports facilities

Annual estimates do not include lighting, or grounds keeping, irrigation of external surround and sports playing fields.

Grounds maintenance for adjoining ovals utilising average current cost per Council ground of \$60,000 pa x 3 grounds. Financials assume this would be covered in Council's Annual budget.

Depreciation

Depreciation costs have been separated from the annual recurrent costs. See Chapter 6.2. Building depreciation - single line depreciation is based on 100 yr. effective facility life, as provided by City of Clarence.

Equipment, furniture and fittings depreciation – single line depreciation is based on 20 yr. effective life as provided by City of Clarence.

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 DOG MANAGEMENT POLICY REVIEW****EXECUTIVE SUMMARY****PURPOSE**

To consider adoption of the revised Dog Management Policy 2021, including a Schedule of Declared Areas, and to authorise the formal notification of the Schedule of Declared Areas via Public Notice.

RELATION TO EXISTING POLICY/PLANS

The Policy is consistent with Council's Strategic Plan 2021-2031 and existing policy on user pays fees and charges.

LEGISLATIVE REQUIREMENTS

The Dog Control Act 2000 requires council to review its Dog Management Policy every five years. The policy contains a code of responsible dog ownership, a fee structure, the provision of declared areas and any other relevant matters. The revised and simplified dog registration fee schedule was endorsed by council during the Annual Estimates for financial year 2021/22.

CONSULTATION

Several workshops were held with Aldermen as well as a survey. Discussions and meetings have been held with relevant organisations, internal stakeholders, and committees of council. Two public consultations have occurred resulting in significant feedback.

FINANCIAL IMPLICATIONS

The fee structure contained within the policy aims to recover 70% of the costs associated with dog management.

RECOMMENDATION:

That Council adopts the Dog Management Policy 2021, including the Schedule of Declared Areas (October 2021) and authorises the formal notification of the Schedule of Declared Areas via Public Notice.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The Dog Control Act 2000 requires councils to develop and implement a policy relating to dog management within its municipal area, and states that this policy must be reviewed every five years.

The Act requires councils to invite public submissions relating to the policy and to consult with appropriate organisations or bodies. Any submissions and outcomes of consultation are to be considered prior to adopting the policy.

1.2. The Dog Control Act was proclaimed on 4 April 2001, and the first Dog Management Policy was formally adopted by Council on 14 January 2002. There have been two reviews of this policy since that time, which were adopted by council on 25 February 2008 and 16 November 2015 respectively.

1.3. The current Dog Management Policy was adopted in 2015, after extensive public consultation and is now due for review.

2. REPORT IN DETAIL

2.1. The Policy is required to include:

- a code relating to responsible dog ownership;
- a fee structure;
- the provision of declared areas; and
- any other matter.

2.2. The following changes to the Policy are proposed.

CODE

The Code of Responsible Dog Ownership is a voluntary code that defines best practice principles for people considering dogs as companion animals. The code includes suggested actions pre and post purchase of a dog.

While there have been no changes to the principles outlined within the Code of Responsible Dog Ownership, the code has been updated in format and language in line with council's adopted style guide.

There were no specific questions raised in the consultation.

FEE STRUCTURE

The fee structure provides guidelines within which councils can set annual fees for dog management. This fee structure is consistent with existing policies relating to user pays fees and charges and recognises efforts that owners have taken that signify responsible dog ownership.

The fee structure was simplified to facilitate the public rollout of council's new information system.

Amendments to the fee structure were endorsed by council during the Annual Estimates for financial year 2021/22.

DECLARED AREAS

The Dog Control Act provides for four types of declared areas:

- Exercise areas, where dogs can be either on-lead or off-lead.
- Training areas, areas designated for training such as obedience classes.
- Prohibited areas, where dogs are excluded to protect sensitive habitat for native fauna.
- Restricted areas, where dogs can be restricted from entering specified areas during particular days or seasons or at all times. These restrictions may be classified as either on or off-lead.

While several options were canvassed in respect to beaches and parks there was strong support for leaving the current restrictions in place. Therefore, there will be no change to the declarations for the following areas:

- Bellerive Beach;
- Howrah Beach;
- Roches Beach;
- Seven Mile Beach (excluding Parks & Wildlife Service managed zone).
The area of Seven Mile Beach which abuts the Hobart International Airport Pty Ltd owned dunal area, situated between Day Use Area 2 and Day Use Area 3 is to remain as an off-lead dog exercise area at all times;
and
- Anzac Park.

Changes are proposed to the declared areas as follows:

- Cambridge Dog Park (under development) is to be declared as an off-lead dog exercise area.
- A breed specific off-lead exercise area for greyhounds is proposed to be established at 17 Goodwins Road, Clarendon Vale. This was the only option for a greyhound off-lead exercise area suggested during the round 2 consultation and this proposal received a favourable response from the community. It is in an area undergoing rapid residential growth and is adjacent to an existing all breeds dog off-lead exercise area.
- The South Arm Recreation Ground is to be declared as an on-lead area. Currently this area is prohibited to dogs at all times due to its classification as a sporting ground. While the area is no longer used for sporting events, further recreational facilities are being planned (adjacent to the skate park). It is proposed to re-classify this area to allow for on-lead dogs to be exercised.
- Lauderdale
 - An area within the Lauderdale Saltmarsh Reserve (the disused Lauderdale tip site) is to be developed into a fenced off-lead dog exercise area.
 - Roscommon Reserve (including Lauderdale Wetland Reserve) will become an on-lead exercise area due to the shared usage and sporting activities in this area and to protect local flora and fauna.
- Shared Trails and Tracks

The Clarence Foreshore Trail, Clarence Coastal Trail, Tangara Trail, rivulet tracks and roadside tracks will be designated as being on-lead exercise areas in recognition of the increasing use of these areas by pedestrians and cyclists. This declaration includes areas immediately adjacent to the trail or track, to a distance of 2m where fencing within 2m is not present.

Tracks cutting through bushland reserves will be classified under the same dog exercise regulations as the reserve in which they are located. In bushland reserves, dogs are encouraged to remain on formed tracks.

- **Bushland Reserves**

Where the Reserve Activity Plan does not state a position on dog exercise, dogs may be exercised off-lead if kept under effective control. In bushland reserves, dogs are encouraged to remain on formed tracks. Where an on-lead status has been recommended in a Council endorsed Reserve Activity Plan, dogs will only be permitted on-lead and on formed tracks within that reserve to protect natural flora, fauna, including habitat and/or areas of cultural significance.

When Reserve Activity Plans are reviewed and developed, the impacts of domestic animals within that reserve will be assessed as a standard criterion. The future review and development of plans will involve community consultation and take into account the views of dog owners and others, as well as council's responsibilities under the Environmental Protection and Biodiversity Act 1999, Threatened Species Protection Act 1995, Nature Conservation Act 2002, and the Dog Control Act 2000.

- **Mortimer Bay Coastal Reserve**

Mortimer Bay Coastal Reserve will be declared to be a dog on-lead area due to the presence of the on-lead Tangara Trail through this reserve and in recognition of the increased use of this area as a horse exercise area. Exercise of dogs is restricted to the defined track areas to protect natural flora, fauna, including habitat and/or areas of cultural significance. This is in accordance with council's Reserve Activity Plan.

This declaration does not include the Crown Land beach area known as Gorringes Beach.

- **Single Hill Bushland Reserve**

To protect natural flora, fauna, including habitat and/or areas of cultural significance this reserve will be declared as an on-lead dog exercise area. This approach is consistent with council's Reserve Activity Plan. Exercise of dogs is restricted to the defined track areas.

OTHER MATTERS

No changes are proposed to the existing elements of the Other Matters section of the Policy, but information on impounded dogs has been added. This information had previously been included in the Code of Responsible Dog Ownership but is more appropriate in this category. There were no specific questions raised in the consultation.

- 2.3.** This revised policy replaces the November 2015 policy that was adopted by Council on 16 November 2015.

3. CONSULTATION**3.1. Community Consultation Undertaken**

An initial four-week period of consultation to garner public comment was held from 15 March until 12 April; it was then extended by two weeks from 21 April to 4 May. This resulted in 3,216 responses, two petitions and other forms of feedback.

A second eight-week period of consultation to garner public comment on an amended draft Schedule of Declared Areas was held from 2 June until 28 July, resulting in 1,047 responses and one petition.

3.2. State/Local Government Protocol

Parks and Wildlife Service were consulted as were groups within the Environmental Management branch of council, including the Tracks and Trails committee. Two workshops and one survey were held with Aldermen in respect to the policy review.

Parks and Wildlife Service and Crown Land Service staff met with council officers pre public consultation and post public consultation periods.

3.3. Other

Relevant organisations including Tasmanian Canine Association, Dogs Homes of Tasmania, RSPCA, Eastern Shore Dog Club, Hobart Dog Walking Association, Birds Tasmania, RSL Tasmania, Bonorong Wildlife Park, Tasmanian Equestrian Centre, Pipeclay Coastcare and Parks and Wildlife Service were consulted. During two public consultation periods responses have been received from Dogs Tasmania, Dogs Homes of Tasmania, Eastern Shore Dog Club, Hobart Dog Walking Association, Derwent Valley Dog Walking Association, Kingborough Dog Walking Association, Clarence Dog Owners Group, RSL Lindisfarne as well as the Tasmanian Dog Walking Club.

Several workshops and a survey were conducted with Aldermen.

3.4. Further Community Consultation

Council has met all of the legislative requirements under the Dog Control Act 2000 and there is no requirement for further public consultation.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The Policy is consistent with existing strategic plans and financial policies.

5. EXTERNAL IMPACTS

The revised Policy, once approved, will affect dog owners within the City. The revised policy represents a responsible, practical, and balanced approach to the management of dogs in the city.

6. RISK AND LEGAL IMPLICATIONS

Council is required to review its Dog Management Policy every five years.

7. FINANCIAL IMPLICATIONS

Dog management is partly funded through the general rate. This is provided as a community service obligation. The policy aims to set this contribution to 30%. There will be some additional costs in relation to fencing for the Greyhound exercise area and amended signage for areas where the declaration has changed.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. The Dog Management Policy and Schedule of Declared Areas aim to provide a practical approach to dog management in Clarence which balances the needs of both dog and non-dog owners. Public consultation was an important part of this process to enable a considered outcome as well as being a legislative requirement.

9.2. Changes have been made to the policy, taking into account the comments from two periods of public consultation and discussions with other internal and external stakeholders.

9.3. This policy replaces the previous policy that was adopted by Council on 16 November 2015.

Attachments: 1. Draft of the Revised Dog Management Policy 2021 (13)
2. Draft of the Revised Schedule of Declared Area (7)

Ian Nelson
GENERAL MANAGER



City of Clarence



DOG MANAGEMENT POLICY 2021

VERSION 3

Produced September 2021

October 2021

Vision for the City of Clarence

Clarence... a vibrant, prosperous sustainable city.

Dog Management Policy

Introduction

In accordance with Section 7 of the Dog Control Act 2000 council must develop, make, and implement a policy relating to dog management within its municipal areas. The policy must be reviewed every five years and must include each of the following elements:

- code of responsible dog ownership
- fee structure
- schedule of declared areas
- any other relevant matter

Aim

To achieve a harmonious relationship between people, dogs, and the environment.

Council's role in achieving this aim

Within available resources and consistent with council service provision priorities, council will:

- Provide information for dog owners and non-dog owners of their rights and responsibilities under the Dog Control Act 2000.
- Understand that exercise areas should recognise the needs of people and dogs, as well as considering impacts on the environment including flora and fauna when planning dog exercise options.
- Appreciate the needs of dog owners and non-dog owners in the development of future recreation and urban management planning processes.
- Administer the provisions of the Dog Control Act 2000.

Direction Statements

- The importance of dog companionship is recognised.
- Benefits to the health and welfare of dogs, and benefits to the owner are recognised.
- That the value of education and promotion of responsible dog ownership is the first guiding principle for dog management issues within the City of Clarence.
- Regulatory measures are used where education has previously been provided and a subsequent offence is detected, or where a serious offence against the Dog Control Act 2000 has occurred.

Code of Responsible Dog Ownership

Purpose

To provide guidelines for dog owners and prospective owners on actions that will assist in producing healthy and happy dogs and provide a harmonious community for all residents.



Objectives

Dogs are an important part of society and we value their companionship. As with any animal there are standards of care and welfare that need to be observed. The views and concerns of neighbours and other members of the community need to be considered.

Responsible dog ownership requires accepting full responsibility for dogs in terms of their needs and the standards for dog management that are expected by the wider community.

The following code has been developed to help owners maximise

- Appropriate dog behaviours
- Understanding of dog control regulations
- The health and welfare of dogs
- Promoting adherence to the voluntary code of responsible dog ownership

Pre-Purchase Guidelines

Dogs are a valuable companion animal that require an ongoing commitment to their care. In order to fully understand the obligations and responsibilities of dog ownership, research should be taken prior to making the final decision to bring a dog into your home.

Some issues that need to be considered before acquiring a dog are:

- The breed of the dog and its suitability to the home environment.
- The number and age of family members.
- Compatibility to any other pets you own.
- The size of your yard and suitable fencing.
- Proximity of neighbours and any pets they may own.
- Access to a kennel or other shelter when outside.
- Your current lifestyle and activity levels.
- Vaccinations, desexing and microchipping before 6 months of age
- Arrangements for care if you are away or unavailable - proximity and cost of boarding kennels, pet minders or in-house sitters.
- Location and access to dog exercise areas and proximity to any prohibited or restricted areas.
- Location and access to other services such as veterinary and pet services.
- Initial and continuing costs – including but not limited to purchase or adoption costs, vaccinations, microchipping, desexing, registration costs, on-going and unexpected veterinary costs, pet insurance, dietary requirements from pup to adult, obedience classes and grooming.
- Socialisation and education of your dog and providing access to a variety of experiences.
- Familiarisation with regulations relating to dog ownership - Dog Control Act 2000, Animal Welfare Act 1993, and council's Dog Management Policy.

Post-Purchase Guidelines

Having made the decision to bring a dog into your family the following actions are recommended to ensure a healthy and happy dog:

- Microchipping and desexing before six months of age
- Registration with council at six months of age
- Annual vaccinations and veterinary checks
- Appropriate diet from puppy through to adulthood
- Puppy school and obedience training
- Opportunities for exercise, play and socialisation
- Adherence to all regulatory requirements

Consideration of Others

There are responsibilities for us all to consider the impact of our actions, and our dog's actions, on others and this includes taking actions to:

- Ensure your dog does not bark or howl excessively and cause a nuisance to others.
- Contain your dog to your property and ensuring your dog does not jump fences or wander off.
- Clean up after your pet by removing and disposing of dog waste immediately.
- Keep no more than two dogs on your property without a kennel licence or council approval.
- Make sure your dog is on-lead at all times and only taken off-lead in designated off-lead areas.
- When in an off-lead area keep your dog under effective control at all times. Effective control is defined as being:
 - within line of sight
 - in close proximity
 - your dog being immediately responsive to your command.
- Do not allow your dog to become a nuisance to others when in a public place. Your dog's enthusiastic or playful activity such as jumping at people and rushing to other dogs might not be appreciated by other people or dogs.
- Compliance with the Dog Control Act 2000 and other regulatory requirements.
- Understanding your responsibilities as a dog owner.

Awareness

Ongoing awareness of this Code will be provided through:

- City Rangers in their daily activities
- Council staff in community events such as Dogs Day Out
- Promotion through Dog News, council's website and social media platforms
- Support of education programs in local schools and community organisations for example, those run through Dogs' Homes of Tas and Delta Dog Safe

Other Relevant Matters

Kennel Licences

The Dog Control Act 2000 provides that a kennel licence is necessary if more than two dogs over the age of six months are to be kept at a property, or in the case of working dogs, four working dogs being kept at a property. The Act does provide for a temporary exemption when a dog is being cared for a short period of time if it meets the criteria for a temporary exemption.

An application for a Kennel licence will only be considered in the following circumstances:

- The premises are in non-residential styled zoning, and
- The property has an area equal to or greater than 1 hectare

Council's assessment of a kennel licence will include consideration of issues such as zoning of the land including any adjacent residential styled zoned properties. It will also take into account the location of residential zoned buildings, local amenity, environmental health issues and animal welfare. Council will be taking into consideration the kennel standards for dogs which reflect the State Government's draft Animal Welfare Standards and Guidelines for Dogs in respect to the keeping of dogs on private premises.

A kennel licence will not be granted if the premises to which the licence relates is deemed to be unfit for the purpose for which it is to be used, if it is not in the public interest, or if it is not compatible with the principles within council's Code of Responsible Dog Ownership.

In extenuating circumstances, where the criteria outlined in the Dog Control Act 2000 cannot be met, and the property does not meet the minimum standards in terms of size and zoning, a short-term kennel licence may be sought from council. The issuing of a licence in this circumstance would be at the discretion of the General Manager and would apply for a set period and only for the dogs specified on the licence.

Lost Dogs

If your dog is missing it may have been collected by the City Rangers and taken to the Dogs' Home of Tasmania, located at 101 Scots Road in Risdon Vale.

Fee Structure

Policy

The objective of the fee schedule is to set the reliance on the general rate to 30%. This is in response to the increasing demand on Ranger Services by users of Clarence City Council facilities from other municipal areas and reflects the provision of non-dog areas and services for non-dog owners. The financial impost of providing a ranger service is to be achieved through a combination of setting appropriate fees and ensuring that all dogs are registered.

Objectives

- Maximising the level of dog registration in the City of Clarence.
- Recognising responsible dog ownership in establishing the scale of fees.
- To minimise the reliance on the general rate contribution for dog management costs.

Registration Categories

Category	Level of fees	Documents for eligibility
Entire Dog	Fee adopted each financial year by council	
Desexed Dog	30% of the Entire Dog fee	<ul style="list-style-type: none">• Certificate of Sterilisation issued by a veterinary surgeon/surgery, or• other documentation which confirms that the dog is sterilised such as previous council documents or microchipping certificate, or• a signed statutory declaration
TCA Member	50% of the Entire Dog fee	<ul style="list-style-type: none">• annual verification through Tasmanian Canine Association
Guide Dog (inc Hearing dogs)	No fee charged	Identification card issued by Guide Dogs Australia or Hearing Dogs
Guard Dog	2 x the Entire Dog fee	Documents may be requested by council to confirm the dog will be guarding a non-residential property
Dangerous Dog	10 x the Entire Dog fee	Formal Dangerous Dog declaration or written advice from a council that made the declaration

Guidelines for setting and payment of fees

- Kennel licence renewal fees are raised annually and will be set at the Entire Dog fee.
- The registration fees are to be paid annually and based upon the financial year 1 July to 30 June.
- Renewal notices will be sent prior to 30 June each year.
- Registration fees are due before the 1st of August each year.
- All fees will be rounded to the nearest 10 cents.
- All registration and kennel licence fees will be increased by a minimum of CPI (Hobart) for the twelve-month preceding period to the end of the March quarter.

• Reductions and Reimbursements

Pension concessions

20% discount will apply to dogs registered to a pensioner. In this policy a pensioner is defined under the meaning of the Local Government (Rates and Charges) Remissions Act 1991.

Registrations made after 30 April

A 100% reduction be applied to dogs registered after 30 April each year until 30 June of that year unless the registration is made at the direction of an authorised officer.

Obedience Trained Dogs

An ongoing 50% discount will apply to the registration fee for dogs that have received a Grade 4 training certificate which has been issued by an accredited training organisation. Grade 4 training is recognised as being all off-lead training. The principle behind this fee reduction is to encourage and support owners to have well trained dogs when in off-lead environments.

Dogs adopted from animal welfare bodies

In recognition of the valuable work undertaken in the field of animal welfare, a free first year registration will be given until 30 June (following date of purchase) if adopted from one of the following organisations:

- Dogs' Homes of Tasmania
- RSPCA
- GAP – Greyhound Adoption Program



Implementation

- Changes to the fee structure will generally come into effect on 1 July.
- Fees are to be set annually by Council in accordance with the Dog Control Act and the Local Government Act.
- Information on the fee structure is to be made available on Council's website and social media platforms, via DogNews and through the council offices.

Declared Areas

Classes of Declared Areas

The Dog Control Act 2000 defines specific classes of declared areas

Exercise Areas

Areas where a dog may be exercised subject to any specified conditions, and either:

- On-lead
- Off-lead

Training Areas

An area where a dog may be trained subject to any specified conditions. Dogs being exercised in these areas are not expected to be under effective control when taken off-lead if their owner is actively engaged with them.

Restricted Area

Areas where dogs are restricted from entering during specified hours, days or seasons or at all times.

Prohibited Areas

Areas containing sensitive habitat for native flora or fauna where dogs are prohibited

Objectives

- To recognise the needs of people in Clarence who own dogs.
- To recognise the needs of non-dog owners in the appropriate declaration of areas.
- To provide safe and appropriate environments for the community.
- To protect sensitive areas including areas of cultural significance, or containing native flora and fauna.
- To facilitate responsible dog ownership and support compliance to leash laws by providing a range of opportunities for dog exercise in the City of Clarence.
- To consider the provision of dog exercise areas in planning for future public recreation areas.
- To provide training areas where dog training is conducted on a formal basis.

Principles for declaration

Dogs must be on-lead when entering into and using all shared use areas, including tracks, trails, pathways, regional parks and bushland reserves unless separately declared otherwise. Under the provisions of the Dog Control Act 2000 all dogs in road or road-related areas in built up areas, are required to be on-lead. The definition of road-related area includes any footpath or track that is designed for use by cyclists or pedestrians. A built-up means an area in which:

- there are buildings on land next to the road and
- there is street lighting at intervals not over 100 metres for a distance of 500 metres or if the road is shorter than 500 metres, for the whole road.

Council is the only authority with the ability to declare areas for the exercise, restriction or prohibition of dogs under the Dog Control Act 2000. This authority will be primarily utilised on parcels of land which come under council's management.

Where it is considered appropriate, council may enter into negotiations with the owners of other parcels of land for the declaration of their land in relation to exercise, restriction or prohibition of dogs. When negotiations are conducted, discussions will also be held in relation to management, policing and appropriate signage for that land. In conducting such negotiations council will only exercise those functions over its own land, unless there is a mutual benefit in deciding otherwise.

For areas seen by the public as a single parcel of land, but under management by different authorities, a consistent pattern of use in relation to dog exercise will be maintained over the entire parcel of land, if feasible. Where this is not feasible, the separation of restrictions is to be made visually obvious.

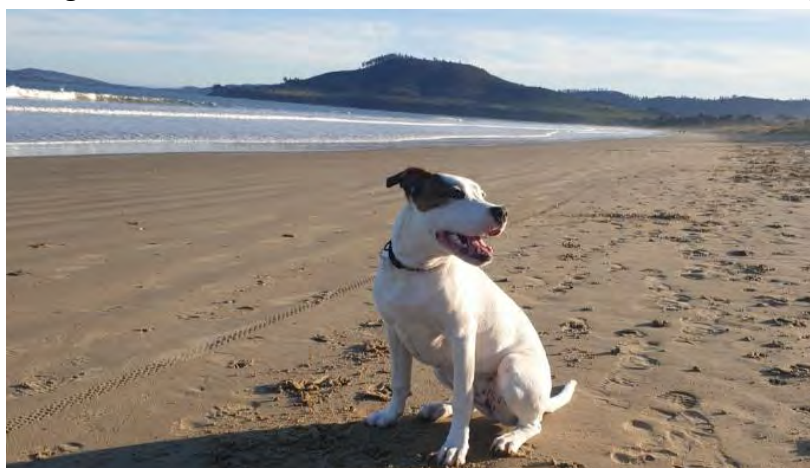
Subject to above, areas will be declared according to the following principles:

- Recognition of the community's desire to exercise their dogs in natural areas.
- Recognition of the community's desire to exercise their dogs in beach environments.
- Delivering shared and restricted access to beaches during summer periods for all users.
- Providing a consistency of restriction provisions across contiguous parcels of land.
- Recognition of the need to retain some areas as dog free, due to the use of those areas by other groups in the community, e.g. sporting fields and perimeters, play equipment, family-oriented parks.
- Providing consistency with council's Reserve Activity Plans and other development plans recognised or endorsed by the council.
- Potential sites for future dog exercise areas be investigated in growing and developing communities.

Priorities for future exercise areas

Where possible, council will seek to provide a dog exercise area within reasonable walking distance of the majority of residences in each suburb. If it is not possible to provide an exercise area within reasonable walking distance, future plans for the development of exercise areas within suburbs will be prioritised on the basis of:

- Areas of urban consolidation and where registration levels are above the average registration level for the population of that suburb.
- Areas in which there is a high level of population growth, in which case the provision of exercise areas should be considered in relation to public open space requirements for any subdivisions.
- Lower priority will be given to those areas where there is low residential density and large lot sizes.



Criteria and level of declaration

Beaches

Where appropriate, beaches in the City of Clarence area will be subject to shared and restricted usage by dog owners. During the summer period of 1 December to 1 March, dogs will not be permitted on most council beaches between the hours of 10.00am and 6.00pm. A definitive list of shared usage and restrictions is to be clearly outlined in the Schedule of Declared Areas. At all other times of the year, effective control provisions will apply to dogs on beaches unless separately declared otherwise.

The definition of beach will include the foreshore area of the beach and approved council access ways. It does not include the dune area, or any tracks on the dunes parallel to the beach.

Shared Tracks and Trails

The Clarence Foreshore Trail, Clarence Coastal Trail, Tangara Trail, rivulet tracks and roadside tracks will be designated as being on-lead exercise areas to support the increasing use of these areas by pedestrians and cyclists. This declaration includes areas immediately adjacent to the trail or track, to a distance of 2 metres where fencing within 2 metres is not present.

Tracks cutting through bushland reserves will be classified under the same dog exercise regulations as the reserve in which they are located. In bushland reserves, dogs are encouraged to remain on formed tracks.

Bushland Reserves

Where an on-lead status has been recommended in a Council endorsed Reserve Activity Plan, dogs will be only be permitted on-lead and on formed tracks within that reserve to protect natural flora, fauna, including habitat and/or areas of cultural significance.

When Reserve Activity Plans are reviewed and developed, the impacts of domestic animal within that reserve will be assessed as a standard criterion.

Parks

Under the Dogs Control Act 2000, dogs are not permitted within 10 metres of any play equipment. Due to their size, there will be some local parks where dogs will be restricted from entering as they will be in breach of this regulation or if it is not practical or is not compatible with intended use of the park. In all other regional and local parks, dogs must be on-lead at all times, unless separately declared otherwise.

Greyhounds

Council will develop a fenced off-lead greyhound exercise area at 17 Goodwins Road Clarendon Vale. This is in recognition of recent amendments to the Act which permits greyhounds to be off-lead in specified area subject to any declared conditions.

Sporting Recreation Grounds and Perimeters

In order to maintain our sporting and recreation facilities dogs will not be permitted on any of council's sporting recreation grounds and perimeters at any time.

Other Public Recreation Areas

Other public recreation areas under council control will be considered on a case by case basis having consideration to the needs of the community, and any management plans existing for the area. In areas that have not been declared, dogs must be kept under effective control.

Training Areas

Areas that are utilised by a recognised obedience club for formal obedience classes will be designated off-lead training areas. A dog in these areas is regarded as being under effective control of a person if they are actively engaged in training or agility or obedience trials.

Prohibited areas defined under the Dog Control Act

In addition to the prohibited areas declared by council the Dog Control Act 2000 requires the following areas be prohibited to dogs at all times:

- Any grounds of a school, preschool, crèche or other place for the reception of children without the permission of the person in charge of the place
- Any shopping centre or any shop
- The grounds of a public swimming pool
- Any playing area of a sportsground on which sport is being played
- Any area within 10 metres of a children's playground

Signage of Declared Areas

It is a requirement under the Act for council to erect and maintain signs sufficient to identify any exercise area, training area, prohibited area or restricted area.

Implementation

Following adoption of this policy, the council is required to formally notify by public notice the declaration of areas. This notice is also to include the date from which the declaration is to take effect.

A list of the areas to be declared is provided as an attachment to this policy.

Measurement Systems

Fee Structure

- Total Revenue
- Total Costs
- Revenue and Costs by cost/revenue category
- The total revenue received through registrations
- The total revenue received per registration category
- General Rate contribution to Dog Management as a percentage of total costs

Declared Areas

- Usage of declared areas (largely anecdotal)
- Number of complaints received
- Number of infringements served
- Changes in registration levels per suburb
- Cost of maintaining declared areas

General Indicators of Dog Ownership in Clarence

- Total number of registrations each year
- The total number of registrations per registration category
- Number of dwellings with registered dogs
- Registration levels per suburb
- Number of infringements issued by nature of offence
- Number of complaints by nature of complaint
- Number of dogs delivered to Dogs' Home

General Review

This policy when adopted will be endorsed for a period of seven years. A review of this policy will be commenced within five years of the adoption of this policy.

Schedule of Declared Areas

Land to be declared under the provisions of Section 20 of the Dog Control Act 2000

From 1 December 2021
to 31 December 2028

Classes of Declared Areas

The Dog Control Act 2000 defines specific classes of declared areas

Exercise Areas

Areas where a dog may be exercised subject to any specified conditions, and either:

- On-lead
- Off-lead

Training Areas

An area where a dog may be trained subject to any specified conditions. Dogs being exercised in these areas are not expected to be under effective control when taken off lead if their owner is actively engaged with them.

Restricted Area

Areas where dogs are restricted from entering during specified hours, days, or seasons or at all times.

Prohibited Areas

Areas containing sensitive habitat for native flora or fauna where dogs are prohibited



On-Lead Exercise Areas

Shared Trails and Tracks

This declaration is due to the variety of users and the physical characteristics of tracks, trails and multi-user pathways, and includes the following track classifications:

Clarence Coastal Trails

Clarence Foreshore Trails

Rivulet Tracks

Tangara Trail

Roadside Tracks

This declaration includes areas immediately adjacent to the trail or track to a distance of 2 metres where fencing within 2 metres is not present.

Mortimer Bay Coastal Reserve (excluding beach area)

Due to the on-lead status of the Tangara Trail through the reserve, and with the popularity of this area as a horse exercise area, the full Mortimer Bay Reserve will be on-lead. Exercise of dogs is restricted to the defined track areas to protect natural flora, fauna, including habitat and/or areas of cultural significance in accordance with council's reserve activity plan.

Single Hill Bushland Reserve

To protect natural flora, fauna, including habitat and/or areas of cultural significance. This approach is consistent with Council's Reserve Activity Plan. Exercise of dogs is restricted to the defined track areas.

Dune tracks

All access ways onto council beaches are on-lead until the dog reaches the beach proper to protect the dune systems and to protect native flora and fauna.

Bellerive, Boardwalk Perimeter

Dogs are permitted on the perimeter only, to allow dogs to remain on the multi-user pathway from Kangaroo Bay Drive to Victoria Esplanade.

Bellerive, 1a Beach Street

Area immediately behind Luttrell Avenue from Beach Street through to Alexandra Esplanade.

Bellerive, Second Bluff

This declaration includes all areas on the bluff from Alexandra Esplanade to Silwood Avenue entrance.

Howrah, Wentworth Park

Due to the family orientated focus and proximity of schools, childcare and sporting facilities.

Lauderdale, Roches Beach

From Bambra Street entrance, north to a point opposite number 11 Kirra Road (from reef to reef).

Lauderdale, Roscommon Reserve (including Lauderdale Wetland reserve)

Due to the shared usage and sporting activities in this area and to protect local flora and fauna.

Lindisfarne, Simmons Park

Due to numerous family orientated facilities in this park

Richmond, Richmond Riverbanks

This declaration extends to both sides of the bridge and river due to the resident duck population.

Rokeby, Chipmans Road

This area lies adjacent to a significant wetland area.

Rosny, Rosny Hill Nature Recreation Area

Due to the existing wildlife and future development in this area.

South Arm, South Arm Recreation Ground

This recreation area has historically been regarded as a sports ground and prohibited to dogs at all times, but now widely used by a range of community users. To be reclassified as a dog on-lead area.



Off-Lead Exercise Areas

Cambridge, Cambridge Road

Cambridge Dog Park, to be developed behind the soccer grounds

Clarendon Vale, 45 Goodwins Road

Council land between Goodwins and Reynolds Road, excluding sports oval.

Lauderdale, Lauderdale Saltmarsh reserve – to be developed

An area within the rehabilitated tip site land is to be established as dog off-lead

Lindisfarne, ANZAC Park

Dogs must be on-lead when being walked on, or within 2 metres, of the Clarence Foreshore Trail

Seven Mile Beach

Under the flight path - between Day Use Area 2 and Day Use Area 3

Montagu Bay, Rosny Esplanade

Conara Foreshore Reserve.

Oakdowns, Oakdowns Park

Internal area accessed from Woodleigh Drive, Oakdowns Parade, Horsham Road or Cavenor Drive.

Dogs are not permitted to be within 10 metres of any play equipment.

Opossum Bay, Shelly Beach

From Bangor Road entrance east to Icehouse Bluff.

Richmond, Richmond Recreation Ground

Victoria Street, excluding the Skate Park area

Risdon Vale, 6a Sugarloaf Road

Grasstree Rivulet Reserve situated east of Sugarloaf Road, bounded by Grass Tree Hill Road.

Rosny Park, Charles Hand Park

Area bounded by Bastick Street, Riawena Road and Rosny Hill Road, excluding the Skate Park and College grounds.

Greyhound off-lead exercise area

17 Goodwins Road, Clarendon Vale



Restricted Areas

Beaches

Dogs will be restricted from entering the following beaches between the hours of 10.00am and 6.00pm during the period from 1 December to 1 March each year. At all other times dog must be under “effective control” as defined under the Dog Control Act 2000.

- Howrah Beach
- Bellerive Beach from the beach access at Beach Street access east to Second Bluff
- Cremorne Beach
- Opossum Bay Beach
- Roches Beach, Lauderdale from Bambra Street entrance to Mays Point
- South Arm Beach
- Seven Mile Beach - council managed area from Esplanade up to Day Use Area 2

The reason for this declaration is because the above beaches are popular with families during the summer period.

Dogs will be restricted from entering the following beaches at all times:

- Little Howrah Beach due to its size and sheltered nature as well as its historical use.
- Bellerive Beach - from the beach access at Beach Street west to First Bluff to provide a dog free alternative in an area which is popular with families.

Bellerive Beach Play (Rotary) Park

Dogs will be restricted from entering the Bellerive Play Park at all times. The reason for this restriction is due to numerous family orientated facilities in this park, and the adjoining section of Bellerive Beach which is restricted to dogs at all times. However, dogs may be walked on-lead through this area on the Clarence Foreshore Trail only.

Sporting Recreation Grounds and Perimeters

Dogs will be restricted from entering all council sports grounds and perimeters at all times in order to assist in maintaining the grounds to an acceptable level.

In Kangaroo Bay, access will be allowed on-lead on council land adjacent to Rosny College for the purpose of accessing the multi-user pathway.

Village Green, Richmond

Dogs will be restricted from entering The Village Green at Richmond at all times. The reason for this restriction is that this area is used by residents and visitors to enjoy the facilities nearby and traditionally dogs have not been permitted in this area.

Bellerive Board Walk

Dogs will be restricted from entering all areas beyond the waterside perimeter of the Bellerive Boardwalk multi-user pathway at all times. The reason for this restriction is the recreation of dogs on this area is contrary to the development plans for the area and inconsistent with the use of this area for outdoor dining.

Greyhound exercise area

A Greyhound off-lead exercise area is to be fenced and developed on 17 Goodwins Road, Clarendon Vale. This area is for the sole purpose of exercising greyhounds, no other breed of dog is to be taken into this space.

Dune Access Tracks

Dogs will be restricted from entering the dune areas of a beach and any dune track that runs parallel to the foreshore at any time on any day of the year. The reason for this restriction is in order to protect the dune environment from excessive erosion, as well as protect native flora and fauna.

Training Areas

Bellerive, South Street Reserve.

Prohibited Areas

Pipe Clay Lagoon

The council owned area of Pipe Clay Lagoon, from a point opposite number 91 Cremorne Avenue west to a point adjacent to number 201 Cremorne Avenue, dogs will be prohibited from entering as it provides an important habitat for resident and native migratory wading birds.

Racecourse Flats

The council owned area east of South Arm Road known as Racecourse Flats, dogs will be prohibited from entering as it provides an important habitat for resident and native migratory wading birds.

Public Areas not declared in this schedule

For public land not specifically declared under the provisions of the Dog Control Act 2000, and where land is not already defined under Section 28 of the Act as a prohibited public area, a dog is required to be under effective control.

It is not intended that these areas be declared under the Dog Control Act, as this provision of the legislation is sufficient to cover their intended use.

Effective control is a term defined under Section 4 of the Dog Control Act 2000.

- For public space areas a dog is under effective control if it is on a fixed lead not exceeding 2 metres long held by a person of sufficient age and strength to control the dog.
- When in an area where the dog is not required to be on a lead, a dog is under effective control if the dog is:
 - in line of sight
 - within close proximity
 - and immediately responsive to the person's command.
- If tethered to a fixed object by a lead not exceeding 2 metres long for no more than 30 minutes.

11.7.2 NOTICE OF INTENTION TO LEASE PUBLIC LAND - SOUTH ARM PENINSULA MEN'S SHED**EXECUTIVE SUMMARY****PURPOSE**

To consider entering into a lease agreement with the South Arm Peninsula Men's Shed Inc. to establish a men's shed on council land adjacent to the South Arm Calverton Hall and South Arm Community Centre at 9 Calverton Place, South Arm.

RELATION TO EXISTING POLICY/PLANS

The Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Section 178 of the Local Government Act, 1993 is applicable.

CONSULTATION

Section 178 of the LGA requires that where council proposes to lease public land it must give public notice and invite submissions from the public.

Council officers have also consulted with representatives from the South Arm Peninsula Men's Shed Inc.

The South Arm Oval Master Plan identified an area for the development of a men's shed.

FINANCIAL IMPLICATIONS

Recommendation has no direct implications on council's Annual Plan.

RECOMMENDATION:

- A. That in accordance with Section 178 of the Local Government Act, council gives notice of intention to lease public land at 9 Calverton Place, South Arm as depicted on Attachment 1 of the Associated Report, to the South Arm Peninsula Men's Shed Inc.
- B. That provided the notice of intention process to lease is finalised and no objections are received, council authorises the General Manager to enter into a lease agreement with South Arm Peninsula Men's Shed Inc for a term of 10 years with an option for a further 10 years with the annual rental to commence at \$110.08 per annum, which will be indexed annually in accordance with the Consumer Price Index figure for Hobart.
- C. That, in the alternative to Recommendation B above, should objections be received, the matter be referred to a future meeting of council for consideration.

NB: A decision to lease public land requires an absolute majority of Council.

**NOTICE OF INTENTION TO LEASE PUBLIC LAND - SOUTH ARM PENINSULA
MEN'S SHED /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council adopted the South Arm Oval Master Plan on 12 October 2020, which included the location of a men's shed and to provide "in principle" support to the South Arm Peninsula Men's Shed Inc. (the Men's Shed) for the Men's Shed Project.
- 1.2.** The Men's Shed lodged a Development Application to construct a men's shed and a permit was issued on 31 August 2021, with conditions regarding operational times and sound mitigation through construction materials.
- 1.3.** The Men's Shed has now requested to lease an area of Council owned land at 9 Calverton Place, South Arm adjacent to the South Arm Community Centre and South Arm Calverton Hall to develop a men's shed. Attachment 1 shows the proposed lease area and Attachment 2 is an aerial photograph of the proposed site.
- 1.4.** The council land at 9 Calverton Place, South Arm is classified as "public land" in accordance with the Local Government Act 1993 and accordingly, council must notify the public of its intention to lease the public land.

2. REPORT IN DETAIL

- 2.1.** In June 2019, representatives of the South Arm community approached council officers to discuss the concept of a local men's shed. A community survey was conducted to determine support, potential number of members, and activities which results to date revealed a strong support.

- 2.2.** An interim Committee was appointed in late August 2019 and plans progressed. A general meeting in December 2019 formalised the Association, appointed a Committee and agreed to apply for incorporation which was approved on 13 January 2020. Membership is now being promoted and work has commenced on the progress of a shed project with construction plans, location and funding being the priority.
- 2.3.** The South Arm Oval Master Plan adopted by Council on 12 October 2020 included the location for a proposed men's shed and council's "in principle" support for the project.
- 2.4.** Men's sheds are being developed all around Australia. They provide a safe environment for men of all ages to connect with each other and participate in many activities that often form an extension of what happens in many home sheds: tinkering with wood or metal, doing small or large projects, fixing a bike etc. They are especially important as meeting places for men to connect while doing something and are recognised for their emphasis on providing good health benefits.
- 2.5.** Census statistics show that there are 1189 men between the ages of 40-89 living in the Sandford, Opossum Bay, South Arm and Cremorne areas. Letters of support have been obtained from South Arm Community Pharmacy, South Arm RSL Sub-Branch, Sara Lovell MLC and the Hon Jacqui Petrusma MP.
- 2.6.** There are approximately 60 sheds established across Tasmania and currently Clarence has 3 community/men's sheds operating, located in Clarendon Vale Risdon Vale and Howrah. Strong support and assistance have been received from both the Howrah and Claremont Sheds, proving that these sheds are very positive, caring people and places.
- 2.7.** The Men's Shed lodged a Development Application for the development of the men's shed. Representations were received from two properties immediately adjoining the proposed men's shed site and appealed council's decision to RMPAT.

- 2.8.** A permit was issued on 31 August 2021. The Permit requires amended plans being submitted to and approved by Council's Manager City Planning showing the following:
- replacement of the southern side door with a solid core door with drop seals and gaskets;
 - replacement of internal plywood wall finishes with SoundChek plasterboard or equivalent;
 - replacement of 10mm ceiling plasterboard with SoundChek plasterboard or equivalent; and
 - replacement of roller door with solid core doors with sound attenuating seals.
- 2.9.** The permit also requires the Men's Shed to ensure outdoor lighting is located, designed and baffled so that no direct light is emitted outside of the boundaries of the site. The hours of use must be within 8.00am to 8.00pm Mondays to Fridays inclusive and 9.00am to 6.00pm Saturdays; and 10.00am to 5.00pm Sundays and Public Holidays (except for office and administrative tasks).
- 2.10.** The permit requirements will be included as conditions of any lease agreement with the Men's Shed. The lease will also include conditions to ensure that the surrounding owners are not adversely affected, such as hours of operation and the inclusion of any other noise mitigation measures in the design of the building.
- 2.11.** The Men's Shed has now formally requested approval to lease the area of council land. The council land identified for the shed is currently an underutilised grass area beside the carpark servicing the community centre, hall and oval. It would have minimal visual impact on the active areas of the site and adjoining residents.
- 2.12.** The land is classified as "public land" and for council to lease this land it is a requirement in accordance with the Local Government Act, 1993 that the intention of lease be advertised.

3. CONSULTATION

3.1. Community Consultation

Public consultation has occurred through the South Arm Oval Master Plan and by the South Arm Peninsula Men's Shed Inc.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Representatives of the South Arm Peninsula Men's Shed Inc. have met with relevant Council officers.

3.4. Further Community Consultation

The community will be notified of council's intention to lease the public land via advertisements in "The Mercury" newspaper, a notice placed on the public land and a notice on the council website. The public will have the right to lodge an objection to the proposed lease. Any objections received will be referred to council for consideration as part of the process required by the *Local Government Act 1993*.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 provides:

"A People Friendly city

1.5 Continuing to deliver and review a community Health and Wellbeing Strategy and associated supporting plans to strengthen and improve the physical, mental and social wellbeing of the community.

1.10 Promoting active and healthy lifestyles through provision and support of programs that improve physical and mental health."

5. EXTERNAL IMPACTS

The proposed location of the men's shed activates an underutilised area of council land and has minimal impact on the surrounding area of council land. The men's shed complements the existing community centre, hall, oval and amenities and is consistent with the approved master plan for the area.

6. RISK AND LEGAL IMPLICATIONS

- 6.1.** Section 178 of the Local Government Act sets out the process requirements for council where it intends to lease public land.
- 6.2.** In summary, the Act requires council give notice of intent, invite objections, consider any objections received and then determine whether to proceed or not. Council must consider any objections it may receive.
- 6.3.** Any such decision by council is appealable to the Resource Management and Planning Appeals Tribunal.

7. FINANCIAL IMPLICATIONS

Recommendation has no direct implications on council's Annual Plan.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** The establishment of the South Arm Peninsula Men's Shed is considered to be highly beneficial to the 1189 men in the vicinity, who according to the 2016 census, 721 are over the age of 55.
- 8.2.** The Men's Shed location is compatible with the existing facilities and will develop an area of council land that is currently not used.




9. CONCLUSION

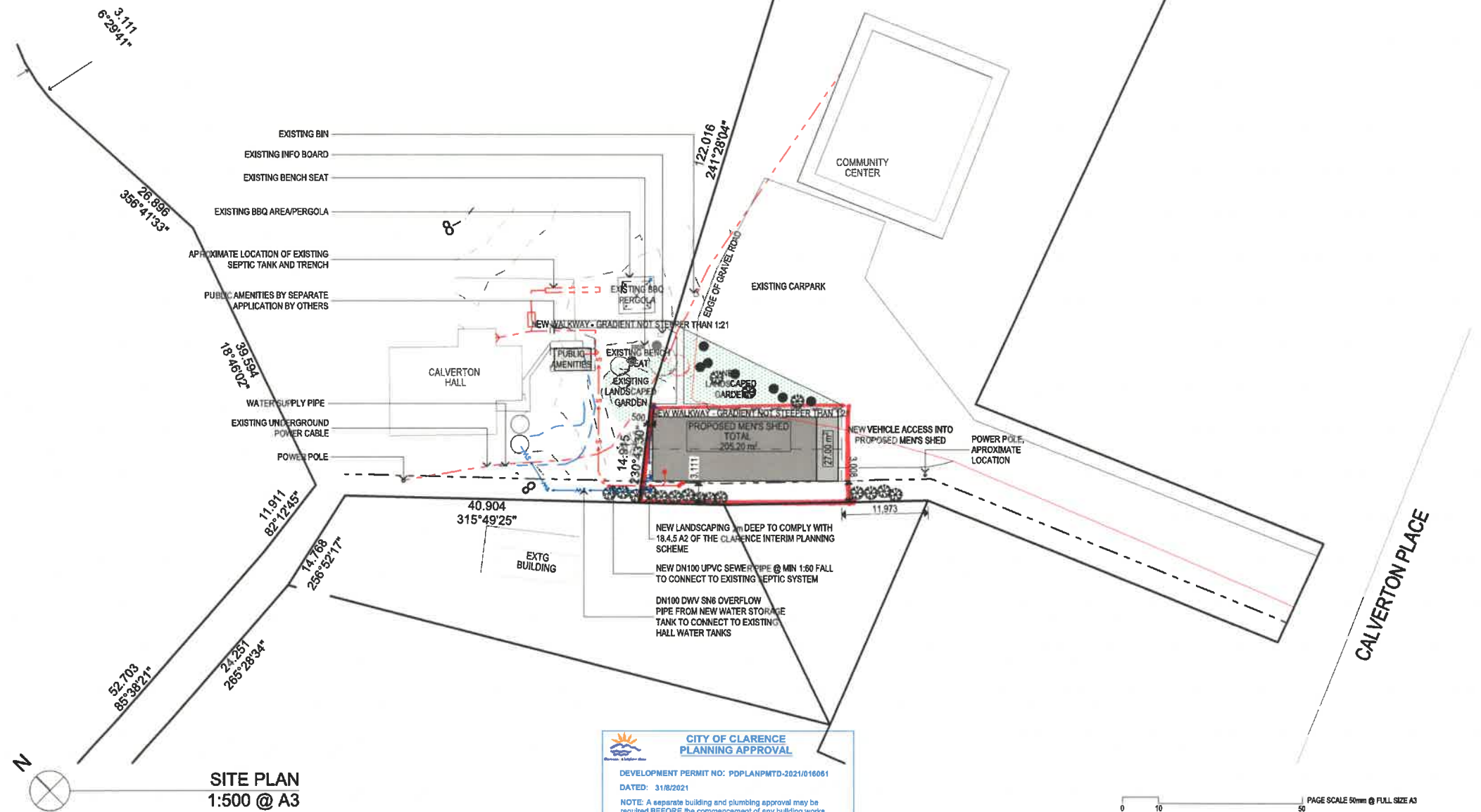
The lease of the council land for the development of a men's shed is recommended, subject to the statutory processes being undertaken.

Attachments: 1. Proposed Lease Area (1)
2. Aerial Photograph (1)

Ian Nelson
GENERAL MANAGER

LEGEND

-  EXISTING ELEMENTS TO BE RETAINED
 ELEMENTS TO BE REMOVED/DEMOLISHED
 NEW ELEMENTS



REV	DESCRIPTION	DATE
0	DA	30/01/2021



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

Drawing Status
APPROVAL
Drawing Name
SITE PLAN

Drawing Number
2019_A002-0

ATTACHMENT 2

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS



SITE PLAN
1:1000 @ A3

CITY OF CLARENCE
PLANNING APPROVAL
DEVELOPMENT PERMIT NO: DPPLANMTD-2021/018061
DATED: 31/8/2021
NOTE: A separate building and construction plan is required BEFORE the commencement of construction.

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV 0 DESCRIPTION DA

DATE 30/01/2021



DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN

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

Drawing Status
APPROVAL
Drawing Name
SITE PLAN

Drawing Number
2019_A001-0

11.7.3 NOTICE OF INTENTION TO DISPOSE OF PUBLIC LAND AT 36 DUNTROON DRIVE, ROKEBY**EXECUTIVE SUMMARY****PURPOSE**

To authorise commencement of the process to dispose of public land at 36 Duntroon Drive, Rokeby via a land swap with the Department of Housing and through a separate arrangement with an adjoining landowner.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Section 178 of the Local Government Act, 1993 is applicable.

CONSULTATION

Section 178 of the Local Government Act, 1993 provides that council must advertise its intention to dispose of public land through public advertisement.

FINANCIAL IMPLICATIONS

Other than transactional costs associated with title amendments and land transfer, there are no other significant costs associated with the proposals.

RECOMMENDATION:

- A. That in accordance with Section 178 of the Local Government Act 1993, council gives notice of intention to dispose of the land at 36 Duntroon Drive, Rokeby to Communities Tasmania and to an adjoining landowner.
- B. That provided the notice of intention to dispose process is finalised and no objections are received, council authorise the General Manager to negotiate the following:
 - (i) an agreement with the adjoining landowner to transfer the section of the land at 36 Duntroon Drive, Rokeby, shown as "C" on Attachment 1 of the Associated Report, in exchange for the adjoining landowner agreeing to undertake community infrastructure works on his land to provide public access from 36 Duntroon Drive to the foreshore;
 - (ii) an agreement with the Crown to transfer a section of land at 36 Duntroon Drive, Rokeby, shown as "A", "B" and "Road corridor 20m wide" on Attachment 1 of the Associated Report, in exchange for the land at 17 Goodwins Road, Clarendon Vale, subject to conditions agreed between the parties as set out in the report;
 - (iii) that a pre-condition of the agreements is that council, at its cost, arranges a boundary adjustment of the land at 36 Duntroon Drive, Rokeby to enable the two separate transfers.

- C. That, in the alternative to Recommendation B above, should objections be received, that the matter be referred to a future meeting of council for consideration.

NB: This decision requires a decision by absolute majority.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** At its meeting of 20 September 2021, council resolved to authorise the General Manager to commence the process to advertise the proposed disposal of the public land at 36 Duntroon Drive as shown in Attachment 1.
- 1.2.** As the council land is considered to be public land under the Local Government Act, council must advertise of its intention to dispose of it to the Department of Housing and the adjacent landowner. This report initiates the first step in the statutory process.

2. REPORT IN DETAIL

- 2.1.** The council land does not have any public land notations on its title but by virtue of being land that is used as a public park it is listed on the General Manager's public land register which is required to be kept under Section 177A of the Local Government Act.
- 2.2.** As it is public land, in order for council to consider its disposal, a decision to dispose of it must be passed by absolute majority. Council must then advertise its intention to dispose of the land via the land swap in The Mercury on two occasions, place a notice on the land and notify the public that it may object to council disposing of the public land.

- 2.3.** Council must consider any objection lodged. If no objections are lodged, council may proceed with the land swap. Any decision made by council is appealable to RMPAT. An appeal can only be made on the ground that council's decision to exchange the land is not in the public interest in that, the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or there is no similar facility available to the users of that facility.
- 2.4.** Subject to council approving the disposal of the land, council will then need to formalise the terms of the land exchange that will also be presented to council for approval. It is proposed that council dispose of the land in the following way and as reflected in Attachment 1.
1. That the land marked "A", "B" and "Road Corridor 20m wide" transfer to the Crown in exchange for the land at 17 Goodwins Road, Clarendon Vale.
 2. That the land marked "B" will form the agreed public open space land contribution for the future subdivision of Lot A and the Crown will transfer "B" back to council once the subdivision is completed.
 3. That the Crown will be responsible for the construction of the road corridor marked "Road Corridor 20m wide" and will be responsible for the upgrade of Chipmans Road, if required, in relation to any future subdivision of Lot A with any road constructed to be transferred to council once the subdivision is completed.
 4. That the land marked "C" be exchanged with the adjacent landowner in exchange for a walkway through his land to allow public access through Lot B to the foreshore and the provision of community infrastructure works on their property. This would form a separate transaction, to be approved by council at the time the exchange with the Crown is formally considered.

- 2.5.** Council has for some time been in discussion with the Department of Housing/Communities Tasmania to obtain ownership of the land known as 17 Goodwins Road, Clarendon Vale. At the same time, the Department of Housing has been interested in land to develop affordable housing to meet Tasmanian Government commitments to build 1000 new homes within three years.
- 2.6.** The council land has been identified as having potential for the Department of Housing for affordable housing. Council officers have discussed the possibility of a land swap so that council transfers ownership of a section of the public land to Department of Housing in exchange for the Department of Housing transferring ownership of 17 Goodwins Road to council. The Crown has advised that there will be a condition on transfer of 17 Goodwins Road to council that the land be used for community purposes.
- 2.7.** Council has been approached by the landowner of 182 Droughty Point Road, Rokeby which adjoins the lower section of 36 Duntroon Drive. The landowner has expressed interest in a section of approximately 1600m² which would be added to the backyards of lots within the subdivision.
- 2.8.** The developer has indicated that he will maintain public access through his property which includes a wetland and foreshore frontage. This would provide good public amenity and begin to establish this area as a high value passive space with good visual and physical access to the Rokeby foreshore.
- 2.9.** Council officers are supportive of this proposal as there is a risk that once the new homes are built, the area will become a depositary for rubbish and be an increased maintenance responsibility for council.
- 2.10.** It is proposed that if the landowner wishes to have the section of land, that in-lieu of payment, council and the developer enter into an agreement whereby the landowner will install community infrastructure such as pathways and footbridges over the wetlands over the developer's land and the future public open space lot marked as "B" on Attachment 1.

- 2.11.** While council is not required to obtain a valuation to dispose of public land under Section 178, it is noted that the last valuation for the council land which is 4.32ha was in 2019 and valued the land at \$280,000. The Crown land at Goodwins Road is 9.093ha and was last valued in 2018 at \$185,000. The valuations are generally comparable when total land area is considered.

3. CONSULTATION

3.1. Community Consultation Undertaken

The notice of intention to dispose of public land will be publicly advertised and invite members of the public to lodge an objection within 21 days. Council is required to consider any objection received.

3.2. State/Local Government Protocol

Consultation has occurred between council officers and representatives of Housing Tasmania.

3.3. Other

Nil.

3.4. Further Community Consultation

The community will be notified of council's intention to dispose of the public land via advertisements in The Mercury newspaper, a notice placed on the public land and a notice on the council website. The public will have the right to lodge an objection to the proposed disposal. Any objections received will be referred to council for consideration as part of the process required by the *Local Government Act 1993*.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 provides:

"A People Friendly city

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

A well-planned liveable city

2.14 Planning for a diverse range of housing to meet the needs of a wide demographic."

5. EXTERNAL IMPACTS

5.1. The proposed land swap will enable the Department of Housing to develop affordable housing to meet Tasmanian Government commitments to build 1000 new homes within the next three years. This will be of benefit to the community in providing more housing options and further developing the area.

5.2. From council's perspective, the Goodwins Road land will enable council to progress its Bayview Sporting Precinct Master Plan by providing necessary land for sport field development, plus a green corridor up to Clarendon Vale Oval. Council's revised Dog Management Policy includes consideration for a Greyhound Exercise Area within this same land.

6. RISK AND LEGAL IMPLICATIONS

Council is required to comply with the provisions of the Local Government Act. Section 178 requires council to notify the public of its intention to dispose of public land and to consider any objection received.

7. FINANCIAL IMPLICATIONS

Other than transactional costs associated with title amendments and land transfer, there are no other significant costs associated with the proposed 17 Goodwins Road /36 Duntroon Drive land exchange.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. The proposed land swap/transfer set out in this report will result in further affordable housing being made available to the community and enable council to obtain ownership of 17 Goodwins Road, Clarendon Vale which is required for council's proposed Bayview Secondary College sporting precinct.

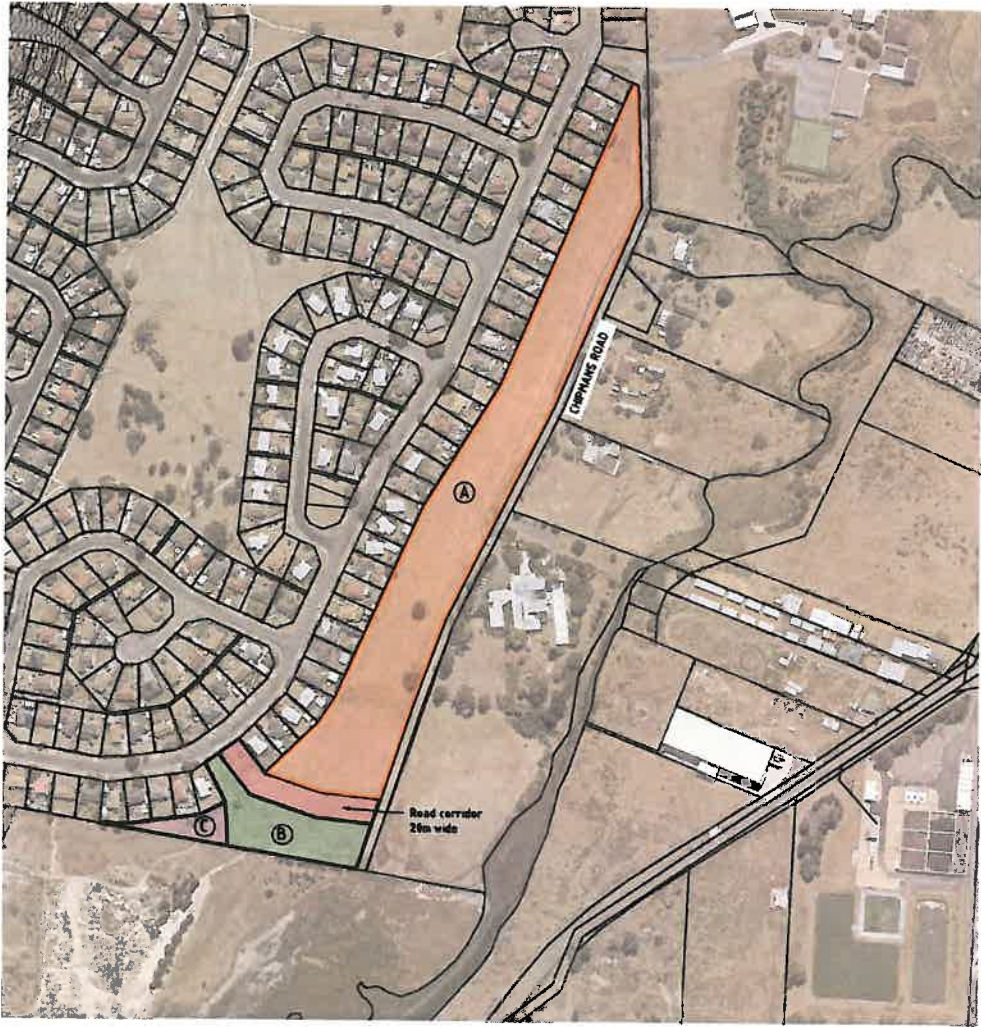
- 9.2.** If any objections are received to council's notice of intention to dispose of the public land, a further report will be presented to council so that the objections are considered.

Attachments: 1. Proposal Plan (1)

Ian Nelson
GENERAL MANAGER



ATTACHMENT 1



LEGEND

	COMMUNITY HOUSING
	COUNCIL PUBLIC OPEN SPACE
	PRIVATE HOUSING DEVELOPMENT
	PROPOSED ROAD CORRIDOR (CHIPMANS ROAD EXTENSION)

				FOR INFORMATION			36 DUNTRON DRIVE / CHIPMANS ROAD	
				SCALE	1:2500 @ A1		CONCEPT LAND ALLOCATIONS PLAN	
				DRAWN	GDA/AM			
				CHECK	----			
				DESIGN CHECK	----			
				APPROVED	----			
NO.	REVISION	DATE	BY	FOR	DATE	PROJECT NUMBER	####	A1

11.7.4 ANNUAL PLAN 2021/2022**EXECUTIVE SUMMARY****PURPOSE**

To consider the Annual Plan for the 2021/2022 financial year.

RELATION TO EXISTING POLICY/PLANS

Consistent with Council's adopted Strategic Plan and adopted Estimates.

LEGISLATIVE REQUIREMENTS

Section 71 of the *Local Government Act 1993* requires Council to prepare and adopt an annual plan for each financial year.

CONSULTATION

No issues to be addressed.

FINANCIAL IMPLICATIONS

No direct financial implications, however, the draft Annual Plan reflects the Estimates adopted by Council for financial year 2021/2022.

RECOMMENDATION:

That the Annual Plan for financial year 2021/2022 attached as Attachment 1 be adopted.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council's Estimates, Capital Expenditure Programme, and list of fees and charges for financial year 2021/2022 were adopted by council at its meeting of 7 June 2021.
- 1.2.** In addition to its annual Estimates, council is required to adopt an Annual Plan for each financial year.

2. REPORT IN DETAIL

- 2.1.** The draft Annual Plan (**Attachment 1**) establishes the business framework for council's operations for the financial year. It presents both financial information and detailed commentary on council's business functions and strategies for the year. It also provides detailed schedules of key initiatives and capital expenditure, and various tables and graphs detailing key financial and business information.
- 2.2.** Consistent with the redesigned and endorsed Strategic Plan 2021-2031, officers have undertaken a redesign of the Annual Plan (with the quarterly report also to follow) with three major focuses:
- Make the Plan more accessible to those in the community by providing focused content.
 - Clearly link actions in the Annual Plan back to the Strategic Plan.
 - Ensure the design and style are consistent with the Strategic Plan.
- 2.3.** Google Analytics show the current engagement level with the Annual Plan is low. Last financial year there were only 92 downloads of the Annual Plan over the 12 months. It sat at 326th in ranking for documents accessed on council's website, suggesting that more could be done to make it an accessible document and to promote its existence as the best overview of what council plans to do for the year.
- 2.4.** The new Annual Plan 2021-2022 totals 36 pages (vs 72 pages last year). It reaffirms the strategic focus for council, how the organisation is structured, and it outlines the clear action plan for the year and the underlying financials in a digestible format.
- 2.5.** The draft Annual Plan is now structured according to council's adopted Strategic Plan and ties budgeted activity back to a Strategic Objective to ensure alignment. This will make reporting progress against strategic objectives easier and should make the document more friendly for community members to read.

2.6. The Annual Plan is consistent with the key initiatives and policies determined by council through its development of the annual Estimates.

2.7. Where appropriate, the Annual Plan reflects past financial statements and council's adopted 10 Year Financial Management Plan and Asset Management Plans.

3. CONSULTATION

3.1. Community Consultation

No issues to be addressed.

3.2. State/Local Government Protocol

No issues to be addressed.

3.3. Other

No issues to be addressed.

3.4. Further Community Consultation

No issues to be addressed.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The Local Government Act requires the Annual Plan to be consistent with the Strategic Plan. This is reflected in the content of the Annual Plan.

5. EXTERNAL IMPACTS

No issues to be addressed.

6. RISK AND LEGAL IMPLICATIONS

No issues to be addressed beyond meeting the statutory obligation to adopt an Annual Plan.

7. FINANCIAL IMPLICATIONS

No direct financial implications, however, the draft Annual Plan reflects the Estimates adopted by council for financial year 2021/2022.

8. ANY OTHER UNIQUE ISSUES

No issues to be addressed.

9. CONCLUSION

Council is required to adopt an Annual Plan each year which is consistent with its Strategic Plan. The attached document reflects an updated and contemporary approach to the Annual Plan following the endorsement of council's new Strategic Plan 2021-2031. It outlines a range of initiatives and policy decisions established in council's adopted Estimates for financial year 2021/2022 reflecting the ongoing challenges of the impact of COVID-19 on council and the Clarence community.

Attachments: 1. Annual Plan 2021-2022 (36)

Ian Nelson
GENERAL MANAGER

CLARENCE CITY COUNCIL ANNUAL PLAN 2021 --- 2022



Clarence... a brighter place

Acknowledgement to Country

We acknowledge the Tasmanian Aboriginal People as the traditional custodians of the land and pay respect to Elders past and present, and recognise their continuing spiritual connection to the land.



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■ Above and opposite: 2021 Clarence Jazz Festival. Paul Hoelen Photography.

MESSAGE FROM THE MAYOR AND GENERAL MANAGER



Welcome to Clarence City Council's Annual Plan from 1 July 2021 to 30 June 2022.

Each year, we prepare and adopt an Annual Plan that outlines council's major actions and initiatives for the upcoming financial year.

Before looking ahead to 2021-22, we would first like to acknowledge the Clarence community, volunteers, council staff and aldermen for their perseverance and hard work over this past year as we continue to manage and recover from the ongoing impacts of the COVID-19 pandemic.

“ The City of Clarence is experiencing unprecedented growth with building approvals, development, use of amenities and population growth all driving increased service requirements and investment need across our region . . .

The 2020-21 financial year was a tough one, with many in our community still feeling the social, financial, mental and physical effects of the COVID-19 pandemic and everything it has thrown at us.

The City of Clarence is experiencing unprecedented growth with building approvals, development, use of amenities and population growth all driving increased service requirements and investment need across our region.

With this environment at the forefront, council has set a 2021-22 budget and work program that balances the needs of our community and holds us in good stead for the years to come, consistent with our Strategic Plan. Thanks to sound long-term financial planning over many years, council remains in a good position to deal with the ongoing uncertainty of the current environment and reduce adverse impacts on our community.

Off the back of a zero rate increase last financial year, this 2021-22 budget and its associated work program includes a general rate increase on average of 3.77 percent. In this context, we are talking about a relative rate increase over the last two years of 1.89 percent per year.

This budget also includes the second highest capital works program in recent history of \$21.4 million, which follows our record-breaking \$22.7 million capital works program last year. Our commitment to stimulating our economy while meeting the growing needs of our community is the focal point of this Annual Plan.

As well as delivering our robust capital works program, over the next 12 months council will also have a strong focus on our community programs and performing our statutory responsibilities.

”

Following the lockdown experiences of the past year, we recognise now more than ever the vital role that volunteers play in our community. Last year saw an influx of new volunteers and consumers which led to a significant increase in the services provided to the community, so we are pleased to provide ongoing support to our Clarence Community Volunteer Service. Council will also continue to fund our Community Recovery Grants to facilitate activities that contribute to social recovery and build resilience across the city.

The \$21.4 million capital program approved in the 2021-22 budget will include:

- Stormwater upgrades
\$6.97 million
- Road reseal program
\$2.7 million
- Major digouts reconstruction
\$2.4 million
- Footpath/kerb and gutter renewal
\$2.1 million
- Alma Street
\$1.4 million
- Clarence Mountain Bike
Park track refurbishment
\$85,000
- Sandford Hall upgrades
\$140,000

Clarence is recognised as an Age Friendly City by the World Health Organisation, and we will build on this status with programs and facilities tailored towards developing inclusive spaces and connectedness for people of all ages around Clarence.

Council will also commence the development of a Digital Strategy and a Communications and Marketing Strategy. A consistent consultation approach, in line with the Community Engagement Policy, is a priority to ensure best-practice community consultations across the organisation.

Underpinning all these activities, council will continue its responsibilities as an authority for issuing permits, certificates, notices and orders, as well as providing sound, timely and relevant information, assistance and support regarding building and plumbing matters.

The activities and budget set out in this plan will serve us well on our journey to becoming a vibrant, prosperous and sustainable city.



Alderman Doug Chipman
MAYOR



Ian Nelson
GENERAL MANAGER

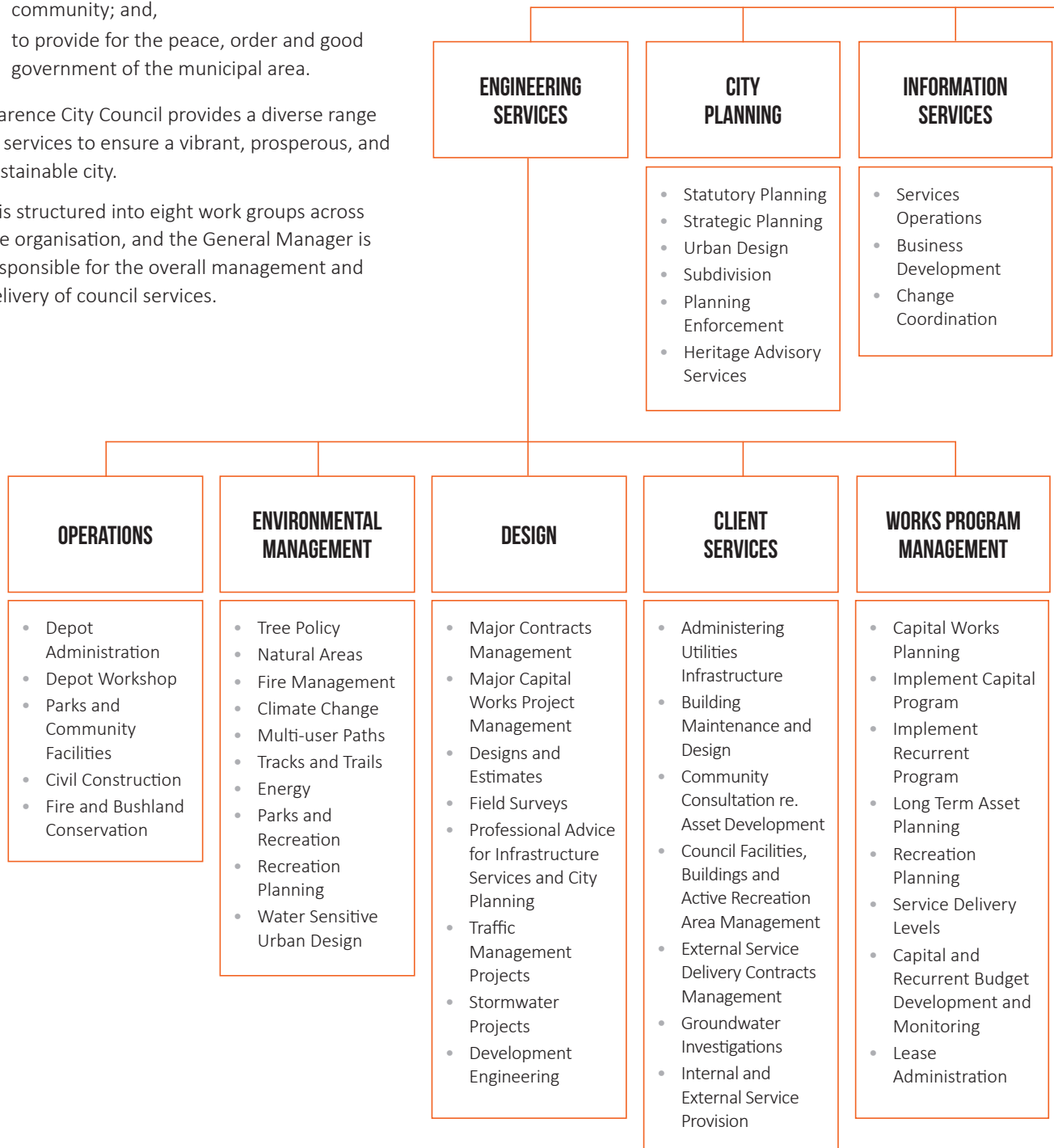
COUNCIL STRUCTURE

Section 20 of the *Local Government Act 1993* lists the following functions for council:

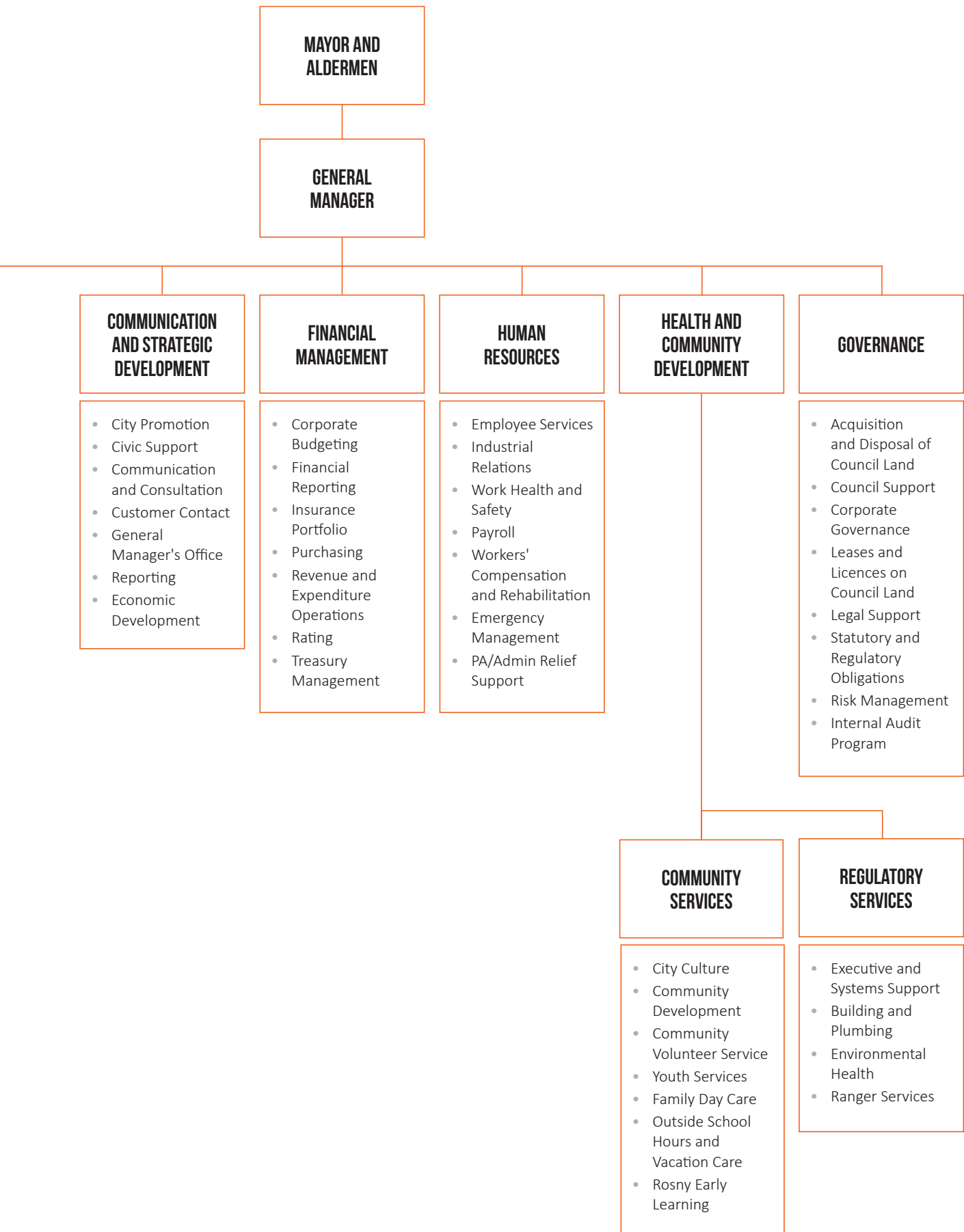
- to provide for the health, safety and welfare of the community;
- to represent and promote the interests of the community; and,
- to provide for the peace, order and good government of the municipal area.

Clarence City Council provides a diverse range of services to ensure a vibrant, prosperous, and sustainable city.

It is structured into eight work groups across the organisation, and the General Manager is responsible for the overall management and delivery of council services.



CLARENCE CITY COUNCIL ANNUAL PLAN 2021–2022



COUNCIL'S STRATEGIC FRAMEWORK

The City of Clarence Annual Plan coincides with the development of the annual budget each year. It is developed within a larger planning framework that guides council in identifying and meeting the needs and aspirations of the community in the long-term (Clarence 2050). This is then underpinned by medium-term and short-term objectives.

The relationship between council's planning framework is illustrated opposite. This is the framework council is working towards.

The timing of each component of the planning framework is important to successfully achieve the planned outcomes. Reviews of the Strategic Plan are undertaken at appropriate intervals, normally following each council election to allow the new council to consider the organisation's longer-term objectives. These objectives then inform the development of the subsequent budgets and annual plans.



■ Participants in council's Play Through the Ages program.

CLARENCE CITY COUNCIL STRATEGIC PLAN 2021–2031

STRATEGIES 10 YEAR LIFECYCLE

Provides an analysis of the key issues and opportunities identified in council's Strategic Plan.



IMPLEMENTATION PLANS 3-5 YEAR LIFECYCLE

Provides an outline for achieving outcomes from council's strategies, highlighting inter-relationships of activities across council strategies and including statutory responsibilities and reporting requirements.

What will be done

How will it be done

Who is responsible

Estimated timelines

Resources required

ANNUAL PLAN 1 YEAR LIFECYCLE

Provides a detailed outline for achieving Plan outcomes across the immediate financial year.

What specific activities
will be delivered this year

How will it be done

Who is responsible

Specific timelines

Resources required
for the current year

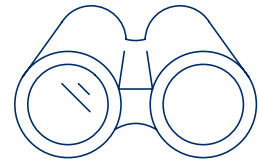
BUDGET 1 YEAR LIFECYCLE

Allocation based on resources required to deliver outcomes outlined in the relevant plan.

Allocation for actual
activities for the year

Provision for future
works across Plan

VISION AND MISSION



OUR PURPOSE:

- To provide for the health, safety and welfare of the community.
- To represent the interests of the community.
- To provide for the peace, order and good governance of the municipal area.

OUR VISION

Clarence... a vibrant, prosperous, sustainable city.

OUR MISSION

To respond to the needs of the community through a commitment to excellence in leadership, advocacy, best practice governance and service delivery.



- Clarence City Council Natural Areas Volunteer Coordinator Ruth Osborne with The Cottage School Kinder Student Lyla McLachlan, aged five, planting to improve the understorey at Wentworth Park.

GOALS

A PEOPLE FRIENDLY CITY

Clarence values diversity and encourages equity, inclusiveness and accessibility. We aspire to create high quality public places for all people to live actively, engage socially and enhance our health and wellbeing.

A WELL-PLANNED LIVEABLE CITY

Clarence will be a well-planned liveable city with services and infrastructure to meet current and future needs of our growing and vibrant community.

A PROSPEROUS AND CREATIVE CITY

Clarence encourages creativity, innovation and enterprise and will develop the local economy by enabling opportunities for all people.


AN ENVIRONMENTALLY RESPONSIBLE CITY

Clarence is environmentally responsible, valuing and protecting the natural environment for a sustainable and liveable future.

Underpinning these goals, council will continue to provide **leadership and governance** of the city of Clarence, as well as effectively and efficiently managing our **assets and resources**.

Where there are no priority activities and initiatives listed this does not mean there is no activity against this Strategic Plan objective, simply that they are day-to-day functions of council.

PUBLIC HEALTH GOALS AND OBJECTIVES

- Under Section 71(2)(d) of the *Local Government Act 1993*, council is required to include a summary of the major strategies to be used in relation to council's public health goals and objectives.
- Key activities that work towards achieving council's public health goals will be highlighted with .



■ Clarence Foreshore Trail at Kangaroo Bay.

A PEOPLE FRIENDLY CITY

GOAL:

Clarence values diversity and encourages equity, inclusiveness and accessibility. We aspire to create high quality public places for all people to live actively, engage socially and enhance our health and wellbeing.

A PEOPLE FRIENDLY CITY

STRATEGIC PLAN OBJECTIVE:

PRIORITY ACTIVITIES AND INITIATIVES:

Liveability

1.1

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

- Complete the Tranmere – Droughty Point – Rokeby Structure Plan to provide for a well-planned urban area.
- Investigate benefits of urban renewal within Warrane.
- Undertake a structure plan; a plan to enhance Seven Mile Beach.
- Develop a plan to deter tagging along the South Arm Highway sound walls as part of the Graffiti Action Plan.

1.2

Building upon Clarence's status as a World Health Organisation 'Age Friendly City and Community'.

1.3

Recognising our Tasmanian Aboriginal people and developing a Reconciliation Action Plan.

- Undertake the development of a Reconciliation Action Plan.

1.4

Undertaking consultation and developing concept plan(s) for the City Heart Project.

- Formulate and finalise Expression of Interest (EOI) documentation for the City Heart project, for consideration by council prior to commencement of an EOI process.

Community planning

1.5

Continuing to deliver and review a community Health and Wellbeing Strategy and associated supporting plans to strengthen and improve the physical, mental and social wellbeing of the community.

- Finalise and implement a revised Health and Wellbeing Strategy.
- Council will adopt a new Access and Inclusion Plan this year.
- Deliver the Homelessness Action Plan.

1.6

Finalising the development and implementation of the Clarence Community Planning and Development Structure to enable a consistent approach to working together when considering community needs and issues.











- Finalise the development and implementation of the Clarence Community Planning and Development Structure.

1.7

Supporting our community to build capacity and resilience.

- Deliver council's grants and benefits program.
- Deliver council's public immunisation clinic.
- Complete a review of the community grants program.

A PEOPLE FRIENDLY CITY

STRATEGIC PLAN OBJECTIVE:	PRIORITY ACTIVITIES AND INITIATIVES:
Community planning (continued)	
1.8 Recognising the significant impact volunteer involvement has on achieving our strategic goals and the delivery of our services and initiatives.	<ul style="list-style-type: none"> • Deliver the Volunteer Reception Ceremony to acknowledge the contributions volunteers make in Clarence. • Deliver a five-year Community Volunteering Sustainability Strategy, developed with the community.
Promoting health	
1.9 Undertaking the development of a Sport and Recreation Strategy.	<ul style="list-style-type: none"> • Undertake a Public Open Space Policy review.  • Develop a Sport and Recreation Strategy. 
1.10 Promoting active and healthy lifestyles through provision and support of programs that improve physical and mental health.	<ul style="list-style-type: none"> • Provide support to Cycling South for Bike Week.  • Promote health and wellbeing activities being undertaken throughout the city. 
1.11 Continuing to develop and maintain a quality open space network.	<ul style="list-style-type: none"> • Undertake development projects for multi-user pathways including: <ul style="list-style-type: none"> — Simmons Park to Anzac Park.  — Design safety improvements at Howrah Road.  — Montagu Bay to Rosny College.  — Cycling route signage.  • Undertake Percy Street/Cambridge Road pedestrian upgrade.  • Undertake works to enhance and maintain tracks and trails throughout the municipality. 
Connectiveness	
1.12 Facilitating opportunities for community connections and growth through a range of programs, activities and events.	<ul style="list-style-type: none"> • Deliver a variety of childcare services, all of which aim to develop, coordinate, and deliver a range of accessible and cost-effective childcare services for the city.
1.13 Recognising, celebrating, and supporting diversity by building on our connections through Welcoming Cities and Refugee Welcome Zone and developing supporting policies.	<ul style="list-style-type: none"> • Develop a Welcoming Cities Action Plan.

A WELL-PLANNED LIVEABLE CITY

GOAL: Clarence will be a well-planned liveable city with services and infrastructure to meet current and future needs of our growing and vibrant community.

A WELL-PLANNED LIVEABLE CITY

STRATEGIC PLAN OBJECTIVE:

PRIORITY ACTIVITIES AND INITIATIVES:

Asset management planning

- 2.1** Developing and implementing contemporary, funded, asset management plans for all council asset types.

Roads and transport

- 2.2** Developing and implementing a comprehensive transport strategy for the city.
- Assist in the development of transport strategies including the Hobart City Deal – Airport Interchange Upgrade Project, Derwent Ferry Service, and MetroPlan.
- 2.3** Developing and implementing traffic management plans to enhance connectivity and improve road safety.
- Undertake council's Major Digouts Reconstruction Program, including:
 - Road upgrade at Charles Street.
 - Undertake renewal road resealing across the city, including:
 - Lauderdale Water Collection Point.
 - The 2021-22 Annual Asphalt Reseal Program.
 - The 2021-22 Reseal Preparation Program.
 - Complete the Clarence/Cambridge intersection design.
 - Undertake shoulder widening at Black Tea Tree, Richmond.
 - Undertake works for an intersection at Brinktop and Prossers Road.
 - Design and construction upgrade at Icy Creek Lane.
 - Install traffic calming measures on Mockridge Road.
 - Undertake a pavement upgrade at Woodhurst Road.
 - Undertake erosion protection on Saundersons Road.
 - Conduct road cleaning throughout the municipality.
 - Conduct bridge, street, median strip, traffic island and signage maintenance and repairs across the municipality as needed.
 - Undertake verge mowing.
 - Undertake road condition audits.
- 2.4** Reviewing and continuing to implement our Bicycle Plan and the Tracks and Trails Strategy for the city.

A WELL-PLANNED LIVEABLE CITY

STRATEGIC PLAN OBJECTIVE:		PRIORITY ACTIVITIES AND INITIATIVES:
Roads and transport (continued)		
2.5	Providing and prioritising a safe, reliable, and accessible pedestrian network.	<ul style="list-style-type: none"> Undertake footpath, curb and gutter works, including: <ul style="list-style-type: none"> 2021-22 Footpath and Kerb and Gutter Reseal Preparation. 2021-22 Footpath and Kerb and Gutter Renewal Program. Brookston Drive footpath network. St John's Circle footpath extension and upgrade. Tasman Highway/Rose Bay overpass. Drainage and footpath work on Roches Beach Road. Path maintenance and repairs as required.
2.6	Developing and implementing a parking infrastructure development plan to guide capital investment in public parking facilities.	<ul style="list-style-type: none"> Utilise cash in lieu of parking payments to develop improved car parking in and around activity centres. Upgrade carpark and drainage at Council Depot. Parking sensor installation in Bellerive and Rosny.
Stormwater management		
2.7	Developing and implementing stormwater catchment management plans for the city.	<ul style="list-style-type: none"> Undertake major stormwater upgrade at Beach Street, Bellerive. Undertake other stormwater and drainage upgrades and initiatives consistent with the adopted capital expenditure program, including: <ul style="list-style-type: none"> Clifton Beach open drain. Cremorne stormwater management stage one. Houston Drive tunnel erosion remediation. Jervis Street stormwater improvements. Rosehill Drive stormwater drain. Spitfarm Road stormwater improvements. Torrens Street kerb and gutter and stormwater upgrade. Re-direction of stormwater on Balaka Street. Replace soakage trenches on Hadlow Road. Investigate/divert stormwater on Howrah Road. Replace stormwater pipes on Malunna Road. Gross pollutant trap at Mortyn Park. Bellerive engineering survey and design. Stormwater upgrade on Risdon Road. Rokeby Road detention basin study. Culvert construction on Saxon Drive. Stormwater upgrade on Sunnyside Road.
2.8	Undertaking stormwater management and groundwater monitoring programs.	<ul style="list-style-type: none"> Implement council's stormwater maintenance program. Undertake stormwater investigations to identify contamination sources impacting on Howrah Beach. 📍 Provide support to the Derwent Estuary Program. 📍
Public buildings and community facilities		
2.9	Undertaking an audit and strategic review of council's buildings and community facilities to establish usage, condition, and compliance to standards, and assess to ensure they are fit for purpose to accommodate current and future community needs.	<ul style="list-style-type: none"> Undertake audit of open space irrigation.

A WELL-PLANNED LIVEABLE CITY

STRATEGIC PLAN OBJECTIVE:

PRIORITY ACTIVITIES AND INITIATIVES:

Public buildings and community facilities (continued)

2.10

Ensuring quality civic architecture which is responsive to place and adaptable for the needs of the community.

- Ensure public buildings are architecturally designed and assessed.
- AV room upgrade at Council Chambers.
- Upgrade public toilets and changerooms across the city, including:
 - Upgrade to Lauderdale Canal Public Toilets.
 - Seven Mile Beach Day Area Public Toilets.
 - Opossum Bay Public Toilet replacement.
 - Clarence Mountain Bike Park Toilets.
 - Church Street Rokeby Public Toilets.
- Purchase and install new air vents at Rosny Barn.
- Undertake stage one design of the Clarendon Vale Oval Pavilion.
- Undertake refurbishment of the Alma Street Activities Centre.
- Construction of DDA Ramp Access at Howrah Bowls Club.
- Undertake plant upgrade at Clarence Aquatic Centre.
- Replace guttering at council chambers.
- Richmond chambers – window refurbishment and timber floor installation.
- Undertake various DDA compliance upgrade works for council buildings.
- Construction of shelter and seating at the Clarence Mountain Bike Park.
- Install heat pumps and undertake upgrade of the kitchen and bathroom at Sandford Hall.
- Undertake Rosny Golf Course clubhouse upgrade.
- Undertake works for a new facility at Alma Street – After School & Family Day Care.
- Undertake energy efficiency building upgrades.
- Conduct building and facility maintenance across the city as needed.
- Conduct compliance inspections and water tank filtration tests.
- Respond to vandalism and graffiti across the municipality.

Parks and recreation facilities

2.11

In line with our Sport and Recreation Strategy, work with local clubs, state and regional organisations and other levels of government to meet the sport and recreation needs of our community.

- Replace irrigation at Kangaroo Bay Oval.
- Install new drainage and practice wickets at Lindisfarne Oval 1.
- Relocate player benches at Clarence Oval.
- Install synthetic practice wickets at Clarendon Vale Oval.
- Undertake irrigation wire upgrade and practice wickets at Richmond Oval.
- Install kayak access at Geilston Bay Coastal Reserve.
- Progress with the Active Recreation Master Plan at Anzac Park.
- Install new synthetic turf at Sandford Oval.
- Replace boundary fence at Edgeworth Street, Warrane.
- Replace fencing at Geilston Bay Tennis Club.
- Build a Disc Golf Course at Wentworth Park.
- Maintain, replace and upgrade signage within the municipality.
- Undertake concept design review of the Bellerive Beach Park Master Plan and complete upgrades.
- Replace steps at Little Howrah Beach.
- Replace BBQ tables and seating and park furniture throughout the municipality as needed.
- Undertake cliff-top risk mitigation – Waverley Flora Park and Seven Mile Beach.
- Progress work on the Coastal Access Strategy Project in accordance with the Beach Foreshore Access Strategy.

A WELL-PLANNED LIVEABLE CITY

STRATEGIC PLAN OBJECTIVE:	PRIORITY ACTIVITIES AND INITIATIVES:
Parks and recreation facilities (continued)	
2.11 In line with our Sport and Recreation Strategy, work with local clubs, state and regional organisations and other levels of government to meet the sport and recreation needs of our community. (continued)	<ul style="list-style-type: none"> • Continue irrigation upgrade at Council Chambers. • Complete upgrades at Astor Park. • Undertake works to upgrade the Kangaroo Bay Skate Park. • Undertake irrigation upgrade at King Street Park. • Complete softfall containment at Vela Park. • Install drinking station at DeBomfords Lane Coastal Reserve. • Construct senior exercise equipment demo site. • Conduct mountain bike park maintenance as required. • Undertake maintenance of the Clarence Plains Rivulet. • Undertake maintenance works on park and recreation facilities across the municipality.
Land use planning and urban design	
2.12 Undertaking best practice land use policy development and active participation in regional planning processes.	<ul style="list-style-type: none"> • Participate in MetroPlan and inter-council working groups concerned with regional planning and the review of the regional strategy.
2.13 Enhancing natural and built amenities to create vibrant, accessible activity centres and community hubs through quality urban design.	<ul style="list-style-type: none"> • Undertake streetscape improvement design in Rosny Park. • Build an off-lead fenced area for greyhounds.
2.14 Planning for a diverse range of housing to meet the needs of a wide demographic.	<ul style="list-style-type: none"> • Ensure the application of appropriate zones and special area plans to provide for a range of densities and housing typologies.
2.15 Ensuring neighbourhoods have pleasant streetscapes and access to recreational spaces and appropriate neighbourhood facilities.	<ul style="list-style-type: none"> • Develop a Victoria Esplanade and Kangaroo Bluff Master Plan. • Develop a Clarence Plains Master Plan.
2.16 Planning for the supply of industrial and commercial land, taking advantage of the city's unique locational advantages.	<ul style="list-style-type: none"> • Monitor the supply of commercial and industrial land designated by the Regional Industrial Strategy and identify opportunities for appropriate growth through the MetroPlan.
2.17 Ensuring heritage values of historic places and precincts are protected.	<ul style="list-style-type: none"> • Continue to provide a free heritage advisory service. • Monitor and update the Richmond Townscape Strategy where required. • Review and update heritage building and signage guidelines where required.
2.18 Encouraging the expansion of intensive agriculture and associated activities.	
2.19 Applying land use techniques to identify and protect important natural values within the city.	<ul style="list-style-type: none"> • Review and update natural assets inventory as natural asset plans are submitted with planning applications.

A PROSPEROUS AND CREATIVE CITY

GOAL: Clarence encourages creativity, innovation and enterprise and will develop the local economy by enabling opportunities for all people.

A PROSPEROUS AND CREATIVE CITY

STRATEGIC PLAN OBJECTIVE:		PRIORITY ACTIVITIES AND INITIATIVES:
3.1	Reviewing and implementing the Economic Development Plan to encourage and facilitate business enterprise through economic development, land use planning, and cultural development strategies.	<ul style="list-style-type: none"> Develop a stronger business network across the region.
3.2	Working together with the Greater Hobart councils and other levels of government, under the Hobart City Deal, to leverage Hobart's natural amenity and build on its position as a vibrant, liveable, and connected global city.	<ul style="list-style-type: none"> Develop a communications plan to support the consultation phase of the Tasmanian Government's MetroPlan. Participate in the development of the MetroPlan settlement strategy.
3.3	Developing and implementing initiatives aimed at addressing the areas of significant socio-economic disadvantage within the city.	<ul style="list-style-type: none"> Continue working collaboratively with council's four neighbourhood houses. Provide recreational youth programs across the city. Progress the Clarence Plains Master Plan project.
3.4	Communicating our city brand and benefits through the promotion of our attributes, opportunities and visitor attractions.	<ul style="list-style-type: none"> Further develop a database of stock images and short videos to promote visitation to the city and showcase the lifestyle of living in Clarence.
3.5	Building and facilitating productive networks and relationships based on common interests with business groups, regional bodies, other councils, and other levels of government.	<ul style="list-style-type: none"> Participate in inter-council working groups.
3.6	Facilitating and/or directly investing in foundation projects and infrastructure aimed at driving further investment and growth.	<ul style="list-style-type: none"> Consult and develop council's new Economic Development Strategy and Plan for adoption.
3.7	Developing a Cultural and Creative Strategy.	<ul style="list-style-type: none"> Design and implement a bespoke mobile art trailer. Install artworks in Kangaroo Bay.

A PROSPEROUS AND CREATIVE CITY

STRATEGIC PLAN OBJECTIVE:	PRIORITY ACTIVITIES AND INITIATIVES:
3.8 Delivering a diverse program of cultural events to increase access, participation and excellence in arts and cultural activities.	<ul style="list-style-type: none"> • Continue to support the Clarence City Band. • Implement the Events Plan, including promoting current events and attracting new opportunities. • Conduct council's annual event program including Jazz Festival; and Christmas Community Concerts. • Conduct and support other events including Dog's Day Out, youth events and community festivals. • Continue relationships with other major events including Ten Days on the Island, Mona Foma and Cygnet Folk Festival. • Maintain the exhibition program in the schoolhouse gallery.
3.9 Enhancing our cultural identity by encouraging the creation and installation of public art.	<ul style="list-style-type: none"> • Identify and develop opportunities for the acquisition and installation of public art within the city and incorporate public art into major streetscape plans for the city. • Ensure that public art contributions associated with new developments in activity centres are applied in a timely manner to enhance the precinct's sense of place.
3.10 Examining options for the establishment of a civic centre or performance and exhibition centre.	<ul style="list-style-type: none"> • Formulate and finalise Expression of Interest documentation for the City Heart project, for consideration by council prior to commencement of an EOI process.
3.11 Reviewing and implementing the Cultural History Plan for Clarence to preserve and promote the city's unique cultural history.	<ul style="list-style-type: none"> • Continue planning for the Richmond Bicentenary Project. • Implement the Bedlam Walls Aboriginal Heritage Interpretation Project. • Continue to deliver the Ferry Marker Project. • Conduct historical walks across the city. • Plan and deliver the Collectors Roadshow event.
3.12 Enhancing Sister City relationships and international linkages as a mechanism to foster and deliver cultural benefits.	<ul style="list-style-type: none"> • Continue to foster Sister City relationships through email, video call and letter communications as COVID-19 continues to hamper the opportunity to physically visit each other.
3.13 Undertaking the development of a Digital Strategy.	<ul style="list-style-type: none"> • Commence the development of council's first Digital Strategy in accordance with council's adopted Strategic Plan. • Refresh council network and extend wifi. • Develop a Mobility Strategy. • Work collaboratively with all elements of council to identify opportunities to enhance the community's digital access and inclusion.
3.14 Adopting policies and strategies to enhance the quality of life by using emerging technology to improve the efficiency of city infrastructure and services for the benefit of the community, business and visitors.	<ul style="list-style-type: none"> • Continue the development of strategies outlined in the Clarence City Council Strategic Plan 2021-2031. • Participate in building a Digital Twin for the Greater Hobart area. • Implement a Customer Portal.

AN ENVIRONMENTALLY RESPONSIBLE CITY

GOAL:

Clarence is environmentally responsible, valuing and protecting the natural environment for a sustainable and liveable future.

AN ENVIRONMENTALLY RESPONSIBLE CITY

STRATEGIC PLAN OBJECTIVE:

PRIORITY ACTIVITIES AND INITIATIVES:

4.1

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

- Develop a Pipeclay Lagoon Coastal Management Plan.
- Develop a Roches Beach Coastal Management Plan.
- Undertake tree replacement and revegetation activities.
- Undertake fire management activities in council bushland reserves.
- Develop and implement a Fire Management Strategy.
- Deliver the landcare and coastcare grants program.
- Undertake pest control across the municipality. 
- Undertake weed eradication across the city.
- Undertake photogrammetry of beaches across the city.
- Undertake environmental health sampling and monitoring. 

4.2

Developing activity plans for natural reserve areas and continuing to work with bushcare, landcare, coastcare and other volunteer groups to implement plans and initiatives.

- Undertake landscaping at bushland reserve entrances.
- Undertake tidal flushing restoration at Lauderdale Saltmarsh by developing and implementing a Lauderdale Saltmarsh Restoration Plan and Natural Area Rehabilitation Plan.
- Develop and implement a Tangara Trail Management Plan.

4.3

Working collaboratively with relevant agencies to enhance and protect the natural environment.

- Upgrade fire trails.
- Support community landcare and coastcare clean up events.
- Undertake storm and emergency maintenance.

4.4

Encouraging energy conservation and sustainable use of resources through promotion of water and energy conservation initiatives to the community and industry, as well as considering opportunities in relation to emerging or alternative technologies, including energy efficient transport options.

- Install solar panels at the Council Depot.
- Undertake solar panel installation and exterior upgrade of Lindisfarne Activity Centre.
- Undertake energy efficient building upgrades.

4.5

Undertaking the development of an Environmental Sustainability Strategy.

- Develop and implement a Natural Resource Management Policy, Strategy and Implementation Plan.

AN ENVIRONMENTALLY RESPONSIBLE CITY

STRATEGIC PLAN OBJECTIVE:

PRIORITY ACTIVITIES AND INITIATIVES:

4.6

Developing and implementing local and regional waste management strategies that consider all forms of waste.

- Undertake waste management and recycling services across the city.
- Support and participate in Clean Up Australia Day.
- Deliver Annual Residential Hard Waste Collection.

4.7

Continuing to provide opportunities for involvement and increased awareness for the care of the local environment.

- Continue to deliver council's No Spray Register.
- Deliver the schools landcare support program.
- Deliver work health and safety training for volunteers.



■ Clarence Jazz Festival 2021 at piyura kitina (Risdon Cove). Paul Hoelen Photography.

GOVERNANCE AND LEADERSHIP

GOAL: To provide leadership and accessible, responsive, transparent and accountable governance of the city.

STRATEGIC PLAN OBJECTIVE:	PRIORITY ACTIVITIES AND INITIATIVES:
5.1 Responding to the changing needs of the community through leadership, advocacy and best practice governance.	<ul style="list-style-type: none"> Continual upgrade of our ICT Infrastructure to ensure it is secure and meets business expectations. Support a mobile workforce through the rollout of mobile devices. Deliver and continuously improve software to support business operations.
5.2 Formulating and maintaining a suite of policies to provide a framework for the establishment and implementation of council's plans, strategies, programs, and services.	
5.3 Continuing to focus on providing transparency in our decision-making processes.	<ul style="list-style-type: none"> Formulate a consistent consultation approach for the organisation. Develop a Communications and Marketing Strategy.
5.4 Communicating with our community about what we do.	<ul style="list-style-type: none"> Review and implement a Social Media Policy and Procedures. Continue to update and improve council's website and social media strategies. Provide timely and relevant information via council's website; council newsletter; print and digital media; and various special interest publications.
5.5 Engaging with our community and stakeholders through the continued implementation of our Community Engagement Policy.	<ul style="list-style-type: none"> Continue to engage in community consultation on major policy issues and projects. Continue to implement the Community Engagement Policy, tools and templates to ensure best-practice consultations that are consistent across the organisation.
5.6 Establishing strategic partnerships to facilitate greater opportunities.	<ul style="list-style-type: none"> Continue to participate in the Greater Hobart City Deal Partnership projects. Continue event relationships with Ten Days on the Island, Mona Foma, Cygnet Folk Festival and UTAS. Continue working with other agencies and organisations for community benefit.
5.7 Providing equitable access to programs and services.	<ul style="list-style-type: none"> Apply social justice principles to council's planning and work.
5.8 Maintaining and continuously reviewing performance monitoring frameworks to ensure identified strategic goals are achieved.	<ul style="list-style-type: none"> Review the format of council's Annual Report; Annual Plan; and Quarterly Reports. Continue to produce council performance reports.
5.9 Providing, and representing the community at, civic and ceremonial functions.	<ul style="list-style-type: none"> Conduct citizenship ceremonies.

COUNCIL'S ASSETS AND RESOURCES

GOAL:

To efficiently and effectively manage our financial, human, and property resources to attain strategic goals and meet statutory obligations.

COUNCIL'S ASSETS AND RESOURCES

STRATEGIC PLAN OBJECTIVE:
PRIORITY ACTIVITIES AND INITIATIVES:
Financial management
6.1

Maintaining a financially sustainable organisation through:

- Ongoing development and implementation of responsible financial strategies.
- Ongoing review and implementation of a detailed 10 Year Financial Management Plan.
- Integration of financial and asset management strategies.
- Measurement and reporting of key sustainability indicators.

- Undertake a review of council's 10-year Financial Management Plan and underlying Financial Management Strategy.
- Review the annual budget process to identify opportunities for improvement in the development and communication of budget information to elected members.
- Review KPIs to ensure they remain relevant and enable oversight of key strategic issues and risk.

6.2

Maintaining council in a sound financial position through:

- Delivering underlying surplus consistent with long-term financial planning.
- Planning for financial flexibility to meet unforeseen future externalities and opportunities.
- Implementing annual financial plans that are consistent with long-term strategies, as well as measuring and reporting on key financial indicators.

- Revise Annual Plan format to provide a more contemporary approach to monitoring and reporting on key activities.

6.3

Making affordable and equitable rates and charges by:

- Developing and reviewing rating policies which seek to reflect both legislative principles and the expectations of the community.
- Ensuring consistency in the application of rates and charges across the community.
- Reflecting the true cost of providing services to the community.
- Avoiding sudden and unexpected rate movements across the community.

- Undertake an ongoing review of council's Fees and Charges to optimise council's extensive fee structure.

COUNCIL'S ASSETS AND RESOURCES

STRATEGIC PLAN OBJECTIVE:		PRIORITY ACTIVITIES AND INITIATIVES:
Financial management (continued)		
6.4	Having effective control of financial risk by maintaining: <ul style="list-style-type: none"> • Consistent cash flows, ample liquidity, and ready access to capital. • Appropriate and effective systems of internal control. • Adequate levels and scope of insurance over appropriate classes of risk. 	<ul style="list-style-type: none"> • Manage council's investment portfolio in accordance with council's Investment Strategy and Policy. • Undertake internal audit reviews as required by Audit Panel and implement initiatives as identified. • Continue with the ongoing program of insurance reviews for council infrastructure.
Human resource management		
6.5	Developing and implementing a Workforce Development Plan to ensure we have the right people in the right place at the right time.	<ul style="list-style-type: none"> • Initiate Workforce Development Plan project.
6.6	Maintaining a positive, values-based work environment.	<ul style="list-style-type: none"> • Establish a working group to identify essential core beliefs and values to embed in council's workplace culture. • Identify strategies and opportunities to implement change and drive an engaged team.
6.7	Providing an equal opportunity workplace.	<ul style="list-style-type: none"> • Review workplace policies to support equality and respect. • Review change and implementation processes from the OurWatch Program.
6.8	Fostering an environment that encourages staff development and continuous learning to strengthen workforce capabilities.	<ul style="list-style-type: none"> • Undertake performance management activities to continuously improve performance and identify training and development needs. • As part of Workforce Development, implement a career development program. • Ensure delivery of training and development programs in a timely manner.
6.9	Fostering a culture of creativity and innovation in expressing and realising ideas.	<ul style="list-style-type: none"> • Engage employees in strategic processes. • Review staff consultation committee and terms to provide enhanced opportunities for expressing ideas.
6.10	Providing safe and healthy workplaces.	<ul style="list-style-type: none"> • Replace analogue radios in the council fleet. • Continue to deliver the review and assessment program of council's environment to ensure provision of best-practice work health and safety • Continue to deliver a program that maintains council's accreditation status. • Increase the program of monitoring compliance and effectiveness for improvement opportunities.

COUNCIL'S ASSETS AND RESOURCES

STRATEGIC PLAN OBJECTIVE:

PRIORITY ACTIVITIES AND INITIATIVES:

Statutory and legal responsibilities

6.11 Effectively administering compliance with statutory obligations, legal responsibilities and governance standards.

- Ensure that the planning authority is appropriately informed of statutory requirements and standards when determining applications.
- Ensure fulfilment of council's statutory responsibility to enforce the planning scheme.
- Act as permit authority through issuing permits, certificates, notices and orders; and by maintaining building/plumbing registers.
- Provide information, assistance and support regarding building/plumbing matters.
- Ensure compliance so buildings are safe, energy efficient and meet permit conditions and relevant standards.
- Review work processes and improve performance reporting.
- Bring outstanding permits to completion.
- Finalise and implement the review of the Dog Management Policy.
- Develop a Cat Management Policy.
- Install parking sensors in the city.

6.12 Ensuring appropriate management of risk to reduce exposure associated with council's operations and activities.

- Develop a Cyber Security Policy and Cyber Risk Management Approach.

6.13 Delivering a range of regulatory services in relation to environmental health, development assessment and approval, building and plumbing compliance, environmental and public health, animal control, parking and public places.

- Implement a Continuous Improvement Program for council processes to improve efficiencies and effectiveness.



■ Rosny Barn.

HOW WE FRAMED OUR BUDGET



Following the emergence of COVID-19 last year and all its initial and ongoing impacts, council was faced with a challenging budget environment for the coming financial year.

Last year when council was developing the 2020-21 budget, its focus was to

ensure the continued delivery of core services during the height of the COVID-19 pandemic. In the face of this uncertain environment, council took an extremely conservative approach to safeguard the community and plan for an unknown future.

As time progressed and the community transitioned through lockdown restrictions, it became clear that council's vast network of tracks and trails, multi-user pathways and open spaces were essential in lessening the physical, social and mental health impacts of the pandemic, which many in our community are still experiencing to this day.

In the face of this, council has assessed the needs of the community and set a budget for this coming financial year that balances where we are today and what we must do to ensure the future prosperity of our community.

Council activities were scrutinised to ensure the proposed actions aligned to council's Strategic Plan throughout the budget process. A series of workshop discussions and presentations were held over many months to work through the many facets of council's budget creation. A desire to continue a high level of service requires the support of funding which will provide benefits to future generations as community infrastructure is maintained.

The 2021-22 budget sets a general rate increase on average of 3.77 percent and a capital works budget of \$21.4 million, which supports council's guiding principal to stimulate our city's economy through renewing and extending our extensive network of community infrastructure.

The extensive economic stimulus and loan funding provided by the Federal and State governments – particularly in the delivery of housing construction subsidies – led to an increase in planning, building and plumbing applications.

In response to this increased demand, additional staff were recruited to ensure we continued to deliver a high level of service and meet our statutory deadlines. The costs associated with these positions were offset by unbudgeted additional fee revenue, forming part of council's commitment to prioritise delivery of core and essential services to the community.

Additionally, the extended qualifying timeframes for the housing grant scheme means that the high level of demand for services that we are currently experiencing is expected to continue into future years. This is factored into our budget as an increase in fees and charges income, alongside an increase in employee costs.

Council also continued to fund ongoing operating costs including its City Culture, Youth, Volunteer and Health and Community Development programs to ensure progress is made on the strategic goals of being a people friendly, and prosperous and creative city.

The following section of our Annual Plan will include detailed information about the rates and charges to be levied, the works program to be undertaken and other relevant financial information.

A handwritten signature in black ink, appearing to read 'Miriam Coleman'.

Miriam Coleman
CHIEF FINANCIAL OFFICER
CLARENCE CITY COUNCIL

GUIDING PRINCIPLES – REVENUE, EXPENDITURE AND CASHFLOW

- Ensure there is a balance between the capacity to maintain the delivery of council services that continue to meet community expectations and the relative rating effort required.
- Re-program council activities that were impacted by COVID-19 restrictions.
- Ensure that cashflow is well understood and managed to support council operations, capital program and debt commitments.
- Council's long-term financial plan will be reframed to effectively manage debt and the rate strategy in years to come.

GUIDING PRINCIPLES – CAPITAL, SERVICE AND ESTABLISHMENT

- The capital budget adopts a focus on the long-term strategic asset management plans that balances renewal effort, risk mitigation and the development of new community infrastructure.
- Council completes existing/iconic master plans through continued community engagement, progressing to development applications where possible.
- Council's service delivery is focused on statutory, regulatory and core service requirements.
- The budget focuses on building and maintaining staffing and organisation capacity to respond to the needs of a growing city.



■ Aerial view of the Glebe Hill Development.

OPERATING BUDGET

	2020/2021	2021/2022	DIFFERENCE
INCOME			
Council rates	47,530,000	50,225,265	2,695,265
State Fire Service Levy	5,655,000	6,056,911	401,911
Fees and charges	6,288,619	7,882,886	1,594,267
Interest	1,303,078	1,289,126	-13,952
Government subsidies	3,113,640	3,234,251	120,611
Grants	2,913,000	2,987,000	74,000
Dividends	-	2,200,000	2,200,000
Contributions of capital	355,000	990,000	635,000
Capital grants	1,300,000	1,180,000	-120,000
Other revenues from continuing activities	456,834	501,850	45,016
TOTAL INCOME	68,915,171	76,547,289	7,632,118
EXPENDITURE			
Employee costs	20,482,675	22,791,684	2,309,009
Depreciation and amortisation	14,505,000	14,900,000	395,000
Materials	1,624,243	1,618,442	-5,801
Contracts	10,343,902	10,825,222	481,320
Operating lease	2,170,000	2,215,234	45,234
Electricity	1,087,800	1,088,800	1,000
Other expenses from continuing activities	9,251,096	9,702,307	451,211
State Government charges and levies	6,440,220	6,968,652	528,432
Insurance	569,849	619,698	49,849
TOTAL EXPENSES	66,474,785	70,730,039	4,255,254
BUDGETED SURPLUS/(DEFICIT)*	2,440,386	5,817,250	3,376,864
BUDGETED UNDERLYING SURPLUS/(DEFICIT)**	785,386	3,647,250	2,861,864
CAPITAL PROGRAM			
New	7,912,965	12,156,489	4,243,524
Renewal	14,804,035	9,293,705	-5,510,330
TOTAL CAPITAL	22,717,000	21,450,194	-1,266,806

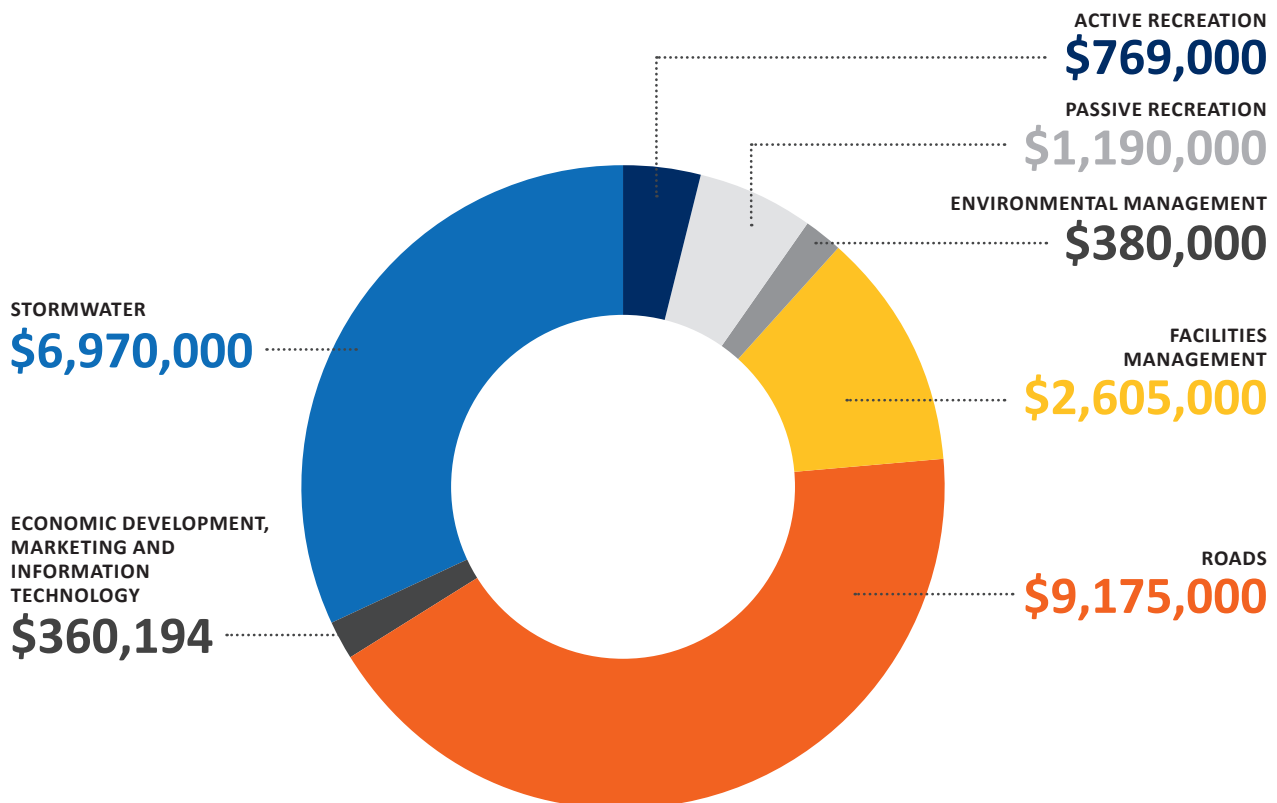
* Budgeted Surplus includes income that relates to capital.

** Budgeted Underlying Surplus is based on council's own operating activities as per the Auditor General's measures in the Annual Financial Statement. It is consistent with council's Financial Management Strategy and 10 Year Financial Plan.

WHERE YOUR RATES ARE SPENT



AREAS OF CAPITAL SPENDS



2021–22 CAPITAL PROJECTS IDENTIFIED AND FUNDED FOR DELIVERY

This section provides a more detailed analysis of the 2021-22 capital works program and those projects approved in the 2020-21 year that were incomplete at 30 June 2021.

PROJECT DESCRIPTION	TOTAL BUDGET ESTIMATE COST 2021/2022
ROADS MANAGEMENT	
Annual gravel roads resheet program	\$80,000
Back Tea Tree Road – Roads Maintenance Shoulder Widening	\$100,000
Brinktop and Prossers roads- Intersection upgrade to provide sufficient turning for heavy vehicles. Stage 1 – Design and investigation	\$30,000
Brookston Drive – Install footpaths to three cul-de-sacs to complete footpath network	\$40,000
Cambridge Road/Clarence Street – Redesign and construction of intersection to improve pedestrian crossings	\$150,000
Council Depot – Upgrade existing carpark and drainage	\$75,000
Footpath/Kerb and Gutter renewals during road reseal preparation works	\$800,000
Footpath/Kerb and Gutter Renewal: ongoing program to repair 'Priority 1' defects	\$1,310,000
Howrah Road/Tranmere Road – Design safety improvements – from Cleve Court to Foreshore Trail and to Clarence Street	\$20,000
Icy Creek Lane – Design and construct road upgrade – formalise standard T-intersection, improve road pavement and stormwater	\$240,000
Lauderdale water collection point – reconstruct road pavement	\$100,000
Major Digouts/Pavement Reconstruction: pavement renewal program	\$2,400,000
Mockridge Road – Traffic calming works to prevent 'hooning'	\$100,000
Parking sensors – Install sensors at Bellerive/Rosny council owned car parking spaces with timed restrictions	\$600,000
Percy Street/Cambridge Road intersection – Pedestrian crossing improvements	\$100,000
Road Resealing – Annual asphalt reseal program	\$1,200,000
Road Resealing – Annual Spray Seal	\$800,000
Road Resealing – Reseal preparation	\$700,000
Roches Beach Road, Lauderdale – Improve road drainage, bus stop access and rural footpath	\$30,000
Signage on cycling routes to/from Tasman Bridge and Cambridge Road Mornington	\$25,000
St John's Circle – Concrete existing gravel footpath and extend to the church access	\$150,000
Tasman Highway/Rose Bay pedestrian overpass – Detour path around bus stop, Stage 1 design	\$25,000
Woodhurst Road – Pavement upgrade at the corner of Lewis Avenue to address road safety and pavement renewal	\$100,000
TOTAL ROADS MANAGEMENT	\$9,175,000

CLARENCE CITY COUNCIL ANNUAL PLAN 2021–2022

PROJECT DESCRIPTION	TOTAL BUDGET ESTIMATE COST 2021/2022
STORMWATER	
Balaka Street – Redirect stormwater away from Rosny Treatment Plant	\$20,000
Bellerive – Major stormwater upgrade from Bellerive Beach, Beach Street, Douglas Street and Clarence Street	\$5,600,000
Frederick Henry Parade – Improve stormwater management along access way	\$150,000
Hadlow Road Lauderdale – Replace two soakage trenches	\$60,000
Howrah Road – Investigate and identify stormwater projects to divert stormwater away from the sewer network	\$30,000
Malunna Road – Replace irreparably blocked stormwater pipes	\$250,000
Mortyn Place Park – Design GPT and bioretention basin for the northern section of the park (between 12 and 14 Howrah Road)	\$30,000
Engineering survey and design of proposed stormwater upgrade along South Street, Wentworth Street and Clarence Street, Bellerive	\$30,000
Risdon Street – Upgrade stormwater network from the western boundary of 7 Risdon Street, through 1 Risdon Street, to the existing open drain through 32 Saundersons Road, Risdon	\$200,000
Rokeby Road/Ocean Drive – Feasibility Study of new detention basin	\$20,000
Saxon Drive – Install culvert under Tangara Trail	\$100,000
Spitfarm Road – Upgrade of stormwater network between no. 100 – 106	\$260,000
Sunnyside Road No. 6 – Expand stormwater infrastructure to drain the corner and directly outside the property	\$120,000
Various minor stormwater improvements – Ongoing program	\$100,000
TOTAL STORMWATER	\$6,970,000
ACTIVE RECREATION	
Clarence High School Oval – Relocation of the player benches to the eastern wing of the oval	\$20,000
Geilston Bay Tennis Club – Replacement of fencing – dependent on grant funding from Improving the Playing Field Grants Program	\$80,000
Installation of Disc Golf Course near Wentworth Park/Salacia Avenue	\$36,000
Kayak access – Geilston Bay Coastal Reserve and car park	\$45,000
Lindisfarne Oval – Back oval (No. 1) new drainage system	\$493,000
Lindisfarne practice wickets – New concrete slab and synthetic surface to improve existing bowling run ups	\$35,000
Richmond Oval – Irrigation wire upgrade	\$30,000
Sandford Oval – Supply and installation of new synthetic turf for the centre wicket and the two practice wickets	\$30,000
TOTAL ACTIVE RECREATION	\$769,000

CLARENCE CITY COUNCIL ANNUAL PLAN 2021–2022

PROJECT DESCRIPTION	TOTAL BUDGET ESTIMATE COST 2021/2022
PASSIVE RECREATION	
Shag Bay Track – Upgrade, widen and resurface	\$45,000
Astor Park – New shelter with table and benches and concrete slab. Upgrade garden bed containment and plants	\$40,000
BBQ tables and seating replacement – Ongoing program	\$30,000
Beach Foreshore Access Strategy – Stage 2	\$50,000
Bellerive Beach Park – Replace existing sand play area with new inclusive play equipment	\$50,000
Clarence Mountain Bike Park – Undertake major refurbishment of track including Corkscrew, XC loop, Dinosaur, Downhill Track, High Line, MacKillop Track and Stringy Bark Descent	\$85,000
Construction of a transportable art space for Clarence communities	\$85,000
Debomfords Lane Coast Reserve – Installation of one drinking station	\$15,000
Derwent Avenue – Widen and upgrade intertidal track (57F and 57G Derwent Avenue)	\$30,000
Equestrian Drive – Installation of a perimeter fence through the Hobart Archery Club (HAC) and the Tasmanian Equestrian Centre (TEC) lease boundaries	\$80,000
Funding to enable the purchase and installation of new park furniture (seats, benches, tables, etc) in public open space areas	\$10,000
Goodwins Road – Provision of a fenced off-lead exercise area for greyhound dogs	\$30,000
Howrah Road – To create a path linking the back car-park at the Sunshine Centre to the foreshore cycleway	\$75,000
Kangaroo Bay Skate Park – To upgrade the previous BBQ area and provide an additional skating area	\$50,000
King Street Park – Irrigation to park and gardening	\$20,000
Kirra Road – Widening and realigning track where it is close to cliff edges	\$130,000
Little Howrah Beach – Replace current sandstone steps with timber staircase and install timber steps to kayak storage rack	\$20,000
Senior exercise equipment demonstration site	\$200,000
Signage – Tracks	\$6,000
Mortimer Bay – Resurface and minor upgrades to track to improve surface quality and protect concealed Aboriginal Heritage sites from becoming exposed	\$120,000
Vela Park – Installation of soft fall containment	\$20,000
TOTAL PASSIVE RECREATION	\$1,191,000
ECONOMIC DEVELOPMENT	
City Heart Project	\$200,000
Clarence City Band – New musical instruments	\$5,194
TOTAL ECONOMIC DEVELOPMENT	\$205,194

CLARENCE CITY COUNCIL ANNUAL PLAN 2021–2022

PROJECT DESCRIPTION	TOTAL BUDGET ESTIMATE COST 2021/2022
NATURAL ENVIRONMENT	
Landscaping of entrances to Bushland Reserves at Pilchers Hill, and Natone Hill	\$90,000
Pipeclay Esplanade – Local coastal management plan for Pipeclay Lagoon coastal area	\$80,000
Roches Beach – Local coastal management plan for Roches Beach coastal area	\$80,000
The Lauderdale Saltmarsh tidal flushing restoration plan – Design and feasibility to replace 350mm pipe with larger pipes or box culvert under South Arm Road	\$30,000
To fix slope stability issues on the bank between ANZAC Park and the MYCT, Lindisfarne	\$80,000
Upgrade of Fire Trails – Ongoing	\$20,000
TOTAL NATURAL ENVIRONMENT	\$380,000
FACILITIES MANAGEMENT	
Alma Street – New facility for after school care and Family Day Care	\$1,400,000
Buildings – Energy efficient upgrades – Depot, Wentworth Sports Club, Rosny Historic Barn and Farm, Rosny Child Care Centre, Clarence Child Care Services, Alma Street, Bellerive	\$60,000
Church Street Rokeby – Public Toilets – Design only 2021-22	\$35,000
Clarence Mountain Bike Park – Shelter and seating facilities	\$70,000
Clarendon Vale Oval – Initial stages for new changerooms	\$450,000
Clarendon Vale Oval – To install a new shelter and temporary public toilets	\$75,000
Council Chambers – Stage 1 of guttering replacement	\$10,000
Howrah Bowls Club – DDA Ramp Access	\$30,000
Lindisfarne Community Centre – To provide architectural upgrades	\$185,000
Richmond Chambers – Refurbish exterior window frames	\$15,000
Rosny Barn – New air vents to stop rising damp	\$35,000
Sandford Hall – Install heat pumps in the hall to improve heating	\$10,000
Sandford Hall – Upgrade kitchen and bathroom	\$130,000
Upgrades to the Rosny Golf Course Clubhouse	\$75,000
Various – DDA compliance upgrades for buildings as recommended by DDA specialist	\$25,000
TOTAL FACILITIES MANAGEMENT	\$2,605,000
INFORMATION TECHNOLOGY	
Chambers AV upgrade – Electrical and installation costs	\$55,000
Replacing of all fleet analogue two-way radios	\$100,000
TOTAL INFORMATION TECHNOLOGY	\$155,000
TOTAL CAPITAL 2021/2022	\$21,450,194

BORROWING STRATEGY

Council's Financial Management Strategy includes the guiding principles to consider the use of debt as an important funding source for council's capital expenditure program. Borrowings are typically used by council to support the construction of a major asset, enhancement of an existing asset, or where appropriate to smooth the funding of the major renewal of existing community assets.

There is currently a general industry trend toward reducing debt, and while council has carried no debt in the recent past, a controlled use of debt is an important tool in improving and expanding the city's infrastructure.

Borrowing provides access to an alternative source of capital, and minimises the pressure placed on cash flows and income streams at the initial time of construction. This ensures that the cost to ratepayers of building and maintaining these long-life assets is spread out over time.

Council has budgeted for borrowings in its 2021-22 estimates to fund major infrastructure projects. The timing of any drawdown of debt (the gradual issue of funds) will be dependent upon this additional funding, project construction timeframes, and corporate treasury management requirements.

Under the *Financial Arrangement Act 1994* and the *Local Government Act 1993*, the Treasurer must approve all borrowings to be undertaken by a Local Government Authority. To satisfy these legislative requirements, the Treasurer has approved the following amounts:

	\$
Local Government Loans Program 2020-2021	15,813,000
New borrowings 2021-2022	\$5,600,000
Accelerated Local Government Capital Program	2,340,000
Total Borrowings	\$23,153,000

As part of the Local Government Loans Program, three-year interest free loans were available to local government to support the stimulus of the Tasmanian economy in response to the COVID-19 pandemic.

In 2020-21, council approved projects that will utilise the loan funding for the accelerated capital works program. Council plans to drawdown on the loan funding in the 2021 calendar year to meet the loan agreement requirements.

New borrowings of \$5.6 million were approved for the coming financial year to support the robust and expansive capital works program for 2021-22, which will see a drawdown on the loan in the 2021-22 financial year.

The Accelerated Local Government Capital Program (ALGCP) was approved specifically for the roll-out of LED lighting in the city. Together with industry experts and TasNetworks, the roll-out and replacement of the city's lights to an energy and cost-effective LED solution has commenced and is nearing completion. The loan is on an interest free basis for five years, and the saving in electricity costs will pay-back the loan in approximately six years. The funds were drawn down in March 2021 and the provision for loan repayment has been included in the 2021-22 budget estimates.

Repayment of the Local Government Loans Program is balanced by a cash reserve, that will be drawn on at the end of the three-year loan interest free period. The repayment of the ALGCP will be funded by savings derived from the cost-effective street lighting.

The 2021-22 budget includes an amount of \$166,000 as a provision for the repayment of the \$5.6 million borrowed to support the \$21.4 million in new capital projects.





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Clarence City Council

11.7.5 ROSNY GOLF COURSE MANAGEMENT TENDER OUTCOME**EXECUTIVE SUMMARY****PURPOSE**

To provide an update on the tender process for the management of 2/22 and 3/22 Rosny Hill Road, Rosny Park; known as the Rosny Park Public Golf Course.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan outlines the Rosny Golf Course site as an important community asset.

LEGISLATIVE REQUIREMENTS

The Local Government Act 1993 is applicable regarding procurement processes.

CONSULTATION

Significant consultation in respect to the City Heart Project has occurred. That consultation confirmed that the community highly valued the Rosny Golf Course land as public open space.

FINANCIAL IMPLICATIONS

Funds of \$50,000 for maintenance are approved in the 2021/2022 budget. These funds have been partly expended maintaining the land since 1 July 2021.

RECOMMENDATION:

- A. That council notes the report.
- B. That council notes that the General Manager will continue to maintain the site as a green public open space, within the limitation of the current approved budget.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The Rosny Park Public Golf Course (golf course) has been in operation since 1970, initially operated by council. Since 1984 it has been leased to a private operator.
- 1.2.** In 2009, the then Lessee did not renew the lease and council approved a Heads of Lease and a tender process for the re-leasing of the golf course.

- 1.3. YMCA was the successful Tenderer and entered into a lease agreement for a term of five years from 1 July 2010 with an option for a further five years. The option for renewal was exercised and the lease expired on 30 April 2021.
- 1.4. At its meeting of 19 April 2021, a Notice of Motion was put by Ald Edmunds and carried *“That the Council authorises the General Manager to negotiate with interested stakeholders for the continuance of the operation of the nine-hole golf course on the Rosny Golf Course site as an interim measure, until such time as the council has consulted widely with the community and has developed and approved a plan for the area under the City Heart proposal.”*
- 1.5. Following this motion council undertook an Expression of Interest (EOI) process to solicit interest from parties in the ongoing management of the course, at no cost to council, for three years. Interested parties were then assessed and invited into Stage 2 of the process which was a formal tender.
- 1.6. The EOI process closed 6 June 2021 and Stage 2, the formal tender, closed on 13 August 2021 and following assessment by a panel it was deemed that there were no complying tenders and therefore no successful proponent to award management of the course to.
- 1.7. Following a briefing to Aldermen, council communicated this outcome to the community via social media posting and media comment on 24 August 2021.

2. REPORT IN DETAIL

- 2.1. The tender assessment criteria can be summarised as follows:
 - Experience, capability and resources of Tenderer to best meet Council’s requirements.
 - Business case – a fully developed business case providing for the management, maintenance and operation of the Premises as a traditional, grassed, 9-hole public golf course. Of particular note was the cost neutral component to council.

- Capacity to appropriately manage national competition policy compliance obligations.
- Financial capability and sufficient solvency.
- Past work health and safety and environment performance.

2.2. No complying tenders were received.

2.3. Following the public announcement that council did not receive any complying tenders for management of the Rosny Golf Course, there was significant interest in the criteria applied to the tenders. As such the criteria was released on 25 August 2021 and the Expression of Interest documentation was also released in full on 2 September 2021, to provide the community with as much information around the process as possible.

2.4. What has become evident to council officers throughout the tender process is that for the golf course to be operated on an interim basis, significant council investment would be required, in the region of \$150,000-\$200,000 per year. In year one this would be partly offset by the \$50,000 already allocated to the maintenance of the site.

2.5. These figures are based on numbers provided through the expression of interest and tender process and historical operating data from the YMCA. Even with a significant increase in the number of rounds per year, the financial input required by council will still be significant. These dollar figures do not take into account further possible downside from any potential reduction in rounds per year.

2.6. These figures are currently well outside of the budget allowance for the site for 2021-22 financial year, which is \$50,000.

2.7. Within the context of the current budget council has capacity to mow the site but not to continue to maintain the site to a playable standard.

3. CONSULTATION**3.1. Community Consultation**

The Rosny Golf Course land is included in the City Heart Project. Initial community consultation has been completed and reported to council. There was a strong community preference for the land to remain as public open space.

3.2. State/Local Government Protocol

Engagement with the State Government will be undertaken as required.

3.3. Other

Nil.

3.4. Further Community Consultation

Further community consultation on the use of the Rosny Golf Course site will take place as the City Heart project progresses, likely in the first half of 2022.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 contains the following Goal:

"Clarence values diversity and encourages equity, inclusiveness and accessibility. We aspire to create high quality public places for all people to live actively, engage socially and enhance our health and wellbeing."

And listed as a Strategic Objective at 1.4:

"Undertaking consultation and developing concept plan(s) for the City Heart Project."

The City Heart Project is also listed as a Major Strategic Project.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

6.1. 2/22 Rosny Hill Road is council owned land.

- 6.2.** 3/22 Rosny Hill Road was Crown land transferred to council with title restrictions, obliging council to use the land for “community use”. The land reverts to Crown ownership if any use of the land does not meet the condition upon the title.

7. FINANCIAL IMPLICATIONS

Council provided \$50,000 in the 2021/2022 budget process to maintain the land while undertaking the EOI and Tender process for an interim solution.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

- 9.1.** Council, at its meeting on 19 April 2021 resolved to “*negotiate with interested stakeholders for the continuance of the operation of the nine-hole golf course on the Rosny Golf Course site as an interim measure, until such time as the council has consulted widely with the community and has developed and approved a plan for the area under the City Heart proposal.*”
- 9.2.** Following this resolution, council officers undertook a EOI and tender process in accordance with statutory requirements that resulted in no complying tender submissions being received.
- 9.3.** Council has budgeted funds set aside to maintain the area as green public open space.

Attachments: Nil.

Ian Nelson
GENERAL MANAGER

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil.

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

12.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Ald James

1. In regard to the public pier, I have asked the question on a number of occasions and the response I have received from either the General Manager or Mr Graham is that it is still with the contractors. Again, I ask the question in the public forum of this place, is there any timeline in which this particular public facility will be available for the public to access?

ANSWER

(Mayor) I will ask Mr Graham to repeat the answer that he gave to Mr Marsh earlier.

(Mr Graham) The underwater specialised grouting works on the pier is complete. We have undertaken a defects inspection in terms of handing the structure over to council and one non-conformance was identified. Burbury Consulting engineers have confirmed that. We have forwarded that to the contractor, and we are awaiting a response as to how the contractor will address this non-conformance. Once I understand how he is going to address this non-conformance I will be in a position to give an estimated opening date to council.

Question contd

In relation to that same matter, that non-conformance matter, is that in relation to a major cost or is it something that would fall within the normal tender construction price?

ANSWER

The cost is unknown. The issue is it is a structural item which requires engineering sign off. We can open up the pier if there are minor defects but this a structural item so we cannot open it to the public until all structural items have been signed off by the engineers.

2. Could I seek some advice in relation to the Frederick Henry Parade matter, there is one exit from Frederick Henry Parade opposite No 1 Frederick Henry Parade. The “no entry” sign which is on the opposite side to No 1 but there is no one way sign that people who are travelling into Cremorne and then along Frederick Henry Parade are able to negotiate traffic that would be coming along that same road as part of the one way in and one way out. Is it possible for council to consider at its next monthly meeting for a one way sign into those houses at 1,3, 5, 7, 9 Frederick Henry Parade and therefore advise people that it is one way in and one way out?

ANSWER

(Mr Graham) I will take that to the traffic working group and advise council.

Further information

An Initial assessment has been undertaken and signage will be installed to provide directional information for motorists.

Ald Edmunds

1. I wanted to check the thresholds around how many people becomes a public event when it comes to use of our barbecue facilities and things. I know when we had the golf course campaign, we had more than 100 people at the barbecue facilities at Kangaroo Bay. I know that some of the community organisations, political parties etc have had barbecues throughout our barbecue facilities but I have been informed that the ASU is trying to hold a barbecue for about 30 people but needs to do all the paperwork as if it is a major event. Can I just check that is actually necessary?

ANSWER

Clarence City Council requires groups to register to use a council facility to ensure that:

- the facilities are not double booked;
- toilets are adequately stocked and cleaned;
- glass drinking containers are not used;
- there are adequate waste disposal bins;
- if alcohol or food is being sold, there is an appropriate permit in place; and
- the event organisers have appropriate public liability insurance and a COVID-19 plan in place.

On learning that the ASU were planning to hold a barbecue for members and other interested council staff, council approached an ASU Delegate to ask whether the ASU were aware that a booking was needed.

Council also offered to waive the 8-week notice period to allow the event to happen sooner. Council has received an events application from the ASU and it is being processed.

On checking the booking records council was not aware of the 100 plus gathering for the golf course campaign. The organisers of this gathering should have sought approval from council to use the barbecue facilities at Kangaroo Bay.

Information on holding an event on council land can be found on council’s website.

2. It was only three weeks ago that we had the motion about vaccinations and encouraging people to get vaccinated and we had the photo which has since appeared in the Eastern Shore Sun. What measures are we putting in place to get our workforce, some of whom are out in the field five days per week, to get their jab Are we supporting them to take time off to get it, do we have sick leave provisions etc for the whole organisation?

ANSWER

We have had an informal program in place, but we have communicated with staff on a number of occasions that the time they need to get their vaccination can simply be taken - they just need to let their manager know, get their jab and return to work and if anyone is unwell then we treat that as sick leave, but we take a fairly relaxed view about that and we are encouraging people to do that. We have not been keeping track of how many people have had their vaccination. We leave that as a matter for them mainly because we haven't had any mandatory requirements other than a couple of areas of the business.

Ald Blomeley

My question relates to staff. You will recall at the last council meeting in reference to the quarterly report I asked some questions regarding staff metrics. Of the 15 resignations that we had for that period of time 8 of those positions have been filled. It was indicated to me that the balance of 7 were going to be filled in this quarter by September 2021. I just wondered how we are going with that and also, I note just as a comment that the workers' compensation situation seems to be, considering our size, in a very good place but I am more concerned about ensuring that we have those 7 positions filled.

ANSWER

As indicated in the April to June Quarterly Report 2021 there were 7 vacant positions. Currently 6 of the 7 vacancies have now been filled, the remaining vacant position was advertised with no suitable candidates being identified. Council is covering this position by engaging casual staff. The vacant role will be readvertised soon.

Ald Walker

I received the Rates notice this week as did may across the municipality. On the very back section of the rates notice and I want to say I in no way suggest any involvement from anyone around this table whatsoever, but on the very back is the title "go green go paperless" and what I have put next to it is a bit of political material from the Greens Party and the reason I've done this is because the colouring and font looks close to almost the point of plagiarism and I would be deeply concerned especially if it wasn't this September but say it was next September it was coming up because it looks almost identical in font and styling to corflutes and other distribution material. So I think it is a situation you would describe as a cock up rather than an conspiracy but I would ask that a serious reflection is put onto a styling for messages like this. The copy I have given you is the back of the Rates Notice we received, and I have copied onto it some of the promotional material of a political party and I am pointing out the closeness in the colour guide and font I expect that this would be highly problematic if this was the case closer to an election. Is that appropriate to do and do you acknowledge the closeness, and will it happen again?

ANSWER

The communications team have reviewed the advertisement and understand the confusion given the closeness of the two designs. It is coincidental the font for council in its style guide is very similar to the Greens Party font, and the colour green is universally tied to environmental initiatives such as reducing the use of paper and switching to electronic communications from council.

The design will be updated for future rates reminders, once the current base stock is exhausted which should be after the December rates reminder.

Ald Mulder

My question relates to our reporting on legal expenses. Could I have a breakdown of the expenditure that council incurs by department rather than by staffing for example when we brief lawyers on planning matters versus when we brief them on court challenges or when we brief someone for a legal opinion on some matters such as the abandoned hotel in Kangaroo Bay.

ANSWER

In the 2020/21 financial year, the following amounts were expended on legal services by the following departments:

- City Planning \$345,068;
- Human Resource \$7,000;
- Corporate Support \$117,694;
- Governance \$219; and
- Community Development \$18.

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 ANNUAL REVIEW – GENERAL MANAGER

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- personnel matters; and
- 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”.