

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 13 DECEMBER 2021

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

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

1. APOLOGIES**2. 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.

3. OMNIBUS ITEMS**3.1 CONFIRMATION OF MINUTES****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 22 November 2021, as circulated, be taken as read and confirmed.

3.2 MAYOR'S COMMUNICATION

3.3 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
Draft Strategies – Sport and Recreation/Health and Wellbeing	
Confidential Briefing – FOGO Service	
Lindisfarne Community Activities Centre Future Arrangements	
LGAT General Management Committee Agenda Items	29 November

RECOMMENDATION:

That Council notes the workshops conducted.

3.4. 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.

3.5 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.

3.6 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**

3.7 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

3.8 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 22 and 29 November and 6 December 2021 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 22 and 29 November and 6 December 2021 be noted.

4. 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.

4.1 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.

Nil.

4.2 ANSWERS TO QUESTIONS ON NOTICE

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

Nil.

4.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

4.4 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.

5. 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)

6	PLANNING AUTHORITY MATTERS
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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:

6.1 DEVELOPMENT APPLICATION PDPLANPMTD-2021/021863 – 34 YORK STREET, BELLERIVE - 3 MULTIPLE DWELLINGS (1 EXISTING + 2 NEW)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for three Multiple Dwellings (1 existing + 2 new) at 34 York Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Safeguarding Airports Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme, the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42-day period which expires on 15 December 2021.

CONSULTATION

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

- the density of dwellings;
- heritage;
- height;
- visual bulk and scale;
- overlooking potential;
- earthworks with regards to an impact on existing retaining walls and vegetation;
- resulting excess of stormwater;
- traffic impacts – construction vehicle movements;
- traffic impacts – school hours and pedestrian conflicts;
- traffic impacts – vehicle turning;
- traffic impacts – number of vehicle movements; and
- traffic impacts – lack of existing on-street parking;

RECOMMENDATION:

A. That the Development Application for 3 Multiple Dwellings (1 existing + 2 new) at 34 York Street, Bellerive (Cl Ref PDPLANPMTD-2021/021863) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A1 – NEW CROSSOVER.
3. ENG A5 – SEALED CAR PARKING.

4. ENG M1 – DESIGN DA.
5. ENG S1 – INFRASTRUCTURE REPAIR.
6. The development must meet all required Conditions of Approval specified by TasWater notice dated 17/09/2021 (TWDA 2021/01545-CCC).

ADVICE NOTES

- a) The proposed development will require a new stormwater connection/intensification of council's stormwater system. As per the council's adopted Stormwater Procedure, formal consent will be required to connect/upgrade the stormwater which will be most likely to require that an onsite detention and treatment system.

A copy of the Stormwater Management Procedure for New Development can be found via the link below:
<https://www.ccc.tas.gov.au/wp-content/uploads/2021/08/Stormwater-ManagementProcedure-for-New-Development.pdf>

- b) In relation to Unit 2, please seek advice from the Building Surveyor to ensure Fire Separation is compliant.
- c) All plumbing works must comply with the Tasmanian Plumbing Code and Australian Standard 3500.

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

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 7.5 – Compliance with Applicable Standards;

- Section 8.10 – Determining Applications;
- Section 8.0 – General Residential Zone;
- Section 2.0 – Parking and Sustainable Transport Code; and
- Section C16.0 – Safeguarding of Airports 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 regular shaped 1038sqm lot with a primary 22m frontage to York Street. The site contains an existing single dwelling. Access to the site is via two separate single crossovers from York Street.

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

The lot has 2m of fall from north to south towards York Street. The existing single residential dwelling is located to the front of the site with two outbuildings located to the rear.

3.2. The Proposal

The proposal is for 3 Multiple Dwellings, one existing (Unit 1) and two new (Units 2 and 3) to be located to the rear.

The proposed rear units (Unit 2 and Unit 3) would be double storey dwellings with off-street garage parking provided. The second open-air car parking space for Unit 2 would be located in the front of the dwelling. A total six off-street carparks are proposed.

The rear units (Unit 2 and 3) would have access to the site via an existing crossover (to be upgraded) adjacent to the western side boundary and the existing dwelling is to retain access via the second existing crossover adjacent to the eastern side boundary.

Each dwelling would have an excess of 60m² private open space.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 5.6]

“5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.”

4.2. Determining Applications [Section 6.10]

“6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(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 section 57(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. General Provisions

The Scheme contains a range of General Provisions relating to specific circumstances not controlled through the application of Zone, Code or Specific Area Plan provisions.

There are no General Provisions relevant to the assessment of this proposal.

4.4. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and Parking and Sustainable Transport and Safeguarding Airports Codes with the exception of the following.

General Residential Zone

- **Clause 8.4.2 Setbacks and Building Envelopes for All Dwellings** – a small portion of the proposal’s (Unit 3) eastern facing gable roof would project beyond the prescribed 3D building envelope.

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

Clause	Performance Criteria	Assessment
P3	<i>“The siting and scale of a dwelling must:</i>	
	<i>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i>	
	<i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property:</i>	The Site Plan and Elevation Plans provided demonstrate that the development would not impact upon a habitable room window of a dwelling on a neighbouring property for more than two hours on the Winter Solstice. Therefore, this would not cause an unreasonable impact upon a neighbouring dwelling.
	<i>(ii) overshadowing the private open space of a dwelling on an adjoining property;</i>	The subject site sits due north of a roadway (York Street). The lot orientation and proposed building envelopes will result in the proposed development not casting shadowing upon the private open space of a neighbouring lot for more than two hours during the Winter Solstice.
	<i>(iii) overshadowing of an adjoining vacant property;</i>	There are no vacant residential lots adjoining the subject site.

	<p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property.”</i></p>	<p>The proposal would involve two double-storey buildings being placed on the site behind the existing dwelling.</p> <p>The maximum height of the development would be a maximum of 6.7m above the Natural Ground Level (NGL).</p> <p>The development includes a cut to the rear of the site, to accommodate for the fall towards the street, which further reduces scale and bulk when viewed from both the eastern and western neighbouring properties.</p> <p>The proposed façades for the two additional (new) rear dwellings have numerous design elements to articulate the building form and reduce the instance of blank expanses which would reduce bulk and mass. The design would employ several materials, textures and elements to lessen visual bulk.</p> <p>The proposed development would not be unreasonable and is consistent with the mass and scale of residential buildings in the surrounding area given there are numerous double-storey dwellings within the street.</p>
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5. REPRESENTATION ISSUES

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

5.1. Density of Dwellings

Concern was raised by representors that the proposal was below the acceptable solution of 325m² and was not compatible with the area.

- **Comment**

The proposal would result in a density of 346m² per dwelling. The application was assessed against the Acceptable Solution of Clause 8.4.1 related to the residential density of multiple dwellings and the proposal is deemed to comply. Therefore, this matter has no determining weight.

5.2. Heritage

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

- **Comment**

The site is not subject to heritage controls. The existing streetscape is a mixture of dwelling types with numerous examples of existing multiple dwellings within the locality. As there are no historic precinct controls to allow consideration of this matter, it has no determining weight.

5.3. Height

Concern was raised by representors that the proposed development would be too tall.

- **Comment**

The proposed units would have a maximum height of 6.7m. This complies with the Acceptable Solution of the General Residential zone which has a prescribed allowable maximum height of 8.5m. Therefore, this matter has no determining weight.

5.4. Visual Bulk and Scale

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

- **Comment**

As detailed above, the application was considered against the Performance Criteria P3 of clause 8.4.2 related to building envelopes, which incorporates visual scale and bulk. The application was found to comply with the relevant standards of this clause.

The portion of the development requiring discretion is limited to a minor roof portion adjacent to the eastern side boundary. The street has numerous double-storey dwellings of similar bulk and scale. The variation has been assessed against the relevant Performance Criteria and is deemed to satisfy the requirements.

5.5. Overlooking and Privacy

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

- **Comment**

The application was considered against the zone standards related to overlooking and privacy, it was found to comply with the Acceptable Solutions for clause 8.4.6. Therefore, this issue holds no determining weight.

5.6. Earthworks with regards to an Impact on Existing Retaining Walls and Vegetation

Concern was raised by one representor that there would be impacts on neighbouring retaining walls and vegetation during the construction of the development.

- **Comment**

All undermining and adverse structural impact on neighbouring structures are dealt with under the Building Act and are the responsibility of the relevant Building Surveyor. There is no relevant standard within the Scheme to control the impact on neighbouring vegetation in this instance. Therefore, this matter has no determining weight.

5.7. Resulting Excess of Stormwater

Concern was raised by one representor that there would be impacts on stormwater discharge resulting in neighbouring property damage.

- **Comment**

These concerns are dealt with at the building permit stage and therefore the responsibility of the relevant building surveyor and Council's Building Department. Therefore, this issue holds no determining weight.

5.8. Traffic Impacts – School Hours and Pedestrian Conflicts

Concern was raised by representors that the development will result in further traffic stress at peak times when the school traffic is particularly high.

- **Comment**

The proposal is considered to have adequately demonstrated compliance with the relevant standards of the Parking and Sustainable Transport Code, and therefore this issue cannot have determining weight.

5.9. Traffic Impacts – Vehicle Turning

Concern was raised by representors that the proposal does not allow for vehicles to exit the site in a forward gear. It was also raised that this creates a potential hazard when York Street is being used by other vehicles at peak times.

- **Comment**

The application satisfies the requirements of the Scheme related to turning and access. Therefore, this issue holds no determining weight.

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

Concern was raised by representors that there will be many additional car movements and traffic resulting in unacceptable congestion.

- **Comment**

The proposal is appropriately a residential use and is considered to have demonstrated compliance with the relevant standards of the Scheme. The residential use is not considered to result in an unacceptable increase in traffic movement. There is no requirement within the scheme for vehicles to exit in forwarding gear as it relates to this proposal. The application has been referred to Council's Engineers who have raised no concerns or issues.

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

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

- **Comment**

The proposal has been assessed against C2.5.1 Car Parking Numbers and the provision of on-site car parking complies with the relevant Acceptable Solution. Therefore, this issue holds no determining weight.

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 recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (15)
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.

Attachment 1



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

29/11/2021

1:2245



PINNACLE

Attachment 2



34 York St, Bellerive 7018

Owner(s) or Clients	Tim Pain
Building Classification	1a
Designer	Jason Nickerson CC6073Y
Total Floor Area	507.16m ²
Alpine Area	N/A
Other Hazards <small>(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine sub-residence, landfill, snow & ice, or other relevant factors)</small>	N/A

Title Reference	213349/1
Zoning	General Residential
Land Size	1038m ²
Design Wind Speed	TBC
Soil Classification	TBC
Climate Zone	7
Corrosion Environment	Moderate
Bushfire Attack Level (BAL)	Low - See LISTMap for exemption

ID	Sheet Name	Revision
A0.01	Site Plan	DA - 03
A0.02	Site Elevations	DA - 03
A1.01	U 1 (Existing) - Floor Plan	DA - 03
A1.02	U 1 (Existing) - Elevations	DA - 03
A1.03	U 1 (Existing) - Elevations	DA - 03
A2.01	U2 - Floor Plan - Lower	DA - 03
A2.02	U2 - Floor Plan - Upper	DA - 03
A2.03	U2 - Elevations	DA - 03
A2.04	U2 - Elevations	DA - 03
A3.01	U3 - Floor Plan - Lower	DA - 03
A3.02	U3 - Floor Plan - Upper	DA - 03
A3.03	U3 - Elevations	DA - 03
A3.04	U3 - Elevations	DA - 03
C.01	Civil Plan	DA - 03
C.02	Parking	DA - 03
L.01	Landscaping Plan	DA - 03
P.01	Sewer & Water Plan	DA - 03

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

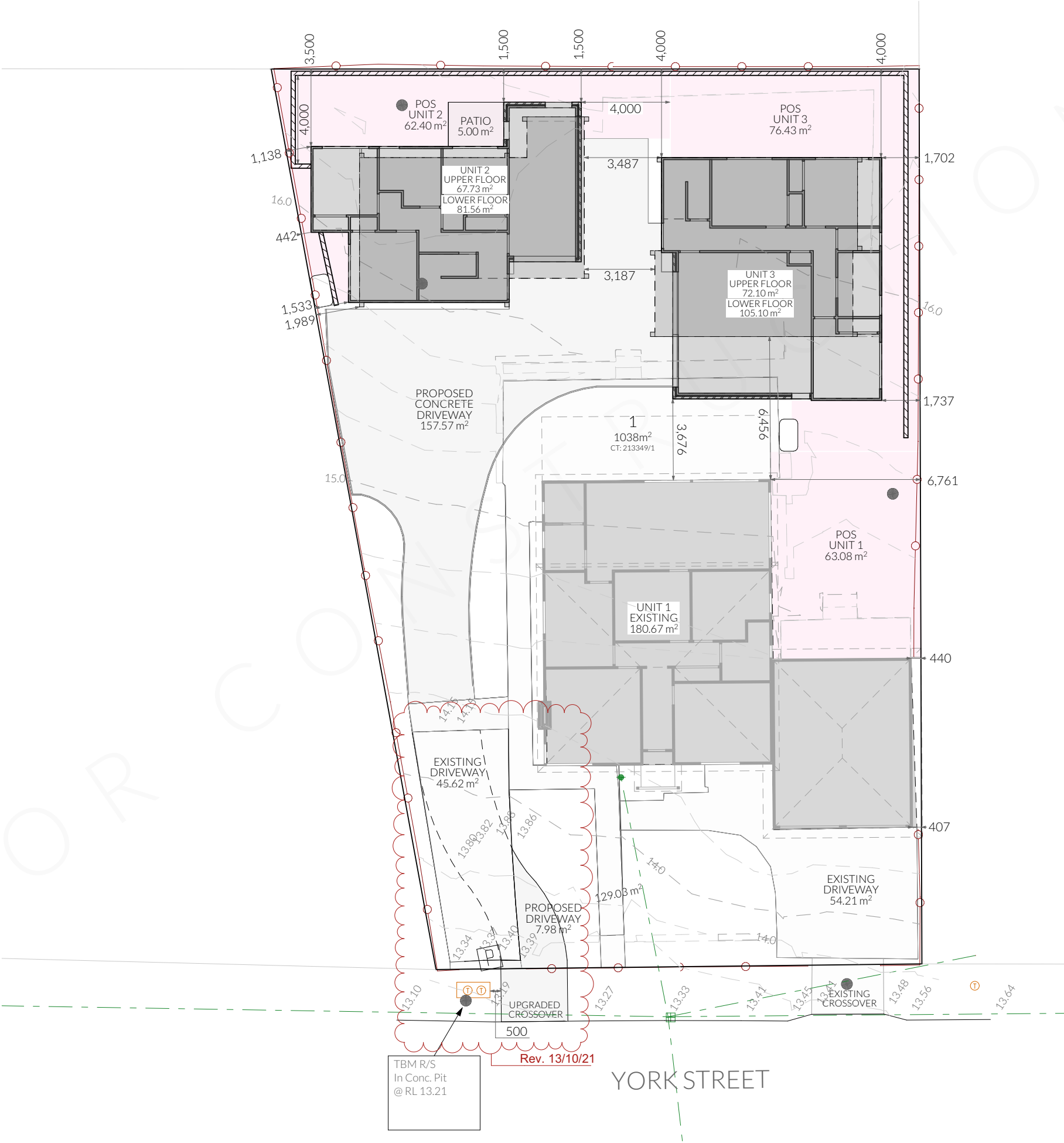
Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 3.1.3.3

Legend

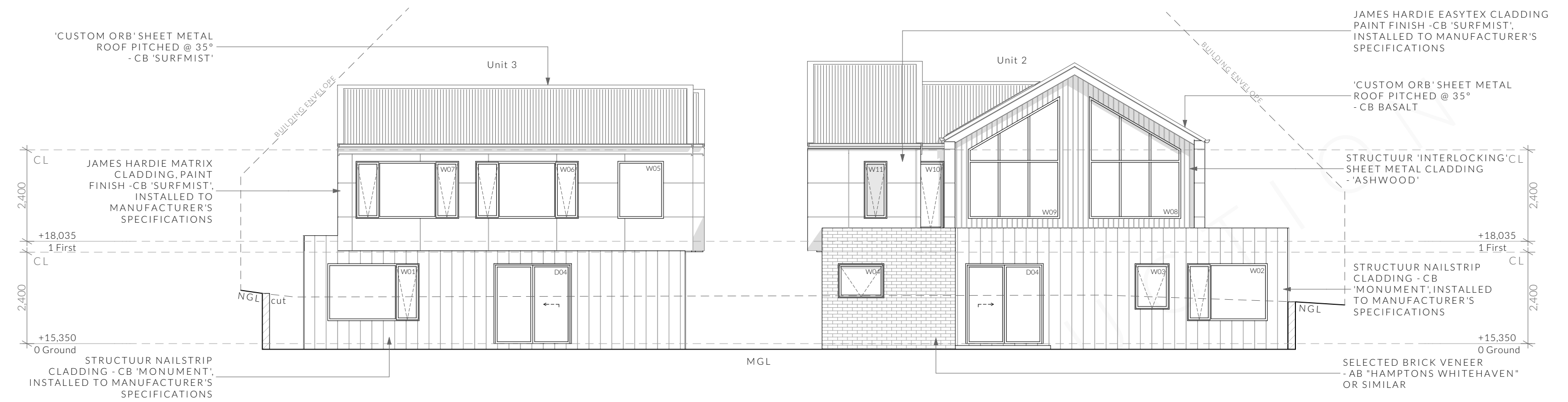
- Electrical Connection
- Power Pole
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- **Class A** 450mm² Stormwater Pit
- **Class B** 450mm² Stormwater Pit
- 100mm wide Grate Drain

Site Areas

Site Area	1038 m ²
Building Footprint	367.33 m ²
Total Site Coverage	35.4%

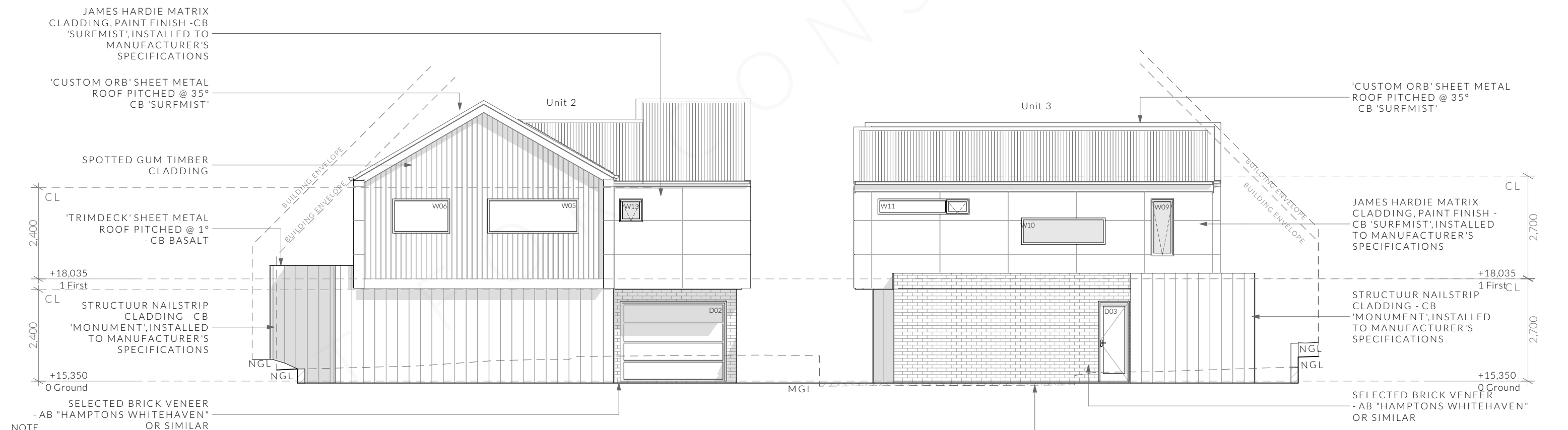


P I N N A C L E	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	Site Plan	Scale: 1:200 @A3 Pg. No: A0.01	Proposal: Multiple Dwellings Client: Tim Pain Address: 34 York St, Bellerive 7018	Date: 08/09/21 Drawn by: S.B Job No: 083-2021 Engineer: Building Surveyor:	<table><tr><th>Revision</th><th>Date</th><th>Description</th></tr><tr><td>DA-02</td><td>29/09/21</td><td>RFI - O.S.D tanks</td></tr><tr><td>DA-03</td><td>13/10/21</td><td>RFI - Crossover upgrade</td></tr></table>	Revision	Date	Description	DA-02	29/09/21	RFI - O.S.D tanks	DA-03	13/10/21	RFI - Crossover upgrade		These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2021. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	
	Revision	Date	Description															
DA-02	29/09/21	RFI - O.S.D tanks																
DA-03	13/10/21	RFI - Crossover upgrade																
		Revision: DA - 03 Approved by: #Approved by																



North Elevation

1:100



South Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
- 100mm in low rainfall intensity areas or sandy, well-drained areas; or
- 50mm above impervious areas that slope away from the building; or
- 150mm in any other case.

As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.

P I N N A C L E	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	Site Elevations	Scale: 1:100 @A3	Proposal: Multiple Dwellings	Date: 08/09/21	Revision	Date	Description		These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2021. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	
	Revision: DA - 03 Approved by: #Approved by		Pg. No: A0.02	Client: Tim Pain	Drawn by: S.B Job No: 083-2021 Engineer: Building Surveyor:	DA-02 29/09/21 RFI - O.S.D tanks DA-03 13/10/21 RFI - Crossover upgrade					
Address: 34 York St, Bellerive 7018											

- Access Panel
- Smoke Alarm
- Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current NCC

The door to a sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

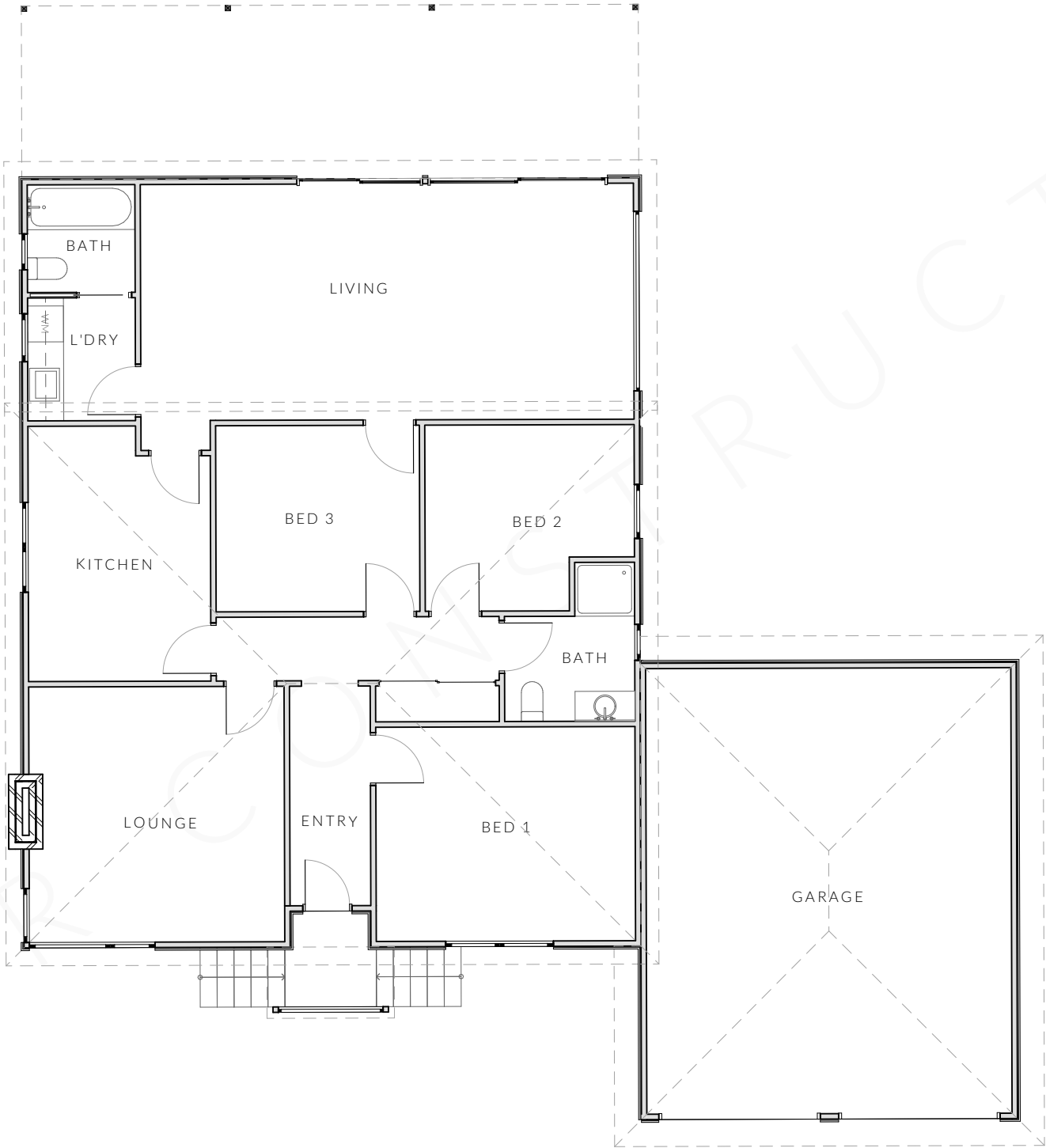
Openable windows greater than 4m above ground level are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

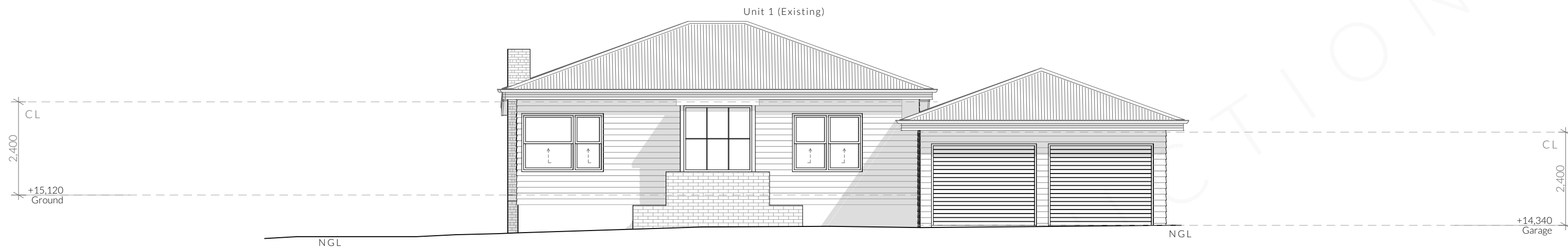
Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

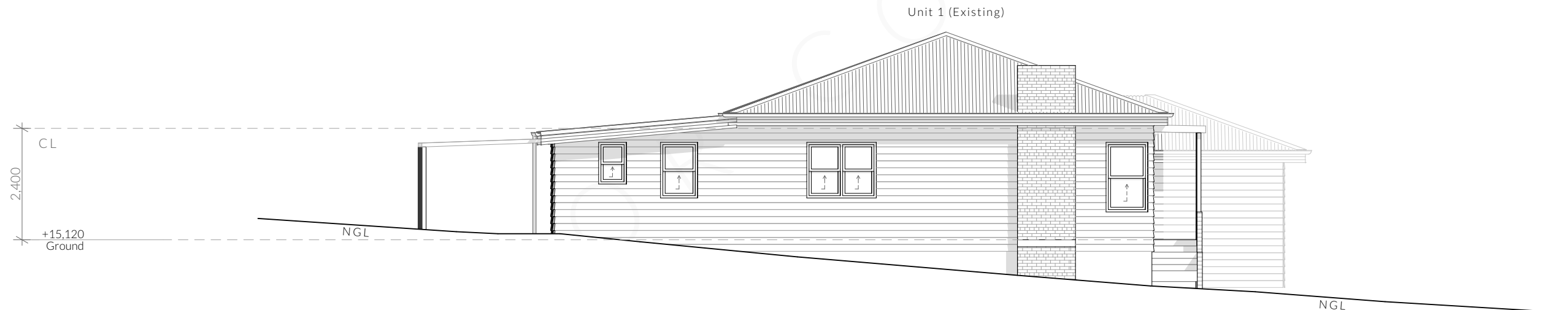
All stairs to be constructed in accordance with N.C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700





South Elevation - Unit 1 (Existing)

1:100



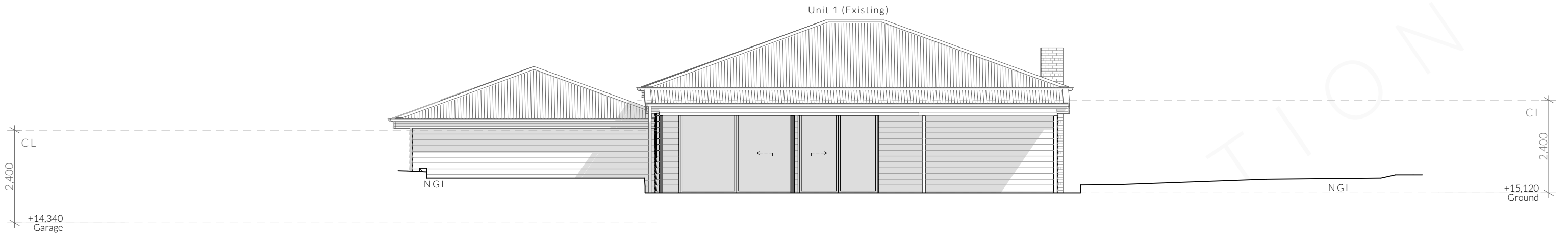
West Elevation - Unit 1 (Existing)

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
- 100mm in low rainfall intensity areas or sandy, well-drained areas; or
- 50mm above impervious areas that slope away from the building; or
- 150mm in any other case.

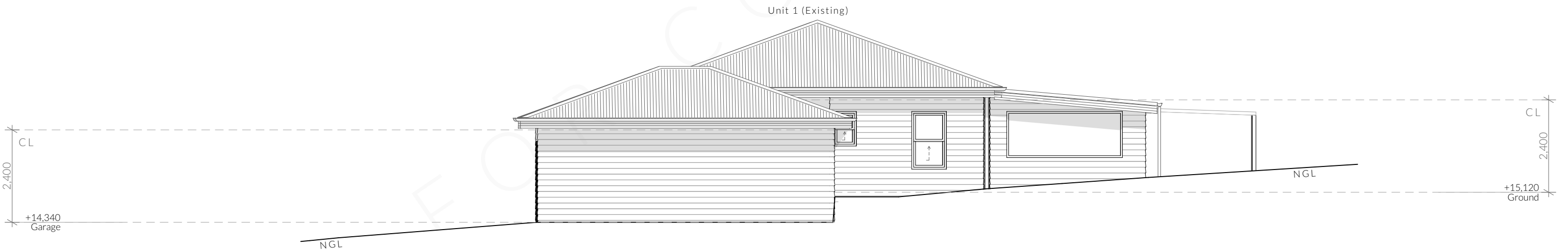
As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	U1 (Existing) - Elevations	Scale: 1:100 @A3 Pg. No: A1.02	Proposal: Multiple Dwellings Client: Tim Pain Address: 34 York St, Bellerive 7018	Date: 08/09/21 Drawn by: S.B Job No: 083-2021 Engineer: Building Surveyor:	<table><tr><th>Revision</th><th>Date</th><th>Description</th></tr><tr><td>DA-02</td><td>29/09/21</td><td>RFI - O.S.D tanks</td></tr><tr><td>DA-03</td><td>13/10/21</td><td>RFI - Crossover upgrade</td></tr></table>	Revision	Date	Description	DA-02	29/09/21	RFI - O.S.D tanks	DA-03	13/10/21	RFI - Crossover upgrade		These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2021. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	
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DA-02	29/09/21	RFI - O.S.D tanks																
DA-03	13/10/21	RFI - Crossover upgrade																



North Elevation - Unit 1 (Existing)

1:100



East Elevation - Unit 1 (Existing)

1:100

- Access Panel
- Smoke Alarm
- Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current NCC

- The door to a sanitary compartment must -
- open outwards; or
 - slide; or
 - be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

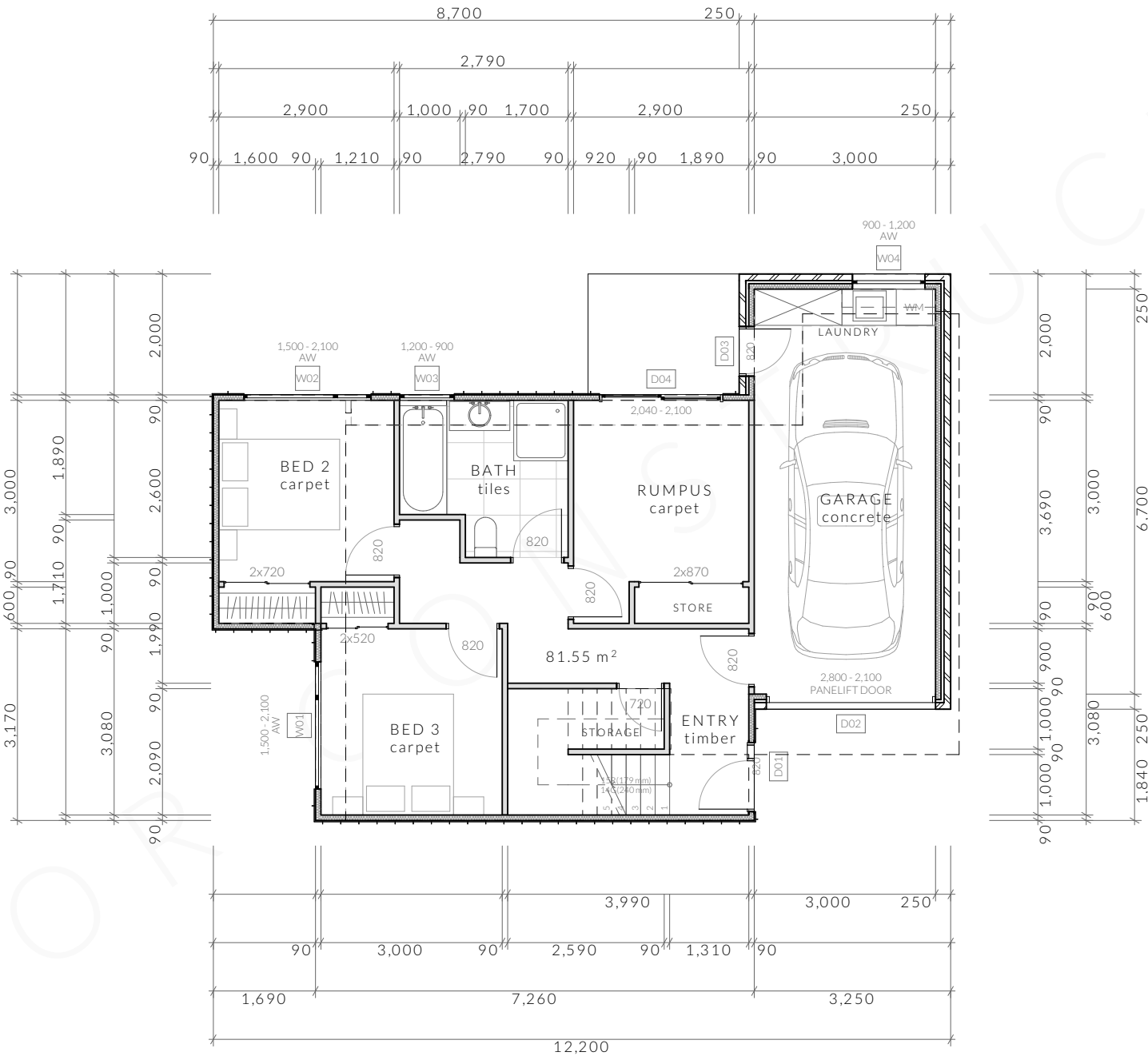
Openable windows greater than 4m above ground level are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with N.C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700



Floor Areas

Lower Floor	81.55m ²
Upper Floor	67.45m ²
Total Floor Area	149.00m ²

- Access Panel
- Smoke Alarm
- Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current NCC

- The door to a sanitary compartment must -
- open outwards; or
 - slide; or
 - be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

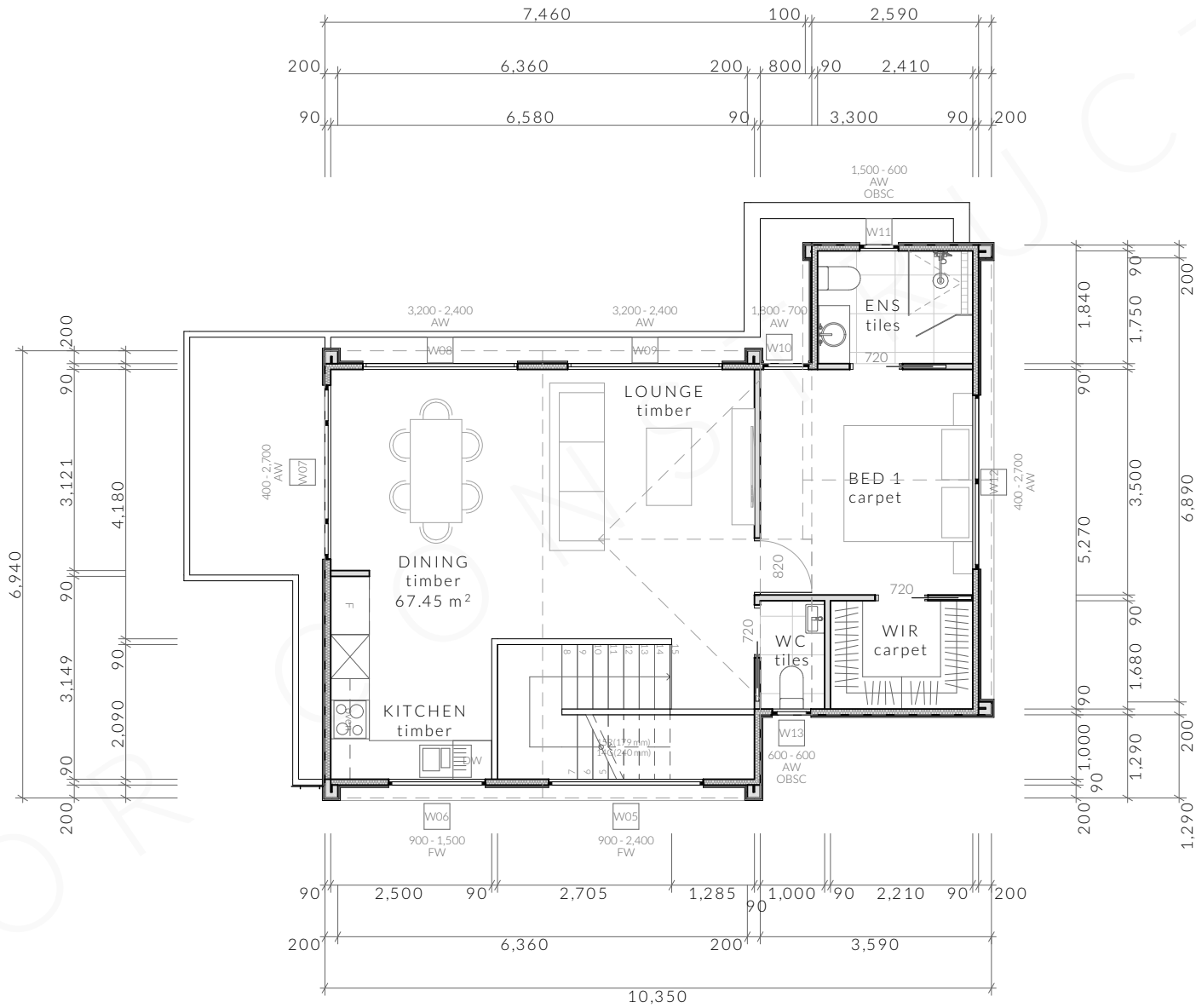
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Note: Paved Areas

All paths and patios to fall away from dwelling.

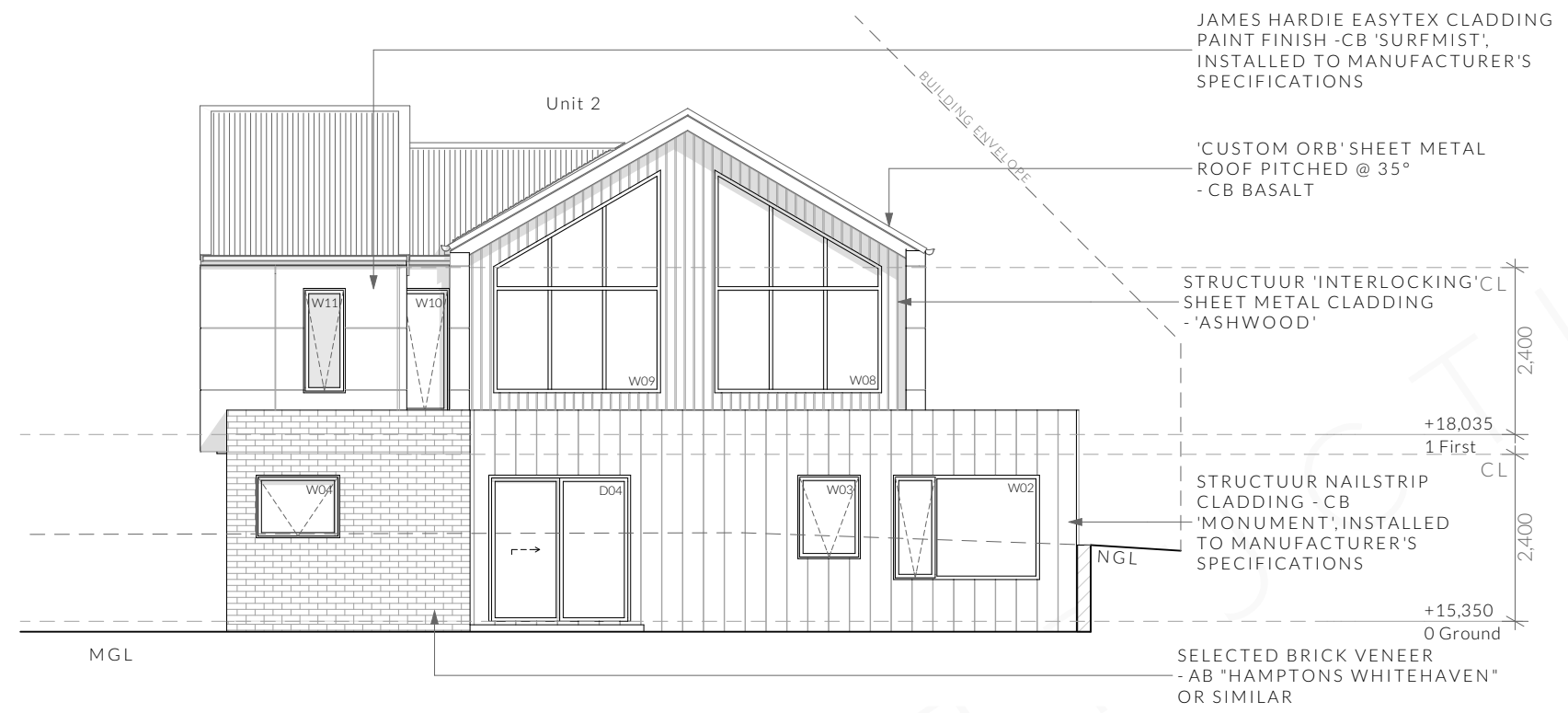
Note: Stair Construction

All stairs to be constructed in accordance with N.C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
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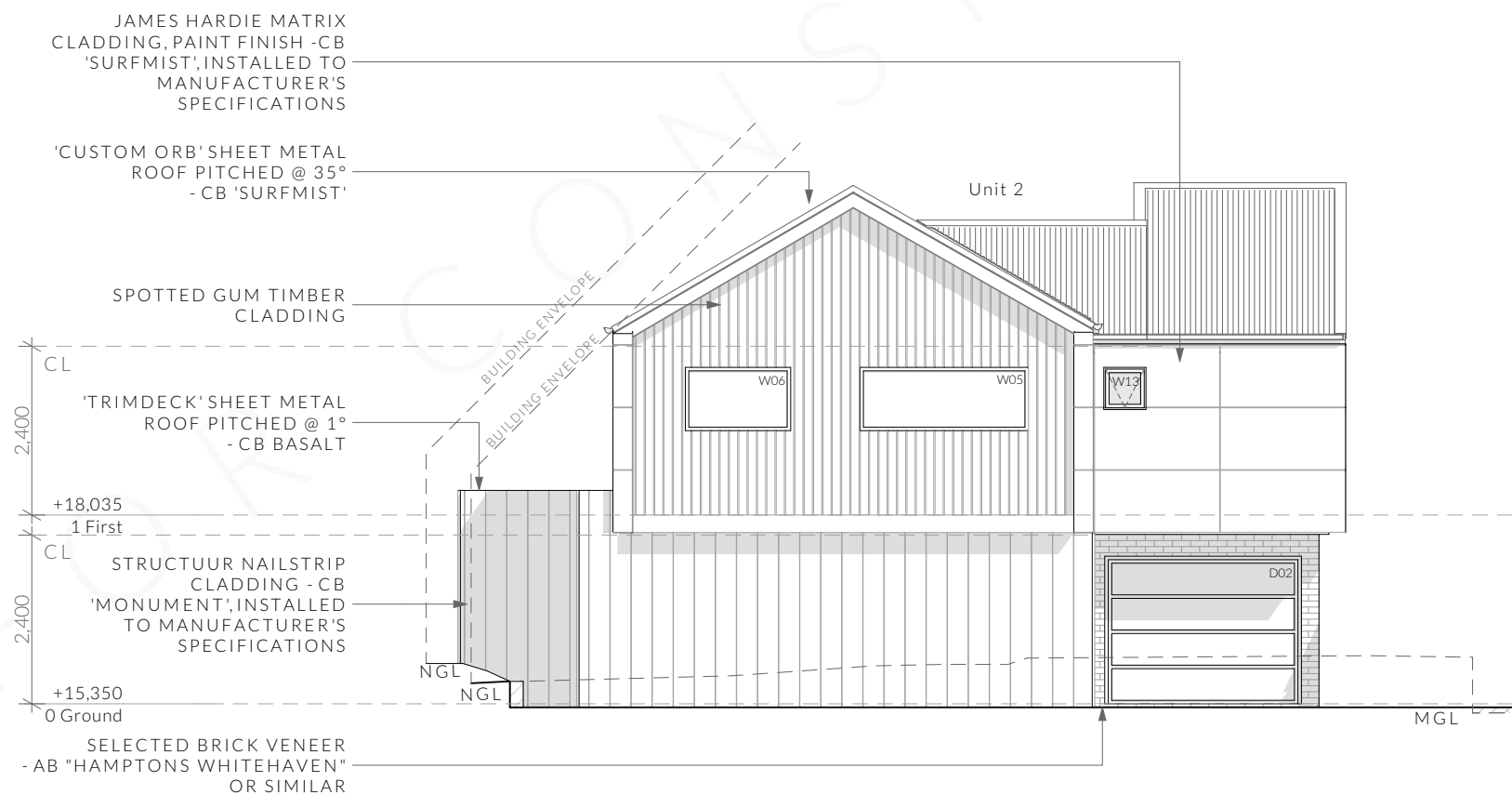
Floor Areas

Lower Floor	81.55m ²
Upper Floor	67.45m ²
Total Floor Area	149.00m ²



North Elevation

1:100

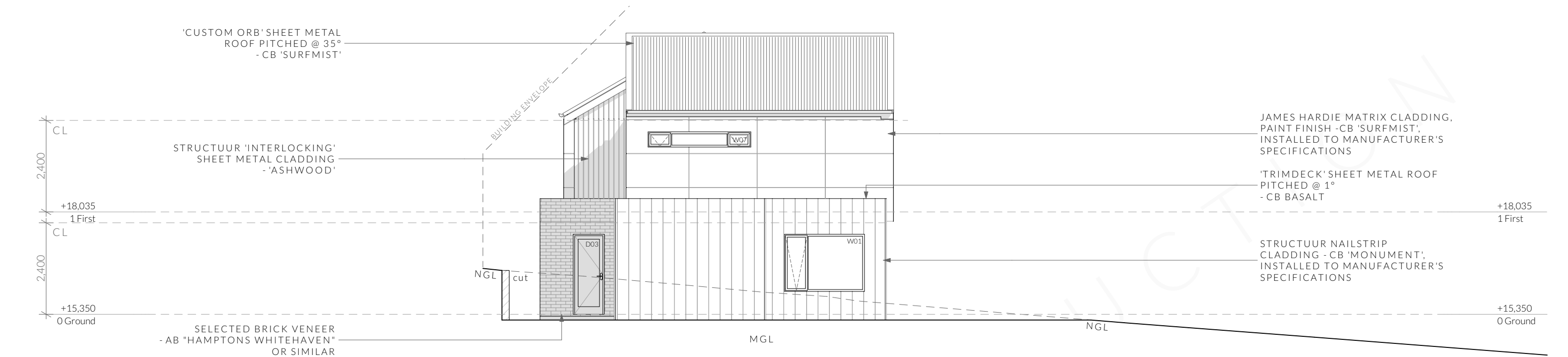


South Elevation

1:100

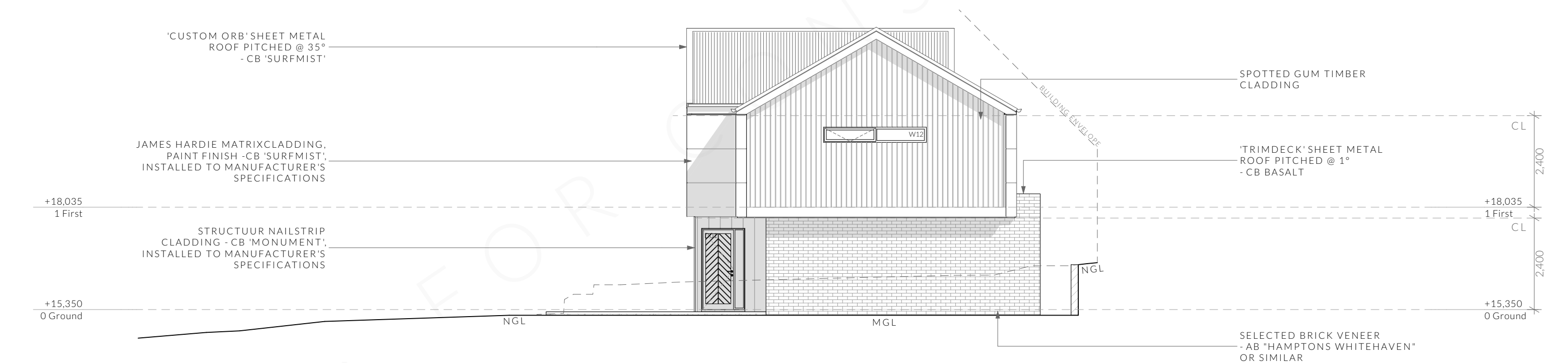
NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
- 100mm in low rainfall intensity areas or sandy, well-drained areas; or
- 50mm above impervious areas that slope away from the building; or
- 150mm in any other case.

As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.



Unit 2 - West Elevation

1:100



Unit 2 - East Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
- 100mm in low rainfall intensity areas or sandy, well-drained areas; or
- 50mm above impervious areas that slope away from the building; or
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- Access Panel
- Smoke Alarm
- Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current NCC

The door to a sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

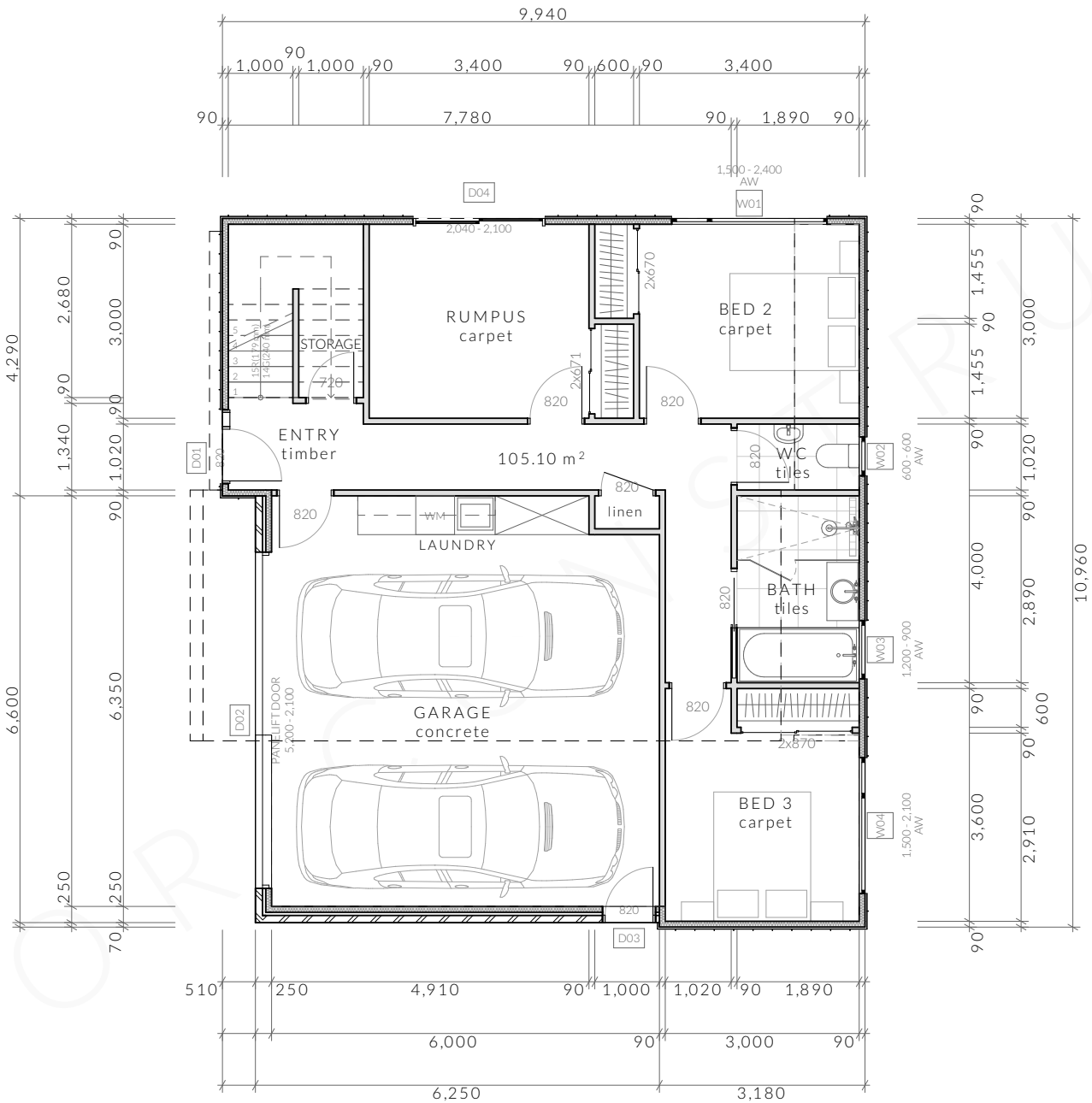
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Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with N.C.C Part 3.9.1:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700



Floor Areas

Lower Floor	105.10m ²
Upper Floor	71.86m ²
Total Floor Area	176.96m ²

- Access Panel
- Smoke Alarm
- Articulation Joint

Construction of sanitary compartments 3.8.3.3 of current NCC

- The door to a sanitary compartment must -
- open outwards; or
 - slide; or
 - be readily removable from the outside of the compartment.

Note: Safe Movement & Egress

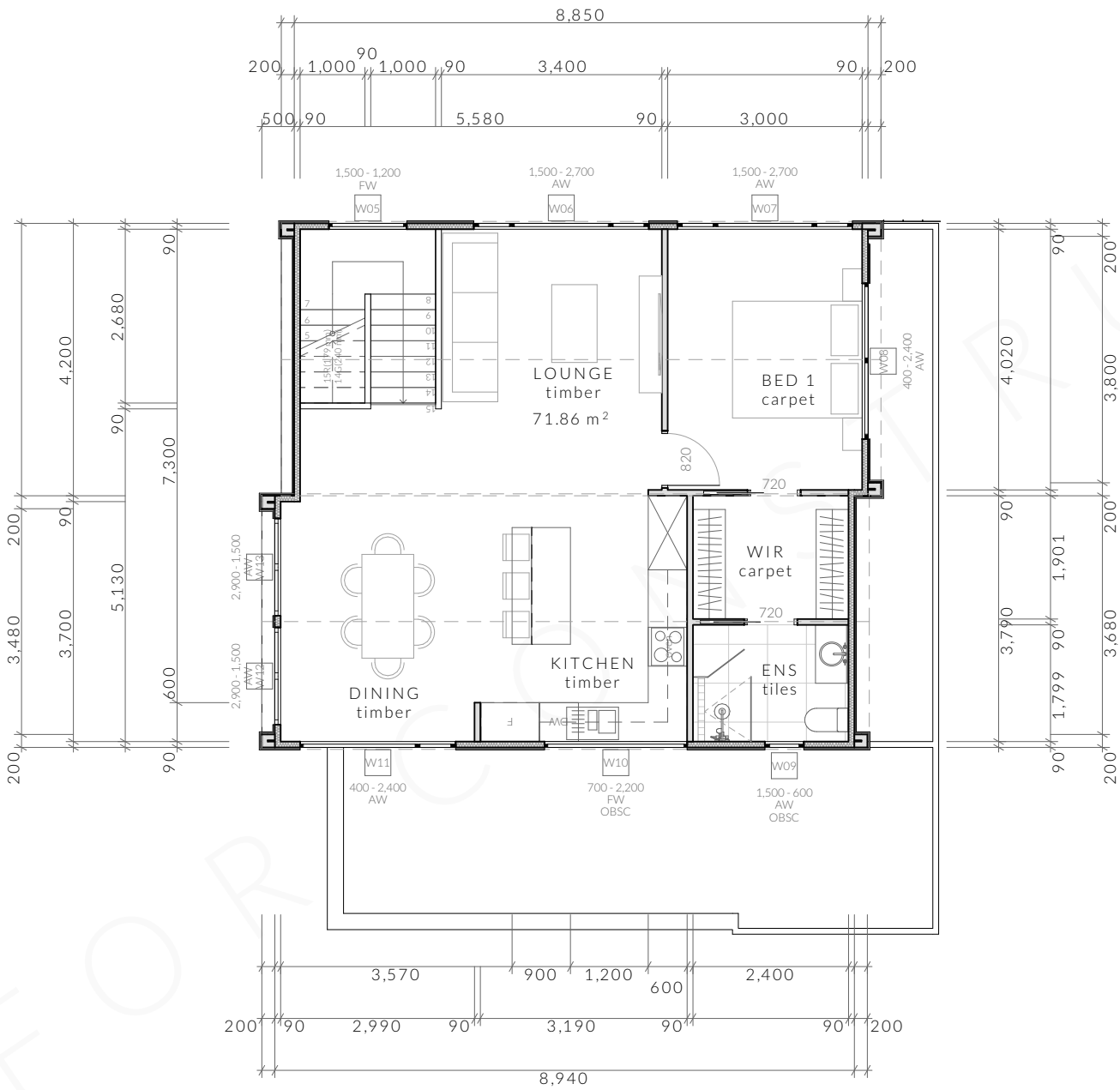
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Note: Paved Areas

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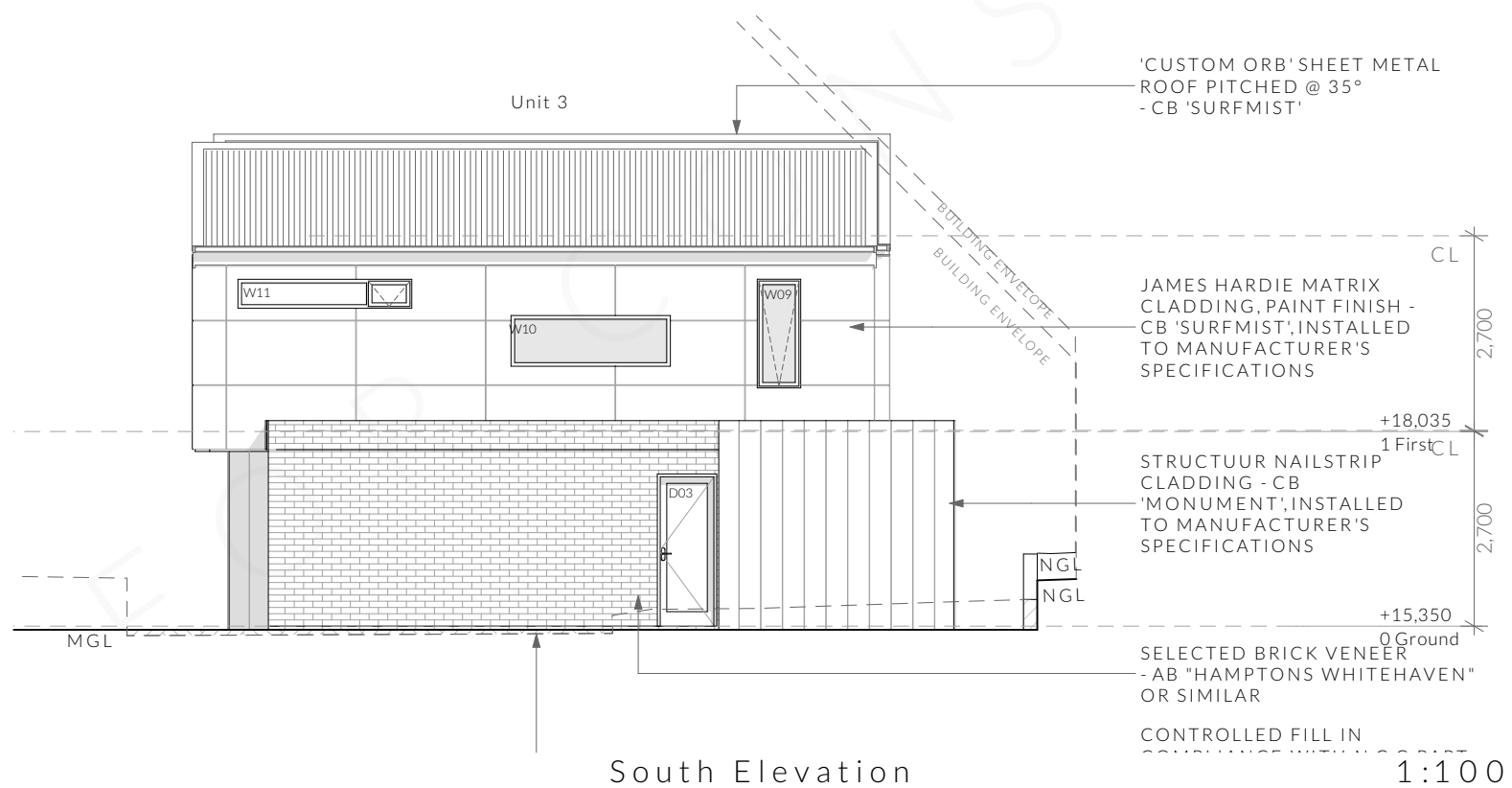
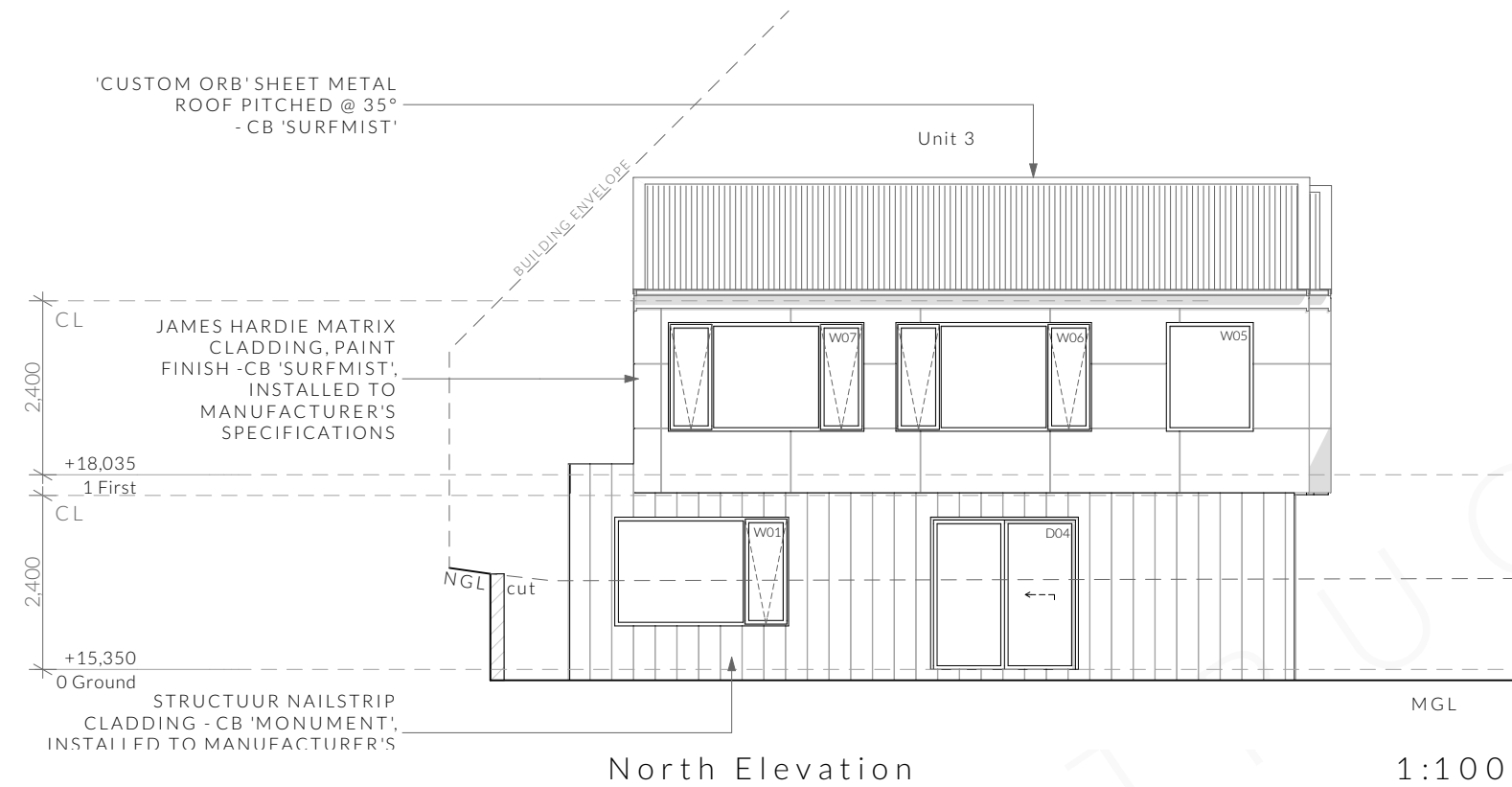
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Floor Areas

Lower Floor	105.10m ²
Upper Floor	71.86m ²
Total Floor Area	176.96m ²



NOTE
Clearances between cladding and ground shall comply with 3.5.4.7 of the current N.C.C and shall be a minimum clearance of:
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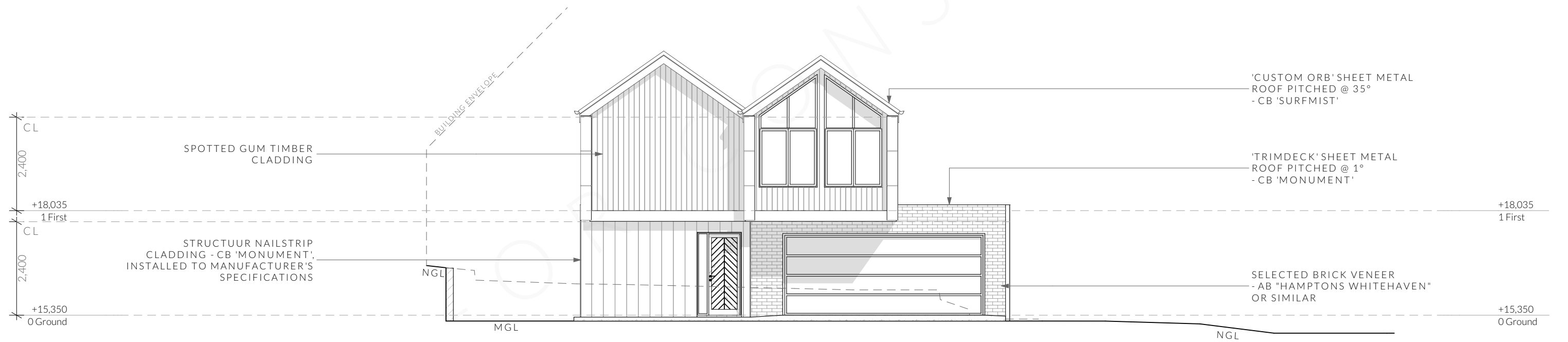
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Unit 3 - East Elevation

1:100



Unit 3 - West Elevation

1:100

NOTE
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			1:100 @A3	Client: Tim Pain	Drawn by: S.B	DA-02	29/09/21	RFI - O.S.D tanks			
			Pg. No:	Address: 34 York St, Bellerive 7018	Job No: 083-2021	DA-03	13/10/21	RFI - Crossover upgrade			
		Revision: DA - 03			Engineer:						
		Approved by: #Approved by	A3.04		Building Surveyor:						

Legend

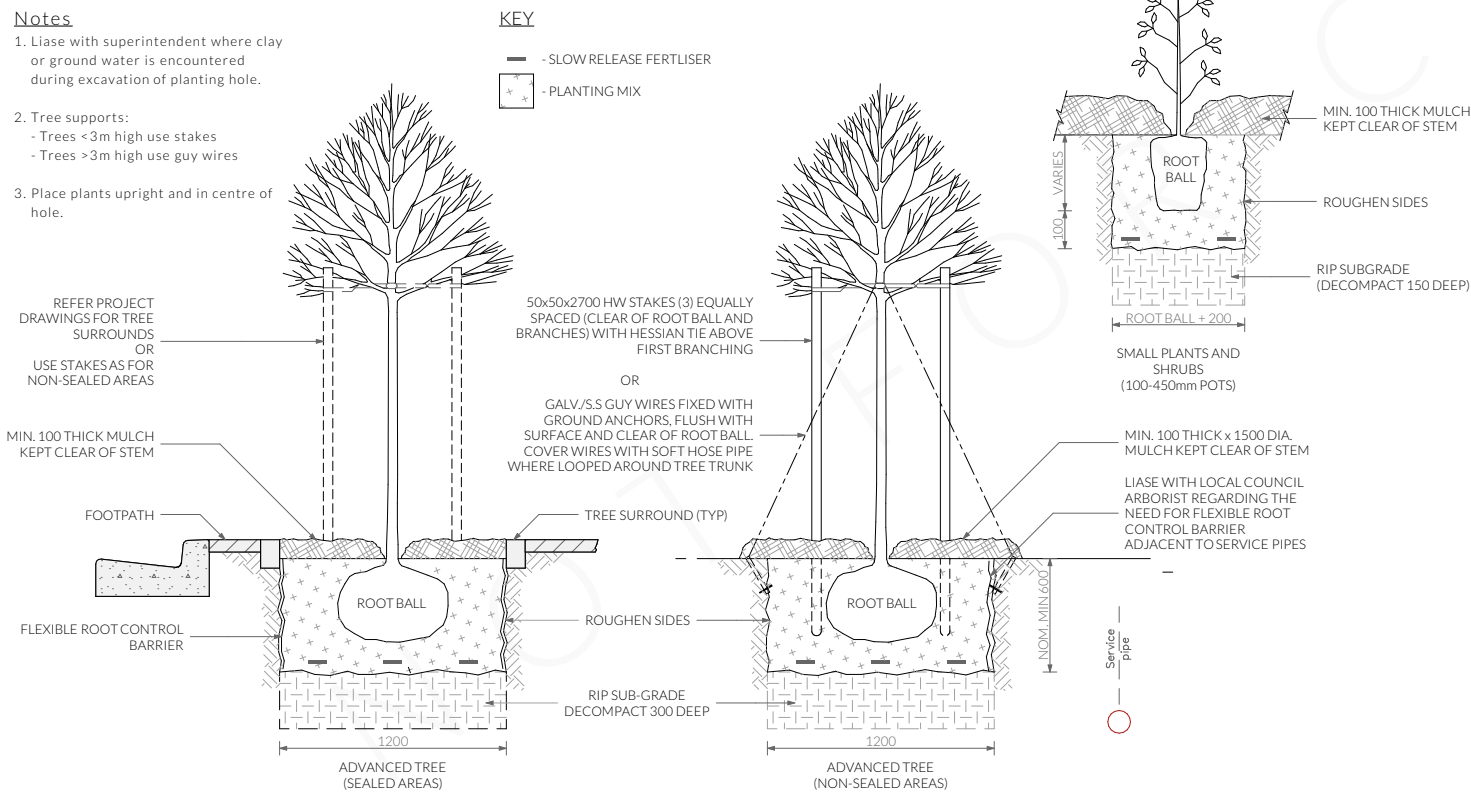
- General Waste Bin
- Recycling Bin
- Green Waste Bin
- 1.2m to 2.1m Paling Fence
- Lomandra 'Seascape' or similar, 1.2m spread
- Westringia sp. or similar, 1.5m Spread
- Cordyline 'Red Star' or similar, 2m Height, 1m spread
- Pittosporum 'James Stirling' 3m height, 2m spread or similar
- Acer Palmatum 'Bonfire' or similar, 3m height, 3m spread
- Seeded Lawn
- Mulched Garden Bed
- Gravel Area

Note

Plants have been selected to be drought tolerant and low maintenance once established, it is recommended that a dripper system or similar be put into place until established. Plant locations are indicative and may be altered where suitable growing conditions cannot be met. Garden areas to be mulched with 75mm cover of selected mulch and plants are to be fertilised 6 monthly or where required until established. Garden edges are to be timber, steel, or brick. Plantings that were unsuccessful will be replaced where required.

Notes

1. Liase with superintendent where clay or ground water is encountered during excavation of planting hole.
2. Tree supports:
 - Trees <3m high use stakes
 - Trees >3m high use guy wires
3. Place plants upright and in centre of hole.



Tree & Shrub Planting

P I N N A C L E	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	Landscaping Plan	Scale: 1:200 @ A3 Pg. No: L.01	Proposal: Multiple Dwellings Client: Tim Pain Address: 34 York St, Bellerive 7018	Date: 08/09/21 Drawn by: S.B Job No: 083-2021 Engineer: Building Surveyor:	<table><tr><th>Revision</th><th>Date</th><th>Description</th></tr><tr><td>DA-02</td><td>29/09/21</td><td>RFI - O.S.D tanks</td></tr><tr><td>DA-03</td><td>13/10/21</td><td>RFI - Crossover upgrade</td></tr></table>	Revision	Date	Description	DA-02	29/09/21	RFI - O.S.D tanks	DA-03	13/10/21	RFI - Crossover upgrade		These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2021. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	
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Attachment 3



Photo 1: Looking at the site from York Street.



Photo 2: The existing dwelling on the site.



Photo 3: The surrounding yard and existing shed proposed to be demolished.

7. REPORTS OF OFFICERS**7.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS****7.1.1 PETITION – PLANNING APPLICATION PDPLANPMTD-2021/022305 - 13 MULTIPLE DWELLINGS AND 3 SHOPS AT 24 AND 26 YACHTSMANS WAY, TRANMERE****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the petition tabled at Council's Meeting of 22 November 2021, objecting to the Development Application for 13 Multiple Dwellings and 3 Shops at 24 and 26 Yachtsmans Way, Tranmere.

RELATION TO EXISTING POLICY/PLANS

The matter is related to the Tasmania Planning Scheme - Clarence.

LEGISLATIVE REQUIREMENTS

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

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

Not applicable.

RECOMMENDATION:

That Council:

- A. Notes the intent of the petition; and
- B. Notes that the development application was considered and approved by Council as Planning Authority at its meeting of 22 November 2021.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** At council's Meeting of 22 November 2021, a petition containing 56 signatures was received opposing the Development Application for 13 Multiple Dwellings and 3 Shops at 24 and 26 Yachtsmans Way, Tranmere.

- 1.2.** The petition complies with the requirements of the *Local Government Act*, 1993.

2. REPORT IN DETAIL

- 2.1.** The petition requested the following:

“Council not to approve Development Application PDPLANPMTD-2021/022305 - 13 Multiple Dwellings and 3 Shops at 24 & 26 Yachtsmans Way, Tranmere

The proposed amalgamation of the residential and commercial zoned lots will cause a substantial and continuous disharmony with the neighbourhood that will not meet the social and environmental visions of the community due to its gross mass, residential density, and site coverage, degrading the suburban character and ambience. Furthermore, it will generate significantly more traffic movements and parking congestion in the surrounding streets.

We implore the council to judiciously adjudge the developer’s DA for a title amalgamation of the two differently zoned lots as we believe the Local Business zoned lot was always to provide for the community, (who have not been consulted) and not for the exploitation of a developer for high density housing”.

- 2.2.** The development application was considered and approved by council as Planning Authority at its meeting of 22 November 2021.

3. CONSULTATION

The development application was advertised in accordance with statutory requirements.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

Not applicable.

8. ANY OTHER UNIQUE ISSUES

Not applicable.

9. CONCLUSION

9.1. A petition containing 56 signatures, requesting council to not approve the Development Application for 13 Multiple Dwellings and 3 Shops at 24 and 26 Yachtsmans Way, Tranmere was tabled at Council's meeting of 22 November 2021.

9.2. The development application was considered and approved by council as a Planning Authority at the same meeting.

Attachments: Nil

Ian Nelson
GENERAL MANAGER

7.2 ASSET MANAGEMENT**7.2.1 FOOD ORGANICS GARDEN ORGANICS (FOGO) WASTE MANAGEMENT****EXECUTIVE SUMMARY****PURPOSE**

To consider in-principle support for implementing a food organics and garden organics waste management service.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Nil at this time.

CONSULTATION

Community consultation on a food organics and garden organics waste management service has not been undertaken at this stage.

FINANCIAL IMPLICATIONS

Should in-principle support for a food organics and garden organics waste management service be adopted, a budget allocation will need to be separately considered to fund a business case for investigating the cost and delivery aspects of a service.

RECOMMENDATION:

That council:

- A. Provides in-principle support for introduction of a future Clarence food organics garden organics (FOGO) waste management service, subject to consideration of a business case providing information on community consultation, costs, implementation considerations and technology processing options to benefit the community; and
- B. Provides in-principle support for establishment of an "in-vessel" FOGO composting facility located at the Copping Refuse Disposal Site, including potential provision of feedstock, subject to consideration of a business case which includes funding and operational models.

FOOD ORGANICS GARDEN ORGANICS (FOGO) WASTE MANAGEMENT
/contd...

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council at its meeting of 24 June 1996 adopted a Waste Management Strategy for the City. Arising from the strategy, council has implemented a city-wide waste collection service including general, green and recycling, and the establishment of the Mornington Park Waste Transfer Station.
- 1.2.** Over recent years there has been national and State momentum towards the provision of food organics and garden organics (FOGO) waste collection and processing facilities.
- 1.3.** In June 2019, the Department of Primary Industries, Parks, Water and Environment (DPIPWE) released the Draft Waste Action Plan (DWAP) for community consultation.
- 1.4.** The DWAP indicates intent on the development of a State Organics Waste strategy.
- 1.5.** This agenda is to consider high-level issues related to council introducing a FOGO waste management service in the future.

2. REPORT IN DETAIL

- 2.1.** The Australian Government's National Waste Policy has an action for the roll-out of food organics garden organics (FOGO) bins by the end of 2023. However, this is the responsibility of local government to implement.

- 2.2.** The Tasmanian Government recently advertised for proposals for capital investment to establish or upgrade organics reprocessing infrastructure in the southern Tasmania region. Total funding is up to \$3 million over two years and applications close on 31 January 2022. The key objective of the grant program is to improve and increase reprocessing capacity in southern Tasmania for FOGO, commercial organics and industrial organics.
- 2.3.** As a city, Clarence is a significant generator of food and organics waste within the southern region. The inclusion or exclusion of Clarence as a FOGO waste provider is therefore likely to be a significant consideration in terms of the viability of organics processing infrastructure.
- 2.4.** Organics are known to make up 30 to 50% of general waste collected by council's kerbside collection services. Separating and composting this material removes significant quantities from landfill and also reduces the generation of greenhouse gases.
- 2.5.** Typically, a FOGO waste collection service includes the collection of food scraps, dairy products, meat, bones, eggshells, cooked food, coffee grounds, tea leaves, paper towel, tissues, spoiled paper, cardboard, green waste and compostable material. Generally it excludes plastics, textiles, rocks, general waste, recycled material, metals and building materials.
- 2.6.** Council has a number of issues to consider with the potential implementation of a FOGO waste management service, being:
- Community expectations – consulting with the community to understand their expectations on a service and support for the likely cost.
 - Service delivery – how often will the service be delivered with the management of bin collections and transport to Mornington Park Waste Transfer Station. Other issues include whether the service is opt in/out or implemented on all properties unless an exemption is approved.

- Costs – what is the implementation and running cost to council and the community for the service. This can be considered in terms of the forthcoming State Waste Levy.
- Contractual responsibilities – council has contractual responsibilities with MPWTS and Copping Refuse Disposal Site, and these need to be considered in light of FOGO waste management.
- FOGO processing – where is the processing plant and what is council’s interest in such a facility and the output of the waste stream. Latest technology involves in-vessel composting facility to produce high grade compost. FOGO processing will require a separate contract to a service provider. What effect does this have on MPWTS in terms of managing the waste coming into the facility, consolidation and transportation.
- Human resources – are additional council officers required to assist in implementing and managing the service.
- Benefits – what are the benefits to council and the community.

2.7. These issues require investigation through a business case which can be reported to a future council workshop.

2.8. There are no funds for the preparation of the business case. The scope of this work needs to be defined and budget options presented to council for separate consideration.

2.9. More broadly, Southern Waste Solutions is developing a business case for an “in vessel” composting facility, to be located at the Copping Refuse Disposal Site. There is an intention to use the business case to support an application for the grant mentioned at paragraph 2.2 above. The business-case will consider construction and operational aspects of the proposed facility, as well as benefits associated with utilising the Copping site for this purpose and potential commercial arrangements for operation of the facility and sale of end product into relevant markets.

- 2.10.** Within the context of the Southern Waste Solutions proposal, participation by Clarence as a supplier of raw FOGO material is viewed as critical. Inclusion or exclusion of FOGO material from Clarence is expected to have a significant impact on the business case. Southern Waste Solutions has requested that Clarence City Council confirm its in-principle position on FOGO in this regard.

3. CONSULTATION

3.1. Community Consultation

No consultation has been undertaken on the implementation of a FOGO waste management service.

3.2. State/Local Government Protocol

The State Government has advertised funding opportunities towards processing or upgrading organic processing in southern Tasmania.

3.3. Other

Not applicable.

3.4. Further Community Consultation

Should council adopt in-principle support for a future FOGO waste management service and an “in-vessel” composting facility at the Copping Refuse Disposal Site, it is envisaged community consultation will be undertaken following development of business cases and prior to any implementation.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council’s Strategic Plan 2021–2031 within the Goal - *An Environmentally Responsible City*, has the following Strategy:

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

5. EXTERNAL IMPACTS

- 5.1.** In-principle support for a Clarence FOGO waste management service will allow Southern Waste Solutions to consider tonnages from Clarence to a proposed “in-vessel” composting facility.
- 5.2.** A FOGO service will incur changed arrangements in some manner at Mornington Park Waste Transfer Station and the Copping Refuse Disposal Site facility.

6. RISK AND LEGAL IMPLICATIONS

- 6.1.** The introduction of a FOGO waste management service will require modifications to existing kerbside collection services and a new contract for FOGO processing.
- 6.2.** It will also likely incur changed contractual arrangements with Mornington Park Waste Transfer Station and Copping Landfill facility.
- 6.3.** It is proposed that these arrangements be subject to consideration as part of business cases, for consideration followed by community consultation and formal decision.

7. FINANCIAL IMPLICATIONS

- 7.1.** At this stage there are no direct financial implications to council for providing in-principle support for a FOGO waste management service and a composting facility at the Copping Refuse Disposal Site.
- 7.2.** It is recommended a business case be prepared for council to consider the associated issues. It is likely the business case will cost in the order of \$40,000 to \$60,000. If this report is adopted, the scope of the business case will be defined so a budget item can be separately considered by council.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** There is National and State momentum toward FOGO waste management.

- 8.2.** The Copping Landfill facility may be well placed to play an integral role in FOGO waste processing.

9. CONCLUSION

- 9.1.** The State Government has advertised a funding application towards processing or upgrading FOGO waste processing in southern Tasmania. The inclusion of Clarence FOGO waste tonnages is likely to be a significant consideration in terms of viability of such a service and facility.
- 9.2.** This report is to consider in-principle support for Clarence to head towards FOGO waste collection and processing facility. A business case is required for council to consider the issues before adopting final implementation and management.

Attachments: Nil

Ross Graham
GROUP MANAGER ENGINEERING SERVICES

7.3 FINANCIAL MANAGEMENT

Nil Items.

7.4 GOVERNANCE**7.4.1 REVISED 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 (Communities Tasmania) 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 council revokes its decision to give notice of intention to dispose of public land at 36 Duntroon Drive, Rokeby made on 11 October 2021.
- B. 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 Department of Housing (Communities Tasmania) and to an adjoining landowner.
- C. 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 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;

- (ii) the transfer of the section of land at 36 Duntroon Drive, Rokeby shown as “C” on Attachment 1 of the Associated Report to an adjoining landowner subject to council seeking valuation of “C” and the adjoining landowner paying to council valuation price and the cost of the valuation;
 - (iii) that in the event that the adjoining landowner does not wish to proceed with the transfer, that the whole of 36 Duntroon Drive, Rokeby is transferred to the Crown in exchange for the land at 17 Goodwins Road, Clarendon Vale, subject to conditions agreed between the parties as set out in the report;
 - (iv) 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.
- D. 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.** At its meeting of 11 October 2021, council resolved to proceed with advertising its intention to dispose of the public land by transfer with Communities Tasmania and a separate arrangement with an adjoining landowner.
- 1.3.** 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 Department of Housing and the adjoining landowner. This report initiates the first step in the statutory process.

2. REPORT IN DETAIL

- 2.1.** At its meeting of 11 October 2021, council resolved to proceed with advertising its intention to dispose of the public land by transfer with Communities Tasmania and a separate arrangement with an adjoining landowner. Part of that decision referred to the adjoining landowner undertaking infrastructure works on his adjoining property in exchange for the section of public land marked as “C”.
- 2.2.** Council officers and the adjoining landowner have since discussed the transfer and it appears that there has been a misunderstanding in relation to the adjoining landowner undertaking infrastructure works on his property in exchange for the area marked “C”.
- 2.3.** Instead of undertaking infrastructure works on his property, it has been suggested that the area marked “C” is transferred to the adjoining landowner subject to an independent valuation being sought, at the adjoining landowner’s cost. If the valuation is not accepted by the adjoining landowner, the whole of the public land is proposed to be transferred to the Crown in exchange for 17 Goodwins Road, Clarendon Vale.
- 2.4.** The council land does not have any public land notations on its title but by virtue of being public open space, 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.
- 2.5.** 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 of the land and notify the public that it may object to council disposing of the public land.

- 2.6.** 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 TASCAT. 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.
- 2.7.** 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 transferred to the adjoining landowner for the valuation amount and in the situation the adjoining landowner does not wish to proceed, the whole title will be transferred to the Crown.
- 2.8.** 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.

- 2.9.** The council land has been identified as having potential to 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.
- 2.10.** 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.
- 2.11.** It is now proposed that if the adjoining landowner wishes to have that section of land, council will seek a valuation of the section (at the adjoining owner's cost)

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

The revised notice of intention to dispose of public land has been discussed with representatives of Housing Tasmania.

3.3. Other

The revised notice of intention to dispose of public land has been discussed with the adjoining landowner.

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", 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.

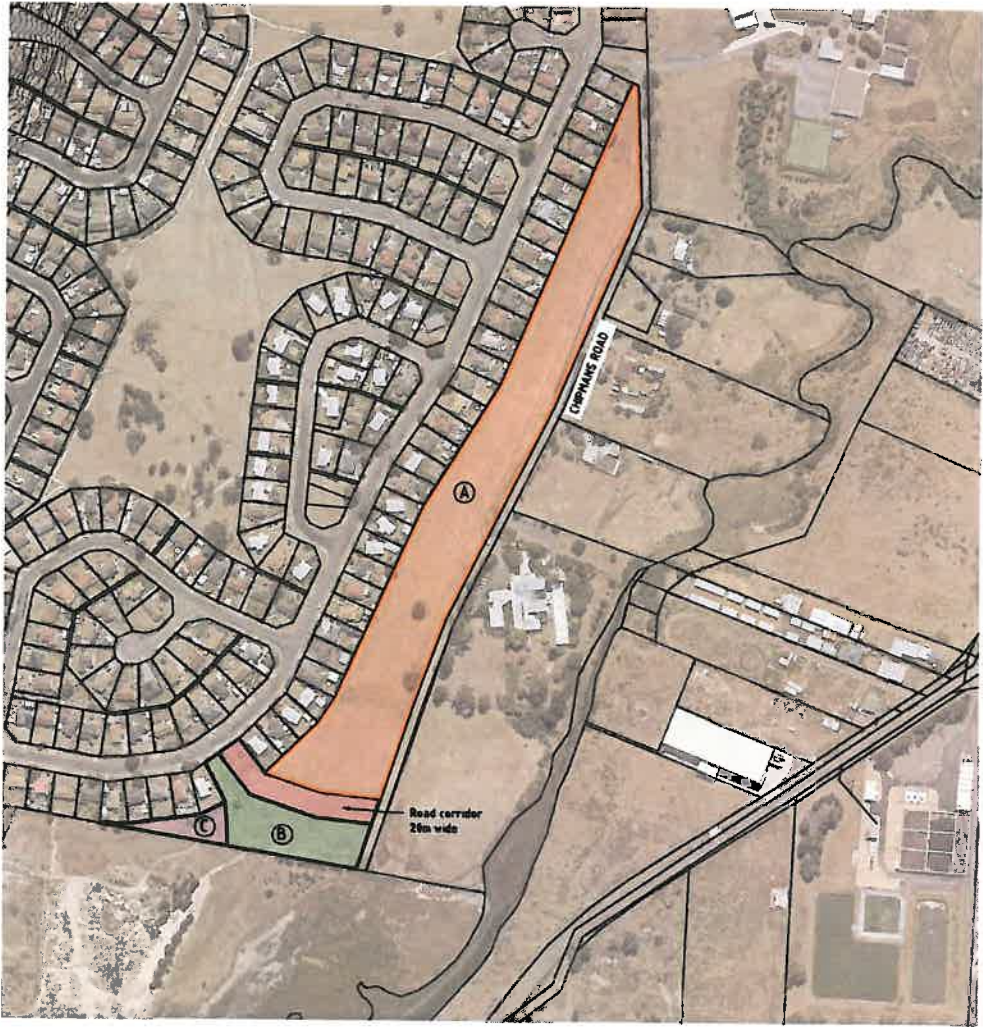
9.2. If any objections are received to council's notice of intention to dispose of the public land, a further report will be presented to council so that the objections are considered.

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 DUNTROON 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

7.4.2 SATURDAY SERVICE - DERWENT FERRY TRIAL**EXECUTIVE SUMMARY****PURPOSE**

To provide financial support for a trial of a Derwent Ferry Saturday service and data capture, to understand the social and economic benefit to the Clarence community.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021 – 2031 outlines council's commitment to the Hobart City Deal, a shared 10-year vision between the Australian and Tasmanian governments and the Glenorchy, Hobart and Kingborough councils, which includes a focus on establishing a reliable, sustainable and cost-effective transport system. Council also outlines its ambition regarding the Derwent Ferry Service, amongst other initiatives, at 2.2 of its 2021-22 Annual Plan.

LEGISLATIVE REQUIREMENTS

The Local Government Act 1993 is applicable.

CONSULTATION

Due to timing constraints, there has been no community consultation undertaken. Support for a Saturday ferry service has been discussed between officials of Hobart and Clarence City Councils and Department of State Growth representatives.

FINANCIAL IMPLICATIONS

Additional funds of up to \$20,000 are required to support an initial six-week trial of the service, representing a shared cost arrangement with the City of Hobart. If approved, these funds would be drawn from the General Reserve. The General Reserve represents amounts appropriated for general future uses that are of a "one off" nature, typically planning projects, expected events, special projects and contingencies. Utilising the reserve will not alter the total amount of the 2021/2022 Estimate, that is council's budget bottom-line will be maintained. Under Section 82(5) of the Local Government Act 1993 the decision requires a simple majority of Council.

RECOMMENDATION:

That Council:

- A. Funds up to \$20,000 on a shared cost basis with Hobart City Council for a six-week trial of a Saturday ferry service between Bellerive and Hobart, to test demand for the service and benefits to the Clarence economy and community.
- B. Funds up to \$3,000 on a shared cost basis to collect origin and destination data plus qualitative commuter information relating to the Saturday service, to enable possible future development of a business case for continuation of the Saturday service beyond the initial trial, should the trial be well patronised and demand for the service well demonstrated.
- C. Draw the funds (\$23,000) from its General Reserve.

- D. Extends its monitoring of parking impact in the Bellerive Village and Victoria Esplanade area to include Saturday, to ensure future parking needs are well understood.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** The one-year trial of the Derwent River ferry service, linking Hobart with Bellerive, commenced on 9 August 2021, operating Monday to Friday in the key commuter times during the morning (6.20am – 9am) and afternoon (3.50pm – 5.50pm).
- 1.2.** The trial ferry service is part of the Greater Hobart Transport Vision, Key Focus Area 3 in the Hobart City Deal, which is focussed on delivering an integrated and collaborative approach to transport management, with a focus on prioritising active and public transport.
- 1.3.** The one-year trial is funded by the State Government, with a further one-year option to extend.
- 1.4.** The costs for commuters to utilise the ferry throughout the trial are:
- Adult: \$3.50
 - Concession: \$2.40
 - Child/Student (5-16 years old): \$1.80
 - Children under the age of 5 travel for free
 - Commuters presenting a Metro Greencard (one off cost of \$5) travel for free
 - Commuters travelling by bicycle or e-scooter also travel for free
- 1.5.** Initial data indicates that most passengers are travelling for free, relying upon a Metro Greencard or bringing a bicycle or scooter onto the vessel.

- 1.6.** In the first 12 weeks of the trial commuter numbers surpassed expectations with an average of 431 passengers utilising the ferry per day, totalling 25,438 passengers in the period.
- 1.7.** On 26 November, the State Government announced the addition of an extra four services per day for Summer, sailing in the peak morning and afternoon times around 7.20am-8.00am and 4.50pm-5.30pm.
- 1.8.** These additional services lifted daily capacity to 1,000 passengers a day (500 each way) with demand to be reviewed at the end of December.
- 1.9.** On 1 December 2021, the City of Hobart announced it would facilitate a free Derwent Ferry Saturday service, following requests from community members and particularly Salamanca Market Stallholders.

2. REPORT IN DETAIL

- 2.1.** Officers have been working with the City of Hobart since September to understand the potential of a Saturday service including the financial cost and likely trial duration.
- 2.2.** In late November the General Manager was provided with a proposal by the City of Hobart for a trial from 18 December 2021 until 5 February 2022 inclusive (excluding Christmas Day).
- 2.3.** The hours of operation are likely to be somewhere between 9am – 4pm, with sailings throughout the day, although details are still to be finalised.
- 2.4.** The primary vessel to undertake the service will be the “Excella” which has a capacity of 107 plus crew, including bike stowage.
- 2.5.** A funding contribution has been proposed with the City of Hobart to facilitate and support the Saturday service trial.

- 2.6.** Up to \$20,000 is requested on a shared cost basis to fund the trial, with a further \$3,000 also requested on a shared cost basis to gather data from the trial for possible future use in a business case should a permanent service be considered. It will be important to understand not only the number of commuters using the Saturday service, but also their origin and destination as well as reason for travel, as far as that is possible. One aim will be to understand whether the Saturday service generates commuter traffic from Hobart to Bellerive, for the primary purpose of visiting locations, facilities and businesses on the eastern shore.
- 2.7.** Officers are aware of several events that will take place in the Rosny Park/Bellerive region on Saturdays during the trial period, which might benefit from the additional patronage due to the ferry availability.
- 2.8.** Events include the recently announced Mona Foma exhibition on Rosny Hill, the regular Saturday Tasmanian Produce Market at Kangaroo Bay, the Tasmanian Youth Orchestra playing Classics in the Barn, Hobart Hurricanes T20 cricket games, Harth art exhibition in the Schoolhouse Gallery and various children's holiday activities at Rosny Farm. In addition, visitors could be attracted to come and utilise the Clarence Multi-User Foreshore Trail, the Tangara Trail, as well as dining in local Cafes and restaurants.
- 2.9.** Should council approve the recommendation, the communications and marketing team will develop a program of activity to promote the events and activities mentioned above to residents on the western shore.

3. CONSULTATION

3.1. Community Consultation Undertaken

Due to timing constraints, there has been no community consultation undertaken. Support for a Saturday ferry service has been discussed between officials of Hobart and Clarence City Councils and Department of State Growth representatives.

3.2. State/Local Government Protocol

The State Government is aware of the proposed trial Saturday ferry service.

3.3. Other

Nil.

3.4. Further Community Consultation

Should funding for the trial Saturday ferry service be approved by council, a marketing plan will be developed to promote the service, with a focus on attracting people to the eastern shore for events and activities.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 outlines council's commitment to the Hobart City Deal, a shared 10-year vision between the Australian and Tasmanian governments and the Glenorchy, Hobart and Kingborough councils, which includes a focus on establishing a reliable, sustainable and cost-effective transport system. Council also outlines its ambition regarding the Derwent Ferry Service, amongst other initiatives, at 2.2 of its 2021-22 Annual Plan.

5. RISK AND LEGAL IMPLICATIONS

The contract arrangements for the trial Saturday ferry service are between the City of Hobart and Derwent Ferry Co Pty Ltd. The proposal does not include Clarence City Council as a contract party. The proposed arrangement is a cost sharing exercise with Hobart City Council.

6. FINANCIAL IMPLICATIONS

Up to \$23,000 is requested to be approved for funding from Council General Reserve, resulting in no net impact to the bottom line of Council's 2021-22 Estimates.

7. CONCLUSION

7.1. Council has been approached by Hobart City Council to co-fund the trial of a Saturday service of the Derwent Ferry on a shared cost basis.

- 7.2. Approval is sought to draw the funds from Council's General Reserve, resulting in no net impact to the bottom line of Council's 2021-22 Estimates.
- 7.3. The trial Saturday ferry service presents an opportunity to test demand for a Saturday ferry service over the long term and identify whether there is a net benefit to our community in terms of attracting people to our city, with resulting social and economic benefits.

Attachments: Nil.

Ian Nelson
GENERAL MANAGER

8. MOTIONS ON NOTICE**8.1 NOTICE OF MOTION - ALD WALKER
LINDISFARNE RIDGE STRUCTURE PLAN**

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

“That a structure plan for the Lindisfarne Ridge vicinity be listed as a priority consideration for funding as part of the 2022-23 budget deliberations”.

EXPLANATORY NOTES

On 1 September 2021, The Tasmanian Planning Commission rejected an application to change the Local Provisions Schedule for this site from the Rural Living Zone to the Low Density Residential Zone, noting the following:

“Commission Consideration

121. The Commission notes that the application of the Rural Living Zone is consistent with RLZ1(b) of Guideline No. 1 because it is currently within the Rural Living Zone under the interim planning scheme. The Commission also notes the submissions of the parties that the land is able to be fully serviced and has no particular constraints to development. If this is the case, the requested application of the Low Density Residential Zone is not consistent with LDRZ1 of Guideline No. 1.

122. The Commission considers that the land is potentially suitable for the General Residential Zone due to the apparent absence of constraints. However, the Commission considers it would be premature to revise the zoning to the General Residential Zone without a structure plan in place. The Commission considers a structure plan would allow for a fair, orderly and sustainable use of the land, consistent with the objectives set out in Schedule 1 of the Act.”

A structure plan will allow for:

- The optimal layout of road linkages from the site to the surrounding area through design of a connected system of streets within the study area. It is noted that some surrounding roads experience high levels of out of area transit such as Begonia Street.
- Consideration of physical constraints including important native vegetation and natural heritage values.
- The identification and listing of optimal track easements to connect with surrounding area.

- Consideration of Fire hazard management concerns.
- A coordinated approach to development in an area which has multiple titles held under multiple and disparate ownership.
- Any Particular design approaches appropriate to the nature of the study area and its opportunities and constraints.

Alongside these reasons the structure plan will increase appropriate well serviced land supply into a heavily constrained property market.

J Walker
ALDERMAN

GENERAL MANAGER'S COMMENTS

Council has previously considered funding development of structure plans in circumstances where there are strategic implications for development within the city. The Lauderdale Urban Expansion Feasibility Study and Tranmere – Droughty Point – Rokeby Structure plan projects are examples. In cases where the outcome is likely to have a greater private benefit (than an over-riding strategic benefit to the city), it has been considered more appropriate that relevant landowners fund a rezoning application on the basis that the rezoning represented a predominantly personal opportunity for relevant landowners; examples of these would include Parranville and Glebe Hill.

A matter for council.

**8.2 NOTICE OF MOTION - ALD JAMES
STRUCTURE PLAN – LINDISFARNE RIDGE/FLAGSTAFF GULLY**

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

“Council notes the advice of the Tasmanian Planning Commission with regard to Clarence LPS, and the area being referred to by the panel as ‘Lindisfarne Ridge/Flagstaff Gully’ as the land is potentially suitable for the General Residential Zone and that Council considers the following:

1. That in the budget process for the 2022/2023 financial year, Council considers funding for a structure plan and re-zoning for the Lindisfarne Ridge/Flagstaff Gully area; and
2. Subject to suitable funding, a consultant be engaged to provide Council with a structure plan and planning scheme amendment for the area to establish for the fair, orderly and sustainable use of the land.”

EXPLANATORY NOTES

I have included an extract from the Tasmanian Planning Commission (TPC) following Clarence’s LPS submissions as the area was referred to in a hearing by the panel as Lindisfarne Ridge/Flagstaff Gully area. The TPC acknowledged rezoning of the ‘Lindisfarne Ridge/Flagstaff Gully’ to General Residential as the area is able to be fully serviced and there are no particular constraints to development of the land. The land referred to Lindisfarne Ridge/Flagstaff Gully is within the Urban Growth Boundary and suitable for residential development.

The TPC considers a structure plan is required before re-zoning of the land to General Residential Zone so as to allow for sustainable use of the land on Lindisfarne Ridge/Flagstaff Gully area.

A structure plan be developed for the area to guide the delivery of a quality urban environment including and reference to flora/fauna, traffic, stormwater/drainage issues.

It is proposed subject to suitable funding, a consultant be engaged to provide Council with a structure plan and planning scheme amendment for the area and for consideration in budget process for 2022/2023 financial year.

“Commission consideration (Panel Hearing- November 2020)

- 122. The Commission considers that the land is potentially suitable for the General Residential Zone due to the apparent absence of constraints. However, the Commission considers it would be premature to revise the zoning to the General Residential Zone without a structure plan in place. The Commission considers a structure plan would allow for a fair, orderly and sustainable use of the land, consistent with the objectives set out in Schedule 1 of the Act.”*

R James

ALDERMAN

GENERAL MANAGER’S COMMENTS

Council has previously considered funding development of structure plans in circumstances where there are strategic implications for development within the city. The Lauderdale Urban Expansion Feasibility Study and Tranmere – Droughty Point – Rokeby Structure plan projects are examples. In cases where the outcome is likely to have a greater private benefit (than an over-riding strategic benefit to the city), it has been considered more appropriate that relevant landowners fund a rezoning application on the basis that the rezoning represented a predominantly personal opportunity for relevant landowners; examples of these would include Parranville and Glebe Hill.

A matter for council.

**8.3 NOTICE OF MOTION - ALD BLOMELEY
INCREASED PEDESTRIAN SAFETY**

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

“That this Council:

- A. Conduct an assessment of the recently constructed Lincoln Street wombat crossing to ascertain compliance with relevant standards, in conjunction with the police report of the 2 December 2021 serious accident, and inform Council of recommended actions;
- B. Engage with local business owners and residents to ascertain the level of support for additional safety measures;
- C. As part of the FY2022-23 budget development, consider options for any additional works required to deliver increased safety (such as the installation of additional signs and/or flashing lights) to warn drivers as they approach the recently installed wombat crossing on Lincoln Street, Lindisfarne; and
- D. Present these options to Aldermen at a workshop, as part of the FY2022-23 budget process.”

EXPLANATORY NOTES

In response to a community-initiated petition calling for improved pedestrian safety on Lincoln Street Lindisfarne, the 21 October 2019 Clarence City Council Meeting endorsed a Motion on Notice that delivered a zebra crossing placed on a raised flat top platform – commonly referred to as a wombat crossing.

The grass-roots community petition, with over 400 signatories – demonstrated the heightened community concern surrounding the danger posed to pedestrians, mainly elderly residents, attempting to cross Lincoln Street.

Work to install the wombat crossing began on 13 September 2021, and the crossing was operational in mid-November 2021.

Whilst the wombat crossing is widely acknowledged as providing increased pedestrian safety, recent serious accidents and near-accidents have highlighted the need for appropriate signage to warn drivers as they approach the crossing.

As recently as Thursday 2 December at 7.28am, whilst mid-way across the wombat crossing, a lady was struck by the bulbar of a 4WD vehicle, resulting in serious injury and hospitalisation.

B Blomeley
ALDERMAN

GENERAL MANAGER'S COMMENTS

A matter for council.

9. 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.

9.1 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).

Ald Blomeley has given notice of the following question:

“KELLYFIELD”

I refer to Agenda Item 7.4.3 of the 22 November 2021 Clarence City Council Meeting regarding the proposed 10-year renewal of the Lease of “Kellyfield” at 142 Colebrook Road Richmond to the Hobart Model Aero Club Inc., and ask the following questions:

1. Can Council confirm that the parcel of land at 142 Colebrook Road Richmond, commonly known as “Kellyfield”, was gifted to the people of Richmond by Mr Walter Kelly, for the purpose of “shared community use”?
2. Can Council confirm that “Kellyfield” is approximately 13 hectares (32 acres) in size?
3. Can Council confirm that since 1979, the Hobart Model Aero Club Inc. has exclusively occupied “Kellyfield”?
4. With Council’s current lease with the Hobart Model Aero Club Inc. due to expire on 31 January 2022, has Council contacted any other Richmond/southern Tasmanian-based community and sporting organisations to ascertain if there is any interest from other organisations in utilising this 32-acres of public land?

9.2 ANSWERS TO QUESTIONS ON NOTICE

9.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Ald Mulder

My question relates to the Roads Tas study of the Flagstaff Gully Link Road proposal which is one of council's road priorities. Has Tasroads been provided with the 2009 Ratio consultants study Flagstaff Link Road which identified a cost benefit return of over \$2 for every \$1 spent?

ANSWER

We certainly did provide DSG with copies of reports relating to that but whether it is that specific one I am not sure, so I will follow up and provide advice to Aldermen.

(Further information) The Department of State Growth was forwarded a copy of the Ratio Consultants report with the council information provided relating to the Flagstaff Gully Link Road project.

Ald Blomeley

1. Since election of this council in October 2018 could you please tell us the costs incurred by ratepayers of appeals to the Resource Management and Planning Appeals Tribunal where the council has taken a contrary view to the professional advice of officers and the second part of that is what has been the rate of success of these appeals?

ANSWER

The following table sets out details of costs and outcomes of determined appeals.

Address	Description	Officer Rec	Council Decision	Outcome	Costs (\$)
754 Dorans Road, Sandford	Jetty	Approval	Refused	Applicant Withdrawn	3,806.00
1 Cremorne Avenue, Cremorne	3 Multiple Dwellings	Approval	Refused	Approved	21,580.90
20 Regal Court, Seven Mile Beach	49 lot subdivision	Approval	Refused	Applicant Withdrawn	62,738.85
84 East Derwent Highway, Lindisfarne	3 Multiple Dwellings	Approval	Refused	Approved	10,648.00
24 Victoria Esplanade, Bellerive	Fencing	Approval	Refused	Applicant Withdrawn	0
20 Aqua Place, Seven Mile Beach	2 Multiple Dwellings	Approval	Refused	Approved	11,006.60
23b Seabrook Place, Seven Mile Beach	Dwelling & Pool	Approval	Refused	Applicant Withdrawn	0
20 Regal Court, Seven Mile Beach	46 lot subdivision	Approval	Refused	Appeal lodged	0
TOTAL					\$109,780.35

2. My second question relates to the draft Metro Plan which is referenced in the quarterly report and in light of the recently tabled Legislative Council Select Committee's final report on the Greater Hobart Traffic Congestion, which I note you Mr Mayor and Ald Edmunds both made submissions to, are you aware of any plans to implement a park and ride facility in our city?

ANSWER

(Mayor) We have certainly advocated strongly for a park and ride at three locations within the City of Clarence. Hopefully one day we will see some action in that space.

Ald Edmunds

1. Could we have a summary presented to Aldermen in our weekly briefing report on the quantum of our cash-in-lieu reserves and the allocation region by region?

ANSWER

A memo has been provided to Aldermen via the Weekly Briefing Report.

2. The question is regarding childcare and it is anecdotal at this stage, but I had a query from a parent in Howrah who was essentially saying that they could not work because they could not get into after school hours care. I just wondered with what we are involved in obviously the feedback is really good, whether we have criteria or is it first in best dressed, just to get a better understanding perhaps again if we could do it as a weekly briefing report or even a workshop at some stage just to get our heads around just how that works because I am finding the feedback is "it's great we just can't get into it" and now apparently someone is quitting their job?

ANSWER

A memo has been provided to Aldermen via the Weekly Briefing Report.

Ald von Bertouch

1. How much funding has council invested in the maintenance and capital upgrade of the Alma's Activities Centre since it was purchased by council in 1976 and the second part of the question is how much has been expended to date to prepare for the tender that we are looking at later in the council agenda, including the completion of the architectural plans and drawings in consultation with the committee and council staff?

ANSWER

In response to the first part of the question, Council officers have reviewed archived financial records including budget documents. The oldest available records date to 1987/1988. Based on the information available and noting that it is not necessarily at the granular level required, the combined value of actual expenditure and budgeted expenditure on the facility is approximately \$125,700.

In response to the second part of the question total expenditure to date is \$198,285. Further detail is provided below.

- a. Expenditure for architects and designers since 2017 to date is \$145,780
 - b. Expenditure on tender preparation and project management to date is \$37,140
 - c. Expenditure for additional design for storage room, TFS building assessment, permits and levies total \$15,365
 - d. There will also be an element of council staff time however this cost is not captured and therefore it is not possible to estimate with any certainty.
2. How long has the lease between council and HobartFM 96.1 been in existence, when does the current iteration end and how much is it per annum?

ANSWER

The HobartFM 96.1 has leased part of Alma's from council since 1992. The current lease expired on 15 November 2021 and council has been working with the radio station to relocate to the Howrah Community Centre for 12 months in anticipation of the redevelopment of Alma's. The annual lease rental for 2020-21 was \$8,163.26.

Ald James

1. Mr Graham you advised me in an answer in relation to Surf Road and I quote "Surf Road is now at a stage of requiring a complete reconstruction and the need to manage stormwater and consider pedestrian access" and you are also saying that it is proposed to be funded in the 2022-23 budget. To what extent has design work been undertaken in relation to the reconstruction of Surf Road and is there a monetary value that you have dropped into that as part of the works program?

ANSWER

No design works are underway at present, our design teams are underway with this year's capital program, we are involved in pre-budget planning at present to get an understanding of concept design dollars to present for 2022/23 budget consideration.

2. In relation to the structure plan at Seven Mile Beach is Mr Lovell able to advise council as to whether consultants have been appointed yet and have Terms of Reference been finalised in relation to the structure plan?

ANSWER

The final draft has been prepared. Council's Corporate Lawyer is reviewing at the moment so we hope to finalise it within the next few days, and it will be advertised for expressions of interest within we expect the next two weeks. Our plan is for work to be completed before the end of the financial year, May is the target, to some extent the final date will depend on the selected consultants and what their timeframe is and perhaps they could do it sooner, perhaps later.

Ald Warren

1. Could we have an update on the parking situation in Bellerive following the introduction of the ferry service? Anecdotally I am hearing that people who work in that area are unable to get all day parking because of the ferry commuters.

ANSWER

A regular parking survey has been undertaken during the period of the ferry service. The information is being collated and will be forwarded to Aldermen through a separate Briefing Report.

2. Does council have a wildlife policy particularly on roads where there are hotspots and danger of wildlife roadkill, in terms of do we do signage, what other strategy are we implementing, do we have such a strategy?

ANSWER

We don't have a strategy. We actually did an investigation several months ago on that - in terms of enquiring with other councils and current research and found that the signage information because there was a university study, a Tasmanian study undertaken as well, and the signage showed no sign of improvement, but we do undertake individual assessments as each enquiry comes on that matter to council.

(Further information) Council does not have a policy on managing roadkill. Every roadkill enquiry is separately considered. Council officers recently investigated the matter by contacting the main southern councils, the University of Tasmania (UTAS) and undertook online research. In summary no solution is currently effective for preventing or minimising roadkill. It is understood UTAS is looking into researching technology to help native animals. Council crews log their removal of roadkill from our roads so we can consider addressing specific areas where the roadkill becomes more prevalent.

9.4 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.

10. 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.

10.1 APPLICATIONS FOR LEAVE OF ABSENCE

10.2 TENDER T1418-21 – SPORTS FIELD MAINTENANCE – CLARENCE HIGH SCHOOL AND GEILSTON BAY NO 2 OVALS

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- contracts and tenders for the supply of goods and services; 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”.