

**COUNCIL MEETING**  
**MONDAY 25 JULY 2022**

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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. ACKNOWLEDGEMENT OF COUNTRY**

The Mayor will:

- make the following statement:

*“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”.*

- recite the Council prayer; and
- 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. The meeting is not protected by privilege. A link to the Agenda is available via Council’s website.

**2. APOLOGIES**

Ald Peers (Leave of Absence)

**3. 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.

**4. OMNIBUS ITEMS****4.1 CONFIRMATION OF MINUTES****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 4 July 2022, as circulated, be taken as read and confirmed.

**4.2 MAYOR'S COMMUNICATION****4.3 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:

<b>PURPOSE</b>	<b>DATE</b>
Review of Committees	
Draft Statement of Expectations	
Confidential Briefing – Blossom Court Park	
Confidential Briefing – Possible Land Purchase	11 July
Update on Kerbside Collection Transition	
Master Plans	18 July

**RECOMMENDATION:**

That Council notes the workshops conducted.



#### **4.4. 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.

**4.5 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.

**REPORTS FROM SINGLE AND JOINT AUTHORITIES**

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

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

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

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

**Quarterly Reports**

June Quarterly Report pending.

**Representative Reporting**

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

**REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES****TRACKS AND TRAILS ADVISORY COMMITTEE – QUARTERLY REPORT****Chairperson's Report –Alderman D Ewington**

Report to Council for the three-month period for 1 April 2022 to 30 June 2022.

**1. PRINCIPAL OBJECTIVES AND GOALS**

The Committee's principal objectives are to:

- provide advice and make recommendations, including policy, to assist council in the development of tracks and trails in the City;
- assist in the development and periodic review of the Council Tracks and Trails Strategy;
- develop and maintain a Tracks and Trails Register which captures all existing and possible future trail and track networks (including multi-user pathways) in Clarence;
- develop and review (on a rolling basis) the Tracks and Trails Action Plan for endorsement by the council that articulates the development initiatives prioritised and proposed to be conducted over a 5-year programme which recognises the access and needs of all users e.g. walkers, horse riders, mountain bikers, etc;
- monitor progress and work to address the actions of the plan according to their level of priority;
- as part of internal referral processes to provide input and advice on the provision and requirements for trail networks and the provision of trail linkages as part of new subdivisions.

In working towards these goals, the Committee undertook a range of activities, which are set out below.

## **2. CAPITAL WORKS PROJECTS**

### **Clarence Coastal Trail – Seven Mile Beach to Roches Beach**

Work has commenced on resurfacing and widening this popular coastal walk. The track base has been widened and a gravel surface will be laid in July 2022.

### **Clarence Coastal Trail – Mays Beach**

Timber steps that had eroded at the bottom have been removed and replaced with new timber and stone steps.



### **3. RECURRENT INITIATIVES – MAINTENANCE**

#### **Minerva Park Track**

The section at Bingley Street has been gravelled and brushcut.



### **DESIGN AND INVESTIGATION WORK IN PROGRESS**

#### **takara limuna Sheoak Walk - Bedlam Walls Aboriginal Heritage Trail**

A plan has been developed and funding received. Currently obtaining approvals from Aboriginal Heritage Tasmania to upgrade the existing track and install signage. The project will be considered by the Aboriginal Heritage Council in mid-July.

#### **Clarence Mountain Bike Park**

A Works Authority has been received from Property Services to undertake track network improvements on the XC loop including new dirt jumps. A contractor will be appointed soon. This is partially funded by the Building Better Regions Fund.

### **4. GOVERNANCE MATTERS.**

Two committee meetings were held on 21 April 2022 and 16 June 2022.

### **5. EXTERNAL LIAISON**

**Tranmere & Clarence Plains Landcare and Coastcare Group (TACPLACI)** - regarding updating the Old Rokeby Historic Trail. A designer and sign manufacturer has been appointed.

**Emergency Services - Meehan Range emergency access points**

Multiple stakeholders, including council staff, are part of the development of an Emergency Access Plan for the Meehan Range. Information on emergency access to trails managed by Clarence City Council has been provided to Tas Fire Service.

**Greater Hobart Trails Working Group**

An updated Greater Hobart Trails website was launched on 9 June at Gould's Lagoon by Glenorchy Mayor, Bec Thomas, and attended by staff from Derwent Estuary Program and five Greater Hobart Councils and Wellington Park Trust.

**RECOMMENDATION:**

That the Chairperson's Report be received by council.

Attachments: Nil

Alderman D Ewington  
**CHAIRPERSON**

**NATURAL RESOURCE MANAGEMENT – QUARTERLY REPORT****Chairperson’s Report – Alderman Beth Warren**

Report to Council for the three-month period 1 April to 30 June 2022.

**1. PRINCIPAL OBJECTIVES AND GOALS**

The Committee’s principal objectives are to:

- Advise council on the strategic planning and management of bushland and coastal reserves and parks throughout the City;
- Provide advice on council’s Reserve Activity Plans and Catchment Management Plans in the context of the “Clarence Bushland and Coastal Strategy”;
- Administer, in conjunction with council, the Land and Coast Care Grants Program;
- Facilitate and provide guidance for the implementation of council’s adopted “Clarence Bushland and Coastal Strategy”; and
- Promote information sharing of natural resource related matters affecting the City.

In working towards these goals, the Committee, in conjunction with council’s Natural Assets Officer, implemented a range of activities, which are set out below.

**2. CAPITAL WORKS PROJECTS****Natone Hill Entrance Landscaping**

The entrance to Natone Hill Bushland Reserve, adjacent to 162 Derwent Avenue, Lindisfarne, has been landscaped, with the installation of a dry mudstone wall being the main feature.

Additional rock landscaping work has been done about the entrance at the top of Nubeena Street and nearby tracks have been “top dressed” with fresh limestone gravel.

Three seats have been installed at the Natone Hill Lookout for users, with views to the Tasman Bridge and Mount Wellington (see **Figure 1**).





**Figure 1** – Installation of three bench seats at Natone Hill Lookout

### **3. RECURRENT INITIATIVES**

#### **Development of Natural Area Reserve Activity Plans (RAP) & NRM Planning**

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

- Fire Risk Consultants have been appointed to develop a new Clarence Bushfire Hazard Strategy. They are currently working on the development of the engagement plan as the first key milestone for the project, along with gathering background information.
- North Barker Ecosystem Services are wrapping up their stage 1 stakeholder engagement of the Natural Resource Management Strategy to inform the preparation of the draft strategy.
- Manager Environment and Recreation met with NRM South to discuss strategic alignment between the organisations. Quarterly meetings are planned to collaborate and build relationships between teams.
- Pop up sessions occurred with the Lauderdale and Cremorne communities in June to inform the development of the Coastal Management Plans for Roches Beach and Pipe Clay Lagoon.



- A joint working group has been formed with greater Hobart councils and the Derwent Estuary Program to monitor and manage exotic duck populations collaboratively. Initially we are working on joint education with the community about not feeding the ducks.
- An invitation has been extended to council officers to participate in the greater Hobart region “Urban Tree Managers Group”. The next meeting is in August 2022.

### **Climate Change Initiatives**

Council’s Sustainability Strategy is currently being drafted and climate action is a key priority area. A workshop with Aldermen is being planned to discuss setting a Carbon Target for reducing the organisations carbon (ie greenhouse gas) emissions followed by a Plan on how to reach the target.

### **Natural Area Works**

The below dot points summarise works achieved in Clarence’s natural areas:

- Additional plants and mulch have been added to entrance points at Glebe Hill Bushland Reserve and entrances to Rokeby Hills Bushland Reserve have been brush cut, weeded, and tidied up.
- General maintenance works (rubbish removal, brush cutting, weeding, “in fill” planting and pruning of vegetation) have occurred at Limekiln Point Coastal Reserve, Rosny-Montagu Foreshore Reserve, Tranmere Coastal Reserve, Thoona Bushland Reserve, Kangaroo Bay Rivulet, Geilston Bay Rivulet (Faggs Creek), Clarence Plains Rivulet, Risdon Vale Rivulet, Grass Tree Hill Rivulet, Oscars Place Bushland Reserve, Llenroc Bushland Reserve, Roches Beach Entrances, Rosny Hill Bushland Reserve, Natone Hill Bushland Reserve, Backhouse Lane Wetland, Otago Lagoon Reserve, Cambridge Park Wetland, Mortimer Bay Coastal Reserve and Seven Mile Beach Coastal Reserve.

- Beach access signs constructed of Cypress pine posts and plaques, noting street and park names, were installed along Seven Mile Beach to provide beach users access to specific locations within the Seven Mile Beach Village (see **figure 2**).



**Figure 2** – Cypress pine post location markers at Seven Mile Beach

### **Priority Weed Management**

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

- Annual weed control programs for Chilean needlegrass, Texas needlegrass, St John's Wort and Viper's bugloss are now complete.
- Roadside weeds were removed about South Arm and Opossum Bay.
- Weeds along Blessington Street Coastal Reserve, Clarence Plains Rivulet and Racecourse Flats were controlled by contractors.

### **Volunteer Support**

The below dot points summarise volunteer support for the quarter:

- At the beginning of June, the herbicide Vigilant II, was dispensed to Landcare and Coastcare groups. This new herbicide is to replace the group's use of Glyphosate.

- On Friday 10 June 2022, council welcomed some international students from TasTAFE and Ashleigh Carden, of Conservation Volunteers Australia, to Lagoon Reserve, Otago Bay, to do some mulching. The group are expected to return to the Reserve for National Tree Day, on 31 July 2022 to do some follow-up planting.
- Glebe Hill Landcare Group has continued planting works, in partnership with Howrah Primary School to create “bandicoot bunkers” about the fringe of Wentworth Park and Howrah Primary School. Many bandicoots live about the native vegetation in the park, which provides protection from dogs and other predators. The continued efforts of the volunteers is indispensable in creating a safe habitat for suburban populations of the eastern barred bandicoot and southern brown bandicoot.

#### **4. GOVERNANCE MATTERS**

The NRM & Grants Committee will meet in late July to discuss the 2022-2023 Clarence City Council Budget and other matters of interest. The date of the next meeting is to be advised.

#### **RECOMMENDATION:**

That the Chairperson’s Report be received by Council.

Attachments: Nil

Alderman Beth Warren  
**CHAIRPERSON**

**BICYCLE ADVISORY COMMITTEE – QUARTERLY REPORT****Chairperson's Report – Alderman D Ewington**

Report to Council for the 3-month period, 1 April 2022 to 30 June 2022.

**1. PRINCIPAL OBJECTIVES AND GOALS**

The Committee's prime objectives are to:

- advise council on the identification, development and maintenance of cycling routes and infrastructure along roads and other easements throughout the City;
- facilitate and provide guidance for the implementation of council's adopted Bicycle Strategy;
- be actively involved in providing design advice relating to cycling infrastructure projects undertaken by council;
- be actively involved in providing advice to Cycling South on matters relating to regional cycling infrastructure; and
- promote information sharing of cycling related matters affecting the City.

In working towards these goals, the Committee arranged and implemented a range of activities, which are set out below.

**2. CAPITAL WORKS PROJECTS****Clarence Foreshore Trail – Montagu Bay to Rosny College**

Works are now complete on the upgraded 2.5m pathway between Montagu Bay and Seabird Lane. The section of path south of Hesket Court to Rosny Point is still to be upgraded when further funding is available. This will be included for consideration in the 2023-2024 budget.

**Clarence Foreshore Trail –Simmons Park to Anzac Park, Lindisfarne**

Funds were allocated for the 2020-2021 capital budget to extend the Lindisfarne Clarence Foreshore Trail from the Yacht Club through to ANZAC PARK. Construction commenced in February 2021. The majority of works have been completed east of Wellington Road, with fencing, some resealing of driveways and other minor works to be completed in the New Year.

Works between Wellington Road and Park Road require additional funding to complete which has been approved in the 2022-2023 budget. Works are due to commence in late July 2022.

**Multi-user Pathway – Rokeby to Lauderdale**

Construction on the pathway between Horsham Road and Oakdowns Parade commenced in March 2022 with TasNetworks infrastructure being relocated and concrete kerb, channel and footpath works ongoing.

**Status of Projects considered in 2022/2023 budget**

The following projects were nominated by the Bicycle Advisory Committee for funding consideration in the 2022-2023 budget:

- a. **Howrah Road Shared Path (11-15 Howrah Road)**  
\$170,000 for construction of the Clarence Foreshore Trail along Howrah Road to Howrah Beach carpark. A concept design has been completed for the link in front of service station and shops. **Deferred to 2023-2024 consideration.**
- b. **Howrah Road Shared Path and bike lane (CFT to Clarence Street)**  
\$62,000 for design of the shared path from Clarence Foreshore Trail to Clarence Street and uphill bike lane on Howrah Road. **Deferred to 2023-2024 consideration.**
- c. **Rosny Hill Road Shared Path (overpass to Kangaroo Bay connection)**  
\$250,000 for construction of the path along Rosny Hill Road adjacent to Charles Hand Park. **Deferred to 2023-2024 consideration.**

- d. **Clarence Foreshore Trail at Rosny Point (South of Heskett Court)**  
\$800,000 for construction of the path. **Deferred to 2023-24 consideration.**
- e. **Bicycle parking rails**  
\$3,500 for additional bicycle parking rails. This could be an annual request or considered as a recurrent initiative. **Funded in 2022-23.**
- f. **Drainage grate replacement**  
\$50,000 for replacement of existing stormwater grates with bicycle safe grates. This could be an annual request or considered as a recurrent initiative. **Funded in 2022-2023.**

Other projects for consideration in the budget include pedestrian refuges:

- Flagstaff Gully Road (access into the Mountain Bike Park). **Deferred to 2023-2024 consideration.**
- Rokeby Road (Clarence Plains Rivulet Track). **Deferred to 2023-2024 consideration.**
- Acton Road (SMB to Cambridge Path). **Funded in 2022-2023.**

### 3. RECURRENT INITIATIVES

Nil.

### 4. DESIGN AND INVESTIGATION WORK IN PROGRESS

#### Clarence Foreshore Trail

No further design work is happening on the Clarence Foreshore Trail in 2021-2022.

The following projects were funded for design in 2021-2022:

- Review of Bike Strategy and Action Plan.
- Improved directional signage, particularly for the Tasman Bridge connections and preferred routes. Also signs for the bike lanes painted on Cambridge Road, Mornington.

- Short section of new path to bypass the bus stop and connect under the pedestrian overpass ramps on the Tasman Highway at Rose Bay. This is not straightforward as the vertical clearance will be tight and there are significant services nearby.
- Safety improvements on Howrah Road and Tranmere Road from Cleve Court to Foreshore Trail and to Clarence Street.

## 5. GOVERNANCE MATTERS

### Committee Meeting

The Committee held two meetings during the quarter on 4 April 2022 and 6 June 2022.

## 6. EXTERNAL LIAISON

### East Derwent Highway Duplication (Department of State Growth)

Works well underway and include on-road bike lanes and separated shared path on west side, between Golf Links / Derwent Avenue and Geilston Bay Road. The shared path between Derwent Avenue and Geilston Bay Road has been constructed. The roadway includes bike lanes and traffic signals to be installed at Geilston Bay Road which will provide a safe crossing for students coming from the Sugarloaf path to Lindisfarne North Primary School.



**Rokeby Park and Ride Facility**

The Department of State Growth has engaged a consultant to progress the design of three park and ride facilities across Greater Hobart, including a facility on Pass Road near Rokeby Road. The facility includes secure bicycle storage. Council officers met with the project team on 21 June 2022 prior to community engagement being undertaken during July 2022.

**Tasman Bridge Pathways Upgrade**

The Department of State Growth has commenced consultation on upgrades to the Tasman Bridge and council officers were involved in a stakeholder workshop on 19 May 2022. The project will feature a 3.5m pathway on both sides of the bridge for enhanced cyclist and pedestrian access. Improvements will include heightened safety barriers, upgraded maintenance infrastructure, along with feature and security lighting.

Funding for the upgrade is a joint Australian and Tasmanian Government initiative with both governments committing \$65 million for a total of \$130 million. Once community consultation is complete (in mid-July 2022), the Department will finalise the project design and prepare tender documents. The tender will be advertised in late 2022 with a contractor appointed in early 2023. The project will be completed in late 2025.

**Clarence Transport Network Operating Framework**

The Department of State Growth has engaged a consultant to deliver the Clarence Transport Network Operating framework. On 4 April 2022, the Department and their consultants provided a project briefing to Aldermen. A series of on-line workshops has been held with stakeholders (including council officers) to contribute to the development of modal maps and a face-to-face workshop was held with council officers and representatives of the Department on 15 June 2022.



**Mornington Interchange**

The Department of State Growth has engaged a consultant to progress the traffic study. Community engagement was undertaken in October 2021 to identify issues within the study area. Council officers were involved in a workshop on 20 April 2022 to consider the preferred options and enabling works ahead of further community consultation.

**RECOMMENDATION:**

That the Chairperson's Report be received by council.

Attachments: Nil

Alderman Dean Ewington  
**CHAIRPERSON**

#### **4.6 WEEKLY BRIEFING REPORTS**

The Weekly Briefing Reports of 4, 11 and 18 July 2022 have been circulated to Aldermen.

#### **RECOMMENDATION:**

That the information contained in the Weekly Briefing Reports of 4, 11 and 18 July 2022 be noted.

**5. 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.

**5.1 PUBLIC QUESTIONS ON NOTICE**

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

Nil.

**5.2 ANSWERS TO QUESTIONS ON NOTICE**

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

Nil.

**5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE**

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

At Council's Meeting of 4 July Joanne Marsh of Bellerive asked the following question.

**FENCING – VICTORIA ESPLANADE, BELLERIVE**

The tired, unloved safety fencing beside parts of the Victoria Esplanade shared pathway in Bellerive in places where it hasn't disappeared altogether is now reaching the point of exhaustion. Two panels of the fencing have been disconnected from the posts for many months and pose a fall hazard for users of the pathway if leant on. My question is how is community safety being prioritised by the council to ensure that problems are identified, and maintenance is carried out promptly?

**ANSWER**

An inspection of the fence panels along Clarence Foreshore Trail parallel to Victoria Esplanade, Bellerive was undertaken and confirmed the fence panels are secure.

Community members can report damaged infrastructure to council quickly by contacting council's general email address – [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au) or by calling 6217 9500. All reports are logged, and work orders issued where appropriate.

/contd on Page 24...

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

At Council's Meeting of 4 July Victor Marsh of Bellerive asked the following question.

**STORMWATER PROBLEMS BELLERIVE BEACH PARK**

I believe money has been set aside to fix the continuing stormwater problems at Bellerive Beach Park particularly around the frog pond area and behind the dunes at the end of Beach Street. Since the completion of the most recent stormwater works in the park there have been 2 major rainstorm events on Friday and Saturday 7 and 8 January and Friday 6 May.

My main concern is that on both of these occasions' stormwater has gushed out from under the seawall and washed away large sections of the western end of the beach. Substantial sand replacement was needed on the first occasion and heavy machinery on both occasions to repair the damage which included the beach pontoon being removed. My questions is what has been the cost of these repairs and what amount of money has been allocated to fix these specific and new problems?

**ANSWER**

The cost of the sand scraping is less than \$1,000 each time. Initial investigations following the storm indicate the sand erosion was as a result of wave action during the storm. However, stormwater officers are continuing to investigate the local stormwater infrastructure to understand whether any infrastructure deficiencies are evident.

**5.4 QUESTIONS WITHOUT NOTICE**

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

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

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

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

<b>6. DEPUTATIONS BY MEMBERS OF THE PUBLIC</b>
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(In accordance with Regulation 38 of the Local Government (Meeting Procedures) Regulations 2015 and in accordance with Council Policy, deputation requests are invited to address the Meeting and make statements or deliver reports to Council)

<b>7 PLANNING AUTHORITY MATTERS</b>
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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:

**7.1 DEVELOPMENT APPLICATION PDPLANPMTD-2022/028223 – 37 HOWRAH ROAD, HOWRAH – DEMOLITION OF EXISTING DWELLING AND THE CONSTRUCTION OF A NEW DWELLING****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for demolition of the existing dwelling and construction of a new dwelling at 37 Howrah Road, Howrah.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and subject to the Parking and Sustainable Transport, Natural Assets - waterway and coastal protection, Coastal Erosion Hazard, Coastal Inundation Hazard, Flood-prone Areas Hazard, Bushfire-Prone Areas and Safeguarding of Airports codes 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 26 July 2022.

**CONSULTATION**

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

- Height of the proposed front fence;
- Building envelope;
- Roof pitch;
- Overshadowing and reduction of sunlight;
- Impact on views;
- Impact on surrounding property values;
- Visual impact through bulk;
- Sand erosion;
- Traffic;
- Safety of adjoining beach.

**RECOMMENDATION:**

- A. That the Development Application for demolition of the existing dwelling and construction of a new dwelling at 37 Howrah Road, Howrah (Cl Ref PDPLANPMTD-2022/028223) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN AP3 – AMENDED PLANS [transparency to the new side garden fence (minimum 30%)] and [suitable fence replacement of the timber structure on the south-western corner, abutting the sea wall].
3. ENG S1 – INFRASTRUCTURE REPAIR.
4. ENG A2 – CROSSOVER CHANGE.
5. ENG M5 – EROSION CONTROL.
6. To ensure ongoing passive surveillance of the adjoining road a gate must not be constructed across the driveway, without further council approval.
7. Prior to the issue of Certificate of Likely Compliance or building permit a construction management plan is to be provided following the recommendations within the Coastal Vulnerability Assessment (Geo Environmental Solutions, March 2022) and in accordance with Wetlands and Waterways Works Manual and Tasmanian Coastal Works Manual, to the satisfaction of council's Group Manager Engineering Services. When approved, the management plan will form part of the permit.

#### ADVICE

The property is within a mapped Coastal Inundation & Erosion Hazard prone area. Accordingly, a Hazard Report is required for Coastal Inundation & Erosion from a suitably qualified person that meets the requirements of the Director's Determinations and Building Act 2016. This report must form part of the certified documents issued by the Building Surveyor for the building application.

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

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## ASSOCIATED REPORT

### 1. BACKGROUND

The property contains an existing dwelling which was constructed around 1967. The existing dwelling is a weatherboard house. The property also contains one level off street carpark, a small lawn and managed garden area at the front with no front fence.

Recent permits on the property include PDPLANPMTP-2022/026631 for demolition of the existing dwelling which was approved but has not been acted upon and PDPLANPMTD-2019/003305 for a retaining wall to the rear of the property.



## **2. STATUTORY IMPLICATIONS**

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 7.5 – Compliance with Applicable Standards;
  - Section 8.10 – Determining Applications;
  - Section 10 – General Residential Zone;
  - Section C2.0 – Parking and Sustainable Transport Code;
  - Section C7.0 – Natural Assets Code;
  - Section C10.0 – Coastal Erosion Hazard;
  - Section C11.0 – Coastal Inundation Hazard Code;
  - Section C12.0 – Flood-prone Areas Hazard Code;
  - Section C13.0 – Bushfire-Prone Areas 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 607m<sup>2</sup> irregular shaped lot with vehicle access from Howrah Road. The property slopes (20%) away from the road towards the adjoining Little Howrah Beach. There is an area at the front of the lot which has been filled to level.

The property contains an existing dwelling and level on-site carpark at the front. Stairs from the dwelling to the beach were built as part of the previous retaining wall proposal approved under PDPLANPMTD-2019/003305.

The property is between Little Howrah Beach and Howrah Road and to the south has a 3m wide strip of land which would be utilised as a reserved walking track, however, in this instance is privately owned. Adjoining the strip of land is council owned public land. It results in a situation where residential use only occurs on one adjoining property to the north.

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

The proposal is to demolish the existing dwelling which includes relocating the structure to another location. It is then proposed to construct a new dwelling and associated fencing, landscaping, stairs and retaining walls.

The new dwelling would have a maximum height of 8.89m and be setback 7.1m – 7.9m from the front boundary, 1.66m from the north side boundary, 1.3m – 3.49m from the south side boundary and 5.4m – 6.74m from the rear boundary.

There would be a retaining wall on the north and south elevation 1m high and 4.5m from the front boundary. The proposal also includes two sets of stairs shown on the north and south elevations allowing access to the rear of the property alongside the dwelling.

#### **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.

##### **Compliance with Zone and Codes**

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and Parking and Sustainable Transport, Natural Assets - waterway and coastal protection, Coastal Erosion Hazard, Coastal Inundation Hazard, Flood-prone Areas Hazard, Bushfire-Prone Areas and Safeguarding of Airports Codes except for the following.

##### **General Residential Zone**

- **Clause 8.4.2** – the proposed dwelling would have 8.89m maximum height and contain some envelope protrusions.

The proposed variation must be considered pursuant to the Performance Criteria P3 of Clause 8.4.2 as follows.

Clause	Performance Criteria	Assessment
8.4.2	<p><i>“P3 The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i></p>	<p>Adjoining the property to the south is a 3m wide strip of privately owned land and adjoining it is number 41 Howrah Road, on four separate titles. This is council owned public land adjacent to Little Howrah Beach.</p> <p>The council owned public land contains a sealed carpark, ramp access to the beach, bins, public toilet, and some areas of vegetation at either end.</p> <p>To the east and west of the property is Howrah Road and Little Howrah Beach and to the north is number 33 Howrah Road.</p> <p>Overshadowing would occur to the south, west, and east of the dwelling.</p> <p>As there is only an adjoining property containing a dwelling to the north side of the site, there will be no overshadowing impact.</p>

	<i>(ii) overshadowing the private open space of a dwelling on an adjoining property;</i>	As discussed above there is only one adjoining dwelling to the north of the proposal. There would be no impact on an adjoining private open space.
	<i>(iii) overshadowing of an adjoining vacant property; or</i>	<p>While the adjoining 3m wide strip of land is likely to receive most of the potential overshadowing the property is unable to be utilised for a habitable building and is currently vegetated. It is not expected overshadowing would impact negatively on the existing vegetation.</p> <p>The council owned public land nearest the property, containing an area of vegetation followed by a sealed car park, will receive some shadowing moving across part of the site during the day. This will not impact on the use of the 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>The site contains considerable slope, and the dwelling construction involves some cut in response to the slope. The adjoining property has a dwelling of similar proportions.</p> <p>As the building has been designed to fit into the slope and features variations in walls and roof forms, there will be no unreasonable impacts when viewed from an adjoining property.</p>
	<i>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i>	The proposed setbacks would exceed the requirements for front and rear and north side. Part of the dwelling would be within 1.5m of the south side boundary but not more than 9m in length.

		<p>The proposal therefore complies with setbacks. While the proposal results in building envelope protrusions the setback to the south side is consistent with the adjoining dwelling at 33 Howrah Road.</p> <p>No 33 Howrah Road has a setback of 1.4m from the north boundary and 0m setback to the south boundary.</p> <p>Examples can be seen of similar or less setback at number 31 which has minimum 1.4m setback from the south side boundary, number 27 which has 1.1m setback from north side boundary, number 25 which has a 0m setback from both the north and south side boundaries and 23 Howrah Road which has a 0m setback from both north and south side boundaries.</p> <p>It is therefore considered consistent with the existing established properties in the area.</p>
	<p>(c) <i>not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</i></p> <p>(i) <i>an adjoining property; or</i></p> <p>(ii) <i>another dwelling on the same site.”</i></p>	<p>There is only a dwelling to the north and it does not have solar panels.</p> <p>Accordingly, this Performance Criteria is met.</p>

- **Clause 8.4.7** – the proposal includes a fence on the front boundary with a maximum height of 2m.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 8.4.7 as follows.

Clause	Performance Criteria	Assessment
8.47	<p><i>“P1</i></p> <p><i>A fence (including a free-standing wall) within 4.5 m of a frontage must:</i></p> <p><i>(a) provide for security and privacy while allowing for passive surveillance of the road; and</i></p>	<p>Advertised plans showed an outline of a 2.1m high fence on the front elevation of the dwelling.</p> <p>As the property slopes away from the road to provide for privacy and security it is reasonable to require a front fence, however passive surveillance is also a consideration.</p> <p>As a result of representations received in relation to the height and materials of the proposed front fence clarification was sought from the applicant.</p> <p>When the applicant became aware representations were received, they requested a summary of the concerns to enable further consideration.</p> <p>After consideration of the representation issues and discussion with council officers, the applicant has provided an amended plan for the fence which enables improved surveillance, with the driveway area remaining open to the road. A permit condition would be required for the amended plans and the front gate control.</p> <p>The amended plan involves reducing the height of the garden bed enabling a larger area of transparent fence adjacent to the driveway.</p>

		<p>This section of outdoor space is gated at the south side of the driveway.</p> <p>The proposal includes a gated area at the front of the dwelling enabling the occupants to retain the security and privacy of a gate without enclosing the driveway area.</p> <p>The amended plan also shows a reduction of the height of the fence in front of the dwelling which would have a maximum height of 2.0m. This would reduce further to 1.9m adjacent to the south side of the driveway.</p> <p>On the north side of the driveway the fence would have a maximum height of 1.35m reducing to 1.3m at the boundary.</p> <p>A permit condition is recommended for any permit issued to implement these modifications to fencing.</p>
	<p>(b) <i>be compatible with the height and transparency of fences in the street, having regard to:</i></p> <p>(i) <i>the topography of the site; and</i></p>	<p>The adjoining property has a similar fence which was approved as part of the dwelling application. Examples can be found in the street of similar height fences and fences at 21, 23 &amp; 25 Howrah Road.</p> <p>The examples discussed above are on the same side of Howrah Road and share similar topography.</p>



	(ii) <i>traffic volumes on the adjoining road.”</i>	<p>The adjoining Howrah Road is a busy road with around 7000 vehicle movements a day and a solid fence would aid in noise reduction to the dwelling and outdoor entertaining areas.</p> <p>While areas of the fence are solid the driveway and transparent side fence would allow for passive surveillance of the road, while reducing noise and providing privacy and security.</p>
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### **Natural Assets Code -waterway and coastal protection**

- **Clause C7.6.1** – buildings and works within a waterway and coastal protection area or future coastal refugia area.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause C6.7.1 as follows.

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
C7.6.1	<p><i>“P1.1</i></p> <p><i>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</i></p> <p><i>(a) impacts caused by erosion, siltation, sedimentation and runoff;</i></p>	<p>The site contains an existing wall on the beach and the proposal includes a Coastal Vulnerability Assessment (Geo Environmental Solutions, March 2022).</p> <p>The report contains the following recommendations:</p> <ul style="list-style-type: none"> <li>• <i>The sea wall toe is inspected on a regular basis (particularly after storm events) to determine if concrete filling is required to stabilise the wall.</i></li> <li>• <i>The grassy slope may require remediation if there is prolonged signs of vegetation die back from salt spray.</i></li> <li>• <i>Potential addition of reinforcement to the existing wall if it is damaged by wave action.</i></li> </ul>

		<ul style="list-style-type: none"> <li>• Possible addition of additional height to the wall to minimise the effects of wave run-up as sea level rises post 2050.</li> </ul> <p>The report concludes the development will not cause undue impacts and provides a set of recommendations. This report would be required at building stage to address Coastal Inundation, Coastal Erosion and Flood Prone Areas Hazard Codes.</p> <p>These codes are exempt or not applicable for planning assessment. The report includes consideration for the waterway and coastal protection code and provides a specific recommendation for that code in the summary section.. The report recommends a soil and water management plan would be required.</p> <p>Based on the report all impacts have been considered and erosion, sedimentation and runoff would be minimised through following all recommendations included in the report.</p>
	(b) impacts on riparian or littoral vegetation;	Not applicable, not a riparian or littoral vegetation impacts as it is existing cleared developed lot.
	(c) maintaining natural streambank and streambed condition, where it exists;	Not applicable in this instance.
	(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	Not applicable in this instance.

	<i>(e) the need to avoid significantly impeding natural flow and drainage;</i>	The proposed dwelling is not expected to impact upon natural flow and drainage as stormwater would be managed according to council's stormwater management policy and the proposal is contained wholly within the subject property.
	<i>(f) the need to maintain fish passage, where known to exist;</i>	Not applicable, no fish passage.
	<i>(g) the need to avoid land filling of wetlands;</i>	Not applicable, not wetlands.
	<i>(h) the need to group new facilities with existing facilities, where reasonably practical;</i>	Not applicable.
	<i>(i) minimising cut and fill;</i>	Cut and fill has been restricted to that which is necessary for the construction of the dwelling. Elevations of the north and south indicate there would be no more than 1m of cut or fill as the proposed dwelling has been designed to respond to the slope.
	<i>(j) building design that responds to the particular size, shape, contours or slope of the land;</i>	The proposed dwelling is designed to respond to the slope of the lot with the bulk of the dwelling facing the beach on the lower side and presenting as a single story from the road. The private open space at the front of the dwelling is protected from weather and takes advantage of flat area of land.
	<i>(k) minimising impacts on coastal processes, including sand movement and wave action;</i>	The existing retaining wall approved under development application number PDPLANPMTD-2019/003305 protects both the dwelling from the beach and the beach from potential impacts arising from the construction of the dwelling.

	<i>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</i>	<p>As discussed above the retaining wall is existing and would provide protection when combined the recommendations in the Coastal Vulnerability Assessment (Geo Environmental Solutions, March 2022).</p> <p>Beside the retaining wall at the rear of the property there is a section of timber logs above a pile of rocks, along the side boundary.</p> <p>This section could result in the necessity for future works in relation to impacts to the beach and beach users and presents a safety risk.</p> <p>A permit condition is recommended to provide suitable fencing to replace the logs and make safe the rock area abutting the sea wall.</p>
	<i>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</i>	<p>A permit condition is recommended to follow guidelines in Wetlands and Waterways Works Manual combined with recommendations contained within Coastal Vulnerability Assessment (Geo Environmental Solutions, March 2022).</p>
	<i>(n) the guidelines in the Tasmanian Coastal Works Manual.</i>	<p>A permit condition is recommended for any permit to follow guidelines in the Tasmanian Coastal Works Manual combined with recommendations contained within Coastal Vulnerability Assessment (Geo Environmental Solutions, March 2022).</p>

	<p><i>P1.2</i></p> <p><i>Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</i></p> <p><i>(a) the need to access a specific resource in a coastal location;</i></p>	The proposal is not within the spatial extent of tidal water and therefore this clause is not applicable.
	<i>(b) the need to operate a marine farming shore facility;</i>	Not applicable as discussed in (a).
	<i>(c) the need to access infrastructure available in a coastal location;</i>	Not applicable as discussed in (a).
	<i>(d) the need to service a marine or coastal related activity;</i>	Not applicable as discussed in (a).
	<i>(e) provision of essential utility or marine infrastructure; or</i>	Not applicable as discussed in (a).
	<i>(f) provisions of open space or for marine-related educational, research, or recreational facilities.”</i>	Not applicable as discussed in (a).

## **5. REPRESENTATION ISSUES**

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

### **5.1. Height of the Proposed Front Fence**

Representors raised concern in relation to the proposed front fence which was indicated on plans at 2.1m. They were concerned about the height and appearance of the fence.

- **Comment**

As discussed in the report in Clause 8.4.7 P1 the proposed front fence has been assessed against the performance criteria and with the proposed changes set out in the amended plan, will satisfy the performance criteria.

The amended plans provide for a reduction of the height of the front fence from 2.1m to 2m reducing to 1.9m in front of the dwelling. On the north side of the driveway the fence would be 1.3m high. This is considered satisfactory having regard to the site constraints and the nature of the streetscape.

## **5.2. Building Envelope/Roof Pitch**

Representors raised concern in relation to protrusions from the building envelope. Additionally, concern was raised that the roof pitch resulted in excessive height of the building.

- **Comment**

The proposal exceeds the building envelope based on height and protrusions. As discussed in detail in the report in Clause 8.4.2 this was assessed against the requirements of the Scheme and determined to adequately address the performance criteria.

The representor's concerns were raised with the applicant and responses were provided (Attachment 5). In relation to the building height and roof pitch the applicant advises the location of the dwelling was selected to reduce bulk as much as possible given the topography and orientation of the lot.

## **5.3. Overshadowing**

Representors raised concern in relation to potential overshadowing and reduction of sunlight to adjoining and adjacent properties.

- **Comment**

This issue is discussed in detail in the report at Clause 8.4.2 which considered overshadowing and loss of sunlight and was determined to meet the performance criteria.

## **5.4. Impact on Views**

Representors raised concern in relation to potential loss of views of the river, hills, mountain and water.

- **Comment**

The proposed dwelling would present to the street as a single storey and as such it is expected expansive views of the wider area would be retained.

This issue is not relevant to the assessment of the application under the Scheme and therefore has no determining weight.

### **5.5. Impact on Surrounding Property Values**

Representors raised concern in relation to potential impact on property values.

- **Comment**

This issue is not relevant to the assessment of the application under the Scheme and therefore has no determining weight.

### **5.6. Visual Impact through Bulk**

Representors raised concern in relation to the visual impact of the dwelling due to bulk.

- **Comment**

As discussed in detail in the report at Clause 8.4.2 the proposal's visual impacts were considered to adequately address the performance criteria, noting in particular that the building will present as single storey from the street and is cut into the falling slope.

### **5.7. Sand Erosion**

A representor raised concern in relation to sand erosion.

- **Comment**

Council's Development Engineer advised that the sand movement is dependent on wind intensity and direction and properties close to the beach are often subject to sand movements and/or deposits.

A site and soil management plan will be requested as part of the certified documents for building. This can be highlighted in an advice clause with any permit.

**5.8. Traffic**

A representor raised concern with traffic during construction.

- **Comment**

All construction sites manage dust as part of the construction management requirements and therefore the proposal is not expected to have any impact on natural sand processes.

Additionally, any works within the road reserve will require a work in road reserve permit and will have sufficient controls or conditions to limit impact on traffic flow and safety.

**5.9. Safety of the Adjoining Beach**

A representor raised concern in relation to the eroded rocky area on the beach adjacent 35/37 Howrah Road in relation to safety of beach users.

- **Comment**

Council's Development Engineer advised that the erosion of the rocks on the adjoining beach is a natural process and not considered relevant to this proposal. The controls provided by following the recommendations in the Coastal Vulnerability Assessment (Geo Environmental Solutions, March 2022) ensure no impact would occur as a result of the development.

This issue is not relevant to the assessment of the application under the Scheme as there are no relevant clauses to consider the eroded area on the adjacent beach and therefore has no determining weight.

**6. EXTERNAL REFERRALS**

The proposal required no external referrals.

**7. STATE POLICIES AND ACT OBJECTIVES**

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

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



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

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

**9. CONCLUSION**

The proposal is recommended for approval, subject to conditions.

Attachments: 1. Location Plan (1)  
2. Proposal Plan (7)  
3. Amended Plans (5)  
4. Site Photos (3)  
5. Photos Rock Interface and Logs at Rear (2)

Ross Lovell  
**MANAGER CITY PLANNING**



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.

15/07/2022

1:1830



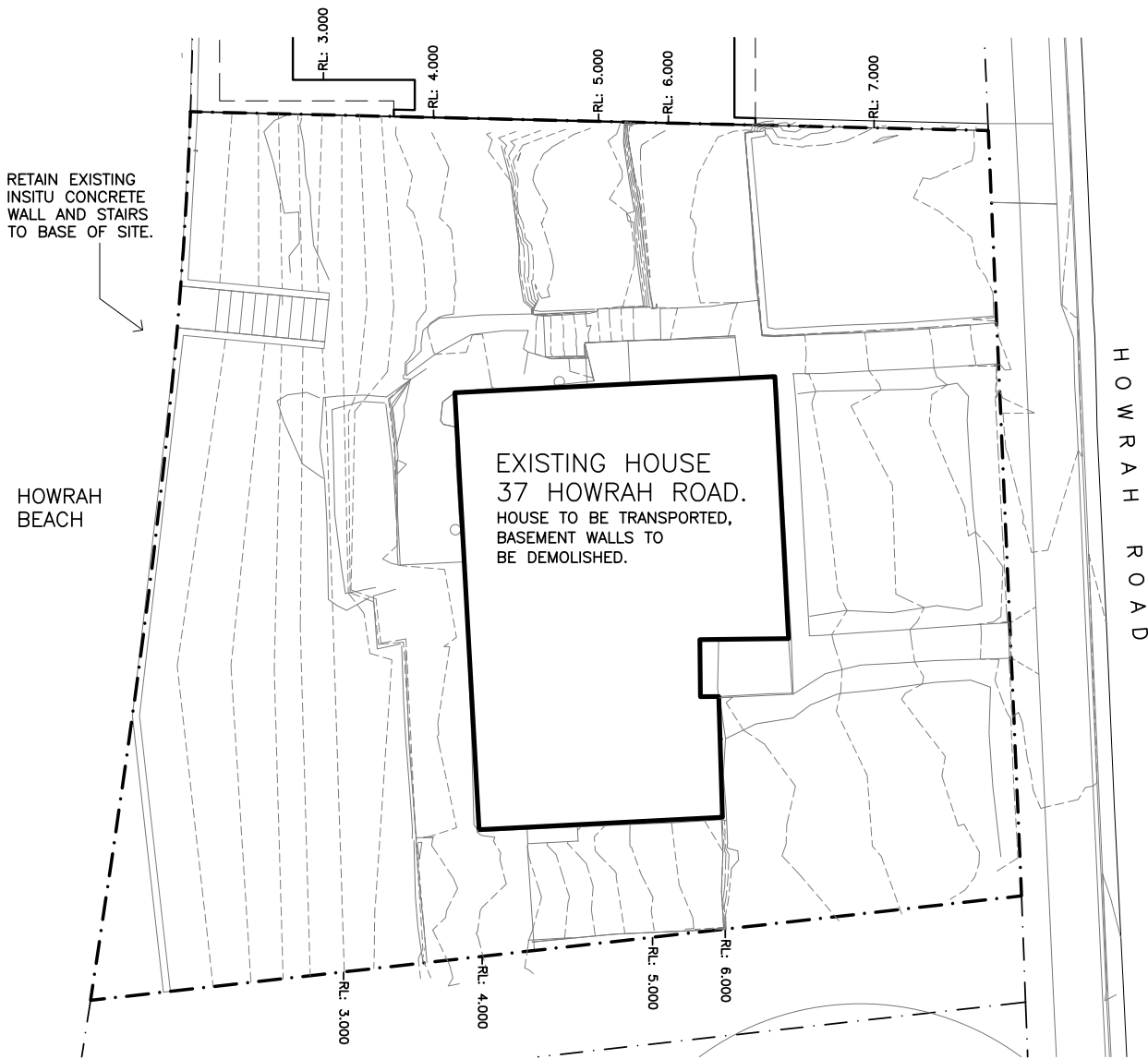
# HOWRAH HOUSE – PROPOSED RESIDENCE

37 HOWRAH ROAD, HOWRAH, TASMANIA, 7018.

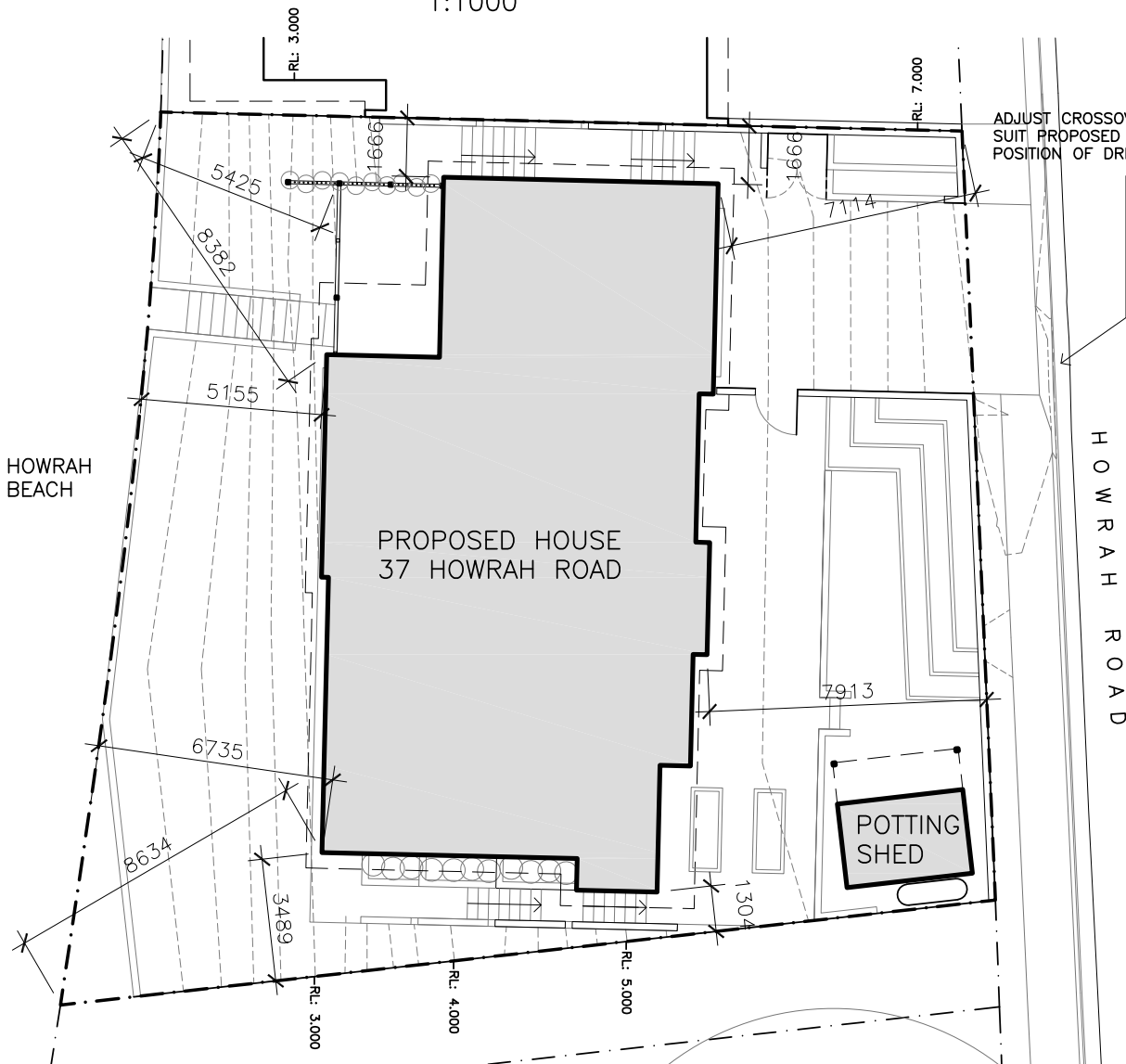
VOLUME: 131127 FOLIO: 5

## DRAWING SCHEDULE ARCHITECTURAL

- A00 – PROJECT TITLE SHEET, DRAWING LEGEND & SITE AND CONTEXT PLAN.
- A01 – GROUND FLOOR PLAN.
- A02 – LOWER GROUND FLOOR PLAN.
- A03 – ROOF PLAN.
- A04 – ELEVATIONS 01.
- A05 – ELEVATIONS 02.
- A06 – SECTIONS.
- A07 – STORMWATER AND SEWER PLANS.
- A08 – SHADOW DIAGRAMS.



EXISTING SITE PLAN  
1:200



PROPOSED SITE PLAN  
1:200

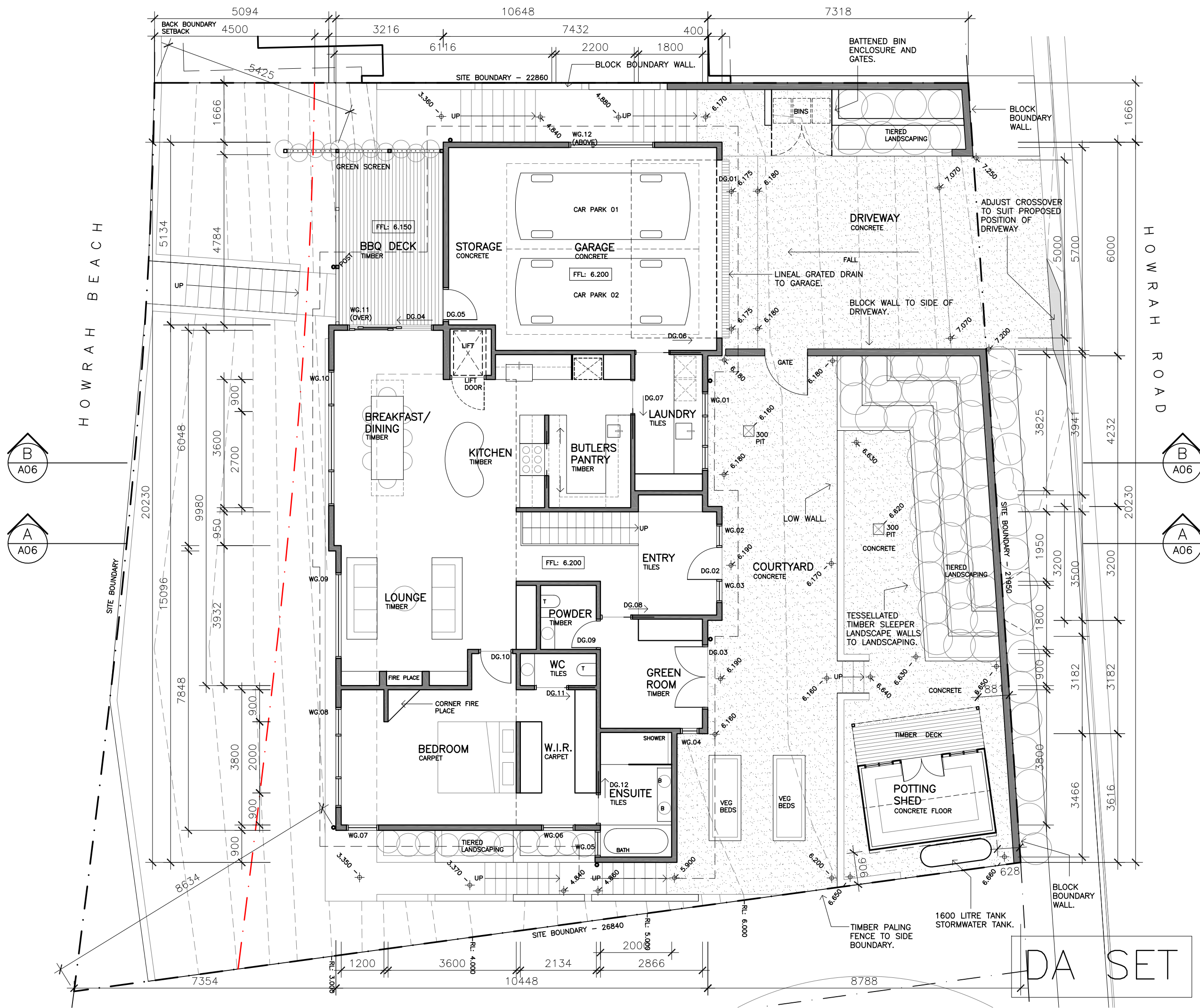


SITE CONTEXT PLAN  
1:1000

LAND AREA (131127/5). 580m2	
EXISTING BUILDING:	
FLOOR GFA:	103m2
PROPOSED BUILDING:	
GROUND FLOOR GFA:	191m2
LOWER GROUND FLOOR GFA:	108m2
TOTAL GFA:	299m2
BUILDING FOOTPRINT:	
FOOTPRINT:	191m2

REV No.	DETAILS	DATE
	true PROJECT north NORTH	
STEVEN BENJAMIN SPIZICK ARCHITECT		
PROJECT		
HOWRAH HOUSE PROPOSED HOUSE 37 HOWRAH ROAD HOWRAH, TASMANIA, 7018.		
DRAWING		
PROJECT TITLE SHEET DRAWING LEGEND, SITE PLAN & SITE CONTEXT PLAN		
SCALE	DATE	
1:1000&1:200@A3	JULY 2021	
DRAWN SS	CHECKED SS	
PROJECT No.	DRAWING No.	
21.04	A00	
153 GOULBURN STREET WEST HOBART TASMANIA 7000 MOB: 0479 071 019 EMAIL: stevensplzick@hotmail.com.au		
scale check		50mm original size

DA SET



LAND AREA (131127/5).  
579m2

PROPOSED HOUSE AREA:  
GROUND FLOOR:

HABITABLE FLOOR AREA NFA:  
139m2

NON-HABITABLE FLOOR AREA NFA: 42m2

TOTAL FLOOR AREA NFA:  
181m2

FLOOR AREA GFA:  
191m2

LOWER GROUND FLOOR:

HABITABLE FLOOR AREA NFA:  
64m2

NON-HABITABLE FLOOR AREA NFA: 32m2

TOTAL FLOOR AREA NFA:  
96m2

FLOOR AREA GFA:  
108m2

AREA TOTALS:

TOTAL HABITABLE AREA NFA:  
203m2

TOTAL NON-HABITABLE AREA NFA: 74m2

TOTAL NFA:  
277m2

TOTAL GFA:  
299m2

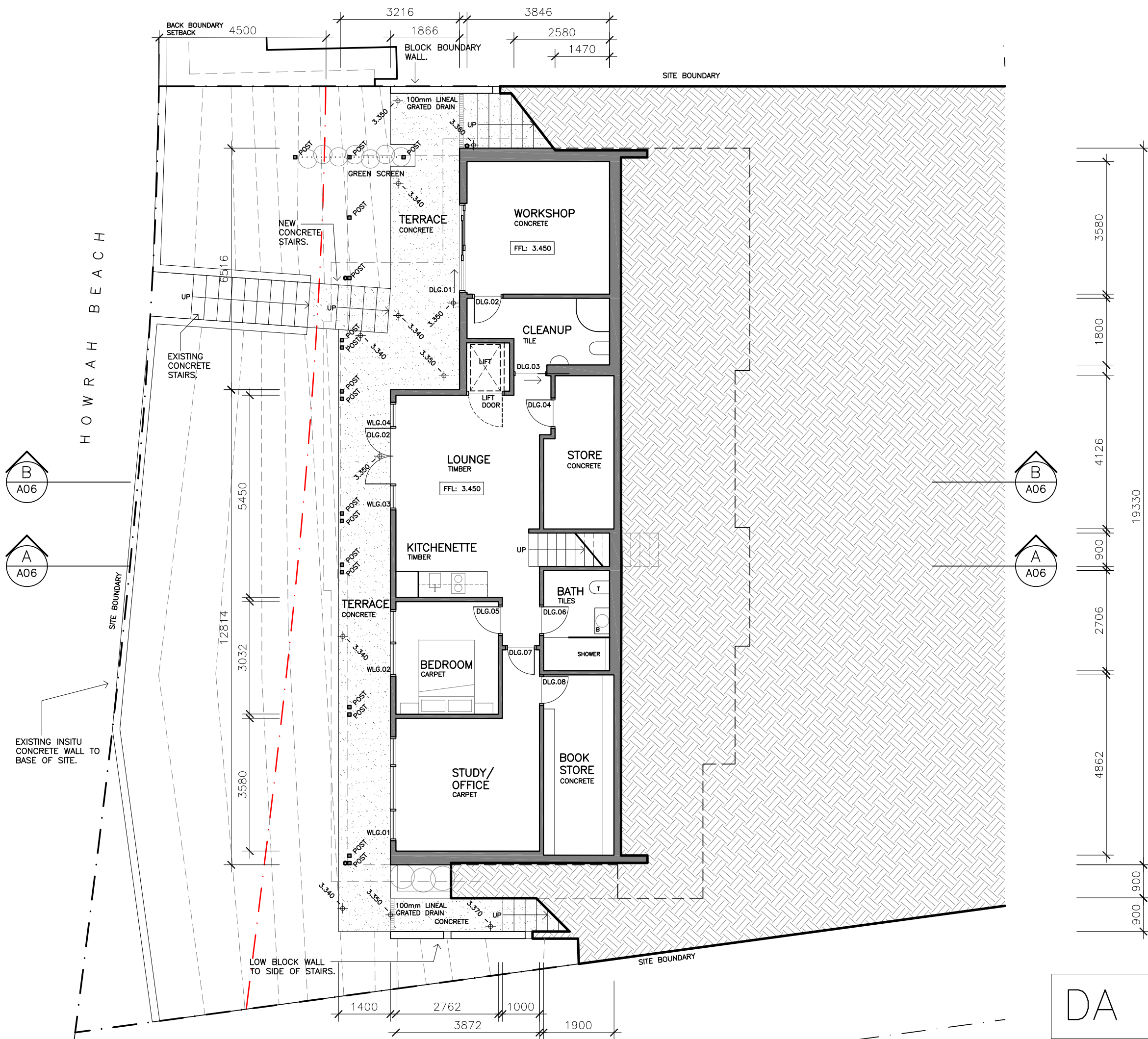
BUILDING FOOTPRINT:  
FOOTPRINT 191m2

IMPERVIOUS SURFACE:  
PROPOSED IMPERVIOUS SURFACES: 213m2

PERVIOUS SURFACE:  
PROPOSED PERVIOUS SURFACES: 176m2

REV No.	DETAILS	DATE
1	PROJECT NORTH	
2	STEVEN BENJAMIN SPIZICK ARCHITECT	
3	PROJECT	
4	HOWRAH HOUSE PROPOSED HOUSE 37 HOWRAH ROAD HOWRAH, TASMANIA, 7018.	
5	DRAWING	
6	GROUND FLOOR PLAN	
7	SCALE	DATE
8	1:100 @A3	JULY 2021
9	DRAWN	CHECKED
10	SS	SS
11	PROJECT No.	DRAWING No.
12	21.04	A01
13	153 GOULBURN STREET WEST HOBART TASMANIA 7000 MOB: 0479 071 019 EMAIL: stevensplzck@hotmail.com.au	
14	scale check 50mm original size	





LAND AREA (131127/5).  
579m2

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TOTAL NFA:  
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TOTAL GFA:  
299m2

BUILDING FOOTPRINT:

FOOTPRINT 191m2

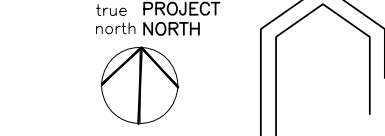
IMPERVIOUS SURFACE:

PROPOSED IMPERVIOUS SURFACES: 213m2

PERVIOUS SURFACE:

PROPOSED PERVIOUS SURFACES: 176m2

REV No. DETAILS DATE



STEVEN BENJAMIN SPIZICK ARCHITECT

PROJECT

HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.

DRAWING

LOWER GROUND FLOOR PLAN

SCALE 1:100 @A3 DATE JULY 2021

DRAWN SS CHECKED SS

PROJECT No. DRAWING No.

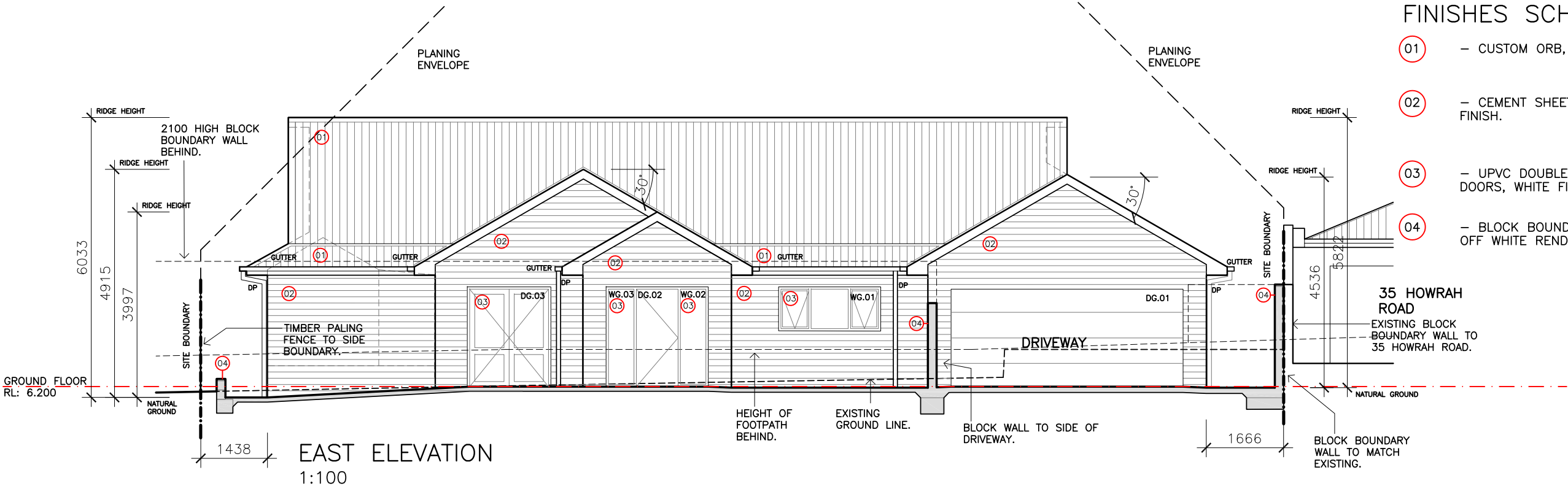
21.04 A02

153 GOULBURN STREET WEST HOBART TASMANIA 7000  
MOB: 0479 071 019 EMAIL: stevensplzck@hotmail.com.au

scale check 50mm original size

FINISHES SCHEDULE

- 01 - CUSTOM ORB, COLORBOND OFF WHITE FINISH.
- 02 - CEMENT SHEET WEATHERBOARDS, OFF WHITE PAINT FINISH.
- 03 - UPVC DOUBLE GLAZED WINDOWS AND DOORS, WHITE FINISH.
- 04 - BLOCK BOUNDARY AND LANDSCAPE WALLS, OFF WHITE RENDER AND PAINT FINISH.



LOWER GROUND FLOOR  
RL: 3.450



REV No.	DETAILS	DATE
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STEVEN BENJAMIN SPIZICK ARCHITECT

PROJECT  
HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.

DRAWING  
ELEVATIONS 01

SCALE  
1:100 @A3

DRAWN  
SS

CHECKED  
SS

PROJECT No.  
21.04

DRAWING No.  
A04

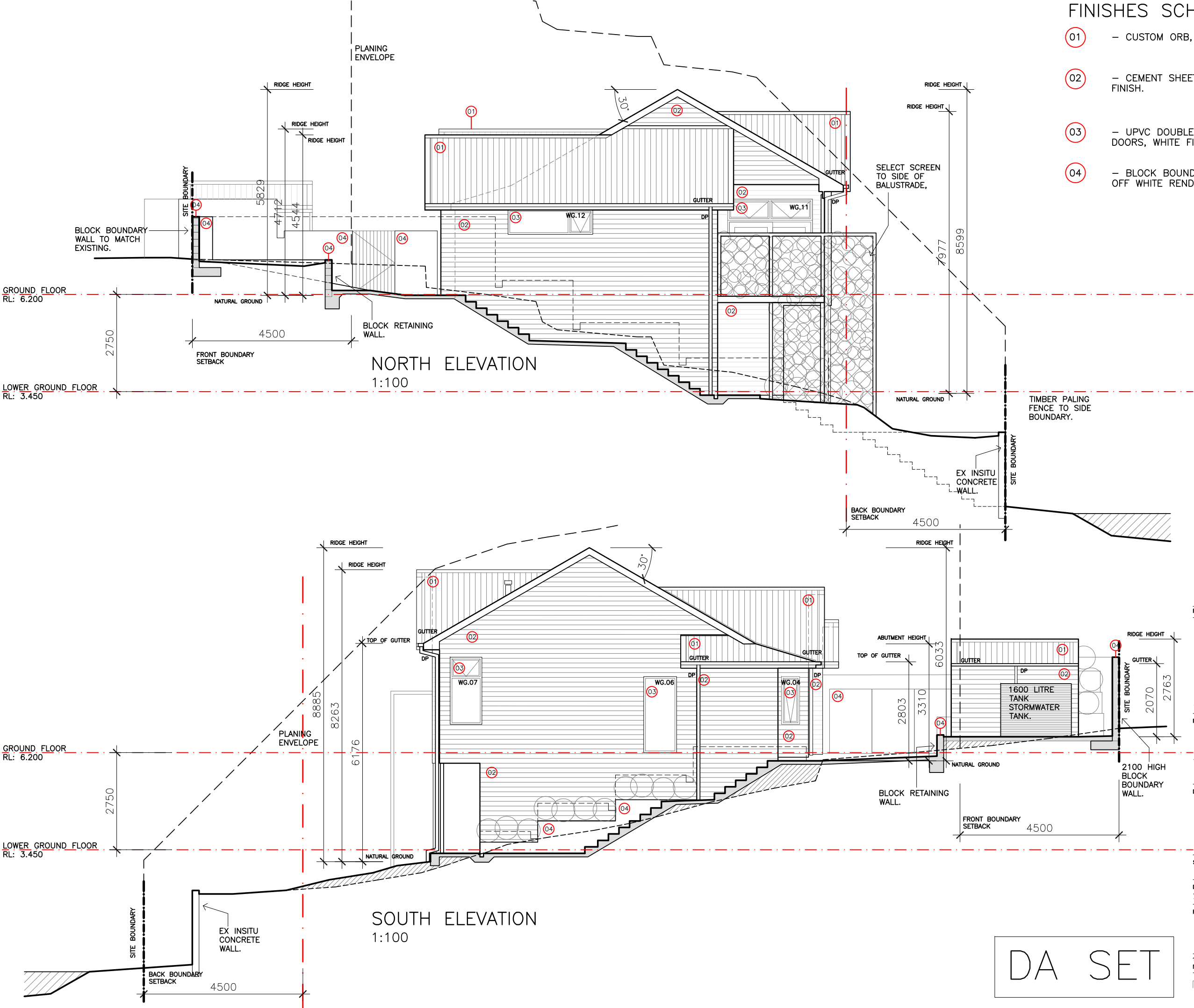
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MOB: 0479 071 019 EMAIL: stevensplzick@hotmail.com.au

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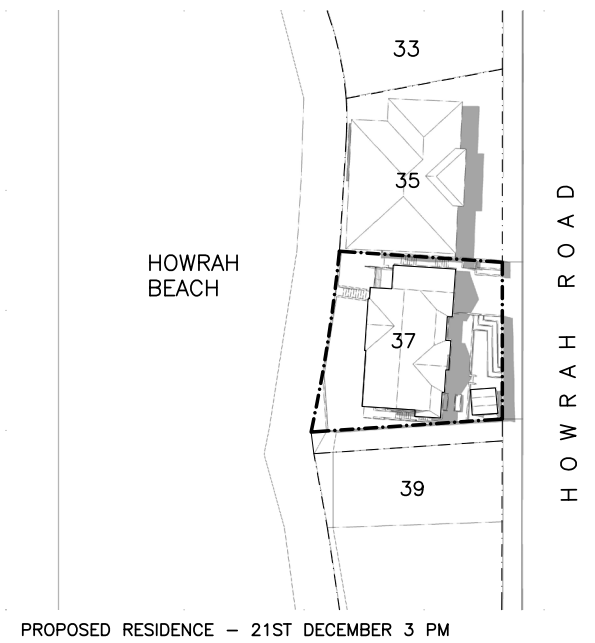
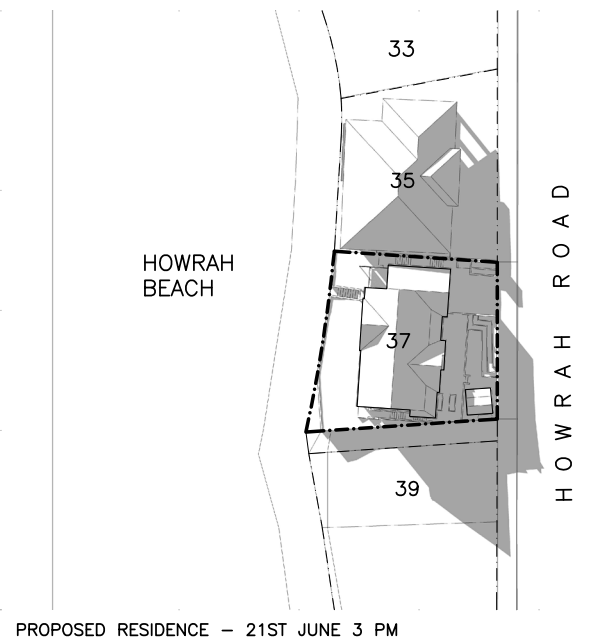
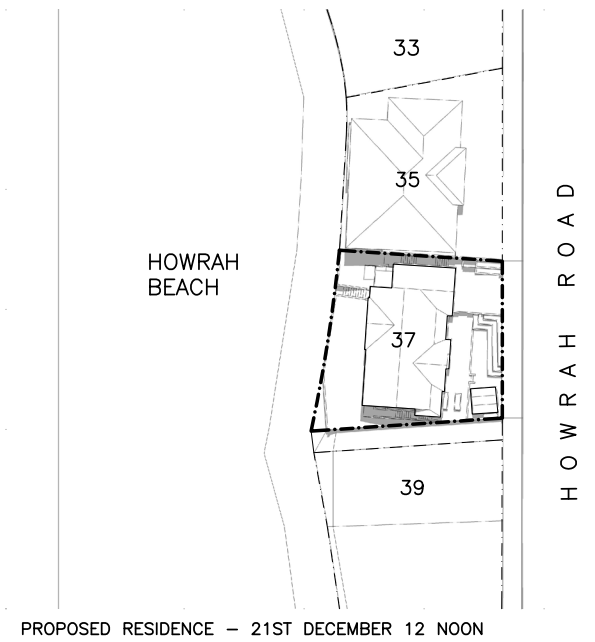
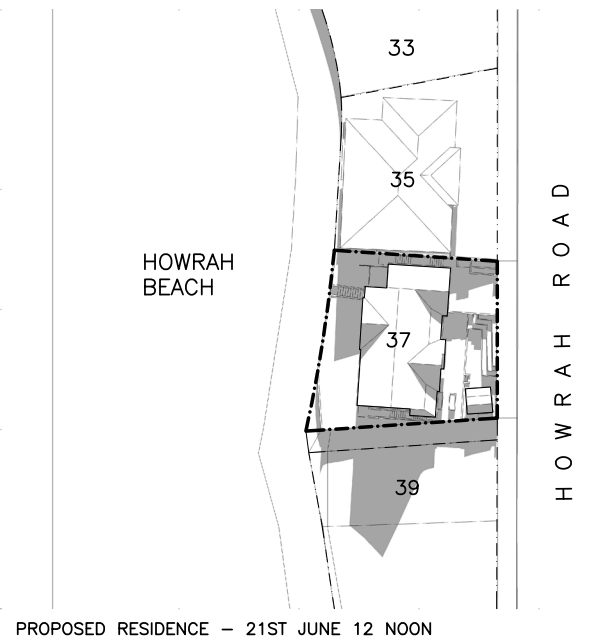
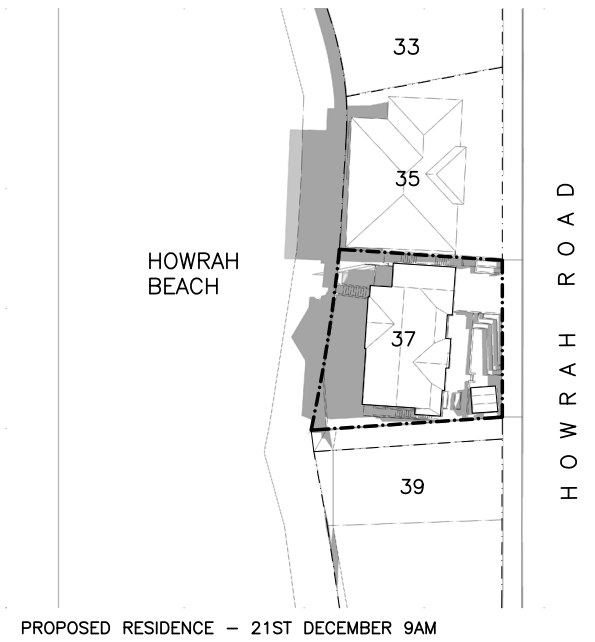
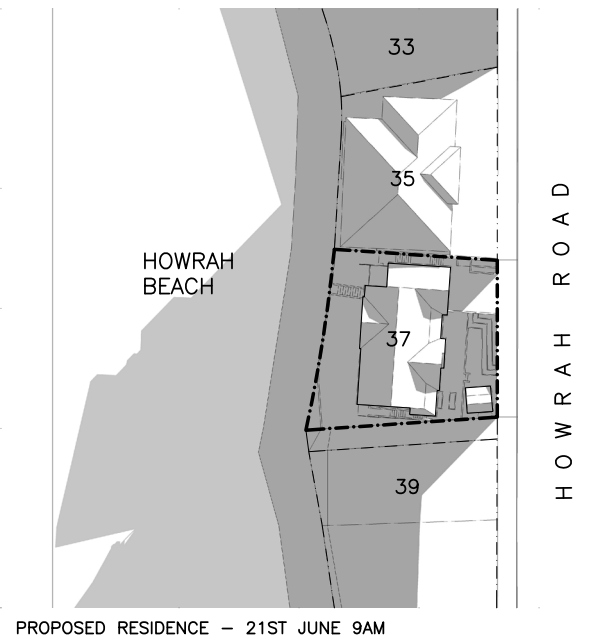
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FINISHES SCHEDULE

- 01 - CUSTOM ORB, COLORBOND OFF WHITE FINISH.
- 02 - CEMENT SHEET WEATHERBOARDS, OFF WHITE PAINT FINISH.
- 03 - UPVC DOUBLE GLAZED WINDOWS AND DOORS, WHITE FINISH.
- 04 - BLOCK BOUNDARY AND LANDSCAPE WALLS, OFF WHITE RENDER AND PAINT FINISH.



REV No.	DETAILS	DATE
STEVEN BENJAMIN SPIZICK ARCHITECT		
PROJECT		
HOWRAH HOUSE PROPOSED HOUSE 37 HOWRAH ROAD HOWRAH, TASMANIA, 7018.		
DRAWING		
ELEVATIONS 02		
SCALE 1:100 @A3		DATE JULY 2021
DRAWN SS		CHECKED SS
PROJECT No. 21.04		DRAWING No. A05
153 GOULBURN STREET WEST HOBART TASMANIA 7000 MOB: 0479 071 019 EMAIL: stevensplzck@hotmail.com.au		
scale check		50mm original size



**SHADOW NOTES:**  
SHADOWS ARE FROM BUILDINGS,  
CONTOURS AND FENCE LINES  
ONLY.

REV No.	DETAILS	DATE

NORTH

**STEVEN | BENJAMIN | SPIZICK | ARCHITECT**

**PROJECT**  
HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.

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**DRAWING**  
SHADOW DIAGRAMS

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SCALE 1:100 @A3	DATE JULY 2021
DRAWN SS	CHECKED SS
PROJECT No. 21.04	DRAWING No. A08

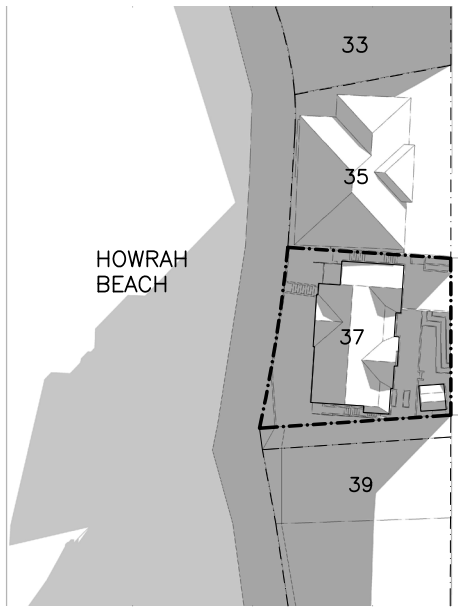
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MOB: 0479 071 019 EMAIL: stevensplzick@hotmail.com.au

scale check

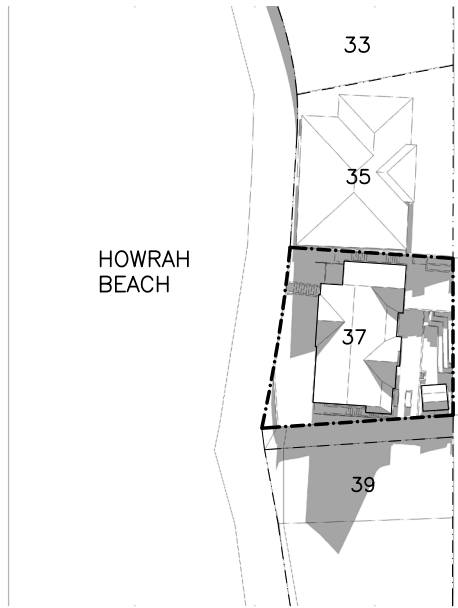
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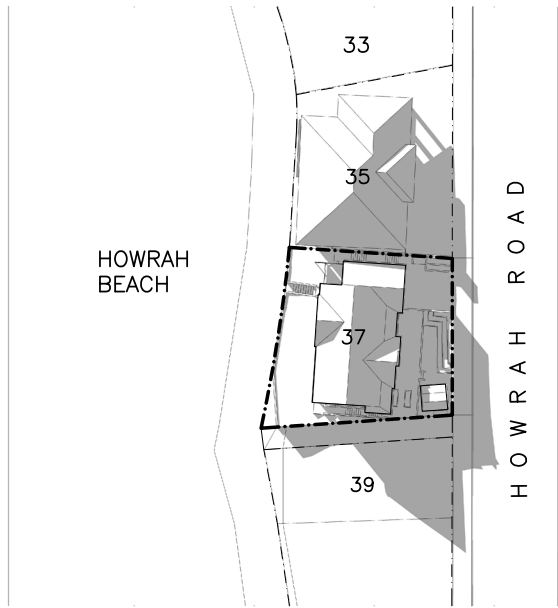




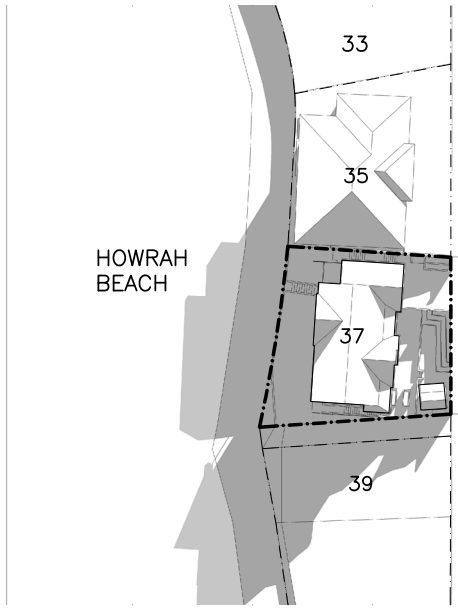
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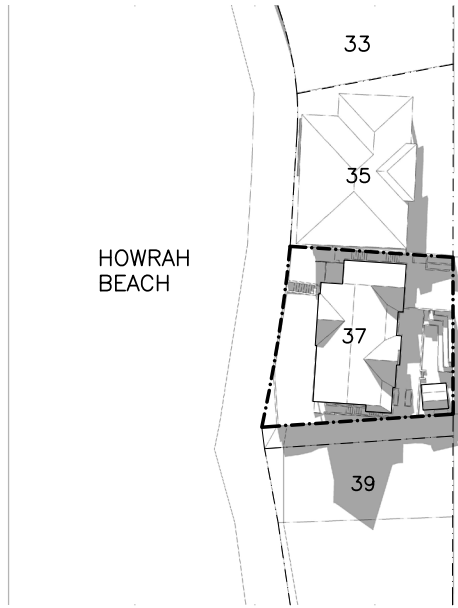
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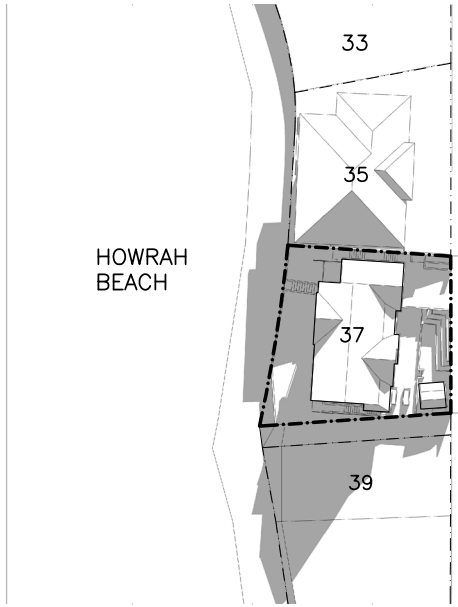
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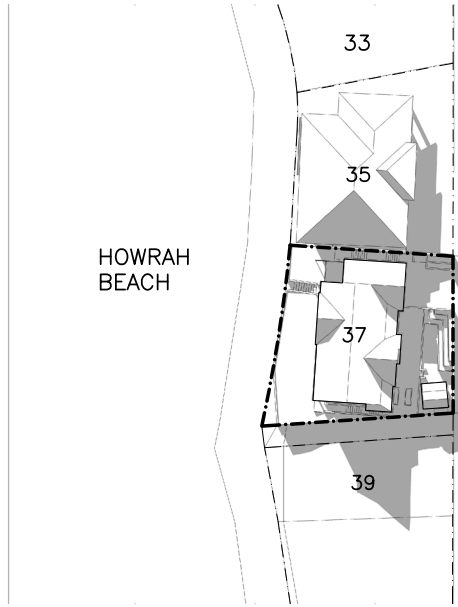
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PROPOSED RESIDENCE – 21ST JUNE 1PM



PROPOSED RESIDENCE – 21ST JUNE 11AM



PROPOSED RESIDENCE – 21ST JUNE 2PM

SHADOW NOTES:

SHADOWS ARE FROM BUILDINGS,  
CONTOURS AND FENCE LINES  
ONLY.

REV No.	DETAILS	DATE
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STEVEN BENJAMIN SPIZICK ARCHITECT

PROJECT

HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.

DRAWING

SHADOW DIAGRAMS FOR JUNE

SCALE	DATE
N.T.S	JULY 2021

DRAWN	CHECKED
SS	SS

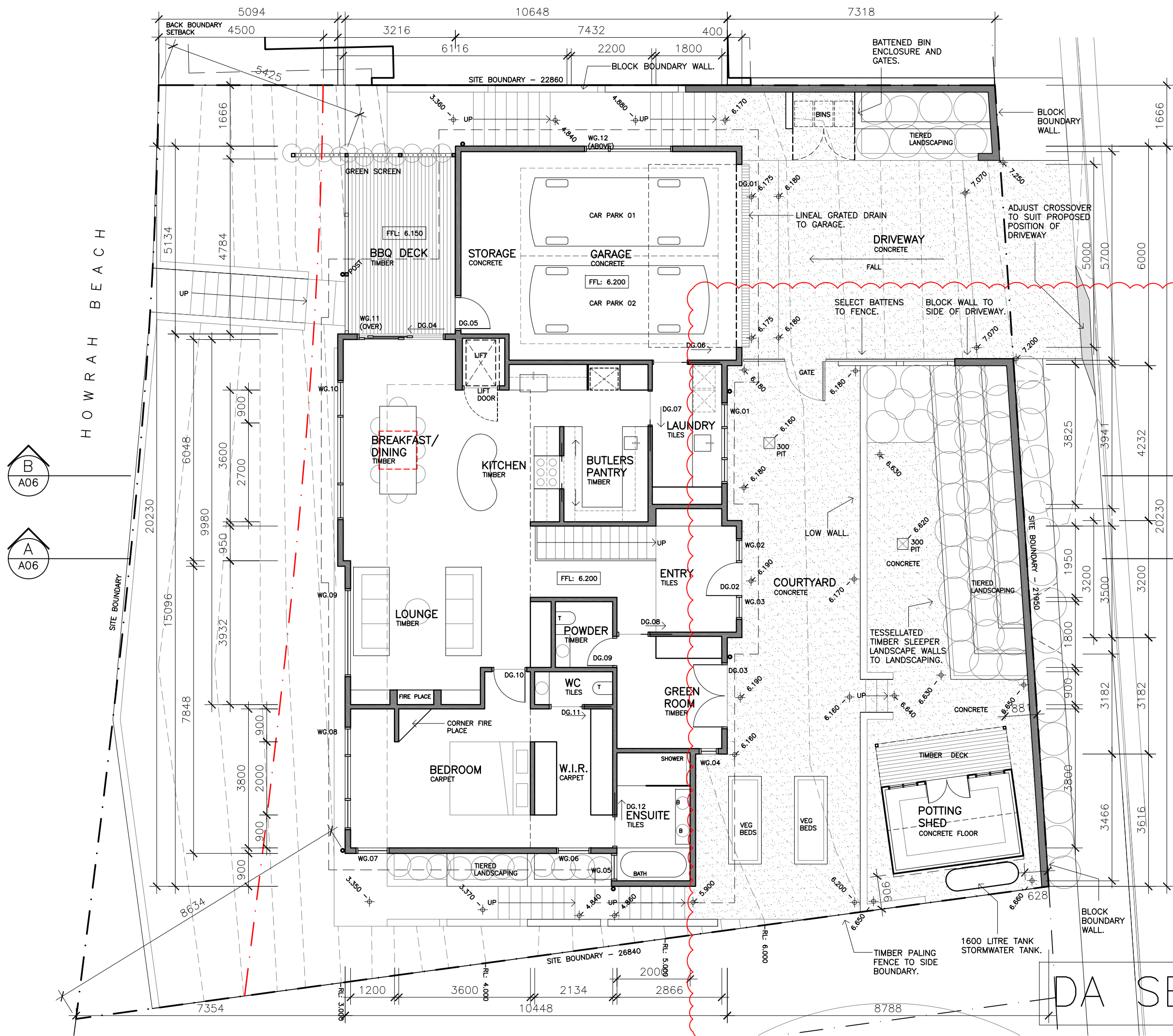
PROJECT No.	DRAWING No.
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21.04	A09
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153 GOULBURN STREET WEST HOBART TASMANIA 7000  
MOB: 0479 071 019 EMAIL: stevensplzck@hotmail.com.au

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DA SET



LAND AREA (131127/5).  
579m<sup>2</sup>

PROPOSED HOUSE AREA:  
GROUND FLOOR:

HABITABLE FLOOR AREA NFA:  
139m<sup>2</sup>

NON-HABITABLE FLOOR AREA NFA: 42m<sup>2</sup>

TOTAL FLOOR AREA NFA:  
181m<sup>2</sup>

FLOOR AREA GFA:  
191m<sup>2</sup>

LOWER GROUND FLOOR:

HABITABLE FLOOR AREA NFA:  
64m<sup>2</sup>

NON-HABITABLE FLOOR AREA NFA: 32m<sup>2</sup>

TOTAL FLOOR AREA NFA:  
96m<sup>2</sup>

FLOOR AREA GFA:  
108m<sup>2</sup>

AREA TOTALS:

TOTAL HABITABLE AREA NFA:  
203m<sup>2</sup>

TOTAL NON-HABITABLE AREA NFA: 74m<sup>2</sup>

TOTAL NFA:  
277m<sup>2</sup>

TOTAL GFA:  
299m<sup>2</sup>

BUILDING FOOTPRINT:

FOOTPRINT 191m<sup>2</sup>

IMPERVIOUS SURFACE:

PROPOSED IMPERVIOUS SURFACES: 213m<sup>2</sup>

PERVIOUS SURFACE:

PROPOSED PERVIOUS SURFACES: 176m<sup>2</sup>

A WALL, FENCE & GARDEN 11.07.22

REV No. DETAILS DATE



STEVEN BENJAMIN SPIZICK ARCHITECT

PROJECT

HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.

DRAWING

GROUND FLOOR PLAN

SCALE 1:100 @A3 DATE JULY 2021

DRAWN SS CHECKED SS

PROJECT No. DRAWING No.

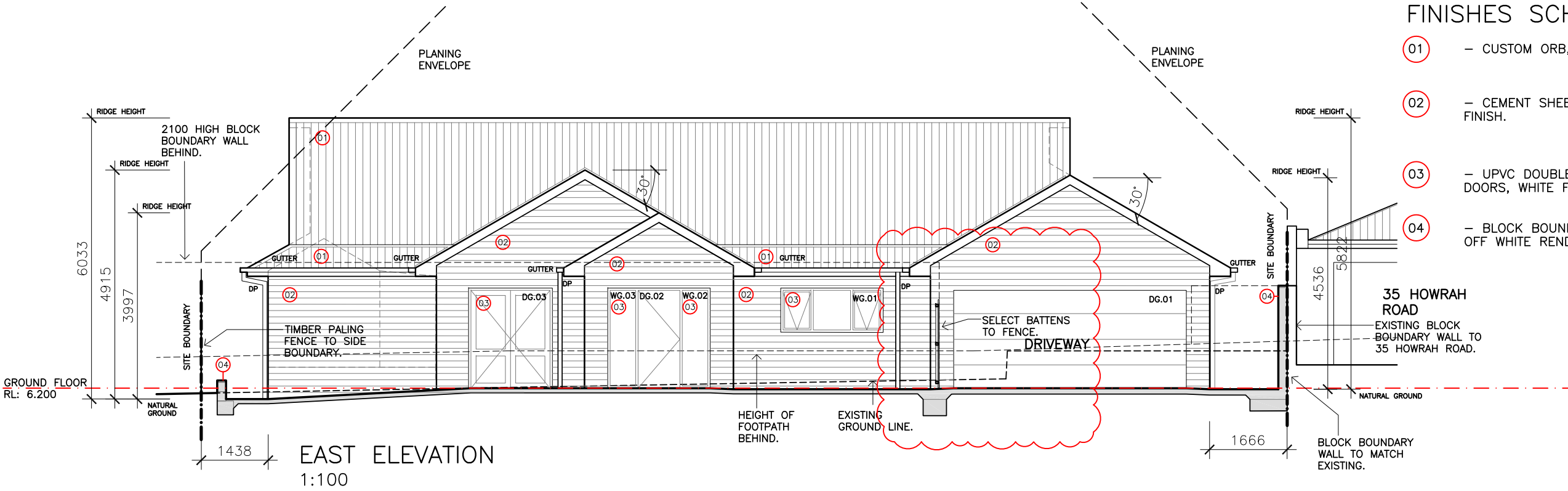
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153 GOULBURN STREET WEST HOBART TASMANIA 7000  
MOB: 0479 071 019 EMAIL: stevensplzck@hotmail.com.au

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FINISHES SCHEDULE

- 01 - CUSTOM ORB, COLORBOND OFF WHITE FINISH.
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- 03 - UPVC DOUBLE GLAZED WINDOWS AND DOORS, WHITE FINISH.
- 04 - BLOCK BOUNDARY AND LANDSCAPE WALLS, OFF WHITE RENDER AND PAINT FINISH.



LOWER GROUND FLOOR  
RL: 3.450



GROUND FLOOR  
RL: 6.200

LOWER GROUND FLOOR  
RL: 3.450

A WALL, FENCE & GARDEN 11.07.22  
REV No. DETAILS DATE

STEVEN BENJAMIN SPIZICK ARCHITECT  
PROJECT  
HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.  
DRAWING  
ELEVATIONS 01

SCALE 1:100 @A3 DATE JULY 2021  
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PROJECT No. 21.04 DRAWING No. A04/A

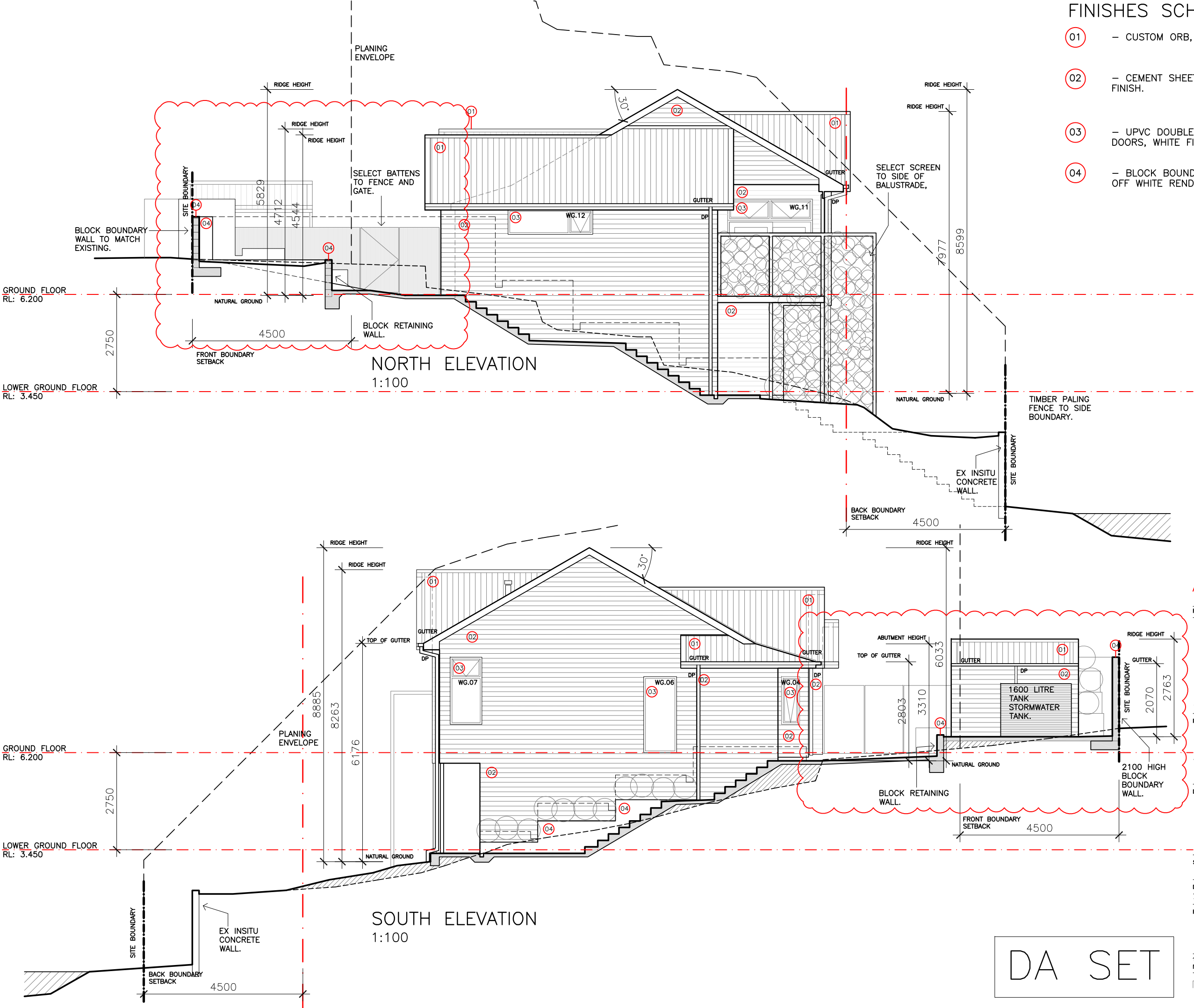
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MOB: 0479 071 019 EMAIL: stevensplzick@hotmail.com.au

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DA SET

FINISHES SCHEDULE

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A WALL, FENCE & GARDEN 11.07.22

REV No. DETAILS DATE

STEVEN BENJAMIN SPIZICK ARCHITECT

PROJECT  
HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.

DRAWING  
ELEVATIONS 02

SCALE 1:100 @A3 DATE JULY 2021

DRAWN SS CHECKED SS

PROJECT No. 21.04 DRAWING No. A05/A

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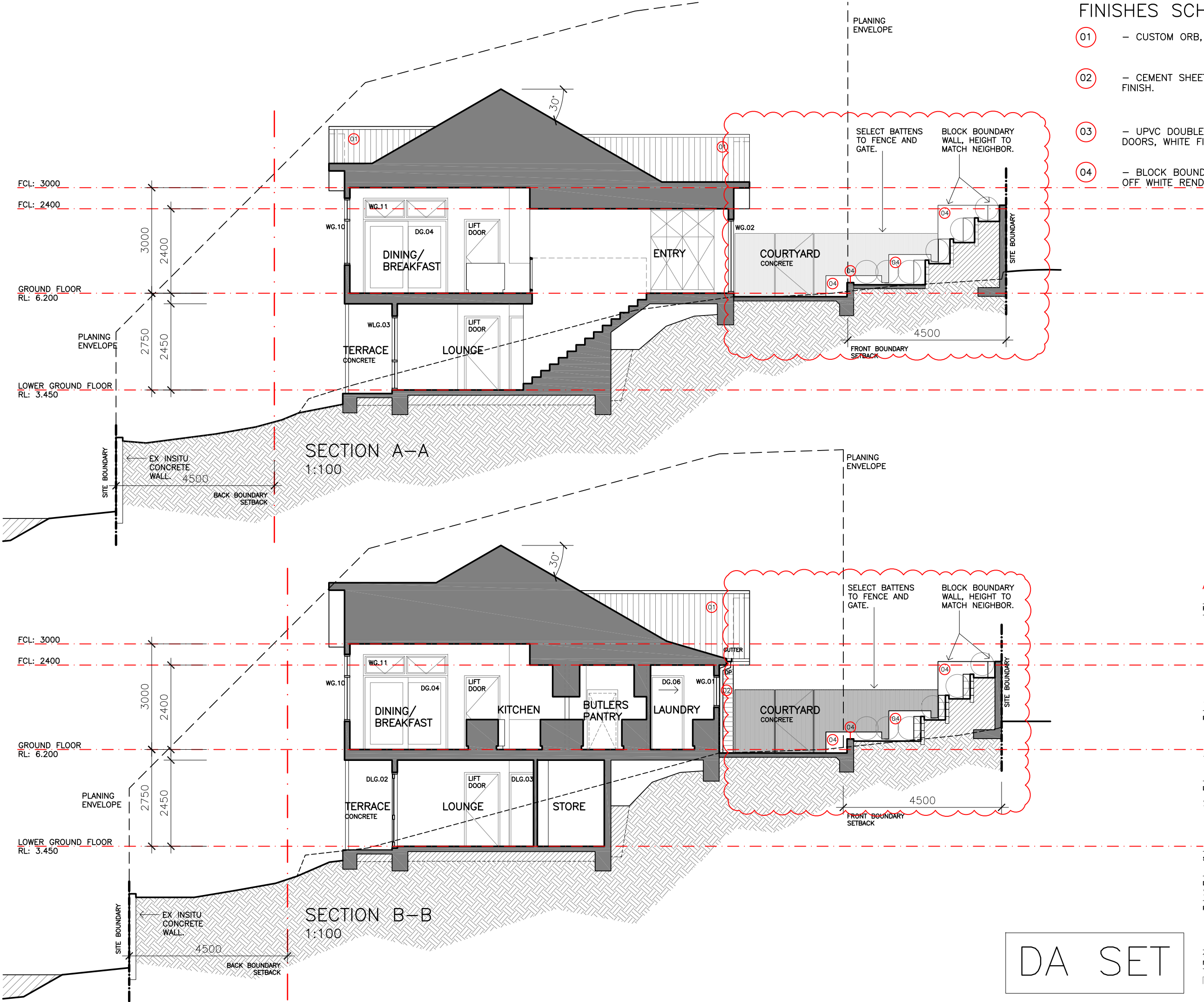
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DA SET



FINISHES SCHEDULE

- 01 - CUSTOM ORB, COLORBOND OFF WHITE FINISH.
- 02 - CEMENT SHEET WEATHERBOARDS, OFF WHITE PAINT FINISH.
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A WALL, FENCE & GARDEN 11.07.22  
REV No. DETAILS DATE

STEVEN BENJAMIN SPIZICK ARCHITECT  
PROJECT  
HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.

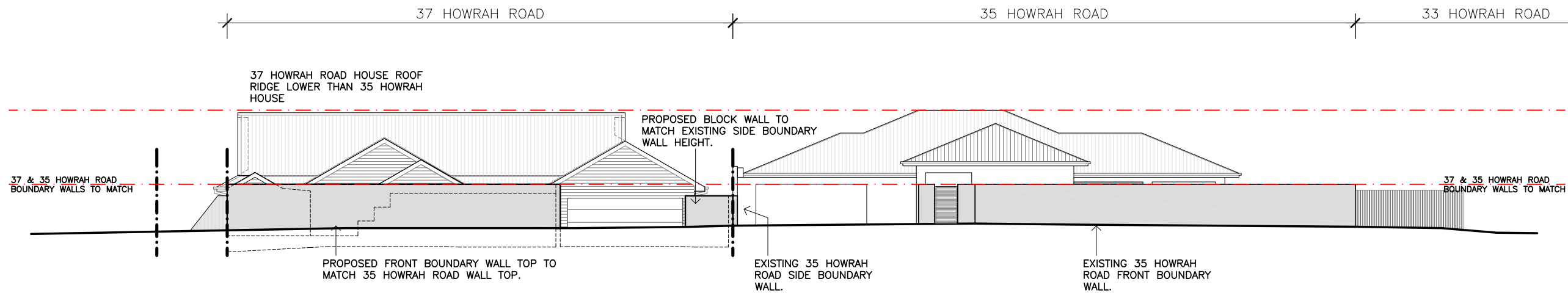
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SECTIONS

SCALE 1:100 @A3 DATE JULY 2021  
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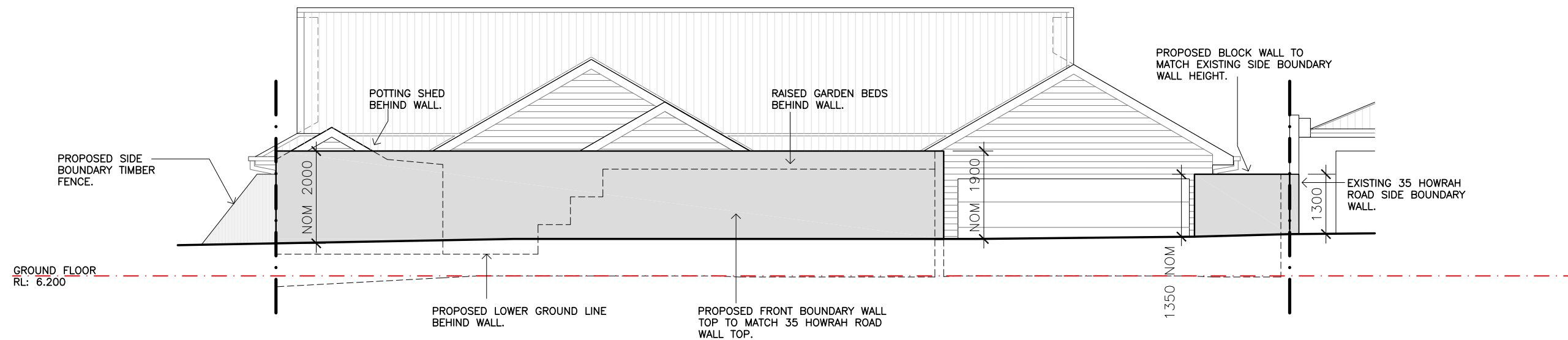
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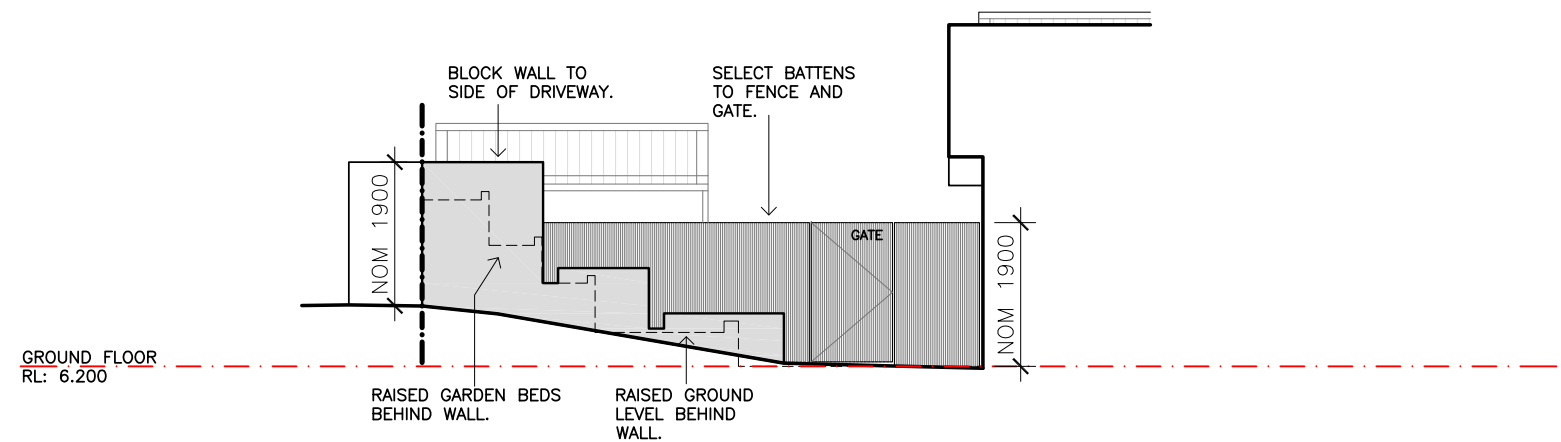
DA SET



STREET CONTEXT ELEVATION  
1:200

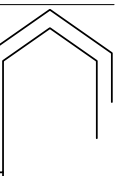


PROPOSED BOUNDARY WALL ELEVATION  
1:100



PROPOSED DRIVEWAY WALL ELEVATION  
1:100

REV No.	DETAILS	DATE
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STEVEN | BENJAMIN | SPIZICK | ARCHITECT

PROJECT

HOWRAH HOUSE  
PROPOSED HOUSE  
37 HOWRAH ROAD  
HOWRAH, TASMANIA, 7018.

DRAWING

STREET CONTEXT ELEVATION  
& PROPOSED WALL ELEVATION

SCALE 1:100&1:200 @A3 DATE JULY 2021

DRAWN SS CHECKED SS

PROJECT No. DRAWING No.

21.04 A10

153 GOULBURN STREET WEST HOBART TASMANIA 7000  
MOB: 0479 071 019 EMAIL: stevensplzck@hotmail.com.au

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DA SET



## ATTACHMENT 4



*Figure 1: Subject property from the beach.*



*Figure 2: Wall constructed under PDPLANMTD-2019/003305.*



*Figure 5: Property at 33 Howrah Road adjoining to the north.*



*Figure 6: Council owned land adjoining from beach.*





*Figure 3: View along the beach at rear of property.*



*Figure 4: View across frontage of property.*



*Figure 7: Site photo of timber atop rocks adjacent rear retaining wall.*





*Figure 8: Site photo from adjoining property timber atop rocks.*

**7.2 DEVELOPMENT APPLICATION PDPLANPMTD-2022/025936 – 233 CAMBRIDGE ROAD, WARRANE - 7 MULTIPLE DWELLINGS - 1 EXISTING AND 6 NEW AND OUTBUILDING****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 7 Multiple Dwellings - 1 Existing and 6 New and Outbuilding at 233 Cambridge Road, Warrane.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and subject to the Parking and Sustainable Transport Code, Road and Railway Transport Code and Safeguarding of 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 has been extended with the applicant's consent until 29 July 2022.

**CONSULTATION**

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

- Overshadowing;
- Noise;
- Density;
- Traffic Impact;
- Fire Risk;
- Privacy;
- Parking; and
- Safety of road users.

**RECOMMENDATION:**

- A. That the Development Application for 7 Multiple Dwellings - 1 Existing and 6 New and Outbuilding at 233 Cambridge Road, Warrane (Cl Ref PDPLANPMTD-2022/025936) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
  2. ENG A5 – SEALED CAR PARKING.
  3. ENG M1 – DESIGNS DA.

4. ENG S1 – INFRASTRUCTURE REPAIR.

5. The development must meet all required Conditions of Approval specified by TasWater notice dated 28 February 2022 (TWDA 2022/00229 - CCC).

#### ADVICE

As the proposed development will intensify the stormwater discharge from the property, approval is required under the Urban Drainage Act 2013. The stormwater system is to be designed as per Council's Stormwater Management Procedure for new development (Stormwater-Management-Procedure-for-New Development(1).pdf). This system can be assessed as part of engineering plans assessment required in Condition 3 of the permit. For further information on stormwater please contact Council's Development Engineers on 6217 9500.

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

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## ASSOCIATED REPORT

### 1. BACKGROUND

Council granted approval for 6 Multiple Dwellings (1 existing, 5 new) on the subject site under Planning Permit D-2011/139 on 25 July 2011. The planning permit was not acted upon.

### 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:

- Clause 7.5 – Compliance with Applicable Standards;
- Clause 6.10 – Determining Applications;
- Clause 8.0 – General Residential Zones;
- Clause C2.0 – Parking and Sustainable Transport Code;
- Clause C3.0 – Road and Railway Assets Code; and
- Clause E16.0 – 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 located within an established residential area at 233 Cambridge Road, Warrane. The land has an area of 2302m<sup>2</sup> and has 19.15m frontage to Cambridge Road, from which vehicular access is provided to the site.

The site supports a single dwelling which was constructed in 1960 and is a double storey weatherboard dwelling with a Colorbond roof. There are no other significant structures on the site.

The area to the rear of the existing dwelling is comprised of a partially landscaped garden, however, the majority of the site is clear of significant vegetation. The site slopes down to the north-west towards Cambridge Road.

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

The proposal is for the construction of 7 Multiple Dwellings on-site, comprising one existing and 6 new, and an outbuilding to serve as residential storage for the residents. The proposed dwellings would be accessed from a single access point along Cambridge Road.

The proposed dwellings would all be single storey and would vary in height from 3.93m to 4.71m above the natural ground level. The development would have a total footprint of 818.19m<sup>2</sup> bringing the total site coverage to 35.54%.

A total of 16 car parking spaces have been provided for the proposed development in accordance with the requirements of the Parking and Sustainable Transport Code.

The proposal plans are provided in the Attachments.

#### **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**

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 Code, Road and Railway Assets Codes and the Safeguarding of Airports Code with the exception of the following.

###### **General Residential Zone**

- **Clause 8.4.2 (A3) Setbacks and building envelope for all dwellings** – the proposed 1m setbacks for Unit 3 from the north-eastern boundary would result in a small section of the roof encroaching out of the building envelope. Unit 7 also has a setback of less than 1.5m from the rear boundary and has a wall length of more than 9m and therefore does not comply with the building envelope requirements under clause 8.4.2 (A3)(b).

The proposed variation must be considered pursuant to the Performance Criteria (P3) of Clause 8.4.2 as follows.

Clause	Performance Criteria	Assessment
8.4.2 P3	<p><i>“The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p>	See Assessment below.
	<p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i></p>	<p>The shadow diagrams provided and checked for accuracy by council officers, show that the proposed development would have an overshadowing impact to the dwelling at 231A and 231 Cambridge Road in the morning between 9 and 12noon. However, this is considered reasonable in that the dwelling would remain unimpacted from 12noon onwards and therefore capable of receiving adequate sunlight during the Winter Solstice. Furthermore, there are no proposed changes to the existing dwelling at 233 Cambridge Road and therefore the overshadowing impact to the dwelling at 231A will be the same as existing.</p> <p>The shadow diagrams also show that the dwellings on the adjoining lots to the south at 47 and 49 Darri Street would remain unaffected throughout the greater part of the day, with minor impact being experienced from 3pm on the Winter Solstice to the dwelling at 49 Darri Street. This is considered reasonable in that both dwellings would receive in excess of three hours of sunlight to habitable rooms.</p>



		The dwelling on the adjoining lot to the north-east at 241 Cambridge Road would remain unaffected during the Winter Solstice.
	(ii) <i>overshadowing the private open space of a dwelling on an adjoining property;</i>	<p>The shadow diagrams show that the proposed development would overshadow the private open space associated with the dwellings at 231A and 231 Cambridge Road in the morning. However, the shadows will recede towards the fence line from noon therefore leaving the greater section of the backyard unaffected from midday. As mentioned above, the impact to 231A Cambridge Road is existing and the dwelling on 233 Cambridge Road remains unchanged.</p> <p>The private open space associated with the dwelling at 47 Darri Street would be impacted in the late afternoon but is still capable of receiving adequate sunlight in the morning. The backyard associated with the dwelling at 49 Darri Street would be impacted in the afternoon, however, the impacted section contains flower beds and the area likely to be utilised as private open space would not be impacted by the proposed development.</p> <p>The shadow diagrams provided show that the private open space associated with the dwelling at 241 Cambridge Road would not be impacted by the proposed development.</p>
	(iii) <i>overshadowing of an adjoining vacant property; or</i>	Not applicable, all adjoining lots are developed.

	(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</i>	The proposed dwellings are single storey presenting as low-profile structures with heights varying from 3.93m to 4.71m and will not be visually dominant when viewed from adjoining properties.
	(b) <i>provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i>	Development within proximity of the subject site offers similar setbacks to those proposed. The dwelling at 231 Cambridge Road is setback approximately 2.1m from the boundary and the dwellings at 47 and 49 Darri Street offering comparable setbacks to those proposed. On this basis, it is considered that the proposal complies with the performance criteria.
	(c) <i>not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</i> (i) <i>an adjoining property; or</i>	The shadow diagrams provided and checked for accuracy, show that the proposed development would result in loss of solar access to the existing solar energy installation at 231 Cambridge Road in the morning of 21 June. However, the shadows would be clear of the roof from midday onwards and would be capable of receiving adequate sunlight during the winter months.  The solar energy installation at 49 Darri Street would be impacted in the late afternoon around 3pm. The impact is considered reasonable in that the solar energy installation will remain unaffected for the greater part of the day.
	(ii) <i>another dwelling on the same site.”</i>	Not applicable.

**General Residential Zone**

- **Clause 8.4.3 (A1) relating to site coverage and private open space for all dwellings** – the proposed private open space associated with Unit 1 (existing dwelling) would be located between the dwelling and frontage and the private open spaces for Units 3, 5 and 7 do not meet the minimum required horizontal dimensions of 4m.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 8.4.3 as follows.

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
8.4.3 P2	<i>“A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is:</i>	See assessment below.
	<i>(a) conveniently located in relation to a living area of the dwelling; and</i>	The private open space allocated to Units 1, 3, 5 and 6 satisfies the minimum area with Unit 1 having a private open area of 40.50m <sup>2</sup> , Unit 3 offering an area of 40.25m <sup>2</sup> , Unit 5 with 39.43m <sup>2</sup> of private open space and Unit 6 having 32.90m <sup>2</sup> . The private open space allocated to Units 1, 3, 5 and 6 would be accessed from the living areas and therefore the location and design of the private open space would provide an area that is capable of serving as an extension of the dwelling for recreation and relaxation.
	<i>(b) orientated to take advantage of sunlight.”</i>	The shadow diagrams provided indicate that the private open space associated with Units 1 and 3 is capable of receiving solar access throughout the day on 21 June and the private open space for Units 5 and 7 will receive three hours during the Winter Solstice.

		It is considered that the proposal complies with the performance criteria.
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#### **Road and Railway Assets Code**

- **Clause C3.5.1 (A1.4) relating to traffic generation at a vehicle crossing, level crossing or new junction** – the proposed development would generate 42 vehicle movements per day which exceeds the 40 vehicle movements per day limit under the Acceptable Solutions.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause C3.5.1 as follows.

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
C3.5.1 P1	<i>“Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i>	See assessment below.
	<i>(a) any increase in traffic caused by the use;</i>	The Traffic Impact Assessment undertaken by Midson Traffic Pty Ltd shows that the proposed development would generate 42 vehicles per day at the site’s access on Cambridge Road and around four vehicles per hour during peak traffic periods. It is considered that the proposed development will not give rise to any adverse impact on the road network. This conclusion is supported by council’s development engineer who is satisfied that the potential increase in traffic from the proposed development would not have an impact in the efficiency of the road and Cambridge Road has capacity to absorb the additional traffic generated without compromise to the efficiency of the road network.

	<i>(b) the nature of the traffic generated by the use;</i>	The surrounding land use is primarily residential, and the traffic generated by the proposed multiple dwellings would be residential in nature consistent with the surrounding land use context.
	<i>(c) the nature of the road;</i>	<p>Cambridge Road is a secondary arterial road acting as a feeder road for residential streets. The TIA indicates a sight distance of 150m from the west which complies with the Australian standards. However, the sight distance to the east is 60m which is 5m less than the required 65m sight line for a 60km frontage road. The 85<sup>th</sup> percentile vehicle speed from the west was noted as 55km/hr for which a desirable sight distance of 55m is required. The available sight distance exceeds this value.</p> <p>Council's development engineer has assessed the access arrangements for the site and considers that the available sight distances for vehicles leaving the site are adequate to provide a safe stopping distance.</p>
	<i>(d) the speed limit and traffic flow of the road;</i>	Cambridge Road is subject to a speed limit of 60km/hr. Information contained within the Traffic Impact Assessment indicates that the expected increase in vehicular movement due to the proposed development represents a minor increase in traffic flow along Cambridge Road. Council's development engineers also reviewed the information provided and are satisfied that the development is not likely to impede traffic flow in the road network for the same reasons as mentioned above.
	<i>(e) any alternative access to a road;</i>	There is no alternative for access to the site.

	<i>(f) the need for the use;</i>	The proposal is for a multiple dwelling development which is a permitted use within the General Residential Zone.
	<i>(g) any traffic impact assessment; and</i>	The Traffic Impact Assessment provided was reviewed by Council's development engineer who concluded that the proposal is supportable on the basis that it will not give rise to any adverse safety or operational traffic issues.
	<i>(h) any advice received from the rail or road authority."</i>	As mentioned above, with council being the relevant road authority, council's engineers are of the view that the proposed development will not affect the traffic safety or efficiency of the local road network.

### **Parking and Sustainable Transport Code**

- **Clause C2.6.5 (A1) relating to Pedestrian Access** – the proposal does not provide for a 1m wide footpath within the site as required under the Scheme.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause C2.6.5 as follows.

<b>Clause</b>	<b>Performance Criteria</b>	<b>Assessment</b>
C2.6.5 P1	<i>"Safe and convenient pedestrian access must be provided within parking areas, having regard to:</i>	See assessment below.
	<i>(a) the characteristics of the site;</i>	The subject site is an irregular shaped residential lot which tapers towards the frontage onto Cambridge Road. The site provides a single access from Cambridge Road which will be utilised by both pedestrian and vehicular access therefore necessitates the need to ensure a safe sharing zone for all users.

	<i>(b) the nature of the use;</i>	The surrounding land use is primarily residential, and any traffic generated by the proposed multiple dwelling would be residential in nature which is consistent with the surrounding residential land use.
	<i>(c) the number of parking spaces;</i>	The proposal provides for 16 on-site car parking spaces which are considered adequate for the proposed use and complies with Scheme requirements under Clause C2.5.1 A1 of the Parking and Sustainable Transport Code. The car parking spaces would be located adjacent to the dwellings minimising pedestrian movement within the vehicle circulation areas.
	<i>(d) the frequency of vehicle movements;</i>	The Traffic Impact Assessment indicates that peak traffic generation will be four vehicles per hour at access which coupled with the speed limit of 10km per hour within the site would ensure that pedestrian safety is appropriate.
	<i>(f) the location and number of footpath crossings;</i>	None proposed.
	<i>(g) vehicle and pedestrian traffic safety;</i>	As mentioned above, a 10km speed limit is proposed within the site with a shared zone signage constructed within the site to ensure that the safety of road users is maintained.
	<i>(h) the location of any access ways or parking aisles; and</i>	The development is accessed via a single access point from Cambridge Road and includes one internal junction and parking would be provided at 90 degrees to the driveway as indicated in the Traffic Impact Assessment allowing for quick access and clearance of the driveway and circulation areas.

	(i) <i>any protective devices proposed for pedestrian safety.</i>	As mentioned above, it is proposed to include “Shared Zone” signage at the beginning of the driveway creating awareness of potential pedestrian traffic within the site therefore creating a safe environment for shared use.
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## **5. REPRESENTATION ISSUES**

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

### **5.1. Overshadowing**

Concern was raised by the representors that the proposed development will result in unreasonable loss of solar access to the habitable room windows and private open space associated with the dwellings on the adjacent lots.

- **Comment**

Overshadowing impacts have been discussed in detail in the assessment of Clause 8.4.2 P3 above and considered to not have an unreasonable impact upon the adjoining lots based on quantitative assessment of the plans.

### **5.2. Noise**

Concern was raised by the representors in relation to noise to be generated by the resultant traffic as the parking areas are located within close proximity of the property boundary. The representors also raised concern about the potential noise due to increased numbers of residents on the subject lot.

- **Comment**

Noise associated with the residential use of the site is not a relevant consideration under the Scheme. Having said that, the proposed development is residential in nature, similar to the surrounding residential use context and is a low-speed environment. Conversely, Cambridge Road is a high-volume traffic road and has relatively high ambient traffic noise compared to the likely noise impact from the proposed development.



**5.3. Density**

Concern was raised by the representors that the proposed density for the proposed development does not comply with the Scheme requirements and can potentially compromise residential amenity.

- **Comment**

The proposed development satisfies the relevant Acceptable Solutions of Clause 8.4.1 (A1) of the Scheme in relation to residential density for Multiple Dwellings, in that the proposal provides for a site area of 335.42m<sup>2</sup> per dwelling which is more than the required minimum of 325m<sup>2</sup> per dwelling as stipulated under Clause 8.4.1 (A1).

This issue, therefore, has no determining weight.

**5.4. Traffic Impact**

Concern was raised by the representors that the proposed development will result in an increase in traffic onto Cambridge Road therefore adding onto the existing traffic congestion along Cambridge Road and further exacerbating the safety issues due to the poor sight lines to the eastern side of the dwelling onto Cambridge Road.

- **Comment**

As discussed above, the applicant's TIA estimates that the proposed residential development will generate around four vehicles per hour during peak traffic periods. The predicted volumes are considered low and would not compromise the traffic flow and efficiency of the road network as the road network has capacity to absorb the additional load.

**5.5. Fire Risk**

Concern was raised by the representors that the proposed dwellings are setback 1m from the side and rear boundaries and therefore do not provide sufficient fire separation distances between dwellings.

- **Comment**

This is not a relevant consideration under the Scheme. Matters of fire separation will be required to be addressed as part of the final design detail submitted with a future Building Permit Application.

This issue therefore has no determining weight.

## **5.6. Privacy**

Concern was raised by the representors that there would be loss of privacy as a result of the proposed development for adjoining properties.

- **Comment**

The proposal meets the requirements of the Scheme relating to privacy in relation to external boundaries of the site, as stipulated under the Acceptable Solutions of Clause 8.4.6 (A1). It is proposed to utilise opaque glazing or a permanently fixed screen with transparency of not more than 25% on all windows within 3m of the side boundaries or 4m of the rear boundary. This is adequate to provide the privacy treatment as required under Clause 8.4.6 (A1) of the Scheme.

This issue, therefore, has no determining weight.

## **5.7. Parking**

Concern was raised in relation to the inadequacy of on-site parking and the unavailability of on-street parking on Cambridge Road as the area in front of the dwelling is a “No-stopping” zone.

- **Comment**

Table C2.1 of the Parking and Sustainable transport Code requires two parking spaces per dwelling and one dedicated visitor parking per 4 dwellings. Based on the proposed 7 multiple dwellings, a total of 16 on-site parking spaces is required for the proposed development. The proposal provides for the number of on-site parking spaces required under the Acceptable solutions of Clause C2.5.1 A1 of the Parking and Sustainable Transport Code.

**5.8. Safety of Road Users**

Concern was raised by the representor that the safety of the road users would be compromised due to limited sight lines for vehicles exiting the site.

- **Comment**

As addressed under the assessment section of Clause C3.5.1 (A1.4) and reference made to the TIA which indicates that the sight distances are adequate to provide an acceptable stopping sight distance from the site for an access to this type of development. The proposal provides for a sight distance in excess of 150m from the west compliant with the Australian Standards and 60m from the east which exceeds the required 45m for vehicles travelling at 55km/hr which formed the 85<sup>th</sup> percentile speed observed during the survey period. The report provided was reviewed by council's development engineer who is in support of the findings within the TIA.

**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.

The proposal was also referred to TasNetworks who advised that the proposal is unlikely to have an adverse impact on TasNetworks operations and they provided standard advice to be included in the permit.

**7. STATE POLICIES AND ACT OBJECTIVES**

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

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

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

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

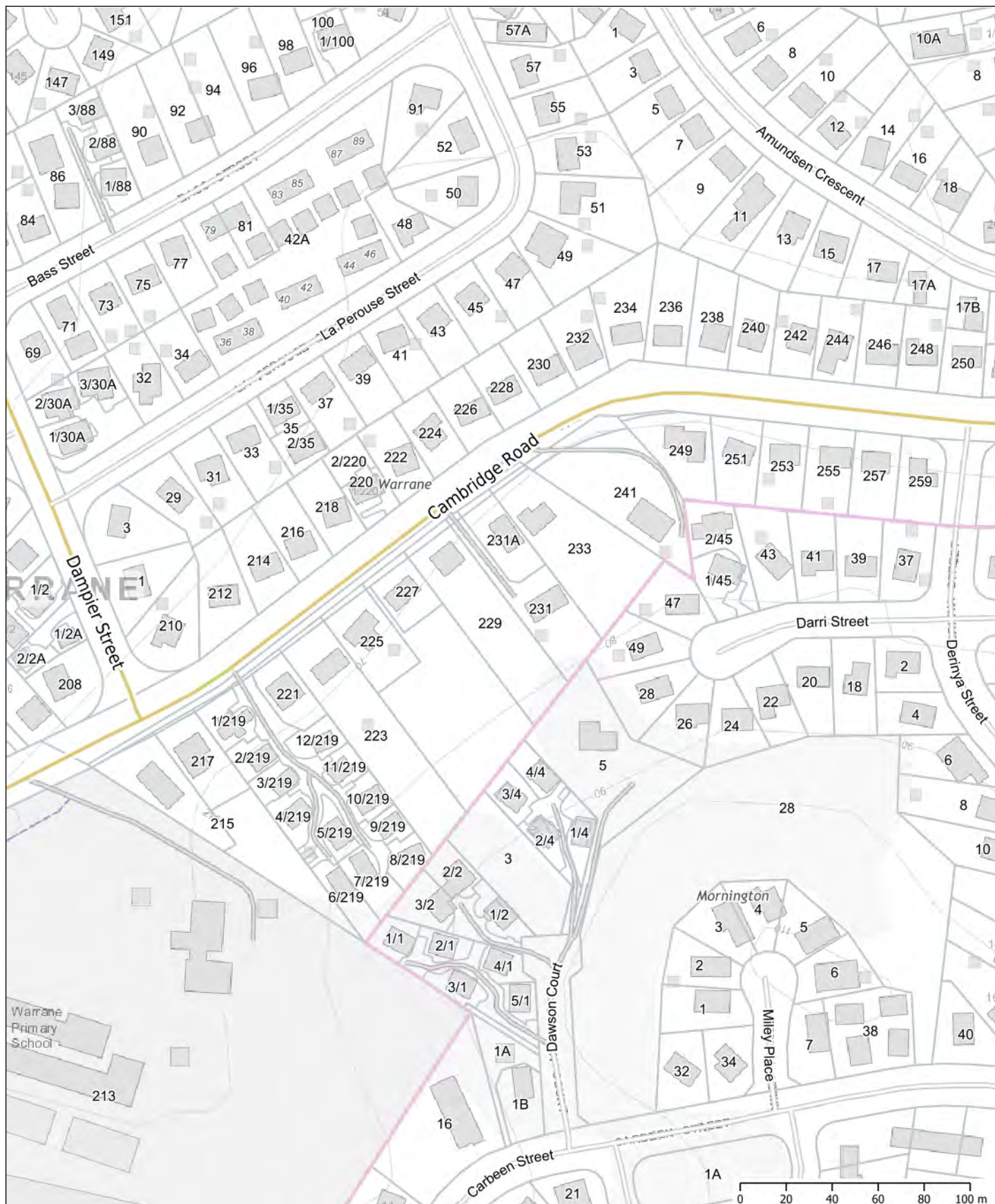
## **9. CONCLUSION**

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

Attachments: 1. Location Plan (1)  
2. Proposal Plan (21)  
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.







ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

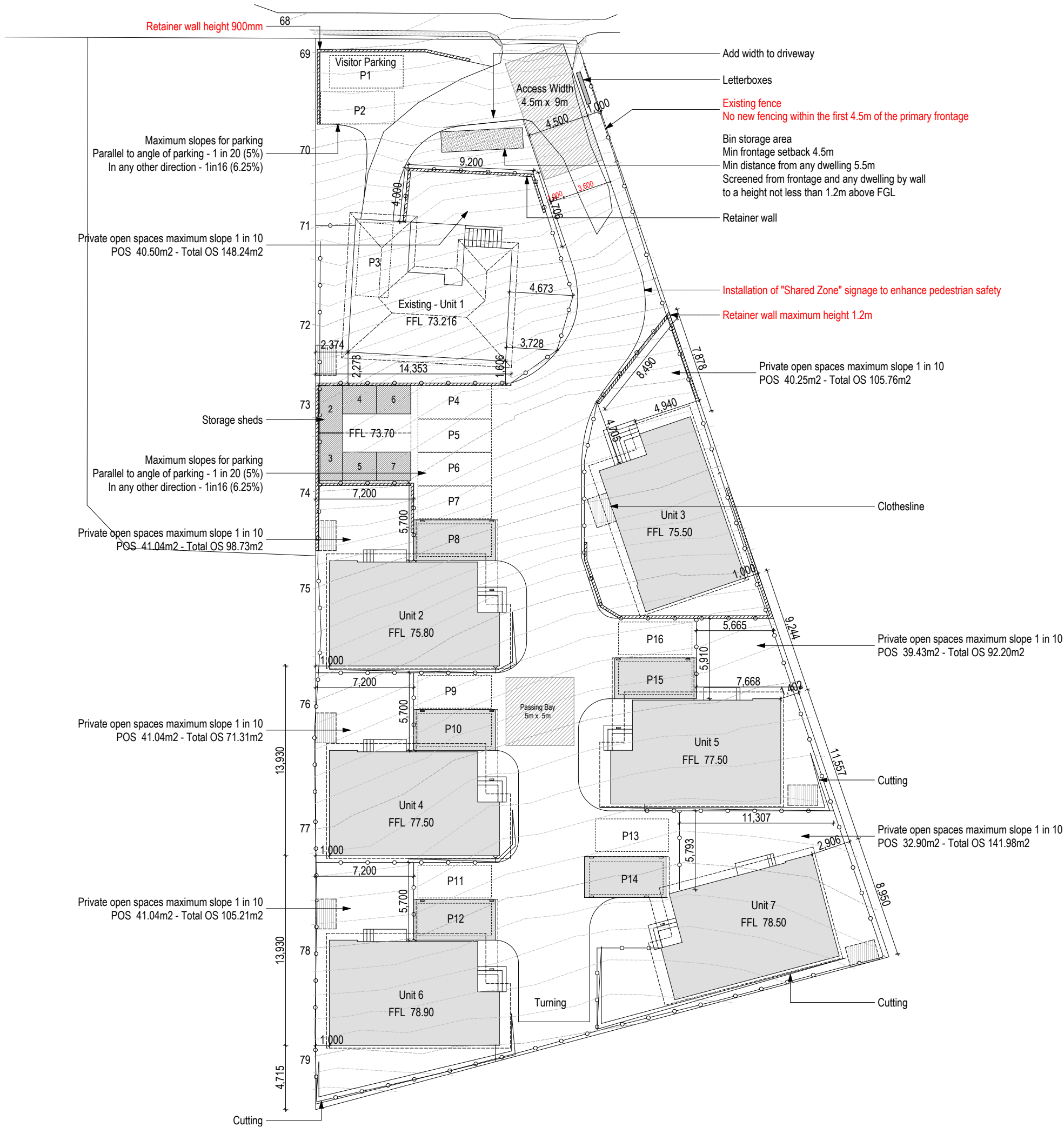
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:300.00  
DWG: 3 of 42  
Date: 7 June 2022

Site Plan



Amendments		
Date	By	
7-6-2022	CW	

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



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**Client**  
Cemcon Developments P/L  
**Job**  
Residential Units  
**Job address**  
233 Cambridge Road,  
Warrane  
**Drawing**  
Scale: A3 - 1:300.00  
DWG: 5 of 42  
Date: 7 June 2022

Landscaping Plan



Amendments	
Date	By
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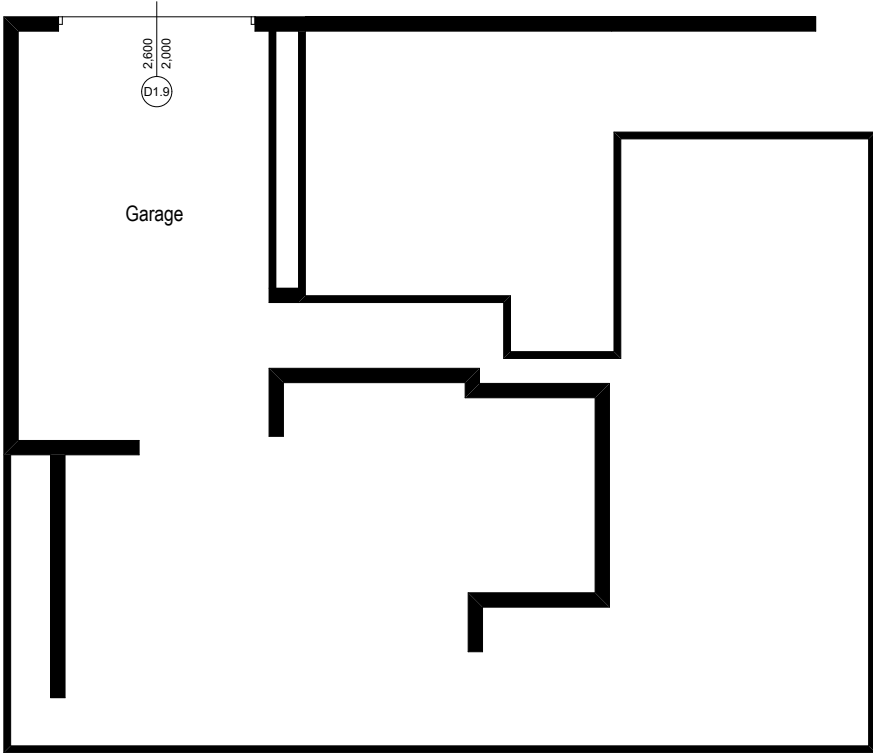
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

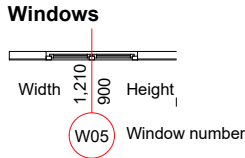
**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 6 of 42  
Date: 7 June 2022

Floor Plan Unit 1 Level 1



- Walls**
- Existing Walls
  - New Walls
  - Walls to be removed



Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	



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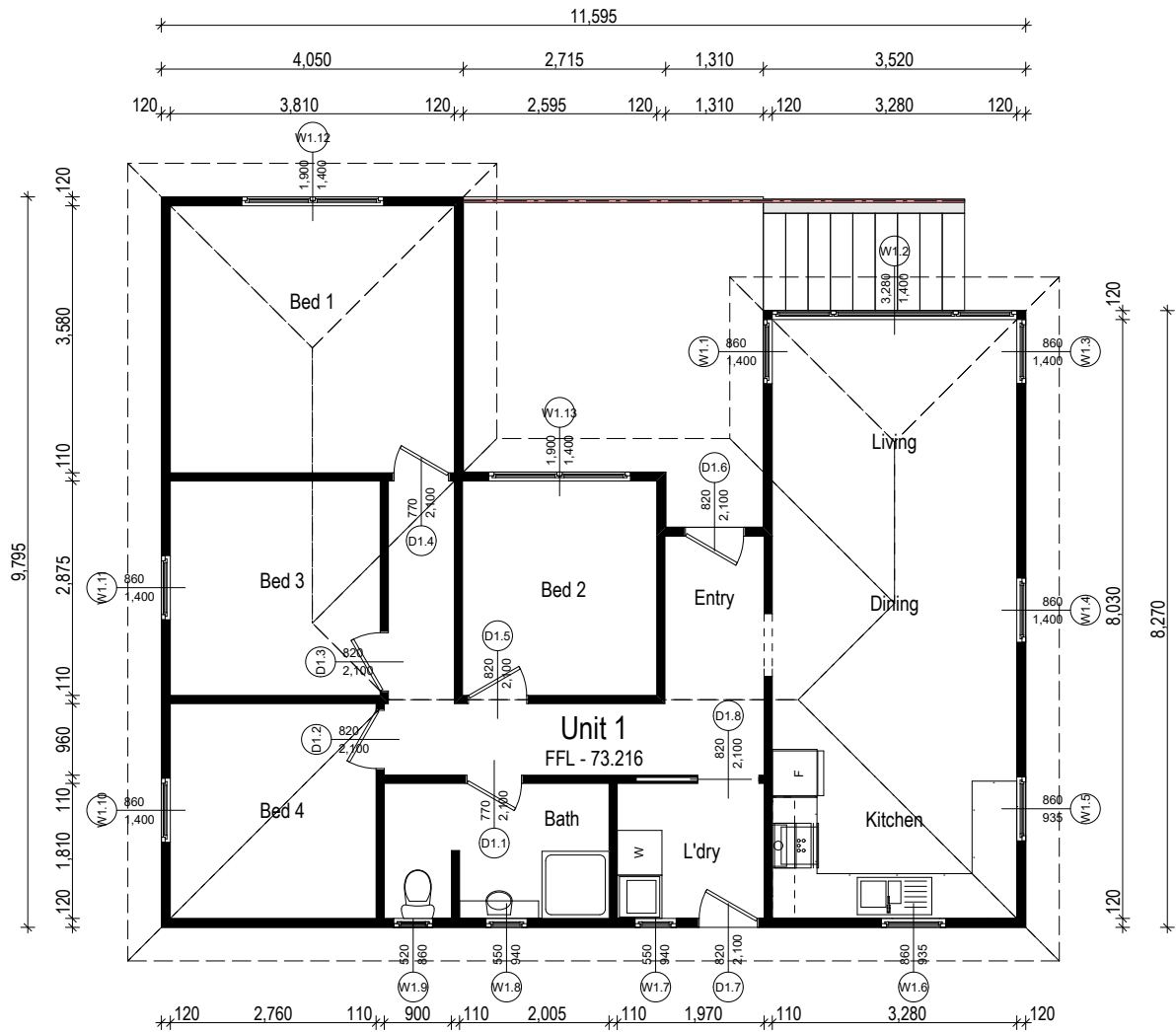
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 7 of 42  
Date: 7 June 2022

## Floor Plan Unit 1 Level 2

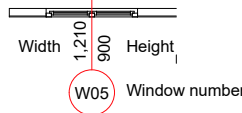


**Walls**  
Existing Walls

New Walls

Walls to be removed

**Windows**



Amendments	
Date	By

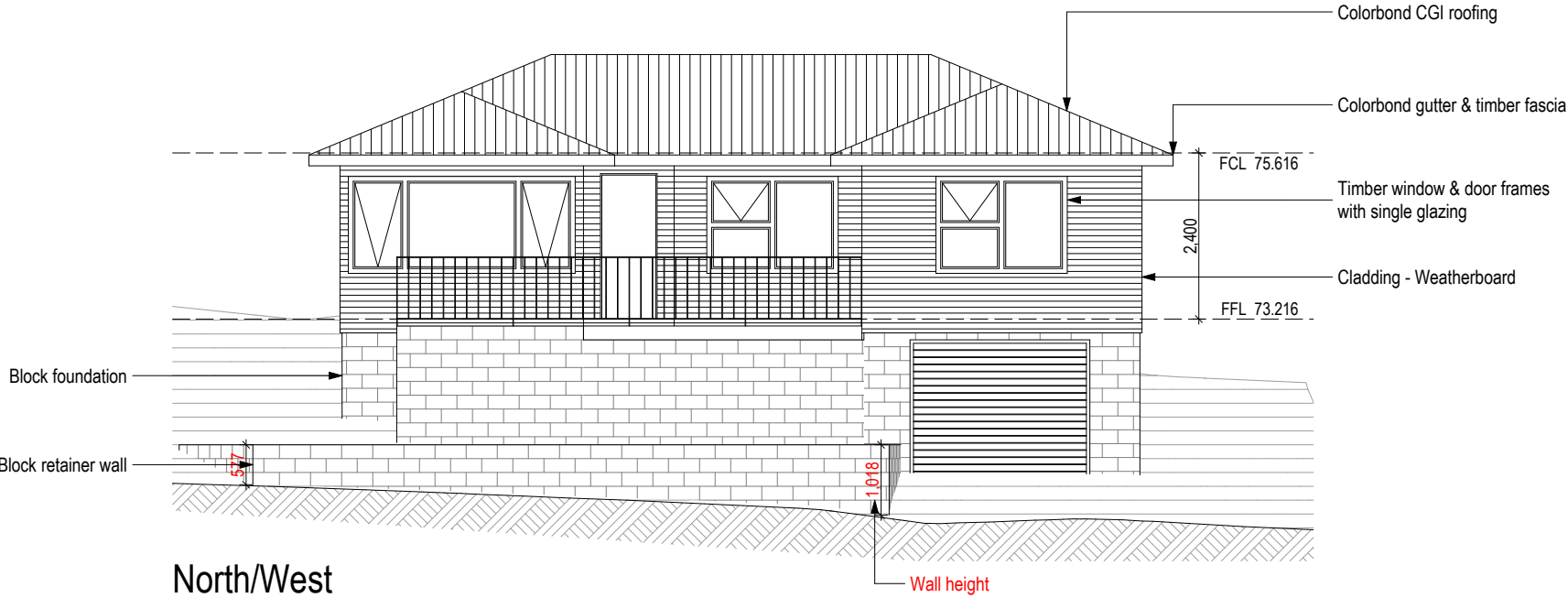
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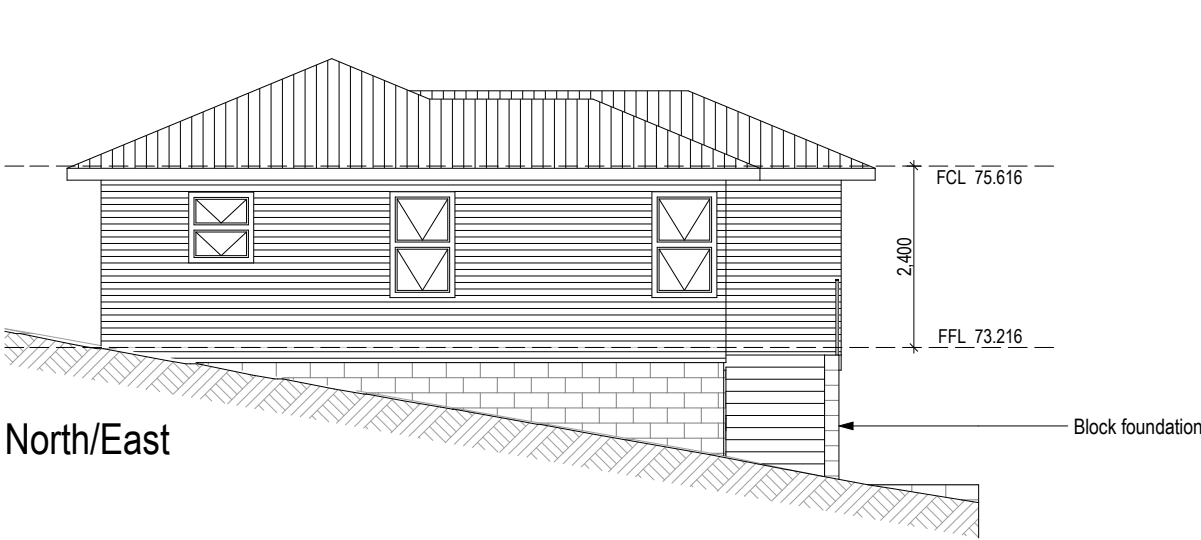
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Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L  
**Job**  
Residential Units  
**Job address**  
233 Cambridge Road,  
Warrane  
**Drawing**  
Scale: A3 - 1:100  
DWG: 8 of 42  
Date: 7 June 2022

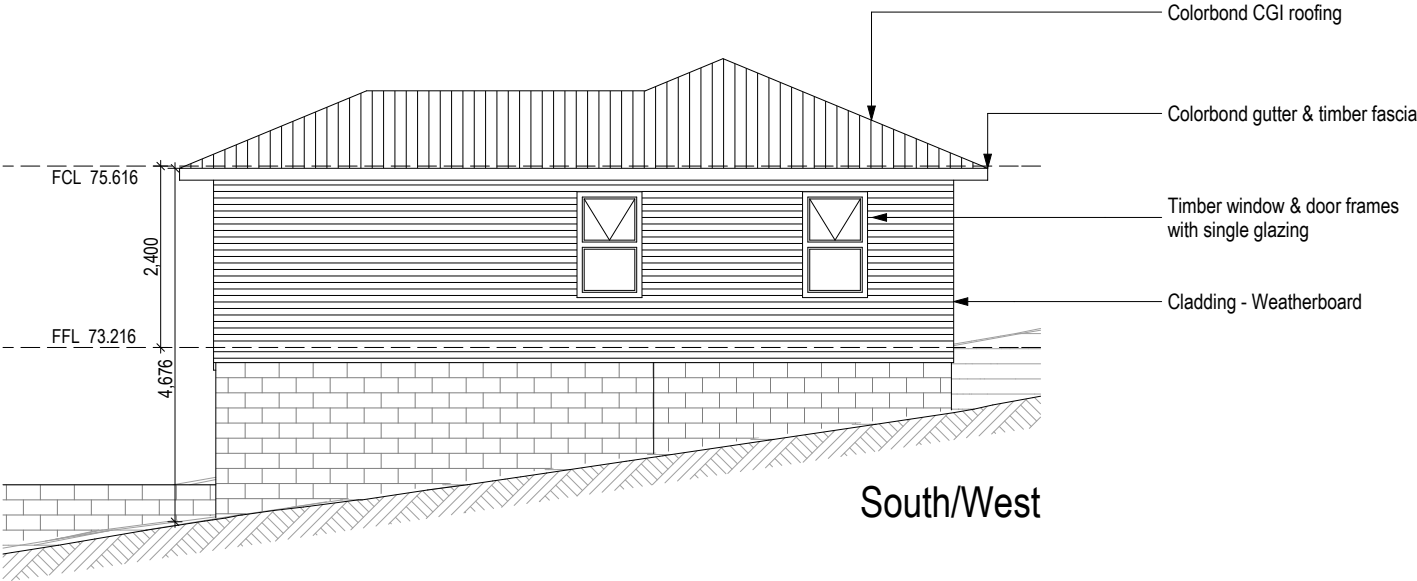
Elevations Unit 1



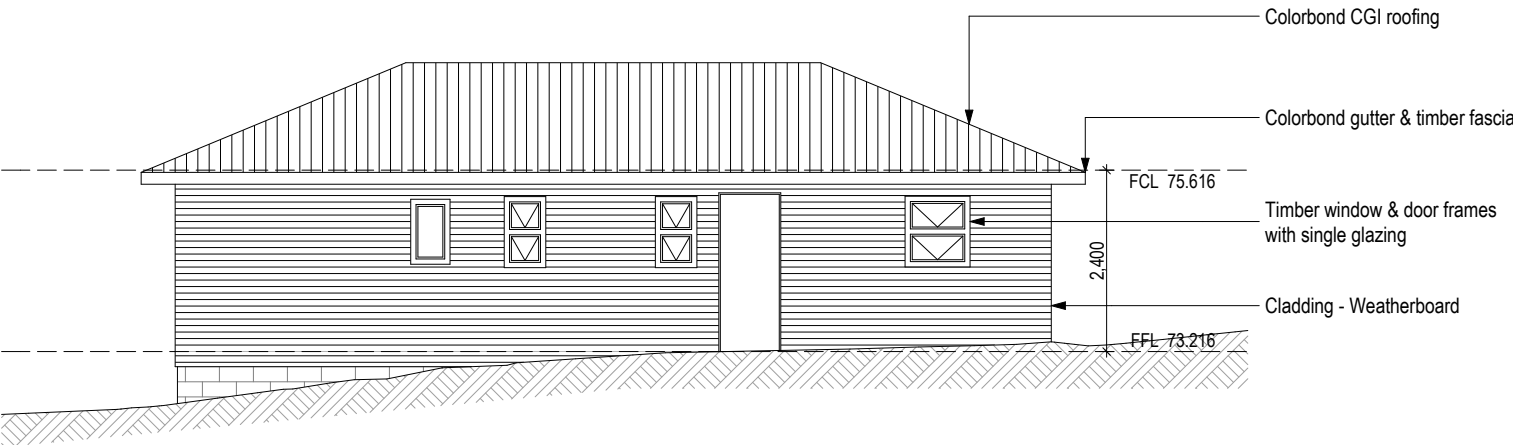
North/West



North/East



South/West



South/East

Material & Colour Schedule

Element	Material	Colour
Cladding	Timber weatherboards	Off white
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia	Timber	CB Ironstone
Gutter	Colorbond	CB Ironstone
Windows & Doors	Timber	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By
7-6-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

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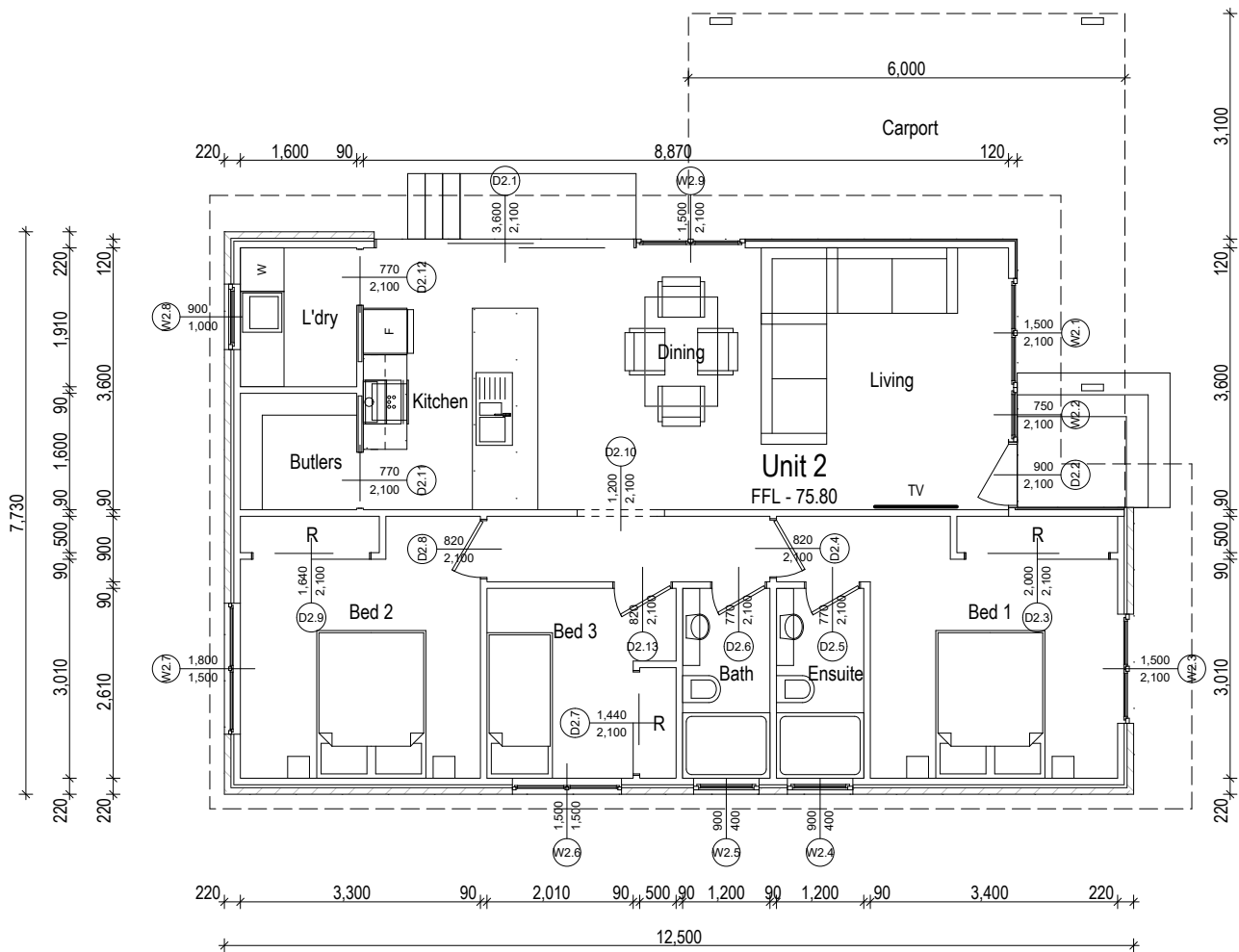
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 10 of 42  
Date: 7 June 2022

## Floor Plan Unit 2



- Walls**
- Existing Walls
  - New Walls
  - Walls to be removed

- Windows**
- Width 1,210 Height 900
- W05 Window number

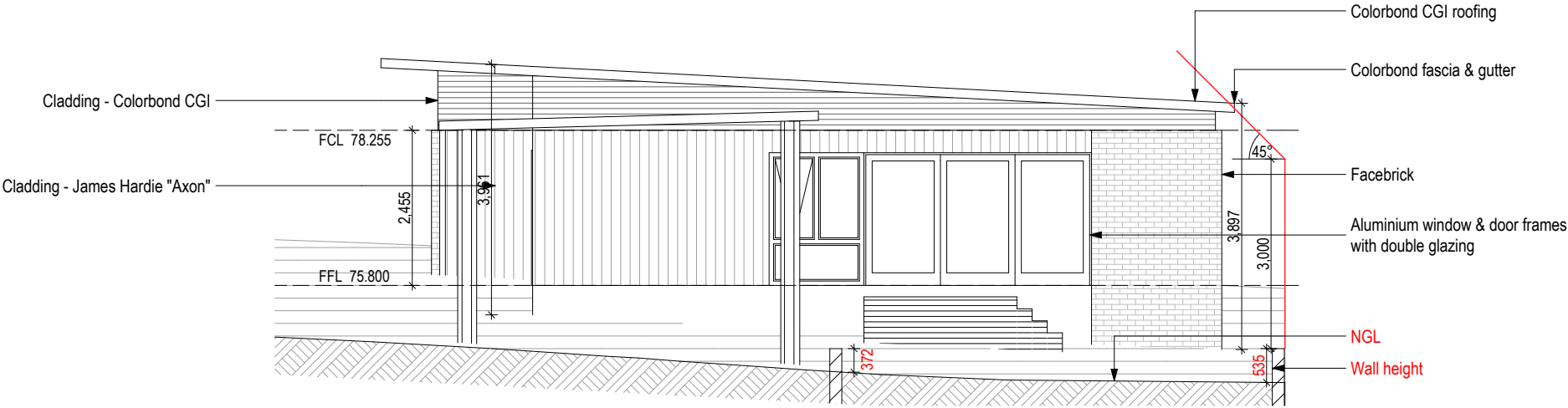
Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	



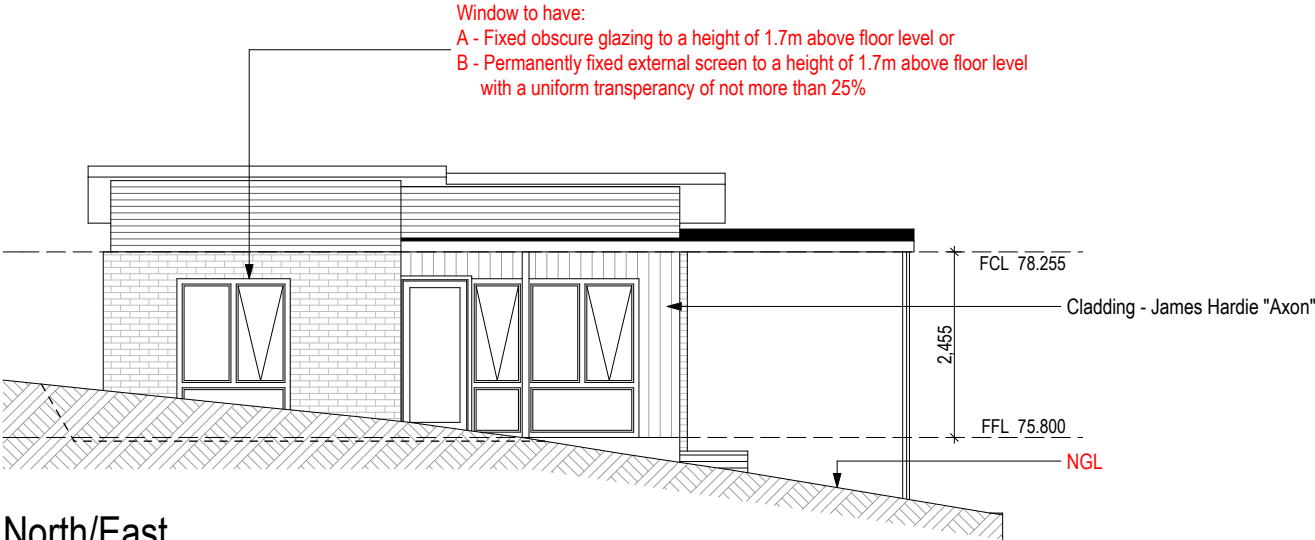
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Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L  
**Job**  
Residential Units  
**Job address**  
233 Cambridge Road,  
Warrane  
**Drawing**  
Scale: A3 - 1:100  
DWG: 11 of 42  
Date: 7 June 2022

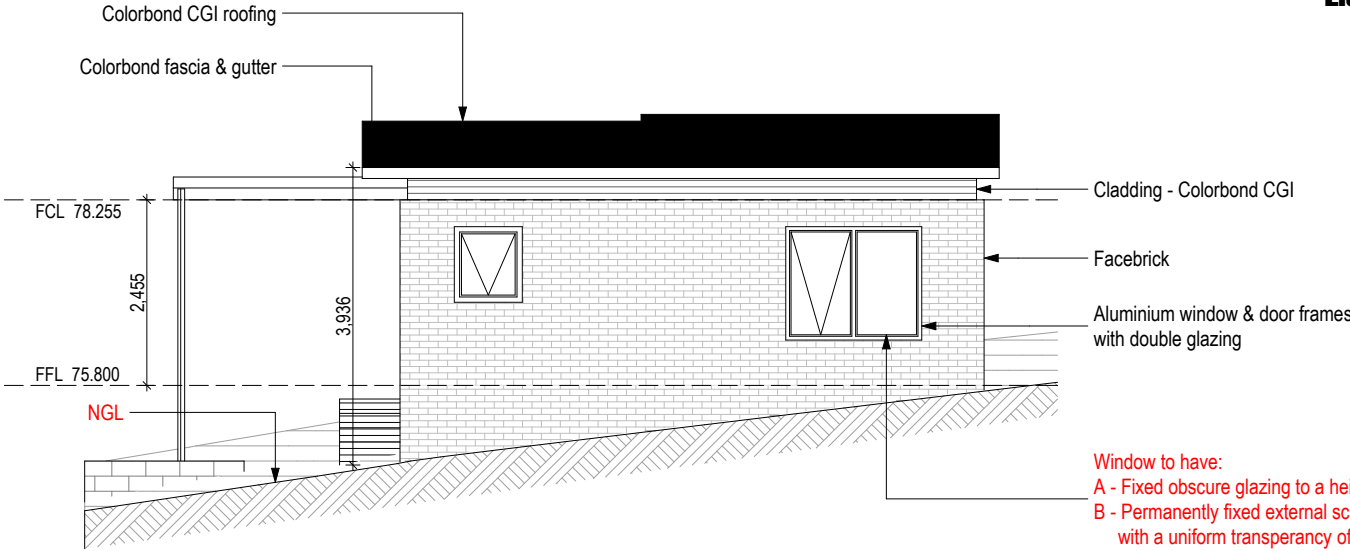
Elevations Unit 2



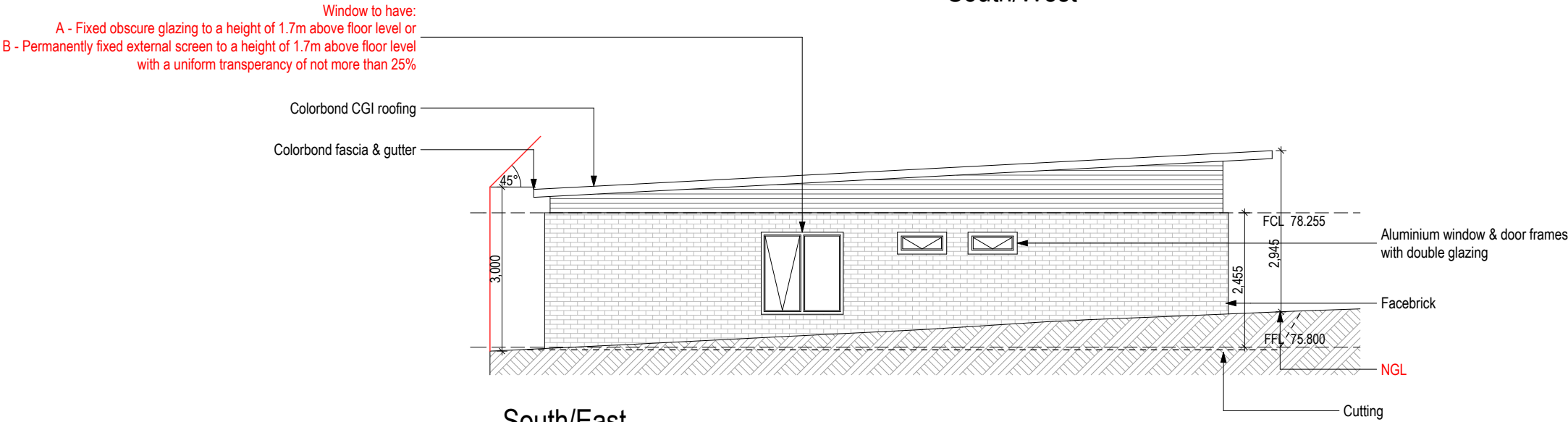
North/West



North/East



South/West



South/East

Material & Colour Schedule

Element	Material	Colour
Masonry	Facebrick Island Block	Ebony Eco
Cladding	James Hardie "Axon"	CB Surfmist
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia & Gutter	Colorbond	CB Ironstone
Windows & Doors	Aluminium	CB Ironstone
Posts	Steel SHS	CB Ironstone
Decking	Modwood or similar	TBA

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By
7-6-2022	CW

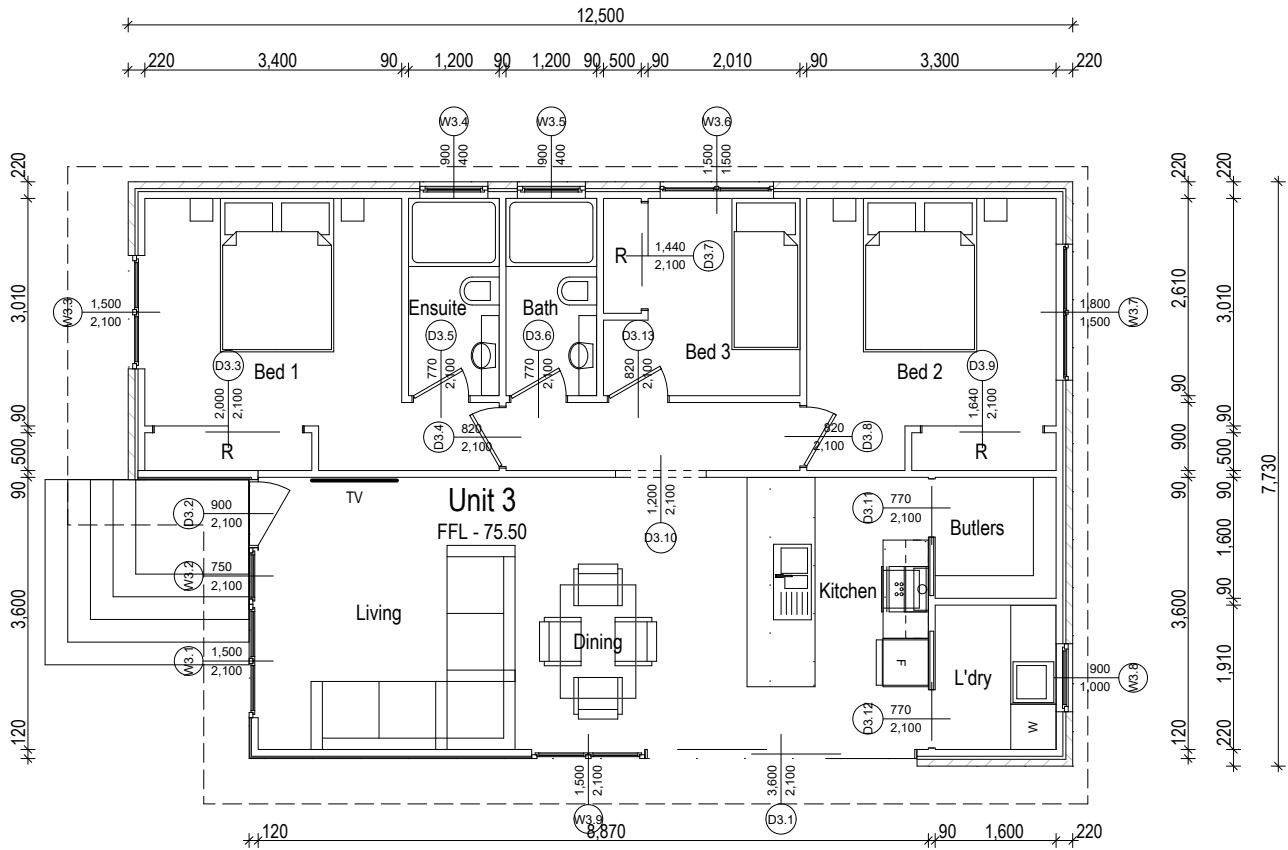
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L  
**Job**  
Residential Units  
**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 13 of 42  
Date: 7 June 2022

**Floor Plan Unit 3**

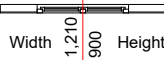


**Walls**  
Existing Walls

New Walls

Walls to be removed

**Windows**



W05 Window number

**Amendments**

Date	By

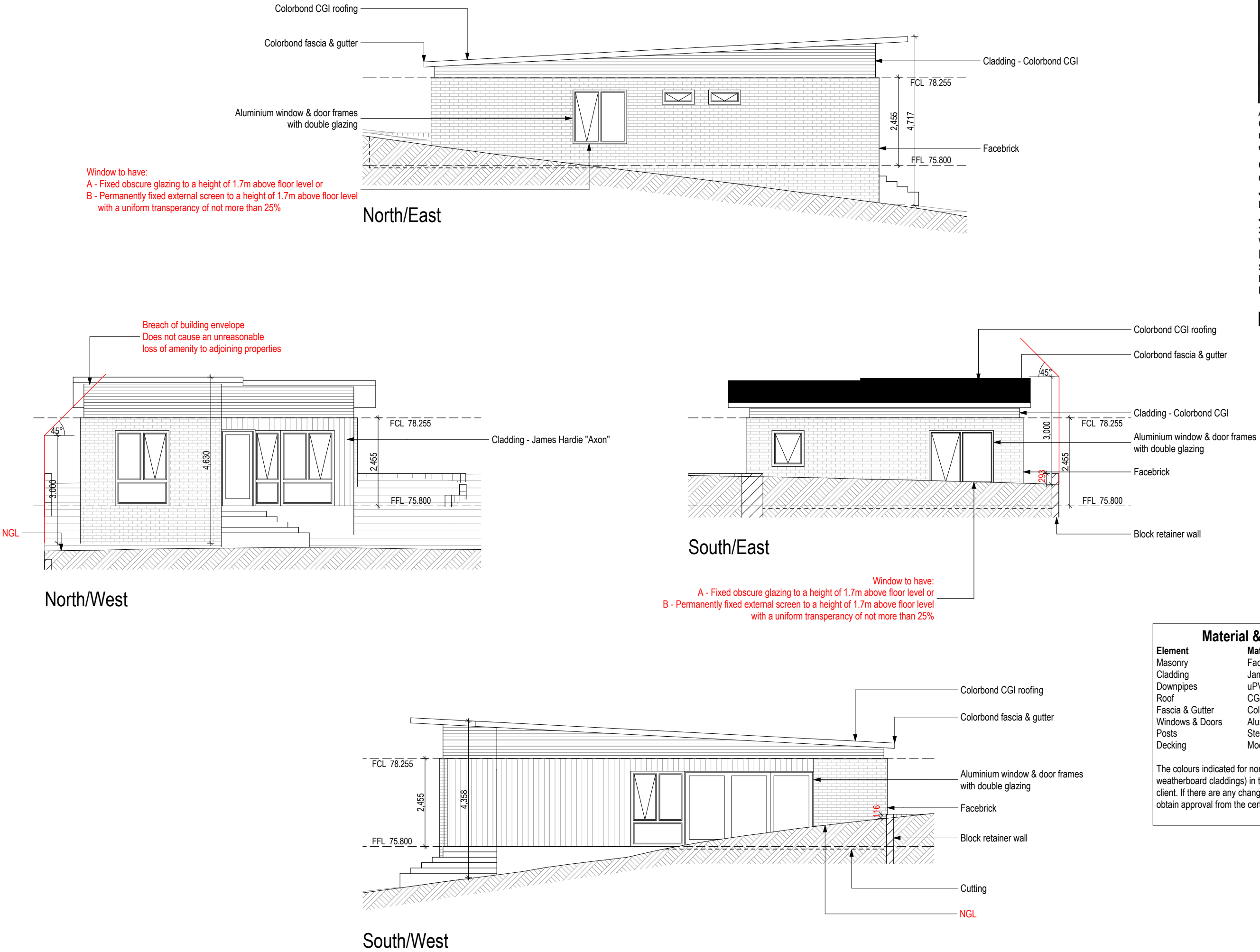
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L  
**Job**  
Residential Units  
**Job address**  
233 Cambridge Road,  
Warrane  
**Drawing**  
Scale: A3 - 1:100  
DWG: 14 of 42  
Date: 7 June 2022

Elevations Unit 3



Material & Colour Schedule

Element	Material	Colour
Masonry	Facebrick Island Block	Ebony Eco
Cladding	James Hardie "Axon"	CB Surfmist
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia & Gutter	Colorbond	CB Ironstone
Windows & Doors	Aluminium	CB Ironstone
Posts	Steel SHS	CB Ironstone
Decking	Modwood or similar	TBA

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By
7-6-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

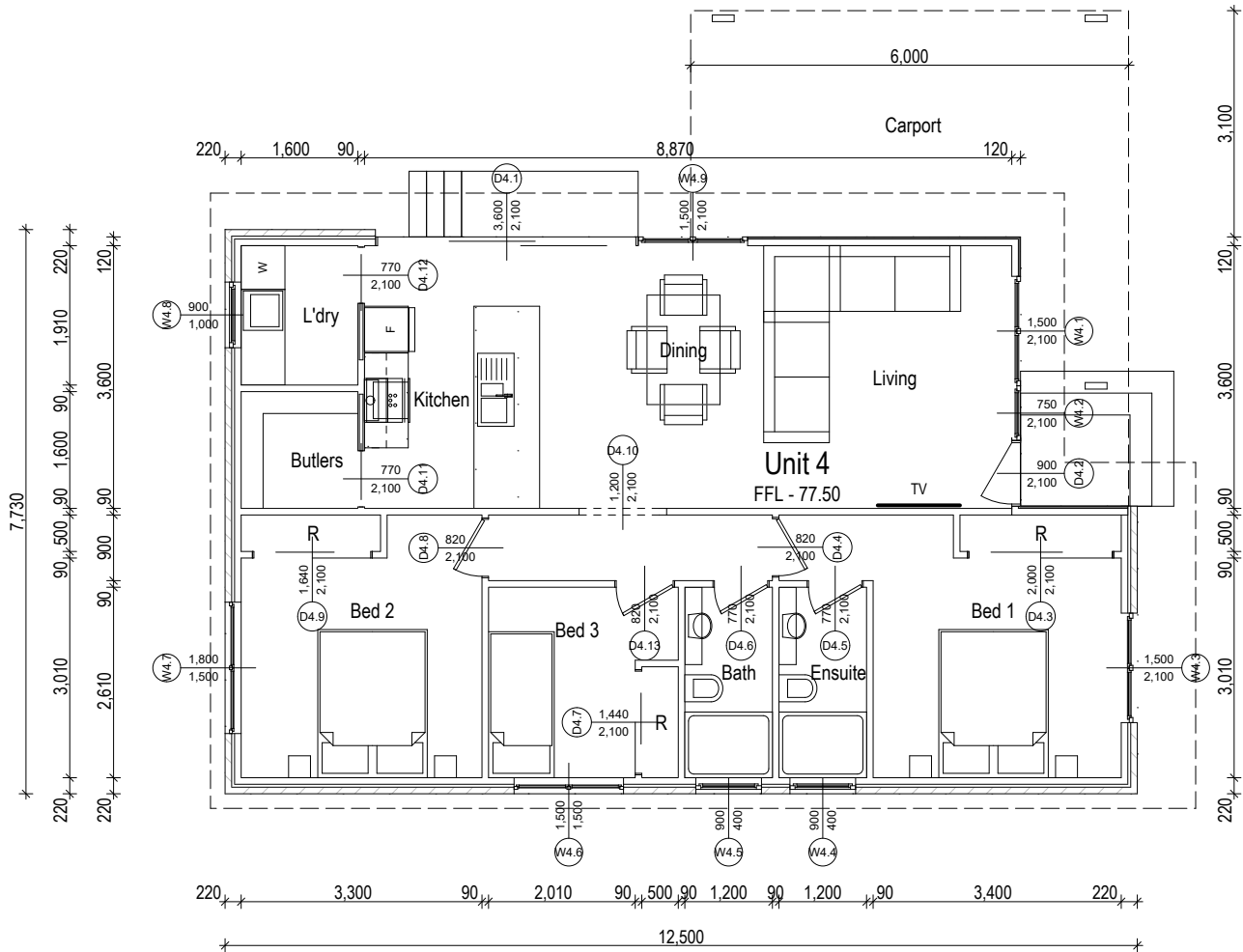
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 16 of 42  
Date: 7 June 2022

## Floor Plan Unit 4



**Walls**  
Existing Walls

New Walls

Walls to be removed

**Windows**

Width 1,210 Height 900

W05 Window number

### Amendments

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.





ABN: 18 220 805 074  
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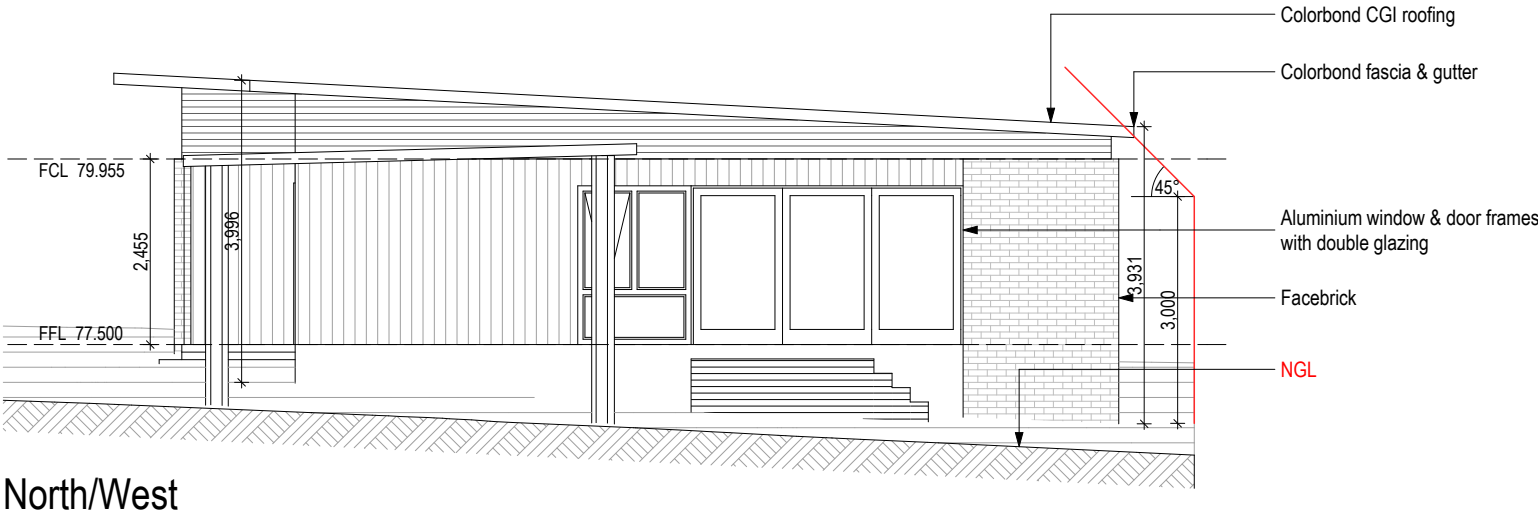
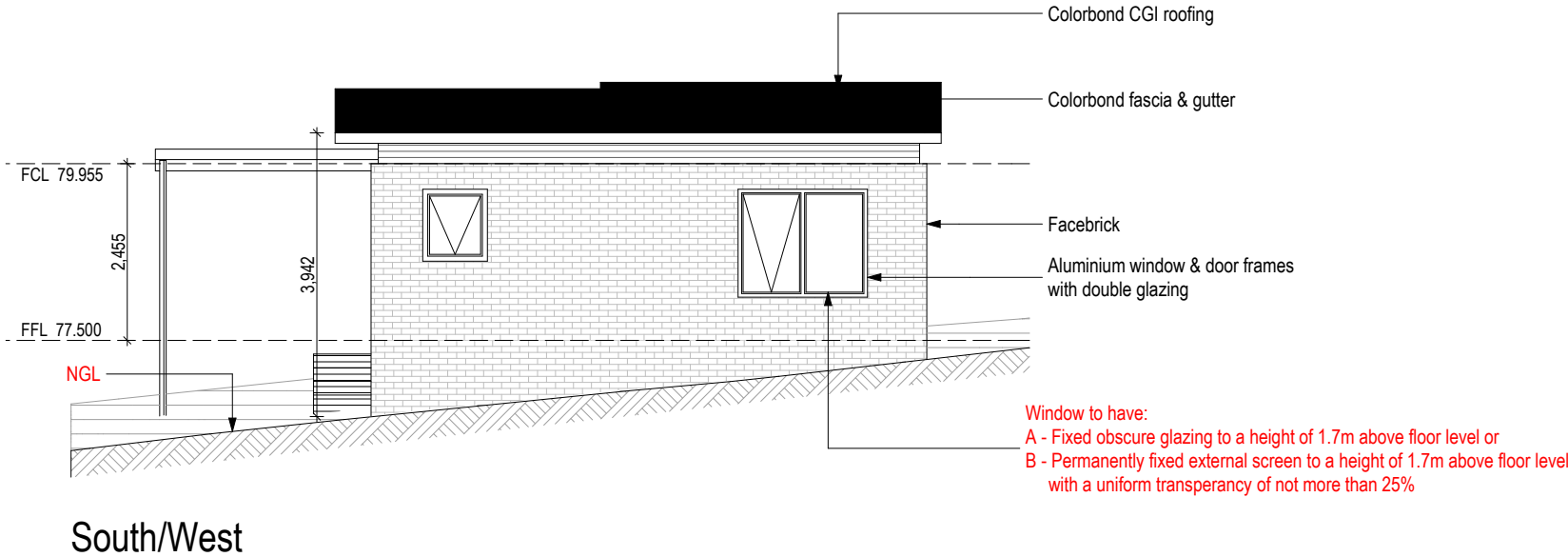
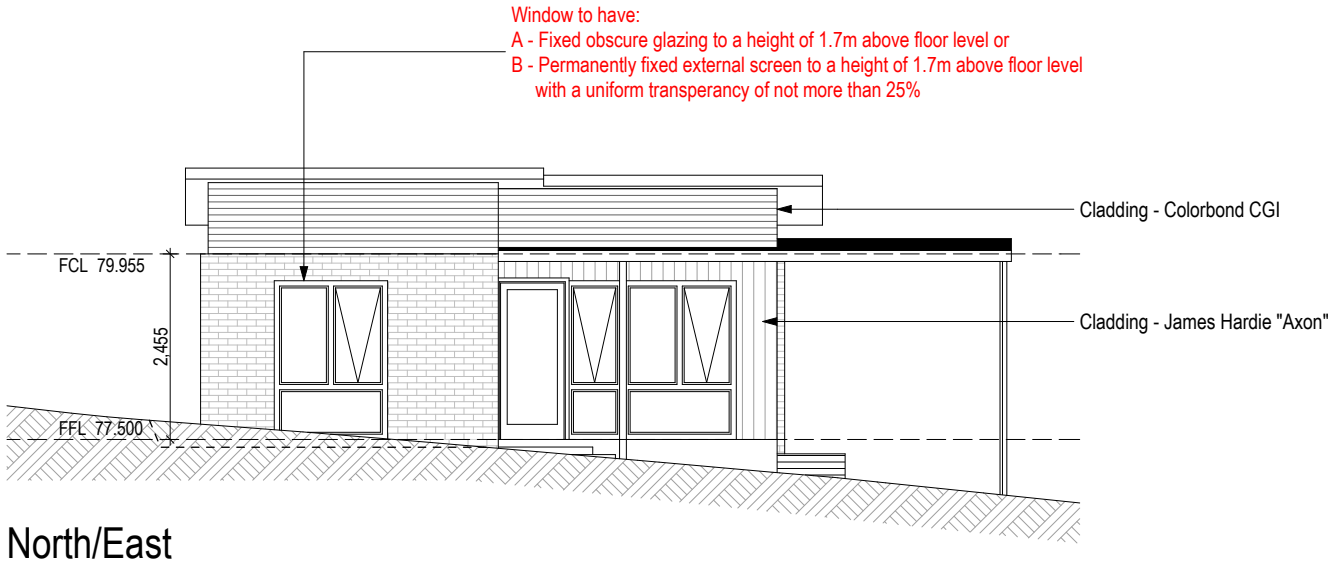
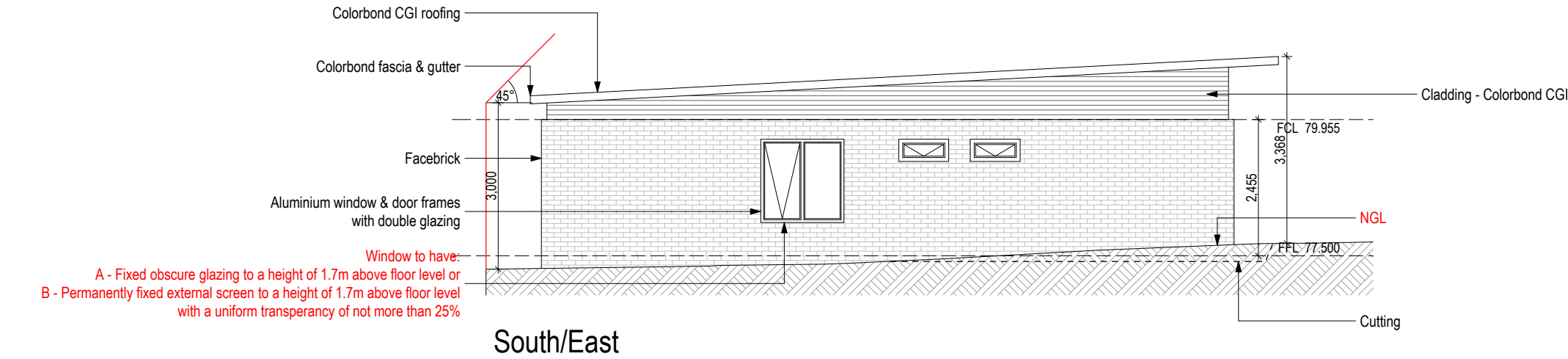
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 17 of 42  
Date: 7 June 2022

Elevations Unit 4



Material & Colour Schedule

Element	Material	Colour
Masonry	Facebrick Island Block	Ebony Eco
Cladding	James Hardie "Axon"	CB Surfmist
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia & Gutter	Colorbond	CB Ironstone
Windows & Doors	Aluminium	CB Ironstone
Posts	Steel SHS	CB Ironstone
Decking	Modwood or similar	TBA

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By
7-6-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
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e: clint.draftone@bigpond.com

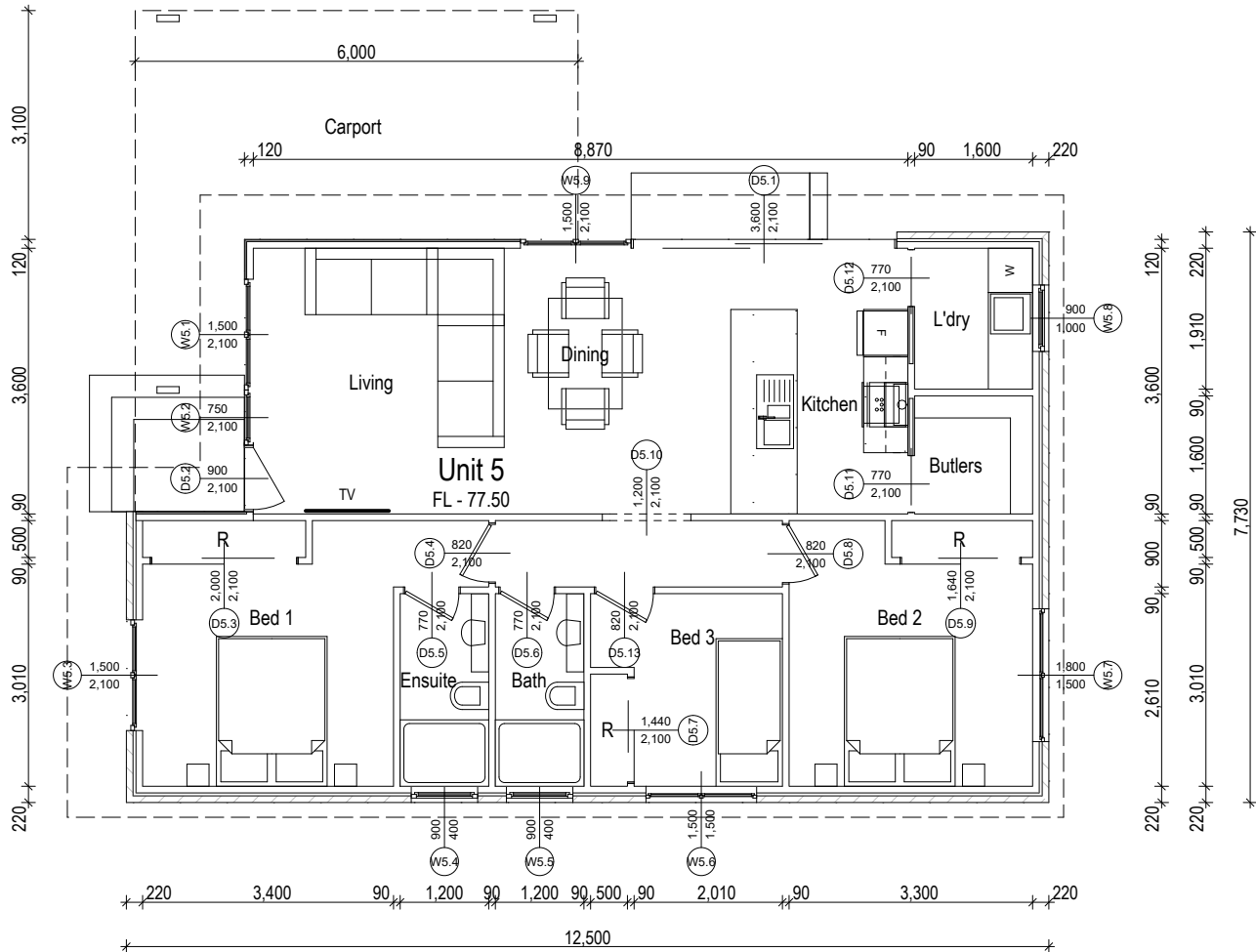
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 19 of 42  
Date: 7 June 2022

## Floor Plan Unit 5



- Walls**
- Existing Walls
  - New Walls
  - Walls to be removed

- Windows**
- Width 1,210 Height 900
- W05 Window number

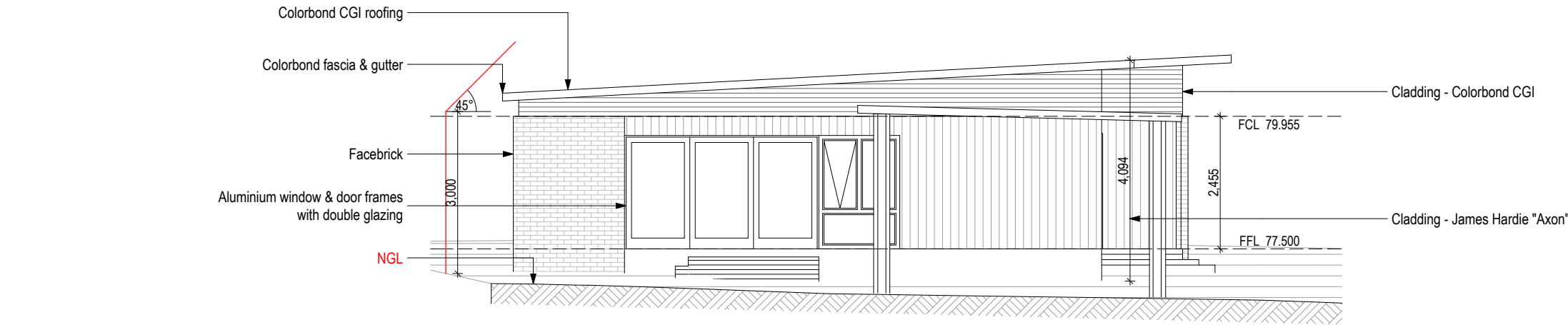
Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	



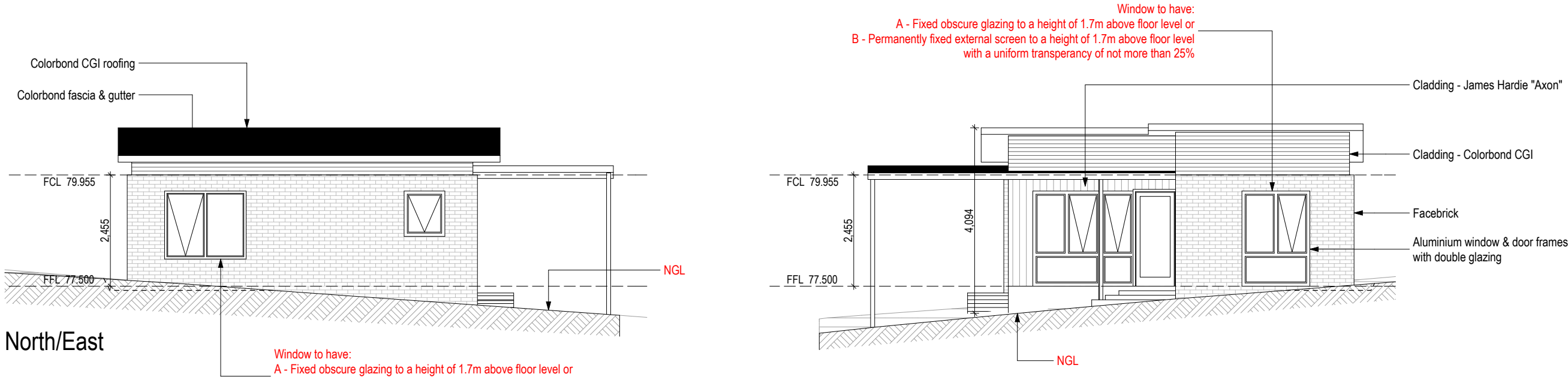
ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L  
**Job**  
Residential Units  
**Job address**  
233 Cambridge Road,  
Warrane  
**Drawing**  
Scale: A3 - 1:100  
DWG: 20 of 42  
Date: 7 June 2022

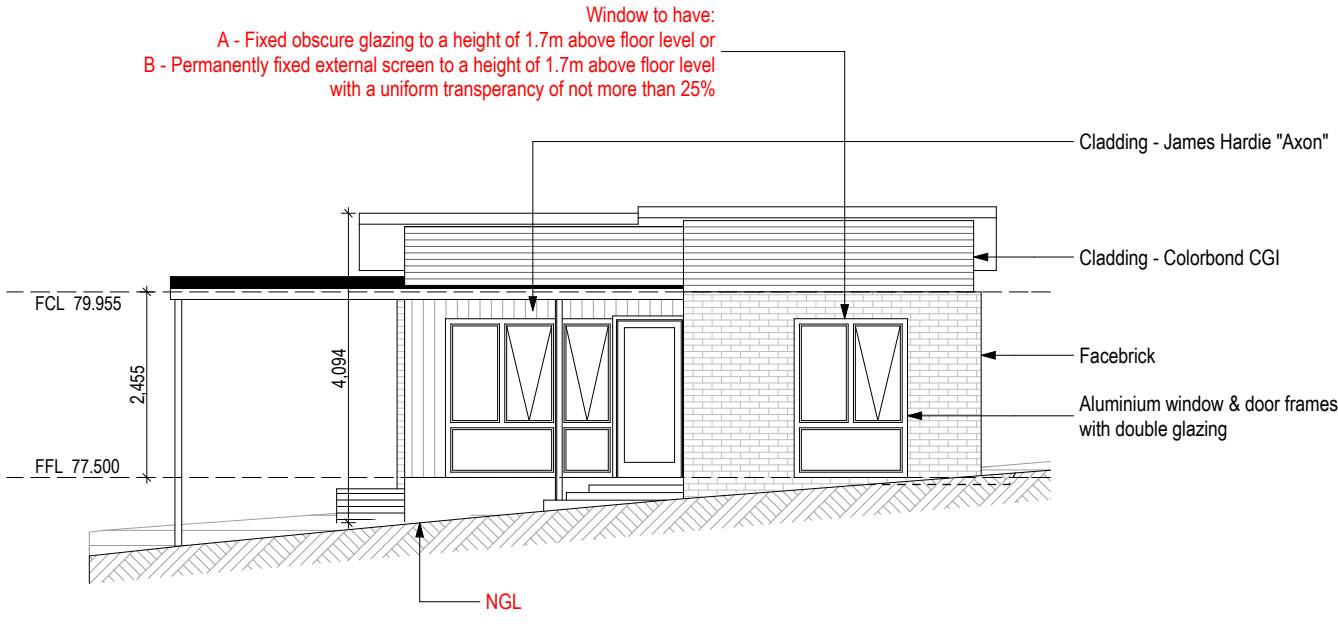
Elevations Unit 5



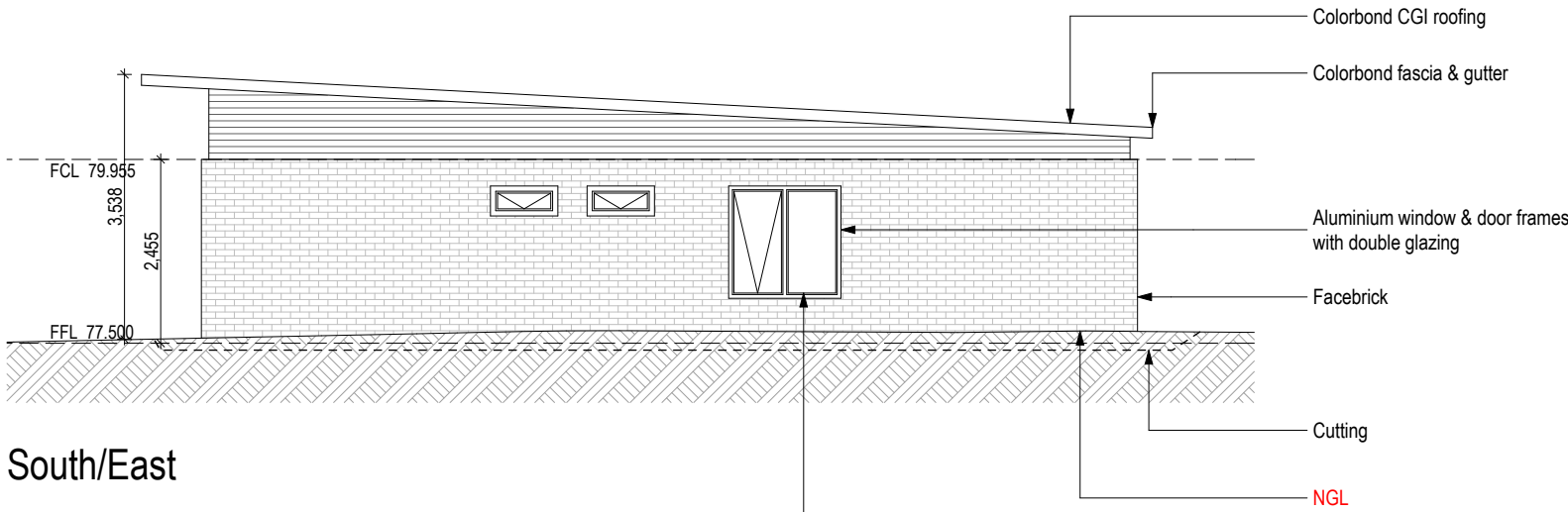
North/West



North/East



South/West



South/East

Material & Colour Schedule

Element	Material	Colour
Masonry	Facebrick Island Block	Ebony Eco
Cladding	James Hardie "Axon"	CB Surfmist
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia & Gutter	Colorbond	CB Ironstone
Windows & Doors	Aluminium	CB Ironstone
Posts	Steel SHS	CB Ironstone
Decking	Modwood or similar	TBA

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By
7-6-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

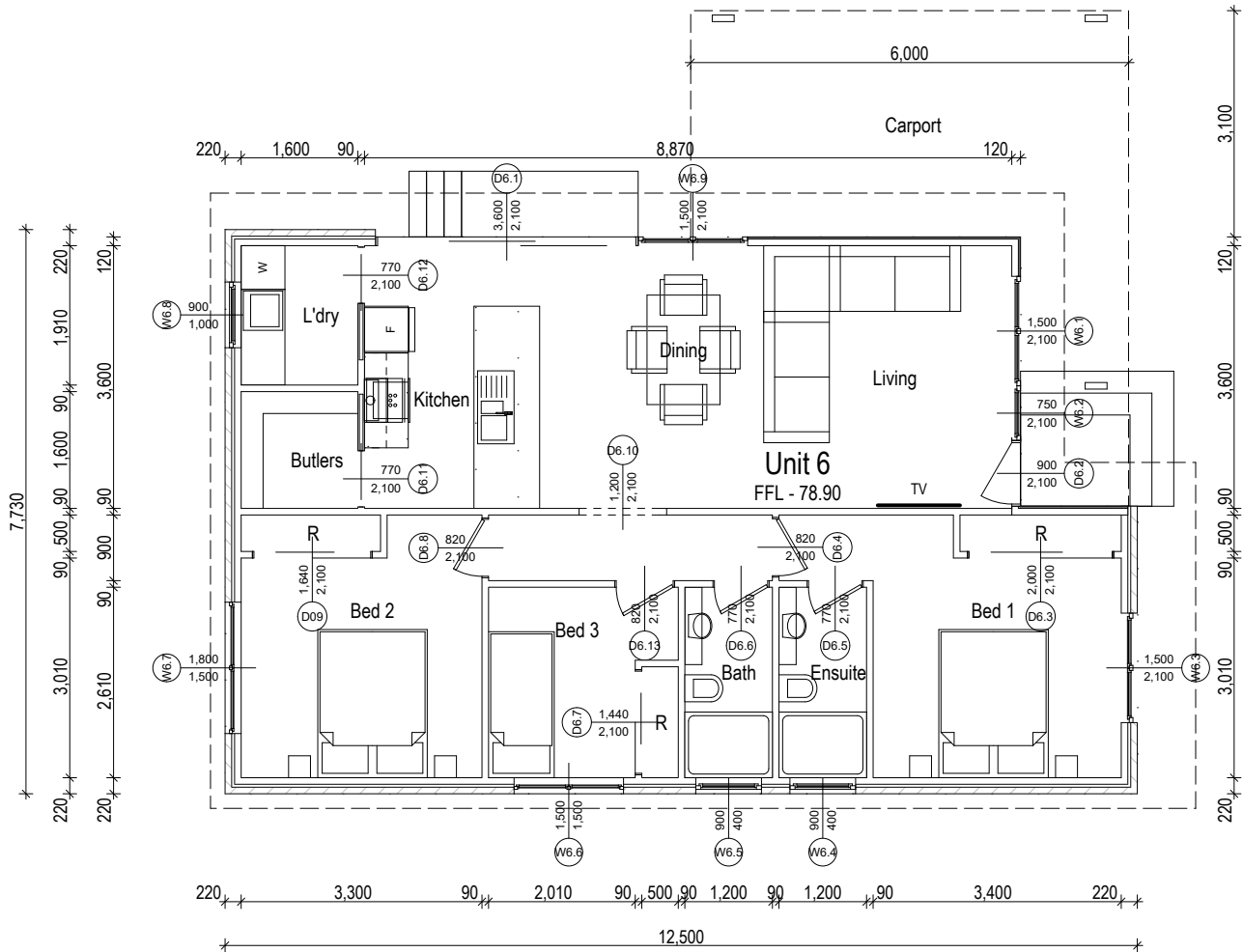
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 22 of 42  
Date: 7 June 2022

## Floor Plan Unit 6



- Walls**
- Existing Walls
  - New Walls
  - Walls to be removed

- Windows**
- Width 1,210 Height 900
- W05 Window number

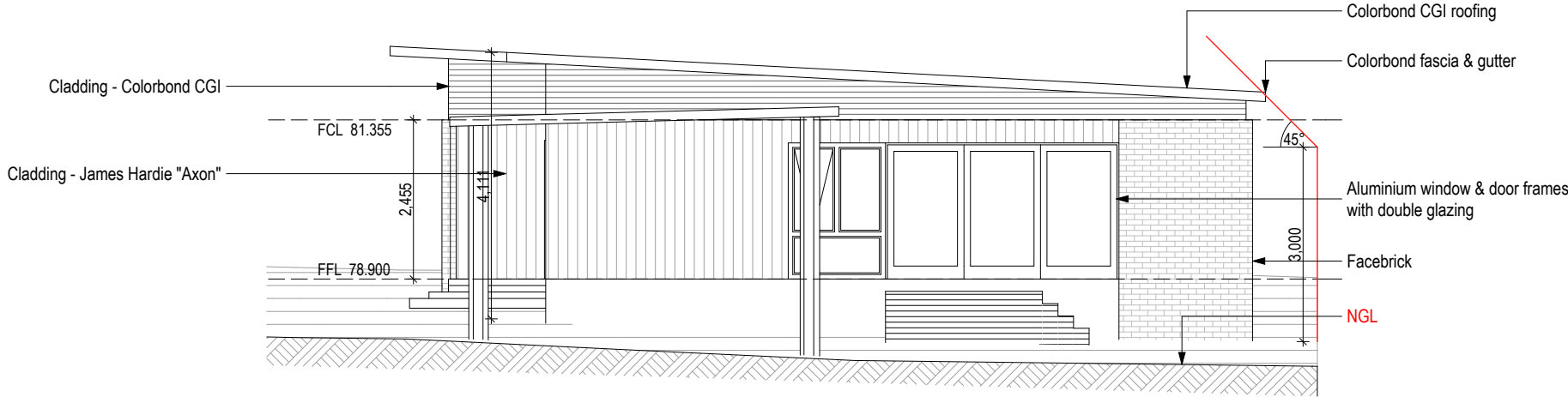
Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	



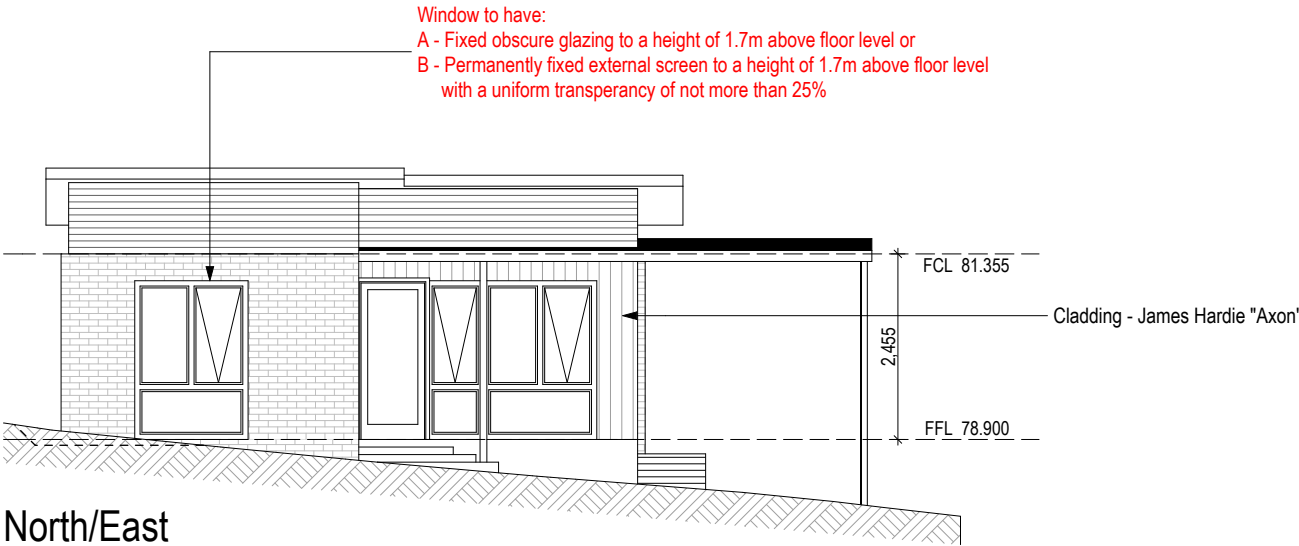
ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L  
**Job**  
Residential Units  
**Job address**  
233 Cambridge Road,  
Warrane  
**Drawing**  
Scale: A3 - 1:100  
DWG: 23 of 42  
Date: 7 June 2022

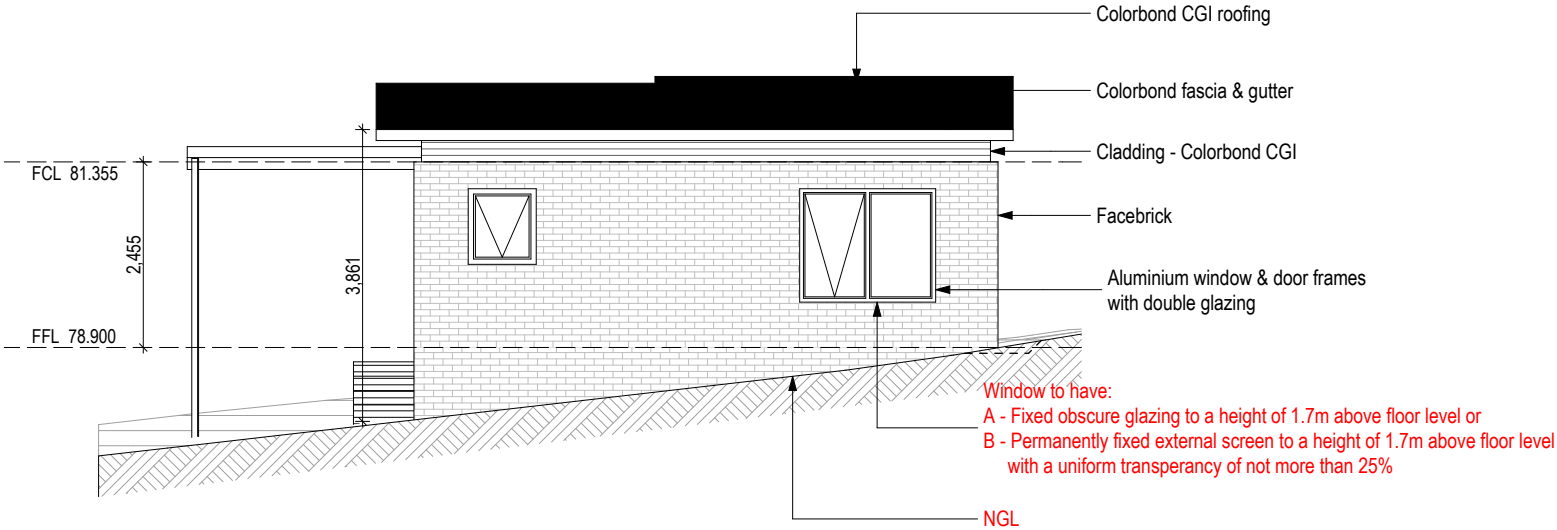
Elevations Unit 6



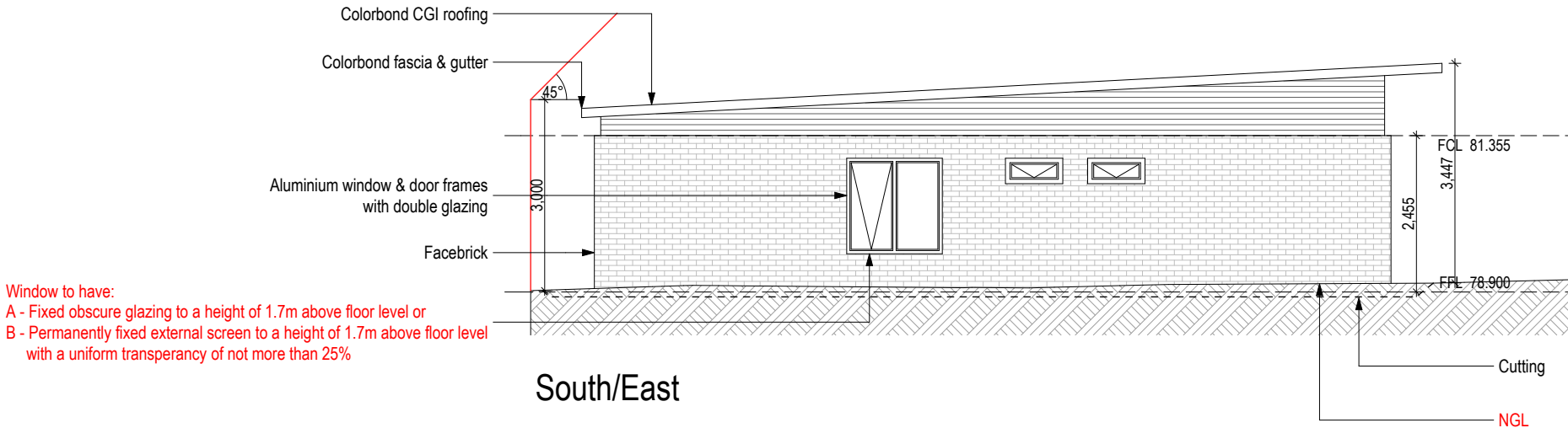
North/West



North/East



South/West



South/East

Material & Colour Schedule

Element	Material	Colour
Masonry	Facebrick Island Block	Ebony Eco
Cladding	James Hardie "Axon"	CB Surfmist
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia & Gutter	Colorbond	CB Ironstone
Windows & Doors	Aluminium	CB Ironstone
Posts	Steel SHS	CB Ironstone
Decking	Modwood or similar	TBA

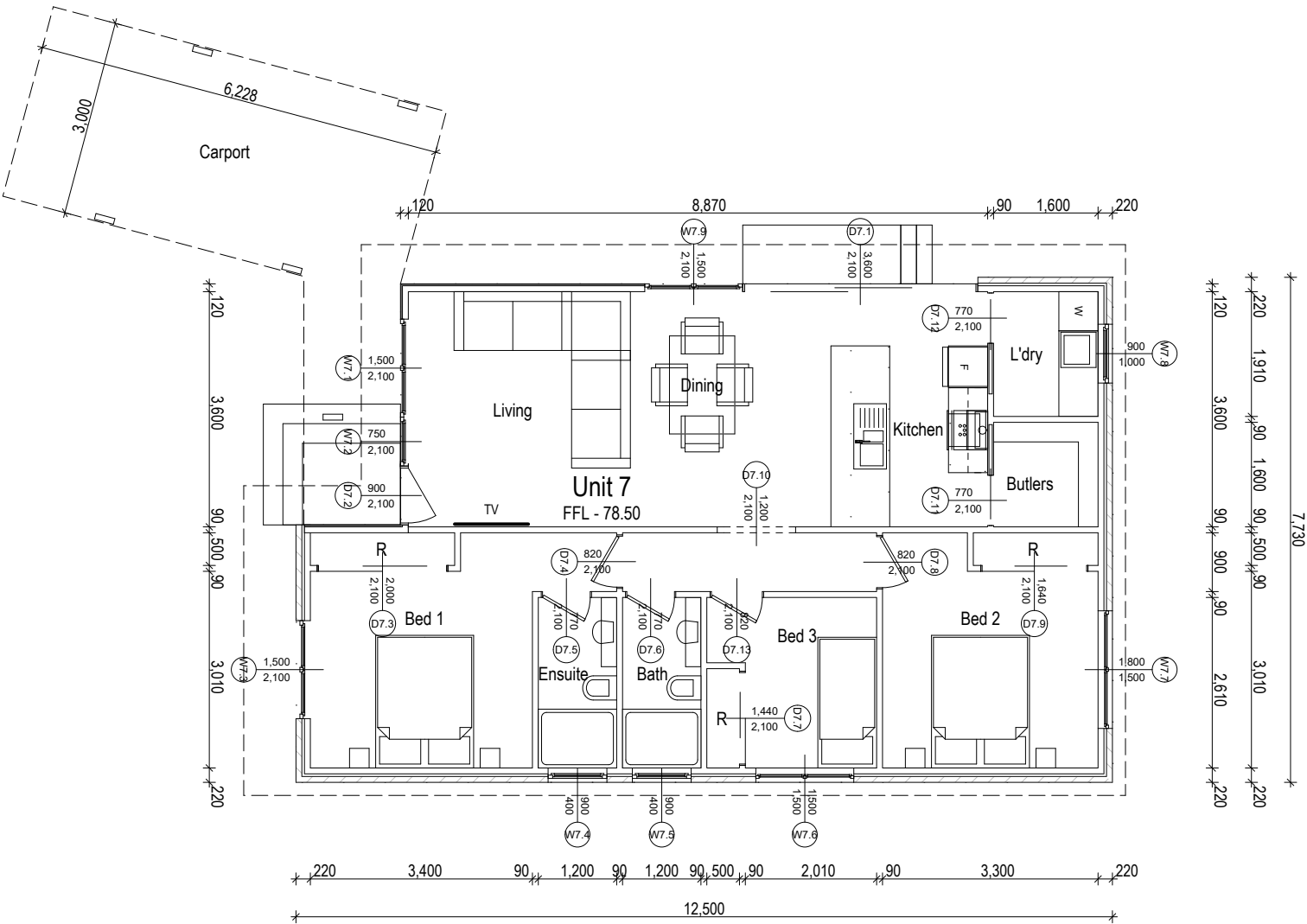
The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By
7-6-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

**Floor Plan Unit 7**



**Walls**

- Existing Walls
- New Walls
- Walls to be removed

**Windows**

Width 1,210 Height 900

W05 Window number

Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	



ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

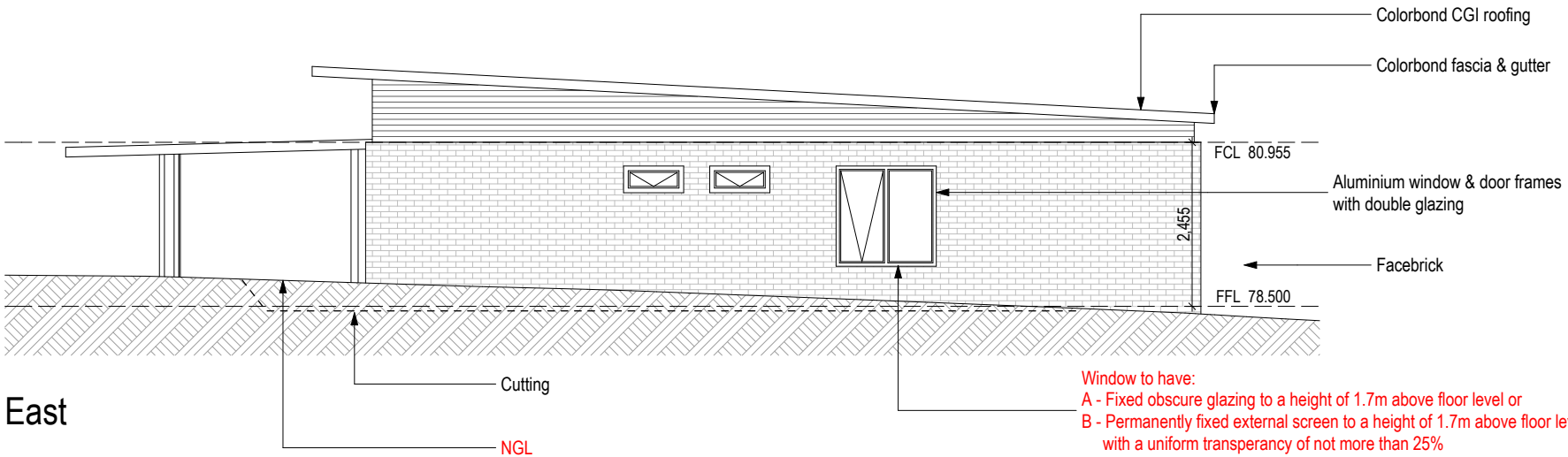
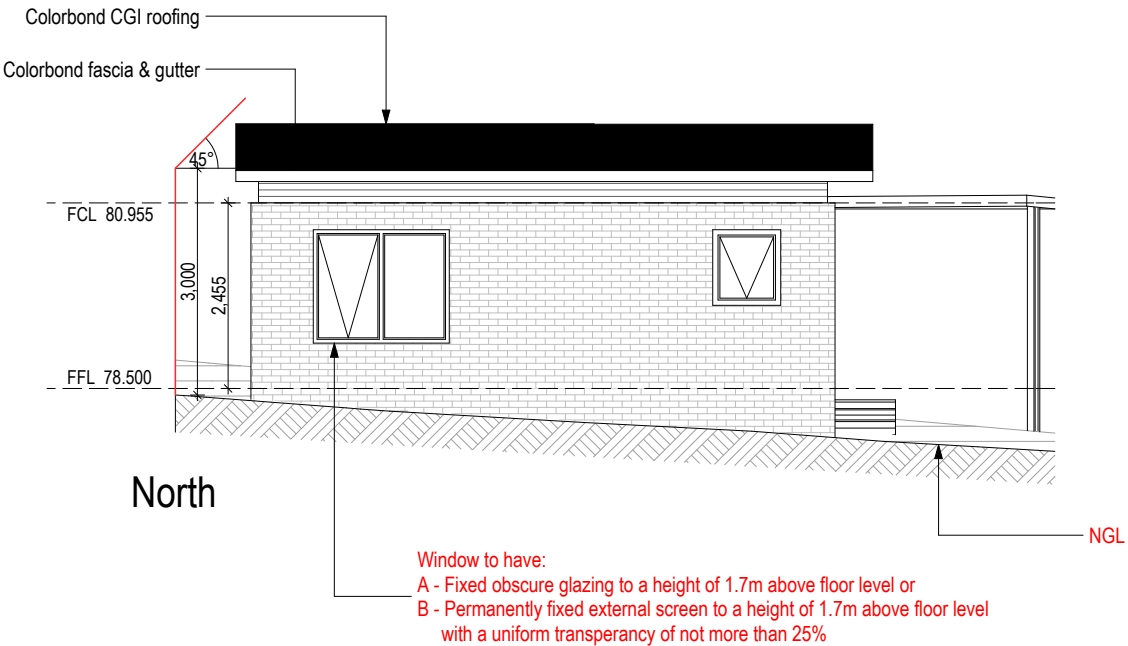
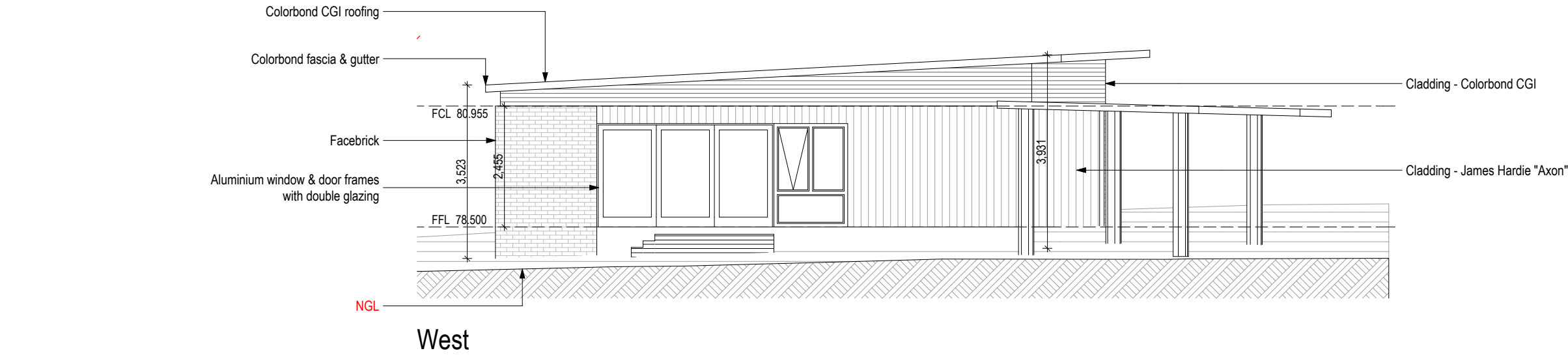
**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 26 of 42  
Date: 7 June 2022

Elevations Unit 7



Material & Colour Schedule

Element	Material	Colour
Masonry	Facebrick Island Block	Ebony Eco
Cladding	James Hardie "Axon"	CB Surfmist
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia & Gutter	Colorbond	CB Ironstone
Windows & Doors	Aluminium	CB Ironstone
Posts	Steel SHS	CB Ironstone
Decking	Modwood or similar	TBA

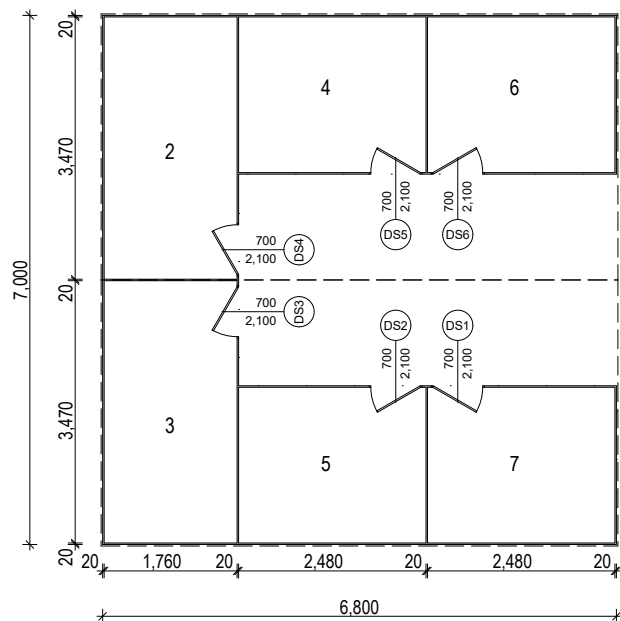
The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

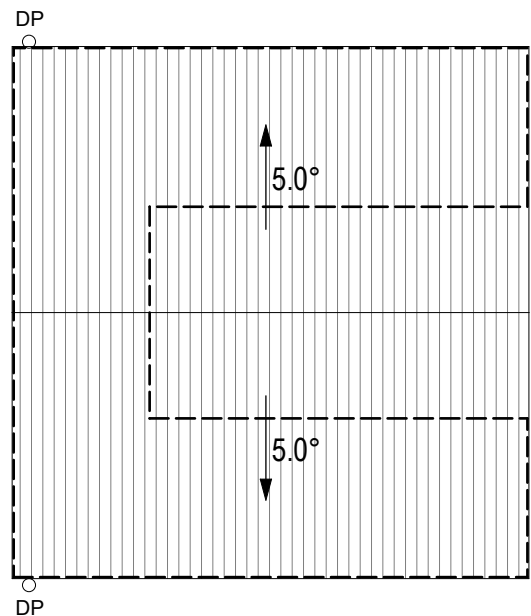
Date	By
7-6-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

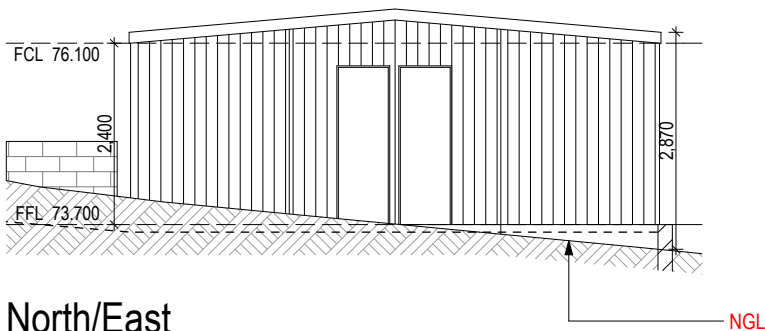




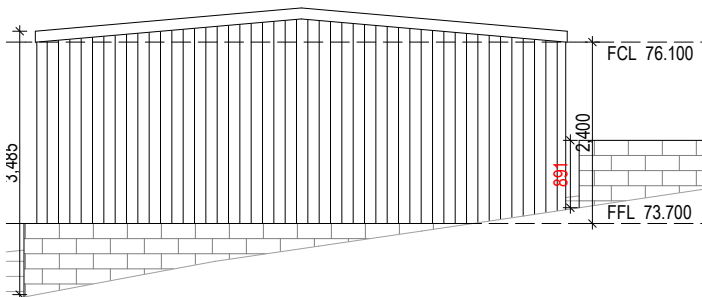
Floor Plan



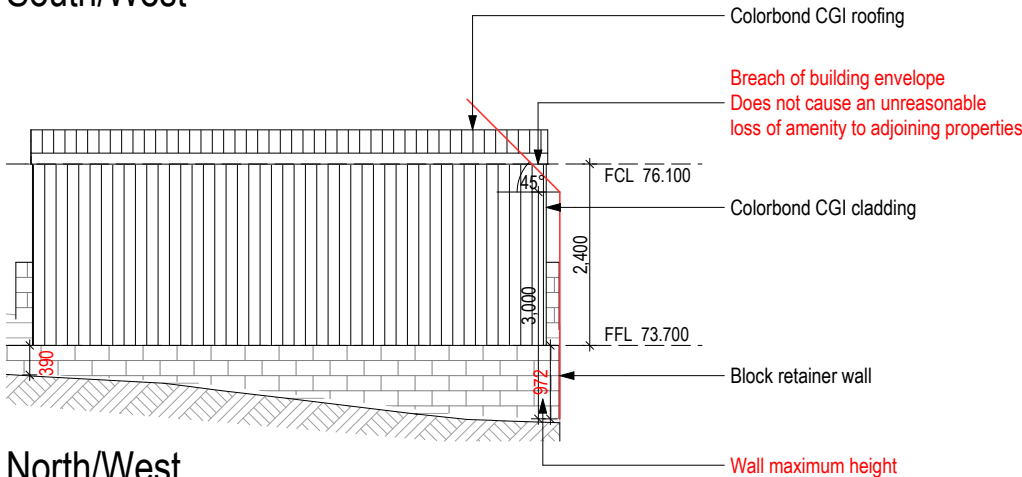
Roof Plan



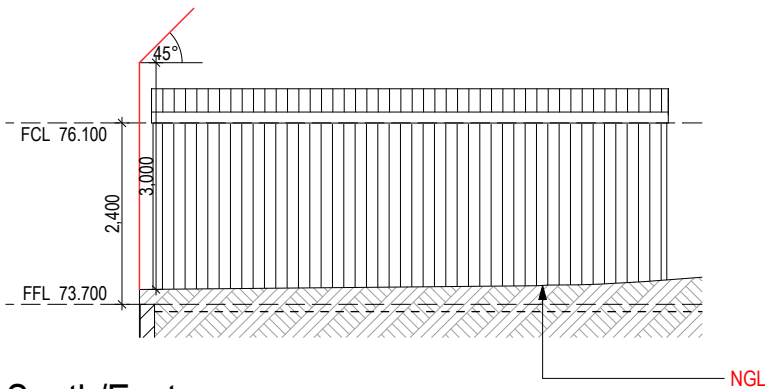
North/East



South/West



North/West



South/East



ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:100  
DWG: 28 of 42  
Date: 7 June 2022

## Shed Plans



## Material & Colour Schedule

Element	Material	Colour
Cladding	Colorbond CGI	CB Ironstone
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Ironstone
Fascia & Gutter	Colorbond	CB Ironstone

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Walls	
	Existing Walls
	New Walls
	Walls to be removed
Windows	
	Width 1,210 Height 900
	W05 Window number

Amendments	
Date	By
7-6-2022	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:300.00  
DWG: 38 of 42  
Date: 7 June 2022

**Shadow Diagrams**



June 21st - 9am

Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	



Cambridge Road



ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:300.00  
DWG: 39 of 42  
Date: 7 June 2022

Shadow Diagrams



June 21st - 12noon

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Cambridge Road



ABN: 18 220 805 074  
Compliance No: CC 1159 Q  
m: 0409 432 670  
e: clint.draftone@bigpond.com

**Client**  
Cemcon Developments P/L

**Job**  
Residential Units

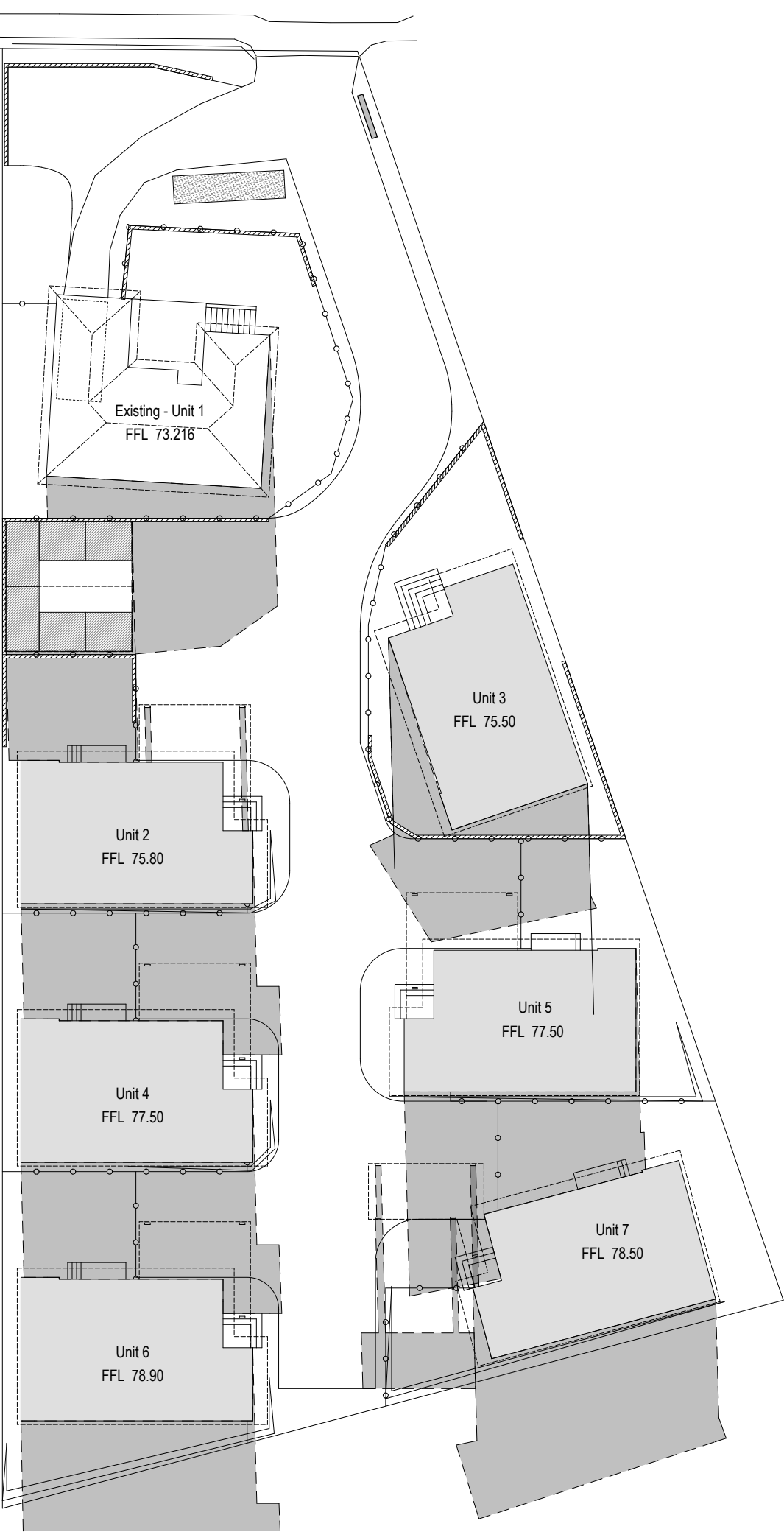
**Job address**  
233 Cambridge Road,  
Warrane

**Drawing**  
Scale: A3 - 1:300.00  
DWG: 40 of 42  
Date: 7 June 2022

Shadow Diagrams



June 21st - 3pm



Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



**Photo 1: Site viewed from Cambridge Road.**



**Photo 2: Site viewed from the rear boundary.**





**Photo 3: Site viewed from property frontage facing the rear boundary.**

**8. REPORTS OF OFFICERS**

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

Nil.

<b>8.2 ASSET MANAGEMENT</b>
-----------------------------

Nil Items.

<b>8.3 FINANCIAL MANAGEMENT</b>
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Nil Items.

**8.4 GOVERNANCE****8.4.1 DRAFT ACTIVE LIVING STRATEGY 2022-2032 - COMMUNITY CONSULTATION FEEDBACK AND STRATEGY APPROVAL****EXECUTIVE SUMMARY****PURPOSE**

To provide feedback on the public consultation process and seek council endorsement of the Active Living Strategy 2022-2032.

**RELATION TO EXISTING POLICY/PLANS**

Council's Strategic Plan 2021 - 2031, is relevant.

**LEGISLATIVE REQUIREMENTS**

Nil.

**CONSULTATION**

To date feedback has been provided from internal stakeholders and council's Sport and Recreation Advisory Committee. Community Consultation was undertaken in accordance with council's Community Engagement Policy 2020 over a six-week period, concluding on 20 June 2022.

**FINANCIAL IMPLICATIONS**

It is anticipated there will be financial implications to progress development of implementation plans and delivery of objectives outlined within the strategy. These considerations will form part of council's annual plan and budget considerations.

**RECOMMENDATION:**

That council:

- A. Note feedback from the community consultation process for the Active Living Strategy 2022-2032.
- B. Adopt the draft Active Living Strategy 2022-2032.

---

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

Council adopted the Clarence City Council Strategic Plan 2022-2032 at its meeting on 19 April 2021. The Strategic Plan provided for the development of seven key strategies to build upon the identified goals and outcomes and to provide direction in the development of implementation plans and annual plans to guide delivery of outcomes.



## 2. REPORT IN DETAIL

**2.1.** The Draft Active Living Strategy 2022-2032 was developed in close consultation with council's Sport and Recreation Advisory committee.

**2.2.** The purpose of the strategy is to identify objectives to support healthy and active living in our community. This purpose is outlined in the strategy's Vision statement:

*"Clarence...a destination of choice  
Providing opportunities for a healthy and active lifestyle, accessible to all in our community, through enhancing amenity and access to our natural environment, together with providing diverse parks, tracks, trails and sport, fitness and leisure facilities."*

A copy of the draft Strategy is included at **Attachment 1**.

**2.3.** Physical activity is a significant factor in supporting improvement in the health and wellbeing of our community. The strategy also considers the trend to more individual pursuits and aims to support all forms of activity, i.e. sport, recreation, exercise, active transport and leisure, in an inclusive and equitable manner.

**2.4.** In developing the draft strategy, three priority areas have been identified as critical to achieving council's active living vision:

- *Good planning and governance - Fair and transparent planning and governance processes,*
- *Great spaces - Provide contemporary facilities and spaces to engage our community in active living, and*
- *Activated places - Activate our facilities and spaces to encourage increased participation in active living.*

Specific objectives that council will work toward are outlined for each of these three priority areas.

**Public Consultation Feedback**

**2.5.** In accordance with the Active Living Consultation Plan, the public was invited to participate in the consultation process via council's Your Say website. Direct emails were forwarded to 59 stakeholder groups, including schools and sports clubs. A reminder email was forwarded to these groups mid-way through the consultation period. During the consultation period, 38 responses were received via YourSay, four direct emails were received, and three stakeholders met with a council representative to discuss the strategy. The National Fitness Southern Recreation Association Inc provided a submission after close, however feedback is included within this summary report. A copy of the YourSay Consultation Report is included at **Attachment 2**.

**2.6.** Overall responses were supportive. The following feedback is highlighted:

- Significant positive feedback about our existing spaces and places.
- Appreciate the focus of providing opportunities broadly across the community for all ages and abilities and different interests.
- Concern regarding time to deliver key projects and the need to be realistic when forecasting timelines.
- Acknowledgement of the significant benefit of council's tracks and trails networks, including the Meehan Range Bike Track.
- Importance of catering to, and engaging with, the youth in our community, particularly in areas where there is little in the way of active recreation facilities.
- Need for diversity of sports and recreation spaces to suit all ages and all abilities.
- Like the alignment of this strategy with sustainability and health and wellbeing.
- Would like to see more facilities provided at our beaches and other spaces.

- Lauderdale Football and Sports Club outlined the need for an additional oval and facilities at Lauderdale. The club also provided a detailed submission outside the scope of this consultation process which has been referred for internal review and response.
- The Tasmanian Active Living Coalition provided a detailed response to the draft strategy in regard to active transport, terminology, alignment with state policy and use of state referenced data.
- The National Fitness Southern Recreation Association Inc (NFSRA) was generally supportive of the strategy, however noted that it is focussed on council assets and infrastructure and suggests there should be a stronger focus on community leadership. The NFSRA also state that they do not think the Bayview Sporting Precinct development has capacity to meet demand growth across our city and also would like to see increased funding across council's active living programs.

**2.7.** A significant amount of feedback was in regard to infrastructure and service gaps in particular areas within our city. While this feedback does not appear in this report, it will be retained to inform development of implementation plans and frameworks.

**2.8.** After the draft strategy is adopted, 3 to 5year implementation plans and rolling annual plans will be developed. The implementation plans will outline how and when each objective will be delivered. The rolling annual plans will provide for review of progress and inform budget discussions and decision-making.

### **3. CONSULTATION**

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

Community consultation on the draft Active Living Strategy was undertaken over a 6-week period, concluding 20 June 2022. Details of feedback received is outlined in this report.

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

Nil.

**3.3. Other**

A workshop was held with council on the draft Active Living Strategy on 29 November 2021.

**4. STRATEGIC PLAN/POLICY IMPLICATIONS****4.1.** Council's Strategic Plan 2021-2031 under the strategic goal area *A people friendly city*:

*"1.9 Undertaking the development of a Sport and Recreation Strategy."*

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

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

*"1.12 Facilitating opportunities for community connections and growth through a range of programs, activities and events."*

**4.2.** Also under the goal area *A well planned liveable city*:

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

**4.3.** Under the goal area *A prosperous and creative city*:

*"3.4 Communicating our city brand and benefits through the promotion of our attributes, opportunities and visitor attractions."*

*"3.5 Building and facilitating productive networks and relationships based on common interests with business groups, regional bodies, other councils, and other levels of government."*

**5. EXTERNAL IMPACTS**

The draft Active Living Strategy 2022-2032, if adopted by council, will have significant external community impacts in providing opportunity to support improved health and active living outcomes.

**6. RISK AND LEGAL IMPLICATIONS**

Nil.

**7. FINANCIAL IMPLICATIONS**

Costs associated with implementing objectives outlined in the strategy will form part of annual plan and budget considerations each year. Specific resource impacts will also be outlined within associated implementation plans developed to outline how each objective will be delivered.

**8. ANY OTHER UNIQUE ISSUES**

Nil.

**9. CONCLUSION**

The Active Living Strategy outlines priority areas for council to support the provision of accessible opportunities for a healthy and active lifestyle for our community. The strategy also aims to provide a robust guide to the current and future provision of sporting facilities and services in our community through strategic planning and delivery of key objectives.

Attachments: 1. Draft Active Living Strategy 2022-2032 (23)  
2. Your Say Community Consultation Report (27)

Ian Nelson  
**GENERAL MANAGER**



Clarence... a brighter place

2022-2032

# Active Living Strategy

The City of Clarence acknowledges the Tasmanian Aboriginal People as the Traditional Owners and ongoing custodians of lutruwita, Tasmania. We pay our respect to all Aboriginal and Torres Strait Islander people and to their Elders past, present and emerging.

## Relationship to our strategic plan

### Our purpose

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

### Our mission

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

### Our vision

Clarence... a vibrant, prosperous, sustainable city

### Our goals



## Active lifestyle objectives

GOOD PLANNING AND GOVERNANCE  
PROVIDE CONTEMPORARY FACILITIES AND SPACES  
ACTIVATE OUR SPACES TO INCREASE PARTICIPATION

#### GOVERNANCE AND LEADERSHIP

*We seek to act with the highest ethical standards and foster trusting and respectful relationships, demonstrating leadership and accountable transparent governance of the city. Good governance promotes public trust, leads to informed and ethical decision-making, and improves efficacy.*

#### ASSETS AND RESOURCES

*We will efficiently and effectively manage financial, human, and property resources to attain our strategic goals and meet statutory obligations.*



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## Our strategies

This strategy is one of seven key strategies adopted by council to support achievement of our goals.

While each strategy stands alone, many objectives overlap. In achieving the best outcomes for our community, we will take a whole of council approach to align planning, resources and delivery, particularly where objectives have connections with other key strategies.

The strategy establishes three priority areas:

1. **Good planning and governance** - Fair and transparent planning and governance processes
2. **Great spaces** - Provide contemporary facilities and spaces to engage our community in active living
3. **Activated places** - Activate our facilities and spaces to encourage increased participation in active living

---

## Our role in supporting our community in active living

Council has an important role to play in providing opportunities for our community to participate in active and healthy living. Council is well placed to deliver facilities, public places, and programs to increase physical activity, leisure and exercise levels in our community.

The major focus of council's effort is to provide the opportunity for everyone to participate in physical activity, including all forms of sport, recreation, exercise, active transport and leisure activities.

In implementing programs council will choose from one or more of the following roles:

**Delivering** direct provision of sport, recreation, exercise, active transport and leisure activities spaces, and services.

**Partnering** working collaboratively with other committees, agencies, landowners/developers and organisations to deliver active facilities, spaces, and services.

**Facilitating** providing key engagement, connections and planning to progress active living outcomes.

**Advocating** for stakeholders to be heard and promoting physical activity and leisure opportunities in our community.

### *Clarence...a destination of choice*

Providing opportunities for healthy and active living, accessible to all in our community, through enhancing amenity and access to our natural environment, together with providing diverse parks, tracks, trails and sport, fitness and leisure facilities

Clarence is a city that supports the health and wellbeing of our community through provision of a wide range of physical activity facilities and spaces, including sport, recreation, exercise, active transport and leisure, set within and beside our natural coastal, aquatic and bush settings.

Our vision is for everyone in our community to have the opportunity to enjoy active living to support improved health and wellbeing.

Enhancing our parks and playgrounds provides physical activity and leisure options for all ages and abilities and encourages groups to meet and build social connections that support resilient and cohesive communities.

We will strive to provide sportsgrounds and facilities that are multi-user and multi-purpose hubs to facilitate the sharing of resources and build to high quality construction and design standards with amenities that allow year-round and increased use.

Improving access to, and promoting active transport modes, such as walking and cycling, can provide significant health benefits for individuals, as well as providing opportunities for incidental

exercise and supports sustainable practices in our community.

We will support individual, social, group, competitive and non-competitive users on an equitable basis while recognising the trend to more individual pursuits.

We will also work with external operators and providers, seeking to establish partnerships and arrangements that enhance our spaces and places by providing facilities and services that support healthy living and promote social connections.

In working towards our objectives, it is important that we consult with our community to develop master plans and implementation schedules that include transparent decision-making processes to guide our investment in the health and wellbeing of our community.

We want everyone to enjoy and benefit from the opportunity to engage in active living, supported by quality and diverse facilities and spaces, all within our wonderful natural environment.

Our aim is to make Clarence a healthy and active community by being a destination of choice for those who live, work or visit our city.

### Consultation and feedback

Direct feedback and contributions from several sources have been considered in the development of this strategy. The Sport and Recreation Advisory Committee provided input and guidance and feedback was sought from our community through our YourSay platform. Workshops were also conducted with aldermen, our staff, and consultations held with representatives from Special Committees of Council.

### What factors influence participation in active living

Key to identifying how we can increase participation in active living is to understand and consider the factors that influence participation in physical activity, including:

- our gender and age
- our health status, including mental health
- our families and communities
- our lifestyle choices
- our relationships and social connections
- our socio-economic status<sup>1</sup>

<sup>1</sup> Bellew B, Nau T, Smith B, Bauman A. Getting Australia Active III: A systems approach to physical activity for policy makers. The Australian Prevention Partnership Centre and The University of Sydney 2020

- our access to spaces and places, and
- inclusiveness of our spaces and places.

The impact of these factors on participation can be demonstrated, by way of example, by considering members of our community who are at greater socio-economic disadvantage and have reduced access and ability to participate in physical activity and therefore show disproportionately higher levels of physical inactivity<sup>1</sup>.

### What is physical activity<sup>2</sup>

*“Physical activity is anything that gets your body moving, makes you breathe faster and speeds up your heart rate.”*

Any form of physical activity is beneficial to health and wellbeing, and it is our aim to support all forms of activity. The Australian Physical Activity and Sedentary Guidelines state that *“doing any physical activity is better than doing none”*.

You can be physically active at different intensities, not every activity has to be strenuous to benefit health and wellbeing:

- light –activities of daily living, such as strolling around the garden (you can talk and sing)
- moderate – where you are putting in some effort, such as brisk walking or cycling (you can talk, but not sing)

<sup>2</sup> <https://www.health.gov.au/health-topics/physical-activity-and-exercise>

- vigorous – requiring more effort elevates your heart and breathing rates, such as jogging or fitness activities (you can't say more than a few words without pausing for breath)

---

### What have we achieved to date?

We already provide access to a range of sport, recreation, exercise, and leisure activity opportunities across our city.

Our current open space network includes more than 60 parks and reserves, 15 major sportsgrounds, an extensive multi-use trail network, and over 190 km of coastline and numerous bushland reserves.

#### Major sporting facilities

Clarence is home to several significant sporting facilities, including Bellerive Oval and Clarence Aquatic Centre. In addition, we have developed numerous community facilities which are available for public use.

#### Parks and reserves

Our parks and reserves are spread throughout the city, ranging from small quiet spaces to iconic playgrounds. There are a range of facilities in these spaces including play structures, exercise equipment, seating, kickabout areas, skate parks and barbecues.

#### Tracks and Trails

Clarence has an extensive tracks and trails network, including the Tangara Trail which offers 250km of recreational trails between Seven Mile Beach and South Arm. The network has been developed over several decades and provides

multiple leisure and fitness activity opportunities set against diverse landscapes from coastal beaches and bushland to vistas and rural settings.

#### Iconic Parks

- Simmons Park
- Kangaroo Bay Parklands
- Bellerive Beach All Abilities Park



#### Mountain Biking

Clarence is home to the premier Clarence Mountain Bike Park and the Meehan Range Recreation Area. These areas have a network of trails which are located on Crown Land but managed by council and state government with support from local volunteers.



### Physical activity

Physical activity is a significant factor in supporting improvement in our health and wellbeing. It plays a critical role in reducing the risk of, and managing, chronic conditions, such as high blood pressure and high cholesterol, as well as maintaining a healthy weight.

Even with increased awareness of the importance of physical activity, there was only a slight increase in the percentage of adults who were sufficiently active between 2007–08 and 2017–18, from 31% to 35%<sup>3</sup>. Focussing objectives to those in our community who are not meeting recommended physical activity levels can deliver the greatest health gains<sup>4</sup>.

Tasmanian specific data from the National Health Survey 2017-2018 reports that:

- 17.2% of Tasmanian's aged over 18 met the Physical Activity Guidelines. The national average was 17.3% and ranks Tasmania fifth out of eight, with the Australia Capital Territory recording the highest rate of 21.3%.
- 19.6% of Tasmanians aged 18 and over did at least two strength sessions per week. This ranked Tasmania the

lowest for strength activities and below the national average of 23.1%.

- 39.9% of Tasmanians report their activity at work is mostly sitting.

<sup>3</sup> [www.aihw.gov.au/reports/ausralias-health/insufficient-physical-activity](http://www.aihw.gov.au/reports/ausralias-health/insufficient-physical-activity)

<sup>4</sup> Bellew B, Nau T, Smith B, Bauman A. Getting Australia Active III: A systems approach to physical activity for policy makers. The Australian Prevention Partnership Centre and The University of Sydney 2020

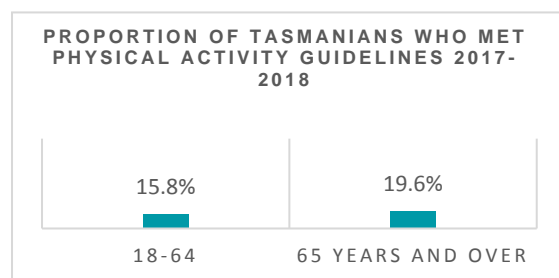
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## Physical Activity Guidelines

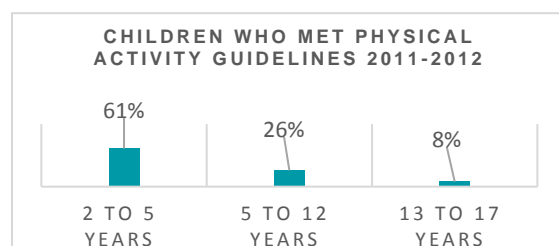
While any form of movement is encouraged, the Physical Activity Guidelines recommend participation in regular higher intensity activities to provide increased protective health benefits (as appropriate to a person's age and capacity).

A summary of the guidelines is shown at Table 1, with the full guidelines available from the Department of Health<sup>5</sup>.

### Adults



### Children<sup>6</sup>



While data in the 2020 report comes from Australia Bureau of Statistics reports of 2011-2012, it highlights the need to support activity across our life cycle.

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<sup>5</sup> <https://www.health.gov.au/health-topics/physical-activity-and-exercise>

<sup>6</sup> Australian Institute of Health and Welfare 2020. Australia's children. Cat. no. CWS 69. Canberra: AIHW

**TABLE 1 - Physical activity guidelines by age**

<i>Children and young people</i>				
<b>Recommendations</b>	<b>Under 12 months</b>	<b>1 to 2 years</b>	<b>3 to 5 years</b>	<b>5 to 17 years</b>
<b>Physical activity</b>	Interactive floor-based play, and at least 30 minutes of tummy time for babies per day.	At least 3 hours of energetic play per day.	At least 3 hours per day, with 1 hour being energetic play.	At least 1 hour of moderate to vigorous activity involving mainly aerobic activities per day. Vigorous activities should be incorporated at least 3 days per week. Several hours of light activities per day.
<b>Strength</b>				At least 3 days a week.
<b>Sedentary time</b>	Do not restrain for more than 1 hour at a time.	Do not restrain for more than 1 hour at a time.	Do not restrain for more than 1 hour at a time.	Minimise and break up long periods of sitting.

<i>Adults</i>			
<b>Recommendations</b>	<b>18 to 64 years</b>	<b>Pregnancy</b>	<b>65 years and over</b>
<b>Physical activity</b>	Be active on most (preferably all) days, to weekly total of: 2.5 to 5 hours of moderate activity or 1.25 to 2.5 hours of vigorous activity or an equivalent combination of both.	Be active on most (preferably all) days, to weekly total of: 2.5 to 5 hours of moderate activity or 1.25 to 2.5 hours of vigorous activity or an equivalent combination of both. Do pelvic floor exercises.	At least 30 minutes of moderate activity on most (preferably all) days.
<b>Strength</b>	At least 2 days a week.	At least 2 days a week.	Do a range of activities that incorporate fitness, strength, balance and flexibility.
<b>Sedentary time</b>	Minimise and break up long periods of sitting.	Minimise and break up long periods of sitting.	



---

## Participation

Participation rates record those taking part in an activity irrespective of the length of time or intensity. These figures are important however as they can guide where focus of effort may have the most impact on increasing physical activity levels.



Participation in sport-related activities has declined while non-sport physical activities have increased by more than 20% over the past 20 years.<sup>7</sup>

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<sup>7</sup>The Australian sport and physical participation survey, AusPlay, 2020

---

## Use of our facilities

Current use levels will be identified as part of the audit of our facilities and spaces.

These base figures will inform development of objectives to increase use rates of our facilities and form the benchmark for review of our performance.



## Where do we want to be in 10 years?

Over the next 10 years, it is our aim to provide increased opportunities for our community to participate in active living. We will achieve this through providing contemporary facilities and spaces, activating our facilities and spaces to encourage increased participation, and delivering outcomes in an open and transparent manner.

Reviewing “Where We Are Now” and independent data and trends, highlights the need to give focus to areas in achieving improvement in physical activity levels, including:

- the increasing move toward individual sport, leisure, and fitness activities
- improving amenities to support activities

*for example: showers, changerooms and kayak washdown facilities at beaches*

- increasing the diversity of our playgrounds and parks to provide amenities, equipment and spaces for all ages and all abilities

*for example: providing BBQs and picnic areas to encourage people to stay and play, seniors playgrounds to aid exercise and mobility, and teenage friendly adventure-based spaces*

The growth in popularity of mountain biking has primarily been driven by the construction of purpose-built trails and infrastructure. This has attracted professional, social, and individual riders to the sport.

This approach to meeting demand and growth may be used to increase participation in other similarly diverse sport, recreation, exercise, and leisure pursuits, as well as providing opportunity for sport and leisure tourism, and partnering with other providers to deliver facilities and amenities. For example:

- our waterways support a diverse range of leisure and exercise activities including surfing, fishing, triathlon/duathlon, and kayaking; the provision of appropriate facilities and amenities is important to encourage increased participation in these areas, and
- continuing to provide a range of on and off leash dog exercise areas to encourage both leisure and fitness activity.

The objectives in this strategy include actions across the full spectrum of sport recreation, exercise and leisure for the benefit of all in our community.

---

### State Government Strategic Plans and Strategies

State Government has launched their Healthy Tasmania Five-Year Strategic Plan 2022-2026 and is developing a Tasmanian Sport and Active Recreation Strategy, together with a Sport and Active Recreation Infrastructure Strategy.

In working towards our objectives, we will seek to align effort where appropriate to provide a consistent and robust approach to our community's wellbeing.

---

## Key outcomes we will work to achieve by 2032

Outlined below are the outcomes council will work to achieve by 2032. The outcomes will result from implementing the objectives outlined under each Priority Area.

### *Good governance*

- Identify baseline data to determine effectiveness and impact of objectives outlined in this strategy.
- We have undertaken strategic planning for sport and recreation across each regional of the city and for the city as a whole
- Implementation plans have been developed and progressively implemented on an ongoing basis
- A needs, serviceability and suitability audit of our facilities and spaces has been completed
- Our decision-making is guided by strategic planning and research

### *Activated places*

- The number of people participating in physical activity has increased.
- The percentage of our community meeting the Australian Physical Activity Guidelines for physical activity has increased.
- The use levels of our spaces and places have increased.

### *Great spaces*

- Land purchased for open space meets provisions of our Open Space Framework
- Universal design principles are included in new and refurbished facilities and spaces

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## Who will we engage with

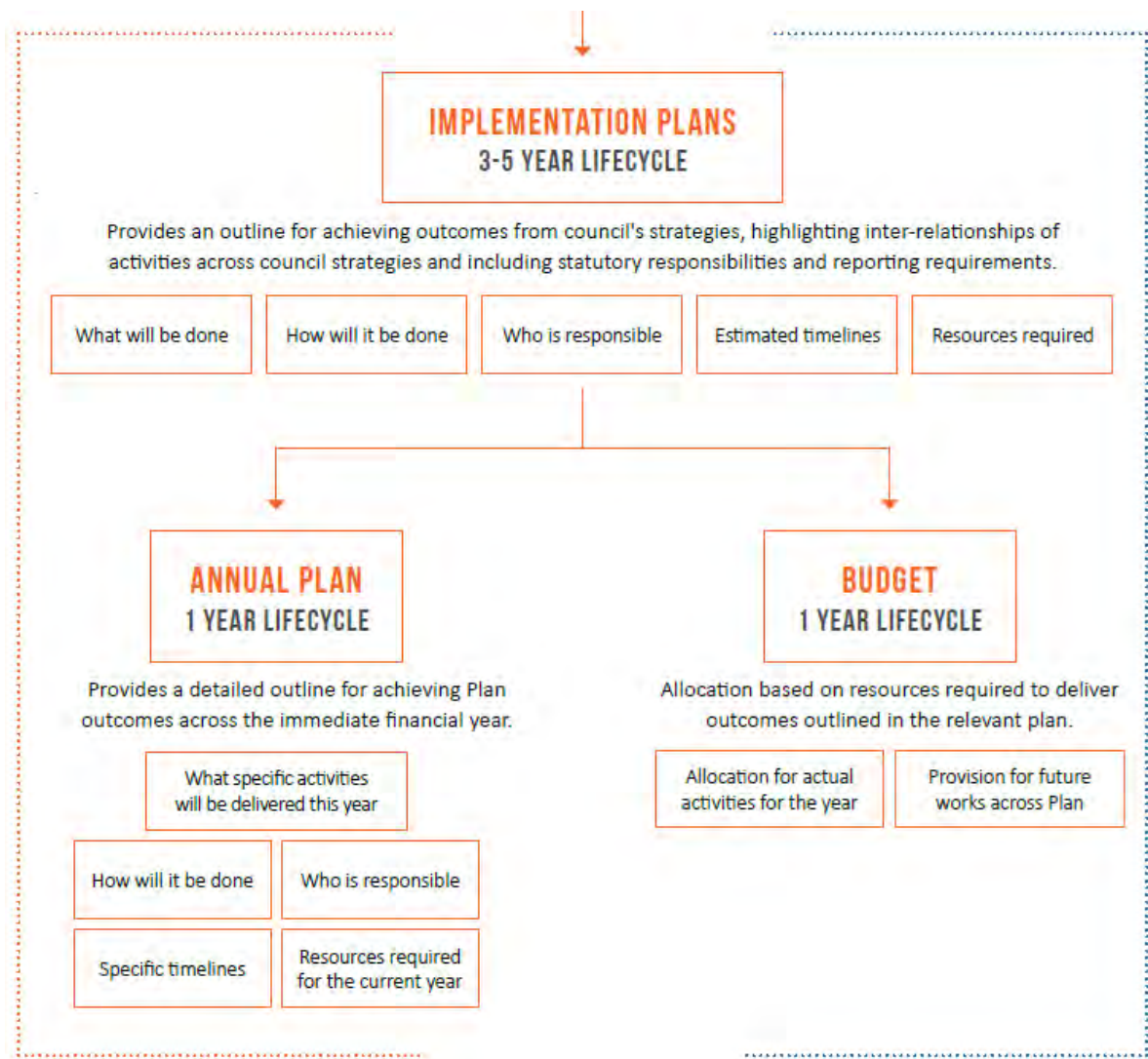
In delivering the objectives outlined in this strategy we will engage with:

- Our community .....✓
- Internal stakeholders.....✓
- Council special committees.....✓
- Local and regional sporting bodies.....✓
- State and Federal government.....✓

## How will we get there

Implementation plans will be developed that outline how and when each objective will be delivered. Relevant activities from existing planning documents and other implementation plans will be mapped against the objectives of this strategy to ensure that our efforts are coordinated, rigorous and do not duplicate effort or resources. Complementary objectives across council's strategies will be delivered in a collaborative manner.

Implementation plans will provide for a major review of progress every 3 years, and an annual minor review to inform budget and annual plan discussions and decision-making.



What will we do to improve the opportunity for everyone in our community to enjoy active living over the next ten years?

*The following pages set out the objectives we will pursue over the next ten years.*

*The nature and extent of our involvement will depend on the role we choose to take.*

## PRIORITY 1 Good planning and governance

Fair and transparent sport, recreation, exercise, active transport and leisure planning and governance processes

### Key principles

We will strive to ensure that the provision of sport, recreation, exercise, active transport and leisure facilities and spaces is guided by sound governance and planning processes, including:

- being transparent
- conducting business with fairness
- evidence based decision making
- operational and strategic planning frameworks, and
- consulting with and being accountable to our community.

We will seek to provide necessary resourcing of facilities and spaces to support optimal health and wellbeing in our community.

### Why is this important

Strong governance principles provide a framework to ensure that we can work towards meeting the demand for physical activity and leisure facilities and spaces in a fair and equitable way.

Good governance also reduces the risk of undue influence in decision-making processes and increases community confidence.

### Objectives we will work towards

#### *Planning for sport and recreation*

- Undertake master planning to inform development and investment of facilities and spaces within the city
- Develop and implement an open space framework and classification system that facilitates appropriate and equitable provision of passive and active open spaces and facilities throughout the city, providing for all ages and all abilities, social amenity and connections and identifies local, regional and district design and amenity standards
- Continue development and implementation of our reserve activity plans to ensure our natural spaces are sustainably managed to support, preserve, and enhance their natural, cultural, and social values
- Plan for and design to provide for improved connectivity and opportunities for active transport between our spaces and places
- Ensure provision of suitable land for physical activity and leisure in our planning framework
- Ensure the active living needs of new communities are considered when identifying and developing strategic housing land allocations through structure plans and specific area plans



### *Conducting business*

- Manage facilities on a sustainable model which meets community service obligations and national competition policy requirements

### *Consultation and support*

- Provide a framework for stakeholders to provide input to inform decision-making, identify opportunities for improvement and to identify trends and emerging activities
- Provide a framework for council's special advisory committees to continue to provide input and advice into physical activity and leisure planning
- Facilitate our community groups and users of our facilities to adopt best practice governance and operations to ensure sustainability
- Review our grant program to provide opportunities for small physical activity funding

### *Policies and processes*

- Regularly audit facilities to identify users and existing use levels to inform need for new facilities and capacity for increased activity
- Develop and maintain 3-year Implementation Plans to identify priority funding projects
- Provide a documented and structured application process for requests for funding from individual, groups and sporting clubs with a requirement to demonstrate links to active living priority areas

## PRIORITY 2 Great spaces

Provide contemporary sport, recreation, exercise, active transport and leisure facilities and spaces

### Key principles

We will work to ensure that facilities and spaces are:

- developed in accordance with master plans, structure plans and specific area plans
- built to high standard design principles to maximise user capacity and return on investment, and
- supported by responsive maintenance and risk management programs.

We will enhance our facilities and spaces to meet the needs of all and ages and all abilities.

We will cater for individual, community, competitive and elite sport, leisure, and fitness on an equitable basis.

We will build strong partnerships to encourage shared facility provisions.

### Why is this important

Designing inclusive and fit for purpose spaces that consider the needs of all our community, including all ages, all abilities and underrepresented users encourages increased use and participation and removes barriers for potential participants. Providing support on an equitable basis maximises community benefit.

Built facilities come at a significant financial cost, it is important to ensure they are designed to maximise their life cycle and can be adapted to meet changing demands and trends.

### Objectives we will work towards

#### *Building facilities and spaces*

- Develop a policy that ensures facilities are designed to contemporary and legislative standards, incorporating universal design and inclusive approaches that have the capacity to meet current and future demand
- Design to complement and enhance the natural and built amenity of our city
- Identify projects that maximise use and increase diversity of use of existing facilities and spaces
- Continue development of our mountain bike tracks, including research expansion into regional areas to cater for local communities and reduce unauthorised track construction
- Identify locations to develop formal walking and jogging circuits with features to support increased vigorous activity for all ages and all abilities and all-day and year-round use.

#### *Maintaining our facilities and spaces*

- Address our ageing facilities through ongoing development and review of asset management plans
- Support community participation in the care and maintenance of our public facilities and spaces

#### *Developing partnerships to facilitate improved sport and recreation outcomes*

- Promote our investment in sport, leisure, and fitness to attract external and joint funding
- Investigate opportunities through public and private partnerships to enable development, expansion and enhancement of our active spaces, where appropriate
- Expand integration of schools and community facilities where appropriate

PRIORITY 3	Activated places
	Activate sport, recreation, exercise, active transport and leisure facilities and spaces to encourage increased participation and activity levels

### Key principles

We will strive to provide and plan diverse, safe, and inclusive spaces and facilities to provide the opportunity for everyone to participate in active living regardless of age, gender, ability, cultural background, or socioeconomic status.

We will work with commercial operators in sport, recreation, exercise, active transport and leisure sectors to activate and enhance our facilities and spaces to support active living and promote social connections.

### Why is this important

Providing facilities and spaces accessible to all our community reduces barriers to participation, provides choice and increases physical activity.

Currently a large population of our community are not meeting Australia’s Physical Activity Guidelines for activity and exercise. Lack of physical activity has direct links to increased risk of chronic health conditions.

Promoting increased participation in active living supports our community’s well-being. It brings people together through shared experiences, supports a balanced lifestyle and improves mental and physical health.

### Objectives we will work towards

#### *Provide inclusive places and spaces*

- Ensure new and refurbished facilities meet or exceed sport-specific accessibility standards
- Provide opportunities for free and low-cost activity to reduce barriers to participation
- Research low participation levels in under-represented communities to identify barriers and opportunities
- Engage with our youth, older adults, and people with disability to understand how to support increased physical activity
- Ensure individual and social activities are provided equitable access to facilities and spaces

#### *Marketing and promotion*

- Develop a strategy to activate our coastal trail to enhance use and amenity
- Develop a plan to market our city’s active lifestyle and opportunities, including to highlight our position as an all age and all ability destination and our vast trail networks
- Promote the benefits of physical activity and active use of our local natural environments, public spaces, and active programs

- Advocate for major sport and other events to inspire participation and support economic growth
- Facilitate the inclusion of appropriate spaces and facilities in our strategic land use planning

#### *Innovation and responding to emerging trends*

- Identify emerging sport and recreation activities to enable planning for future use
- Respond to the trend towards individual pursuits and less structured activities
- Develop a process to support not for profit and commercial providers to deliver programs that maximise use of our spaces and increase physical activity
- Develop a process to support hospitality providers to provide services that activate our physical activity and leisure spaces and enhance amenity and provide improved opportunity for social connections

## Explanation of terms

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### Physical activity

Within this strategy, the term physical activity is used to represent all sport, recreation, exercise, active transport and leisure activities.

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### Sport

Activity involving physical exertion and skill as the primary focus, with elements of competition or social participation where rules formally govern the activity through organisations.<sup>8</sup>

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### Recreation

Physical activity undertaken for enjoyment.

---

### Exercise

Exercise is a planned event that involves physical exertion to maintain or improve health and wellbeing.

---

### Leisure

Activity undertaken for enjoyment, with limited or no physical activity.

---

<sup>8</sup>

<https://www.clearinghouseforsport.gov.au/kb/what-is-sport>

*This strategy identifies various documents to be developed, revised, and implemented. Terms used seek to convey the strategic and/or operational objective of the content.*

---

## Strategy

Outlines the key issues in the strategic plan and identifies the key objectives and what needs to be done at a high level.

---

## Framework

Provides guidance around strategies without being prescriptive. Allows for some flexibility in delivery to adapt to changing conditions.

---

## Plan

A detailed outline for achieving outcomes from a strategy or framework. Identifies specific actions, what, who when and how.

---

## Policy

Formal statement of principles. Primarily seeks to ensure compliance with legislation, standards, and community expectations

---

## Procedure

Generally, relates to a policy. Mandates operational activities and assigns responsibilities through specific operational actions.

# Draft Active Lifestyle Strategy

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## **SURVEY RESPONSE REPORT**

13 June 2019 - 21 June 2022

### **PROJECT NAME:**

Draft Active Lifestyle Strategy

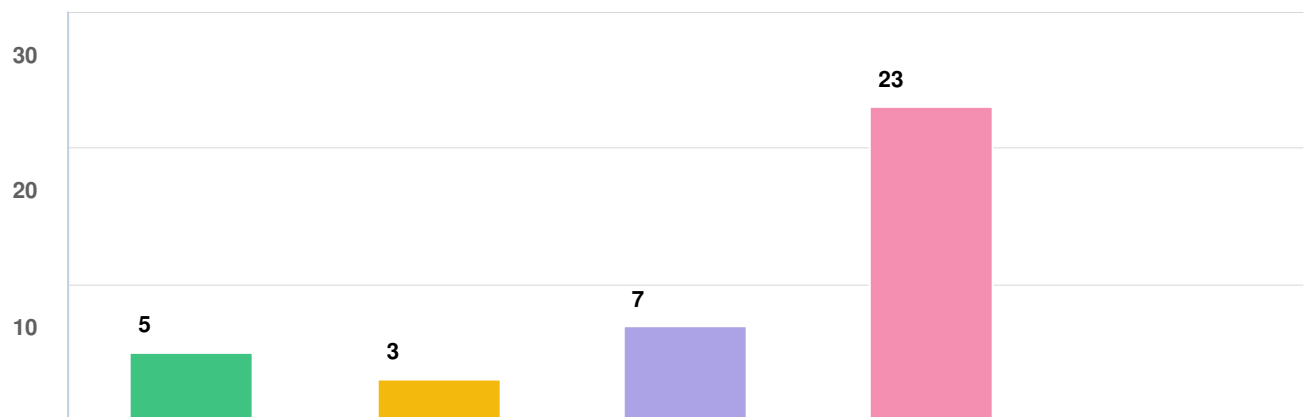






# SURVEY QUESTIONS

**Q1 Please tick all that apply.**



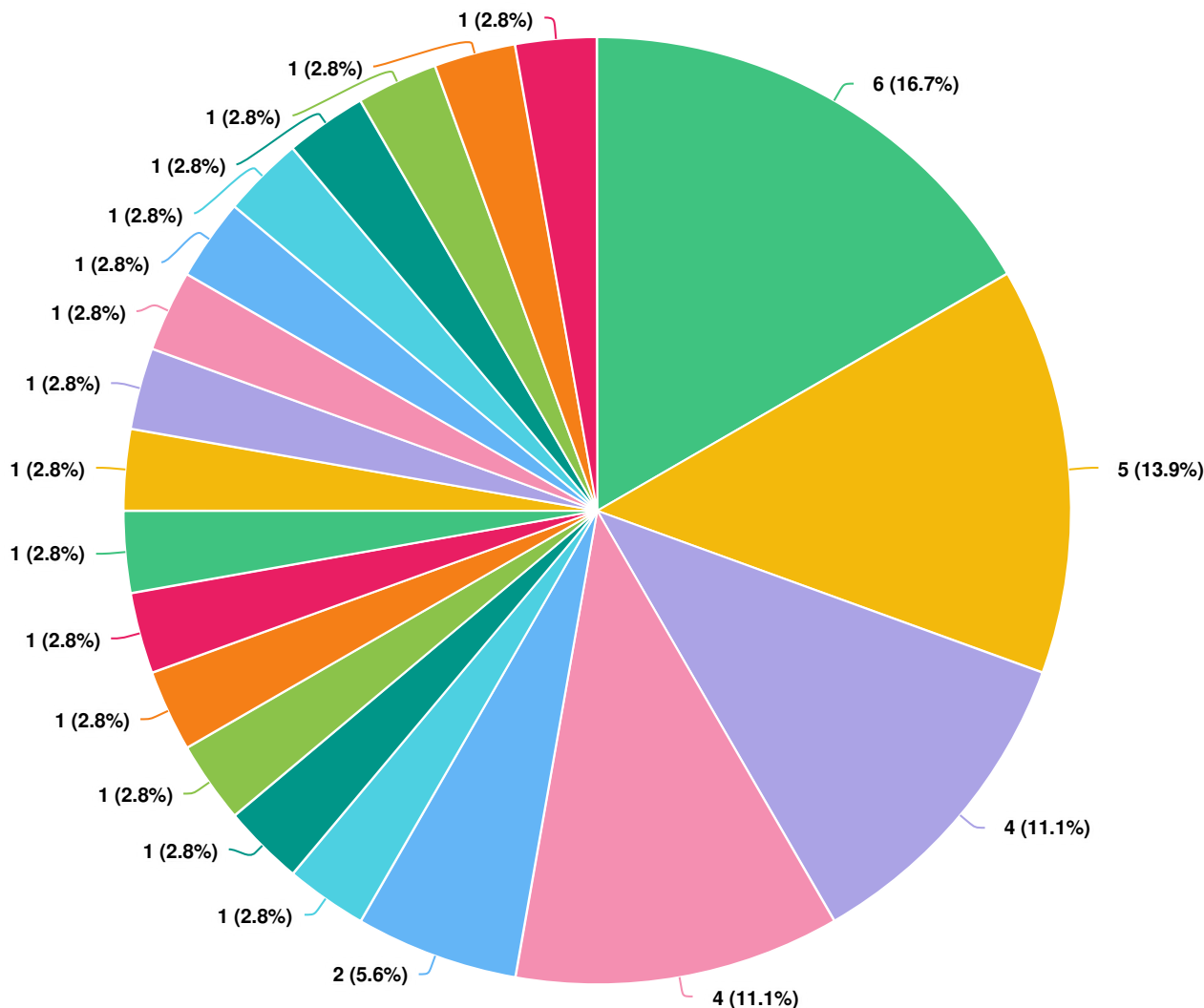
**Question options**

- ☐ Person with a disability.
- ☐ Carer of a person with a disability.
- ☐ Prefer not to say.
- ☐ Other (please specify)
- ☐ Disability service provider.

*Mandatory Question (38 response(s))*

*Question type: Checkbox Question*

**Q2 What suburb do you live in? (Please type your suburb and scroll to select)**

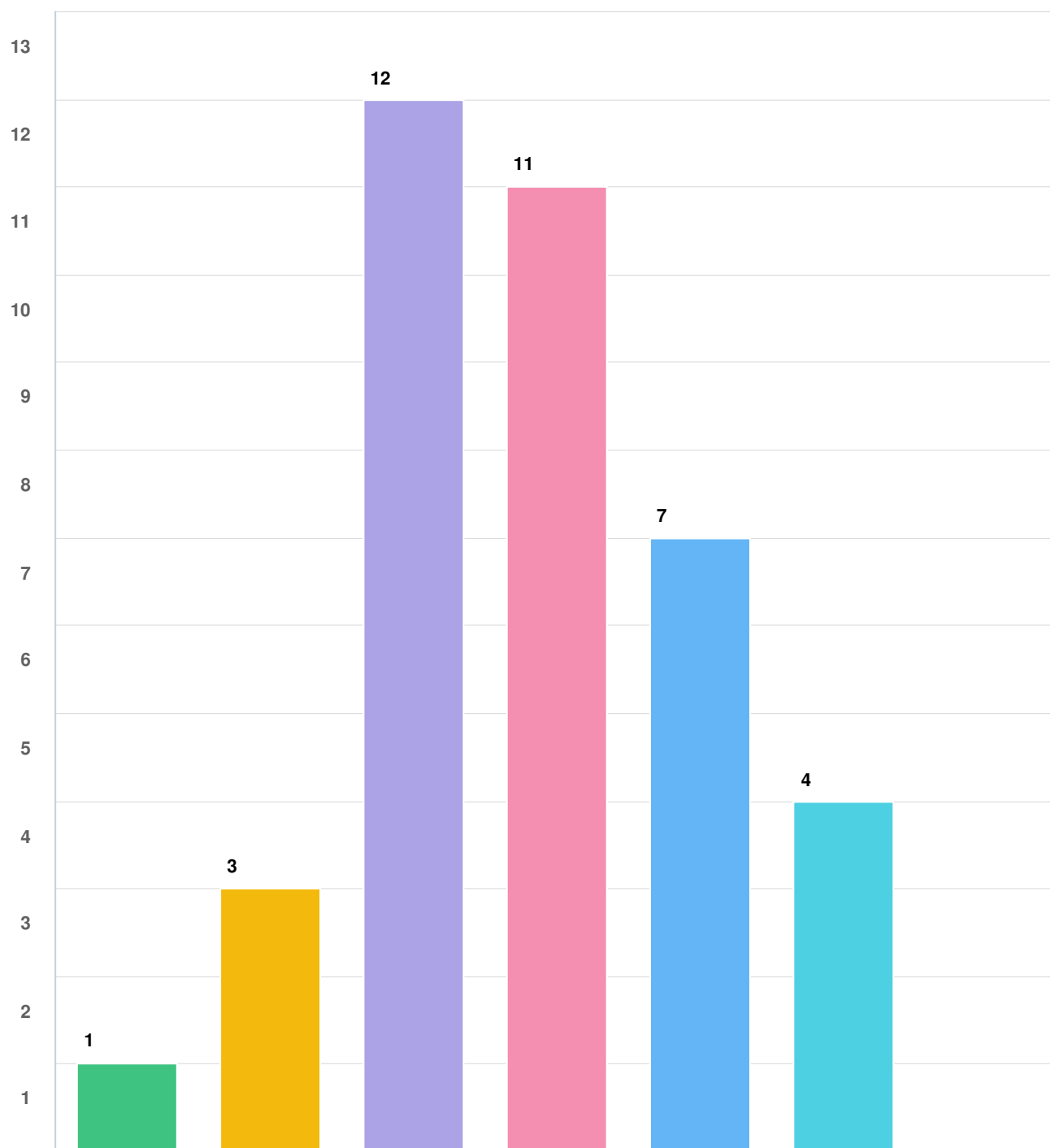


**Question options**

- HOWRAH, TAS
 ● LINDISFARNE, TAS
 ● BELLERIVE, TAS
 ● LAUDERDALE, TAS
 ● TRANMERE, TAS
- ROSNY, TAS
 ● OTAGO, TAS
 ● NEW NORFOLK, TAS
 ● OAKDOWNS, TAS
 ● RISDON VALE, TAS
- ROKEBY, TAS
 ● CLARENDON VALE, TAS
 ● CLIFTON BEACH, TAS
 ● GEILSTON BAY, TAS
- CAMBRIDGE, TAS
 ● MORNINGTON, TAS
 ● ROSETTA, TAS
 ● FERN TREE, TAS
 ● ROSE BAY, TAS
- WEST HOBART, TAS

Optional question (36 response(s), 2 skipped)  
Question type: Region Question

**Q3** What age are you?



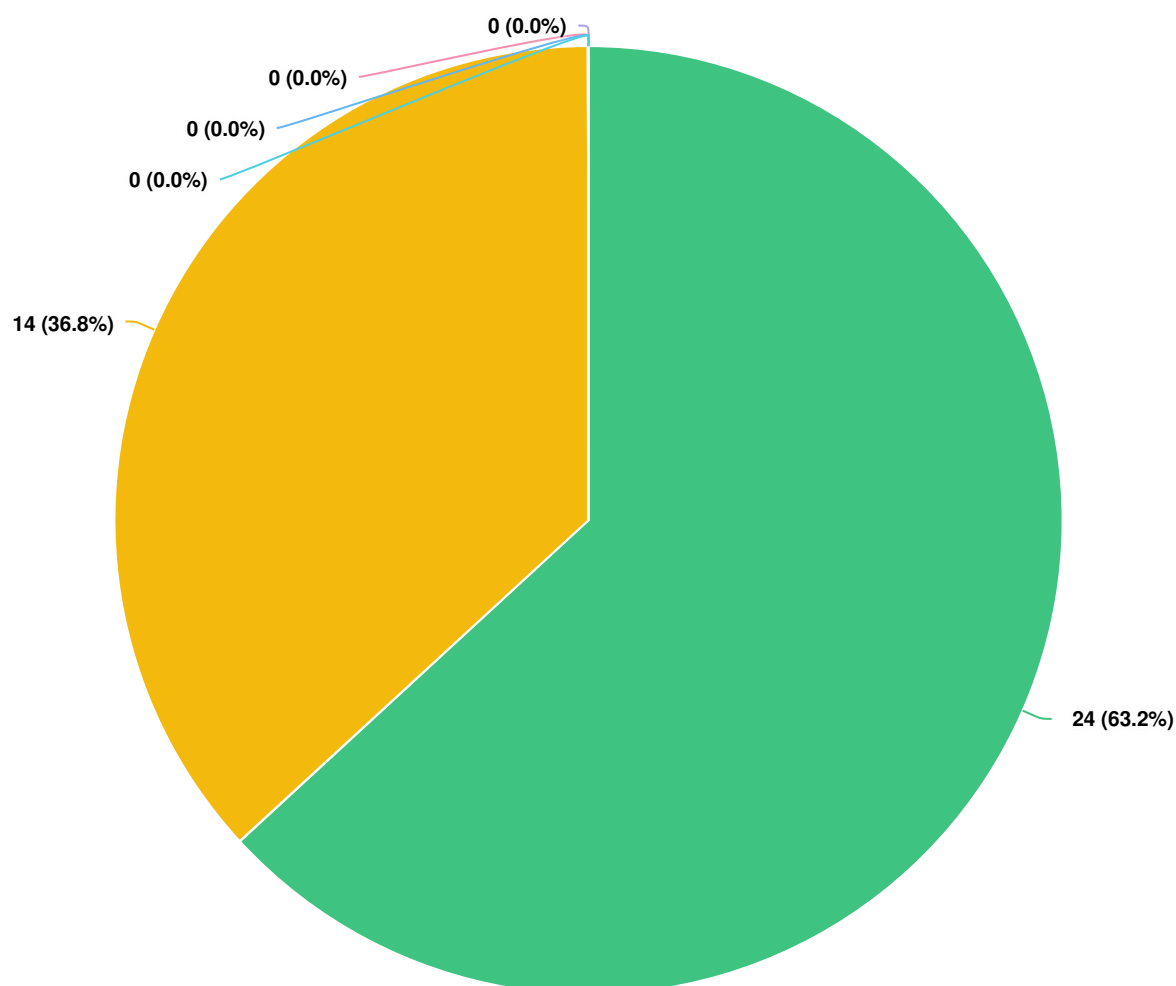
**Question options**

- ☐ 18 - 24 years ☐ 25 - 34 years ☐ 35 - 44 years ☐ 45 - 54 years ☐ 55 - 64 years ☐ 65 - 74 years ☐ 75+ years

Optional question (38 response(s), 0 skipped)

Question type: Checkbox Question

**Q4** What gender to you identify as?



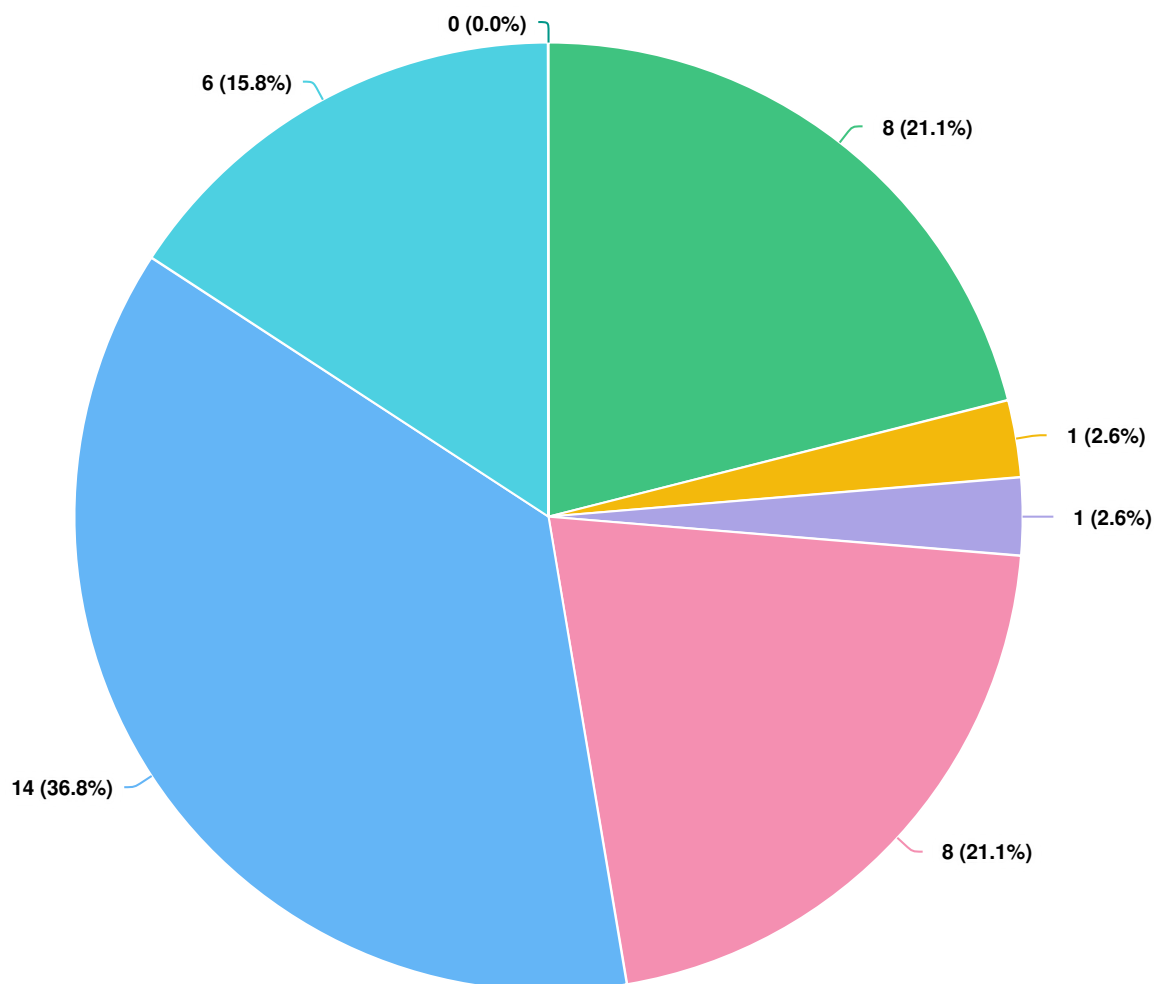
**Question options**

Male Female Intersex Non-binary Transgender Prefer not to say

Optional question (38 response(s), 0 skipped)

Question type: Radio Button Question

**Q5** How did you find out about this consultation?

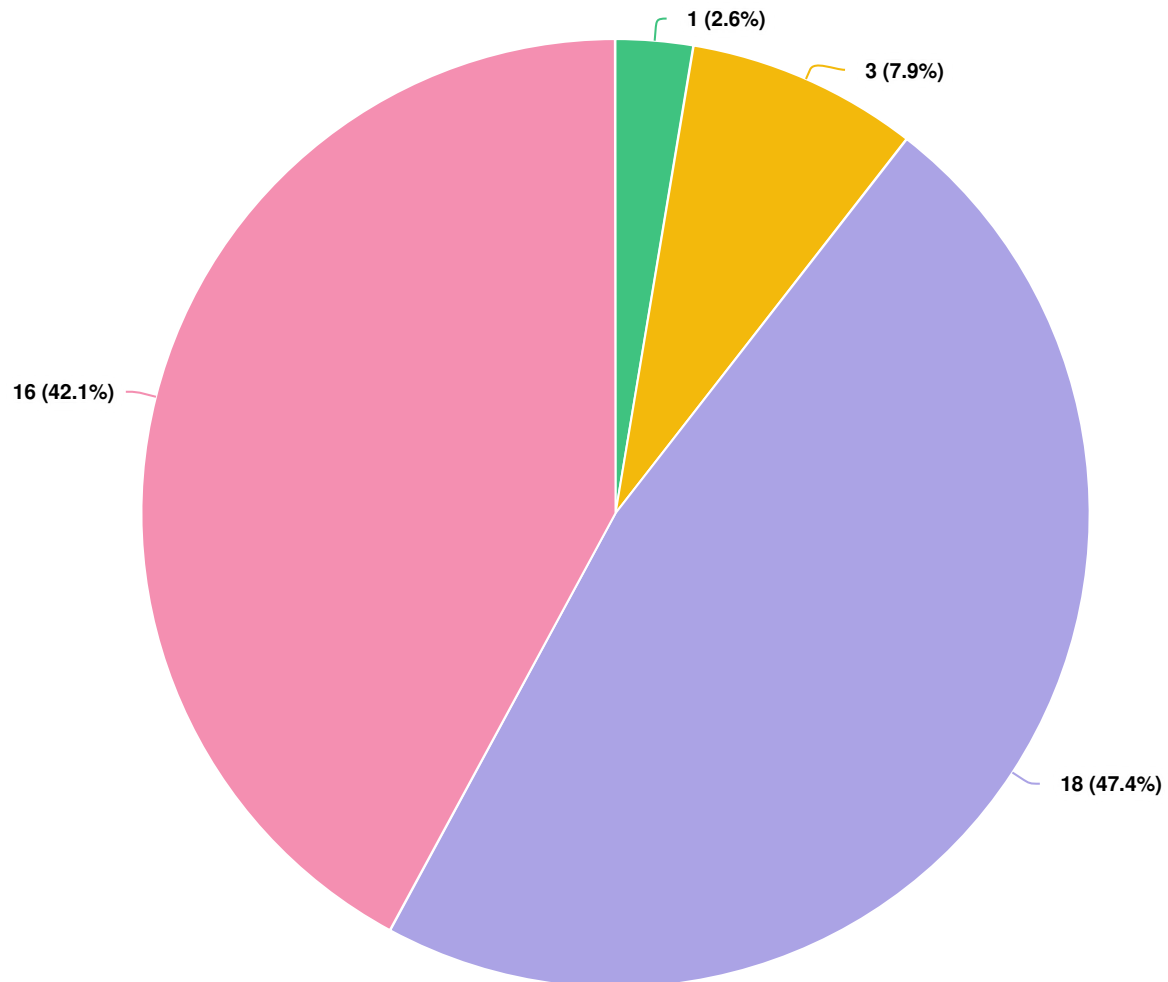


**Question options**

- Council publication
- Media
- Eastern Shore Sun
- Word of mouth
- Social media
- Other (please specify)
- Promotional signage

Mandatory Question (38 response(s))  
Question type: Radio Button Question

**Q6** How active are you?

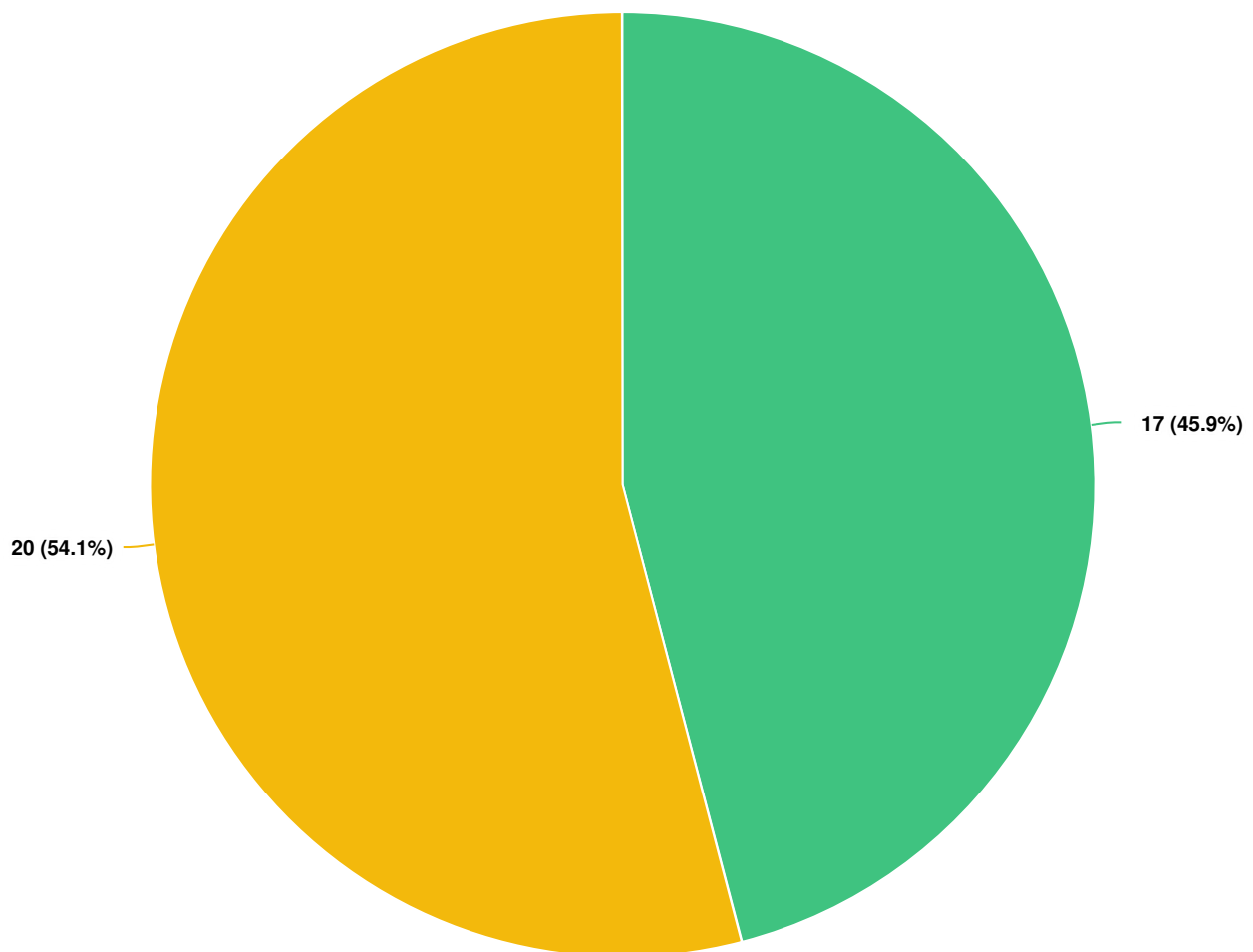


**Question options**

● Not very active ● Lightly active ● Active ● Very active

Optional question (38 response(s), 0 skipped)  
Question type: Dropdown Question

**Q7** Do you participate in organised sport?



**Question options**

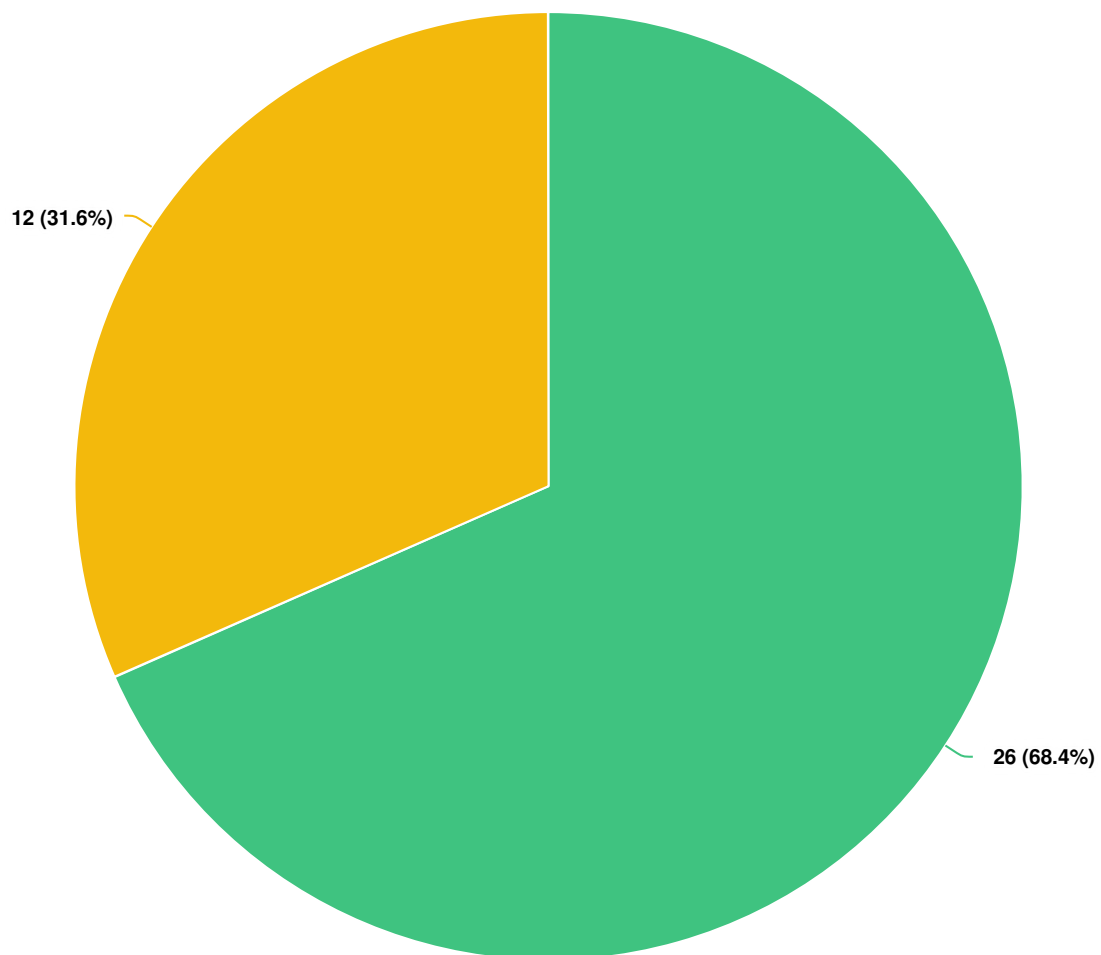
☒ Yes ☐ No

*Optional question (37 response(s), 1 skipped)*

*Question type: Radio Button Question*



**Q8** Are you a member of a fitness facility or sporting organisation?



**Question options**

☒ Yes ☐ No

*Optional question (38 response(s), 0 skipped)*

*Question type: Radio Button Question*

**Q9** What do you like about the draft Active Lifestyle Strategy?

Anonymous

5/12/2022 08:05 PM

Sets Objectives, explains why they are important and then sets out the broad the strategy to achieve the objectives

Anonymous

5/24/2022 07:54 PM

Showers and toilets and cafe etc at beaches is a great idea. Need more things to make our beaches more attractive to visit.

Anonymous

5/24/2022 08:33 PM

Inclusive of people

Anonymous

5/24/2022 08:38 PM

Something needs to be done asap in Lauderdale, we have great beaches but a canal that has huge opportunities for multiple users but its a polluted cesspool. It needs flushing out, a board walk around it so that walkers, kayaks, remote sail boaters and swimmer's can utilise it like it was in the 80s

Anonymous

5/24/2022 11:58 PM

Trying to get the public active

Anonymous

5/25/2022 11:23 AM

Getting people outdoors in the fantastic part of the world. Creating an environment for generations that being active is the norm. Place to meet new people and get connect with the community

Anonymous

5/26/2022 10:57 PM

There is a lot to like but I think it is great to see so much focus on environmental sustainability and on health and wellbeing in the document.

Anonymous

5/27/2022 11:01 AM

Clear and well researched

Anonymous

6/01/2022 08:53 PM

A chance to reinstate the Rosny Golf Course

Anonymous

6/02/2022 08:29 AM

Activating places. Clarence has awesome and extensive track/trail networks. Marketing and activating through events, eg trail running events, and perhaps supporting further school activation. Supporting event organisers to encourage access

Anonymous

6/02/2022 11:18 AM

Focus on providing more active spaces and facilities associated (Bellerive beach) no easily accessible shower facilities!

Anonymous

6/06/2022 04:03 PM

A commitment to maintain the trail network in Clarence

Anonymous

6/06/2022 04:38 PM

The fairness around governance.

Anonymous

6/11/2022 12:31 AM

Values such as diversity, inclusiveness and accessibility are what we also strive for at Nelson Eastern Suburbs FC. We appreciate there is a plan coming together to assist the area with more participation based sport and recreation.

Anonymous

6/14/2022 02:49 PM

It's important to cater for all people and diversify areas. If you look interstate health and facilities are so important for areas and to encourage outdoor activities. This will enable management of different levels of ability to be part and have somewhere to go and use.

Anonymous

6/14/2022 02:50 PM

I like the active plan to have public spaces to workout and also upgrades to public beaches in our region

Anonymous

6/14/2022 02:58 PM

I like the concept of having hospitality venues whether it be an establishment or coffee vans etc to help bring the community together especially for people of like minds (health and rec). We absolutely need stronger infrastructure for bikes to facilitate a greener environment and help promote healthy commuting

Anonymous

6/14/2022 03:11 PM

More playgrounds

Anonymous

6/14/2022 03:24 PM

Need more out door gym equipment for lower social economic areas

Anonymous

6/14/2022 04:05 PM

Multi use facilities Accessing business to provide services Improved parks with extra facilities (showers / hire equipment)

Anonymous

Space is usable, easy access, looks great and modern, gives my area

6/14/2022 04:49 PM

and update

Anonymous

6/14/2022 07:24 PM

I think our health and wellness including heath and fitness are very important at all ages including all my family

Anonymous

6/14/2022 06:37 PM

That it is out to encourage a more active lifestyle and have more areas to get active

Anonymous

6/14/2022 06:49 PM

I like that there will be more choice to get out as a family and do outside activities

Anonymous

6/14/2022 06:53 PM

Promotion of multi sport facilities

Anonymous

6/14/2022 10:33 PM

I like seeing that providing activated places in underutilised areas is in the plan. I am a member of the Disc Golf community and I would like to see more spaces activated with disc golf courses to increase the participation, social connection within communities and have better health and mental health outcomes as a result. I also like Page 17. Innovation and responding to emerging trends Identify emerging sport and recreation activities to enable planning for future use Respond to the trend towards individual pursuits and less structured activities Develop a process to support not for profit and commercial providers to deliver programs that maximise use of our spaces and increase physical activity Disc Golf is an emerging trend, participation has boomed nationally and internationally since COVID. It is an accessible sport, easy to play, can be structured or unstructured, is non-contact and it is something different to traditional sports.

Anonymous

6/15/2022 08:25 AM

More the better. Healthy

Anonymous

6/15/2022 10:19 AM

The focus on getting our children involved and active and out of the house, if there is new or upgrades to amenities then this will encourage people to use them.

Anonymous

6/15/2022 04:38 PM

It seeks to get people involved in an active and healthy lifestyle

Anonymous

6/15/2022 11:32 PM

The desire to provide everybody the opportunity to get out and be active. Not just mountain bikers.

Anonymous

6/16/2022 09:11 AM

Recognising that we need more manageable facilities

Anonymous

6/16/2022 08:02 PM

It gives formal impetus to developing facilities of many types.

Anonymous

6/16/2022 09:14 PM

A plan to support engagement of the community to be active

Anonymous

6/17/2022 12:53 PM

It highlights the importance of good governance unimpeded by vested interests or bureaucratic short-sightedness. It is also good to acknowledge the importance of exercise to the health and wellbeing of people.

Anonymous

6/17/2022 07:06 PM

I am very supportive of better parks, playgrounds, sport and recreation amenities in the municipality.

Anonymous

6/19/2022 10:31 AM

That you have a focus on being active

Anonymous

6/19/2022 06:34 PM

Beachside pavilions which could include a café/restaurant, showers and change rooms, and possibly space for equipment hire such as bikes/scooters & watercraft. This would not include selling public land but leasing to commercial operators and the income generated can support the upgrade and maintenance of existing public space.

Anonymous

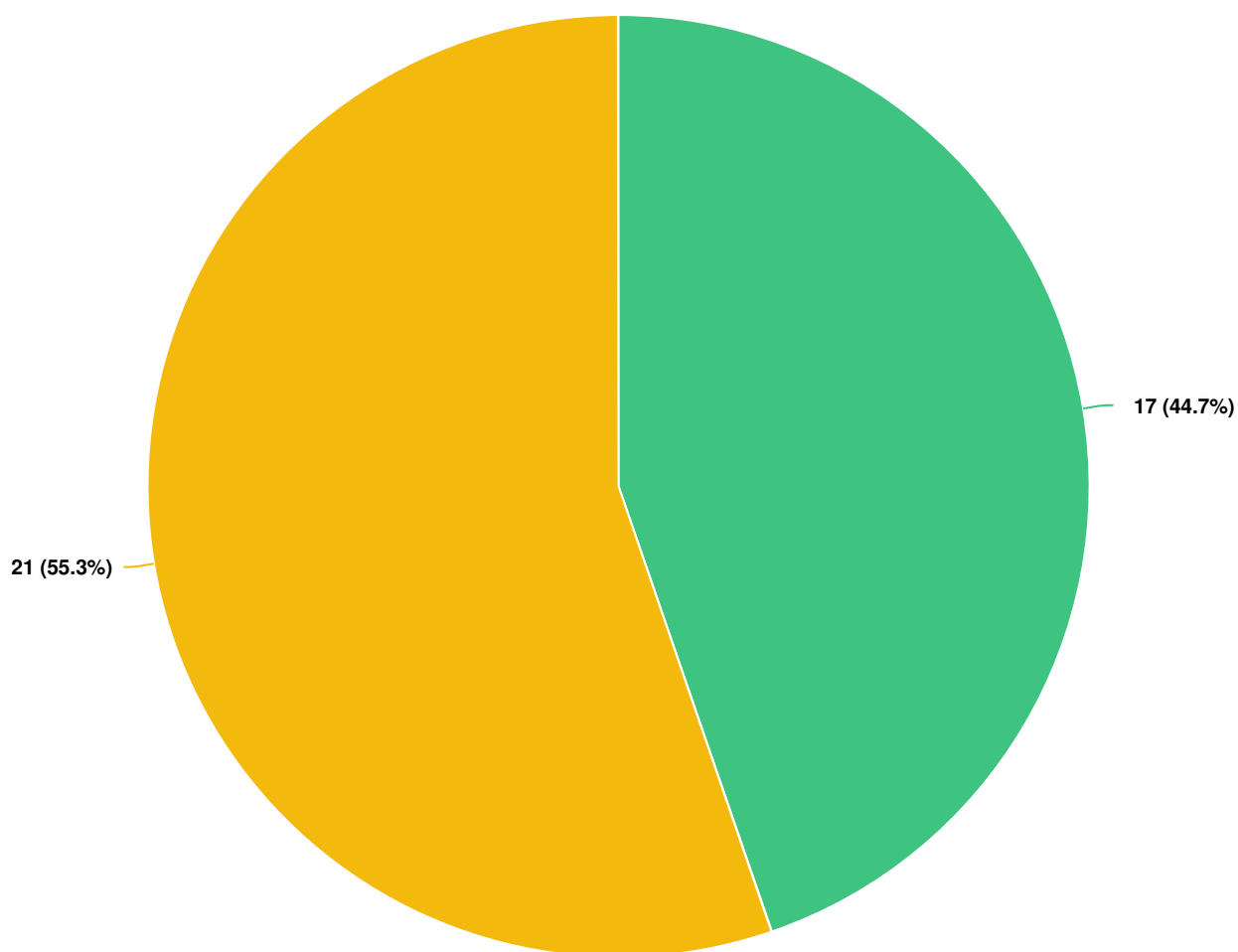
6/19/2022 09:27 PM

Its great that there is finally a strategy. There is some good thoughts around planning for the future and ensuring open spaces are of values, not just empty blocks. It is good the council is looking to increase use and participation of areas.

**Mandatory Question** (38 response(s))

**Question type:** Essay Question

**Q10** Is there anything missing from the draft Active Lifestyle Strategy in your opinion?



**Question options**

● Yes ● No

*Mandatory Question (38 response(s))*  
*Question type: Dropdown Question*

**Q11 Please outline what you think is missing in the draft Active Lifestyle Strategy.**

Anonymous

5/12/2022 08:05 PM

In the section on influencing Factors it is not clear about people suffering from Chronic health conditions, or if they have specific issues associated with their disability. I know the strategy talks about universal design, but that is a solution and there needs to be an acknowledgement that disability is an influencing factor so that it is consciously thought about in the solution set, Additionally there needs to be some recognition that shift workers also need to be considered.

Anonymous

5/24/2022 11:58 PM

Mention that it is good for weight loss, to fight the obesity problem in Tasmania

Anonymous

5/25/2022 11:23 AM

Do something for a change rather than talk about it. Too many years go by and nothing happens. Meeting after meeting

Anonymous

5/26/2022 10:57 PM

In your values if mentions safety as a core value. I don't think this is reflected enough in the document. For example there are not many references to addressing physical safety. Our family is regularly fearful of dogs. While the rules in place have been through thorough consultation which is great, many dog owners don't follow the rules. This has caused several people I know to be bitten locally. These statistics must be frightening. It leads to us not feeling safe to visit beaches and walking tracks. More patrols are essential and more fines need to be given as a deterrent. Environmentally, feral cats and wandering domestic cats need to be addressed. Suicide prevention and support for improved safety on the bridge to prevent suicide is also important. With increased development comes increased traffic and safety issues may arise as a result. This needs to be carefully monitored and further development well planned taking safety into consideration. Some previously quiet roads are now busy and unsafe due to increased development eg Tranmere road and Howrah Primary exits/Shoreline as well as the intersection near Lauderdale Primary. Parking is a big issue in Clarence which has flow on impacts for safety as people walk on busy roads. One big safety issue is school children crossing the road at the Mornington roundabout. I see this daily and it is a disaster waiting to happen. Cambridge road, Clarence Street and Rokeby road all have overpasses or underpasses but there is not option but to cross 4 lanes of traffic at Mornington. Safety around malls, Eastlands and buses is a big issue for our students and our own children. What can be done to improve safety in these areas?

Anonymous

5/27/2022 11:01 AM

Active travel appears to be a significant missing area. "Research shows that 29% of public transport users achieve 30 minutes or more daily physical activity solely by walking to and from public transport" - this would also be true of people who walk or cycle to work or school. The Heart Foundation has a great resource for local government - Healthy Active by Design <https://www.healthyactivebydesign.com.au/> it draws on research and shows the important links between planning and design of cities, suburbs and streets, and physical activity and health. Local governments have a big role to play in ensuring city design decisions are prioritising pedestrians, bicycle riders and public transport, reducing car dependence and advancing health.

Anonymous

6/01/2022 08:53 PM

Rosny Golf Course

Anonymous

6/06/2022 04:03 PM

Connectivity between northern sections of the Tangara trail where Acton Court and Cilwen road sections do not join up

Anonymous

6/06/2022 04:38 PM

Concerns over the actual doing?

Anonymous

6/11/2022 12:31 AM

Plenty of mention of Multi-Use Sporting facilities, but no mention of Football specific facilities such as rectangular fields with no cricket pitches in the centre - after the mention of purpose built facilities increasing participation such as the Meehan Ranges Mountain Biking Range.

Anonymous

6/14/2022 02:50 PM

More focus needs to be put into organised sports facilities in your region, prime example Lauderdale football oval it's a disgrace currently the way it is presented

Anonymous

6/14/2022 02:58 PM

A time frame for this plan. We are only custodians of our communities and they will exist well beyond into future generations, therefore it's important we distill the healthy lifestyle values into our children today, not in 15 years time when works would be completed and costs blown out. If incurring debt is an option to fast track this initiative then so be it.

Anonymous

6/14/2022 04:05 PM

I feel grants offered by council should be open to business, not just not for profits and sports. Business can offer services that with a little support can get off the ground. Risdon vale yoga classes come to mind - an instructor trying to set up in a neighbourhood in need



should get subsidies to reach those participants. Imagine the CCC offering a newsletter on healthy living in Clarence. Fitness in the Park is very popular but is it serving those from neighbourhoods in need? Also why are businesses prevented from accessing/promoting healthy living programs on Clarence Live ? Business growth is not a priority of CCC but business can offer programs in a sustainable way - they just need a little support to get started sometimes

Anonymous

6/17/2022 12:53 PM

I think the intentions and goals of the draft are very good, but there is one thing I think is a little bit missing: In activated spaces, I think it should be clear that a goal of the Council is to active spaces IN ORDER TO increase INCIDENTAL EXERCISE. This is a massive spot which can be useful to the most people -- even with good investment in isolated infrastructure, not everyone will be able to consistently participate in specialist sports or activities. I think the most effective way for the Council to elongate people's lives and reduce strain on the health system, and increase community participation, is to design practical infrastructure in that way -- that is, incentivise active travel (walking, cycling, etc.) by adopting world-class standards which make public spaces safe, and disincentivise car-use. This has many impacts. The positives of active travel are innumerable for health and wellbeing, but they also have a very tangible economic benefit, and they produce a return both in terms of infrastructure and local business, activating these places and making them vibrant places to be and to easily go to. Car-dependence has numerous detrimental effects, and they are also long, including lack of freedom of choice, poor health outcomes from sedentary & isolated lifestyles and noise & air pollution, high-cost of infrastructure per use with a loss (due to heavy wear-and-tear; it is the least efficient mode of urban transport), and other things which are counter to the Tasmanian brand. Most Tasmanians live within walking or cycling distance of the majority of their trips (sprawl makes this worse for commutes, but doable by e-bikes [22km]). The only barrier to people doing this is the danger posed by cars, and the infrastructure which heavily subsidised car-only use to the detriment of everything local. The benefits also stretch to cars, as drivers who want or need to drive (people, services, businesses) don't have to deal with the stress and congestion created by too many cars created by induced demand. Hobart as a whole can take its whole inspiration in this direction from one city about the same size as us and known for its high-vibrancy -- Groningen, in The Netherlands. The strategies employed in that country ensure that standards are safe to achieve Sustainable Safety and Vision Zero, as well as making that country the highest rated by drivers for their experience, and having the happiest children in the world due to their levels of freedom to develop independence without danger. We need our residential streets to not be so wide (which encourages speeding and wastes

backyard-space) and instead be woonerfs, and our urban streets to be designed as autoluw (car accessibility, but design prioritises vulnerable road users); cars are still useful, but not for everything as design has enforced such a restrictive lifestyle with threat of death. This is a guaranteed way to ensure the Council achieves its goals with the greatest benefit. Although change is difficult (and people fear loss far more than perceiving gains), it is important to educate in a clear and comprehensive way how this will benefit all

Anonymous

6/17/2022 07:06 PM

More areas for general recreation and a greater emphasis on encouraging young children to exercise safely while enjoying adventurous activity. We are a small population compared to Melbourne but many of the play and exercise areas in Melbourne show innovative equipment where children play and expend significant energy in healthy pursuits.

Anonymous

6/19/2022 10:31 AM

I am a road cyclist and the needs/benefits of this activity have been omitted from the strategy. Can you really promote Clarence as a road cycling destination like you can as a mountain biking destination? There are incredible natural cycling routes in Clarence that would be amazing tourist attractions, if on-road safety improvements were implemented (high quality road edges, uphill marked lines, speed limits - eg reduction on Brinktop, well done - signage telling people that this is a bike tour route).

Anonymous

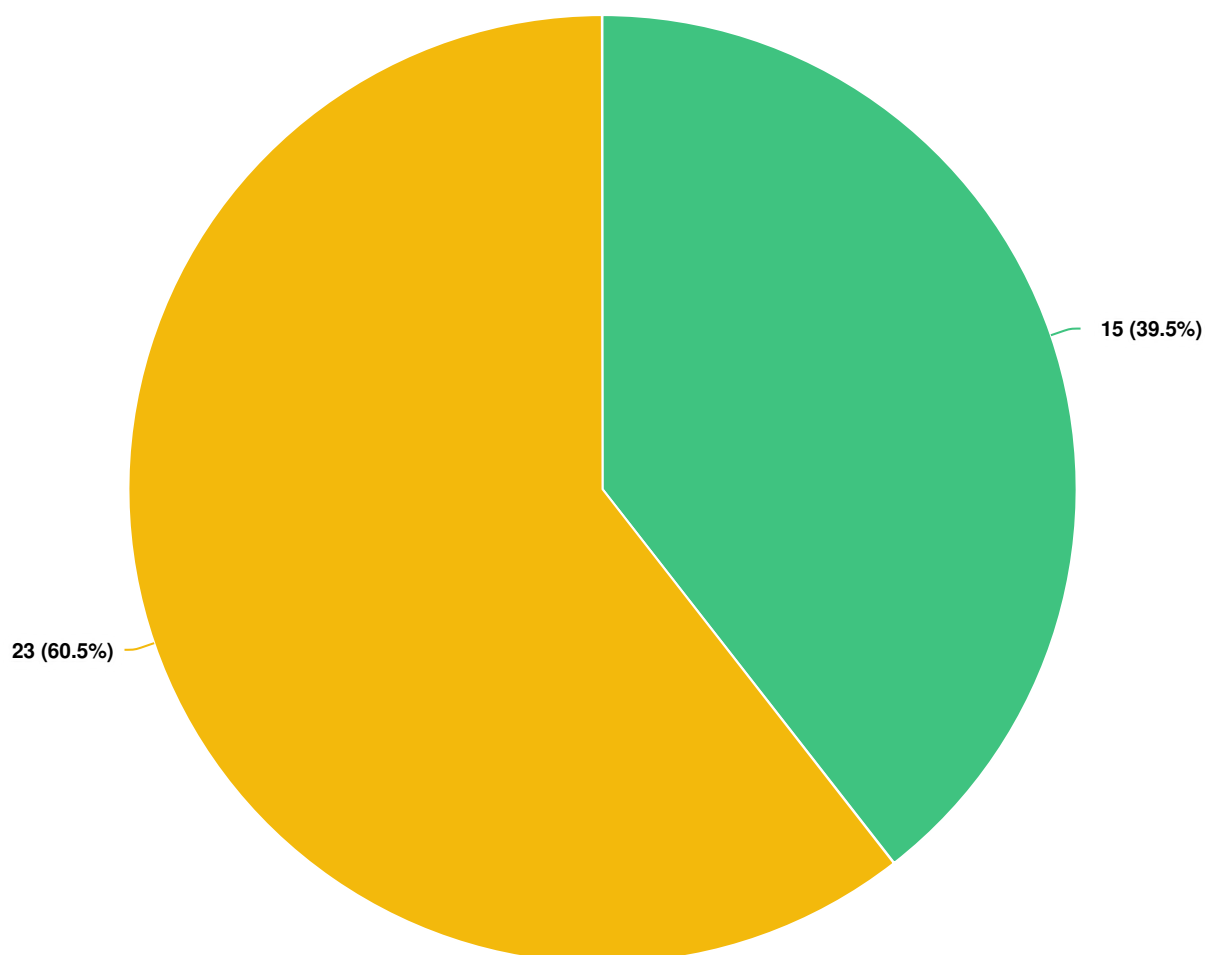
6/19/2022 09:27 PM

There is not enough in there about encourage more people to become involved in organised sport, this is important to just for physical health but for growing and maintaining communities and peoples social connections. There is also not enough about exercise, the language is too soft and "PC" around the importance and impact of meeting the guidelines.

**Optional question** (16 response(s), 22 skipped)

**Question type:** Essay Question

**Q12** Are there any areas of the draft Active Lifestyle Strategy that need more clarity?



**Question options**

● Yes ● No

*Mandatory Question (38 response(s))*  
*Question type: Dropdown Question*

**Q13 | Please outline areas of the draft Active Lifestyle Strategy that you think need more clarity and any specific directions we should consider.**

Anonymous

5/12/2022 08:05 PM

See comments on Influencing Factors.

Anonymous

5/24/2022 08:33 PM

Love the beach pavillions, docks to swim out too, family and senior friendly

Anonymous

5/24/2022 08:38 PM

The canal is a historic piece of waterway which has been neglected and it potentially is the jewel in the crown of the Clarence council!

Anonymous

5/24/2022 11:58 PM

Safe park areas and walking tracks were you are not troubled by off lead dogs.

Anonymous

5/25/2022 11:23 AM

I believe there needs to something for wvery age group, not just kids under 10 or adults above 55. The youth of our community need to have a place to meet with security and accessibility in all areas of the city

Anonymous

5/26/2022 10:57 PM

The environmental sustainability strategy needs some clarification. I feel it needs to be said that CCC needs to work to achieve delivery of services in regards to waste, storm water and drinking water regardless of the responsibility of Southern Water and stop passing the buck. This is also the case with roads. If developments are improved that impact on State Govt roads like the South Arm Hwy and Mornington roundabout etc... The responsibility is also CCCs burden to shoulder and responsibility to fix. (Including the sound walls that are consistently covered in graffiti). By the way I take the long route home to avoid interstate visitors driving through the corridor of graffiti and I also avoid it where possible so my kids don't have to see some of the words written. This adds to the traffic on Tranmere and Clarence road by the way.

Anonymous

6/01/2022 08:53 PM

Commitment for the reinstatement of the Rosny Golf Course

Anonymous

6/14/2022 03:24 PM

Will rates go up because of it

Anonymous

6/14/2022 04:05 PM

The CCC is overly conservative with sharing of information on what services and businesses are operating in the region. I'd like to see that addressed

Anonymous

6/15/2022 11:32 PM

How you are going to allow all types of users to enjoy our more natural bush areas. Priority seems to be going to mountain bikers. Other users would like access to more expansive areas to explore. I want to be able to go find places where I can go for a 5 to 10km walk with my dog and not be afraid we are going to be mown down by bikers hurtling downhill.

Anonymous

6/16/2022 09:14 PM

Connecting active transport including access to bike storage/lock areas

Anonymous

6/17/2022 12:53 PM

This needs to tie in to the Greater Hobart strategies for active travel, and outline the specific guidelines on infrastructure design as advised by the world experts; the quality of infrastructure and housing in general can be greatly improved. On the New Urbanist Development at Tranmere which can be a nation-leading example on how to achieve outcomes (one of the great concerns to Hobart is the influx of traffic; we can solve this by pushing demand to ferries and buses instead, and making the whole connection safer): Skylands needs to negotiate with Clarence to ensure multi-modal connection (bus, ferry, cycling, walking, vehicle) between employment and housing centres in Clarence and Skylands so that the natural choice for routine trips within is not by car (only accessibility, not non-meritorious prejudice). It needs autoluw main streets at this part of Droughty, where you need no fast-travelling motor traffic, and you need woonerf, active and cycle streets everywhere else, so that leaving your house naturally connects to a piece of safe infrastructure. Roads need to be designed so that you don't need signs; so that a driver naturally drives below 30 km/h because the street is narrower, not because they saw a sign and of their own volition decided not to risk killing someone ahead of saving some minutes until getting to traffic. It needs to guarantee walkability, not just use the same car-centric infrastructure with different branding; if anything, it needs more density, mixed-use, and affordable and social housing. But this should all be integrated into the infill programme through Clarence and throughout Hobart. I agree with the draft Active Lifestyle Strategy, but I would like the clarity on the real strategies that the Council will use to make the option open for people to do their daily errands safely and enjoyably by active means.

Anonymous

Linear path sports. As well as cycling I am also an ultra-marathon

6/19/2022 10:31 AM

runner and I need to run on the road shoulder to link up paths during a typical 50k weekend jog. Need to make our roads suitable for more than just cars, a little wider in spots where there are zero alternatives, eg, between Risdon and Bowen bridge, between Rokeby and Lauderdale. Why is it that the lower income areas have the sub-standard infrastructure?

Anonymous

More funding

6/19/2022 06:34 PM

Anonymous

I think more clarity around the importance of meeting the physical activity guidelines would be beneficial. It would also be good if there was more around exercise and it's importance.

6/19/2022 09:27 PM

**Optional question** (15 response(s), 23 skipped)

**Question type:** Essay Question

#### Q14 Do you have any other feedback on the draft Active Lifestyle Strategy?

Anonymous

no

5/12/2022 08:05 PM

Anonymous

Get on with it, our parks, playgrounds and sports facilities need to be much better to support healthy choices. Please get it done asap and not take years to see it happen

5/24/2022 07:54 PM

Anonymous

No7

5/24/2022 08:33 PM

Anonymous

Please spend some \$ on the canal

5/24/2022 08:38 PM

Anonymous

No

5/24/2022 11:58 PM

Anonymous

Na

5/25/2022 11:23 AM

Anonymous

It should be mandatory for new developments to include flat grassed areas/sporting fields for casual family outings (not necessarily first rate fields) but somewhere you can kick a ball around with the kids as

5/26/2022 10:57 PM

well as healthy outdoor spaces for kids and youth as well as seating areas for all ages. Especially large scale projects as outlined in the document (Doughty for example).

Anonymous

5/27/2022 11:01 AM

It would be useful for the strategy to show a map of all the facilities, open spaces, trails, etc, as there is a spatial aspect to provision of these opportunities. Which neighbourhoods have access to recreation activities within a short walk from home, etc? This would help Council prioritise new facilities. The current best practice for open space planning tends to set targets for residences to have access within 400m to an open space of a certain size (Evidence suggests that open spaces of 1.8Ha and above encourage PA). Perhaps this spatial analysis will come in the plans that follow?

Anonymous

6/01/2022 08:53 PM

The closure of the Rosny golf course is shameful

Anonymous

6/02/2022 08:29 AM

Strategy is great, the rubber hits the road in implementation - looking forward to that part

Anonymous

6/02/2022 11:18 AM

Tangara trail section between Mays beach and cremorne (Calverts hill reserve) needs to be fenced off so mountain bikers and dogs can be walked all the way.

Anonymous

6/06/2022 04:03 PM

y

Anonymous

6/06/2022 04:38 PM

No. Ill contact the council directly.

Anonymous

6/11/2022 12:31 AM

Being able to decrease the cost of hiring facilities in the area to allow smaller, more participation based Football clubs to lower their registration costs to allow more people in the area to get involved in a sport outdoors. Purpose built facilities, such as a rectangle football pitch with no artificial cricket pitch through the centre.

Anonymous

6/14/2022 02:49 PM

It's really important at all ages to be active even if it's mild or the ability to get out or take someone out to enjoy, in this day and age the council needs to have this as top of mind not say no to everything.

Anonymous

6/14/2022 02:50 PM

As I stated in a previous message

Anonymous

6/14/2022 02:58 PM

We've seen our municipality grow vigorously over the past decade and this has lead to fragmented communities where active investment has been supplementary and ignored. We need to provide opportunities for members of the communities to enjoy the eastern shore by providing the facilities for families and community members to come together

Anonymous

6/14/2022 03:11 PM

No

Anonymous

6/14/2022 03:24 PM

No

Anonymous

6/14/2022 04:05 PM

Glad to see this as a priority

Anonymous

6/14/2022 04:49 PM

This should be created soon rather than later

Anonymous

6/14/2022 07:24 PM

No

Anonymous

6/14/2022 06:37 PM

Yes i would like to see some work done at Oakdowns park. There is a huge area their for kids to run around and kick the footy and what not. There is already a playground. But there could be barbeques, tables and chairs(both under cover and not under cover). Im sure some other things might be good to but that at a minimum would get more people there and using it. Could have a kids figure 8 bike track like at bellerive too. On a side note I did hear that council responsibilities are being neglected as the council has started getting involved in things that are the responsibility of state and federal governments. If that is the case then if that stopped there would be more money available for the things council should be working on which would be great. Thank you

Anonymous

6/14/2022 06:49 PM

Na

Anonymous

6/14/2022 06:53 PM

No



Anonymous

6/14/2022 10:33 PM

I have been working with council for approximately 2-3 years to find a suitable place for a disc golf course in Clarence. The locations that I have personally investigated and proposed to council include the Lauderdale Saltmarsh Recreation plan. Wentworth Park, Rosny Parklands (Golf Course), Charles Hand Park, and most recently Richmond Recreation Reserve. My experience has been positive and I know council are doing their best with what they have. I understand there is a process to be followed. The only criticism I could have is that everything just takes so long and is bogged down by surveys, consultations, draft plans etc. I would like to see council implement an expeditious system for completing the recreation projects.

Anonymous

6/15/2022 08:25 AM

Get it done

Anonymous

6/15/2022 10:19 AM

On the mainland, every place that you go there is better facilities, cafes, exercise areas, walking tracks and bike tracks. Development is the way to go, build it and people will come.

Anonymous

6/15/2022 04:38 PM

I would love to see a pump track for bikes somewhere. I love the idea of beach pavilions and would also like to see more money spent on facilities around Bellerive and Howrah.

Anonymous

6/15/2022 11:32 PM

No

Anonymous

6/16/2022 09:11 AM

No

Anonymous

6/16/2022 08:02 PM

I live in Rosetta, and ride regularly in Clarence both on and off road. I enjoy the Tangara Trail, as well as other trails. I drive to Clarence to ride. I would like to ride to Clarence from Rosetta, but the Tasman Bridge throws me off, and the Bowen Bridge route too has issues such as being narrow near the Pyramids. The ferry is unavailable to me as it only runs for a few hours. I would use the ferry to bring my bike over if it ran during the day. Well done Clarence on what has been achieved already with (in my case) bike trails. Good to know the future holds more.

Anonymous

6/16/2022 09:14 PM

No

Anonymous

6/17/2022 12:53 PM

Good, I like that this is an strategy, and it should be an open discussion on how to achieve the best results of those goals, and to track progress based on the standard benchmarks where we have traditionally trailed behind. I would also add that car-ownership is incredibly expensive (not mentioning the tertiary-impacts to health), and is especially unsustainable for a community with many disadvantaged peoples.

Anonymous

6/17/2022 07:06 PM

I would like to see council get back to its core services like roads, rubbish, rates and focus on more recreation infrastructure. While it is admirable council is involved in sustainability and in educating the community about disposing of rubbish in a sustainable way, it shouldn't be entering into areas that are the domain of state or federal government governments. Local councils' main priority is ensuring the look after their communities. This should always be top of mind in all decision-making.

Anonymous

6/19/2022 10:31 AM

Keep up the good work. I have been very critical of what is missing, but love that you are interested in making such a valuable difference to the health of the community.

Anonymous

6/19/2022 06:34 PM

It's a very important area which should be higher in priority.

Anonymous

6/19/2022 09:27 PM

It is concerning the focus on individual sports (and even the naming up of mountain biking). It is important that whilst there is a trend in this direction that the importance of team sports is not lost and the role it playing in a person (particularly a child's) development. It is vital that there are quality team sport facilities in the area that support youth through to adult sports. This brings communities together and builds the importance of help others, not just worrying about one's self (like so many individual sports).

**Mandatory Question** (38 response(s))

**Question type:** Essay Question

**8.4.2 DRAFT COMMUNITY WELLBEING STRATEGY 2022-2032 - COMMUNITY CONSULTATION FEEDBACK AND STRATEGY APPROVAL****EXECUTIVE SUMMARY****PURPOSE**

To provide feedback on the public consultation process and seek council endorsement of the Community Wellbeing Strategy 2022-2032.

**RELATION TO EXISTING POLICY/PLANS**

Council's Strategic Plan 2021 - 2031 is relevant.

**LEGISLATIVE REQUIREMENTS**

Section 20 of the Local Government Act 1993 describes the role of councils:

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

Section 27 of the *Public Health Act* 1997 requires councils to develop and implement strategies to promote and improve public health.

**CONSULTATION**

Consultation has been provided from internal stakeholders, including workshops with Aldermen, council's Health and Wellbeing Committee and with individual Aldermen in relation to particular subject matter. Extensive community consultation was also undertaken as part of strategy development.

Community Consultation was undertaken in accordance with council's Community Engagement Policy 2020 over a six-week period, concluding on 20 June 2022.

**FINANCIAL IMPLICATIONS**

It is anticipated there will be financial implications to progress development of implementation plans and delivery of objectives outlined within the strategy. These considerations will form part of council's future annual plans and budget considerations.

**RECOMMENDATION:**

That Council:

- A. Note feedback from the community consultation process for the Community Wellbeing Strategy 2022-2032.
- B. Adopt the draft Community Wellbeing Strategy 2022-2032.

**DRAFT COMMUNITY WELLBEING STRATEGY 2022-2032 - COMMUNITY CONSULTATION FEEDBACK AND STRATEGY APPROVAL /contd...**

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

Council adopted the Clarence City Council Strategic Plan 2021-2031 at its meeting on 19 April 2021. The Strategic Plan provided for the development of seven key strategies to build upon the identified goals and outcomes contained in the Strategic Plan. The strategies will also provide direction for the development of implementation plans which in turn will provide guidance for future budget and annual plan development.

**2. REPORT IN DETAIL**

**2.1.** The Draft Community Wellbeing Strategy 2022-2032 was developed in close consultation with council's Health and Wellbeing Committee.

**2.2.** The purpose of the strategy is to identify objectives to support the health and wellbeing of our community. This purpose is outlined in the strategy's Vision statement:

*"Clarence...a city that values wellbeing  
Working with others to improve community wellbeing through  
providing and supporting access to services, programs and  
information, enhancing our natural and built environment and  
growing opportunities so everyone can enjoy our spaces and places  
and live well".*

A copy of the draft Strategy is included at **Attachment 1**.

**2.3.** Health and welfare are specifically included within the statutory role of a council (*Local Government Act 1993*, s.20). The Community Wellbeing Strategy 2022-2032 aims to assist council in that role. The strategy has clear links to other strategies, specifically the Active Lifestyle Strategy, draft Digital Strategy and draft Sustainability Strategy.

**2.4.** In developing the draft strategy, three priority areas have been identified as critical to achieving council's community wellbeing vision:

- *Planning and partnership - Promoting wellbeing through planning and partnerships.*
- *Spaces and places - Strengthening the capacity of places and spaces to support wellbeing.*
- *Opportunities for wellbeing - Expanding opportunities for everyone to lead healthy and active lives.*

Specific objectives that council will work toward are outlined for each of these three priority areas.

#### **Public Consultation Feedback**

**2.5.** In accordance with the Community Wellbeing Consultation Plan, the public was invited to participate in the consultation process via council's Your Say website. Direct emails were forwarded to 15 stakeholder groups. A reminder email was forwarded to these groups mid-way through the consultation period. During the consultation period, 10 responses were received via YourSay, four direct emails were received, and two stakeholders met with council directly to discuss the strategy. A copy of the YourSay Consultation Report is included at **Attachment 2**.

**2.6.** While the response rate was low, responses were overall supportive. The following feedback is highlighted:

- Embeds proven health promotion practices as a key to achieving well-being, working in partnerships, and empowering communities to have more control over their health.
- The strategy fits well with the Healthy Tasmania Five Year Strategic Plan.
- It is very encouraging to see the City of Clarence make wellbeing visible to the community, and to take an active role in instilling the principles of wellbeing into local policy.
- It clearly articulates the areas that council would like to focus on.

- Council needs to be accountable for delivery and to be transparent in measuring progress and success.
- Would like to see increased focus on mental health.

**2.7.** Some of the feedback was in regard to service gaps in particular areas within our city. While this feedback does not appear in this report, it will be retained to inform development of implementation plans and frameworks.

**2.8.** After the draft strategy is adopted, 3 to 5 year implementation plans and rolling annual plans will be developed. The implementation plans will outline how and when objectives will be delivered and will be updated periodically during the 10 year life of the strategy. The rolling annual plans will provide for more detailed yearly programs, enable review of progress and inform budget discussions and decision-making.

### **3. CONSULTATION**

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

The strategy development process involved contributions from a wide variety of community members, service providers, external stakeholders, internal staff, management and Aldermen. Interviews were conducted with community and resident associations, hall management committees, neighbourhood houses, a local collective impact project, community organisations providing food and social support services, and community service peak bodies. Feedback was also sought from the general community through the Clarence Keep Connected survey seeking feedback on the impacts that COVID-19 was having on community members.

Community consultation on the draft Community Wellbeing Strategy was undertaken over a six-week period, concluding 20 June 2022. Details of feedback received is outlined in this report.

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

Nil.

### 3.3. Other

A workshop was held with council on the draft Community Wellbeing Strategy on 29 November 2021. A further workshop was held with council on 28 March 2022. Workshops were also conducted with council staff, and consultations held with representatives from Special Committees of Council.

### 3.4. Further Community Consultation

There is no further consultation scheduled at this stage.

## 4. STRATEGIC PLAN/POLICY IMPLICATIONS

### 4.1. Council's Strategic Plan 2021-2031 under the strategic goal area *A people friendly city*:

- "1.1 *Enhancing the liveability of activity centres, community hubs and villages through urban design projects.*"
- "1.2 *Building upon Clarence's status as a World Health Organisation 'Age Friendly City and Community'.*"
- "1.3 *Recognising our Tasmanian Aboriginal people and developing a Reconciliation Action Plan.*"
- "1.5 *Continuing to deliver and review a community Health and Wellbeing Strategy and associated supporting plans to strengthen and improve the physical, mental and social wellbeing of the community.*"
- "1.6 *Finalising the development and implementation of the Clarence Community Planning and Development Structure to enable a consistent approach to working together when considering community needs and issues.*"
- "1.7 *Supporting our community to build capacity and resilience.*"
- "1.8 *Recognising the significant impact volunteer involvement has on achieving our strategic goals and the delivery of our services and initiatives. Promoting health.*"
- "1.9 *Undertaking the development of a Sport and Recreation Strategy.*"
- "1.10 *Promoting active and healthy lifestyles through provision and support of programs that improve physical and mental health.*"
- "1.11 *Continuing to develop and maintain a quality open space network. Connectiveness.*"

*“1.12 Facilitating opportunities for community connections and growth through a range of programs, activities and events.”*

*“1.13 Recognising, celebrating, and supporting diversity by building on our connections through Welcoming Cities and Refugee Welcome Zone and developing supporting policies.*

**4.2.** Also under the goal area *A well planned liveable city*:

*“2.5 Providing and prioritising a safe, reliable, and accessible pedestrian network.”*

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

*“2.15 Ensuring neighbourhoods have pleasant streetscapes and access to recreational spaces and appropriate neighbourhood facilities.”*

**4.3.** Under the goal area *A prosperous and creative city*:

*“3.3 Developing and implementing initiatives aimed at addressing the areas of significant socio-economic disadvantage within the city.*

## **5. EXTERNAL IMPACTS**

The draft Community Wellbeing Strategy 2022-2032, if adopted by council, will have significant external community impacts in providing opportunity to support improved community wellbeing outcomes based on a well-planned approach.

## **6. RISK AND LEGAL IMPLICATIONS**

Nil.

## **7. FINANCIAL IMPLICATIONS**

Costs associated with implementing objectives outlined in the strategy will form part of annual plan and budget considerations each year. Specific resource impacts will also be outlined within associated implementation plans developed to outline how each objective will be delivered.



**8. ANY OTHER UNIQUE ISSUES**

Nil.

**9. CONCLUSION**

The Community Wellbeing Strategy 2022 – 2032 outlines priority areas for council to improve community wellbeing through providing and supporting access to services, programs and information. The strategy also aims to provide a robust guide to the current and future provision of wellbeing services in our community through continued strategic planning and delivery of key objectives.

Attachments: 1. Draft Community Wellbeing Strategy 2022-2032 (23)  
2. Your Say Community Consultation Report (17)

Ian Nelson  
**GENERAL MANAGER**

2022-2032

# Community Wellbeing Strategy

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

## Relationship to our strategic plan

### Our purpose

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

### Our mission

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

### Our vision

Clarence... a vibrant, prosperous, sustainable city

### Our goals



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## Our strategies

This strategy is one of seven key strategies adopted by council to support achievement of the goals in our Strategic Plan.

While each strategy stands alone, many objectives overlap. In achieving the best outcomes for our community, we will take a whole of council approach to align planning, resources and delivery, particularly where objectives have connections with other key strategies.

This strategy establishes three priority areas:

1. **Planning and partnership** - Promoting wellbeing through planning and partnerships.
2. **Spaces and places** - Strengthening the capacity of places and spaces to support wellbeing.
3. **Opportunities for wellbeing** - Expanding opportunities for everyone to lead healthy and active lives.

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## Our role in wellbeing

Improving the wellbeing of communities is a responsibility that falls to all tiers of government. It also involves many other sectors: private enterprise, not-for-profit organisations, and communities themselves. As the level of government closest to the community, council is well placed to understand local issues and to coordinate or facilitate local responses.

The way in which council chooses to do this will depend on the urgency and impact of the issue, the wellbeing objective it relates to, who else has a key role and available resources. We will work respectfully with others and make sure we don't duplicate efforts.

Council will usually choose from one or more of the following roles: delivering, partnering, facilitating and advocating.

<b>Delivering</b>	direct provision of wellbeing services.
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<b>Partnering</b>	working collaboratively with other committees, agencies and organisations in the delivery of wellbeing services.
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<b>Facilitating</b>	providing key engagement, connections and planning to help progress wellbeing outcomes.
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<b>Advocating</b>	for stakeholders to be heard and promoting wellbeing opportunities in our community.
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## State Government Strategic Plan

State Government has launched their Healthy Tasmania Five-Year Strategic Plan 2022-2026. The governance framework of the state's strategy identifies:

*"The involvement of local government is critical to support future preventive health efforts at the community level. Local government has a high level of engagement with communities, knows their needs, and has responsibility for many factors that can impact on health and wellbeing."*

*Local government is already playing a key role in supporting community health and wellbeing. We will formally recognise the role of local government as a part of the preventive health system, and provide an authorising environment, strategic direction and resources to support local*

*government to contribute to preventive health actions."*

## Guiding principles

To ensure the community wellbeing objectives succeed, council has adopted a set of principles that will inform and apply to all strategies. Council will take the lead role in delivering some objectives; however our role will vary depending upon our scope of responsibility and organisational capacity to affect change.

Figure 1 illustrates these principles set against council's role and key principles.

**Figure 1: Health and wellbeing principles**

Principle	Why is it important?	What we will do...
Community-focused	We understand that the health and wellbeing of our communities is at the heart of our business.	We will work with communities to ensure their voices are heard.
Evidence-informed	We appreciate the complexity of health and wellbeing and the need to draw upon the latest research into addressing health and wellbeing challenges.	We will research what is likely to work best for our circumstance and measure the results of our actions to find what works well and what needs improvement.
Place-based	We understand that local issues are best addressed locally drawing on local strengths and opportunities.	We will work locally to apply the combined efforts of local organisations and communities themselves.
Inclusive	We recognise that age, disability, gender, culture, sexuality, indigenous disadvantage, and low income can lead to health and wellbeing inequities.	We will make access and equity in health and wellbeing a priority.
Collaborative	We appreciate that the work of many organisations can overlap or inform health and wellbeing. Taking a broad view of these interacting systems increases the likelihood of success.	We will work with other organisations to understand needs and partner with them as a coherent system to achieve shared objectives.
Integrated	We recognise that many council policies and programs influence health and wellbeing and that a whole of council approach can improve our effectiveness.	We will work as a whole organisation to combine our expertise and direct our resources to achieve our objective.

***Clarence... a city that values wellbeing***

Working with others to improve community wellbeing through providing and supporting access to services, programs and information, enhancing our natural and built environment and growing opportunities so everyone can enjoy our spaces and places and live well

All levels of government have a key role in delivering and supporting wellbeing activities and initiatives. As the level of government best connected to the community, council plays an important role in delivering programs and facilitating partnerships to meet community wellbeing needs.

Council improves community wellbeing by first understanding its local community and responding through creative actions in partnership with others. This includes reducing factors that put people at risk and increasing factors that protect people from poor health.

Council is a key player in providing a natural and built environment that supports a healthy lifestyle. Improvements to walking and cycling infrastructure also make it easier for people to choose active travel. Improving parks, streetscapes and open spaces makes it more attractive for people to get outside and active. Building our infrastructure and spaces to meet universal design principles ensures that facilities are accessible and safe for everyone.

Council takes a life course approach to community wellbeing seeking to provide programs and services that are accessible and inclusive of all ages and all abilities.

It is also important to focus on the early years in a child's life to give them the best start possible. Improving everyone's access to physical activity, healthy eating and drinking, oral health information and services, and mental health supports are key components to this strategy. Also important in improving community wellbeing, is promoting opportunities for connection as a response to social isolation and building a more resilient community.

Council will also work to connect people of all ages and all abilities to services and opportunities for learning to help them, within their capacity, to address their own wellbeing needs.

We will also work collaboratively with other organisations and agencies to address social and lifestyle factors that place people's wellbeing at risk.

The overarching vision of the Community Wellbeing Strategy is that every person in Clarence can live well.

### Consultation and feedback

Direct feedback and contributions from several sources have been considered in the development of this strategy, including the Community Health and Wellbeing Advisory Committee, our community, community organisations and government sectors. Workshops were conducted with aldermen, council staff and consultations held with representatives from Special Committees of Council.

### Background

To date, council has adopted a number of community plans to support the improved wellbeing of our community, including:

- Health and Wellbeing Plan
- Access and Inclusion Plan
- Age Friendly Clarence Plan
- Community Safety Plan
- Youth Plan

#### *Health and Wellbeing Plan*

This plan was the first of its kind for Clarence and an innovative concept within Tasmania. The plan aims to tackle health and wellbeing challenges faced by our community and recognises that influencing health and wellbeing is not just about treating and preventing illness; it is also about the social, economic, built and natural environments in which we live.

#### *Access and Inclusion Plan*

Council has to date developed three access plans. Addressing the needs of people with disabilities has been the focus of each Plan. Council has placed critical importance on strengthening our capacity to respond and provide for infrastructure and services for people with disabilities in a coordinated and planned way.

#### *Community Safety Plan*

For people to feel and live well, it is vital that they can go about their activities free from fear or risk of injury or harm. The Clarence Community Safety Plan identifies actions that Council will take to improve safety in our communities.

#### *Age Friendly Clarence Plan*

Council was the first Tasmanian council to join the World Health Organisation Global Network of Age Friendly Cities and Communities. The Age Friendly Clarence Plan presents how council will provide leadership in partnership with older people, to plan for and provide services, programs, facilities and information, in a way that supports the importance of a life course approach to ageing that is strategic and realistic.

#### *Youth Plan*

Council has a long history of supporting and empowering young people. To build on this strong foundation the Youth Plan outlines current services for young people and identifies future services required to support the growth and development of young people across the city.

## What do we mean by health and wellbeing?

We understand that health, safety and welfare are factors that work together to enable people to lead satisfying lives and contribute to the community. 'Health' is defined in the World Health Organisation (WHO) constitution as:

*"A state of complete physical, social and mental wellbeing, and not merely the absence of disease or infirmity. Within the context of health promotion, health... can be expressed... as a resource which permits people to lead an individually, socially and economically productive life. Health is a resource for everyday life, not the object of living. It is a positive concept emphasising social and personal resources as well as physical capabilities." (WHO, 1986)*

In a subsequent definition, WHO describes 'wellbeing' as:

*"a state ... in which every individual realises his or her own potential, can cope with the normal stresses of life, can work productively and fruitfully, and is able to make a contribution to her or his community." (WHO, 2013)*

## What factors influence community wellbeing?

Community wellbeing is influenced by a range of interrelated factors including:

- our genetic make-up
- the families and communities we grow up in
- our lifestyle choices
- our relationships and social connections
- the work we do, paid or voluntary
- our access to information
- the care and support we receive when we need it

Figure 2: The determinants of health and wellbeing



Adapted from World Health Organization 2008, City leadership for health. Summary evaluation of Phase IV of the WHO European Healthy Cities Network, WHO, Denmark



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## Risk and protective factors

The relationship between the determinants of health and the wellbeing of individuals and communities can also be understood by considering:

- the factors that jeopardise good wellbeing - ‘risk factors’
- the factors that contribute to good wellbeing – ‘protective factors’

Figure 3: Risk and protective factors



Adapted from Labonte, R 1998, *A community development approach to health promotion: a background paper on practice, tensions, strategic models and accountability requirements for health authority work on the broad determinants of health*, Health Education Board of Scotland, Research Unit on Health and Behaviour Change, University of Edinburgh, Edinburgh.

**Table 1: Significant risk factors**

Significant risk factors	2009		2019	
	Clarence	Tasmania	Clarence	Tasmania
Self-assess their health as fair/poor	22.5%	19.9%	20.9%	21.7%
Risky alcohol consumption <sup>1</sup>	19.6%*	20.8%*	18.8%	19.1%
Insufficient exercise levels	27.5%	27.5%	13%	11.1%
Obesity	20.1%	18.7%	26.3%	28.2%
Overweight/Obese <sup>2</sup>	58.5%*	60.0%*	52.4%	58.5%
Insufficient fruit consumption (<2 serves daily)	60.0%*	49.2%	53.5%	53.1%
Insufficient vegetable consumption (less than 5 serves daily)	52.4%	88.1%	90.2%	91.2%
Current smokers <sup>3</sup>	58.5%	19.8%	6.5%	12.1%
Daily smokers <sup>3</sup>		16.1%	4.9%	9.3%

1. Risky alcohol consumption figures are taken from TPHS 2016, as the way this risk factor is measured changed from 2016 onwards.
2. Overweight / Obese figures are taken from TPHS 2016 - comparable data not available for 2009
3. Reliable smoking data for Clarence was not available in 2009 or 2016.

**Table 2: Chronic conditions**

The TPHS 2019 also shows that Clarence residents have some chronic health conditions at levels that are higher than the Tasmanian average, while other conditions are below the state average but still at concerning levels. See Table 2.

Chronic conditions (a) (b) (c)	2009		2019	
	Clarence	Tasmania	Clarence	Tasmania
Diabetes	8.7%	6.7%	7.5%	8.3%
Heart disease	9.3%	6.9%	7.9%	6.5%
Arthritis	27.8%	25.0%	23.9%	22.9%
Osteoporosis	9.1%	6.4%	5.9%	5.6%
Cancer	8.8%	7.8%	7.6%	8.4%
Stroke	3.6%*	3.4%	1.95%	2.3%
Depression/Anxiety	24.5%	21.8%	30.0%	33.6%
Asthma	25.5%	20.6%	23.1%	25.1%

- (a) Sources: Tasmanian Population Health Survey 2009 and Tasmanian Population Health Survey 2019
- (b) Age standardised to the 2009 and 2019 Tasmanian populations respectively
- (c) Defined as 'ever-diagnosed by a doctor'. This is as stated by the respondent; not independently validated.
- \* Estimates should be used with caution - relative standard error above 25 percent

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### Community profile

The city of Clarence is a mix of urban, rural and coastal communities ranging from very low to very high socioeconomic status. The population of 56,945 people is the second highest of the municipal areas in Tasmania.

The median age in the city is 41, compared with the Australian median of 37. Four percent of people speak a language other than English (ABS Census 2016). 3.5 percent of Clarence residents identify as Indigenous Australians.

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### Wellbeing status

The University of Canberra Regional Wellbeing Survey, 2018, which measures the subjective wellbeing of people and communities living outside Australia's major cities, shows that in 2018 overall community wellbeing was higher in Clarence compared to Tasmania or Australia. However, results also showed that almost 30 percent of our population reported poor household finances and scored lower than the Australian average on access to health, education and childcare services.

The 2019 Tasmanian Population Health Survey (TPHS 2019) of self-assessed health shows that our residents exhibit several risk factors. Table 1 compares these risk factors over the past decade.

The TPHS 2019 also shows that our residents have some higher chronic health

conditions than the Tasmanian average, while some are below the state's average but still at concerning levels (refer Table 2).

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### Health inequity

Some residents of Clarence are at greater risk of poorer wellbeing than the general population. This includes older people, people with a disability or mental health challenges, vulnerable children and young people, people who experience inequality arising from gender or sexual identity orientation, Aboriginal or Torres Strait Islanders, people from culturally and linguistically diverse backgrounds and people in low socio-economic groups.

The Tasmanian Population Health Survey 2016 reports that: Tasmanians in the most disadvantaged quintile of the Index of Relative Social Disadvantage<sup>1</sup>, reported significantly worse health status than Tasmanians in the least disadvantaged quintile. *Within Clarence, over 12,500 of our residents are represented in the most disadvantaged quintile.*

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<sup>1</sup> Socio-Economic Indexes for Areas (SEIFA) were developed by the Australian Bureau of Statistics (ABS) to rank areas in Australia by relative socio-economic advantage and disadvantage. These measures consider factors such as income, educational attainment and unemployment and are often used to divide populations into five equally sized groups known as quintiles, with a fifth (20 per cent) in each quintile.

## Barriers to health services

The Anticipatory Care Project: Preliminary Findings Report (July 2019) prepared by the University of Tasmania Institute for the Study of Social Change identifies key barriers to health services as:

- geographical and physical - for example, distance coupled with lack of transport options
- emotional or psychological - for example, trusting and feeling safe in service or social settings
- resources - for example, lack of financial, educational (literacy) and technological resources (internet) to interact with or enter services
- social disconnection barriers - for example, isolation and lack of routine exposure to health services

## Health literacy

Health literacy is the ability of a person to find, understand and use health information to make decisions about their health and healthcare. How health systems are set up and how information is communicated by healthcare providers can make it easier for people to find, use and understand information and services. Health literacy is important because people who have difficulty understanding health information and what they need to do to look after their health, such as the importance of good nutrition and physical activity, are more likely to experience poorer health.

Health literacy underpins all the principles of practice and is key to achieving improvement in the priority areas for action.

**Table 3: Summary of social indicators displayed through the City of Clarence**

There are significant differences across various parts of the city between median ages, employment rates, income levels, home ownership, and levels of relative advantage. The table compares ABS Census data captured in 2016 (in bold) with data captured in 2011.

Suburb	Median age of persons	Percent unemployed	Median household income (\$/weekly)	Percent of households rented	State SEIFA* ranking
Acton Park	43 (40)	3.3 (3)	2,195 (1,921)	3.4 (3.9)	677
Bellerive	47 (47)	4.3 (4.5)	1,175 (1,000)	28.1 (27.9)	616
Cambridge	43 (46)	3.4 (3.6)	1,784 (1,221)	8.7 (13)	645
Clarendon Vale	31 (30)	19.3 (19)	750 (641)	63.3 (62)	5
Clifton Beach	36 (34)	4.5 (1.7)	2,673 (1,916)	8.4 (12.4)	678
Cremorne	41 (39)	5.2 (3.3)	1,838 (1,422)	8.4 (11.1)	655
Geilston Bay	43 (42)	3.8 (3.6)	1,440 (1,237)	17.1 (15)	599
Howrah	45 (43)	4.2 (3.9)	1,388 (1,177)	18 (16.8)	628
Lauderdale	42 (39)	2.7 (3.3)	1,562 (1,340)	12.1 (12)	624
Lindisfarne	49 (46)	4.6 (3.7)	1,312 (1,185)	21.5 (18.7)	614
Montagu Bay	45 (44)	6.3 (5.9)	1,172 (1,034)	33.2 (27.3)	485
Mornington	36 (35)	6.6 (7.2)	1,125 (948)	33.6 (29.9)	148
Oakdowns	31 (31)	3.3 (2.7)	1,370 (1,257)	24.6 (17.1)	506
Opossum Bay	55 (50)	5 (10.7)	1,055 (883)	16.2 (15.8)	596
Otago	48 (48)	4.9 (1.9)	1,625 (1,625)	5.8 (5.2)	646
Richmond	50 (42)	4.9 (3.2)	1,223 (1,271)	19.8 (14.8)	617
Risdon Vale	34 (33)	9.5 (9.4)	960 (766)	31.2 (30.1)	31
Rokeby	32 (32)	10.8 (8.7)	888 (830)	40.6 (39.2)	33
Rose Bay	49 (48)	4.1 (3.8)	1,433 (1,297)	22.8 (22.4)	648
Rosny	50 (47)	5.8 (7.6)	1,447 (1,208)	17.3 (18.3)	660
Sandford	44 (40)	3.8 (3.1)	1,845 (1,607)	5.9 (5.6)	644
Seven Mile Beach	43 (41)	3.2 (3.2)	1,904 (1,561)	7.2 (12.1)	665
South Arm	47 (40)	6.2 (6.6)	1,200 (1,068)	16.2 (16.2)	571
Tranmere	44 (39)	3.8 (3.5)	1,966 (1,799)	10 (11.6)	674
Warrane	38 (37)	9.4 (10.1)	848 (736)	50.1 (46.5)	17

Sources: ABS 2016 Census data (ABS 2011 Census data)



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## What have we achieved to date?

Council's community development plans have influenced the way council works with others to address wellbeing issues in Clarence. Fostering new connections and working closely with partners and the community has enabled local people, community groups, all levels of government, services providers and organisations to solve problems together.

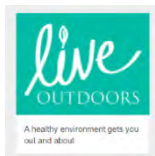
Making a difference to community wellbeing can take many years and therefore results might not be readily visible in the life of a single community wellbeing plan. Council is committed to continuing a planned and structured approach to supporting improved outcomes for all in our community.



Some of the programs, services and significant impacts delivered to date as part of council's community development plan framework are outlined below.

### Access and Inclusion

An Access and Inclusion Assessment Toolkit was developed by council as a unique resource to assist council with



general design elements for buildings, facilities, streetscapes, and recreational spaces that deliver more accessible and inclusive facilities for our community.

### Age Friendly Clarence

Live Well. Live Long. is a 12 week free, informative, interactive and educative program that provides a holistic approach to health and wellness.

Our Shared Space, a partnership between council's Youth Network Advisory Group and Clarence Positive Ageing Advisory Committee, focuses on inter-generational connections and tackling ageism.

### Clarence community volunteer service

The Clarence Community Volunteer Service offer a range of services to residents aged 65 years and over, and to people 18 to 64 years old with a disability, who need support to live independently and connected to their local community. The program has consistently increased and maintained the number and diversity of volunteers providing support to well over 100 residents.

### Community safety

A Community Safety Plan was endorsed in 2016 with four safety themes: personal safety, resilient communities, safe streets and spaces and powerful partnerships. A Community Safety Office was appointed to support this implementation. *One Community Together* was also established to support the Clarence Plains community to create a welcoming, proud, safe and attractive community.

### Fitness in the Park

A year-round program of mixed fitness-based activities in our parks attracting over 300 people a year, including 30-40 people during the cooler months.

### Health Promotion Projects

Several health promotion projects have been successfully delivered across our community, including:



- Oral Health - including promotional resources, and water stations
- My Wellbeing Kit– addressing resilience and mental health
- Food films - filming of ten recipes to promote healthy eating
- Neighbour Day - Neighbourly Awards and Neighbour Connection Card
- Christmas Brunch – an event that attracts up to 110 diners

### Help to Health

The Help to Health project is made up of five different initiatives that help the community get better access to health care and to take more control of their wellbeing needs.

### Live Clarence

Facilitating communication with the community including a website, social media and E-news on community wellbeing matters.

### Liveability Projects

- Community Hubs – a mapping project to identify community hubs and services.
- Walkable Clarence Project - a case study assessing the ease of use of a Clarence streets and movement networks.



### World Games Day

A biennial celebration of games, sport, food, music, arts and culture from around the world attracting up to 1000 people.



### Youth Services

YNAG is a council committee for young people aged 12-24 who live, work, or go to school in the Clarence area and are interested in providing a stronger voice for young people in our city.

Our Youth Centre has a fully equipped workshop where we provide learning opportunities in project planning, wood and metal work and promotes general skills development. This program engages young people in an alternative education program during the school term, aiming to help young people develop skills which will guide them towards employment. The workshop is also open to young people from year five upwards to restore, reuse or make something new.

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### From plan to strategy

In reviewing the Health and Wellbeing Plan, council made the decision to lift the plan to a strategy level to recognise the importance of community wellbeing to the purpose of council.

Plans integral to achieving outcomes include the Access and Inclusion Plan, Age Friendly Clarence Plan, Community Safety Plan and Youth Plan.

**Table 4: Summary of social indicators displayed through the City of Clarence**

There are significant differences across various parts of the municipality between median ages, employment rates, income levels, home ownership, and levels of relative advantage. The table compares ABS Census data captured in 2016 (in bold) with data captured in 2011.

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Sources: ABS 2016 Census data (ABS 2011 Census data)

### Key outcomes we will work to achieve by 2032

Outlined below are the outcomes council will work to achieve by 2032. The outcomes will result from implementing the objectives outlined under each Key Priority Area.

#### *Good governance*

- Identify baseline data to determine effectiveness and impact of objectives outlined in this strategy.

#### *Planning and partnership*

- Council has established internal policies and processes and criteria for improving community wellbeing and strives for equitable access and participation
- Council will work in partnership with others to change the way wellbeing services are delivered to remove barriers and improve access to services
- Council has programs and plans in place to support the life course approach to community wellbeing
- Council has well established internal and external partnerships directly aimed at improving the wellbeing of our communities
- Research and evaluation are embedded in council processes and learnings are shared

#### *Opportunities for community wellbeing*

- Council has a well-established program supporting childhood health
- Council has supported physical, mental, and social activities for the community
- Council has provided activities in response to targeted health risks
- Council has provided information about and connection to the health service system
- Council is implementing a Community Safety Plan

#### *Spaces and places*

- There are improvements in walkability and cycling infrastructure across the city
- Council is implementing an Open Space Plan
- Principles of 'healthy by design' and universal access underpin all facilities developed



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## Who will we engage with?

In delivering the objectives outlined in this strategy we will engage with:

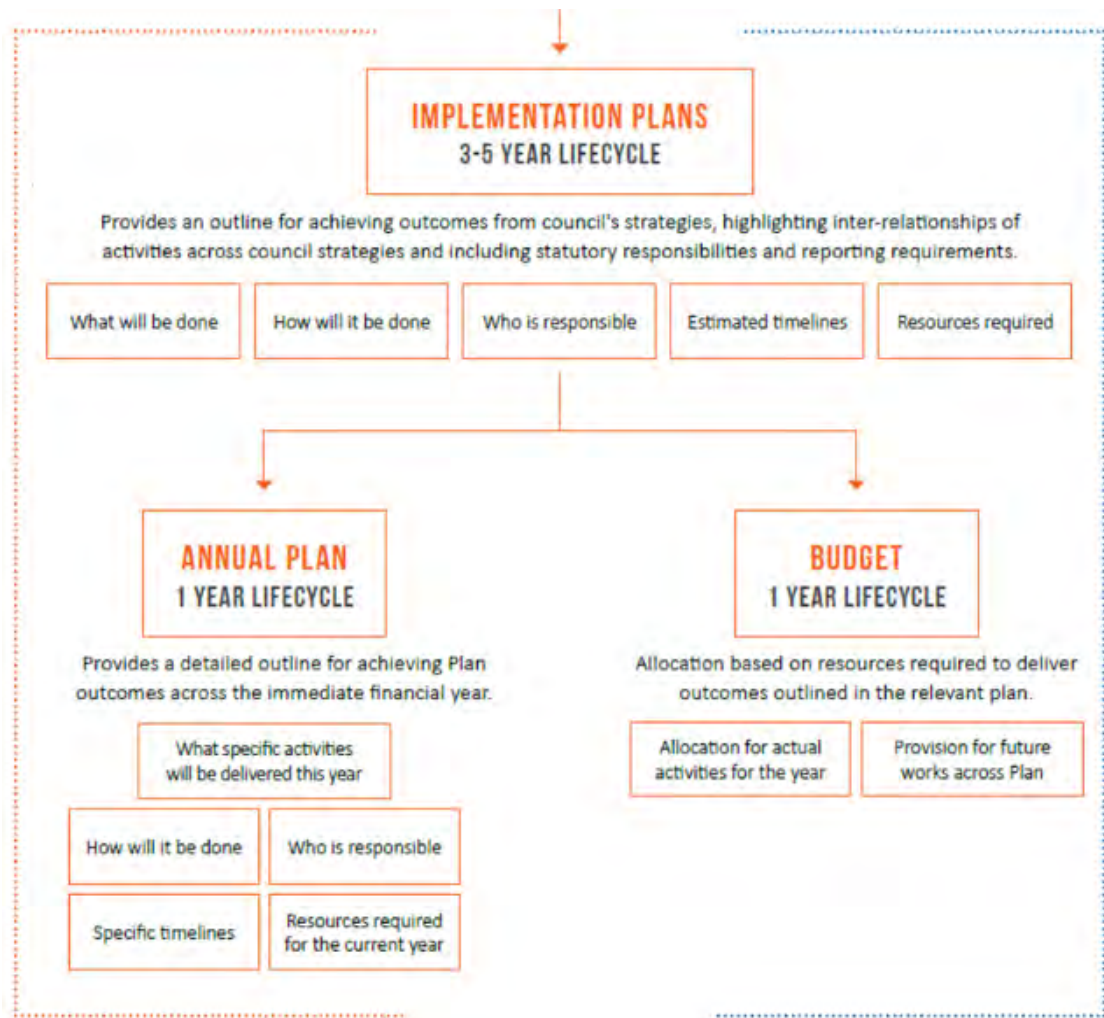
- Our community .....✓
- Internal stakeholders.....✓
- Council special committees.....✓
- External providers and organisations.....✓
- State and Federal government.....✓

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## How will we get there?

Implementation plans will be developed that outline how and when each objective will be delivered. Relevant activities from existing planning documents and other implementation plans will be mapped against the objectives of this strategy to ensure that our efforts are coordinated, rigorous and do not duplicate effort or resources. Complementary objectives across council's strategies will be delivered in a collaborative manner.

Implementation plans will provide for a major review of progress every 3 years, and an annual minor review to inform budget and annual plan discussions and decision-making.



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## A 'systems' approach

Council understands that influencing change is complex and requires effort across many interrelated areas both within council and externally. Council will work to address issues that lead to wellbeing inequities by adopting a systems approach that examines underlying causes and applies tailored tools and opportunities to overcome them.

### *From inequality to inclusion*

Inequality	Unequal access to services and opportunities
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Equality	Access to services and opportunities evenly distributed but results in those who need additional support to access services and opportunities being at a disadvantage
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Equity	Additional support provided where needed to ensure everyone is able to access services and opportunities
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Inclusion	Systems improved to ensure everyone has equal access to services and opportunities
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# What will we do to improve community wellbeing over the next ten years?

*The following pages set out the objectives we will pursue over the next ten years based on an analysis of the challenges facing the community and the factors that influence community wellbeing.*

*The nature and extent of our involvement will depend on the role council chooses to take.*

## PRIORITY 1 Planning and partnerships

### Promote community wellbeing through planning and partnerships

#### Key principles

We will work with others to address issues that lead to wellbeing inequities.

We will work with other organisations to understand community needs and partner with them to achieve shared objectives.

We will work locally to combine the efforts of local organisations and communities, building capacity and resilience.

#### Why is this important

We recognise that many policies and programs influence community wellbeing and that a whole of council approach can improve our effectiveness.

The work of many organisations can overlap and influence community wellbeing. Taking a broad view of these interacting systems increases the likelihood of success and maximises available resources.

We understand that local issues can be best addressed locally drawing on local strengths and opportunities.

#### Objectives we will work towards

##### *Policies and processes*

- Support collaborative practices across council to integrate and consolidate council's efforts to achieve community wellbeing objectives
- Develop processes that consider the wellbeing impacts of policies and project proposals
- Adopt and support a healthy workplace policy to support staff to lead healthy lifestyles
- Address health inequities across the city to improve equity and inclusiveness in delivery of council services and advocate for equity in delivery of other provider services

##### *Partnerships*

- Increase community participation in identifying and responding to community wellbeing issues
- Identify opportunities to engage external organisations with common objectives to develop joint activities
- Implement policies to model healthy choices in events and interactions and encourage adoption by our community

##### *Research and evaluation*

- Undertake research and evaluation to build understanding of what works and what can be improved in our efforts to achieve our objectives

##### *Internal wellbeing structures*

- Share lessons learnt across council and with external partners

## PRIORITY 2 Spaces and Places

Strengthen the capacity of spaces and places to support community wellbeing

### Key principles

We will build environments that support community wellbeing considering all ages and abilities.

We will promote the connection between best-practice planning and design in achieving improved community wellbeing outcomes.

### Why is this important

Providing areas for our community to readily meet, play and connect is important to facilitating physical, social and mental activity. It provides for a vibrant community and one with a sense of place.

A safe physical environment is one of the key protective factors in contributing to good community wellbeing which supports our quality of life and functional independence.

### Objectives we will work towards

#### *Movement networks*

- Work with providers to improve accessibility to infrastructure and alternative active transport modes
- Increase walking and cycling options that are connected and fit for purpose

#### *Open space*

- Increase access to open space that can be used for leisure and recreation and that includes adequate amenities
- Enhance natural spaces to provide opportunities for people to enjoy nature
- Make suitable open space available for food growing, such as community gardens, edible street/park plantings

#### *Built environments*

- Collaborate to make attractive built spaces and streetscapes that bring people together
- Bring a wellbeing focus to developments and public facilities
- Engage developers in understanding and applying 'healthy by design' principles

#### *Climate change*

- Assist communities to understand, engage with and mitigate climate change risks
- Increase our capacity to live sustainably and reduce energy consumption

## PRIORITY 3 Opportunities for community wellbeing

Expand opportunities for everyone to lead healthy and active lives

### Key principles

We will make access and equity in wellbeing a focus for our community.

We will work with communities to ensure their voices are heard.

We will research what works well, what needs improvement and the best approach to deliver outcomes.

### Why is this important

The wellbeing of our communities is at the heart of our business.

Wellbeing is complex and we need to draw upon the latest research in addressing community wellbeing challenges.

Age, disability, gender, culture, sexuality, indigenous disadvantage and low income can lead to wellbeing inequities. It is important to provide support and services on an equitable and inclusive basis to all ages and, where appropriate, to target groups to achieve improved outcomes.

### Objectives we will work towards

#### *Physical activity*

- Increase opportunities for physical activity and active travel
- Increase opportunities for affordable active leisure and sport

#### *Healthy eating and oral health*

- Improve access to safe, healthy, affordable food through working with groups and stakeholders
- Promote water as a drink of first choice through our networks and spaces
- Promote improved oral health and hygiene practices through working with groups and stakeholders

#### *Social connection*

- Encourage community members to participate in the life of their community and form social connections
- Support communities to be resilient in response to major challenges such as pandemics
- Increase opportunities for lifelong learning

#### *Community safety*

- Improve community safety including perceptions of community safety
- Support communities to prepare for and recover from natural disasters

### *Mental health*

- Work to improve mental health and reduce suicide

### *Health risks*

- Work with other groups and stakeholders to reduce health risks associated with smoking and the harmful use of drugs and alcohol
- Work with relevant stakeholders and community groups to reduce the incidence of homelessness
- Identify and respond to the impacts and consequences of COVID-19

### *Health awareness and access*

- Increase community member access to available services and relevant information about health issues affecting them through working with other agencies and advocating for our community members
- Support our communities to build the skills and knowledge to address their own health needs
- Use research and action learning to inform activity design and delivery

### *Children*

- Supporting increased achievement of child development milestones through working with other groups and stakeholders to provide opportunities for children to develop physically, socially, intellectually, and emotionally
- Provide wellbeing information to families through schools, other children's services and children's programs and activities

## Explanation of terms

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### Life course approach

A life course approach is a framework that considers the physical and social hazards during all stages of life from birth to older adulthood.

*This strategy identifies various documents to be developed, revised, and implemented. Terms used seek to convey the strategic and/or operational objective of the content.*

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### Strategy

Outlines the key issues in the strategic plan and identifies the key objectives and what needs to be done at a high level.

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### Procedure

Generally, relates to a policy. Mandates operational activities and assigns responsibilities through specific operational actions.

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### Framework

Provides guidance around strategies without being prescriptive. Allows for some flexibility in delivery to adapt to changing conditions.

---

### Plan

A detailed outline for achieving outcomes from a strategy or framework. Identifies specific actions, what, who when and how.

---

### Policy

Formal statement of principles. Primarily seeks to ensure compliance with legislation, standards, and community expectations



# Draft Community Wellbeing Strategy

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## SURVEY RESPONSE REPORT

13 June 2019 - 21 June 2022

### PROJECT NAME:

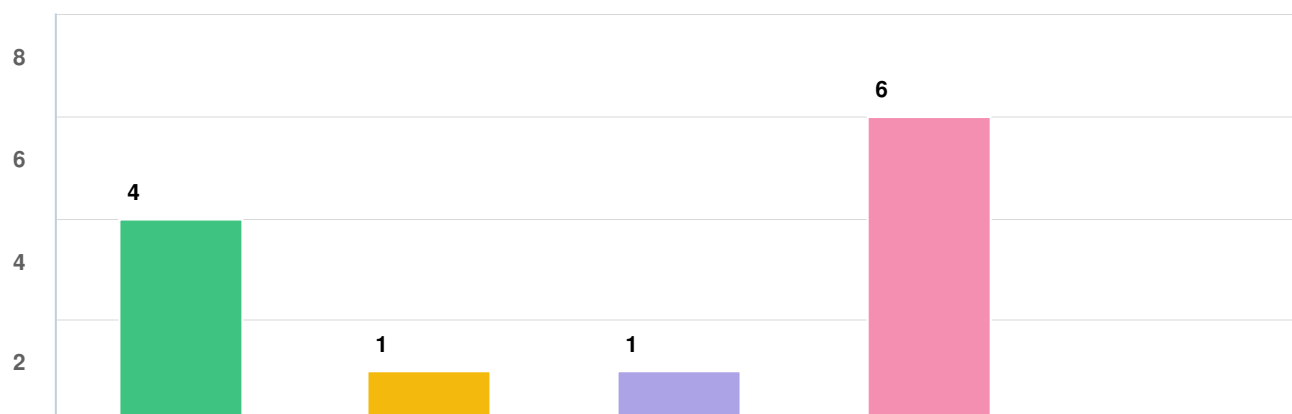
Draft Community Wellbeing Strategy





# SURVEY QUESTIONS

**Q1 Please tick all that apply.**



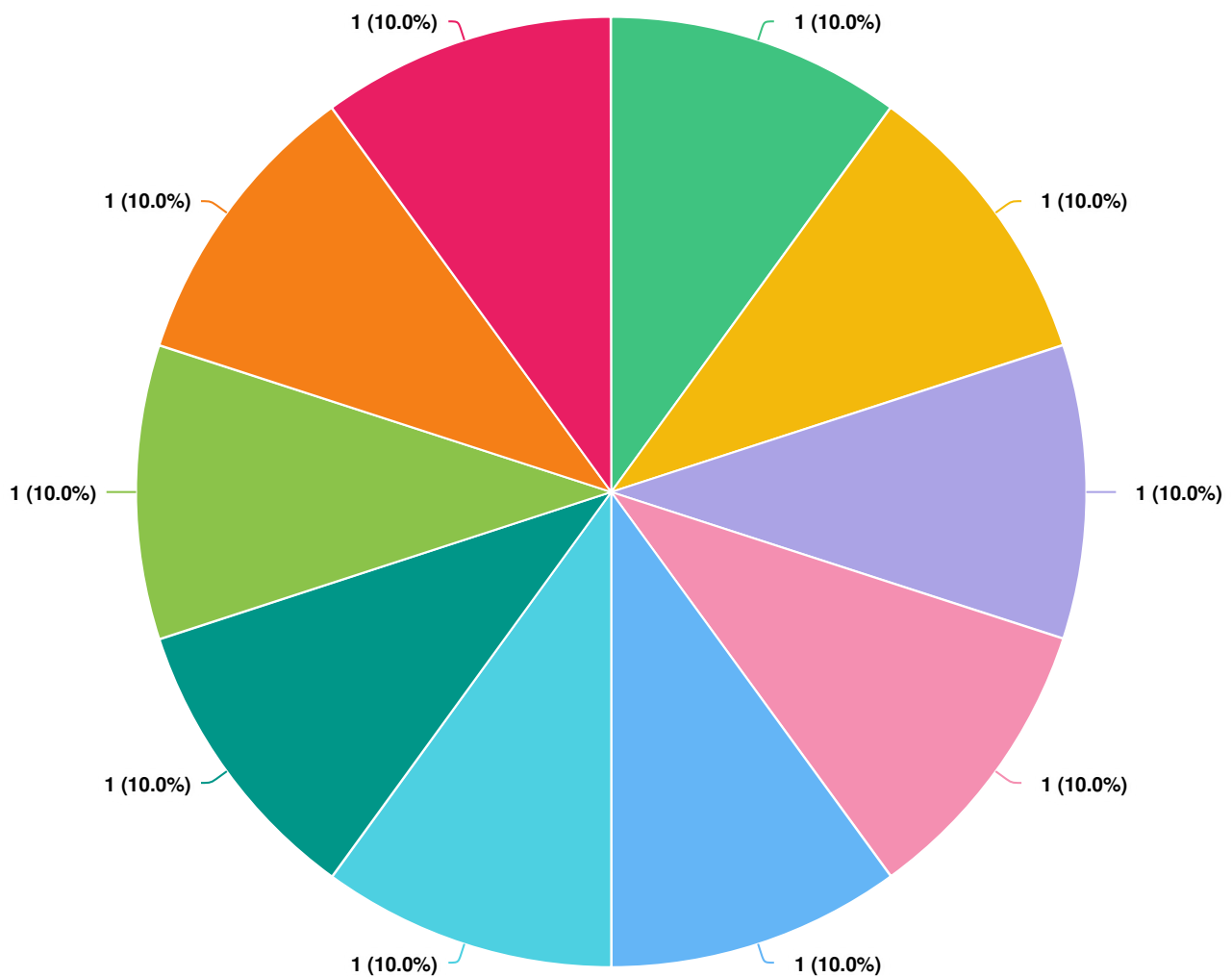
**Question options**

- ☒ Person with a disability.
- ☒ Carer of a person with a disability.
- ☒ Prefer not to say.
- ☒ Other (please specify)
- ☐ Disability service provider.

*Mandatory Question (10 response(s))*

*Question type: Checkbox Question*

**Q2** What suburb do you live in? (Please type your suburb and scroll to select)

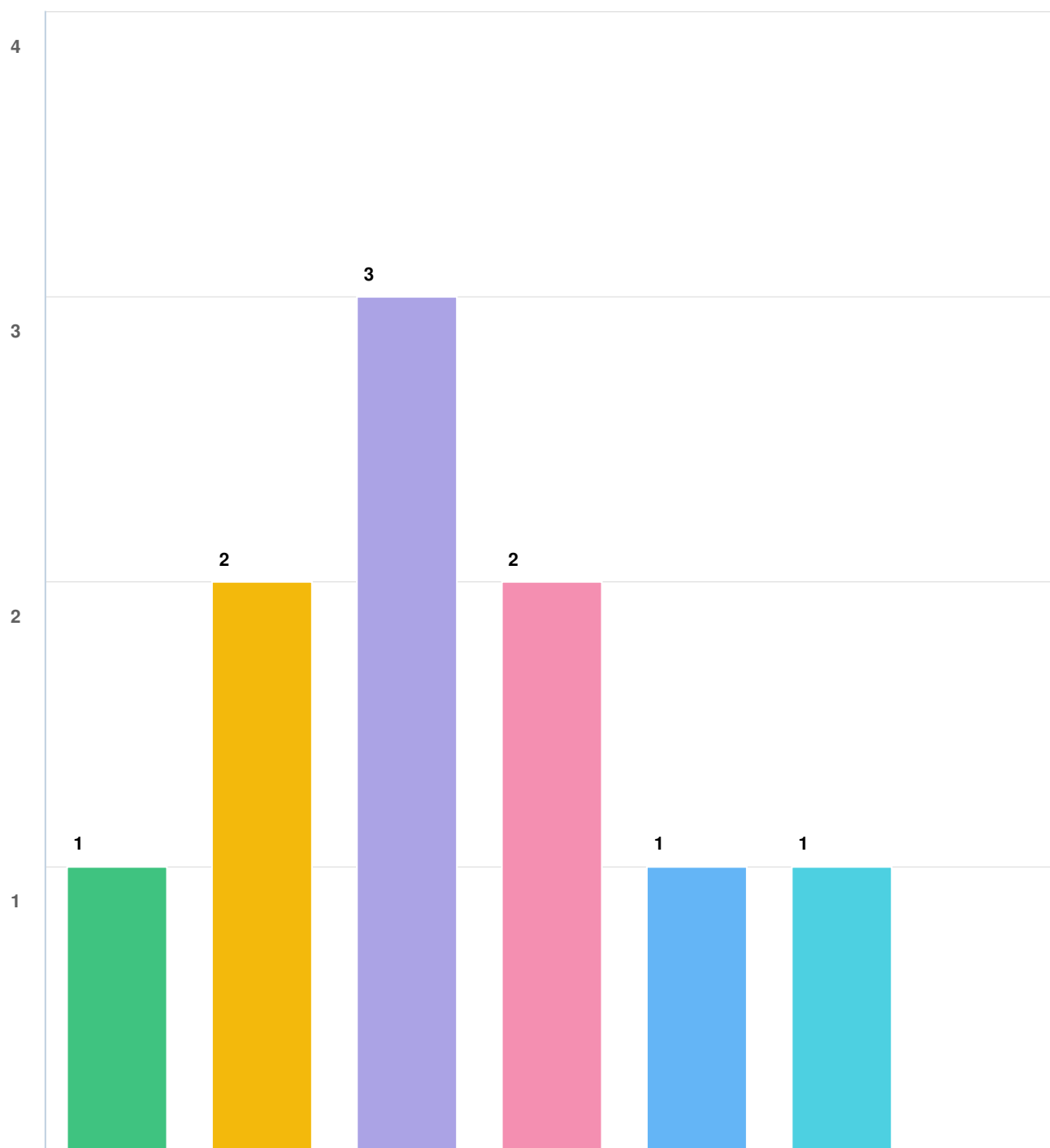


**Question options**

● HOWRAH, TAS   
 ● CLARENDON VALE, TAS   
 ● BELLERIVE, TAS   
 ● FERN TREE, TAS   
 ● MORNINGTON, TAS  
● CAMBRIDGE, TAS   
 ● HOBART, TAS   
 ● WEST HOBART, TAS   
 ● TRANMERE, TAS   
 ● LINDISFARNE, TAS

Optional question (10 response(s), 0 skipped)  
 Question type: Region Question

**Q3** What age are you?

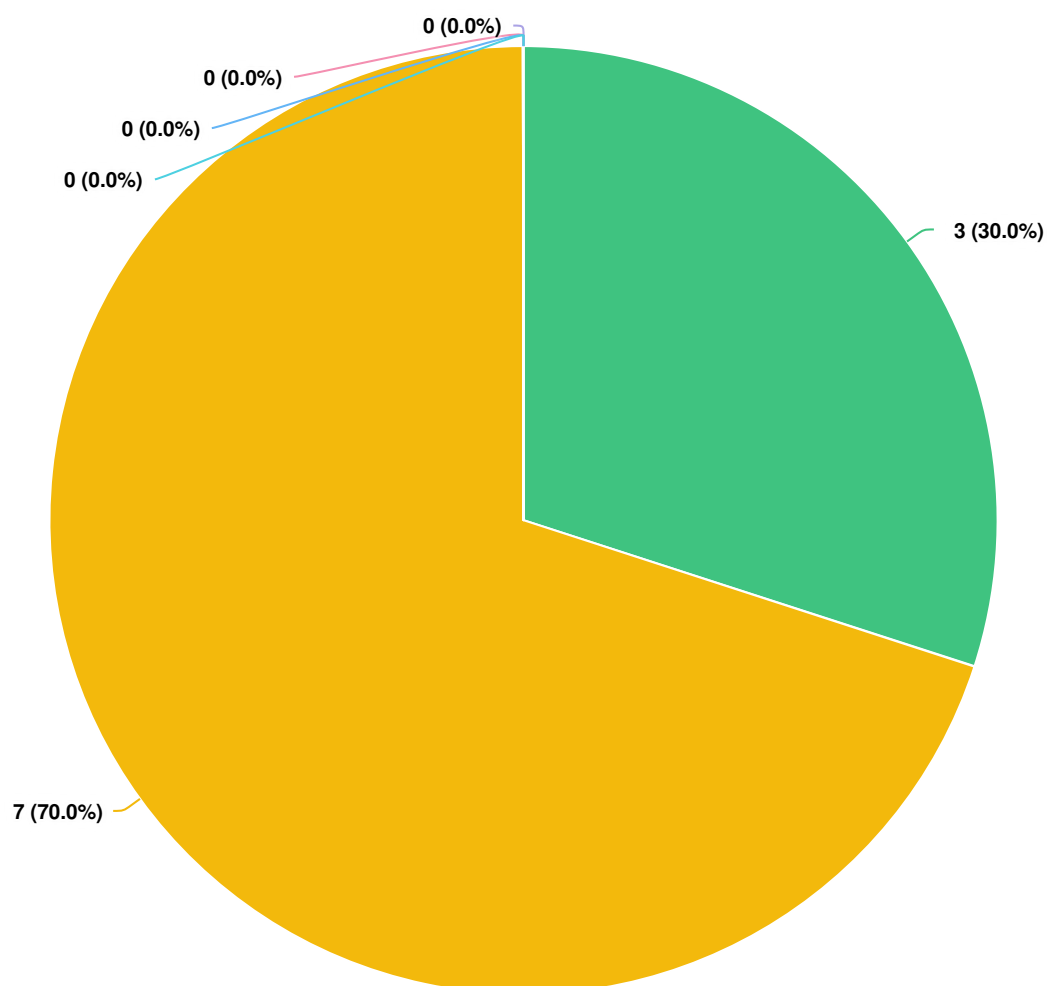


**Question options**

- ☒ 18 - 24 years    ☒ 25 - 34 years    ☒ 35 - 44 years    ☒ 45 - 54 years    ☒ 55 - 64 years    ☒ 65 - 74 years  
☒ 75+ years

*Optional question (10 response(s), 0 skipped)*  
*Question type: Checkbox Question*

**Q4** What gender to you identify as?



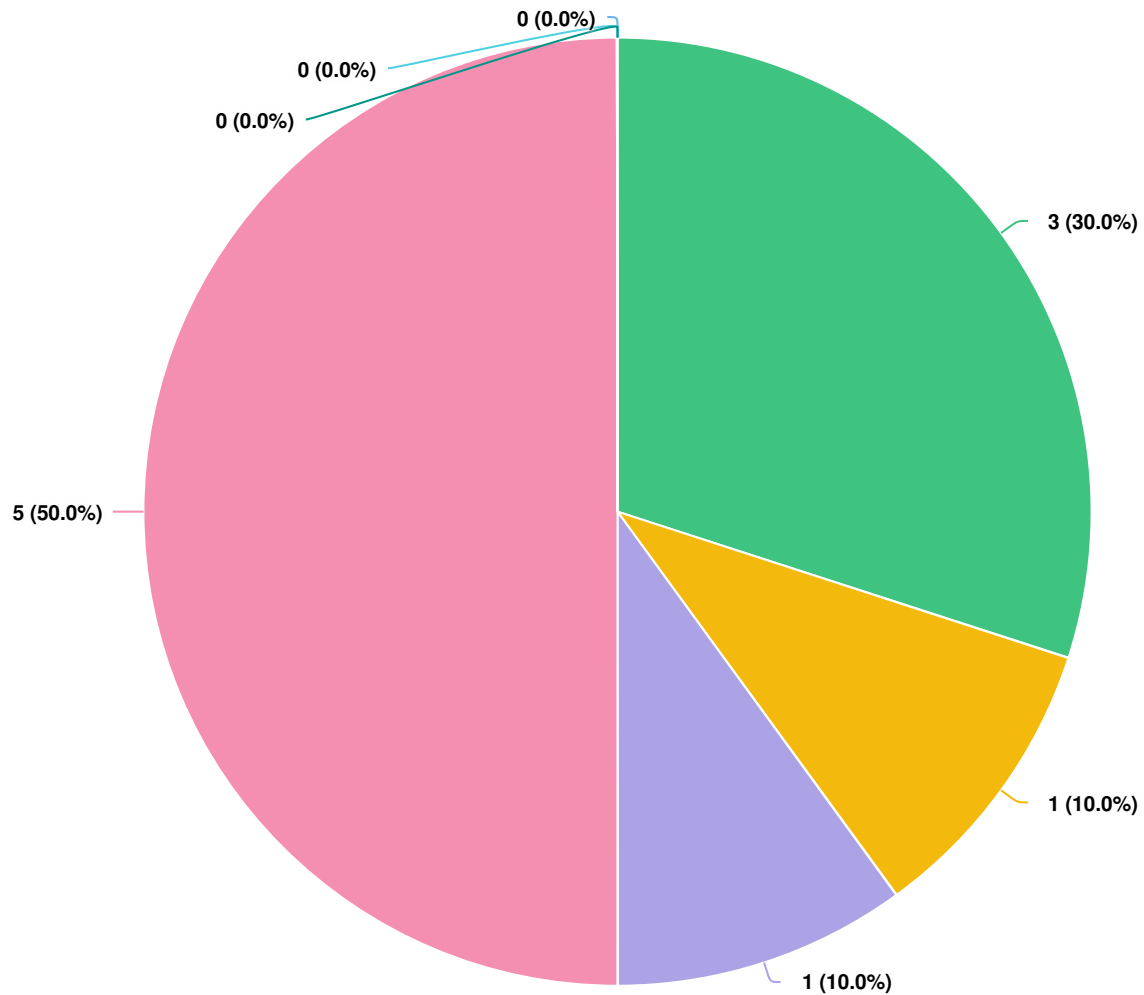
**Question options**

Male Female Intersex non-binary Transgender Prefer not to say

Optional question (10 response(s), 0 skipped)

Question type: Radio Button Question

**Q5** How did you find out about this consultation?



**Question options**

- ☒ Council publication
- ☐ Media
- ☐ Word of mouth
- ☐ Social media
- ☐ Eastern Shore Sun
- ☐ Promotional signage
- ☐ Other (please specify)

Mandatory Question (10 response(s))

Question type: Radio Button Question

## Q6 What do you like about the draft Community Wellbeing Strategy?

Anonymous

5/12/2022 02:54 PM

Overall a great plan if it actually comes together. My main importance in our current stage of life is the footpaths around our home and area are unsafe, not suitable for prams or mobility equipment and will lead to serious injuries or fatalities if not addressed.

Anonymous

5/14/2022 08:36 PM

Way it is logically presented

Anonymous

5/19/2022 12:55 PM

We'll I like that your open to hear other people ideas :)

Anonymous

5/24/2022 11:29 AM

The document presents a broad and well researched, evidence based strategy. It is clear and extensive and has engaged community in its formation.

Anonymous

5/26/2022 10:17 PM

I think the work outlined in priority 2 spaces and places will assist with improving wellbeing in Clarence. In particular the objectives listed under open spaces.

Anonymous

6/02/2022 10:18 AM

Lots of really good and reasonably concise strategic level aspirations. I guess the how to achieve will be contained in the implementation plans

Anonymous

6/04/2022 05:01 PM

That a range of ages will be catered for

Anonymous

6/14/2022 06:28 PM

Environmentally responsible; local issues are best addressed locally; working collaboratively; understanding it's local community; improving walking/cycling infrastructure; improvement of parks, street scapes and open spaces; focusing on the early years; acknowledging social economic, built and natural environments; supporting and empowering young people (young people are our future leaders); culturally appropriate health services (and affordable) and accessible health services; overall the draft looks good

Anonymous

6/17/2022 11:22 AM

Lots



Anonymous

6/17/2022 01:38 PM

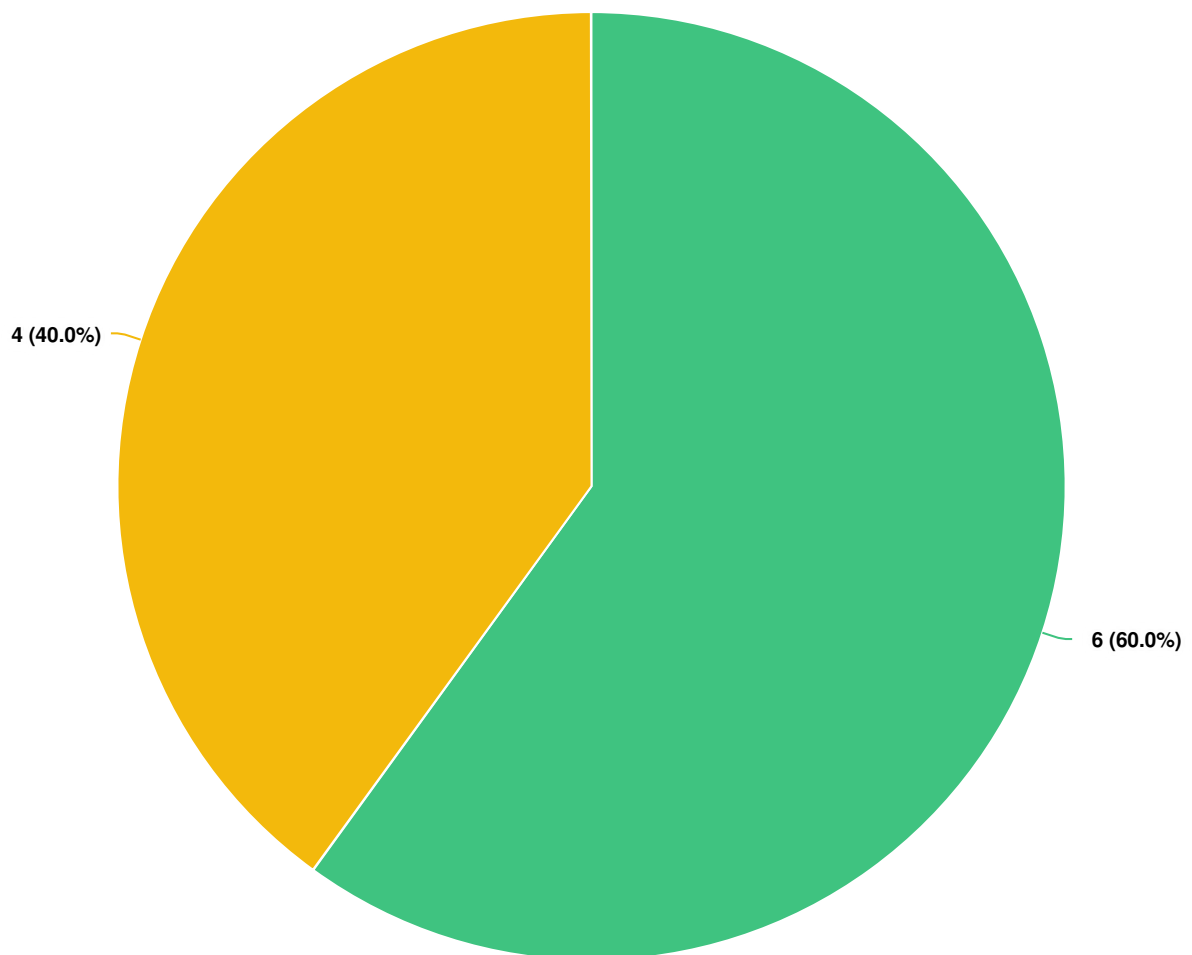
I like that this is taken seriously by the council. Human wellbeing and life satisfaction is far more valuable than many statistical figures, and policies should be designed around this core principle (and many human rights which are in limbo in Australia). Everything is very important and needs to be achieved, so there also need to be ways to categorically measure the progress and make more ambitious proactive adjustments on them to ensure that we are pursuing and surpassing the world-class and top innovative solutions (of which many exist) to the greatest benefit of all. The goals highlighted in the strategy are very good, and they exactly what Clarence should plan for (not mediocrity, using whatever resources at disposal to achieve them, strategies like tactical urbanism, having volunteers, involving the art community, consultation, etc.). There should be a level of accountability when the Council fails to achieve its highest ethical standards, as a reinforcing motivation, as not everything is infallible; tracking the level of achievement of the goals measured against the highest standard needs to be bluntly honest and constantly adaptable. Indeed, much modern research has continuously been appalled by the poor urban design outcomes of Australian cities, especially compared to other developed countries with high life outcomes and expected design quality. The Council and design of where people live has a major impact on how people feel and whether they have access to things such as help or their needs. We also need to ensure that are lifestyles are not bigger whilst being worse (consumerism), and are instead smarter and more meaningful; this also means we can waste less while doing more (could be smaller grocery trips, but more frequent, and done by bicycle). The strategy mentions the responsibility to provide for infrastructure which makes healthy choices the natural choice, including active travel, and these being accessible and fostering inviting environments (such as retaking streets as public spaces, with many trees). This is extremely important (and noted as priority 2), but so often it is not achieved to world-standards and instead mediocre reforms are taken; this can be achieved with commitment. This has major implications for the wellbeing of isolated and disadvantaged peoples (young and elderly), and also the level to which local community can partake in activities and economic opportunities (such as an organic village-like structure, more compact inclusive zoning for shops and housing for all; social housing can exceed 40% of supply to achieve this). Built environments can indeed make people feel good in all number of ways, such as calm (quiet/natural), enclosed (with shade, 1:1 scaling), and trees with canopy, as well as architectural aesthetics. The community safety plan needs to ensure that within the City, cars are treated as guests so that they do not pose a risk to people and make local environments less attractive and inaccessible (car-dependency also costs up to 20% of people's expenditure over 50 years). Experiments can also be done by tactical urbanism before permanency, so that rapid response can be carried out on

infrastructure which traffic calms and increases safety and accessibility. The many problems which continue to result in poor health and wellbeing outcomes for people need to be addressed as urgent responses (priority 3). The Community safety plan also needs more rapid implementations. Barriers to health services are also listed, and many have grounds in urban design, as well as standards and general accessibility of services. The education system (which Council has less control over) can also be improved by more useful lessons for life, having less time in class but more efficient (Finnish-style), and so that it isn't tied around parents' schedules for drop-offs (children need to develop independence safely and have freedom to experience their community, and not be driven to school and everywhere out of safety concerns posed by poor urban design. The Dutch model shows that this makes them very happy too). Local learnings are very important too, and we can take inspiration from here (as well as internationally). In such things as artistic motifs in urban placemaking (the creative city, the therapeutic city, the responsive/interactive city) which can take inspiration from the unique flora and landforms we share here on this Land, and Reconciliation too for a wider worldview and more understanding and community. We could develop with less arbitrary restrictions on certain things, and in some ways learn from our past in the way development was organic and in flux, with many local deciders in the tapestry.

**Mandatory Question** (10 response(s))

**Question type:** Essay Question

**Q7** Is there anything missing from the draft Community Wellbeing Strategy in your opinion?



**Question options**

● Yes ● No

*Mandatory Question (10 response(s))  
Question type: Dropdown Question*

**Q8 Please outline what you think is missing in the draft Community Wellbeing Strategy.**

Anonymous

5/14/2022 08:36 PM

Page6 - Influencing factors on well being are the state of the world i.e environment, Ukraine etc. Additionally it is the escalation in the cost of living and the increase in the % of people in poverty, although this is covered a bit on Page7. Page 8 - I t would be good to add a third column to these two tables showing Australian %. I understand for anecdotal evidence that TAS is a poor performer, so while it may look good for Clarence compared to TAS it may not be compared to Australia as a whole. Page 15 - Inclusion is more than providing equal access, it also involves removing barriers that deny access. I am not disabled in the right environment! General Comment - I understand that split column pages in PDF are not accessible to vision impaired people(barrier to inclusion). May need to check this out.

Anonymous

5/19/2022 12:55 PM

We'll i think with the new jack jumpers basketball team being an instant success we could have a family day basketball comp give some of these younger kids positive role models to aspire towards.... Few little pop up marketplaces with stock manufactured locally or Recycled...

Anonymous

5/26/2022 10:17 PM

An action plan or greater detail in regards to objectives for improving mental health and suicide. Your own data indicated depression and anxiety has increased significantly compared to other chronic diseases yet in the objectives we will work towards does not list much detail compared to other areas. Some ideas could include advocating for improvements to the bridge to prevent suicide, support for increased access to GPs and medical professionals, support for the announcement of access to psychology services especially for our youth, and community youth centres/support for youth initiatives and counselling services. Secondly, it does not go far enough to address inequities in Clarence with the vast majority of money spent of outside spaces playgrounds and sporting fields etc...spent in Howrah/Bellerive. Finally, child and youth safety could be supported in a range of ways eg. Fire safety programs and personal safety. Drug education etc, speeding and driver safety for youths in local schools or at the police academy. We have seen increased ongoing issues with trailbikes, speeding, burnt out cars, youths lighting fires, and we have collected many bongs and needles from the bushland behind Tranmere and the foreshore. How will CCC begin addressing these issues and also limit further impacts when approving new developments as there have been some hot spots recently which I think indicate how problem areas can arise when developments are not carefully planned. Please keep this in consideration when planning roads in future development sites like link roads over the

Droughty Peninsula. Maybe involve police in consultations as ultimately they will be impacted if designed poorly.

Anonymous

6/02/2022 10:18 AM

the list of implementation plans to be subsequently delivered including the objectives they will address, process and timeframes for development, and anticipated summary content

Anonymous

6/04/2022 05:01 PM

Who is going to maintain it because currently nothing is maintained properly

Anonymous

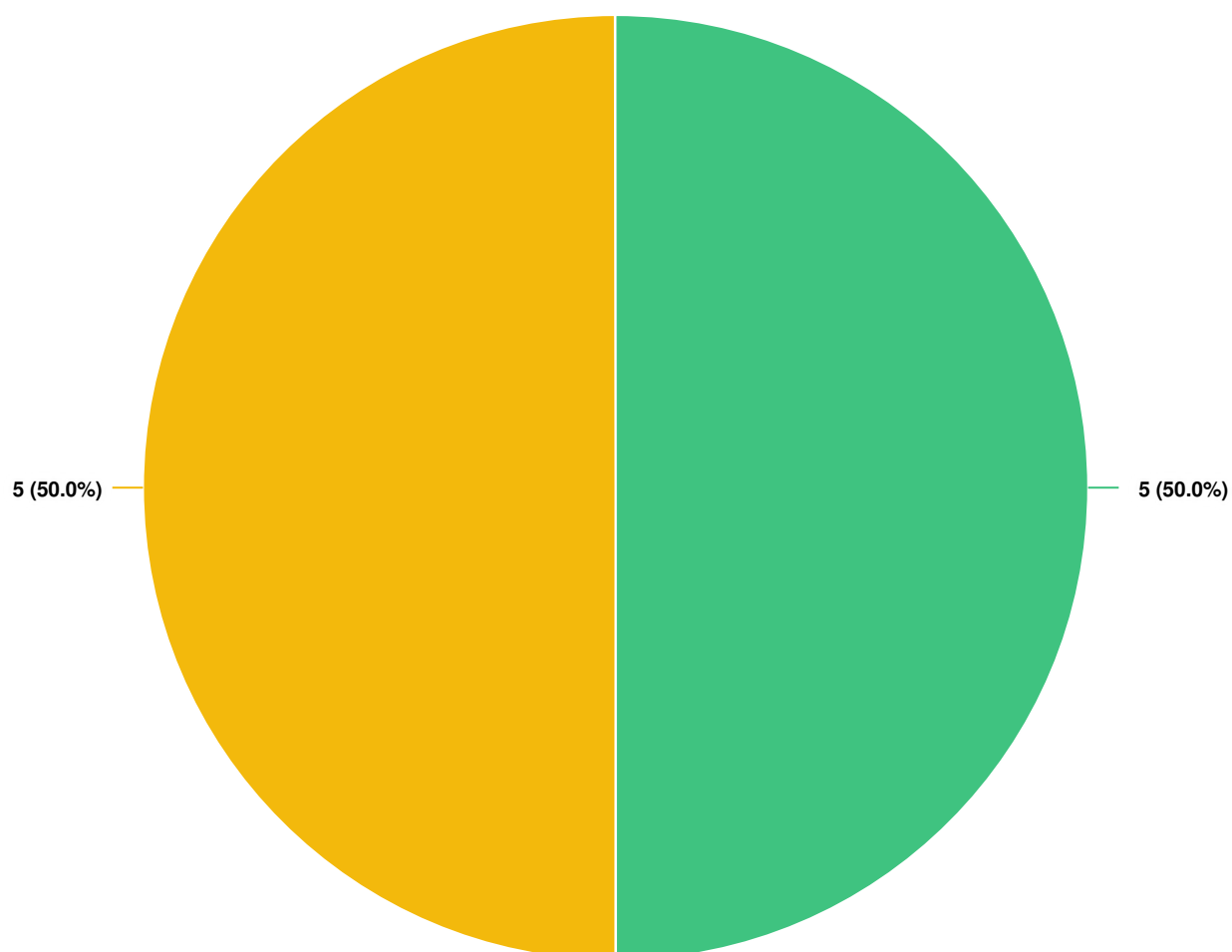
6/17/2022 11:22 AM

Nothing is mentioned about the toxic affects on our health of wood smoke. In my area I can't leave the house often because if it's serious effects on my health. Also GP appointments for people who are bulk billed are only available at maximum 10 minutes this isn't long enough for those of us with issues that need more time. We have the awesome breast screen bus, can we have a similar bus for pap smears. They used to be free and now many GPs won't do them. I went years overdue and in the end had to arrange a self test. Not good enough. Social events are mostly held on the mornings and for those with chronic fatigue illnesses who can be one of the most socially isolated groups of people many of us need afternoon meetups as our energy systems work differently. Also parking for those who have a disability but not a disability parking permit can be difficult if we have to park too far away because of parking time restrictions not sufficient for appointments

**Optional question** (6 response(s), 4 skipped)

**Question type:** Essay Question

**Q9** Are there any areas of the draft Community Wellbeing Strategy that need more clarity?



**Question options**

● Yes ● No

*Mandatory Question (10 response(s))*  
*Question type: Dropdown Question*

**Q10 | Please outline areas of the draft Community Wellbeing Strategy that you think need more clarity and any specific directions we should consider.**

Anonymous

5/24/2022 11:29 AM

I think the one page at a glance , if it is aimed at community members could benefit from the language being made clearer. I think it could benefit from a Plain Language or Health Literacy SHell Editor run through.

Anonymous

5/26/2022 10:17 PM

Mental health. One brief dot point does not adequately address this need in the context of the data and the overall report. Mental health is very important for wellbeing I think anyone would agree.

Anonymous

6/02/2022 10:18 AM

implementation plans as per previous comment

Anonymous

6/17/2022 11:22 AM

It doesn't really address specifics so it's meaningless to me

Anonymous

6/17/2022 01:38 PM

The strategies are all outlined and good, and these are the goals which the Council wishes to achieve. All of them need to be developed in a number of real solutions and physical presences often too (such as infrastructural guidelines and very specific action plans). I think this will all happen in due course though. The building of urban design too needs to be unafraid of being ambitious (things which experience backlash in the short-term actually increase the perception of the initiatives because people see the benefits and appreciate that things are being done quickly and effectively rather than mediocrely). Things such as densification need massive planning involved, though there are lots of reference points (even here in Australia), and these problems such as infill and re-finding the missing middle have been well-documented. As well as this, very specific ways to increase responsiveness and wellbeing in the built environment need to be widespread and permeated everywhere. This could be something as small as getting the designers to look at a place in person and artistically conceptualise the place in its ideal form with the way you experience it in-person that way, and you may find that there should be a more satisfying angle in a continuous footpath or a specific mosaic would fit the character of the place, a well-placed tree mitigate sun-exposure, etc. In countries like Japan and Germany, there are specific strategies to ensure children can walk and cycle to school (which increases physical and mental health) for every school and useful location; of course, this is done best in The Netherlands, and that is the quality of standards which we must aim for. These are also massive economic savers, and solving problems by getting the base

human factors solved is good (such as housing first [Finland], and mental health). And all this needs to be communicated with Greater Hobart and the state government, as well as by clearly demonstrating what can be done (even on a budget; tactical urbanism to get some goals quickly) which may get noticed on a federal level (which could lead to standardisation, making some of these things a lot easier for councils to get access to and for equality, improving total national outcomes). Lead the pack, don't underestimate what can be done!

**Optional question** (5 response(s), 5 skipped)

**Question type:** Essay Question

### Q11 Do you have any other feedback on the draft Community Wellbeing Strategy?

Anonymous

5/12/2022 02:54 PM

no

Anonymous

5/14/2022 08:36 PM

See previous comments

Anonymous

5/19/2022 12:55 PM

Yes with positive athletes like any of the sport teams down here xpress positive habits to bad ones... Maybe more neighbourhood watch.. seems the days of knowing your neighbours are over and feels like the government has been busy with global crisis but identity fraud and Australians losing there land.

Anonymous

5/24/2022 11:29 AM

I think it's fabulous.

Anonymous

5/26/2022 10:17 PM

I think access to health care to provide a diagnosis in Hobart is a big issue. I have children I teach waiting 9 months or more to see a psychologist or peadiatrician to get in some cases a diagnosis and much needed medication and support. These students miss out on significant amounts of school and can disengage altogether. While this is not the sole responsibility of Councils, anything they can do to assist by not blocking any initiatives that support access to services etc... would be important.

Anonymous

6/02/2022 10:18 AM

Its great!

Anonymous

No



6/04/2022 05:01 PM

Anonymous

no

6/14/2022 06:28 PM

Anonymous

Probably well done but I don't know really if it's going to address the real problems I have

6/17/2022 11:22 AM

Anonymous

It is very good, and should be an extremely ongoing discussion, and everything important needs to be achieved with a great matter of urgency to save lives and increase lives, and spread this knowledge everywhere to the benefit of all. We're a developed country, yet we have such backwards policies sometimes compared to other countries, so every opportunity must be seized.

6/17/2022 01:38 PM

**Mandatory Question** (10 response(s))

**Question type:** Essay Question

**8.4.3 ADOPTION OF NEW ALDERMEN STATEMENT OF EXPECTATIONS AND ALDERMEN ISSUES RESOLUTION PROCEDURE****EXECUTIVE SUMMARY****PURPOSE**

To formally consider the adoption of an Aldermen Statement of Expectations and Aldermen Issues Resolution Procedure.

**RELATION TO EXISTING POLICY/PLANS**

Council previously adopted the state-wide model Code of Conduct at its meeting on 25 February 2019. The Aldermen Statement of Expectations and Aldermen Issues Resolution Procedure have been developed as complementary documents to support the Code of Conduct.

**LEGISLATIVE REQUIREMENTS**

Under the *Local Government Act 1993* (Tas), council is required to adopt a Code of Conduct and to have procedures in place to resolve any complaints under the Code of Conduct prior to seeking formal resolution.

The draft Aldermen Statement of Expectations and Aldermen Issues Resolution Procedure will assist council to meet its primary duty of care obligations under the *Work Health and Safety Act 2012* to ensure, so far as is reasonably practicable, that the health and safety of workers and others is not put at risk by the work carried out by the council.

**CONSULTATION**

The draft documents were considered at a council workshop on 11 July 2022.

**FINANCIAL IMPLICATIONS**

There may be financial implications associated with the adoption of the Aldermen Statement of Expectations and Aldermen Issues Resolution Procedure should a mediator be appointed as part of an issues resolution process.

**RECOMMENDATION:**

That Council formally adopt the Aldermen Statement of Expectations and Aldermen Issues Resolution Procedure, as set out at Attachments 1 and 2 of the Associated Report.

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

- 1.1.** In accordance with requirements of the *Local Government Act 1993 (the Act)*, council adopted the model Code of Conduct at its meeting on 25 February 2019. The framework under the Act was introduced to provide a means to address complaints related to alleged councillor misconduct.

The Code of Conduct is enforced by an independent Code of Conduct Panel established to investigate and determine complaints involving alleged breaches of the Code and empowered to issue sanctions against councillors found in breach.

- 1.2.** At its meeting of 21 March 2022, council noted the recommendations of the Executive Summary of the confidential and legally privileged Elected Members Workplace Environment Review report and referred the recommendations to a council workshop for further consideration. Recommendations included that council adopt an Aldermen Statement of Expectations and an Aldermen Resolving Disputes Policy to support the Code of Conduct.

## **2. REPORT IN DETAIL**

- 2.1.** The Elected Members Workplace Environment Review report was undertaken to investigate and understand the range of issues influencing and affecting elected members and executive staff. The report included a draft Statement of Expectations and a draft Councillor Resolving Disputes Policy to form the basis of further discussion aimed at addressing the issues identified in the report.
- 2.2.** Inappropriate conduct and unreasonable behaviour has both physical and mental health impacts and can be a significant risk in any workplace. Providing a safe and supportive environment reduces the risk profile of council, including reputational risk and financial risk (e.g. costs associated with investigations and insurance premiums). Council meetings, workshops and other environments in which council business is conducted are subject to the requirements of the *Work Health and Safety Act 2012* (Tas).
- 2.3.** The draft Aldermen Statement of Expectations is a complementary document to support council's adopted Code of Conduct. The Statement of Expectations outlines the behaviours expected of elected members towards each other, other council employees and community members while performing the functions and exercising their statutory responsibilities with the council.

The Statement of Expectations provides additional guidance in regard to conduct and behaviours that may reasonably be considered inappropriate conduct or unreasonable behaviour.

- 2.4.** The purpose of the draft Aldermen Issues Resolution Procedure is to promote informal resolution of disputes between councillors at an early stage, as encouraged under the Code of Conduct framework. The procedure also provides evidence, as required under the Act, of efforts by a complainant to resolve their complaint prior to seeking formal resolution.

### **3. CONSULTATION**

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

No community consultation has been undertaken in relation this matter.

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

The Tasmanian Government, through the Office of Local Government and in consultation with the Local Government Association of Tasmania, has been reviewing Code of Conduct processes, including the possibility of establishing a Statement of Expectations and Issues Resolution Procedure.

#### **3.3. Other**

Internal consultation by way of a discussion at an Aldermen's Workshop has occurred. Feedback was sought from Aldermen in regard to the draft documents.

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

If approved, the Aldermen Statement of Expectations and Aldermen Issues Resolution Procedure will be published on Council's website.

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

Nil.

### **5. EXTERNAL IMPACTS**

None identified.

**6. RISK AND LEGAL IMPLICATIONS**

- 6.1.** The draft Aldermen Statement of Expectations and draft Aldermen Issues Resolution Procedure are complementary to council's adopted Code of Conduct as required under the *Local Government Act*, 1993.
- 6.2.** While elected members are not "workers" within the meaning of the *Work Health and Safety Act* 2012, they are "other persons at the workplace" and hence must take reasonable care for their own health and safety; take reasonable care that their acts or omissions do not adversely affect the health and safety of other persons; and comply, so far as they are reasonably able, with any reasonable instruction that is given by the person conducting the business or undertaking to allow the person conducting the business or undertaking to comply with this Act. The draft Statement of Expectations and draft Aldermen Issues Resolution Procedure, should they be adopted (with or without amendment), will assist to meet requirements of the Work Health and Safety Act.

**7. FINANCIAL IMPLICATIONS**

- 7.1.** There are no financial implications associated with the adoption of the Aldermen Statement of Expectations and Aldermen Issues Resolution Procedure.
- 7.2.** Where Code of Conduct complaints are made and those complaints investigated by the Code of Conduct Panel, council is liable for the costs associated with that process. The Aldermen Statement of Expectations and Aldermen Issues Resolution Procedure are likely to assist to minimise those costs if formal referral of complaints to the Panel are minimised.

**8. ANY OTHER UNIQUE ISSUES**

Nil.

**9. CONCLUSION**

The Elected Members Workplace Environment Review identified some areas for improvement and included recommendations to address those areas. The draft Aldermen Statement of Expectations and draft Aldermen Issues Resolution Procedure, if approved, will support continued development of a culture where inappropriate conduct and unreasonable behaviour is not tolerated and provides an environment which builds trust and confidence.

Attachments: 1. Draft Aldermen Statement of Expectations (3)  
2. Draft Aldermen Issues Resolution Procedure (7)

Ian Nelson  
**GENERAL MANAGER**

## ALDERMEN STATEMENT OF EXPECTATIONS

### 1. PURPOSE

As part of council's good governance program and earning the highest level of confidence in our elected members from our community, council has endorsed this document as a complementary document to support achievement of the standards of conduct and behaviour required by the Code of Conduct approved in accordance with the *Local Government Act 1993* (Tas). This document also assists council to meet obligations under the *Work Health and Safety Act 2012*.

### 2. APPLICATION

This document applies to the conduct and behaviour of elected members towards each other, other council employees and community members, while performing the functions and exercising their powers of office with the council.

### 3. ELECTED MEMBER RESPONSIBILITIES

Elected members are obliged to uphold the law and actively contribute to a healthy working environment for colleagues, council employees and our community by adhering to high standards of behaviour whenever and wherever they may be undertaking their duties.

### 4. INAPPROPRIATE CONDUCT / UNREASONABLE BEHAVIOUR

While a range of behaviour and conduct are precluded by legislation, there is also behaviour that falls below misconduct but is still unreasonable, including:

- rude, loud, or insensitive remarks
- swearing, shouting, name-calling or generally ranting out loud about something
- repeatedly raising the same issue, and not letting go despite the matter being addressed
- continually making jokes about a person, or singling out one person for remarks more often than others in a group
- personal attacks, threats and intimidation
- deliberate exclusion, and
- deliberately withholding information from someone where that information is essential to their ability to perform their work effectively.

The standard of behaviour expected and to be adhered to is measured by how it is perceived by others not how it is intended. That is, inappropriate conduct / unreasonable behaviour is conduct or behaviour that a reasonable person, having regard to all the circumstances, believes or expects would be inappropriate within a workplace or work setting.

## 5. IMPACT OF INAPPROPRIATE CONDUCT / UNREASONABLE BEHAVIOUR

Inappropriate conduct and unreasonable behaviour has both physical and mental health impacts, including poor morale, stress, damage to reputation and disengagement.

Developing a culture where inappropriate conduct and unreasonable behaviour is not tolerated provides an environment which builds trust and confidence. In such an environment elected members, staff and our community feel safe to contribute openly and to challenge each other without fear of being embarrassed or marginalised; engendering respectful and meaningful communications.

## 6. ELECTED MEMBER BEHAVIOURS

Elected members will:

- Treat all people with dignity and respect.
- Recognise their individual role in contributing to and maintaining a respectful and positive culture.
- Ensure their behaviour is appropriate at all times in accordance with council's values.
- Maintain a professional and safe work environment free from unacceptable conduct.
- Take reasonable and proportionate measures to prevent and/or resolve unacceptable conduct as early as possible in a respectful and courteous way.
- Not make or cause to make a vexatious, false or frivolous complaint.
- Report any unacceptable conduct.
- Maintain confidentiality regarding any complaint raised in accordance with this Statement of Expectations, unless given explicit permission by the individual bringing the complaint or they are legally obliged to provide information to appropriate authorities.



## Examples in practice

- Take responsibility for being positive role models
- Not talk over the top of another speaker
- Be present in communications, listen to understand
- Ensure everyone has the opportunity to be heard
- Not embarrass someone if they make a mistake, or ask a question

## 7. ISSUES RESOLUTION

The Mayor is responsible for addressing issues of inappropriate conduct and unreasonable behaviour in accordance with council's adopted Aldermen Issues Resolutions Procedure.

The General Manager remains the person principally responsible for council's obligations as a Person Conducting a Business or Undertaking under the *Work Health and Safety Act 2012* (Tas).

## 8. APPROVAL

COUNCIL APPROVAL DATE	
REVIEW	Every 4 years following each council election
RESPONSIBLE POSITION	Mayor
ECM REFERENCE	ECM_4852228

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## ALDERMEN ISSUES RESOLUTION PROCEDURE

### 1. PURPOSE

The purpose of this procedure is to:

- as a primary principle, recognise that issues are best dealt with and resolved at the individual level, as soon as is practicable and without unnecessary formality
- meet statutory requirements that a complainant should first make efforts to resolve an issue at an informal level before pursuing a formal Code of Conduct complaint
- provide elected members with support to resolve issues in a manner that enables them to move forward and establish and maintain effective working relationships
- encourage an accountability culture where elected members seek to have genuine conversations to create and maintain effective ongoing working relationships, and
- operate in conjunction with any applicable law.

### 2. SCOPE

This procedure is an extension of the Code of Conduct and is the first process prior to the use of the legal framework of the Code of Conduct. If an informal process cannot provide a resolution to a real or perceived breach, the Code of Conduct provides the legal avenue for recourse.

### 3. APPLICATION

This document applies to the conduct and behaviour of elected members towards each other, council employees and community members, while performing the functions and exercising their powers of office or role with the council.

### 4. ISSUES RESOLUTION SUPPORT

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#### COUNCIL'S EMPLOYEE ASSISTANCE PROGRAM

Elected members wishing to undertake informal issue resolution may seek assistance from the council's Employee Assistance Program provider.

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## RESPECTFUL CONDUCT ADVISOR

Upon the request of an elected member, a Respectful Conduct Officer, who is not an employee of council, may be assigned to support members' participation in informal resolution processes. The role of the Respectful Conduct Officer is to provide support and practical assistance to elected or executive members, individually or collectively.

In selecting persons to act in the capacity of the Respectful Conduct Officer, the Mayor will take into account the nature of the issue under discussion, experience in issues resolution or mediation, knowledge/experience of local government and interpersonal skills which can most likely assist in resolving matters of conflict.

## 5. ISSUES RESOLUTION PROCESSES

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### SELF-MANAGEMENT

- An elected member should first raise an issue directly with the elected member/s the matter relates to, where appropriate to do so.

A person may not be confident or comfortable to raise or discuss their concerns directly with the person or people involved. In such cases they are encouraged to discuss it with the Mayor first.

Making a person aware of an issue may give all people involved a chance to consider and, where appropriate, change their behaviour and reduce the possibility of the matter progressing past this stage.

Self-management may be effective where the issue is non-contentious and where persons involved may be unaware of the effect of their behaviours. In these circumstances this process can focus immediately on desired outcomes.

Self-management will not be suitable for circumstances including:

- serious or contentious matters
- where it is appropriate for the issue to be dealt with as a Code of Conduct matter, or
- serious health and safety risks at the workplace.

Elected members using the self-management process may notify the Mayor so the situation can be monitored to ensure there are no ongoing risks.

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## INDIRECT APPROACH

- Elected members should raise issues in relation to another elected member with the Mayor.
- Elected members should raise issues in relation to an executive member with the Mayor and General Manager.
- Issues in relation to the Mayor should be raised with the Deputy Mayor.

A person may not be confident or comfortable to discuss their concerns directly with the person involved and may:

- seek advice to deal with the matter with the person direct
- want to just 'tell someone' who can understand, provide context, and monitor the situation, or
- have an appropriate person approach the person who is the subject of the issue to resolve or take other action while keeping their identity confidential and without there being any adverse findings.

This process will not be suitable for circumstances where it is necessary for the person who is the subject of the issue to be aware of detailed particulars before it can be resolved.

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## DIRECT COMPLAINT

- Elected members should lodge an Issues Resolution Form against an elected or executive member with the Mayor.
- Executive members should lodge an Issues Resolution Form against an elected or executive member with the Mayor and General Manager.

If an Issues Resolution Form has been lodged, the Mayor (and General Manager if the issues relates to an executive member) will make a preliminary assessment of the issue raised to determine:

- (a) if it is of a minor nature, or
- (b) if the alleged matter represents a more serious breach of council's Code of Conduct or the Aldermen Statement of Expectations.

In circumstances where the issue is deemed 'minor' the elected member will be encouraged to seek resolution via self-management or an indirect approach, with appropriate support in place.

Where the issue is deemed to be more serious, or the Mayor (and General Manager if the issues relates to an executive member) otherwise considers it appropriate, a Responsible Conduct Officer may be appointed who can adopt a process including any or all of the following:

- conducting initial interviews or requiring initial written responses
- implementing appropriate interim arrangements
- conducting a facilitated discussion or mediation (with the consent of the parties), or
- determination of the complaint.

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## DETERMINATION PROCESS

A Responsible Conduct Officer may conduct an enquiry which may consist of obtaining detailed statements and interviewing people directly relevant to the matter and provide council with a report determining that the complaint in whole or part is substantiated, not substantiated or unable to be substantiated.

In determining a complaint, a Responsible Conduct Officer is not bound by rules of evidence and may inform themselves in any manner they consider appropriate subject to conducting a procedurally fair process.

An elected or executive member who has a complaint substantiated against them or is found to have made a complaint that was false, vexatious, frivolous, not made in good faith or without any reasonable basis may be subject to any or all of the resolution options in section 6 (Resolutions).

## 6. RESOLUTIONS

Following determination and recommendation by a Responsible Conduct Advisor, the Mayor (*in regard to Elected Members*) or General Manager (*in regard to Executive Members*) may implement any combination of the following resolutions considered appropriate in the circumstances:

- commitment to cease the behaviour
- commitment to apologise
- recommended training
- review a policy, procedure, or other document that is related to the issue
- mediation or any other facilitated restorative process, or
- such other action as is considered appropriate for the circumstances.

## 7. RELATED DOCUMENTS

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

- *Local Government Act 1993 (TAS)*
- Good Governance Guide Local Government
- *Work Health and Safety Act 2012 (Tas)*
- Clarence City Council Code of Conduct

## 8. IMPLEMENTATION AND COMMUNICATION

The Mayor and General Manager is responsible for the implementation of this Policy in accordance with responsibilities outlined.

## 9. APPROVAL

COUNCIL APPROVAL DATE	
REVIEW	Every 4years following each council election
ECM REFERENCE	ECM_4852227

## Issues Resolution Form

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### COMPLAINANT'S DETAILS (THE PERSON SEEKING THE COMPLAINT TO BE RESOLVED)

*You may seek assistance in filling out this form*

Name: .....

Position Title (if applicable): .....

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### TYPE OF COMPLAINT (PLEASE TICK)

- |   |  |
|---|--|
| <input type="checkbox"/> Bullying                       | <input type="checkbox"/> Sexual Harassment |
| <input type="checkbox"/> Equal Opportunity              | <input type="checkbox"/> Discrimination    |
| <input type="checkbox"/> Harassment                     | <input type="checkbox"/> Code of Conduct   |
| <input type="checkbox"/> Work, health and safety matter | <input type="checkbox"/> Other             |

---

### DETAILS OF COMPLAINT [USE ATTACHMENT IF NECESSARY]

Date and time of performance, behaviour and/or conduct:

.....

Location of performance, behaviour and/or conduct:

.....

Names of Witnesses (if any):

.....

.....

Complaint Details (be precise, in date order and use facts. Do not use opinion, beliefs or conclusions):

.....

.....

.....

.....

.....

Basis of Complaint (include why you are lodging this form, your beliefs or conclusions):

.....

.....

.....

.....

.....

Other relevant details:

.....

.....

.....

.....

.....

What resolution(s) would you like to occur as a result of raising the Complaint including any proposed process or outcome?

.....

.....

.....

.....

.....

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## DECLARATION AND ACKNOWLEDGEMENT

I declare/understand that the details I have provided in this form are correct to the best of my knowledge.

Signature: .....

Date: .....

*This form and the subsequent process will be treated with the appropriate confidence.*



**9. MOTIONS ON NOTICE****9.1 NOTICE OF MOTION – ALD MULDER  
ELECTED MEMBER TITLE**

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

“That for the purposes of Section 25(2) of the Local Government Act 1993, an elected member of the Clarence City Council shall be known as a ‘councillor’.”

**EXPLANATORY NOTES**

(1) Section 25(2) of the Local Government Act provides:

*“a person elected to a city council is a councillor but may be known as an alderman.”*

(2) Recently the City of Darwin relinquished the “aldermanic” appellation. Elected members are now referred to as “councillors”.

(3) Throughout Australia, only Clarence and Glenorchy retain the archaic “alderman” title.

(4) Should Council approve this motion, an individual councillor may choose to be personally known as an “alderman” until such time as the Act is changed. However, when being formally addressed, elected members shall be known as councillor(s).

T Mulder  
**ALDERMAN**

**GENERAL MANAGER’S COMMENTS**

*A matter for council.*

**9.2 NOTICE OF MOTION – ALD JAMES  
HOMELESSNESS IN CLARENCE – VACANT GOLF CLUB BUILDINGS,  
ROSNY PARK**

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

- “1. As Council has strengthened corroboration with specialised services such as Salvation Army, St Vincent DePaul and Housing Connect to best respond to people experiencing homelessness in Clarence therefore,
2. Council explores opportunities for further support services and provide by way of accommodation for the homeless in the vacant Golf Club buildings at Rosny Park for and,
3. During the winter months of 2022 and,
4. Any ongoing arrangement for the use of the buildings determined by Council following the conclusion of the City Heart Consultation process.”

**EXPLANATORY NOTES**

Clarence City Council continues to be involved in the Greater Hobart Homelessness Alliance and has ongoing partnerships with southern councils around homelessness and exploring new support activities.

Clarence City Council has a golden opportunity to activate the Action Plan for Homelessness in Clarence and provide accommodation for the homeless in the vacant Golf Club Buildings at Rosny Park.

Council has already established strengthened corroboration with specialised services with the Salvation Army, St Vincent De Paul and Housing Connect that are better able to coordinate and fund support services for the homelessness during the winter months.

At this stage the vacant golf club building has all the facilities for a small group of homeless persons to be accommodated during the winter months.

Any arrangement to provide shelter for the homelessness in the Council building in the longer term has to be assessed by Council following consultation of the City Heart Project in the Rosny Park and Kangaroo Bay precinct.

R James  
**ALDERMAN**

**GENERAL MANAGER'S COMMENTS**

*There is one vacant building on the former golf course land and this is not suitable for accommodation. For such a service to be effective it would require the coordination and funding of support services.*

*One of the six actions in the "Homelessness in Clarence action plan" is "Identify and authorise new opportunities using existing and future assets and infrastructure to support people experiencing homelessness".*

*Ongoing research is being conducted around the rate and demographics of homelessness in Clarence. Data will be supplied by Colony47's Housing Connect program and ABS Census data around homelessness (released date of early-mid 2023).*

*This data, along with internal and external research and consultation will go on to:*

- *Explore options for supporting increased social housing in the municipality.*
- *Review planning guidelines around housing, social housing, shelter accommodation.*
- *Explore possibilities around introducing short-long term shelter accommodation in the municipality.*

*In the meantime, we are developing arrangements for the use of shower facilities at Clarence on the Bay for people sleeping rough in Kangaroo Bay, including collaboration with existing homelessness services, for example Orange Sky laundry.*

**9.3 NOTICE OF MOTION – ALD WALKER  
GRAFFITI REMOVAL**

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

“That council request the General Manager to seek service level agreements with other government utilities enabling council to remove graffiti on their infrastructure within Clarence.”

**EXPLANATORY NOTES**

Graffiti, particularly tagging, tends to occur on a number of infrastructure items, managed by different agencies, at the one time. The response by these agencies to graffiti occurs in isolation from other agencies resulting in clean up times varying markedly or not occurring at all.

Whilst all agencies report a commitment to removing highly offensive graffiti the longer it stays up the more harm it can do.

The structural inefficiencies in responding to the current challenge on an individual agency basis includes duplication in travel, training, staff and equipment.

Councils are well placed to co-ordinate the removal of graffiti in their local areas, and this could involve block funding or activity-based contributions from other agencies.

Council is well placed to trial a coordinated response to tackling graffiti which, if successful, could be rolled out in other municipalities.

J Walker  
**ALDERMAN**

**GENERAL MANAGER'S COMMENTS**

*Council provides funds for removal of graffiti from council-owned infrastructure.*

*Negotiation of service agreements with other utility providers and agencies, to trial, on a cost recovery basis, a coordinated approach to this issue may provide a more timely response as well as better long term outcomes. A report can be provided to elected members following initial discussions with relevant utility providers and agencies.*

**10. 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.

**10.1 QUESTIONS ON NOTICE**

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil.

**10.2 ANSWERS TO QUESTIONS ON NOTICE**

Nil.

**10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING**

Ald Mulder

In regard to the Greater Hobart Plan I believe submissions have now closed and I understand from the letter from the Minister that somehow or other this is going to telegraph into a review of the STRLUS, the urban growth boundary. Can I ask what is the relationship between the Greater Hobart Plan and the review of the urban growth boundary and secondly, as part of the same thing there are a number of properties in the urban growth boundary which are zoned something else. Will those properties be picked up in the review that flows from the Greater Hobart Plan, in other words are they being discussed in the Greater Hobart Plan, and will it flow on, so just an explanation as around this process the Minister seems to do one thing and then move here and then move there it is very confusing for us poor little landowners who are waiting for some decisions?

**ANSWER**

In respect to the first part of the question:

The urban growth boundary (UGB) is a component of the Southern Regional Strategy Plan (STRLUS). Under Section 5A (7) of the Land Use Planning and Approvals Act 1993 (LUPAA), the Minister must keep all regional land use strategies (including STRLUS) under regular and periodic review. According to the Government's planning reform web site, the indicative work program for the comprehensive revision of regional strategies will conclude with consultation, review, and adoption phases in 2024.

The draft Greater Hobart Plan acknowledges the STRLUS is to be reviewed, in conjunction with the other regional land use strategies, but that the Greater Hobart Plan will be used to inform the Minister's review (p32). Given the significant work that has gone into the development of the Greater Hobart Plan, it can be expected that great weight would be put on its recommendations when the Minister completes his review.

However, it can also be expected that similar weight would be given to the Greater Hobart Plan when the Minister considers occasional requests to amend the STRLUS, including those involving the UGB.

In respect to the second part of the question:

The UGB does not place any limitation on the rezoning of land that lies in or inside the UGB.

It may be noted that the areas within a UGB typically contain land that is subject to many different zonings. Some zonings are obviously urban – General Residential, Central Business, or Light Industrial, for example. However, other zonings are associated with non-urban activities, such as Rural Living or Landscape Conservation.

So, while the rezoning process for any property in UGB will involve relevant strategic consideration, this will not involve the UGB itself, since the subject land will already be contained within it.

In terms of looking at future forms of growth, the Greater Hobart Plan also avoids the specifying specific properties, rather it deals with identifying growth the scenario in broad terms.

Ald Ewington

1. Would it be possible to have a brief report on record of accidents and incidents in Mornington Road or parking issues or requests for something to be done up there. I have had quite a few people ask me, I would just be interested to know what records we have of accidents or incidents or people asking us to do something about parking up there or whether we have had any feedback on that?

(Mayor) I know officers have done a lot of work in regard to Mornington Road has there been a safety audit done?

#### ANSWER

(Mr Graham) I think we put some money in the budget, but I don't think it was adopted for this financial year. We can obtain records from DSG on reported traffic accidents for the last five years.

(Further information) The requested information is being prepared and will be forwarded to Aldermen through a separate Memo.

2. Could we have an update on the stairs at Little Howrah Beach access and the washdown point for kayaks and also the eastern end of Bellerive Beach stairs that one has been out of action with signs up for about five months?

**ANSWER**

In relation to the Little Howrah Beach access steps, officers are currently coordinating a building surveyor to review design/approval. A contractor has been engaged to undertake works once approvals are in place.

Kayak washdown points are installed at Bellerive and Roches Beach (Bayview Park). Funding is in place for providing a washdown at Geilston Bay. This will be planned with the jetty works proposed nearby. In respect to kayak wash down points if this part of the question relates to Little Howrah Beach there is presently a kayak rack and tap/hose available. Funding has not been provided within the current budget for a further upgrade of this facility, however, it is expected to be included as part of the Little Howrah Beach master plan development process which will commence later this year.

Council officers are coordinating immediate repairs of the steps at the eastern end of Bellerive Beach and undertaking design and certification for full replacement in due course.

Ald Walker

Through the LGAT AGM was the motion in relation to derelict properties passed and what were the results if so?

**ANSWER**

(Deputy Mayor) It wasn't raised at the AGM at all, it was not on the agenda.

(Mayor) Motions of that nature are not dealt with at AGM's they will be at the next general meeting.

Question contd

Which is in December?

(Mayor) I believe it is September but will let you know.

(Further information) The derelict buildings motion was passed at the March 2022 LGAT General Meeting. An update on progress in respect to this motion was provided to elected members at the 18 July workshop.

Ald Peers

Is there any delay with the new drainage system at Lindisfarne oval? Every time I go there no one seems to be working there and I know the cricket club is getting very frustrated. I don't know if it is on time, or behind can I just have some guidance on that?

**ANSWER**

The nature of the works being undertaken is weather dependent. Unfortunately, recent weather patterns have not been kind with a total of seven working days in May and 23 working days in June lost due to bad weather. The May rain event was an extreme weather event of over 120mm of rain in a 24 hour period, this unanticipated event required extensive additional recovery works to be undertaken at the site by the contractor.

It is critical the ground is capable of withstanding the machinery working on it in order to be assured of a quality playing surface on project completion. The project team are in close communication with the contractor who is keen to see the project brought to satisfactory completion as soon as possible.

In the recent two weeks the weather has improved, and the ground is drying out. It is expected the contractor will be able to proceed with scheduled works over the coming weeks and we anticipate practical completion by the second week in August. A grass growing period is then required to ensure there is sufficient strength before the oval is available for cricket use.

Ald Blomeley

Could I have an update on where things are at with the Rosny Hill development?

**ANSWER**

We are waiting for a response from Hunter Developments, and we were expecting that about a week ago. We are in contact pretty much fortnightly, so I am not entirely sure what they are waiting for at the moment. Once we have that feedback, we will bring that to a workshop.

Ald James

1. Some time ago the Sport and Recreation committee went into recess. My question is when is it expected to be reactivated and is it basically dependent on a new constitution?

**ANSWER**

(Mayor) We did discuss that, and we are working on a new constitution which we intend to bring back. It was not considered appropriate to advertise for community members for them to only be on the committee for several months because their term under the current constitution would finish at the end of October, so we are trying to rewrite the constitution to give us more flexibility in that regard.

(General Manager) On the upcoming workshop agenda for 11 July we will be talking to you about a proposal related to special committees of council and the Sport and Recreation committee will be captured in that.

2. Regarding the Opossum Bay golf course proposal, my understanding is that an extension of time has not been granted and therefore are we able to conclude that the process and the project will not proceed?

**ANSWER**

The development application for the Arm End golf course was granted a statutory extension of time of six months as all development applications were because of COVID-19. That runs out in early October and the issue will be whether substantial commencement has been achieved by that date.



Ald Warren

Given that it is NAIDOC week is Clarence Council connected in any way with events that are occurring this week and where can people find a list of events that are happening in Clarence?

**ANSWER**

You would have noticed in the foyer some information about NAIDOC week and some printed information on what is available. Today was the raising of the flag at piyura kitina /Risdon Cove and some elected members and some officers were present. There are other events planned for however some are by invitation only.

#### **10.4 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.

**11. 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.

11.1 APPLICATIONS FOR LEAVE OF ABSENCE

11.2 PROPERTY MATTER

11.3 CONTRACTUAL MATTER

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

- contracts and tenders for the supply of goods and services;
- proposals to acquire land or an interest in land or for the disposal of land; 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”.