# **COUNCIL MEETING**

# **MONDAY 5 SEPTEMBER 2022**

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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 von Bertouch (Leave of Absence)

# 3. DECLARATIONS OF INTERESTS OF COUNCILLORS 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 Councillors 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 15 August 2022, as circulated, be taken as read and confirmed.

# 4.2 MAYOR'S COMMUNICATION

# 4.3 COUNCIL WORKSHOPS

In addition to the Councillor's Meeting Briefing (workshop) conducted on Friday immediately preceding the Council Meeting the following workshops were conducted by Council since its last ordinary Council Meeting:

PURPOSE DATE

Master Plans

Local Government Legislative Review 22 August

Confidential Updates Howrah/Bellerive Water Quality

Bellerive Ferry Parking

Cambridge Oval Master plan 29 August

# **RECOMMENDATION:**

That Council notes the workshops conducted.

# 4.4. TABLING OF PETITIONS

(Note: Petitions received by Councillors 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: Cr James Walker

(Cr Luke Edmunds, Deputy Representative)

# **Quarterly Reports**

The Copping Refuse Disposal Site Joint Authority has distributed its Quarterly Summary of its Meetings for the period ending 16 August 2022 (refer Attachment 1).

The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Report for the period ending 30 June 2022.

In accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 the Report will be tabled in Closed Meeting.

# Representative Reporting

#### TASWATER CORPORATION

# GREATER HOBART COMMITTEE

The Greater Hobart Committee has distributed the following:

- Communique dated 24 August 2022 (refer Attachment 1);
- Minutes of a Meeting held on 24 August 2022 (refer Attachment 2); and
- revised Greater Hobart Snapshot with updated data (refer Attachment 3).

REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

## **ATTACHMENT 1**





# Copping Refuse Disposal Site Joint Authority

16 August 2022

Mr Ian Nelson General Manager Clarence City Council PO Box 96 ROSNY PARK 7018 Mr Robert Higgins General Manager Sorell Council P O Box 126 SORELL 7072 Mr Gary Arnold General Manager Kingborough Council Locked Bag 1 KINGSTON 7050

Ms Kim Hossack General Manager Tasman Council 1713 Main Road NUBEENA 7184

Dear General Manager

# **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORT: June 2022 Quarter**

Participating Councils and the Director, Local Government agreed to establish consistent reporting arrangements for the Authority. The following advice regarding matters discussed at recent Authority and Board meetings is now provided for inclusion in your routine report to your Council.

## Authority meeting held on 11 August 2022

Material matters addressed in the open meeting:

- Endorsed the June 2022 Quarterly Report (attached) for distribution to Participating Councils
- Approved repayment of Clarence City Council's overpaid Gate Fee for \$148,045.16 for the June
   2022 quarter
- Endorsed a proposed solution to equalise Clarence City Council's gate fees to those of other
   Participating Councils, which would end the need to refund overpayment of gate fees
- Approved, by special resolution, the proposed amendments to the Rules of the Copping Refuse
  Disposal Site Joint Authority and requested the Secretary to seek the approval of Participating
  Councils to advertise the Rules, as required under the Local Government Act's process to amend
  the Rules
- Approved execution of the new lease of Lutana Waste Transfer Station for five years, with an option for a further five years, once the CEO confirms the document is ready for execution
- Agreed to review the governance and corporate structure associated with the C cell facility, endorsed the scope of the review and the composition of a small working group to undertake the review
- Received an update on activities of the Boards of Southern Waste Solutions and C Cell Pty Ltd provided by Board Chair, Dr Christine Mucha and CEO, Mr Chris Adekunle.

Material matters addressed in the closed meeting:

 Accepted the assessment of the performance of the Board of Southern Waste Solutions for the year to March 2022

- Reappointed Director Frank Barta and Director Elspeth Moroni to the Board of Southern Waste Solutions for their second term of three years, and confirmed Director Barta's appointment as a director of C Cell Pty Ltd as one of the Authority's appointees
- Approved an increase in remuneration for the Board of Southern Waste Solutions to the upper end of the approved range of fees, and noted the flow on effect to directors of C Cell Pty Ltd
- Appointed the Deputy Chair of the Authority to undertake the evaluation of the Secretary's performance with the Authority Chair and agree new contract conditions for a new term of appointment from November 2022

#### Other matters of note

- New CEO, Mr Chris Adekunle, commenced in late March and formally took over the role at the end of April 2022
- The Board of C Cell Pty Ltd held a strategic planning workshop for the first time since its formation
- Given the Local Government elections this year, the Authority agreed to move the November general meeting to Tuesday 25 October (subject to confirmation).
- The Annual General Meeting will remain as scheduled on 24 November, although this relies on Participating Councils appointing Representatives to the Authority in sufficient time. The Authority was mindful that deferring the AGM until December would breach the Rules which prescribes that the AGM must be held before the end of November.

# Matters considered by the Boards of Southern Waste Solutions and C Cell Pty Ltd as Trustee

• Summaries of the material matters considered by both Boards are attached.

Note: As minutes of meetings of the Southern Waste Solutions Board and C Cell Pty Ltd Board are <u>commercial in confidence</u>, it is requested that these be held on file for perusal by Aldermen / Councillors but not tabled at Council meetings.

Yours sincerely

Carolyn Pillans

Secretary

Attachment 1: Quarterly Report to the Authority June 2022

Attachment 2: Summary of SWS Board meetings Attachment 3: Summary of C Cell Board meetings

#### ATTACHMENT 1

# **Meeting of the Greater Hobart Committee**

# Communiqué – 24 August 2022

The Greater Hobart Committee held its seventh meeting on Wednesday, 24 August 2022 to finalise the development of a 30-Year Greater Hobart Plan, endorse a draft Implementation Plan to be used for targeted engagement with key stakeholders and peak bodies in the first instance, and advance ongoing collaboration in priority areas for Greater Hobart.

# 30-Year Greater Hobart Plan and Implementation Plan

The Committee agreed to adopt the 30-Year Greater Hobart Plan, which will provide a whole-of-city spatial guide to assist the development of transport, housing and employment centres over the long term. The Plan is aligned to help deliver the Vision for Greater Hobart that was released in August 2021.

At the meeting, the Committee considered feedback provided following a 7-week period of community consultation. The Committee noted the level of feedback provided by the community and has incorporated those comments into the final Greater Hobart Plan which is now even more reflective of the community's vision for Greater Hobart now and into the future.

The Committee also endorsed a *draft Implementation Plan* for targeted consultation with key stakeholders and peak bodies over coming months to ensure the Greater Hobart Plan delivers on its intent.

## **Background**

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

# Membership

The Hon Guy Barnett MP, Minister for State Development, Construction and Housing (Chair)

The Hon Michael Ferguson MP, Minister for Infrastructure and Transport

Melissa Gray, Deputy Secretary Community Partnerships and Priorities

(delegate for The Hon Nic Street MP, Minister for Community Services and Development)

Lord Mayor Councillor Anna Reynolds, City of Hobart

Mayor Alderman Doug Chipman, City of Clarence

Mayor Alderman Bec Thomas, City of Glenorchy

Mayor Councillor Paula Wriedt, Kingborough Council

# **Greater Hobart Act – Greater Hobart Committee MINUTES**

Meeting 7 – Wednesday, 24 August 2022, 1.00pm – 2.00pm Committee Room I, Parliament House, I Salamanca Place, Hobart & Teams

#### **Members**

- The Hon. Guy Barnett MP (Chair), Minister for State Development, Construction, and Housing
- The Hon. Michael Ferguson MP, Minister for Infrastructure and Transport
- Mellissa Gray, Deputy Secretary, Community Partnerships and Priorities, Dept of Premier and Cabinet (delegate for the Hon. Nic Street MP)
- Alderman Doug Chipman, Mayor, Clarence City Council
- Alderman Bec Thomas, Mayor, Glenorchy City Council
- Councillor Anna Reynolds, Lord Mayor, Hobart City Council
- Councillor Paula Wriedt, Mayor, Kingborough Council

#### **Other Attendees**

Greater Hobart Advisory Group

- Brett Stewart, Acting Secretary, Dept of State Growth
- Ian Nelson, General Manager, Clarence City Council
- Tony McMullen, General Manager, Glenorchy City Council
- Kelly Grigsby, Chief Executive Officer, Hobart City Council
- Gary Arnold, General Manager, Kingborough Council

# Advisors / Officers

- Ilise Bourke, Senior Adviser, Office of the Hon Guy Barnett MP
- David Palmer, Senior Advisor, Planning, Office of the Hon Michael Ferguson MP
- Peter White, Deputy Secretary, Housing, Disability and Community Services, Communities Tasmania
- Andrew Smythe, Acting Deputy Secretary, Strategy, Policy & Coordination, Dept of State Growth
- Rod Malcomson, Director, Hobart City Deal, Dept of State Growth
- Danielle Barbour, Manager, Policy & Projects, Hobart City Deal, Dept of State Growth
- Freya Godfrey, Senior Projects & Policy Officer, Hobart City Deal, Dept of State Growth
- Joe Fennessy, Executive Officer, Greater Hobart Strategic Partnership
- Andrew Mullen, Principal Policy Officer, Strategic Projects, Dept of State Growth

# **Apologies:**

Kim Evans, Secretary, Dept of State Growth (delegate, Brett Stewart in attendance)

The Hon. Nic Street MP, Minister for Community Services and Development (delegate, Mellissa Gray in attendance)

# Agenda Item I - Welcome and apologies

The Hon. Nic Street MP and Kim Evans were noted as apologies.

No standing conflicts of interest were noted.

# Agenda Item 2 - Draft minutes and actions from Meeting 6

The Committee noted and accepted the draft minutes and actions from the meeting held on 27 April 2022.

# Agenda Item 3 - Meeting protocols (standing item)

The Committee noted that there were no changes to meeting protocols.

# Agenda Item 4 - Consultation Summary

The Committee discussed the Consultation Report and feedback emanating from the seven—week consultation period regarding the Greater Hobart Plan, including that:

- Generally, the feedback was positive and demonstrated a broad level of support for the overall objectives of the Greater Hobart Plan.
- Much of the feedback was in relation to anticipated factors such as greater housing diversity, although specific feedback and comment on proposed developments also featured.
- Amendments have been made to the Greater Hobart Plan documents to account for the feedback received during the consultation process.

The Committee endorsed the Consultation Report and agreed that it be released on the Greater Hobart website.

# Agenda Item 5 - 30-Year Greater Hobart Plan

The Committee discussed the amendments to the following 30-Year Greater Hobart Plan documents following the consultation process:

- 30-Year Greater Hobart Plan
- Strategy for Growth and Change
- Engagement Brochure

It was noted that the data contained in the 'Greater Hobart Snapshot' section of the Greater Hobart Plan is in the process of being revised as a result of new census data being recently released. The Committee requested that the updated Snapshot be circulated to members once updated (Action 7.1)

The Committee agreed minor amendments to the Greater Hobart Plan documents to ensure clarity and alignment between the text and related maps contained in the documents.

Subject to the agreed amendments, the Committee adopted the Greater Hobart Plan documents and agreed that they be publicly released by Monday, 29 August 2022 (**Decision 7.1**).

# Agenda Item 6 - Implementation Plan

The Committee endorsed the draft Implementation Plan to help guide targeted consultation with key stakeholders and peak bodies over coming weeks.

# Agenda Item 7 - Other business

No other business was raised.

# Agenda Item 8 - Draft communiqué (standing item)

The Committee agreed that:

- All communiqués be amended to reflect the attendance of members at each meeting.
- The draft communiqué in respect of meeting 7 be amended to reflect the Committee's adoption of the Greater Hobart Plan (Action 7.2).

Subject to the above amendments, the Committee agreed on the draft communiqué.

# **Action List**

No.	Action	Status	Responsibility
Activ	e		
AI.I	Engagement with adjunct councils to be a standing agenda item	Complete Now included on the Decision List	Secretariat
A1.5	Draft communiqué as a standing agenda	Complete	Secretariat
	item	Now included on the Decision List	
A3.1	Advisory Group to consider funding mechanisms for infrastructure delivery in regard to the Greater Hobart Plan and broader Greater Hobart Act opportunities and challenges	In progress being progressed through the Strategic Planners Working Group	Advisory Group
A6.4	Publicly release communique via Council and Government websites	In progress & Ongoing	Secretariat
A7.1	The updated 'Greater Hobart Snapshot' be circulated to members once updated with new data	Complete **still need to do but can do before minutes circulated	Secretariat
A7.2	Amend communiqué to reflect attendance at each meeting and the adoption of the Greater Hobart Plan.	Complete	Secretariat

# **Declarations of conflicts of interest**

No.	Declaration	Noted / recorded
	None	

# **Decision List**

No.	Decision
DI.I	Engagement with adjunct councils to be a standing agenda item
DI.2	Draft communiqué as a standing agenda item
D3.1	The Committee approved the inaugural Work Program (March 2021)
D4.1	The Committee agreed that Work Program priority areas be reviewed on an annual basis, to provide the opportunity to add or remove items as required
D4.2	The Committee endorsed the Vision for Greater Hobart (August 2021)
D7.1	The Committee adopted the Greater Hobart Plan (August 2022)

# **ATTACHMENT 3**

# Our community

210 528

Persons in total population





37%

Share of state population



**55 024** Household families with children

**77 306** Aged 50 +. Median age is 40.

**133 820** Working age is 15 – 64





# Our housing

30 000+

Demand

**695** hectares
Vacant land supply

Development

\$456 million

Residential building approvals

# **Diversity**

85% Single detached7% Semi-detached

**Affordability** 

**\$530/wk** Median rent

\$790 000 Median house price

I.1% Vacancy rate

# Population and dwelling projections

-2050

Projected population growth

60 000 OR 30%

Projected household growth **30 000** 

# Our infrastructure

\$5 592 billion

Estimated infrastructure pipeline to 2030







Journey to work

**8.6%** Active transport

**6.4%** Bus

O



00

**14.2km** Average distance to work

62.6% Single occupancy car

# Our economy

**44%** Greater Hobart's share of Tasmania's gross value added

\$1 610 Median household income (per week)

**16 002** Number of businesses



**15.1%** Employment by industry and occupation: Health care and social assistance

**4.6%** Unemployment rate (12 month average)

**106 900** Labour force – persons (12 month average)

# 4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 15, 22 and 29 August 2022 have been circulated to Councillors.

# **RECOMMENDATION:**

That the information contained in the Weekly Briefing Reports of 15, 22 and 29 August 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 a Councillor 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 15 August Joanne Marsh of Bellerive asked the following question.

# **BELLERIVE BEACH PARK**

The high tunnel slide at Bellerive Beach Park is closed, what has happened to it?

#### ANSWER

The supporting bracket from the base of the largest tube slide at Bellerive Beach Park play space requires replacement. We are waiting on a replacement part from the supplier. The timing of the opening of the slide is dependent on the arrival of the part. At this stage we anticipate the slide will be open by 16 September 2022.

Community members can report damaged infrastructure to council quickly by contacting council's general email address – <u>clarence@ccc.tas.gov.au</u> or by calling 6217 9500. All reports are logged, and work orders issued where appropriate.

# 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.

# 6. DEPUTATIONS BY MEMBERS OF THE PUBLIC

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

# 7 PLANNING AUTHORITY MATTERS

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

# 7.1 DEVELOPMENT APPLICATION PDPLANPMTD-2022/026880 - 9 PIER ROAD, OPOSSUM BAY - DWELLING

## **EXECUTIVE SUMMARY**

#### **PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 9 Pier Road, Opossum Bay.

# RELATION TO PLANNING PROVISIONS

The land is zoned Low Density Residential and subject to the Natural Assets – waterway and coastal protection, Coastal Erosion Hazard Flood-Prone Hazard Areas and Parking and Sustainable Transport 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 6 September 2022.

# CONSULTATION

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

- stormwater management;
- lack of council-maintained stormwater infrastructure; and
- locating a stormwater trench within an easement.

# **RECOMMENDATION:**

- A. That the Development Application for Dwelling at 9 Pier Road, Opossum Bay (Cl Ref PDPLANPMTD-2022/026880) be approved subject to the following conditions and advice.
  - 1. GEN AP1 ENDORSED PLANS.
  - 2. ENG S5 STORMWATER MANAGEMENT.
  - 3. ENG A6 GRAVELLED CAR PARKING.

## **ADVICE**

Aurora (TasNetworks) should be contacted for advice regarding the proposed location of the stormwater trench within the electricity easement.

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

DEVELOPMENT APPLICATION PDPLANPMTD-2022/026880 - 9 PIER ROAD, OPOSSUM BAY - DWELLING /contd...

# ASSOCIATED REPORT

# 1. BACKGROUND

A permit was approved under D-2011/326 for a single dwelling. Two extensions of time were granted but substantial commencement was not achieved before the expiration of the final extension of time expired on 13 December 2017.

# 2. STATUTORY IMPLICATIONS

- **2.1.** The land is zoned Low Density Residential under the Scheme.
- **2.2.** The proposal is discretionary because it does not meet certain Acceptable Solutions under the Scheme.
- **2.3.** The relevant parts of the Planning Scheme are:
  - Section 5.6 Compliance with Applicable Standards;
  - Section 6.10 Determining Applications;
  - Section 10 Low Density Residential Zone;
  - Section C2.0 Parking and Sustainable Transport;
  - Section C7.0 Natural Assets;
  - Section C10.0 Coastal Erosion Hazard; and
  - Section C12.0 Flood-Prone Hazard Areas; Codes.
- **2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act, 1993* (LUPAA).

# 3. PROPOSAL IN DETAIL

# 3.1. The Site

The subject property is a vacant 943m<sup>2</sup> irregular shaped lot with a burdening right-of-way and easement along the north boundary. There is a 3.05m wide right-of-way allowing access for numbers 11, 13, 15 and 17 Pier Road. The right-of-way is also a wayleave easement benefiting Aurora.

Adjoining there is an additional 1.52m wide right-of-way and easement allowing access for numbers 11, 13, 15 and 17 Pier Road. It is also an electricity infrastructure easement.

The property contains an existing gravel driveway located within the right-ofway, part of which as described above is an easement, which has been utilised for the above-mentioned adjoining properties. The property has existing paling fencing along the front boundary.

# The Proposal

The proposal is to construct a single dwelling and associated works including a section of concrete driveway and retaining walls. The property is not connected to public infrastructure and the proposal includes stormwater and wastewater management.

The dwelling would be diamond shaped, have a north facing main living wing and an internal courtyard. It would be setback 6.3m - 7.3m from the frontage, 7.7m - 9.5m from the north-west side boundary and 2.5m - 3.6m from the east side boundary. It would be a maximum height of 5m above ground level.

# 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 Low Density Residential Zone and Parking and Sustainable Transport, Natural Assets, Coastal Erosion Hazard and Flood-Prone Hazard Codes with the exception of the following.

# **Low Density Residential Zone**

• Clause 10.4.3 – At a minimum of 6.3m, the building would not be setback 8m from the frontage.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 10.4.3 as follows.

Clause	Performance Criteria	Assessment
10.4.3	"P1	
	The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:	
	(a) the topography of the site;	The property has 7% slope south to north which provides no restriction to development.
	(b) the setbacks of surrounding buildings;	Properties on Pier Road have setbacks from 3m to 9m. Adjoining the subject property, number 17 Pier Road has a garage which is 4m from the Pier Road boundary and number 7 Pier Road has a long access way and buildings setback 33m from the frontage.
		As a result, it is not considered there is a consistent pattern of front setbacks and therefore there will be no compatibility issues for the area.
	(c) the height, bulk and form of existing and proposed buildings;	The proposed dwelling would have a maximum height of 5m which is considered appropriate for a single dwelling development. The maximum allowable height to meet the acceptable solutions is 8.5m.
		The dwelling has been designed to fit into the unusual shaped lot while allowing for access to the burdening right-of-way and easement, on-site parking and stormwater and wastewater requirements.
		There are no existing buildings on the site.

(d)	the appearance when	The dwelling when viewed from
	viewed from roads and	the adjoining roads would have
	public open space adjacent	the appearance of a single
	to the site; and	dwelling of an appropriate scale
		for the size of the lot.
(e)	the safety of road users."	The dwelling would not impact
		on road users as it would be
		setback $6.3m - 7.3m$ from the
		frontage with the adjoining road.

• Clause 10.4.3 – the proposal would not be setback 5m from the east side boundary.

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

Clause	Performance Criteria	Assessment
10.4.3	"P2  The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:	
	(a) the topography of the site;	The property has 7% slope south to north which provides no restriction to development.
	(b) the size, shape and orientation of the site;	The lot is an irregular shape with a right-of-way and easement along one side. The proposal has considered the shape and orientation of the lot in providing a dwelling and all required services and car parking within the restrictive shape.
	(c) the setbacks of surrounding buildings;	Numbers 11, 13, 15 and 17 Pier Road all have side setbacks which are less than the minimum 2.5m proposed. Number 7 Pier Road has an older building which is also within 2.5m of a side boundary.  The proposal is therefore
		considered compatible in relation to side setbacks.

(d)	the height, bulk and form of existing and proposed buildings;	The dwelling will be of a scale appropriate to single dwelling development in the area, for the reasons discussed above.
(e)	the existing buildings and private open space areas on the site;	There are no existing buildings on the site.  There are no existing private
		open space areas on the site.  Proposed private open space
(f)	sunlight to private open	would be located internally and on decks and would not impact on adjoining properties.  There are no adjoining dwellings
	space and windows of habitable rooms on adjoining properties; and	to the south of the proposed dwelling so there will be no impact through overshadowing to private open space or windows.
		The adjoining property at 7 Pier Road is a large lot with a long driveway adjacent to 9 Pier Road.
		No buildings or private open space would be impacted based on the orientation of the lot, and the separation and location of buildings and private open space.
(g)	the character of development existing on established properties in the area."	I =
		The area does not have a consistent lot size, ranging from 240m <sup>2</sup> to 2950m <sup>2</sup> within 150m of the subject site.
		As such, the proposal is consistent with the character of the area, being a single dwelling on a residential site.

# Flood-Prone Hazard Areas Code

• Clause C12.6.1 – There is no acceptable solution for buildings and works within the code overlay area.

The proposed variation must be considered pursuant to the Performance Criteria (P1.1 and P1.2) of Clause C12.6.1 as follows.

Clause	Performance Criteria	Assessment
C12.6.1	"P1.1	
	Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:	The application included a flood report prepared by Flussig Engineers. Council's Development Engineer has reviewed the report and has determined the proposal meets the performance criteria for the reasons discussed below.
	(a) the type, form, scale and intended duration of the development;	The report has determined risk would not be increased by the construction of the proposed dwelling.
	(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	Council's Development Engineer has reviewed the report and agrees no hazard reduction measures are required.
	(c) any advice from a State authority, regulated entity or a council; and	Council's Development Engineer has reviewed the report and has provided advice as discussed in P1.2 (a) below.
	(d) the advice contained in a flood hazard report.	The flood report contains recommendations to ensure the construction of the dwelling will not increase risk to adjoining properties or produce a risk to the inhabitants of the proposed dwelling.
		The floor level shown on the proposal plans is higher at 11.20m AHD, than the minimum requirement for flooding which is 9.35m AHD.

P	P1.2	
d a	I flood hazard report also lemonstrates that the building and works:  (a) do not cause or contribute to flood on the site, on	The report has determined there will be a slight increase to flow and velocity however this will not increase risk of flood if recommendations are followed.
	adjacent land or public infrastructure; and	Council's Development Engineer has advised the increase would impact upon stormwater and recommends a stormwater condition consistent with the study.
	b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	The report concludes the proposal can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of a residential dwelling, provided the advice in the report is adopted.
		Council's Development Engineer agrees with this conclusion.

# 5. REPRESENTATION ISSUES

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

# **5.1.** Stormwater Management

Representors raised concern over the proposed management of stormwater including the suitability of the stormwater trench, location of the trench, capacity of the trench in relation to the size of the roofed area of the dwelling and concerns of an increased impact from stormwater to adjoining properties.

# • Comment

The application provides for stormwater management for the new development and the flood report notes a slight increase of overland flow to the neighbouring boundary. In the circumstances it is appropriate to include a condition requiring compliance with the report.

A permit condition may be imposed under Clause 6.11.2 (g) of the planning scheme in relation to stormwater, as the stormwater will need to meet the requirements of the *Urban Drainage Act 2016*.

# **5.2.** Stormwater Management – Pier Road

Representors raised concern over council's stormwater management of Pier Road at the intersection with the right-of-way.

#### Comment

Council has no record of any existing conditions or issues with run off from the road into the right-of-way. However, the concern has been raised with council's asset management team to investigate and take any appropriate action.

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

# **5.3.** Locating Stormwater Trench in Electricity Easement

Representors raised concern over whether it was appropriate to place a trench in an electricity easement.

#### Comment

The schedule of easements specifies Aurora (TasNetworks) access "on/above or under" the easement. It is the owner's responsibility to ensure compliance with title restrictions.

While this issue is not relevant to the assessment of the application under the Scheme and therefore has no determining weight, appropriate advice is recommended in relation to the electricity easement.

# 6. EXTERNAL REFERRALS

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

# 7. STATE POLICIES AND ACT OBJECTIVES

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

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

# 8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

# 9. CONCLUSION

The proposal is recommended for approval, subject to conditions.

Attachments: 1. Location Plan (1)

2. Proposal Plan (4)

3. Site Photo (1)

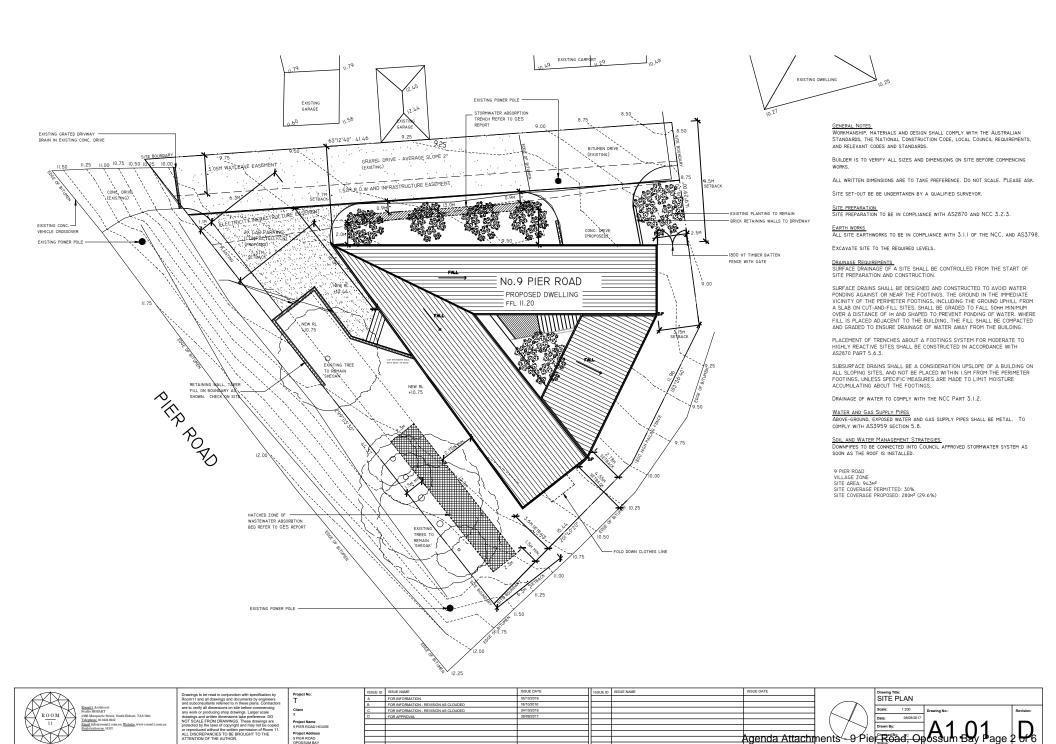
Ross Lovell

MANAGER CITY PLANNING

# Attachment 1

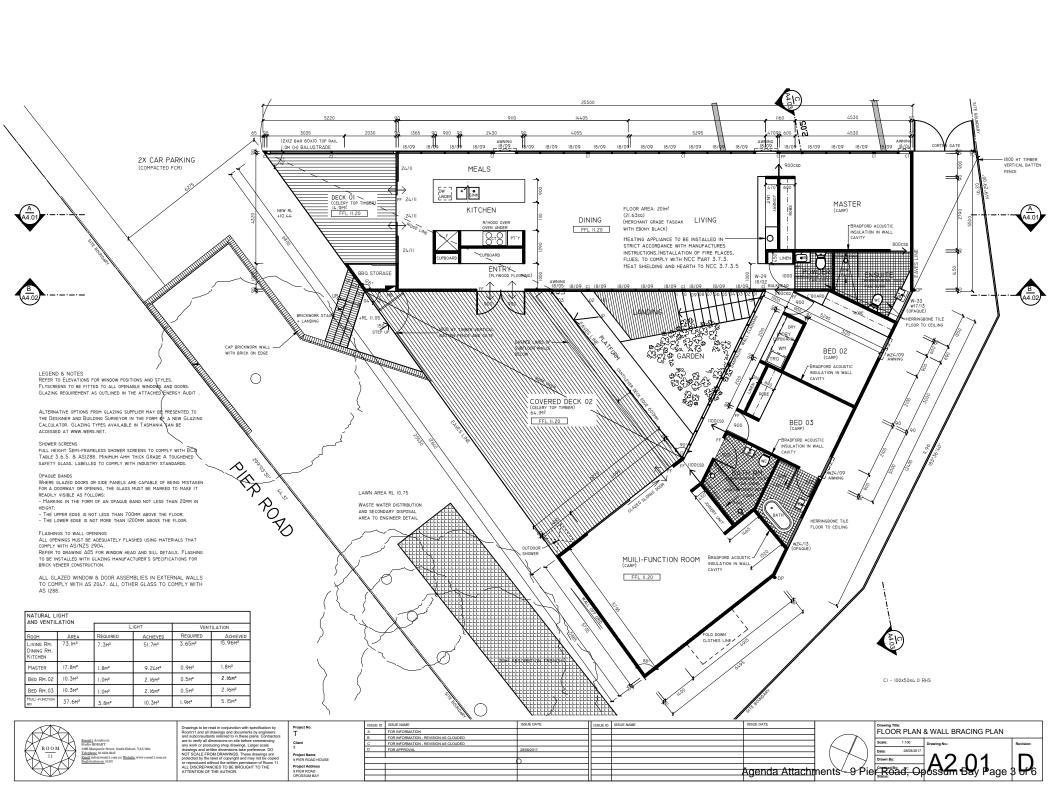


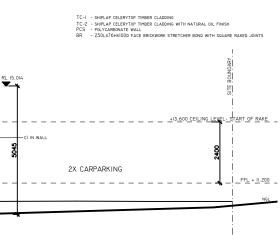
#### Attachment 2



Agenda Attachments 9 Pier Agenda Opposition Bay Page 2 076

Project Name 9 PIER ROAD HOUSE





ELEVATIONS 01

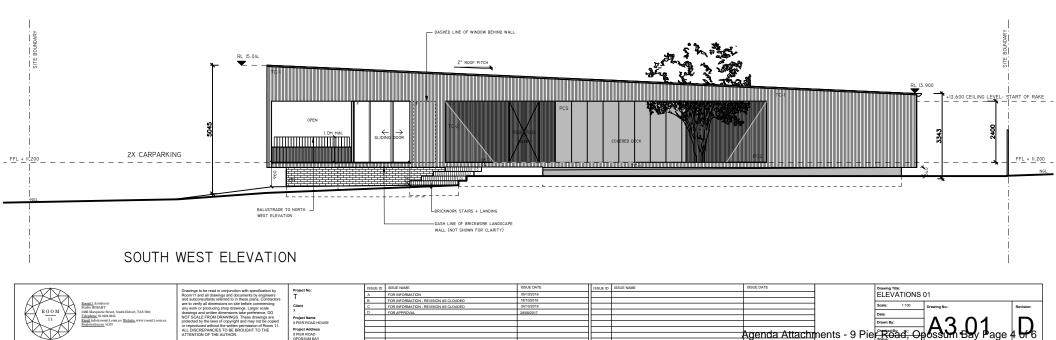
Agenda Attachments - 9 Pier Ag

NORTH WEST ELEVATION

OPEN SIDE TO CARPORT (NO DOOR)

RL I3.900 \_+I3.600 CEILING LEVEL- START OF RAKE

\_FFL + II.200



FOR INFORMATION - REVISION AS CLOUDED

Project Name 9 PIER ROAD HOUSE

COLOUR FOR FACEWORK

OVER WALL PARAPET

18/09 18/09

-230Lx76HxI00D FACE BRICKWORK STRETCHER BOND WITH SQUARE PLANCE AND MALE BRILLWORK STRELLERS THE LIGHT OF GREENENT, ONE PART OF OR GREENENT, ONE PART HYDRATED LIME AND SIX PARTS BRICKLAYING SAND. (SAND SHALL BE FINE AGGREGATE WITH LOW CLAY CONTENT AND FREE FROM EFFLORESCING SALTS, SELECTED FOR GRADING AND

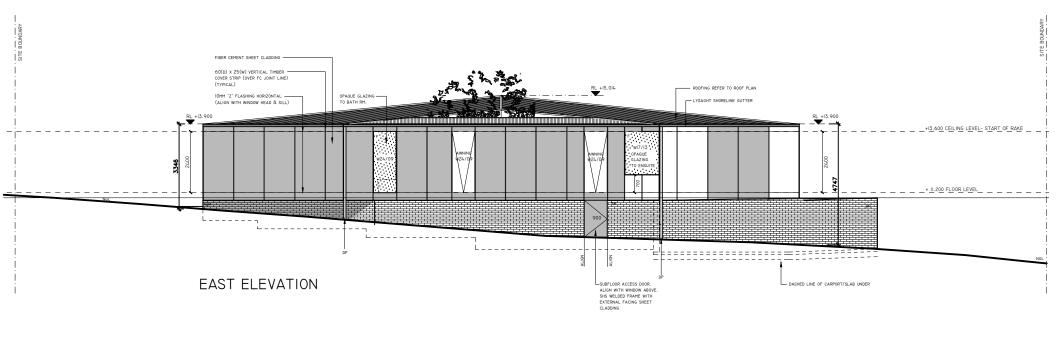
BRICKWORK WEEPHOLES AT MAX 1200CRS. TO NCC Vol. 2 PART 3.3.4 (TYPICAL).

18/09 18/09 -240x45 CONT. SPAN AT ROOF LEVEL.

- STEEL FLATE PLATE BALUSTRADES AND TOP RAIL TO COMPLY WITH THE NCC PART 3.9.2. BALUSTRADE APERTURES MUST NO EXCEED 125MM.

TC-I - SHIPLAP CELERYTOP TIMBER CLADDING
TC-2 - SHIPLAP CELERYTOP TIMBER CLADDING WITH NATURAL OIL FINISH
PCS - POLYCARBONATE WALL
BR - 250LX76HXID00 FACE BRICKWORK STRETCHER BOND WITH SQUARE RAKED JOINTS

NOTE: STEEL FRAMING MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH PART 3.4.2.2 OF THE NCC AND AS 1397



ROOM South Holart TAS 7004	Drawings to be read in conjunction with specification by	Project No:	ISSUE ID	ISSUE NAME	ISSUE DATE	ISSUE ID	ISSUE NAME	ISSUE DATE		Drawing Title:															
	Room11 and all drawings and documents by engineers															т	A	FOR INFORMATION	05/10/2016				l	IELEVATIONS	02
/ N	and subconsultants referred to in these plans. Contractors	'	В	FOR INFORMATION - REVISION AS CLOUDED	18/10/2016				]																
	are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale	Client	C	FOR INFORMATION - REVISION AS CLOUDED	24/10/2016				]	Scale: 1:100	Drawing No.:	Revision:													
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*		UPUSSUM BAY						0	1	Status:	1														

# Attachment 3



Figure 1: Site photo along frontage, gravel right of way.



Figure 2: Site photo from back corner looking toward frontage.

# 7.2 DEVELOPMENT APPLICATION PDPLANPMTD-2022/027172 - 115 DROUGHTY POINT ROAD, ROKEBY - WAREHOUSE

#### **EXECUTIVE SUMMARY**

#### PURPOSE

The purpose of this report is to consider the application made for a Warehouse at 115 Droughty Point Road, Rokeby.

#### RELATION TO PLANNING PROVISIONS

The land is zoned Light Industrial and Open Space and subject to the Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-prone Hazard Areas Code, Natural Assets Code, Parking and Sustainable 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 expires on 6 September 2022.

#### **CONSULTATION**

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

- road and traffic impacts;
- zoning;
- building height;
- coastal erosion and inundation;
- fencing; and
- landscaping.

#### **RECOMMENDATION:**

- A. That the Development Application for a Warehouse at 115 Droughty Point Road, Rokeby (Cl Ref PDPLANPMTD-2022/027172) be approved subject to the following conditions and advice.
  - 1. GEN AP1 ENDORSED PLANS.
  - 2. GEN M4 HEIGHT CONFIRMATION Insert "12.55m above natural ground level".

3. A landscape plan must be submitted to and approved by Council's Manager City Planning prior to the commencement of the use/prior to the issue of a certificate of likely compliance (CLC) for building works, (whichever occurs first). The plan must be to a standard scale, provide the designer's contact details and be legible when reproduced at A3.

The landscape plan must clearly document the following:

- a north point;
- existing property information such as building footprints, boundary lines, outdoor structures, garden beds and fences;
- a satisfactory amount of mature vegetation to be included where the landscaping is located between the building and the frontage;
- existing contours, relevant finished floor levels and any proposed rearrangement to ground levels;
- existing trees identified as to be retained or removed;
- areas of proposed landscape hard work treatments such as driveways, paths, buildings, car parking, retaining walls, edging and fencing;
- areas of proposed landscape soft work treatments including garden beds and lawns;
- proposed planting design with locations of individual plants at intended spacing and clearly identified species (use of symbols with a legend or direct labelling of plants preferred);
- a table listing selected species botanical names, mature height, mature width, pot size and total quantities;
- details of proposed irrigation system (if required);
- details of proposed drainage system (if required); and
- estimate of cost for the installation of landscape works.

All landscaping works must be completed and verified as being completed by council prior to the commencement of the use.

All landscape works must be maintained:

- in perpetuity by the existing and future owners/occupiers of the property;
- in a healthy state; and
- in accordance with the approved landscape plan.

If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died or which was removed.

Installed landscape works (soft and hard) will be inspected for adherence to the approved landscape plan and for quality of workmanship. In order for a landscape bond to be released the works must be deemed satisfactory by Council's Landscape Design Officer. Trade standard will be the minimum quality benchmark that all landscape works will be assessed against.

- 4. LAND 3 LANDSCAPE BOND (COMMERCIAL).
- 5. All development and works must be undertaken in accordance with the recommendations contained within the Environmental Site Assessment for the site, dated June 2022, authored by Environmental Service and Design.
- 6. ENG M7 WEED MANAGEMENT PLAN Delete last paragraph.
- 7. Any contaminated soil/cut being removed from the site must be transported to and disposed of at a suitable waste disposal facility.
- 8. Forty-two car parking spaces must be provided on-site prior to the commencement of the use. Each space, including disabled parking, must be clearly marked and used solely for parking purposes. Plans showing the layout of the car parking area, designed with suitable manoeuvring areas in accordance with the Tasmanian Planning Scheme Clarence, must be submitted to and approved by Council's Group Manager Engineering Services prior to the commencement of any works.
- 9. ENG A5 SEALED CAR PARKING.
- 10. ENG M1 DESIGNS DA.
- 11. ENG M5 EROSION CONTROL.
- 12. ENG S1 INFRASTRUCTURE REPAIR.
- 13. Within 30 days from the date of this permit, a valid application must be lodged with council for the fill placed on the site. Alternatively, the fill must be removed from site, having regard to any requirements from Aboriginal Heritage Tasmania, to the satisfaction Council's Manager City Planning, within 60 days of the date of this permit. An appropriate extension to the 60-day timeframe may be granted by council where extenuating circumstances have been demonstrated.
- 14. The development must meet all required Conditions of Approval specified by TasWater notice dated 8 July 2022 (TWDA 2022/00504-CCC).

#### **ADVICE**

- a. ADVICE 17 ABORIGINAL RELICS ADVICE.
- b. The proposed works are located with mapped zones for coastal erosion and coastal inundation which require as part of the certification process for the building and plumbing approvals, compliance with the Director of Building Controls Determinations for building in hazardous areas. Compliance must be demonstrated in the documentation provided for building and plumbing approval.

- c. All development and works must be undertaken in accordance with the Asbestos Management Plan developed by Environmental Service and Design as part of the Environmental Site Assessment for the site, as well as any requirements by Safe Work Australia.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

#### ASSOCIATED REPORT

#### 1. BACKGROUND

In 2001 Permit No. SD-2001/32 approved a 1 lot subdivision and abalone processing plant. The subdivision was completed though the development was not constructed.

Council records indicate that the site has been the subject of historic landfill. The property was purportedly used to bury building materials, including asbestos, after the 1967 bushfires. There is evidence of some of this material being exposed along the shoreline where the site meets Rokeby Beach.

The site also appears to have been the subject of unapproved refuse dumping in recent years. There is a variety of waste, including treated timber, concrete and domestic materials evident.

There is also a large quantity of unapproved fill that has been placed on the site sometime after January 2022. This was requested by the applicant to not be included in this application before council as they wish to submit a separate development application for this activity and other works along the southern property boundary. In response, written advice has been provided to the applicant confirming that urgent action is required to resolve the matter.

The site is also listed with Aboriginal Heritage Tasmania (AHT). Before any works can be undertaken on the site an Aboriginal Heritage Practitioner must assess the project activity area and produce an Aboriginal Heritage Assessment Report for review by AHT. Aboriginal Heritage is not assessable within the *Land Use Planning and Approvals Act*, 1993 or the Scheme, as such AHT would review and assess any permit required under their legislation.

#### 2. STATUTORY IMPLICATIONS

- **2.1.** The land is zoned Light Industrial and Open Space 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 18 Light Industrial Zone;
  - Section 29 Open Space Zone;
  - Section C7.0 Natural Assets Code;
  - Section C10.0 Coastal Erosion Hazard Code;
  - Section C11.0 Coastal Inundation Hazard Code;
  - Section C12.0 Flood-Prone Areas Hazard 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 2.3ha triangular property near the mouth of Clarence Plains Rivulet. It has frontage to Droughty Point Road, shares a boundary with two council reserves to the south-west and the east, Crown land (shorefront) to the south, and a TasWater sewerage treatment plant to the east.

# 3.2. The Proposal

The proposal is for a warehouse on the north-eastern corner of the property. The floor area would be  $6145\text{m}^2$ , with  $230\text{m}^2$  of offices. Forty-two car parking spaces would accompany the warehouse, as well as four designated loading bays. Landscaping is proposed the length of the frontage, except for the vehicle access point. The depth of landscaping will generally be 5m, varying from 1.3m at its narrowest point in front of the parking area to 8m at its widest.

The warehouse would be 1.3m from the eastern side boundary, 5.3m from the frontage, 180m from the south-eastern side boundary, and 45m from the southern boundary.

A fence is proposed along the front and side boundaries, and setback 10m from the southern boundary (to Rokeby Beach). The fence would be 1.8m chainmesh with barbed wire on top.

No buildings are proposed within the Open Space zoned portion of the site.

#### 4. PLANNING ASSESSMENT

# 4.1. Compliance with Applicable Standards [Section 5.6]

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

# **4.2.** Determining Applications [Section 6.10]

- "6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:
  - (a) all applicable standards and requirements in this planning scheme; and
  - (b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised."

References to these principles are contained in the discussion below.

#### 4.3. General Provisions

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

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

# 4.4. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Light Industrial Zone and Coastal Erosion Hazard, Coastal Inundation Hazard, Flood-prone Hazard Areas, Natural Assets, and Safeguarding of Airports Codes with the exception of the following.

# **Light Industrial Zone**

• Clause 18.4.1 A1 related to building height – the proposal is for a building with a maximum height above natural ground level of 12.5m.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 18.4.1 as follows.

Clause	Performance Criteria	Assessment
18.4.1	"P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:	The warehouse is proposed for storage of PPE equipment.
	(a) the bulk and form of the building;	The original proposal included plans for a warehouse with a maximum height of 13.5m from natural ground level. The applicant has responded to concerns raised in representation regarding the height and offered a revised maximum height of 12.55m above natural ground level.

	1 . C.1
Due to the proposed hei	_
building, there will be so	
	iven the
property is within an	
area with similarly	scaled
buildings, the prop	osal is
considered consistent	with the
area and streetscape. The	ne closest
-	land is
approximately 160m	
subject site. This s	
would provide a geo	-
buffer to potential visual	
ourier to potentiar visua.	impacis.
Landscaping along the	frontage
of the site would also	
	-
visual relief from the	building
form.	.•
(b) separation from existing The adjoining proper	
uses on adjoining public open space, cro	
properties; and and vacant industrial si	
proposed separation w	
adversely impact these s	
(c) any buffers created by The applicant has pro	
natural or other features." indicative landscapin	
which demonstrates v	regetative
screening of the buildi	ng. The
distance between the	site and
other uses in the area	creates a
further buffer, with th	e closest
Turner burier, with the	being
industrial building	oem <sub>5</sub>
industrial building	
	way and

# **Light Industrial Zone**

• Clause 18.4.2 A1 related to setbacks from frontage – the proposal would have a setback less than 5.5m from the property frontage.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 18.4.2 as follows.

Clause	Performance Criteria	Assessment
18.4.2	"PI Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to:	
	(a) the topography of the site;	There are no topographical constraints on the site.
	(b) the setback of buildings on adjacent properties; and	There are no existing buildings on adjacent properties. However, further along Droughty Point Road, numbers 96 and 92 both have buildings with setbacks of 5m from the frontage. The application is therefore consistent with setbacks of other industrial sites along the streetscape.
	(c) the safety of road users."	Adequate sightlines would be maintained for safe access and egress from the site, council's development engineer was satisfied there would not be an unreasonable adverse impact upon road users due to the building location.

# **Light Industrial Zone**

• Clause 18.4.5 A1 related to landscaping— the proposal would have a section of landscaping along the frontage less than 5m in width.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause 18.4.5 as follows.

Clause	Performance Criteria	Assessment
	"P1 If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:	

	(-1	41	The man as 1 1!11' /1 1
	(a)	the width of the setback;	The proposed building setback
			would be 5.1m. The majority of
			the landscaping along the length
			of the frontage is proposed to be
			a depth of 5m. The location of
			the car parking area would
			require a reduction in
			landscaping width to 1.3m for a
			20m length of the frontage. It
			would then expand to a
			maximum of 8m in front of the
			proposed building. This would
			provide the greatest level of
			vegetation in front of the building
			to provide visual screening.
	<i>(b)</i>	the width of the frontage;	The frontage has a substantial
	(-)		length being 324m. Given that
			the majority of the landscaping is
			1
			proposed to be a minimum depth
			of 5m for most of the length of
			the frontage, the variation to
			depth is considered reasonable.
	(c)	the topography of the site;	The site is flat and does not
			present any specific restriction to
			landscaping.
	(d)	existing vegetation on the	There is little existing vegetation
		site;	on the site, there appears to only
		site,	be grasses and African Boxthorn
			present. A condition is
			recommended for inclusion in
			any permit issued for a weed
			management plan to be submitted
			and approved by council prior to
			works occurring on the site.
	(e)	the location, type and	The initial landscaping plan
		growth of the proposed	indicates a variety of vegetation
		vegetation; and	types but does not provide detail
		G	on species, upkeep or ages.
			an appeared, approop of agos.
			A condition is recommended for
			any permit issued to require a
			fully detailed landscaping plan to
			be submitted to and reviewed by
			council prior to works
			commencing on the site.
			Council's standard condition
			related to commercial
			development landscaping bonds
			is also recommended for
			inclusion.
Ī	1		molusion.

(f)	any relevant local area	There are no relevant Local Area
	objectives contained within	Objectives.
	the relevant Local	
	Provisions Schedule."	

# Parking and Sustainable Transport Code

• Clause C2.5.1 A1 related to car parking numbers – the proposal would provide 42 car parking spaces, and four loading bays.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause C2.5.1 as follows.

Clause	Performance Criteria	Assessment
C2.5.1	"P1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use,	
	having regard to:  (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;	None available.
	(b) the ability of multiple users to share spaces because of:  (i) variations in car parking demand over time; or  (ii) efficiencies gained by consolidation of car parking spaces;	None available.
	(c) the availability and frequency of public transport within reasonable walking distance of the site;	There is a metro bus stop and route within approximately 620m walking distance to the site. This is not considered within reasonable distance to be relied upon as an alternative mode of transport.
	(d) the availability and frequency of other transport alternatives;	None available.

(6	e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;	The site has a 45m wide strip of Open Space zoning along the southern boundary to Rokeby Beach which restricts development on the rear portion of the property.
Ø	f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;	None available.
(8	g) the effect on streetscape; and	There would be low impact upon the streetscape as a result of parking areas.
	h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development."	A Traffic Impact Assessment (TIA) was authored by a suitably qualified Traffic Engineer as part of this application. In their consideration of the proposed development, they consider that the traffic generation would result in actual car parking demand of 27 car parking spaces. The site would be in excess of this providing 42 parking spaces. Council's development engineers have reviewed the supplied TIA and are satisfied with the findings and recommendations of the assessment.

# **Parking and Sustainable Transport Code**

• Clause C2.5.3 A1 related to motorcycle parking numbers – the proposal would not provide any dedicated motorcycle parking spaces on the site.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause C2.5.3 as follows.

Clause	Performance Criteria	Assessment
C2.5.3	"P1	
	Motorcycle parking spaces for	
	all uses must be provided to meet	
	the reasonable needs of the use,	
	having regard to:	
	(a) the nature of the proposed use and development;	A Traffic Impact Assessment (TIA) was authored by a suitably qualified Traffic Engineer as part of this application. The report considers that the traffic generation would result in actual car parking demand of 27 car parking spaces. The spaces provided would be in excess of this providing 42 parking spaces. It is considered there will be enough available spaces for motorcycles.
		Council's development engineers have reviewed the TIA and are satisfied with the findings and recommendations of the assessment. They have not raised concern with respect to not providing dedicated motorcycle spaces given the proposal is for a storage use and would be unlikely to generate additional motorcycle parking requirements.
	(b) the topography of the site;	There are no specific constraints posed by topography.
	(c) the location of existing buildings on the site;	There are no existing buildings on the subject property.
	(d) any constraints imposed by existing development; and	There is no existing development on the subject property.
	(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area."	There is no on-street parking available along this section of Droughty Point Road.

# **Potentially Contaminated Land Code**

• Clause C14.6.1 A1 related to excavation work – the proposal includes the removal of more than 250m³ of fill from the site.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause C14.6.1 as follows.

Clause	Performance Criteria	Assessment
C14.6.1	"P1 Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012, must not have an adverse impact on human health or the environment, having regard to:	
	(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated;	Not applicable.
	(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or	Not applicable.
	(c) an environmental site assessment, including a plan to manage contamination and associated risk to human health and the environment, that includes:  (i) any specific remediation and protection measures required to be implemented before excavation commences; and	dated June 2022, authored by Environmental Service and Design.  The assessment recommends that:  1. All imported fill stockpiled on site will be tested by a

- (ii) a statement that the excavation does not adversely impact on human health or the environment."
- 2. If soil does not meet Level 1 (fill material) classification, it may only be removed from the site once written approval for disposal has been granted by EPA Tasmania.
- 3. An asbestos management plan is provided in Section 11 which sets out the minimum requirements for all excavation works associated with the development application to construct warehousing to the northwest of the site

Council's Environmental Health Team have reviewed the assessment and are satisfied with the recommendations and the Asbestos Management Plan. Provided the recommendations of the environmental site assessment are followed there would not be an adverse impact upon human health or the environment.

A permit condition is recommended requiring any site works to be in accordance with the environmental site assessment.

As detailed above, the application is considered to demonstrate compliance with the performance criteria for this clause.

# 5. REPRESENTATION ISSUES

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

# **5.1.** Road and Traffic Impacts

One representor raised concern that the current road is not suitable for trucks due to the speed of vehicles and reckless driving.

#### • Comment

As discussed above, a Traffic Impact Assessment was provided by a suitably qualified person. This was reviewed by Council's Development Engineers who were satisfied with the accuracy and recommendations of the report. The application has been assessed against the applicable acceptable solutions and/or performance criteria of the Parking and Sustainable Transport Code and Road and Rail Assets Code and considered satisfactory.

Any allegations of dangerous driving in the area are a matter for police and are not a determining factor for the proposed development.

# 5.2. Zoning

One representor raised concern that the site was inappropriately zoned and should not be "Light Industrial".

#### Comment

The site has been dual zoned the equivalent of "Light Industry" and "Open Space" since at least the Eastern Shore Planning Scheme 1963. At the introduction of the 2007 Scheme, the Clarence Interim Planning Scheme 2015, and the Tasmanian Planning Scheme – Clarence, the zoning of this area became Light Industrial, with a section of Open Space zoning. Regardless of this history, any question of the suitability of the zoning is not a relevant matter in considering this application.

#### **5.3.** Building Height

One representation raised concern with respect to the height of the building causing unreasonable visual impacts.

#### Comment

The application was considered against the zone standards related to height. As detailed above, the applicant has proposed to reduce the height from 13.5m to 12.55m in response to the concern raised. This is considered a satisfactory outcome as discussed previously.

#### **5.4.** Coastal Erosion and Inundation

One representation raised concern with respect to the land being within the mapped overlay of the Coastal Erosion Code and Coastal Inundation Code. Specifically, that a full assessment was not provided for the car parking area against the requirements of these codes.

#### Comment

Both the Coastal Erosion Code and Coastal Inundation Code overlays cover the site. These codes include exemptions from planning consideration where a use or development requires authorisation under the *Building Act 2016*. In these instances, the application for building approval considers and assesses risk and mitigation associated with coastal erosion or inundation. Accordingly, this matter cannot be considered in determining this application.

#### **5.5.** Fencing

One representation raised concern that the proposed fencing within the Open Space zoned portion of the subject site did not meet the Miscellaneous Exemptions of the Scheme.

#### Comment

The fencing proposed along the frontage and side boundaries of the site complies with the miscellaneous exemptions of the Scheme. The section of fencing 10m from the rear boundary, parallel to Rokeby Beach, does not meet the relevant exemption due to being taller than 1.8m. There are no standards in the Open Space zone relating to fencing or restricting its design. Therefore, the proposal is considered consistent with the requirements of the Scheme.

#### **5.6.** Landscaping

Concern was raised by one representor regarding the landscaping for the site, suggesting high quality vegetation and ongoing maintenance be subject of a condition on any permit issued.

#### Comment

As discussed above, this is a valid consideration. As such permit conditions related to landscaping to require adequate levels of vegetation, plant species, maintenance in perpetuity and a landscaping bond are proposed to ensure compliance with the relevant performance criteria.

#### 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 referred to Aboriginal Heritage Tasmania, who advised that an Aboriginal Heritage Assessment would be required prior to any works being undertaken. An advice clause related to this is proposed to be included on the planning permit if granted.

#### 7. STATE POLICIES AND ACT OBJECTIVES

- **7.1.** The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.
- **7.2.** The proposal is consistent with the objectives of Schedule 1 of LUPAA.

# 8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

# 9. CONCLUSION

The proposal is recommended for approval, subject to appropriate conditions, including the reduction in height proposed by the applicant.

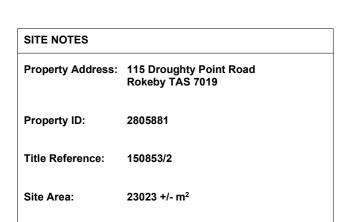
Attachments: 1. Location Plan (1)

- 2. Proposal Plan (4)
- 3. Amended Plan (7)
- 4. Site Photo (2)

Ross Lovell

MANAGER CITY PLANNING





**CLARENCE CITY COUNCIL** 

**PHAROS PROPERTIES PTY LTD** 

SITE KEY	
A	PROPOSED EXPOSED AGGREGATE TILT- PANEL CONCRETE WAREHOUSE
В	TITLE BOUNDARY - FENCED 1800mm BLACK VINYL-COATED CHAINLINK. 10m SETBACK FROM FORESHORE.
	PROPOSED CONCRETE FOOTPATH, PARKING &

# PROPOSED WAREHOUSE FLOOR AREA = 6370 +/-Sqm

PROPOSED OFFICE FLOOR AREA

TURNING AREA

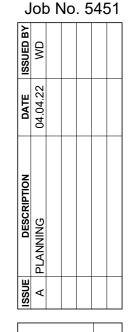
Municipality:

Owner:

PROPOSED CARPARKS = 42 (2 x DA)

= 224 + / - Sqm





Project:
COMMERCIAL WAREHOUSE
115 DROUGHTY POINT ROAD
ROKEBY, TAS, 7019
PHAROS PROPERTIES PTY LTD

DRG.NO:	A02	CHK BY: ME
SCALE:	As indicated @ A3	DRAWN: WD

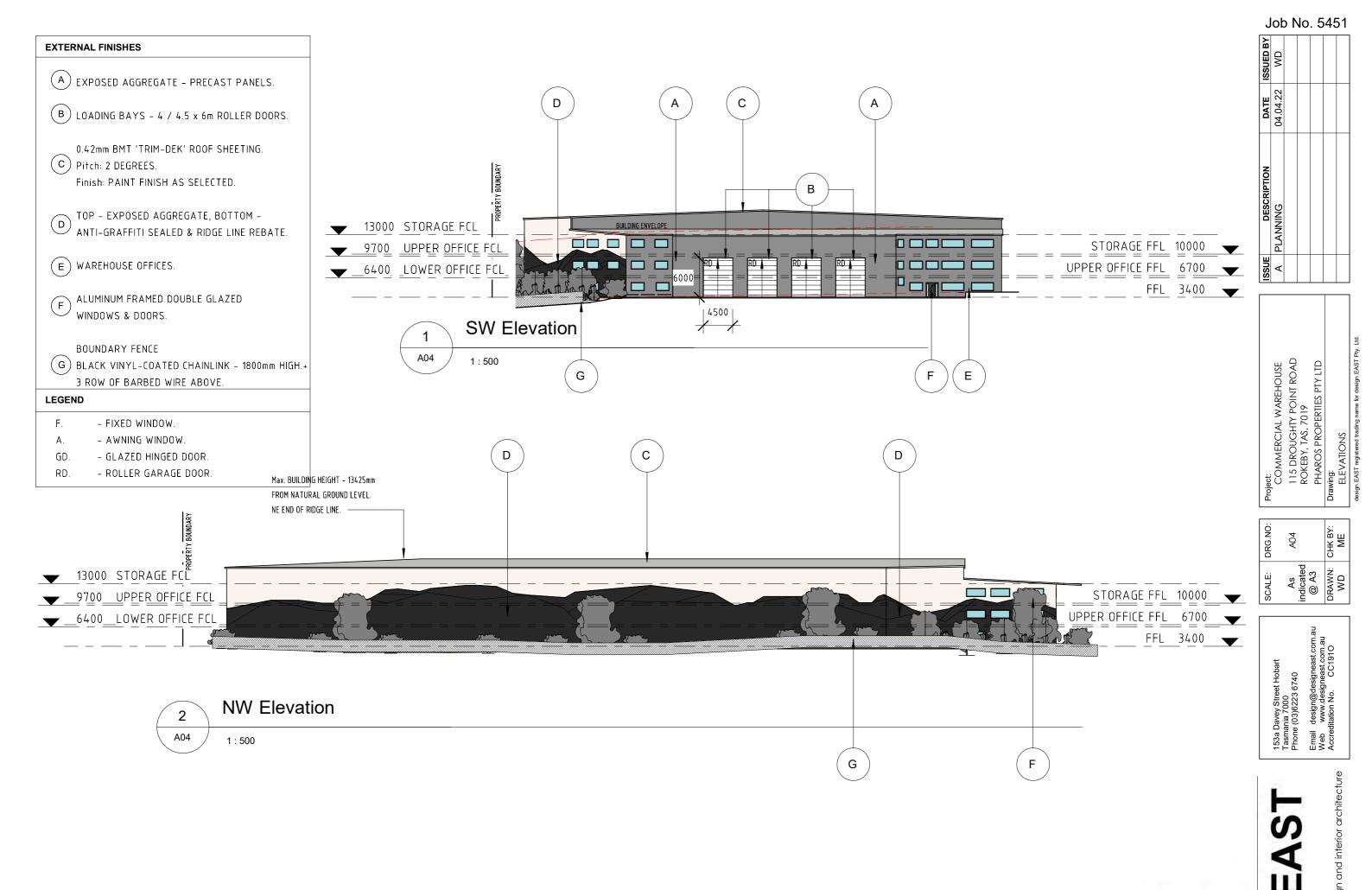
153a Davey Street Hobart
Tasmania 7000
Phone (03)6223
Email design@designeast.com
Web www.designeast.com.
Accreditation No. CC1910



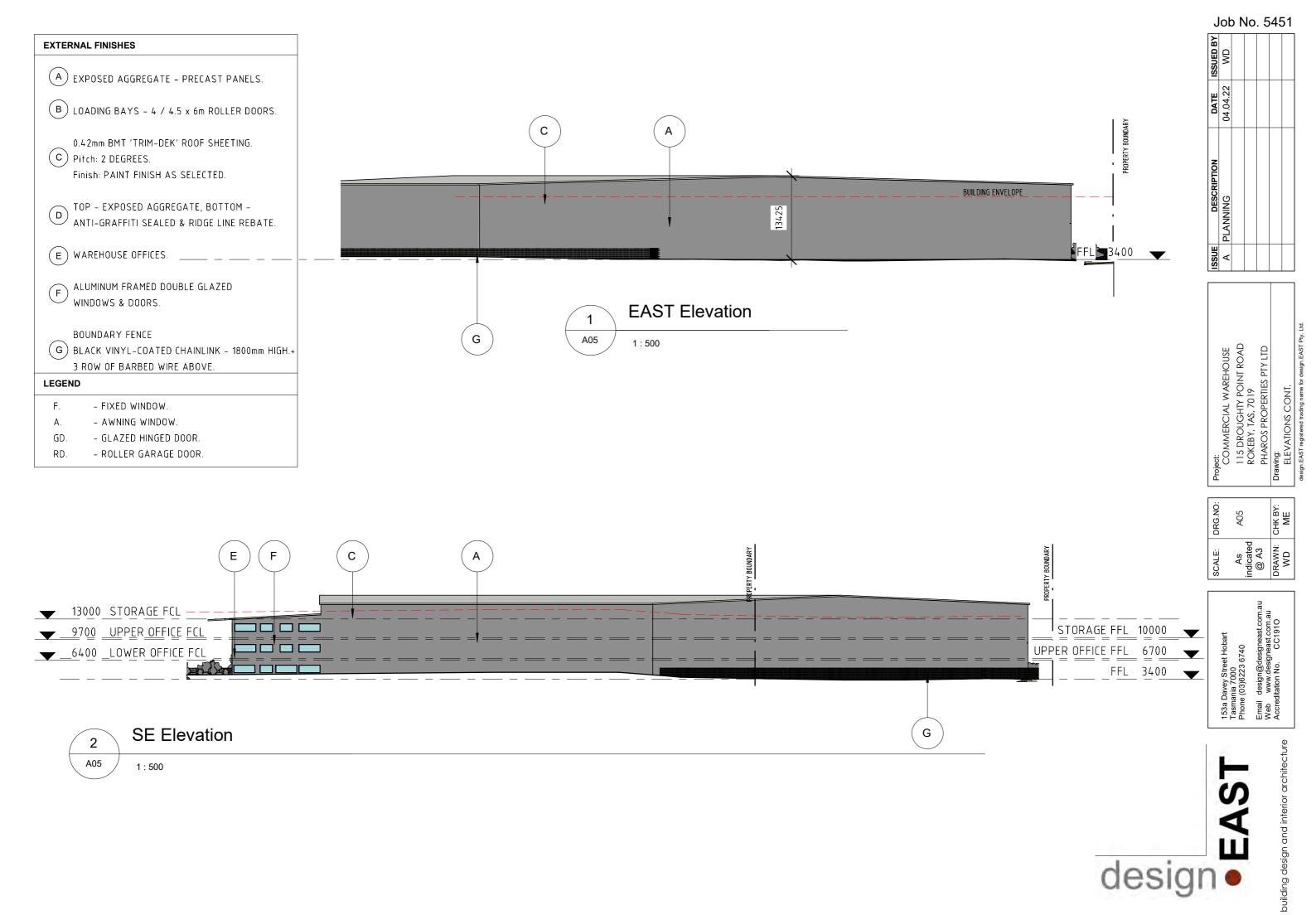
1 SITE PLAN

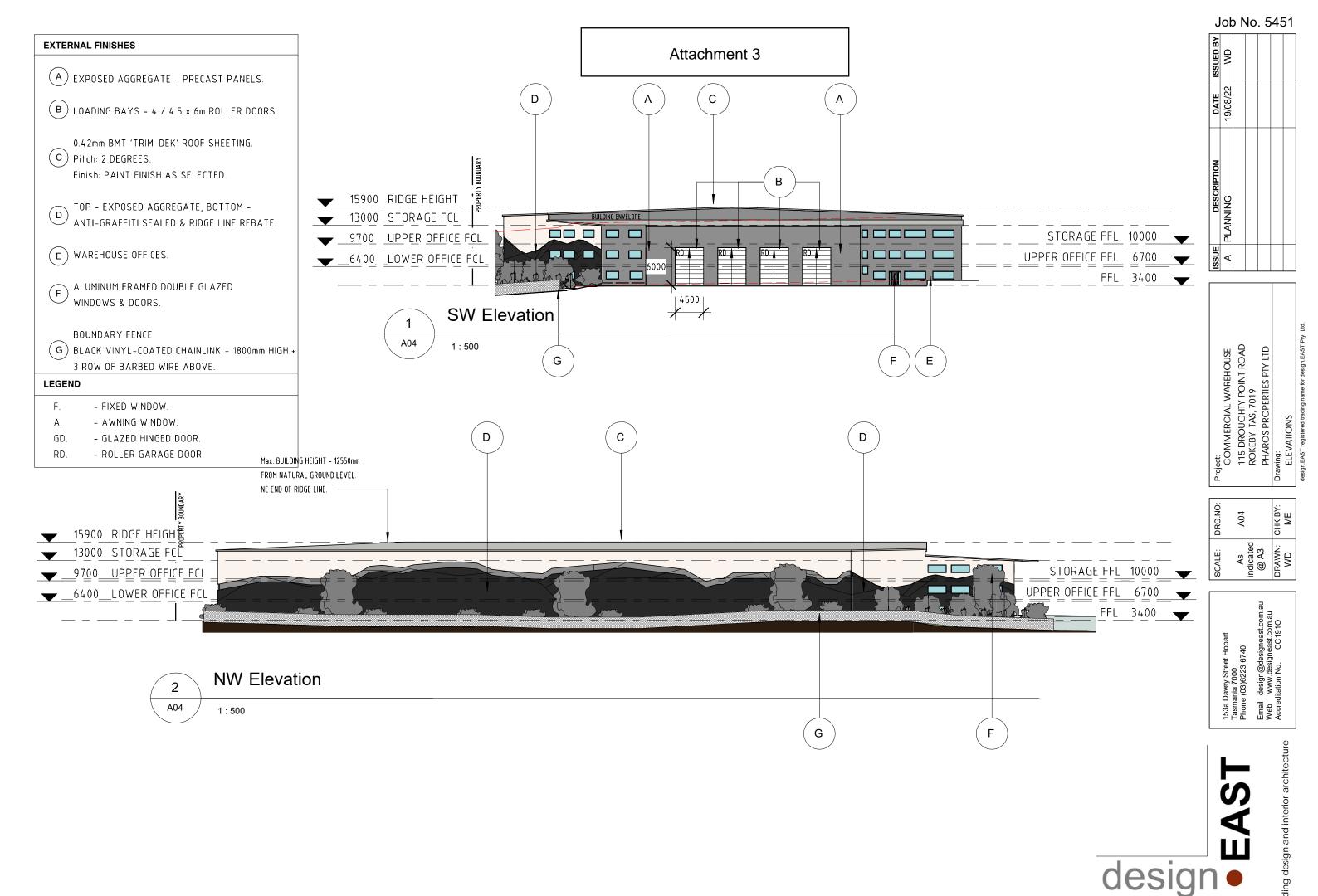
A02 1:1000

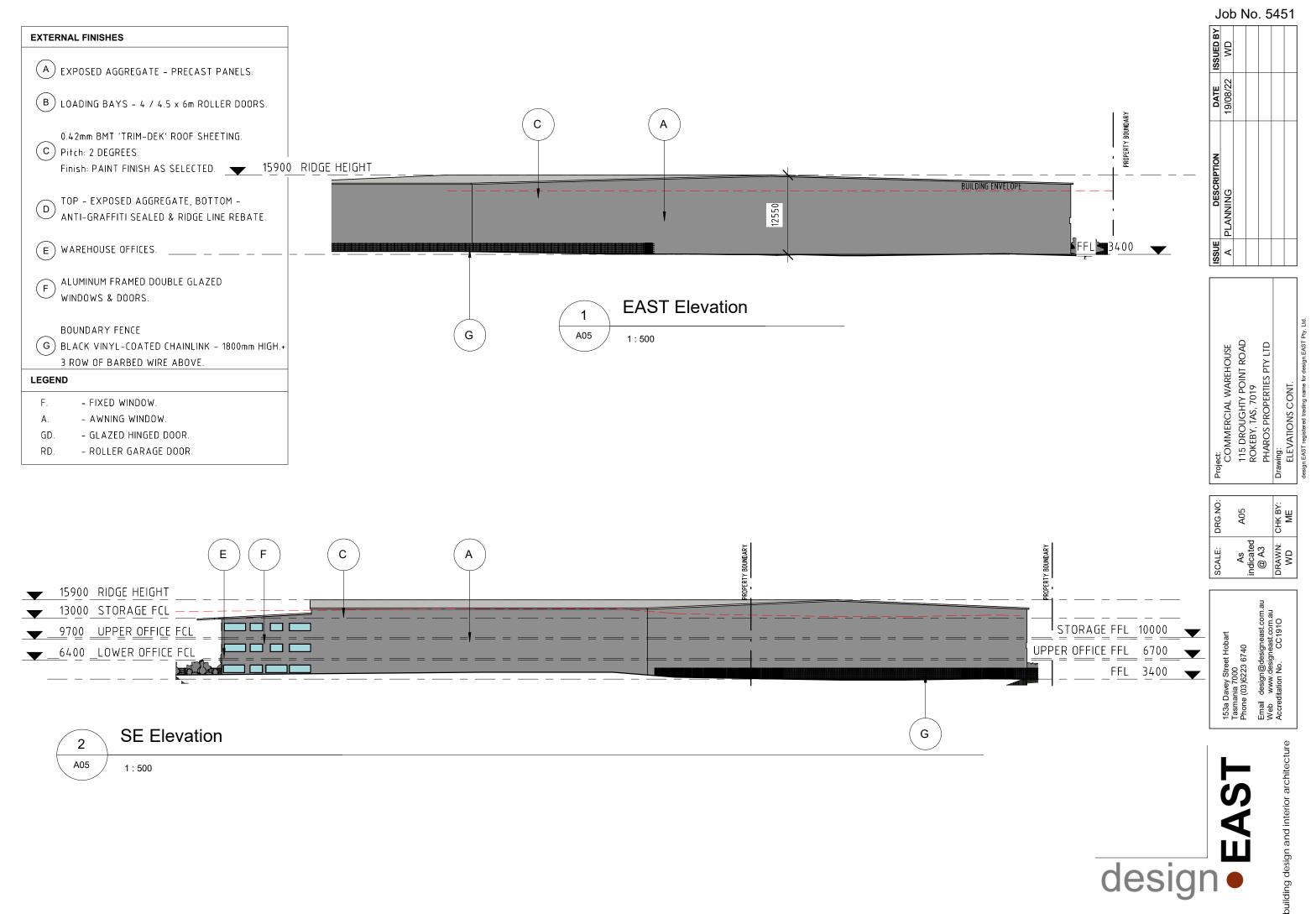


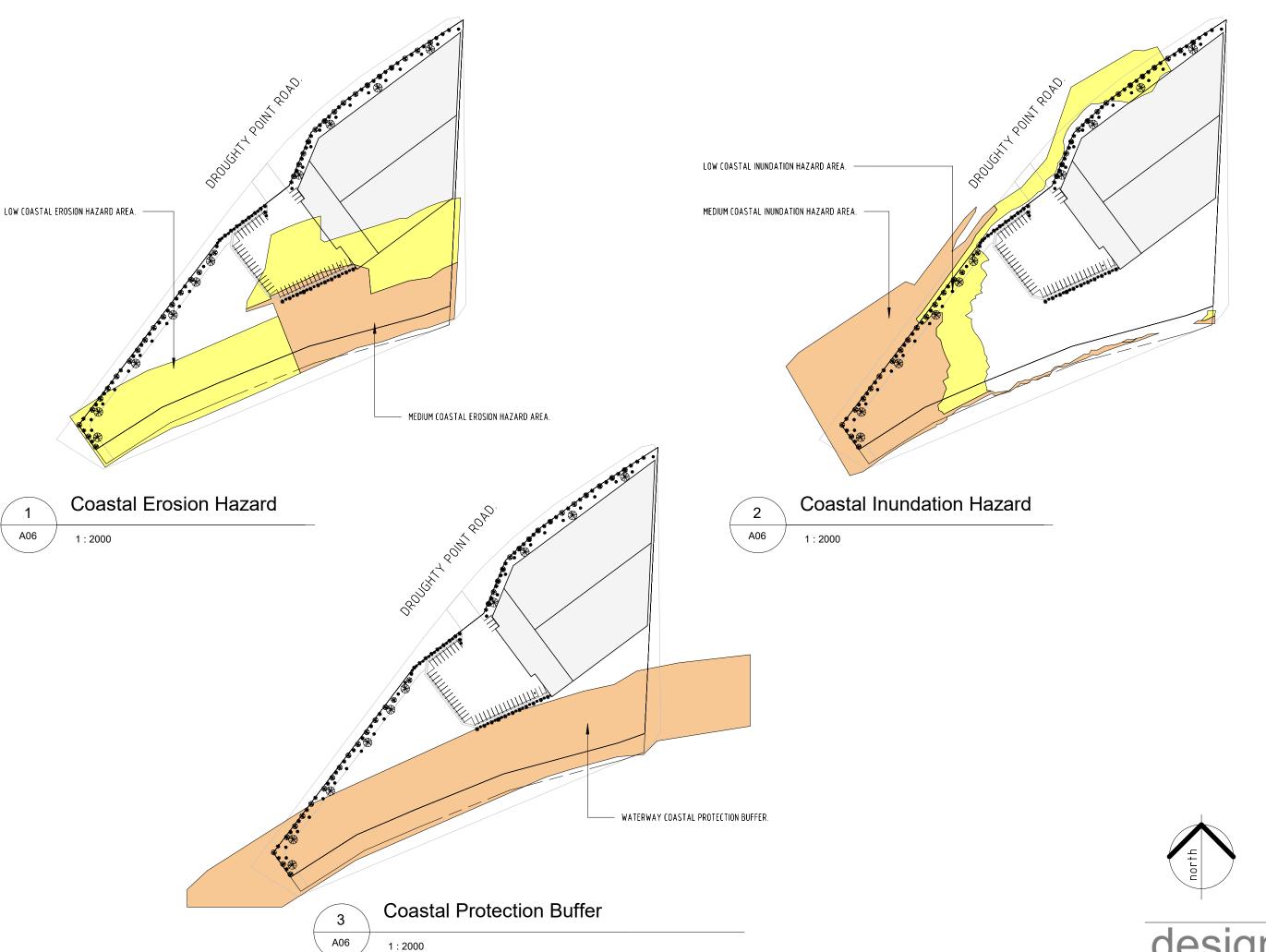


design









Job No. 5451

Project: COMMERCIAL WAREHOUSE 115 DROUGHTY POINT ROAD ROKEBY, TAS, 7019

DRG.NO: A06



1

3D View 1

3D View 4

A07

Max. HEIGHT ABOVE BUILDING ENVELOPE = 2550mm

3

A07

3D View 3

2 A07 Job No. 5451

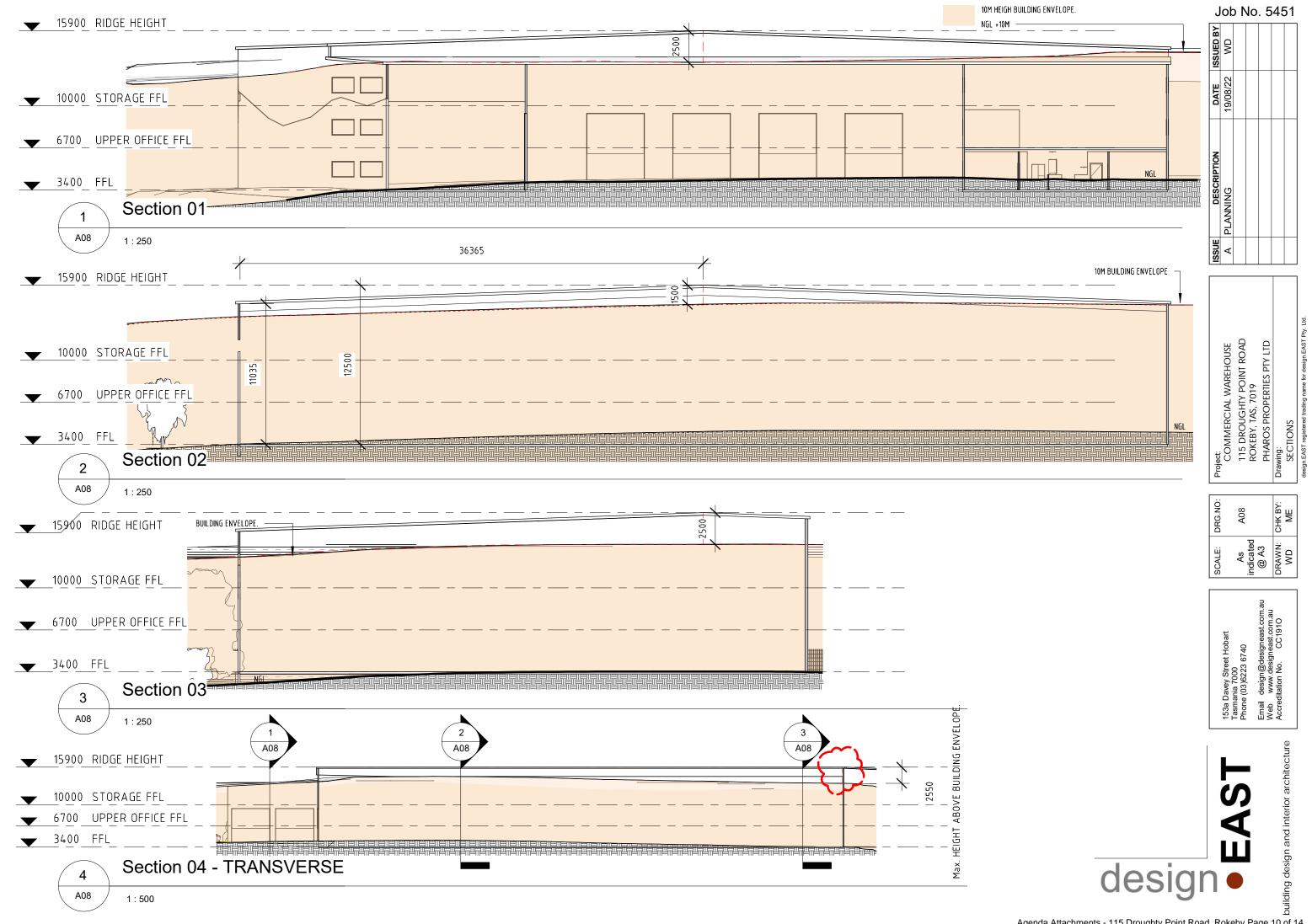
ISSNE	DESCRIPTION	DATE	DATE ISSUED BY
⋖	PLANN	19/08/22	WD

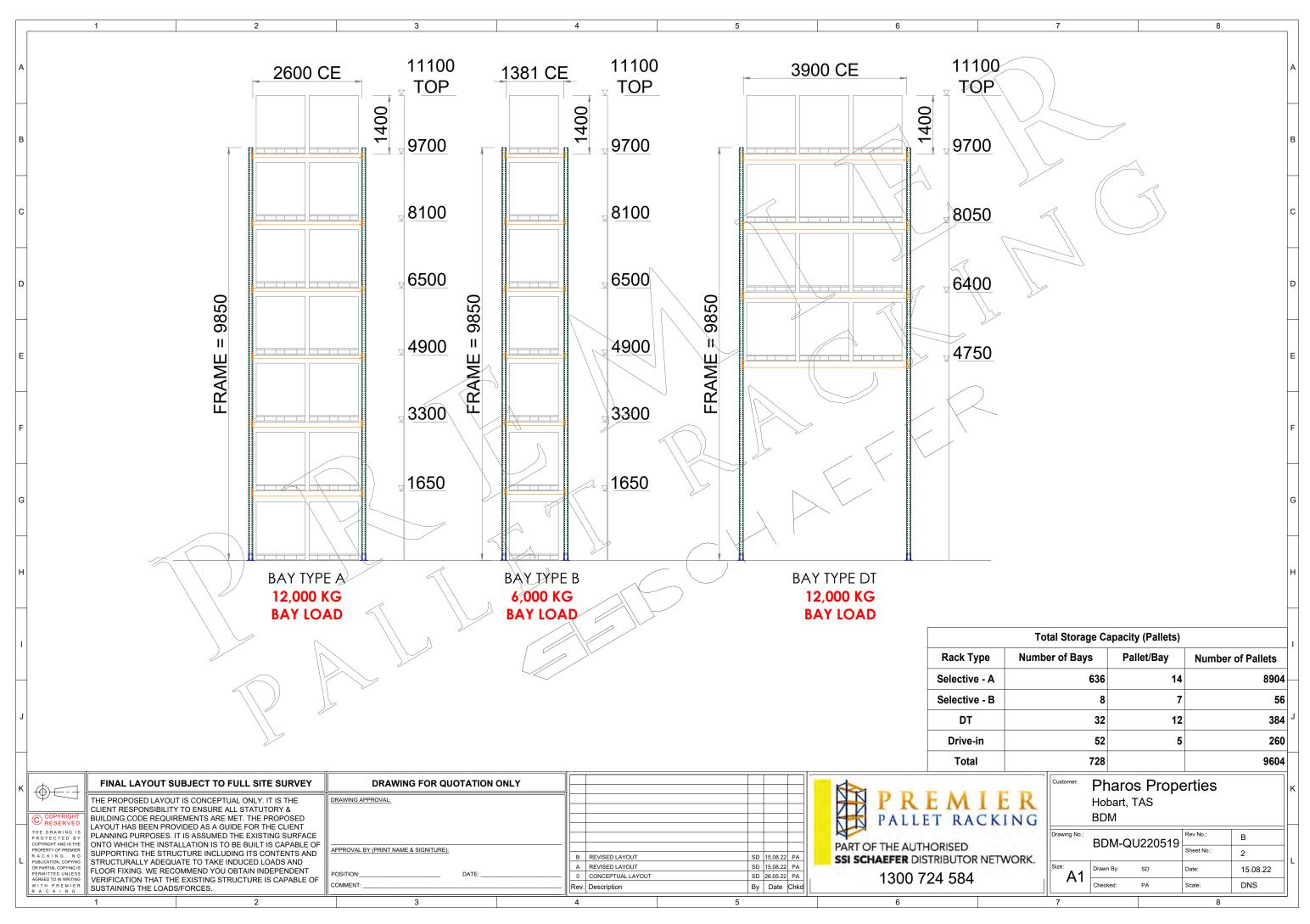
Project: COMMERCIAL WAREHOUSE 115 DROUGHTY POINT ROAD ROKEBY, TAS, 7019 PHAROS PROPERTIES PTY LTD
Drawing:
SITE ENVELOPE
design EAST registered trading name for design EAST Pt

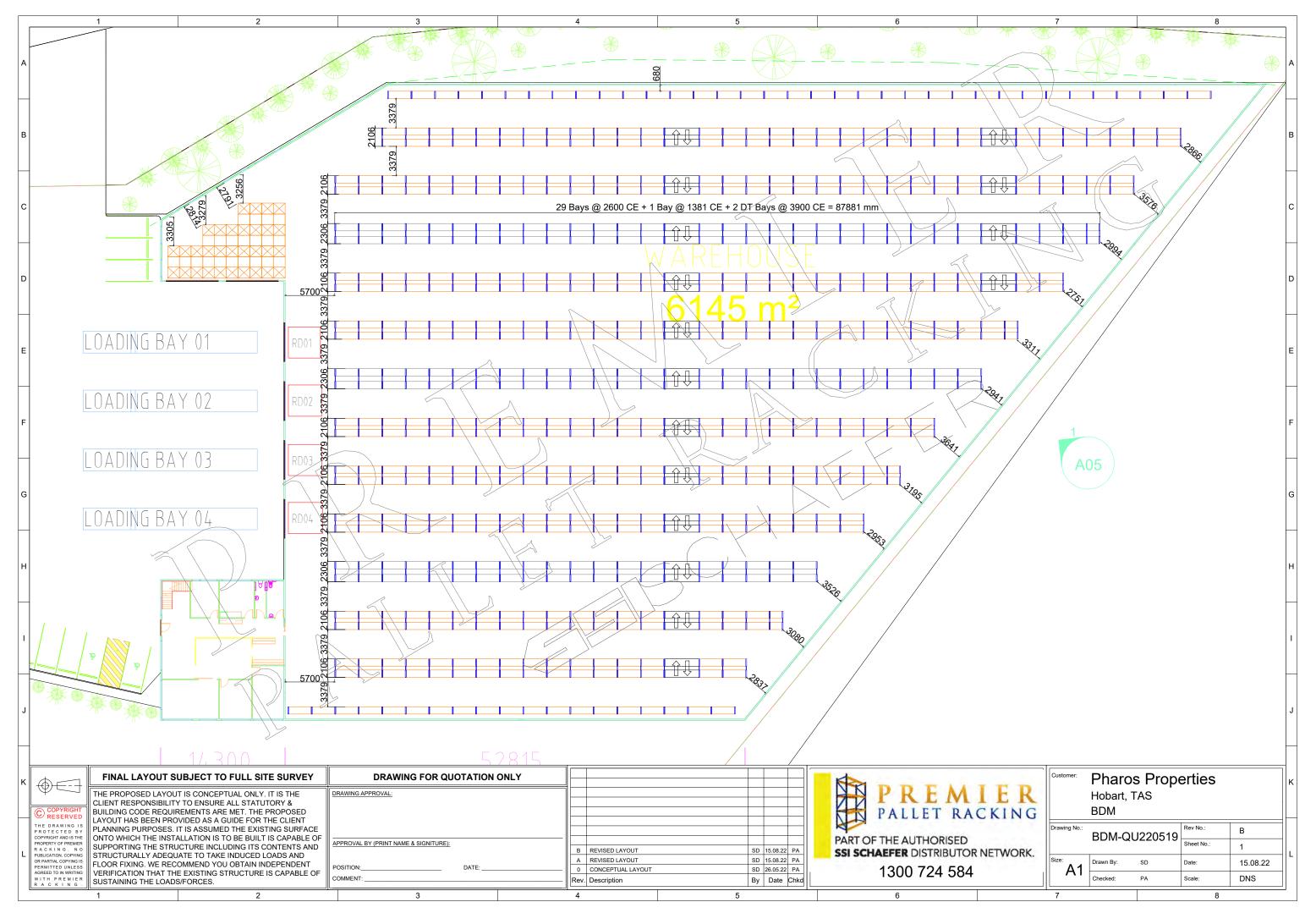
DRG.NO: A07 DRAWN: WD @ A3

153a Davey Street Hobart Tasmania 7000 Phone (03)6223 6740

design•







# Attachment 4



Image 1: Looking east across the subject site from the council reserve.



Image 2: Looking north-west towards Droughty Point Road, houses on Tollard Drive in the background.



Image 3: Looking north-east, Ralphs Bay to the right of view, subject site on left.



Image 4: Looking south-west along the site

7.3 DEVELOPMENT APPLICATION PDPLANPMTD-2022/029450 - 8A FIG PLACE, GEILSTON BAY (WITH ACCESS OVER 8B AND 8C FIG PLACE, GEILSTON BAY) - SECONDARY RESIDENCE

#### **EXECUTIVE SUMMARY**

#### **PURPOSE**

The purpose of this report is to consider the application made for a Secondary Residence at 8A Fig Place, Geilston Bay (with access over 8B and 8C Fig Place, Geilston Bay).

#### RELATION TO PLANNING PROVISIONS

The land is zoned Low Density Residential and subject to the Parking and Sustainable Transport Code, Road and Railway Assets 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 expires on 7 September 2022.

#### CONSULTATION

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

- dwelling density;
- building setback;
- use of shared driveway; and
- restrictive covenant compliance.

#### **RECOMMENDATION:**

- A. That the Development Application for a Secondary Residence at 8A Fig Place, Geilston Bay (with access over 8B and 8C Fig Place, Geilston Bay) (Cl Ref PDPLANPMTD-2022/029450) be approved subject to the following conditions and advice.
  - 1. GEN AP1 ENDORSED PLANS.
  - 2. The Secondary residence must share with the existing dwelling the access, parking, and water, sewerage, gas, electricity and telecommunications connections and meters.

#### **ADVICE**

Compliance with covenants on the property and the use of the shared right-ofway is the property owner's legal responsibility. These may prevent or alter the ability to proceed with the development. In the circumstances, independent legal advice should be sought.

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

## ASSOCIATED REPORT

#### 1. BACKGROUND

The lot was created as part of subdivision permit SD-2012/37. The property contains an existing single dwelling which was approved under D-2016/107 and BPA-2016/253.

#### 2. STATUTORY IMPLICATIONS

- **2.1.** The land is zoned Low Density Residential under the Scheme.
- **2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme relating to building setback from a side boundary.
- **2.3.** The relevant parts of the Planning Scheme are:
  - Section 7.5 Compliance with Applicable Standards;
  - Section 8.10 Determining Applications;
  - Section 10 Low Density Residential Zone;
  - Section C2.0 Parking and Sustainable Transport Code;
  - Section C3.0 Road and Railway Assets 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 1,630m² irregular shaped lot located between several internal lots accessing the cul-de-sac head of Fig Place. The site has a moderate westerly fall grading downslope towards Fig Place. The site is developed with a single dwelling and is devoid of native vegetation. The site is located within a low-density enclave within the elevated slopes of Geilston Bay. The site is serviced with reticulated sewer, water, and stormwater.

# 3.2. The Proposal

Application is made to construct a Secondary residence with a floor area of  $60\text{m}^2$  as shown in Attachment 1.

#### 4. PLANNING ASSESSMENT

# 4.1. Compliance with Applicable Standards [Section 5.6]

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

# **4.2.** Determining Applications [Section 6.10]

- "6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:
  - (a) all applicable standards and requirements in this planning scheme; and
  - (b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised."

References to these principles are contained in the discussion below.

#### 4.3. General Provisions

The Scheme contains a range of General Provisions relating to specific circumstances not controlled through the application of Zone, Code or Specific Area Plan provisions. There are no General Provisions relevant to the assessment of this proposal.

### 4.4. Compliance with Zone and Codes

In accordance with clause C16.4.1(a) of the Safeguarding of Airports Code, the proposal is exempt from the requirements of the Code as the maximum building height would not exceed 147mAHD (relevant obstacle limitation surfaces).

The scheme defines a Secondary residence as follows:

"means an additional residence which is self-contained and:

- (a) has a gross floor area not more than  $60m^2$ ;
- (b) is appurtenant to a single dwelling;
- (c) shares with the single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters; and
- (d) may include laundry facilities."

The proposed Secondary residence meets the above definition for the following reasons:

- The floor area would not exceed 60m<sup>2</sup>.
- The Secondary residence would be located 4m to the south-west of the
  existing dwelling and would share with the dwelling access and parking,
  water, sewerage, electricity and telecommunications connections and
  meters.

A condition is recommended reinforcing the requirements detailed under clause (c) above.

A Secondary residence is defined as part of the Single dwelling use which has a "No permit required" status in the Low Density Residential Zone.

The development meets the Scheme's relevant Acceptable Solutions of the Low Density Residential Zone, Road and Railway Assets Code and Parking and Sustainable Transport Code except for the following.

## Low Density Residential Zone

• Clause 10.4.3 A2 Setbacks - The proposed Secondary residence would be located 3m from the north-western side boundary as opposed to the acceptable solution 5m setback. The proposed variation must be considered pursuant to the Performance Criteria (P2) of Clause 10.4.3 as follows.

Clause	Performance Criteria	Assessment
10.4.3 P2	"The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:	See below assessment.
	(a) the topography of the site;	The site has a moderate slope falling to the west from the eastern rear boundary. The Secondary residence would be suspended above natural ground level and supported by piers in response to the topographic constraints. This design approach minimises the need for earthworks.
	(b) the size, shape and orientation of the site;	The site has a land area of 1,630m <sup>2</sup> and forms an internal lot located on a west facing slope comprising the cul-de-sac end of Fig Place.
		The site is located adjacent to four other internal lots of a similar size, configuration and orientation.
		The overshadowing assessment undertaken below demonstrates the proposed reduced setback would not cause an unreasonable loss of residential amenity to adjoining properties. Further analysis is also undertaken in relation to visual impact below.

(c) the setbacks of surrounding buildings;

Dwellings on adjoining lots were approved under the *Clarence Planning Scheme 2007* and the *Clarence Interim Planning Scheme 2015*, both of which imposed a building envelope requirement identical to that provided under the General Residential Zone.

As a result, the dwellings located at 6 and 8D Fig Place have been constructed within 3m of the side boundaries with this being compliant under the former planning scheme setback controls.

The adjoining property to the south-east at 8B Fig Place is developed with a Secondary residence with a setback of 2m from the south-western side boundary (the same boundary relating to the proposed reduction in setback).

The proposed setback of 3m is therefore consistent with the dwelling setbacks displayed on adjoining lots.

(d) the height, bulk and form of existing and proposed buildings; The Secondary residence would have a maximum height of 5.8m above natural ground level and a building footprint of  $60\text{m}^2$ . By comparison, the existing dwelling has a building height of 6.5m and occupies a building footprint of  $133\text{m}^2$ .

The Secondary residence design would differ from the existing residence in that it would be suspended above natural ground level as opposed to being excavated into the slope of the land.

(e)	the existing buildings and private open space areas on the site;	Nevertheless, the relative height would be comparable, and the secondary residence would appear as an appurtenant structure to the existing single dwelling.  The proposed Secondary residence would be located to the south of the existing dwelling to not interfere with the existing private open space areas servicing the existing dwelling.
	sunlight to private open space and windows of habitable rooms on adjoining properties; and	Shadow diagrams have been supplied with the application demonstrating the proposed Secondary residence would cause a reduction in sunlight to the private open space of the adjoining dwelling to the southwest at 42 Walana Street between 9am and 9.45am on 21 June.  The overshadowing impact is not considered unreasonable in terms of duration or extent on the basis the topography causes significant overshadowing during the morning to this property. Specifically, the location of the adjoining property on the southwestern slopes of the hill impedes early morning sunlight to the private open space and habitable rooms of the adjoining dwelling. The proposed Secondary residence would therefore not cause any additional loss of sunlight than that currently caused by hill shading in the early morning.

(g)	the character	of	A secondary residence was
	development existing	on	constructed on the adjoining
	established properties in	the	property at 8B Fig Place under
	area."		Building Permit reference BPA-
			2018/264. Planning approval
			was not required for this building.
			The proposal would therefore be
			consistent with the single
			dwelling (and secondary
			residence) buildings constructed
			on nearby properties.

#### 5. REPRESENTATION ISSUES

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

# **5.1.** Dwelling Density

The representor is concerned the proposal would form two dwellings and would exceed the density standard of the Low Density Residential Zone. The representor is also of the view the development of a Secondary residence will undermine the application of the Low Density Residential zoning.

#### Comment

The proposal has been assessed as meeting the criteria applied to a Secondary residence including floor area, sharing of parking, access and services and appurtenance. Accordingly, the proposal forms part of the existing Residential (Single dwelling) use which has a "No permit required" status in the Low Density Residential Zone and the dwelling density standard applied at clause 10.4.1 A1 for multiple dwellings does not apply to the assessment of the application.

## **5.2.** Building Setback

The representor has stated the proposed building would not comply with the required 5m setback from the south-western side boundary.

### • Comment

The representor has not provided any reasoning for the issues associated with the proposed reduced setback as provided for in the performance criteria. A full assessment of the proposal's compliance with Performance Criteria 10.4.3 P2 in relation to building setback is provided above within this report.

#### **5.3.** Use of Shared Driveway

The representor has raised concern in relation to the use of the shared driveway. The properties at 8, 8A, 8B and 8C Fig Place each have a reciprocal right-of-carriageway over the adjoining access strips allocated to 8A, 8B and 8C Fig Place. The constructed driveway provides three passing bays along the length of the shared right-of-carriageway. The representor's concern relates to the parking of vehicles within the northern most passing bay by occupants of the subject site and that this is impeding the lawful use of the passing bay. The representor is concerned the proposed secondary residence will cause further informal use of the passing bays and this will in turn impact the safety of access and egress from all users of the shared right-of-way.

#### Comment

The scheme definition for a Secondary residence requires the building to share with the single dwelling access and parking. The existing dwelling is provided with four on-site car parking spaces (two in the form of a garage and two within the adjacent hardstand) which exceeds the minimum requirement of two car parking spaces for a single dwelling. There is no Scheme requirement for additional parking to be provided on the site.

The use of the right-of-way including parking and traffic management is a private matter between the relevant owners and therefore they would need to obtain their own legal advice. Appropriate advice is recommended in any permit issued.

#### **5.4.** Restrictive Covenant Compliance

The representors' concern relates to covenant 2(b) which affects Lot 1 (the subject site) and states:

"Not to place, erect, construct or build or permit or cause to be permitted or be placed, erected, constructed or built any dwelling, structures or buildings on the Servient Land of a height greater than the reduced level of 121.00m based on the Australian Height Datum."

The representor is seeking clarification the Secondary residence would not exceed the building height level required by the covenant.

#### Comment

The elevation plans submitted with the application demonstrate the secondary residence would have a maximum height of 120.45m AHD. The proposed dwelling therefore does not appear to contravene restrictive covenant 2(b).

The site (and lots appearing within subdivision approval SD2012/37) is subject to various restrictive covenants to which council is not a party. The covenants deal with building height, external materials, land use and vegetation retention. Compliance with the private covenants on the property is the property owner's legal responsibility. These may prevent or alter the ability to proceed with the development. In the circumstances, advice is recommended that independent legal advice be sought. Advice concerning the landowner's obligations in respect of these private covenants is recommended.

#### 6. EXTERNAL REFERRALS

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

#### 7. STATE POLICIES AND ACT OBJECTIVES

- **7.1.** The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.
- **7.2.** The proposal is consistent with the objectives of Schedule 1 of LUPAA.

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

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

#### 9. CONCLUSION

The proposal for a Secondary residence 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 (8)

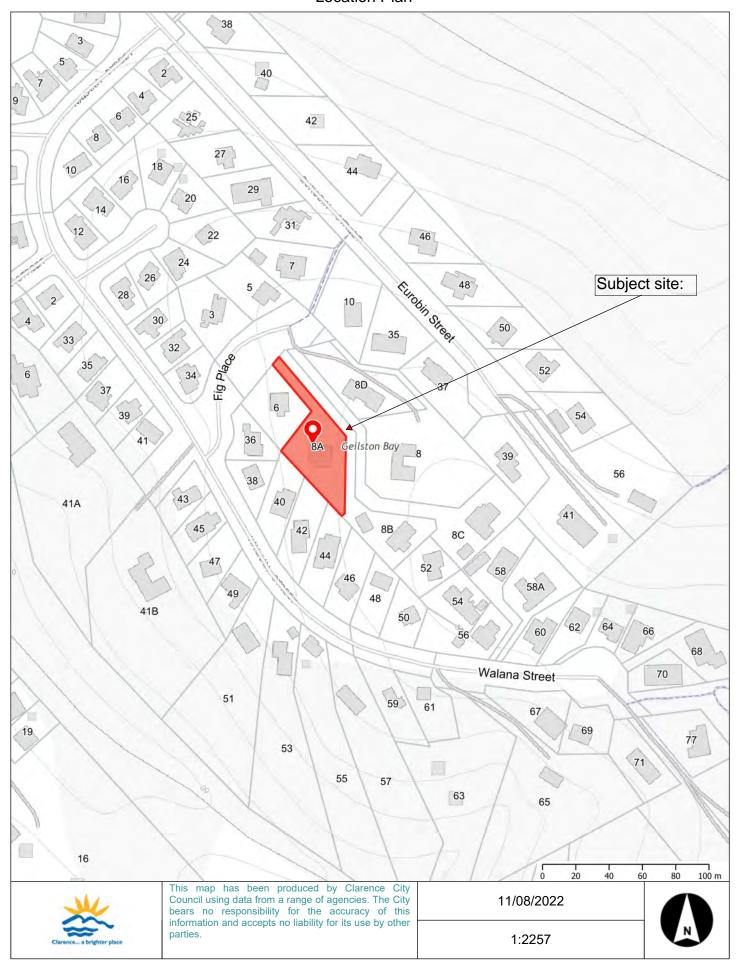
3. Site Photo (1)

Ross Lovell

MANAGER CITY PLANNING

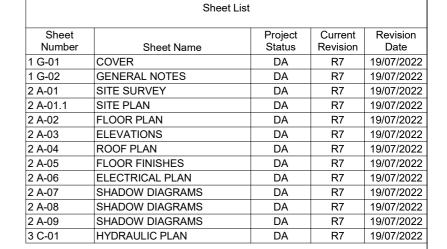
Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.

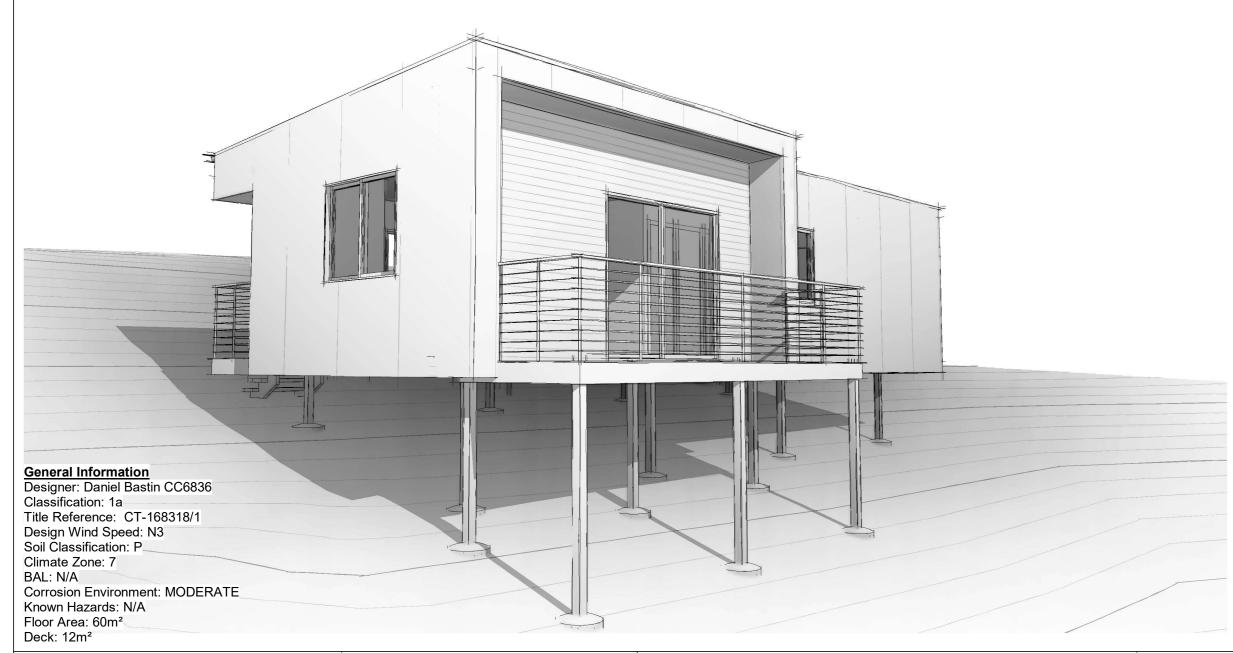
## Attachment 1 Location Plan



Attachment 2

**Proposal Plans** 







IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE DBYD AND WORK WITH

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning

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systembuilt designed for living 1063 Cambridge Road Cambride, TAS 7170 (03) 6214 8888

# Morffew Residence

8a Fig Place, Geilston Bay CT-168318/1 Morffew

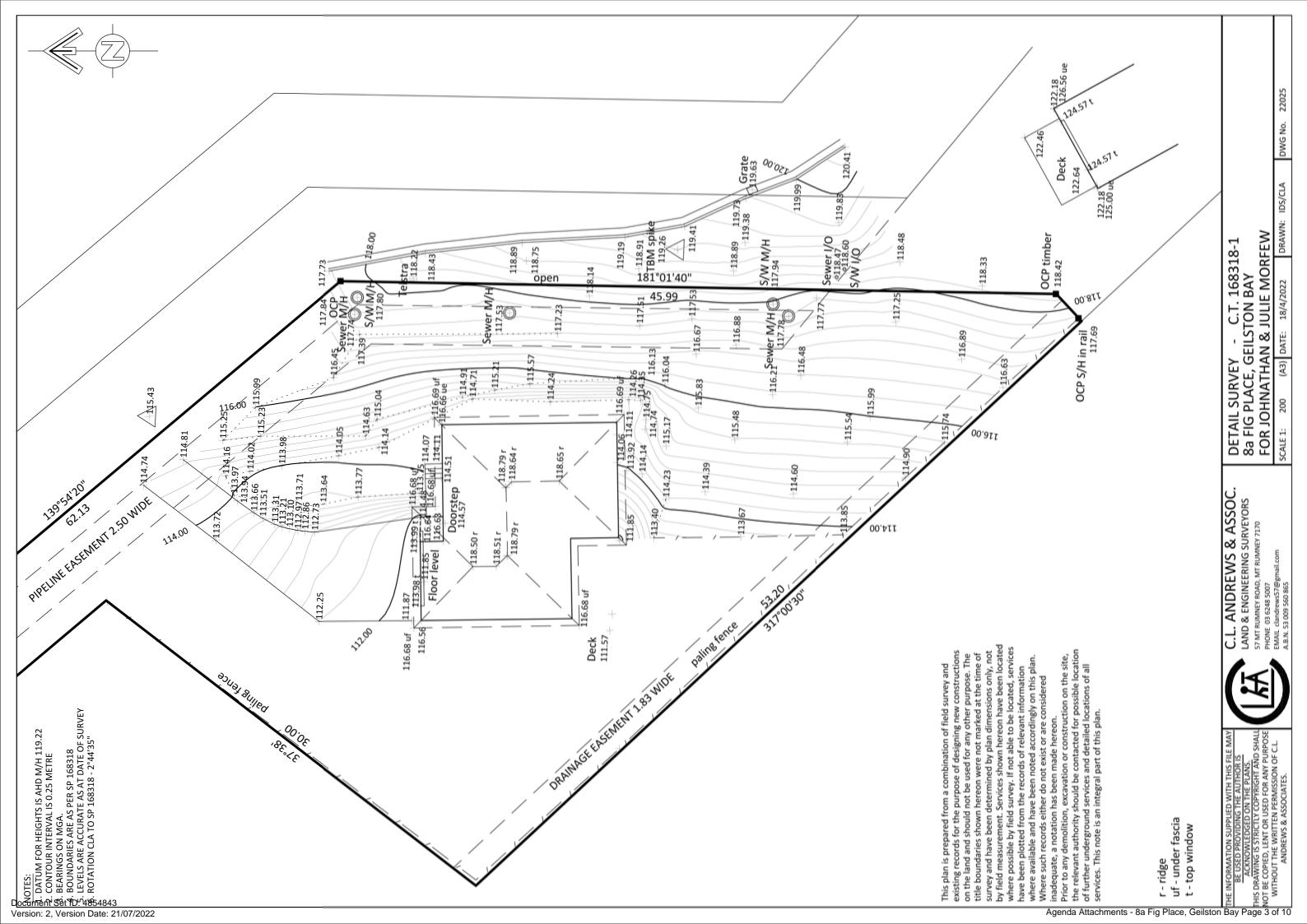
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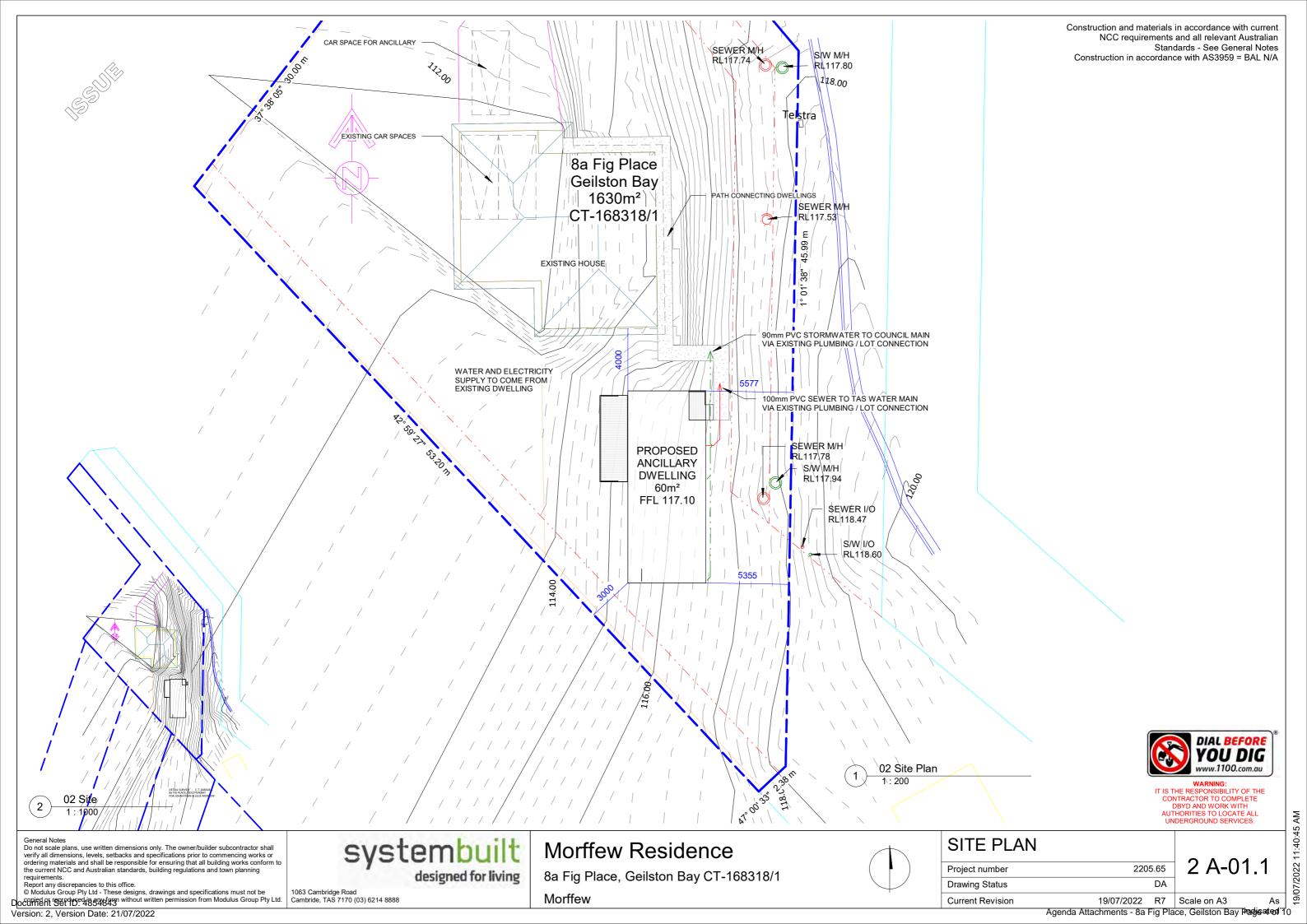
Project number 2205.65 DA **Drawing Status Current Revision** 

1 G-01

19/07/2022 R7 Scale on A3

Version: 2, Version Date: 21/07/2022

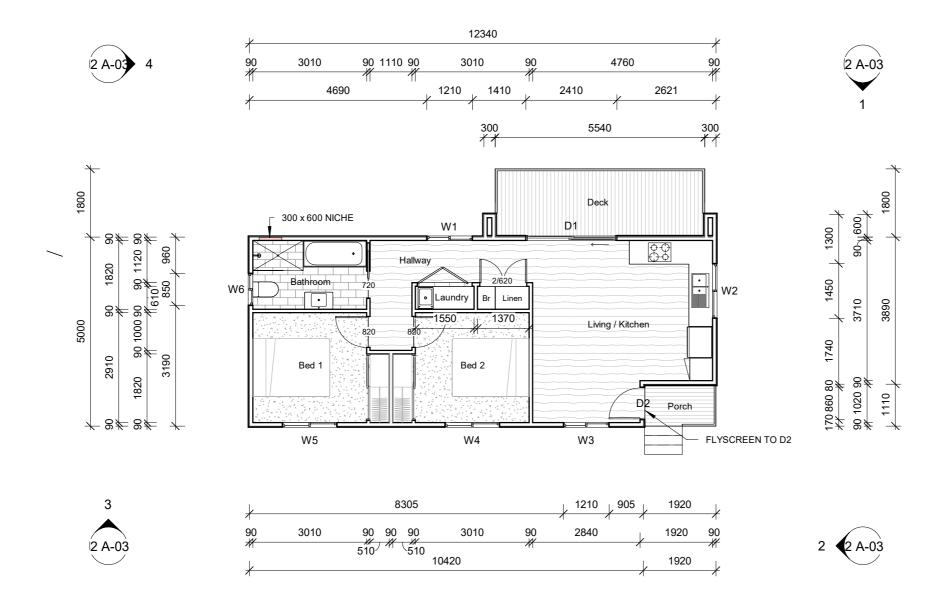




Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes Construction in accordance with AS3959 = BAL N/A

FLOOR INSULATION R6.0
CEILING INSULATION R6.0
WALL INSULATION R2.5 HD

SQUARE SET CORNICE THROUGHOUT DWELLING



Glazing So	hedule -	Single Glazed - Shal	e Grey - BAL N/A
l l		1	

			Head			
Mark	Height	Width	Height	Description	Comments	Count
D1	2100	2410	2100	Sliding Door	Clear	1
D2	2100	820	2100	Hinged Door	White Trans	1
W1	1200	1210	2100	Sliding Window	Clear	1
W2	1200	1450	2100	Sliding Window	Clear	1
W3	1029	1210	2100	Sliding Window	Clear	1
W4	1200	1450	2100	Sliding Window	Clear	1
W5	1200	1450	2100	Sliding Window	Clear	1
W6	857	850	2100	Sliding Window	White Trans	1

Area Schedule				
House	60 m²			
Deck	10 m <sup>2</sup>			
Porch 2 m <sup>2</sup>				

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall
verify all dimensions, levels, setbacks and specifications prior to commencing works or
ordering materials and shall be responsible for ensuring that all building works conform to
the current NCC and Australian standards, building regulations and town planning
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FLOOR PLAN
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 Project number
 2205.65

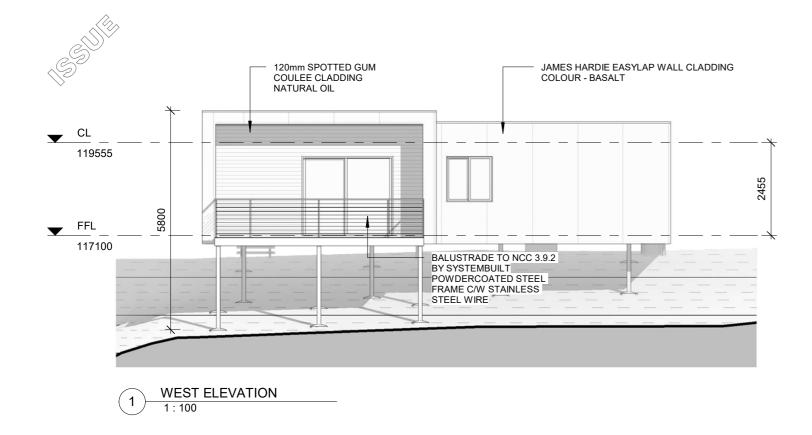
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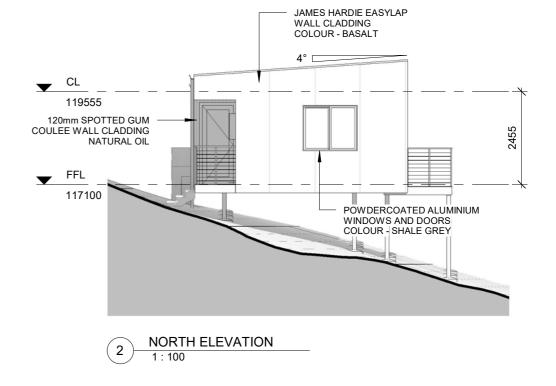
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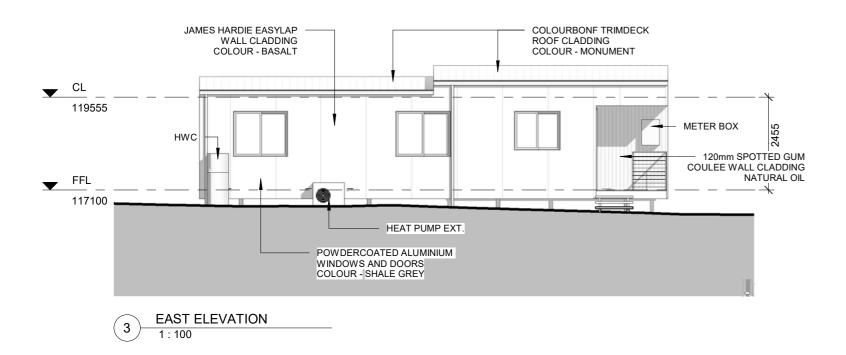
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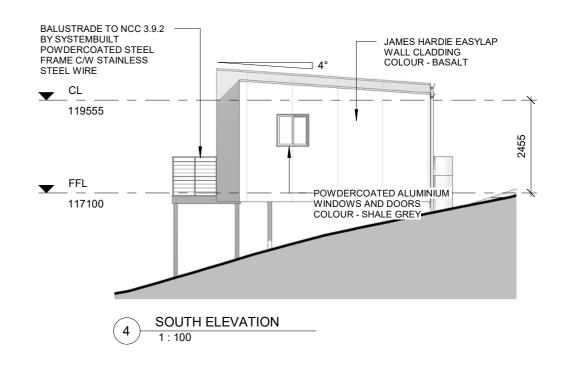
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1063 Cambridge Road



ALL STEEL CLADDING MATERIALS TO HAVE A MINIMUM AM100 COATING. REFER TO NCC 3.5.1

USE ONLY COMPATIBLE FIXINGS AND INSTALL AS PER MANUFACTURERS SPECIFICATIONS. REFER TO NCC 3.5.1

General Notes
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**ELEVATIONS** 

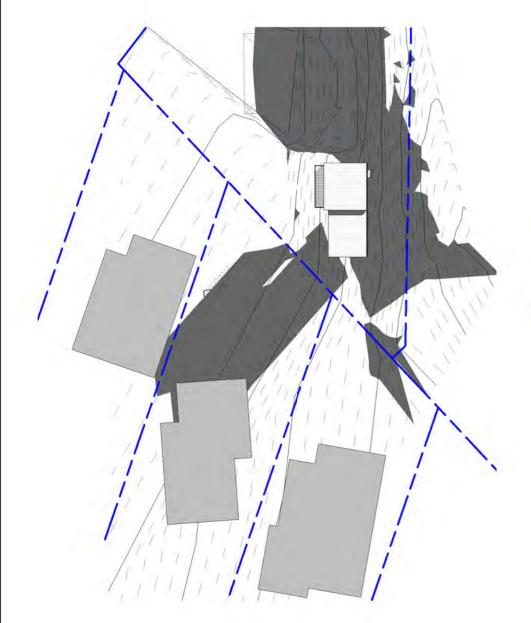
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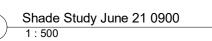
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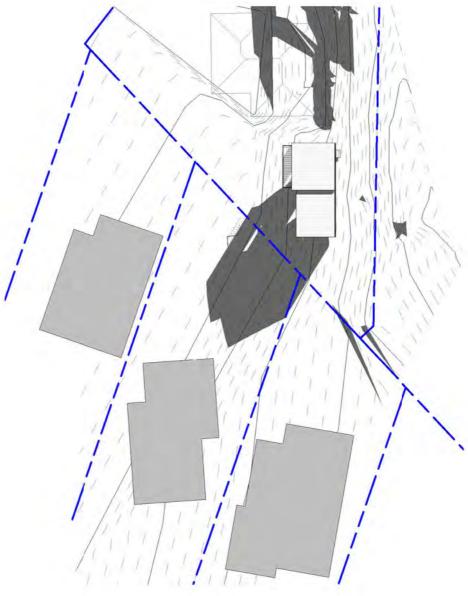
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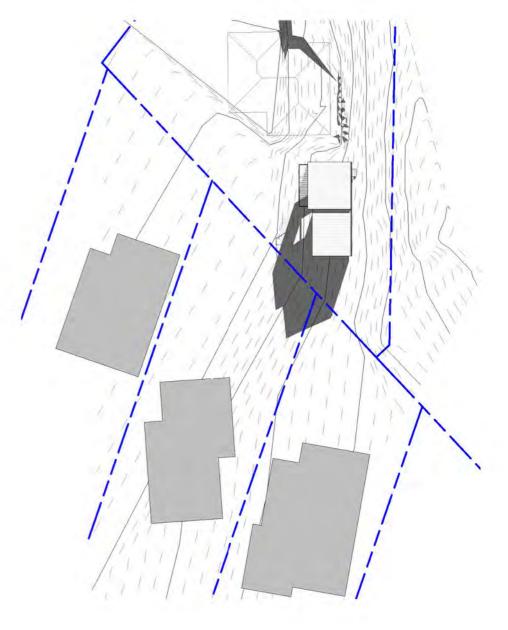








Shade Study June 21 1000



Shade Study June 21 1100 1:500

General Notes

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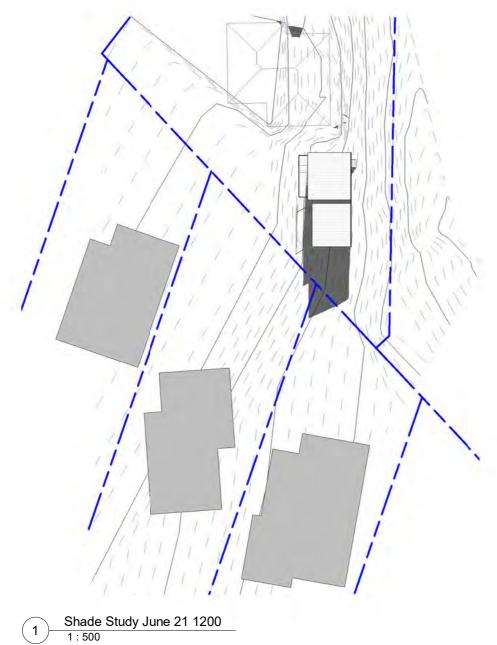
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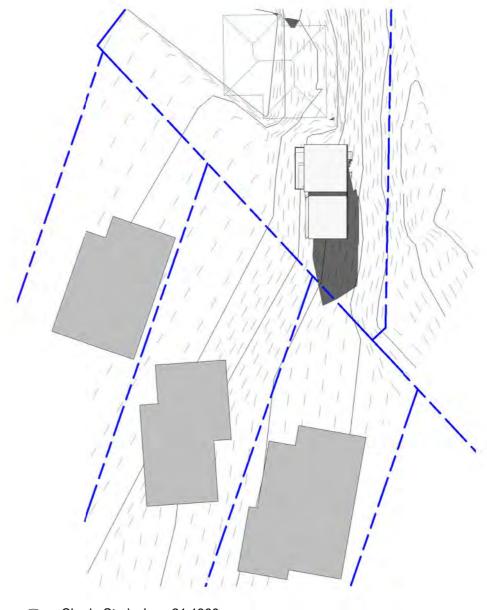
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19/07/2022 R7 Scale on A3 1 : 500 Agenda Attachments - 8a Fig Place, Geilston Bay Page 7 of 10

2205.65







Shade Study June 21 1300 1:500

General Notes

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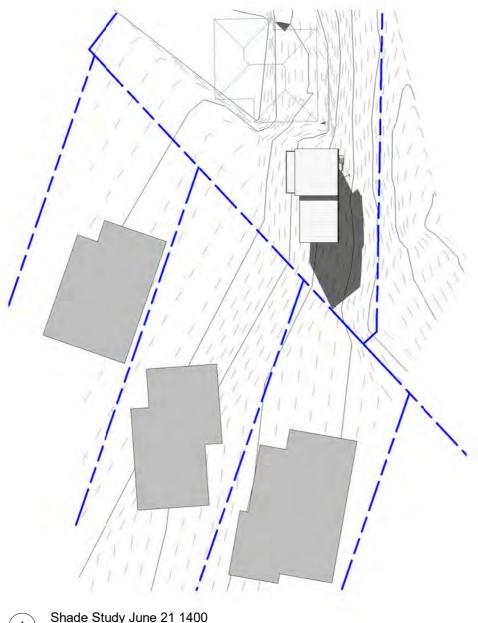
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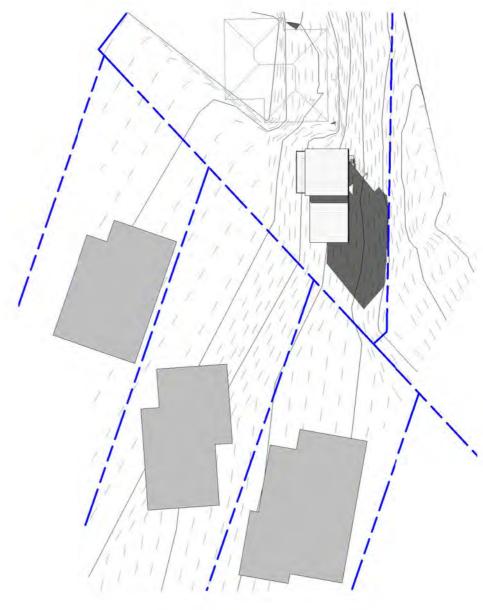
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Agenda Attachments - 8a Fig Place, Geilston Bay Page 8 of 10

2205.65







Shade Study June 21 1400 1:500

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General Notes

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Drawing Status	DA

**Current Revision** 

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19/07/2022 R7 Scale on A3

# Attachment 3

### SITE PHOTOES – 8A FIG PLACE



Figure 1: The site when viewed from the shared access to Fig Place.



Figure 2: The existing dwelling when viewed from the internal shared driveway. The Secondary residence would be located to the rear of the existing dwelling.

# 8. REPORTS OF OFFICERS

# 8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

#### 8.2 ASSET MANAGEMENT

### 8.2.1 SAXON DRIVE, SPITFARM ROAD, AND BRIDGE STREET AMENDMENT TO 2022-2023 STORMWATER MANAGEMENT CAPITAL BUDGET

#### **EXECUTIVE SUMMARY**

#### **PURPOSE**

To approve amendments to the 2022/2023 Stormwater Management Capital Budget by reallocating funds within the Budget Estimates from Bridge Street, Richmond to Saxon Drive Culvert Reconstruction, Acton Park and Spitfarm Road Table Drain Improvements, South Arm.

#### RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

#### LEGISLATIVE REQUIREMENTS

Approval of the reallocation of funds requires a simple majority of Council in accordance with the *Local Government Act* 1993, s.82(5).

#### CONSULTATION

No public consultation has occurred in relation to the proposed budget changes.

#### FINANCIAL IMPLICATIONS

The proposed reallocation of funds will not result in any overall change to the Stormwater Management Capital Budget. The funding changes relate to individual project budgets within the overall Stormwater Management Program and do not increase or decrease the overall budget amount for the Stormwater Management Program.

#### RECOMMENDATION:

That Council:

Reallocate funds from the 2022-2023 Stormwater Management Capital Budget as follows.

Reallocate funds from Bridge Street Drainage Improvements to the Saxon Drive Culvert Reconstruction in Acton Park, and the Spitfarm Road Table Drain Improvements project in South Arm.

Saxon Drive Culvert Reconstruction \$40,000 Spitfarm Road Table Drain Improvements \$20,000

• Reallocate funds from Urban Drainage Act – Stormwater Management Plan program to the Spitfarm Road Table Drain Improvements project in South Arm.

Spitfarm Road Table Drain Improvements

\$10,000

# SAXON DRIVE, SPITFARM ROAD, AND BRIDGE STREET AMENDMENT TO 2022-2023 STORMWATER MANAGEMENT CAPITAL BUDGET /contd...

#### **ASSOCIATED REPORT**

#### 1. BACKGROUND

- **1.1.** Council has allocated funds in the 2022-2023 Stormwater Management Capital Budget for projects of defined scope, based on estimates of costs at the time of the budget preparation.
- **1.2.** Two projects under construction being Saxon Drive culvert reconstruction and Spitfarm Road drainage improvements experienced difficulties during construction and require additional funds for project completion.

#### 2. REPORT IN DETAIL

**2.1.** In 2015, Bridge Street ownership was transferred from the Department of State Growth (DSG) to council. Subsequent to this DSG provided council some funds to upgrade the bitumen only section of Bridge Street. Also, council allocated \$60,000 to improve the capacity and function of the existing sandstone kerb and gutter infrastructure in Bridge Street, between Blair Street and Henry Street.

The difficulty with the projects is any upgrade needs to be consistent with the entire length of Bridge Street. This needs a separate body of work through the Richmond Master Plan to ensure upgrades have community input and are in keeping with the local heritage and tourism values. Once this Master Plan is complete council's designers will be able to consider the entire length of kerb for staged improvement. This means work is not ready to expend the \$60,000 on the Bridge Street kerb and it is best to reallocate the funds where needed.

- **2.2.** The Saxon Drive Culvert Reconstruction currently has a budget of \$100,000. This project aims to install a culvert under the Tangara Trail adjacent to Saxon Drive. A bund will then be formed over the top to direct any excess water to the north through an open drain towards Estate Drive. Works also include clearing any isolated sections of channel downstream which are blocked with vegetation/fallen trees/sediment etc. Refer to the plan in **Attachment 1**.
  - NB: Our crews are underway with the work; however, they have been delayed awaiting concrete pipes. The extent of needed open drains and culvert pipes is higher than estimated at budget preparation time and a further \$40,000 is required to complete the works.
- **2.3.** Council allocated \$60,000 in the 2022-2023 Stormwater Capital program for upgrading drainage in Spitfarm Road. This work has two components (refer to plan in **Attachment 2**):
  - To collect the runoff from driveways on the east side of Spitfarm Road between Howlin Lane and Marsh Street. This includes new inlet pits and driveway culverts. The design for this work is currently being scoped.
  - 2. To modify the kerb and provide new inlet pits as required between 42 and 44 Spitfarm Road. This work is near completion and requires an additional \$30,000. Following the heavy recent rains, further improvements were included in the scope of work to ensure surface water runoff is collected and drains into the stormwater system recently installed by the Marsh Street developer. This is to resolve previously experienced issues at 40A and 42 Spitfarm Road.

It is proposed to reallocate \$20,000 from the Bridge Street, Richmond stormwater project and \$10,000 savings from the Urban Drainage Act – Stormwater Management Plans project to this project.

#### 3. CONSULTATION

#### 3.1. Community Consultation

No community consultation has been undertaken on the proposed budget reallocations.

#### 3.2. State/Local Government Protocol

Nil.

#### **3.3.** Other

Nil.

### **3.4** Further Community Consultation

No further community consultation is required as this reallocation is to fund previously approved works.

#### 4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 within the Goal Area *A Well-Planned Liveable City* contains the following relevant Strategy:

"2.8 Undertaking stormwater management and groundwater monitoring programs."

#### 5. EXTERNAL IMPACTS

Nil.

#### 6. RISK AND LEGAL IMPLICATIONS

The purpose of the Spitfarm Road Stormwater Improvement project is to collect surface water runoff on the east side of Spitfarm Road between Howlin Lane and Marsh Street as well as the west side of 40A to 44 Spitfarm Road, to ensure the surface runoff drains into the recently installed stormwater pipes from the Marsh Street development. This work is to address stormwater runoff which ultimately is directed down the laneway between 40 and 40A Spitfarm Road.

The purpose of the Tangara Trail – Saxon Drive to Estate Drive drainage improvements is to upgrade the capacity of the open drains and pipe culverts in the Tangara Trail to protect the adjoining properties.

#### 7. FINANCIAL IMPLICATIONS

- **7.1.** Funds are available for these two projects in the 2022-2023 Stormwater Management Capital Budget of \$160,000. The total revised budget estimate to complete both projects is \$230,000, leaving a funding gap of \$70,000.
- **7.2.** The Bridge Street Drainage Improvements Works project has a budget of \$60,000 and the Urban Drainage Act Stormwater Management Plan project has a budget of \$100,000. Reallocating funds, as set out in the recommendation, will raise the budget for the Saxon Drive Culvert Reconstruction project \$140,000, while the Spitfarm Road Table Drain Improvements project budget will be raised to \$90,000.
- **7.3.** Adjustment to council's estimates where the total amount of the estimate is not altered requires a simple majority decision in accordance with the *Local Government Act* 1993 s.82(5).

#### 8. ANY OTHER UNIQUE ISSUES

Nil.

#### 9. CONCLUSION

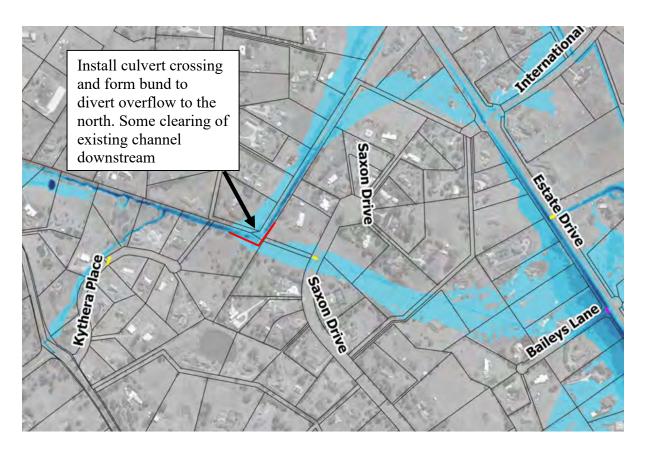
It is recommended the funding variations be approved to allow for the completion of both current projects.

Attachments: 1. Saxon Drive Stormwater Project (1)

2. Spitfarm Road Drainage Improvements (1)

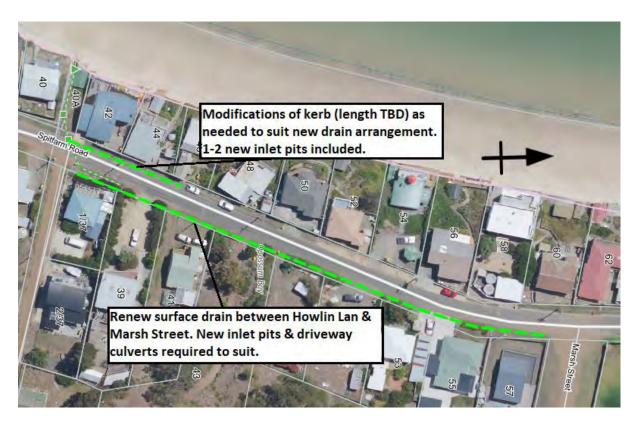
Ross Graham

**GROUP MANAGER ENGINEERING SERVICES** 



Tangara Trail – Saxon Drive drainage improvement works

## **Attachment 2**



Spitfarm Road drainage improvement works

#### 8.2.2 CLARENCE PLAINS MASTER PLAN - APPROVAL TO CONSULT

#### **EXECUTIVE SUMMARY**

#### Purpose

To seek approval to undertake community consultation on the draft Clarence Plains Master Plan.

#### RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 and Council's Community Engagement Policy 2020 are relevant.

#### LEGISLATIVE REQUIREMENTS

Nil.

#### CONSULTATION

The first stage of stakeholder and community consultation has occurred in September to November 2021. The draft Master Plan has now been formalised for further consultation with the community.

#### FINANCIAL IMPLICATIONS

Council allocated funding for the development of the Clarence Plains Master Plan. There are remaining funds within this project to undertake community consultation.

#### **RECOMMENDATION:**

That Council approves the draft Clarence Plains Master Plan for the final stage of consultation with the community and key stakeholders and reports the results to a future workshop.

#### ASSOCIATED REPORT

#### 1. BACKGROUND

- **1.1.** Mission Australia commissioned MODE and C Change Sustainable Solutions to prepare the Clarendon Vale and Rokeby Master Plan 2014.
- **1.2.** Outcomes of the 2014 project were:
  - Ongoing involvement of One Community Together and Trail Bike Working Groups;
  - Precursor for the green space pathway connection and development of Social Heart Park;

- Upgrading and additional housing; and
- Community programs.
- **1.3.** Since 2014 there has been significant housing growth in the Clarence Plains area with Rokeby and Clarendon Vale suburbs becoming conjoined with the new suburbs of Glebe Hill, Oakdowns and other major subdivision estates currently under construction.
- **1.4.** The area will continue to experience significant growth over the next ten to twenty years.
- **1.5.** Council allocated \$65,000 in the 2018-2019 Annual Operating Plan for concept plans for the redevelopment of the Rokeby Youth Centre. The concept plan for the centre is dependent on the outcomes of the Clarence Plains Master Plan which may identify a different functionality for the centre. Council allocated in the 2019-2020 Annual Operating Plan \$59,700 for the Clarence Plains Master Plan.
- **1.6.** A presentation for the development of the Clarence Plains Master Plan was provided to Councillors at the Council Workshop held on Monday 28 September 2020, proposing to combine the two project allocations.
- **1.7.** At the 12 October 2020 Council Meeting Council approved:

#### "RECOMMENDATION:

- A. That Council approves the reallocation of funds from Clarence Youth Centre for the amount of \$65,000 (excluding GST) to the Clarence Plains Master Plan project. Making a total of \$124,700 (excluding GST) for the development of the Clarence Plains Master Plan.
- B. That Council authorises the General Manager to approve through Council's Procurement Procedure the appointment of MODE and C Change Sustainable Solutions to develop the Clarence Plains Master Plan for the amount of \$118,715 (excluding GST)."

#### 2. REPORT IN DETAIL

- **2.1.** Following council adopting funds for the development of a Clarence Plains Master Plan, consultants Mode and C Change Sustainable Solutions worked with council officers to detail the scope of work and project plan.
- **2.2.** The scope area includes the suburbs of Rokeby, Clarendon Vale, parts of Howrah (being Glebe Hill) and Oakdowns as well as any major subdivisions that were within and adjoining the study area.
- **2.3.** The aims and objectives of the Master Plan are:
  - Develop strategic partnerships that lead to improved social and community outcomes;
  - Creating an authentic identity and sense of community;
  - Identifying opportunities for improving and expanding housing stock through infill and wider housing choice;
  - Consultation to engage the community and key stakeholders;
  - Strategic direction for the development of public open space (future active and passive recreation facilities), management and connectivity;
  - Planning of community infrastructure and land use; and
  - Opportunities to improve amenity through improved streetscape and open spaces.
- **2.4.** The first two stages of the project involved:
  - analysis of all background information;
  - define the issues;
  - clarify goals; and
  - establish working groups.

Stage 3 involved consulting with key stakeholders. This included council officers, Government Departments, Emergency Services, community groups, business and industry partners.

Following this an evaluation framework was prepared on the work to date to test against the objectives.

- **2.5.** Stage 4 involved community consultation which occurred in October to November 2021. The results of the consultation were analysed to:
  - identify opportunities;
  - undertake benefit analysis; and
  - develop the brief for the draft Master Plan.
- **2.6.** After the results of the consultation were reported to a council workshop on 7 March 2022, the consultants commenced Stage 5 being synthesis and development of the strategic framework. Then they developed the draft Master Plan for further key stakeholder consultation.
- 2.7. Key stakeholder consultation occurred in the first week of August 2022. The purpose of this consultation was to test whether the draft Master Plan addressed the feedback from the initial key stakeholder engagement. Attachment 2 is the draft Clarence Plains Master Plan. The feedback from the attendees was positive, with a keenness expressed to continue discussions and possible partnerships with the future implementation of the Master Plan. Further feedback was that consideration needs to be given to the need for small early wins, improved safety and traffic calming measures.
- **2.8.** The key elements and outcomes of the proposed draft Master Plan are:
  - The future establishment of five distinctive precincts with each including a community hub;
  - Using the Clarence Plains Rivulet as a recreation spine;
  - Planning for the future Rokeby Road upgrade by improving connectivity between the precincts;
  - Identification of what community facilities are required (including the function of the Rokeby Youth Centre) and where best to locate them;

- Understanding of open space requirements/needs of the community to recommend local, district and regional parks.
- Recommended usage of council's available passive and open space in the study area;
- Planning for major pathways across the suburbs to provide improved long term connectivity;
- Understand whether council needs to change residential densities;
- Assessment of the activity centres whether they meet current needs or identifying future potential;
- Work with One Community Together to identify programs to enhance community health and well-being; and
- For council officers to develop long term strategic partnerships with key stakeholders.
- **2.9.** Council has now completed the first round of key stakeholder and community consultation and also the second round of key stakeholder consultation on the draft Clarence Plains Master Plan.
- **2.10.** The final phase is to engage with the community on the draft Clarence Plains Master Plan and to bring the results of the consultation to a future council workshop with any recommendations for the adoption of the final Master Plan.

#### 3. CONSULTATION

### 3.1. Community Consultation Undertaken

Council undertook the first round of community consultation in October to November 2021.

### 3.2. State/Local Government Protocol

A considerable amount of key stakeholder engagement has been undertaken by consultants Mode and C Change Sustainable Solutions, on behalf of council to prepare the Draft Clarence Plains Master Plan.

#### 3.3. Other

Local community groups have been consulted during the development of the draft Master Plan.

# 3.4. Further Community Consultation

Community consultation will be undertaken in accordance with the proposed consultation Plan as outlined below and consistent with council's Community Engagement Policy 2020.

#### Consultation Plan

The proposed Consultation Plan (see Attachment 1) will seek community feedback via a number of council's information platforms.

#### • Consultation Aim

To limit impact to the general public, stakeholders and directly affected residents.

#### • Communication Engagement Tools

In accordance with Clause 8 of the Community Engagement Policy 2020, further key stakeholder engagement has occurred on the draft plan with the second phase of public consultation to now be undertaken via council's information platforms, The Mercury, Eastern Shore Sun, flyers distributed to local shops, neighbourhood houses, schools and council buildings for notification of the consultation.

#### • Consultation Timing

The second phase of public consultation will occur from early October 2022 to late November 2022.

#### 4. STRATEGIC PLAN/POLICY IMPLICATIONS

- **4.1.** Council's Strategic Plan 2021-2031 within the *A People Friendly City* area contains the following Strategy:
  - "1.1 Enhancing the liveability of activity centres, community hubs and villages through urban design projects.
  - 1.11 Continuing to develop and maintain a quality open space network."
- **4.2.** Council's Strategic Plan 2021-2031 within the *A Well-Planned Liveable City* area contains the following Strategy:
  - "2.9 Undertaking an audit and strategic review of council's buildings and community facilities to establish usage, condition, and compliance to standards, and assess to ensure they are fit for purpose to accommodate current and future community needs.
  - 2.10 Ensuring quality civic architecture which is responsive to place and adaptable for the needs of the community.
  - 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 streetscape and access to recreational spaces and appropriate neighbourhood facilities."
- **4.3.** Council's Strategic Plan 2021-2031 within the *A Prosperous and Creative City* area contains the following Strategy:
  - "3.3 Developing and implementing initiatives aimed at addressing the areas of significant socio-economic disadvantage within the city.
  - 3.7 Developing a Cultural and Creative Strategy.
  - 3.10 Enhancing our cultural identity by encouraging the creation and installation of public art.
  - 3.13 Undertaking the development of a Digital Strategy.

- 3.14 Adopting policies and strategies to enhance the quality of life by using emerging technology to improve the efficiency of city infrastructure and services for the benefit of the community, business and visitors."
- **4.4.** Council's Strategic Plan 2021-2031 within the *Governance and Leadership* area contains the following Strategy:
  - "5.4 Communicating with our community about what we do."

#### 5. EXTERNAL IMPACTS

The aim of a Clarence Plains Master Plan is to provide council with a strategic plan to assist planning, social and community development as well as an asset management capital program delivery to have a beneficial impact on the community.

#### 6. RISK AND LEGAL IMPLICATIONS

Nil.

#### 7. FINANCIAL IMPLICATIONS

Council allocated \$124,700 of fees for the development of the Master Plan. There are sufficient fees to undertake community consultation.

#### 8. ANY OTHER UNIQUE ISSUES

Nil.

#### 9. CONCLUSION

**9.1.** The draft Clarence Plains Master Plan has received positive feedback from the key stakeholder sessions. Following consultation and subject to approval by council, consideration needs to be given to the need for small early wins, safety improvements and traffic calming measures.

**9.2.** It is recommended council authorises the General Manger to proceed with the next phase of public consultation for the draft Clarence Plains Master Plan.

Attachments: 1. Proposed Consultation Plan (4)

3. Draft Clarence Plains Master Plan (103)

Ross Graham

**GROUP MANAGER ENGINEERING SERVICES** 



# **Consultation Plan**

# **Clarence Plains Draft Master Plan**

### **Purpose:**

Inform City of Clarence residents, as well as the broader community, of the Clarence Plains Draft Master Plan and gather their feedback on the plan.

Anticipated start date: early October 2022 Anticipated end date: Late November 2022

Promotion tool	Platform	Υ	N	Target audience	Proposed timeframe*	Primary comms	Follow- up comms	Statutory requirement	Comments
Media:	Media release	<b>✓</b>		Mercury readers/broad community Easter Shore Sun media release – Local community	To align with survey opening	✓			Pitch a story exclusively to the Mercury. Eastern Shore Sun media release
	Photo/vision opportunity	✓		Mercury readers/broad community	To align with survey opening	✓			Include in Mercury pitch.
	Radio interviews with ABC, Triple M,	✓		Local community		<b>✓</b>			Possible outside broadcast to align with pop-up sessions

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

Council publications	CCC Quarterly News		*					
	Dog News		×					
Advertisement	Mercury		*					Advertising through ESS and Facebook will deliver a more targeted result.
	Eastern Shore Sun	<b>✓</b>		Local community	For distribution on 18 October and 15 November	✓		Regular open consultation advert.
	Facebook	<b>√</b>		Targeted 5km radius around Clarence Plains area.	Throughout consultation	✓		
Social Media	CCC Facebook page	✓		Clarence City Council Facebook page followers (over 10,000).	Throughout consultation – 1 post per week and additional post before ending online survey.		<b>✓</b>	
	Facebook groups (specify)	✓		<ul> <li>Glebe Hill residents</li> <li>Oakdowns residents</li> <li>Rokeby residents</li> <li>Howrah/Tranmere</li> <li>Lauderdale/Acton Park residents</li> <li>Mount Rumney residents</li> </ul>	Share CCC page posts to each group throughout consultation.		<b>√</b>	

Online	Your Say website	✓	Registered users	Survey will be open for four weeks.	✓	
	CCC website	<b>√</b>	CCC website users	Duration of consultation.	<b>✓</b>	Dedicate a tile on main page of website to directly link to the Your Say page.
Signage	Corflute signage	<b>√</b>	Local residents and people transiting through the area	Duration of consultation.	✓	
	Promotional posters	<b>✓</b>	Local residents	Duration of consultation.	✓	To be distributed to local shops, Neighbourhood Houses, schools and council buildings.
	VMS boards	<b>√</b>	Local residents and people transiting through the area	ТВС	✓	Locations TBC
Stakeholder engagement	Consult stakeholders	<b>✓</b>	Email to go to all key stakeholders inviting formal feedback in the consultation period.			
On-site promotion	Pop up stall	<b>✓</b>	Local residents	ТВС	<b>✓</b>	Possible pop-up stalls at the following:  - Glebe Hill Village Shopping Centre

						<ul> <li>Clarence Plains Growers and Crafters Market</li> <li>TCM Lauderdale</li> <li>Hill Street Lauderdale</li> <li>Shoreline Shopping Centre</li> </ul>			
Additional comments:									

We acknowledge the Mumirimina people as the Traditional Custodians of naniyilipata, the lands of Clarence Plains. We pay our respects to Elders past and present. We are committed to honouring the Tasmanian Aboriginal communities' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to our shared home.

Clarence Plains

Draft Masterplan

29 July 2022



BETTER ENVIRONMENTS THROUGH UNIQUE DESIGN

PROJECT 20471





### **Table of Contents**



## **Executive Summary**

#### Background

Clarence Plains is a diverse community in Southern Tasmania and is one of the fastest growing areas in the State. In the 5 years to 2016, population grew by 11%, and by 2035 the area could be home to around 20,000 people. In recognition of this, Clarence City Council commissioned MODE and C Change Sustainable Solutions (C Change) to develop the Clarence Plains Master Plan.

The Master Plan provides a dynamic long-term framework to guide future growth and development of the community.



Clarence Plains, Master Plan Study Area















SENSE OF

HOUSING

**ENGAGEMENT &** CONSULTATION

PUBLIC OPEN









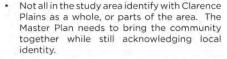


- Develop strategic partnerships that lead to improved social and community outcomes
- Creating an authentic identity and sense of community
- Identifying opportunities for improving and expanding housing stock through infill and wider housing choice
- Consultation to engage the community and key stakeholders
- Strategic direction for the development of public open space, management and connectivity
- Planning of community infrastructure and land use
- Provision of ruture active and passive recreation facilities
- Opportunities to improve amenity through improved streetscape and open spaces

To fulfil the above, the consultant team;

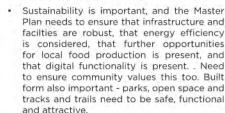
- Reviewed all work completed to date in the Clarence Plains area and all pertinent background material:
- Reviewed historic and projected future demographic and economic characteristics of Clarence Plains together with reviewing key assets and infrastructure in the area;
- Held consultation with community organisations, not for profit organisations, local government officers and state government
- Completed a community survey, which provided opinions from 281 respondents.

From this information a scoping study was produced, which culminated in identifying the key elements needing to be addressed in the Master Plan. These are shown in the following.

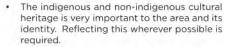


- Housing is currently homogenous. Diversity of housing is required to ensure that options people in all parts a family cycle are in the area and so that people can age in place. Matching housing types to current and future need is important.
- Transport within study area and links to key nodes outside study area. Walkability, safety of connections, interesting and informative tracks and trails need to be considered. Great work being done on trail biking in partnership with others and more action on this front is needed.











Creation of community hubs is highly important. Providing the community with meaningful areas to interact, access goods and services, relax, work and recreate is needed. Active and passive recreation needs to be activated and community owned wherever possible by arts, events and creativtiy.

# **Executive Summary**

#### The Master Plan

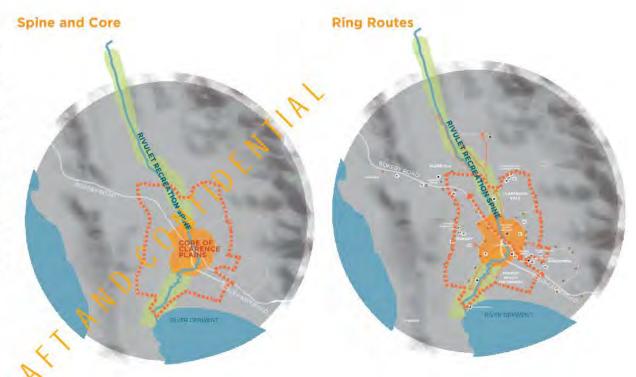
The Master Plan was developed on the following vision or 'big moves':

- Creating a cohesive and distinctly 'Clarence Plains' central core based on recreation, while ensuring that 'locality' is expressed between precincts;
- Creating and consolidating community hubs that will directly service the individual precincts, but also provide opportunity to get some cross-visitation from people across Clarence Plains:
- Celebrating and sensitively developing the natural and cultural environments;
- Connecting people with required services and employment both within the study area where possible and also via public and private transport to external connections
- Ensuring that recommendations result in a safe and inviting place for all, one that allows for aging in place, a diversity of housing, safe and inviting open spaces, recreational areas
- Increasing pride and 'oneness' through the area by ensuring One Community Together and other locals are partners in implementation

The key elements of the Master Plan includes:

- · The Spine and Core
- · Ring Routes
- · Five Distinctive Precincts
- · Sensitive Densification

The overview of these elements are shown in the following. Further details on these, including the open space and recreation within the Clarence Plains area, are included in the body of the report.



The central component of the Master Plan is the Spine and Core area that re-establishes the Rivulet and creates cohesion through recreational activities. It will be an area that is 'owned' by all within Clarence Plains and provide recreational pursuits that will enable the community to come together. Wherever possible interpretation of indigenous and non-indigenous culture and history will be included.

As well as the inner core, an outer secondary ring route will be established. This will strengthen the inner core and link all precincts through their community hubs based on existing transportation links wherever possible. The ring routes will establish interesting, safe, active transportation and visual links, and assist cohesion by joining the community precincts.

# **Executive Summary**

#### **5 Distinctive Precincts**



It is proposed with five precincts; Rokeby, Rokeby Beach O To provide diversity of housing, it is envisaged to sensitively and Enterprise, Oakdowns, Clarendon Vale and Glebe Hill. Celebrating the uniqueness of each of the precincts is important, however the intention is to not create islands but to blur the edges and have the precincts overlap via connections, shared valued areas & facilities, connective walkways and planting. The precincts will all be underpinned with their own hub - and the hubs' roles will be based on what is, in the first instance, most important to that community.

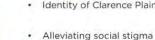
#### Sensitive Densification



carefully densify areas near to transport. Areas near high frequency bus network can be rezoned into inner residential that allows different types of housing such as townhouses whereas medium frequency bus network areas can be densified such as group housing. Areas close to services and shops can be envisaged to be rezoned to medium density to allow mixed use of shops, retail activity and medium density apartments, providing employment and economic activity to local areas.

#### **Key Elements Throughout**































· Environmental sustainability

· Nature & walking trails

· Community development

· Access to health, employment and training

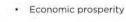
· Aboriginal engagement and community

· Tree planting and streetscape activation

· Safety and sense of ownership

· Sensitive densification

Equitable access

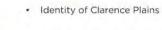








Recreational and nature





























# **Priority Recommendations**

	Creating a cohesive and distinctly Clarence Plains'	Creating and consolidating community hubs	Celebrating and sensitively developing the natural and cultural environments:	Connecting people with required services and employment	Ensuring that recommendations result in a safe and inviting place for all, one that allows for aging in place, a diversity of housing, safe and inviting open spaces, recreational areas	Increasing pride and 'oneness' through the area by ensuring One Community Together and other locals are partners in implementation
Establishing the core, and in particular, master planning in detail the core area	1000		*** *	10		1.0
Identifying a potential route for the secondary ring road, via a masterplan, and developing a landscape / vegetation master plan to assist in precinct characterisation as well as visual link throughout Clarence Plains	**	•••	isty	•••	1.	
Master Planning the community hubs in detail. Potentially in the following order: Rokeby; as this is seen as a gentrifying area and the need to attract more first home buyers, Glebe Hill as this area is establishing, Clarendon Vale as the area would benefit from further activity, and then Oakdowns as commercial bookend is important to ensure everyone has access to services			OMY	•••	•	
Developing open space in further detail such as Regional Park and others - refer to Open Space and Connections Strategy recommendations		TAR			• • •	
Developing an Indigenous and non- Indigenous cultural heritage plan for the area, and ensuring this gets incorporated into the future master planning	2		1.1			•
Pursuing development that showcases sensitive density design	••					1161
Discussing with Department of Health the potential to use Clarence Plains as a trial for in-home hospital				10.00		
Discussing with not-for-profit organisations the potential for a training cafe in Clarendon Vale				***		•

The recommendations are rated according to how important they are in achieving the key elements above.

PRIORITY LEGEND

High priority

Medium priority

Low priority

# **Priority Recommendations**

		Timeline									
		2022	2024	2026	2028	2030	2032	2034	2036	2038	2040
Scale	Projects	1									
Small	Detailed Masterplan & Implementation to 5 precinct										
	Community Hubs & Core Precinct (Including Landscaping	1									
	Masterplan of Regional Park & Clarence Plains Rivulet	1									
	Recreation Spine)										
	Landscape upgrades to Community Hubs including Edible									,	
	Planting								"		
	Planning Rezoning for Sensitive Densification					- 1			- P		
Medium									<u></u>		
	Landscape & Urban Fabric upgrades to Core Precinct										
	Ring Route Development (Incremental)								•		
	Detailed Masterplan of Rokeby Beach Enterprise							12			
Large	South Arm Road Realignment						_ <	Comments of			
_	High Street Redevelopment						10				
	Grade Separated Connections Across South Arm Road							The second			
	Youth Hub Relocation & Development										
	Complete Road & Landscape Network										

Costs									
<\$200k	<\$500k	<\$1m	\$1m>						
Master Plan			Implementation						

Above the recommendations of master plan are ranked according to implementation timeline and estimated costs.

### Introduction



#### Background

Clarence Plains is a diverse community in Southern Tasmania and is one of the fastest growing areas in the State. In the 5 years to 2016, population grew by 11%, and by 2035 the area could be home to around 20,000 people. In recognition of this, Clarence City Council commissioned MODE and C Change Sustainable Solutions (C Change) to develop the Clarence Plains Master Plan. The Master Plan will provide a dynamic long-term framework to guide future growth and development of the community.

The Clarence Plains community for the Master Plan is defined by the suburbs of Rokeby, Clarendon Vale, Glebe Hill and Oakdowns, including the fringe of the study area of Paranville - Pass Road, Fenshaw - Rockingham Dr, Clarendon Vale, Howie's - Tollard Drive, Rokeby and Glebe Hill - Goodwins Road.

In 2014, the consultants produced a Master Plan for Mission Australia for a smaller component of the study area (Rokeby and Clarendon Vale only).

Due to the success of the 2014 Master Plan, Council requested that current Master Plan build upon previous work completed for Mission Australia, whilst acknowledging the differences due the expanded study area.

The current study area, and the 2014 study area are shown on the left

Master Plan Boundary 2014

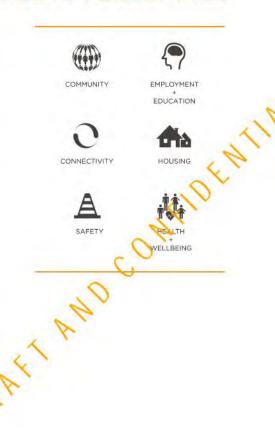
Master Plan Updated Boundary 2021



## Previous Mission Australia 2014 Master Plan

The 2014 Master Plan for the smaller study area highlighted a number of issues, many of which are still relevant today. These included:

- A strong sense of community by people from Clarendon Vale and Rokeby (but acknowledging that there is a sense of separation from some within suburbs in the extended study area);
- High levels of entrenched disadvantage for some and the need for further employment opportunities / access to employment / training nodes;
- The relative isolation of the area through limited efficient public transport options, local employment options and local health services:
- The need for further housing options so people can age in place;
- Crime and feelings of being unsafe, due to a minority of people within the study area participating in illegal trail biking, vandalism / graffiti, arson incidents, and general lack of lighting / amenity within some parts of the study area;
- Safety issues associated with the initial Radburn design of Clarendon Vale and Rokeby and the need to investigate other ways of dealing with laneways;
- Stigma attached to components of the study area due to the levels of perceived and real crime;
- Health and wellbeing issues within the community, the need for sustainable food options as well as more efficient access to health and wellbeing services.





# Previous Mission Australia 2014 Master Plan

There was much good work completed for the 2014 Master Plan. Successes to date include the following:

- Community Cohesion and Safety: In alignment with the Master Plan, One Community Together was created with four focus areas: Community Life; Community Spaces; Activities and Services; and Work and Learning. The group meets regularly and are well represented by service providers in the area. Further consultation has been conducted with One Community Together for this Master Plan, and ensuring open communication with the group moving forward is instrumental to further successes in the area.
- Sustainability initiatives and increasing access to nutrition information: Since 2014 there have been 7 home gardens, 2 community gardens, and 1 raised garden bed constructed and cared for in a bid to increase local food production and nutrition. In addition, 79 sustainability workshops covering 200 students and community members were completed. Three local residents were trained in facilitation and 5 local residents were trained in garden construction so that further sustainability work could be completed.
- Public Realm Improvements: In alignment with the implementation of the 2014 Master Plan, One Community together identified the community's top 10 wishes for public spaces and have delivered 4 clean up Australia days each with around 100 volunteers and 11 community partners. One Community Together have created a Facebook page with a focus on waste management. Together with police and landowners, One Community Together has removed 150 car wrecks and have become a 'go to' for Council with consultation.
- Trail Bikes: Together with the Police and Council, One Community Together are part of a Trail Bike working group. This group has implemented important safety programs, such as the bicycle helmet program and the MOTOSAFE education program, and has investigated traffic calming measures. Providing diversionary activities as well as incentives to access suitable legal facilities have also been a focus.
- Laneways: Clarence City Council secured \$500,000 to commence the suggested upgrades to laneways in the 2014 Plan, and Mission Australia Housing is now working closely with the State electricity provider to determine if there are better ways to deal with laneways that contain electrical infrastructure.
- Housing: Housing was a key focus of the 2014 Master Plan and since 2014, 308 Mission Australia houses have been upgraded, 115 new heat pumps have been provided, and new social homes secured. The delivery of maintenance has also been made more efficient.





## Previous Mission Australia 2014 Master Plan

In addition to successful outcomes, the approaches used in the 2014 Master Plan were a great success. These emphasised place based approaches, inclusion of community, having effective and knowledgeable lead agencies and creating partnerships that were producing mutual benefits from efforts. These approaches have been retained for the 2022 Master Plan.

It is acknowledged that there is still work to do, particularly with the broader study area of the current Master Plan, and this is discussed in more detail in the following sections.

#### SUCCESSFUL APPROACHES



Place based approaches welcomed and effective - need to bring community along



Effective and knowledgeable lead agencie



Effective and focused partnerships with mutual benefits as outcome

#### WORK STILL TO DO



Listening to community values through consult, thin will be ke



Safety needs further work - trail bikes, laneways, public space, circulation around the study area - Need to ensure perceived and real safety at the core of recommendations



Supply and safe / functional access to facilities, services and jobs essential - within the study area and also links to key employment areas outside study area



### PROJECT METHOD AND OBJECTIVES

Noting some of the learnings from previous study, Council's project objectives for the Clarence Plains Master Plan include the following:

- · Develop strategic partnerships that lead to improved social and community outcomes
- · Creating an authentic identity and sense of community
- · Identifying opportunities for improving and expanding housing stock through infill and wider housing choice
- · Consultation to engage the community and key stakeholders
- · Strategic direction for the development of public open space, management and connectivity
- · Planning of community infrastructure and land use
- · Provision of future active and passive recreation facilities
- · Opportunities to improve amenity through improved streetscape and open spaces

#### PROJECT OBJECTIVES







**ENGAGEMENT &** CONSULTATION







COMMUNITY **INFRASTRUCTURE** 

RECREATION FACILITIES

STREESTSCAPE + **OPEN SPACES** 

### MASTERPLAN PROCESS



MODE and C Change has built on the history and knowledge of the earlier work developing and expanding on the aims and objectives of the 2014 Master Plan - with the objectives for a community focused wider integrated long-term Master Plan.

### Innovation Capitalisation"

The current Master Plan will be developed based on Mode's and C Change's Innovation Capitalisation (IC) method. IC is a method whereby underlying issues are noted, and the opportunities that they present (called 'capital in reserve') are identified. A framework for capitalising on opportunities is acknowledged and the Master Plan is developed accordingly.

The Scoping Study is the first part in the larger master planning exercise and constitutes the first four phases of the method above. The overall output produced by this is the Scoping Study Report, which includes:

- · A clear definition of issues to resolve.
- A list of opportunities to be further explored in the Master Plan Stage. Together with the issues to resolve, this constitutes the 'capital in reserve';
- A way forward, outlining key timelines and development authorities.

The second part consists of two phases as per above which culminates in this document and will address Clarence City Council's long term objectives including;

- Aged council infrastructure and community facilities
- Strategically plan and develop public open space for active and passive recreation
- . Plan for greater infill and housing choice
- Develop long term partnerships to continue social and community improvements
- Strategical plan for connecting the suburbs with the consideration of a potential four lane highway in the future

### Context

# CLARENCE CITY COUNCIL POLICY ENVIRONMENT

It is noted that the Master Plan will feed into the City of Clarence's wider planning, and must be cognisant of Clarence Council's vision

Key Strategies for Clarence Council as a whole includes the region being:

#### A PEOPLE FRIENDLY CITY

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

#### A WELL PLANNED LIVEABLE CITY

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

#### A PROSPEROUS AND CREATIVE CITY

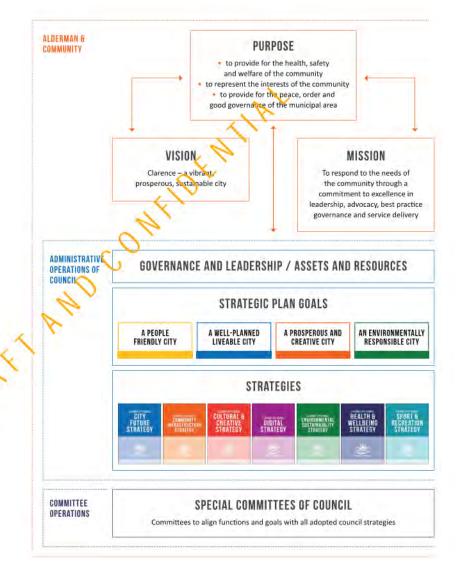
Clarence encourage creativity, innovation and enterprise and will develop the local economy by enabling opportunities for all people.

#### AN ENVIRONMENTALLY RESPONSIBLE CITY

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



Extract from Clarence City Council Strategic Plan 2021-2031



# Context

Based on a review of numerous Council policies, strategies and plans, the Master Plan must include, acknowledge and/or add value to the following important elements:

- Liveability: The Plan must produce welcoming, vibrant places, services and infrastructure, that are appropriate to community's values
- Well-being: The physical, mental, and social wellbeing of the community and individual must be taken into account and optimised when planning for infrastructure and initiatives.
- Maximising Safety: Safety must be paramount throughout the Master Plan, and intiaives must be cognisant of producing beneficial outcomes in all areas: \ie. reduction of family and domestic violence, improvements in safety for bicycle users, road uses and pedestrians; reduction of hooning and trailbikes; improvements in safety through decreases in arson, and increases in public area safety.
- Connectivity: Reducing the isolation for residents of the study area is essential – ensuring that physical connections and connections within the community and to other communities improve connectivity
- Universal access: Ensuring that initiatives acknowledge Clarence City Council's commitment to ensuring that those with a disability or mobility issue have the right to equal access and opportunity to fully participate in and contribute to the social, economic and cultural life of the city.
- Prosperity and enterprise: Improve access to employment and/or local employment opportunities such that prosperity for all can be improved
- Supporting Youth and Young people: Providing viable alternatives to reduce boredom and give youth and young people a sense of purpose

- All Age Friendly: Recognition of inclusiveness for and all parts of lifecycles
- Environmental protection, management and enhancement.
   Valuing and enhancing healthy landscapes throughout the Master Plan
- Indigenous recognition and broad cultural history: Recognising, protecting, and enhancing elements where appropriate for both indigenous and non-indigenous culture/heritage
- Open Space and Recreation: Producing functional and high value open space and recreational opportunities throughout the Master Plan
- Arts and Culture: Ensuring that wherever possible art and culture, and providing local opportunities for the same, is included in the Master Plan.



In summary, it is acknowledged that a successful Clarence Plains Masterplan:

- Is diverse, inclusive, creates a safe environment and provides opportunities to improve lives
- Includes required services and infrastructure to allow active and meaningful lives
- Assists in furthering a prosperous economy, and provides equity in opportunity
- Is environmentally responsible, values nature, takes a long term view
- Recognises and values indigenous and non-indigenous cultural heritage
- · Nurtures creativity, innovation and enterprise



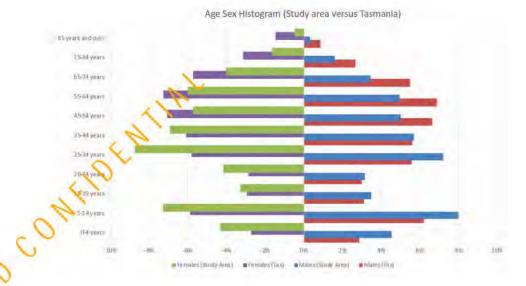
MODE + C CHANGE CLARENCE PLAINS MASTERPLAN

### Statistics

# CLARENCE PLAINS DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

Understanding the Clarence Plains community is critical to appropriately planning for the area. A review of the 2016 ABS Population and Household Census for the postcode 7019¹, revealed that Clarence Plains exhibited the following characteristics²:

- Approximately 6,100 people lived in the area in 2016, and of these, 47% were male
- The area has the potential to grow to a community with more than 20,000 people over the next 10-15 years
- In comparison to Tasmania generally, the study area is relatively young: Median age 32 (Tas = 42)
- There is a higher proportion of people identifying as Aboriginal in the study area 7.9% (Tas = 4/6%)
- On average, there are 1.9 children per family household, and the average occupancy is 2.5 people/household
- In comparison to Tasmania, there are lower medium weekly household income \$964 (Tas = \$1,100)
- As well as Australian (86.4%), there is a range of other ancestries, with the next top three proprotions being people from England (2.1%), New Zealand (0.7%), and Malaysian (0.2%)
- In 2016, there was considerably higher unemployment within the study area compared to Tasmania (Study area - 9.4%, Tas = 7.0%)
- Most common occupations were Technicians and Trades 16.8%
  (Tas 14%), Clerical and Admin 15.8% (Tas 13%), Community
  and personal services 15.4% (Tas=12.4%), Labourers 14.5%
  (Tas11.6%), Sales 13/3% (Tas 9.9%). Although significiantly
  lower compared to Tas there were pockets of people holding
  'professional' occupations throughout areas (Study area 9.3%)
  versus Tas 18.8%)

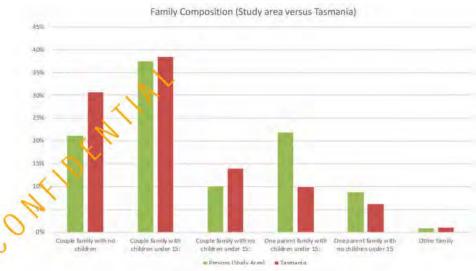


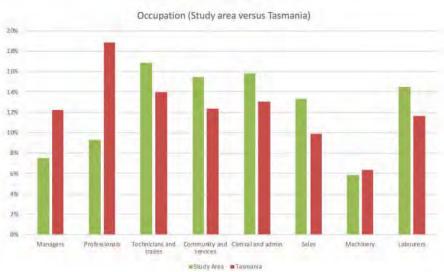
<sup>&</sup>lt;sup>1</sup> This includes Rokeby, Clarendon Vale and Oakdowns, but does not include Glebe Hill.

<sup>&</sup>lt;sup>2</sup> a full set of graphs associated with the demographics is included in Appendix 1

### **Statistics**

- Proportions of families nominating as 'One parent families' were considerably higher than Tasmania as a whole ((Study area 33.6 % versus Tas 17.4%) but couple families with children were similar (Study area 34.6% versus Tas 38.2%)
- Proportions of rental households in 'housing stress' were higher than Tasmania as a whole (Study area 18.3% versus Tas 10.2%), which is considerable given that many are already renting from state or community housing. Median rents at 2016 were similar to Tasmania (Study area 210 per week, Tas 220 per week).
- Separate house was by far the dominant dwelling type with 92.6% of the housing stock in this category (Tas 87.6%). Semidetached proportions were similar to Tasmania, but there was a considerably lower proportion of flats and units (Study area Semi detached 5.4% versus Tas=5.8%; Study area Flat or apartment 1.7% versus Tas 5.7%).





### **Context Analysis**



#### PLANNING DEVELOPMENTS

Clarence Plains consists of established suburbs of Rokeby, Clarendon Vale and Oakdowns. The newly developing suburbs and development are Glebe Hill, Howrah Garden, Paranville and Clarence Heights and also North East Droughty.

Older suburbs have more cohesive sense of identity whereas the newer suburbs may not want to associate themselves with the older suburbs. Established suburbs especially Rokeby and Clarendon Vale have social stigma affliated with the perceived and real crime associated within parts of the area.

A challenge for the Master Plan is to include initiatives that help create a sense of 'oneness' between the established and establishing areas, and ensure that newly developing areas are connected to the established areas.

#### LEGEND

Established Suburb

Upcoming Suburb

### **Context Analysis**



There is plenty of open space in Clarence Plains and also reserve assets that can be opportunities for passive recreational use. Clarence Rivulet is an opportunity to connect the various suburbs and the upcoming sports precinct at Bayview Secondary College can serve as a further anchor of connectivity.

The light industrial area fronting the River Derwent is potentially unattractive. Clarence Plains still has the rural agrarian landscape amidst the development of new housing and future development needs to encourage developers to maintan and enhance this historical landscape.

Landscape Conservation

### **Context Analysis**



#### **COMMUNITY SERVICES & ASSETS**

Clarence Plains has a good access to schools, and a number of community services and assets. This includes Rokeby Neighbourhood Centre, Clarendon Vale Neighbourhood Centre, Youth Centre and Grace Centre. There is currently four discernible activity centres with grocery shops with the historic heart at Rokeby Village Green the most active activity centre. Nevertheless there does not seem to be much cafes and restaurants other than grocery access in Clarence Plains. Upcoming nodes that can be capitalised are Coles retail centre at Glebe Hill on the junction of Pass Road and Rokeby Road and Bayview Secondary College Sports Precinct opposite of Youth Centre on Rokeby Road.

There are a number of inactive community assets such as the Rokeby Trust Hall & Clarendon Oval which can be potential opportunities for further activation.

#### LEGEND

**⊘**⊕ **≅** ⊕ Community Centres Schools

Childcare & Family Centres

Clinics

0 Sports

† 19 11 Church

Grocery Shops

Food

Post Office

Petrol Station

Police

Mission Australia Gymnasium

Beach Upcoming

### **Context Analysis**



#### TRANSPORTATION

There are bus lines servicing Rokeby Road and South Arm Road with three loops; Goodwins Road and Mockridge Road for Clarendon Vale Tollard Drive and Duntroon Drive for west Rokeby as well as Cavenor Drive and Oakdowns Parade for Oakdowns. However, consultation has indicated that the frequency of services is an issue, and due to this many within the study area feel isolated. Ensuring that there are good connections to activity, service and employment nodes outside of the study area is very important.

The lack of efficient public transport services from the study area has encouraged driving as the predominant transport. There are opportunities to improve accessibility from the study area to key external employment, services and activity nodes by advocating for more frequent public transport links, as well as having better active transport links and infrastructure to the higher frequency public transport services in the study area. In addition, there are opportunities of improving accessible and cycling links between the suburbs. With Rokeby Beach there is an opportunity perhaps for boat access.

#### LEGEND



### **Context Analysis**



#### **OPEN SPACE**

Clarence Plains has plenty of open space with rich biodiversity attributed to the Clarence Rivulet as well as great natural assets of Rokeby Hills and Meehan Range. There is also an access to Rokeby Beach. As evidenced in the community survey, the natural areas of Clarence Plains are valued highly by the community. As such, there are further opportunities to improve biodiversity links between the reserve and suburbs.

Paranville the upcoming suburb is planned with great attention to provision of open spaces. North of Clarence Plains has an agrarian outlook which is desirable. Meehan Range has an opportunity for a scenic trail overlooking Clarence Plains.

The Radburn planning of west Rokeby has introduced open spaces that lead nowhere and less than safe. Addressing these issues of safety is a high priority of the Master Plan.

In addition to safety issues, the community has indicated that many facilities could be improved with a more diverse and useful range of amenities and equipment within the current parks and playgrounds.

#### LEGEND

Community Purpose

Open Space

Ru

Landscape Conservation

Watercourse

### **Context Analysis**



#### WALKABILITY

Radburn planning of west Rokeby has introduced backlanes for walkability and additional open spaces for good intentions however as some of the laneways are narrow and lead to nowhere they feel less safe, real or perceived.

South Arm Road, due to to the speed of cars might pose a challenge for walkability between the northern and southern side.

Existing nature trails exist to natural assets at Clarence Plains, although they might need to be upgraded or maintained; this include along Clarence Plains Rivulet, as well as nature trails along ridges of Rokeby Hills, Glebe Hills and Meehan Range. Rokeby Hills and Glebe Hills has a developed and ongoing open space and reserve management plan that can be continued into Rokeby for continuation of biodiversity link and walkability. There is also a informal biodiversity walk at Glebe Hills, as well as an informal heritage trail around heritage buildings near Rokeby Village Green.

There are opportunities to coordinate between the different paths and trails, across the suburbs as well as natural assets including access to foreshore trail.

#### LEGEND

Walking Path
Heritage Trail
Rivulet Trail
Nature Trail
Foreshore Trail

### Consultation Outcomes

Considerable consultation activities were conducted to assist in clarifying the issues and identifying potential opportunities for the Clarence Plains Master Plan. Due to the project being conducted through the COVID-19 Pandemic, all consultations were virtual.

Acknowledging the essential requirement that the Clarence Plains Master Plan respond to the needs and desires of the Clarence Plains community, Clarence City Council hosted several engagement activities targeted at gaining feedback from the community. This included conducting a community survey and providing opportunities for community members to tell their stories about what it is like to live in the area. The results of the community survey are provided below.

In addition to the community, meetings and or other engagement with the following organisations occured:

- . Community organisations such as One Community Together<sup>3</sup>
- · Council officers
- State Government officers, including Department of Education, Department of State Growth, Department of Health, Department of Communities and Housing, Tasmanian Police and Emergency Services
- · Not for profit groups, such as Mission Australia

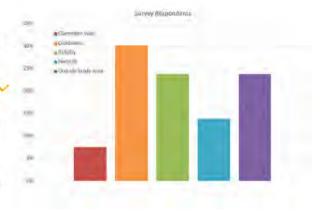
#### COMMUNITY SURVEY OUTCOMES

The community survey was developed by Council with input from the Consultants and asked the community's views on several issues, including:

- Clarence Plains' issues, and current and desired identity opportunities
- · Feelings of Safety
- Expectations around remaining in the Clarence Plains area, and adequacy of housing
- · Transport to work
- Public open space quality and requirements
- Health and community services used and needed in Clarence Plains
- . Businesses and facilities required the Clarence Plains
- Streetscape quality and issues (trees, lighting, footpath)

The survey was advertised through several means and the community was encouraged to complete the survey on-line. Hard copies of the survey were also available at the Neighbourhood Centres within the study area for anyone who required a non-digital version, 28 responses to the survey were received.

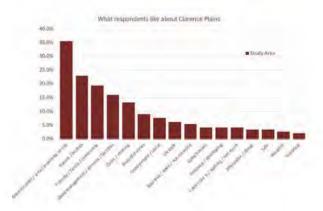
Of the 281 responses received, 76 percent were from people within the Study area, with a spread throughout the suburbs in the Master Plan area. The following sub-section notes the key findings from the survey and Appendix 2 contains further detail.



MODE + 3 CHANGE CLARENCE PLAINS MASTERPLAN

<sup>&</sup>lt;sup>5</sup> Note, the consultants and Council made several attempts to consult with Indigenous Groups, but no meeting was able to be held. The Master Plan will be shared with indigenous groups to provide further opportunities for their views to be included.

## **Consultation Outcomes**



#### What Respondents Liked about Clarence Plains

To commence the survey, people were asked what they liked about Clarence Plains. Responses that were provided by more than 10 percent of the study area included the following:

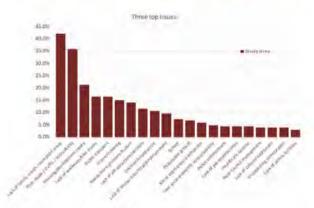
- Good location / proximity to the City (35% of the study area respondents nominated this)
- Nature and the bushlands in the area (23% of the study area respondents)
- Community oriented, friendly and family oriented (19% of the study area respondents nominated this, but it is noted that only 7% of Rokeby's residents agreed)
- Good management of facilities and services (16% of the study area respondents)
- Quiet and relaxing (13.2% of the study area respondents, but 0% nominated this from Clarendon Vale)

#### Three words to describe Clarence Plains

Respondents were asked to nominate three words to describe Clarence Plains, Responses that were nominated by 10% or more of respondents included:

- · Growing / developing / changing (30% of study area)
- Has much potential for the future (20% of study area, although 0% from Clarendon Vale noted this)
- It's a longotten area / disadvantaged (19% of study area, with 57% from Clarendon Vale noting this)
- Family friendly area (16% of study area)
- Poverty / poor / low socioeconomic area (16% of study area)
- Underserviced (12% of study area, but only 4% in Oakdowns)
- · River, nature (11% of study area)

## **Consultation Outcomes**



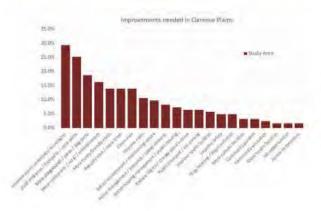
#### Top Issues in the Study Area

Respondents were asked what they felt the top three issues were in the Clarence Plains study area. A wide variety or responses were noted, with the top ten issues being:

- Lack of family, youth and recreational areas (particularly noted from Oakdowns' respondents)
- Poor roads and/or accessibility to other areas (particularly noted from Howrah's respondents)
- Housing issues and issues with development generally in the area (particularly noted from Clarendon Vale's respondents)
- Lack of walkways and bicycle tracks (generally across the area, apart from Howrah respondents)
- Issues with public transport (generally across the area, with a lesser proportion from Howrah respondents noting this as an issue)
- Concerns around crime and in particularly people 'hooning' around the area (particularly noted from Clarendon Vale's respondents)
- The need for more greenery and/or natural areas (particularly noted from Howrah's and Rokeby's respondents)
- Lack of infrastructure and services (generally acknowledged by all areas)
- Unattractive and/or unclean areas (particularly noted from Clarendon Vale's and Rokeby's respondents)

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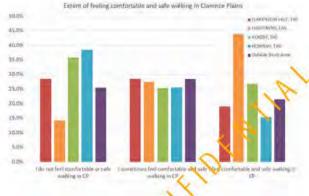
## Consultation Outcomes





The survey also asked respondents what were the three key improvements needed in the Clarence Plains area. Responses that attracted more than 10% of study area respondents included:

- Improving the roads, streetlights, providing transport connections and/or safe under/over pass (29% of study area)
- Walkways / footpaths / cycle paths (25% of study area)
- More / better playgrounds, parks, dog parks (19% of study area)
- Restaurants / retail / entertainment facilities (16% of study area)
- More family friendly areas (14% of study area and noting that 27% of Clarendon Vale's respondents noted this response)
- Beautification works, more trees, more greenery (14% of study area)
- · Ensuring the area is clean (14% of study area)
- · Generally improving the area (11% of study area



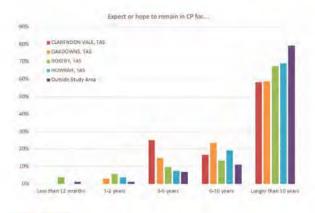
#### Safety

Survey respondents could nominate whether they felt safe and comfortable walking around Clarence Plains. More than half of all respondents indicated that they did not, or often did not, feel safe and comfortable in Clarence Plains. The highest proportion of people feeling safe walking in the region were from Oakdowns – here, 44% of respondents indicated they felt safe in the area.

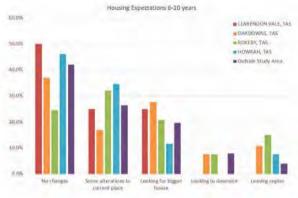
The top three responses that would make survey respondents feel more comfortable and safe in Clarence Plains included:

- Decrease crime / improve surveillance / police presence, and/or
- Having better lighting throughout the area and particularly in streets and public areas
- · Improving / maintaining footpaths and facilities

## **Consultation Outcomes**





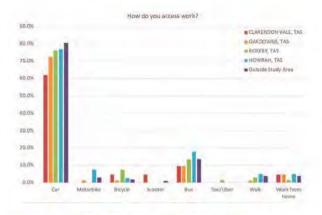


#### Housing

The majority of survey respondents indicated that they expected/hoped to stay in Clarence Plains over the longer term. However, approximately 39% of respondents from Clarendon Vale and Oakdowns indicated they expected/hoped to move from the area over the next 10 years.

Many respondents were happy with their current housing, and less than 10% indicated that they would be downsizing over the next 5-10 years. There were small proprotions of respondents who indicated they would be leaving the region, particularly in the next 6-10 years.

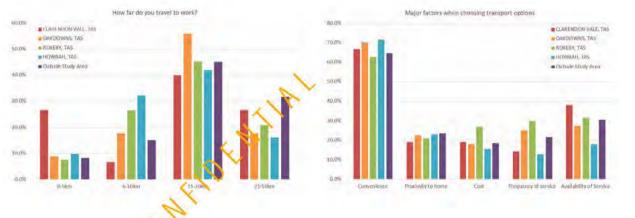
### **Consultation Outcomes**



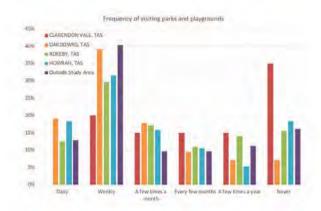


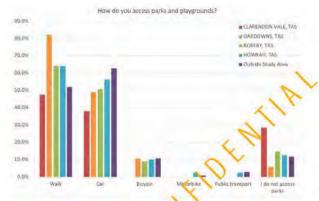
Most survey respondents accessed their work via car, with around 11% of the study area respondents utilising the bus to access work – this included 10% for Clarendon Vale and Oakdowns, 13% for Rokeby and 18% of respondents from Howrah. Less than 5% of survey respondents worked from home.

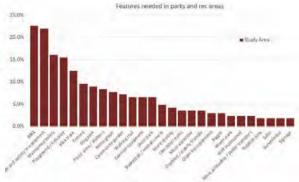
On average, survey respondents within the Study Area travelled approximately 16km to arrive at work. However, there were variations by suburb, and some respondents indicated they travelled upwards of 21km to access their workplace. Major factors noted in determining mode to work included convenience (at least 63% across all suburbs). Some respondents indicated that availability of options, frequency of options, cost and proximity to home were also considerations.



### **Consultation Outcomes**



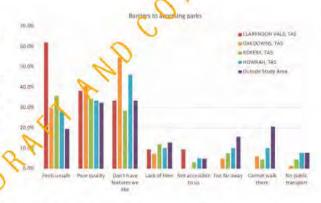




# Public open space (including parks and playground)

Respondents were many questions about parks and playgrounds in the Clarence Plains area. On average, respondents from the study area visited parks and playground more than 1 time per week, with a number of respondents from all parts of the study area except Clarendon Vale utilising parks and playgrounds daily. Approximately 60 percent of respondents from the study area walk to parks, and most of the remainder drive. Only a few cycle to parks.

Some people liked that some of the parks were spacious accessible, in good condition and the natural/green. However, many indicated that there were issues with the current offering of parks and playgrounds. Around 15 percent of those who answered the frequency of visit to public open space question indicated they did not ever visit parks. Survey respondents noted that there were barriers to visiting parks and playgrounds, with the most frequent responses indicating that

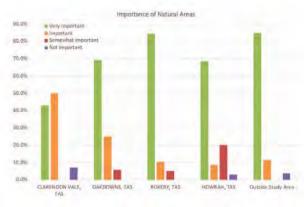


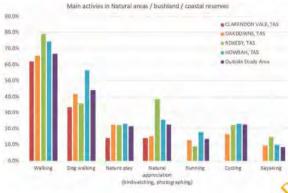
- The current parks and playgrounds do not have the facilities respondents would like; and/or
- The parks, playgrounds and equipment are of a poor quality; and/or
- They felt unsafe in the open spaces in Clarence Plains (particularly respondents from Clarendon Vale).

Many features were indicated as being needed in parks and playgrounds. The responses that were nominated by more than 10% of the study area included the following. Lessor occurring responses are shown in the graph at the end of the sub-section:

- · Barbeques (23% of the study area indicated this feature);
- Upgraded and a wider variety of equipment (22%)
- · Maintained toilets and amenities (16%)
- Better playgrounds, areas for children to play (15%)
- Bike tracks (13%)

# **Consultation Outcomes**



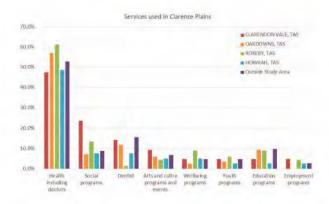


#### **Natural Areas**

Over 75% of survey respondents felt that the natural areas were very important, with an additional 17% thinking they were important. Survey respondents indicated that the visited natural areas for the nature and wildlife or bushland (38% an 19% respectively), because it is accessible or convenient (26% and 14% respectively) and because of the great views (14%). The main activity in the natural areas walking.

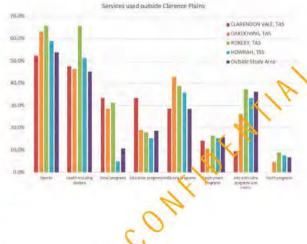
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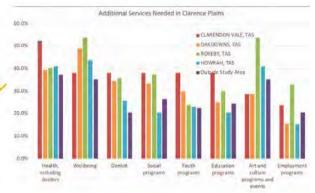
### **Consultation Outcomes**



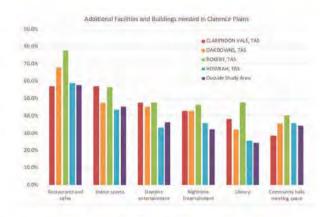
# Health and community services used and needed in the area

Health services were the most highly nominated services used in the Clarence Plains area by respondents of the survey (with between 48% and 62% of survey respondents indicating they used the health services provided in Clarence Plains). Approximately 20% of Clarendon Vale respondents also noted they used social programs. However, many respondents indicated that it was more usual for them to use services outside Clarence Plains when it came to health and wellbeing. There was a high demand for further local health and well being from many survey respondents.



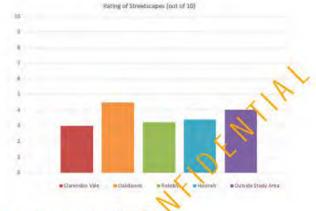


### **Consultation Outcomes**



### **Business Services and Facilities Needed**

Survey respondents were asked what additional facilties and buildings they felt were needed in Clarence Plains. Over half of all respondent indicated that restaurant and cafes were needed, and around 50% also indicated indoor sports facilities. Daytime and night time entertainment were noted, and between 30% to 47% indicated that libraries and further community halls/meeting spaces were also needed. Only a minority of survey respondents indicated that no further facilities were needed.



### Streetscape Quality

Streetscape quality in Clarence Plains was generally classified as low by most survey respondents.

# **Scoping Study Findings**



Stigma of Clarendon Vale. Not all in study area identifies with Clarence Plains. Need to bring community in. Need an intergenerational approach.



Economic stability and improvements in wellbeing. Access to jobs. Acess to services. Access to required infrastructure and facilities.



Diversity of housing need to be addressed. Matching housing types to the need



Sustainability important. Need to ensure community values this too. Built form also important parks, open space and tracks and trails need to be safe functional and attractive.



Provision of health services important. Aging in place, 'hospital at home' services all need to be address. Potential for trials in the area?



History - Indigenous and non-indigenous cultural heritage reflected where possible



Connections important - transport within study area. Linked to key node outside study area, walkability, safety of connections, tracks and trails. Great work being done on trail biking in partnership with others, but more is needed.



Creation of community hubs necessary. Active and passive recreation needs to be activated and assisted in community ownership wherever possible by arts events and creativity

# Opportunities to take forward



From stakeholder discussions, there were various strengths, weaknesses, opportunities and constraints identified in the map on the left. These are categorised into three groups; open spaces, planning and community development.

LEGEND

Open Spaces

Planning

Community Development

# Opportunities to take forward



#### **PUBLIC ASSETS**

From council asset register there are several disused assets in addition to council open spaces that can be revitalised such as;

- · Rokeby Trust Hall & Public Toilet near Village Green
- Village Green a small cricket ground
- Clarendon Vale Oval & Changeroom Facility

Other council assets that are in use are:

- Rokeby Community Centre on Nelson Park & Tollard Drive
- Social Heart & Skate Park adjacent to Clarence Plains Child and Family Learning Centre at Clarendon Vale
- Youth Centre on Rokeby Road due for renewal

LEGEND

Open Spaces

A Playground

## Masterplan: The Big Moves



Creating a cohesive distinctly 'Clarence Plains' environment - both aesthetically and through connectivity - this includes streetscapes, amenity, links, safety and incorporation of history and indigenous culture



Celebrating the natural
environment - ensuring natural
areas developed sensitively such
as interpretative walks as well as
having natural flora reacquainted
throughout the area



Increasing pride and 'oneness' through the area by ensuring One Community Together are partners in implementation, by utilisinglocal artists, ensuring walks and interpretation include local organisations, and making sure public parks and playgrounds are safe



It is heard that there are calls for cohesion whilst being aware that each area of Clarence Plains is unique. This cohesion can be assisted through connectivity and a core area. Recreation, nature and sports often bring people together, it is proposed that this becomes the spine of the master plan of Clarence Plains.



Creating and consolidating community hubs -this will be the focus and will encompass many of the other issues - include retail, commercial, community services, potentially residential

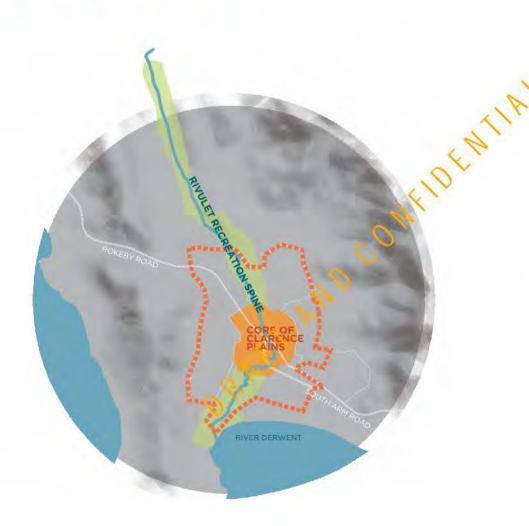


services and employment both within the study area where possible and also via public and private transport, but also external to the study area through connections -for example 'in reach' hospital services, creating real opportunities for employment through trade centres and links with existing services



A safe and inviting place for all diversity of housing, ensuring services are present, aging in place, parks that are safe and functional universal design and access

# Masterplan: Spine and Core



The centrepiece of the masterplan is the natural spine of Clarence Plains with Bayview being the central core.

These areas and activities will be utilised by everyone, and it is envisaged with pathways and connections throughout to ensure all neighborhoods are connected to the spine, connected to each other and connected to external areas.

The spine will also connect north and south developing areas, such as the future Skylands development and others.

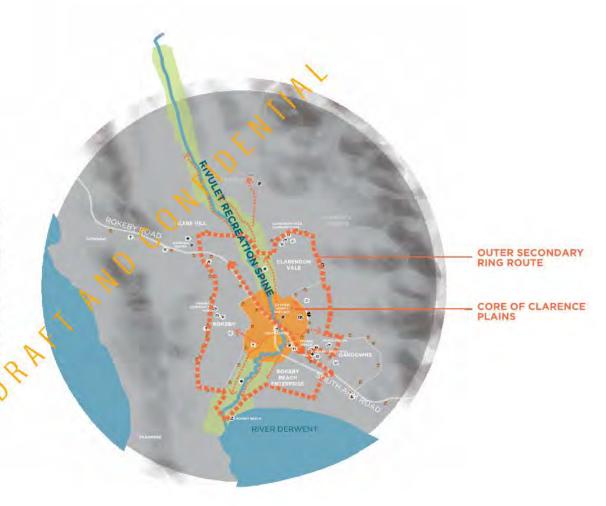
As well as a cohesive core and spine, cohesion for the wider Clarence Plains area will come through consistent aesthetic streetscapes and planting and will incorporate indigenous and non-indigenous history where appropriate.

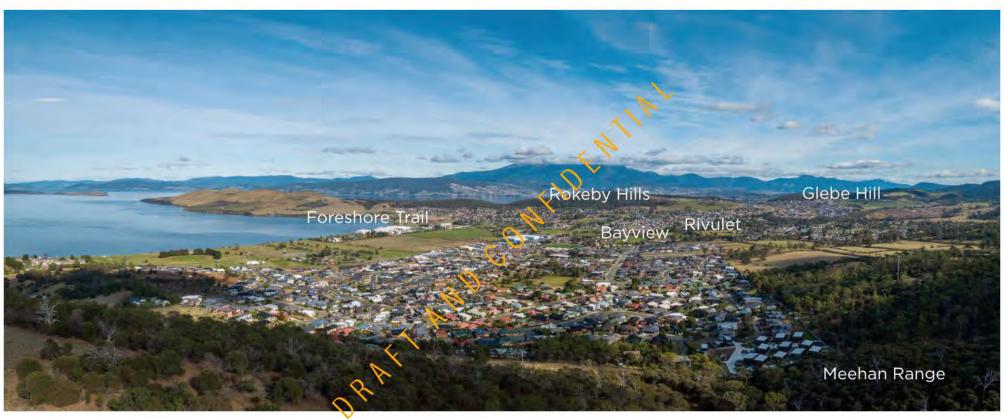
# Masterplan: Ring Routes

The core and recreational spine will be a shared area, owned by all in Clarence Plains – not wanting to create sides and isolate communities either side of the spine.

As such the precinct planning – in the following pages, will have overlapping areas between precincts so that there are no isolated areas are created. There will be considerable active and visual links and connections between the areas.

The core area will be strengthened with reinforced connections to outer areas, and it is also proposed to create a ring route with community bus for example to connect all the community hubs in the different areas. This is based on existing road and connections as much as possible, will have active transport options, and have cohesive planting and street works to create a spine that can connect all of Clarence Plains. Part of the route is aspirational to be developed in the future.





Natural assets as identity of cohesive Clarence Plains

# **Masterplan: 5 Distinctive Precincts**

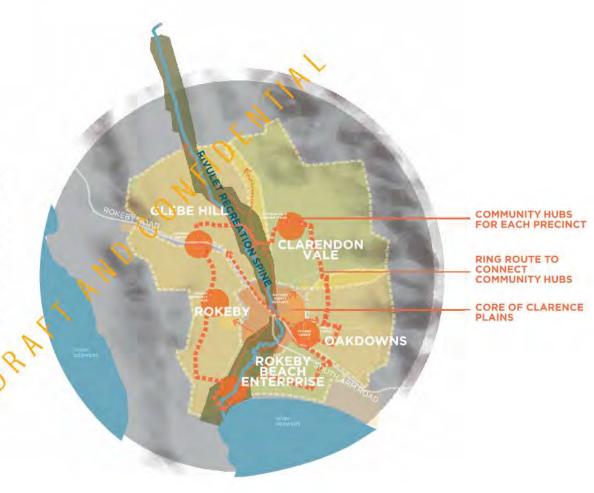
Celebrating the uniqueness of each of the precincts is important - it pays respect to the people who are there, and provides the ability for community pride to shine through as people place their own stamp on them.

However the intention is to not create Islands – as such the proposal to blur the edges, and have the precincts overlap via connections, shared valued areas & facilities, connective walkways and planting.

The precincts will all be underpinned with their own hub - and the hubs' roles will be based on what is, in the first instance, most important to that community.

The hubs will also contain some level of service or facility that is likely to be valued by other neighbourhoods, and therefore create a 'reason' for people from other precincts to frequent areas outside their immediate surrounds

All hubs shall be easily accessed by the whole of Clarence Plains and accessibility, walkability, livability, safety and good quality density will be common traits in all.



## **Masterplan: 5 Distinctive Precincts**

#### GLEBE HILL

Centred on the retail/commercial centre, this will be one of two book ends for the commercial areas in Clarence Plains. It will be underpinned by open space and aesthetically pleasing areas.

#### ROKEBY

Centred on the Rokeby Community Hub, it is envisaged that this would also include incubator space, employment services, and further potential health services. Open space and youth space will be proposed.



#### ROKEBY BEACH ENTERPRISE

This area is bounded by the proposed South Arm Road Realignment, the envisaged High Street to the north and to the south, Derwent River to the south, and the Rivulet Spine to the west. Although further into the future, it is envisaged that this area could be sensitively developed and have a focus on the beach, while still including housing, employment and enterprise including future technology, light industry & marine sectors. This area should be subject of a detailed masterplan to capitalise on its existing natural potential.

#### CLARENDON VALE

Centred on the Clarendon Vale Community Hub, we propose to encourage other support and health services to locate here, include a not for profit presence and the potential for a café doubling as a training hub. Improved recreational areas and youth space are also envisaged.

#### OAKDOWNS

Centred on the Village Green area and the Grace Centre, this beautified area will be the other book end for the commercial presence of Clarence Plains. It would also include an upgraded open space/recreational facilities and consolidation of youth training facility at Grace Centre.

# Masterplan: Key Elements Throughout



Identity of Clarence Plains -Indigenous & non-indigenous history and natural assets



Alleviating social stigma through narrative sharing, public art & mentorship



Community development through consolidated hubs and working with community groups



Provide for equitable access, permeable walkable neighbourhoods and active travel by foot, bicycle or mobility device



Improve access to health, employment and training outside the area



Build & improve & facilitate Aboriginal engagement and community



Safety at the foreignt by Crime Prevention Through Environmental design (CPTED) to be utilised throughout, increasing passive surveillance, and sense of ownership increased through community programs, local artists such as lighting as public art



Tree planting for comfort on the streets as well as potential for food sources. Streetscape activation through planting, street front planning improvements & flexibility such as, verge, swings, gatehouses



Density in appropriate areas only with diversity of housing with sensitive development & rezoning close to services & transportation



btilisation of local artists with council art strategy to be site specific / local narratives and other community projects to create sense of ownership



Digital connectivity within residential areas and in community hubs



Environmental sustainability through biodiversity & river trail & connections, community gardens & education in open spaces



Working with community group to synergically develop walking, cycling and nature trails



Youth employment & social inclusion through apprenticeship, work experience, recruitment & maintenance programs



Economic prosperity – entrepreneurships, markets, links to employment nodes, development of shops



Provision of health services through 'in reach' services trail & synergy with childcare centres



Recreational and nature areas to be upgraded to be safe and inviting

## Precinct Plan: Rokeby



## Precinct Plan: Oakdowns



### Precinct Plan: Clarendon Vale



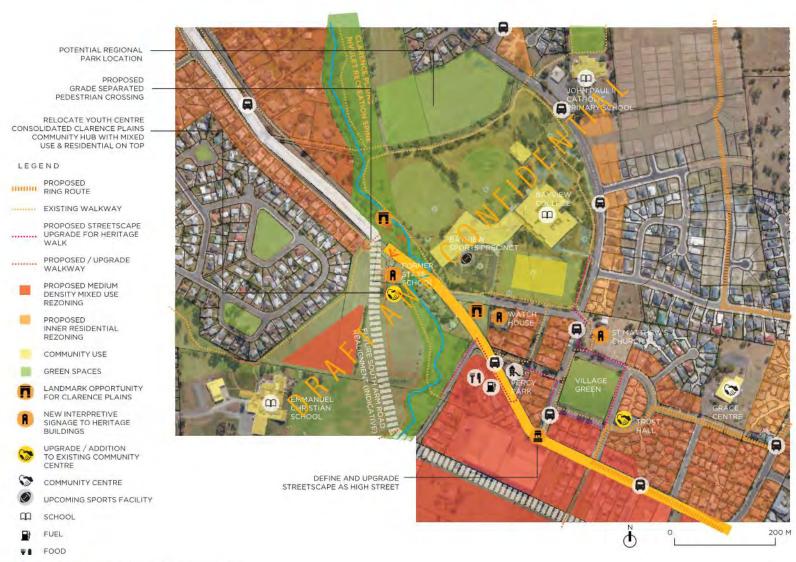
### Precinct Plan: Glebe Hill



# Precinct Plan: Rokeby Beach Enterprise



## Clarence Plains Community Hub Masterplan



# **Rokeby Community Hub Masterplan**



# Oakdowns Community Hub Masterplan



# Clarendon Vale Community Hub Masterplan



MODE + C CHANGE CLARENCE PLAINS MASTERPLAN

# Glebe Hill Community Hub Masterplan



# Rokeby Beach Community Hub Masterplan



### Sensitive Densification



Possible apartments & mixed use rezoning & development

Inner residential zoning Maximum height 9.5m

Possible inner residential infill rezoning (close to high frequency transport)

Possible inner residential infill rezoning (close to bus transport)

Community Services

Utilities

Existing Green Spaces

Proposed Green Spaces To provide diversity of housing, it is envisaged to sensitively and carefully densify areas near to transport. Areas near high frequency bus network can be rezoned into inner residential that allows different types of housing such as townhouses whereas medium frequency bus network areas can be densified such as group housing.

Areas close to services and shops such as Rokeby and Rokeby Beach Enterprise can be envisaged to be rezoned to medium density to allow mixed use of shops, retail activity and medium density apartments, providing employment and economic activity to local areas.

Indicative examples of these housing typologies is shown in the following pages.

### **Indicative Typological Examples**





















#### TOWN LANDMARK

#### VISITOR / INFORMATION PAVILION

The masterplan proposes the core centre of Clarence Plains at the intersection between the Clarence Plains Rivulet and Rokeby Road, befitting the name of the area and accessible to all, as well as reinforcing the identity of the area. It is envisaged that a town landmark structure, serving both as visitor & information pavilion and destination overlooking the area. This area also serves as the entry point to the main street towards current South Arm Road with shops as well as historic Village Green with surrounding heritage buildings such as Rokeby Watch House and St Matthew's Church

### CLARENCE PLAINS RIVULET LANDSCAPE RECREATION SPINE

Clarence Plains Rivulet as well as Stokell Creek is designated as the recreation spine of the proposed masterplan, accessible to all. The aim for Clarence Plains Rivulet Landscape Recreation Spine redevelopment is to emphasise the natural waterway of Clarence Plains Rivulet as a natural asset by incorporating trails, landscape & biodiversity activation, conservation & improvement, education and interpretation and a main anchor between different suburbs. The material selection and design of the paths should allow the water and natural landscape of the rivulet to dominate. Trailing from the mouth of the rivulet and saltmarsh close to Rokeby Beach, the Rivulet leads to the core centre of Clarence Plains at the intersection of Rokeby Road, and northwards towards Clarendon Vale Oval, and through to Clarence House Estate and beyond, as well as splitting off to Stokell Creek at future Paranville development.

The landscape development could include new boardwalks as well as upgrading existing trails with seating, interpretive signage informing the visitors about the historic values of the Rivulet. The idea is to reimagine the Clarence Plains Rivulet by allowing visitors to enjoy a diverse palette of native vegetation, a waterway and pathways.

#### SALTMARSH COASTAL & INDIGENOUS INTERPRETIVE TRAIL

At the mouth of the Clarence Plains Rivulet, the saltmarsh presents an important habitat that support a community of distinctive freshwater and marine plants and animals. This area is special and would need to be continuously, carefully conserved and properly and sensitively managed, whilst presenting an immense opportunity for appreciation, education and interpretation. This could be coupled with indigenous knowledge of the rich flora, fauna and the coast as well education on potential midden sites.

Meeting between the Clarence Plains Rivulet, the beach and saltmarsh, a future community or learning hub could be located here whilst being sensitive to the area. There is also a desire for a foreshore trail eastward towards the Police Academy although this would have to take into account current issue of coastal erosion.

This is also the junction between Rokeby and the future Skylands development and coastal trail further south as well as a desired connection as a potential but delicate bridge between Rokeby and future western redeveloped industrial area.

## **Indicative Typological Examples**

























#### ROKEBY BEACH FACILITIES LANDMARK, KAYAK RAMP & PIER

Rokeby Beach is an accessible beach from Clarence Plains and can be an important recreational point and transport stop for the area. It is a current stop for kayak trails, and opportunity for a proposed pier.

With that there is a great opportunity for a proposal for a facility for water sports such as existing kayak, windsurfing, rowing, as well as a potentially a roofed beach pavilion, toilet facility, barbecue with active landscaped elements as well as a proper boat ramp and jetty.

It can also be a destination by way of a incorporating a landmark art structure to incorporate all of the above, denoting the meeting point between Clarence Plains Rivulet, Rokeby Beach, the saltmarsh as well as River Derwent - further reinforcing the identity and interest of the area.

### NATURES FIRE & SUBURBAN TRAIL

The junctions between nature trails, suburban, rivulet and coastal walking trails can be coordinated and improved with signage and rest stops to encourage connectivity and activity between suburbs and outside of Clarence Plains. This is particularly obvious between Glebe Hill Bushland Reserve and Rokeby Hills Bushland Roserve and their adjacent housing areas.

On the eastern end there is desire to establish nature trails apwards to Meehan Skyline Trail alongside Meehan Range - and as indicated in Clarence City Council's Tracks & Trails Action Plan - negotiation with private landowners is crucial to allow public access on these trails and concurrently with existing and future fire trails to improve walkability and better appreciation of natural areas. The maintenance of fire and other trails and controlled bush fire can also be community and employment activities. There is also construction and maintenance opportunities for synergies for trails to be developed for cycling, mountain biking and horse riding to detract from illegal trail biking.

These trails can connect to interest points such as public art, lookouts and embellished utilities such as water tanks. These can form a biodiversity corridor between the hills, suburban reserves and waterways throughout Clarence Plains.

#### LOOKOUTS

Clarence Plains has great natural assets that can engender the identity of the place, from the rivulet, hills as well as the coast. Specific lookouts can be proposed as interest points to view Clarence Plains from, increasing recreational activity and encourage people from different areas to visit.

From the hills such as Rokeby Hills, Glebe Hill and even Meehan Range, lookout points can be constructed alongside nature trails as well as utility infrastructure such as water tank can be upgraded to include a lookout and interpretational signage. Such lookouts can overlook Clarence Plains, giving greater sense of identity of place.

Similarly this can be proposed at Clarence Plains Rivulet and can also be coupled with the landmark structures, potentially located at strategic locations such as the core of Clarence Plains, nearby Clarendon Vale Oval, Clarendon House, Clarence House Estate and even at Rokeby Beach.

## **Indicative Typological Examples**



















#### STREETSCAPE BEAUTIFICATION

The masterplan proposes improvements to the streetscape character of the suburban area. This includes street tree planting, better street lighting and pathway upgrades for aesthetics, shade, safety and accessibility. Additionally house owners can be encouraged to take ownership of the verge and street front by relaxing the planning policies to allow for minor structures such as letterboxes, benches, swings, treehouses, gatehouses, stands, street library, to improve street activation, passive surveillance as well as encouraging residents to plant out their verge with gardens. Other commercial uses such as street from home office, shop houses and workshops can even be encouraged to further street interaction and support entrepreneurship.

Street calming measures may also be implemented in areas of high speed traffic to make streets safer and more pedestrian friendly.

















#### RING ROUTE COMMUNITY BUS

The proposed ring route connects community hubs in different areas, for residents to travel around perhaps with community bus service. This ring route to be emphasised with streetscape upgrade that reinforces the importance of this route, for example with strategic tree avenue planting of a similar species to highlight the street.

Inner connections between the ring route and the core is also proposed to encourage movement, walking and vehicular towards the core district of Clarence Plains. This is important to link to employment nodes both inside and outside of Clarence Plains.

### SUBURB OPEN SPACE STRATEGY NATIVE PLANTING, TREE ORCHARDS & PERMEABLE FENCE

Rokeby and Oakdowns are both Radburn planning suburbs that are blessed with abundant open space facing the back of houses however are likely perceived to be unsafe due to lack of activation, passive surveillance and access. This can be improved by various activation and crime prevention through environmental design strategies, by improving access and visibility from road to these open spaces through land acquisition, native planting to improve the open spaces, better lighting and visually permeable fencing towards these open areas to improve passive surveillance as well as community food gardening schemes, such as fruit orchard and bush tucker to increase activation to these open spaces and also as outdoor learning spaces.

Other activation opportunities include amenity upgrades such as dog park, basketball courts even community tree houses- to be reviewed as part of a wider open space strategy throughout Clarence Plains. There also needs to be continued work with police on community policing in regards to safety.

# **Indicative Typological Examples**

































#### WEEKEND MARKETS

Introducing a seasonal or weekend market to Clarence Plains will be a great opportunitty for increasing the social interactions and community engagement. The weekend market would consist of platforms for craftspeople, artists, chefs and bakers to sell their goods. Along with many stalls for other products to be sold. The Seasonal market would would consist of season specific goods for the wider community such as from fruit orchard trees and bushtucker food.

### HIGH STREET

As the future South Arm Road is realigned, the masterplan proposes the reimagination of the current South Arm Road in Oakdowns to be slower traffic with pedestrian friendly and accessible walkways. This would include activating the street fronts by introducing shops, cafes and other retail facilities. Adding benches, lighting, public art and landscape treatment would soften the street to be welcoming to the residents and wider community as well as generating local economic activity.

#### INDUSTRIAL WAREHOUSES FOR CREATIVE BUSINESSES & ENTERPRISE

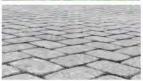
South of South Arm Road at Clarence Plains and facing foreshore has a current industrial precinct that is less than attractive. This is potential to attract creative industries and enterprise by proposing adaptive reuse of existing warehouses. The existing precinct can still accommodate maritime and IT industries but also creative industries such as, art & gallery, fashion design, workshops, offices and boutique shops in addition to residential on top.

This precinct will also take into account that the foreshore of Rokeby Beach is a natural asset and to have setback fronting the foreshore to ensure that this area will be appreciated and enjoyed by the community.

### **Indicative Typological Examples**





























PEDESTRIAN BRIDGE & GATEWAY

High speed traffic of Rokeby

Road and South Arm Road

unfortunately divides Clarence

Plains into north and south,

thus there is a need for a

possible pedestrian bridge

for connection, particularly

between Glebe Hill and Howrah

to link both commercial areas

and suburban areas. Located

as the entrance way to

Clarence Plains this proposed

pedestrian bridge can serve as

a gateway landmark to signify

the arrival and reinforcing

identity to the area as a whole.



POWER TRANSMISSION WILDFLOWER CORRIDOR

There is power transmission easements around Clarence Plains particularly one on the eastern end of the future development Paranville. Whilst no trees are allowed on these easements, there is an opportunity of rehabilitating these easements as a green public corridor for wildflower pollinations, increasing interest in the area.

Simultaneously these easements can provide public walking linkages such as one further south of South Arm Road.

#### HERITAGE TRAIL

Clarence Plains has a few heritage buildings that are worth celebrating and brought to activation; this includes St Matthew's Church, Rokeby Watch House, Rokeby House, Clarendon Vale House and Clarence House Estate. St Matthew's Church can be restored and repurposed and rejuvenated as a local museum and point of interest, whereas Clarence House Estate can be discussed as a public destination and wine tours, reflecting on history of Clarence Plains.

The heritage trail can be upgraded by paving and interpretive signage and concurrently commercial street of current South Arm Road can be redesignated as a main street that is more friendly to pedestrians - by paving, public art and streetscape upgrades to lighting and bench to improve placemaking. Similarly this can be applied to activity centres around community hubs in each precincts.

Community and public art such as mural, active graffiti spaces, sculptures and even structures are opportunities to reinforce and enrich the identity of place, especially if they are tailored to be site-specific to Clarence Plains, which can be visual but also parrative to share history and memories of experiences of Glarence Plains. This can vary from murals depicting local floral & fauna, landmarks, landscapes, history, maps to outdoor sculptures repurposing recycled materials or disused artifacts - that can be located in various areas including activating open areas, points of interests along trails and particularly activity centres and precincts.

SITE-SPECIFIC PUBLIC ART POLICY

This can alleviate social stigma by narrating the diverse history of the space and discourage unwanted graffiti as well as activating spaces and increase passive surveillance in addition to the obvious improvement of aesthetics to streetscape and landscape. Community hubs can also support spaces as art workshops to cultivate art and resident artists or organising community art events. Suburban walking trails can be futher developed to describe history of place together with story sharing and mentoring by local intergenerational champions.

Similarly at the junction between Rokeby Road and Pass Road an opportunity for public art that signifies as a gateway can be proposed.

### **Indicative Typological Examples**





























### CONSOLIDATED COMMUNITY HUB WITH RESIDENTIAL ABOVE

Consolidating community / youth hub with co-location of multi-agency approach of community services such as housing, medical, employment, art space, workshop together with outdoor amenities & recreation such as playground, community garden as well as commercial, retail, cafe as employment training such as hospitality as well as shop top medium density residential in addition to the usual community services such as digital hub. library and community spaces for hobby, study and gathering. This is as community hubs can play a role of activating the area and as meeting points they are located in; a consolidated one in their respective precincts as activity centres.

Links to schools, education, sports and other open spaces for community hubs will also be important, maintained and improved upon such as trade apprenticeships, work experience through schools and recruitment with key services. Adjacent open spaces to hubs including Village Green can be weekend market of crafts and food to develop further employment and entrepreneurial opportunities. For health services, there is opportunity for trial of in reach services with Department of Health with suburbs of high walkability as well as co-locating aging activity centres with childcare services.

### CINNER RESIDENTIAL

Clarence Plains are is identified as one of the fastest growing areas in southern Tasmania, and the current planning policies needs to be reviewed to accomodate new housing supply whilst also reducing sprawling and loss of natural biodiversity assets of the area. In alignment with Department of State Growth's report of Toward Infill Housing Development, the strategy of future residential development should include infill development with close proximity to public transport, amenities, employment and greater diversity of housing. While the development of greenfield single residential will continue at the behest of upcoming land developers, this masterplan looks at potentially rezoning existing residential areas close to public transport to allow for appropriate density and diverse housing stock, including grouped housing, townhouses and terraces as identified, as well as casual commercial uses such as home offices, shophouses and workshops at streetfronts to activate streetscapes. Such infill rezoning should allow up to maximum of 3 storeys, relaxation of setbacks whilst still mandating minimum open spaces for residents.

For this the higher priority is areas closer to the more frequent bus network and subsequently the less frequent bus network.

#### MIXED USE MEDIUM DENSITY DEVELOPMENT

It is important to acknowledge that medium density development needs to be balanced with the landscape character of Clarence Plains as not to detract from aesthetics of the skyline whilst also admitting benefits of economic development, employment opportunities, streetscape activation, greater housing diversity and affordability. As such areas of mixed use medium density development rezoning is identified at activity centres, surrounding community hubs and commercial centres such as in around Rokeby Hub at Hart Place, as well as current industrial zone south of South Arm Road towards the foreshore. Such rezoning should allow up to maximum of 5 storeys development - as well as encouraging commercial and enterprise uses on ground level facing the street whilst also preserving the natural frontage towards the foreshore for community enjoyment.

South Arm Road realignment project by Department of State Growth should guide a new transport hub around the mixed use medium density & industry area - to allow for connectivity between Clarence Plains and external nodes for services and employment.



# Open Space and Connections Strategy | Summary

The Open Space and Connections Strategy is a continuation of the central Clarence Plains Masterplan document. This strategy further develops the core masterplan themes of connection, community and celebration of the natural environment.

This Open Space and Connections assessment aims to address current gaps within the planning scheme and is to serve as a base for further improvement through community and public works consultation.

#### **OPEN SPACE SUMMARY OF FINDINGS**

Extensive background research has been prepared to identify all Open Space and Connections opportunities and constraints as well as areas for immediate action. A summary of the finding outcomes is listed below:



Several opportunities for open space development identified



Opportunities for the development of the rivulet outlined.



Park matrix and level of embellishment for each park category established.



Street Profile Framework (level of development) established.



Park embellishments for existing parks identified.



Current street tree application explored.

#### **OPEN SPACE PRIORITY ACTION RECOMMENDATIONS**

From the initial research findings the follow priority recommenations, within the document can be made for the Greater Clarence Area:



Several new District parks and a Regional Park location identified.



High Street revitalization recommendations made.



Recommendations for additional park embellishment outlined.



Future Street Tree Strategy (including species and placement) outlined.

### OPEN SPACE AND CONNECTION STRATEGY CONTENTS:





- · OPEN SPACE REGISTER MAP
- OPEN SPACE PLACEMENT PROPOSAL MAP





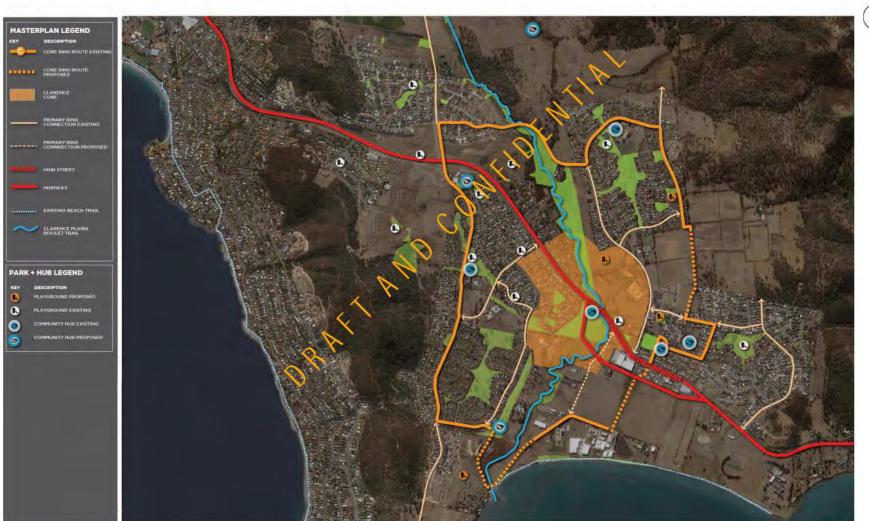
- STREET LEVEL PROFILES
- STREET TREE STRATEGY
- . HIGH STREET STRATEGY

MODE + C CHANGE CLARENCE PLAINS MASTERPLAN

# **Open Space + Connections Maps**

CORE CONNECTION THEMES | SCALE: 1:12500 @ A3

The masterplan below represents the Core and Secondary Ring Routes that will define the connection between suburbs. Through the centre of the precinct is the Rivulet Recreation Spine.



# **Open Space + Connections Maps**

SECONDARY + TERTIARY CONNECTIONS | SCALE: 1:12500 @ A3

The map below defines all connections of significance within the study area and how they interact with the Ring Route and central Recreation Spine. This allows us to determine gaps in the infrastructure and make future recommendations.



## **Open Space + Connections Maps**

#### OPEN SPACE REGISTER | SCALE: 1:12500 @ A3

An analysis of existing parks and open spaces in the study area was undertaken to determine their location, distribution, size and level of embellishment. This information was used to make recommendations as to where existing parks might be further embellished or where new parks might be established. Suggested levels of embellishment for each park type are provided in the Park Categorization Matrix and Park Profiles.

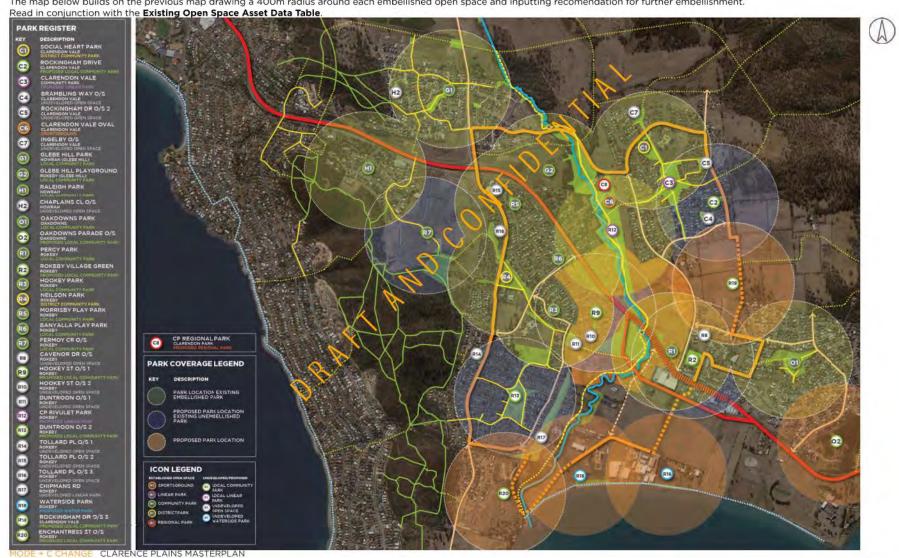




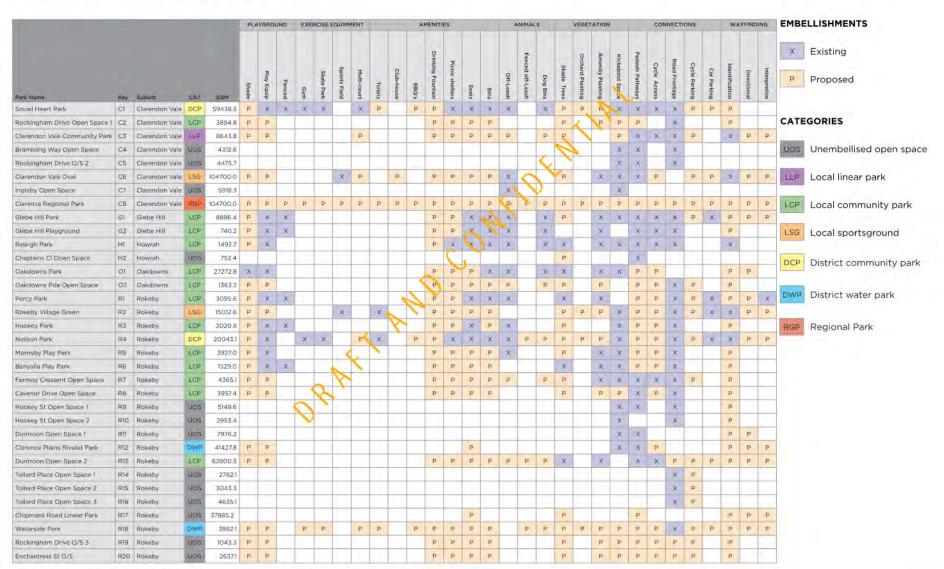
## **Open Space + Connections Maps**

OPEN SPACE DISTRIBUTION | SCALE: 1:12500 @ A3

The map below builds on the previous map drawing a 400m radius around each embellished open space and inputting recomendation for further embellishment.



### Park Embellishment Matrix



## Park Categorization Matrix and Park Profiles

Suggested		Open Space and Links		Recreation Range	and Opportunity			Ancillary Works	
Park Category	Access	Area and Topography	Distribution	Facilities	Carparking	Signage	Planting	Scenic Quality	Heritage/ Indigenous
Linear Park	Close (i.e. within 400m) to ancillary streets and located on or close to bikeway network.  Where practicable, the perimeter length of the park has direct frontage to a public road of public place.  Provide access control barriers e.g. bollards, access gates	Linear Park to be a minimum of 30m width.      To be located outside of Waterway channel whenever possible.      No criteria for topography, except that it be accommodating for pedestrians, cyclists and maintenance access.	These Linear parks are to actively provide connections between the Core/ Secondary Ring Routes of Clarence Plains and Ring Spoke connections.	Pathways including pedestrian and cycle access with max 1:20 grade. Shade planting. Seating every 500m Drinking Fountain every 1km	No formal carpanking on site.	Identification Signage.  Directional Signage Interservive Signage.	A predominantly vegetated corridor, using endemic species.      In identified instances, Linear Park connections are to incorporate 'Orchard Corridors' of adible fruit species.	A shaded linear walking track, taking advanatge of elevated or water views where possible:	Retain and protect any features of cultural significance     Protect and interpret relevant features of the trail.
Local Sportsground	On or close to major street and within 400m of a regularly serviced bus route  Located on or proximate to bike/pedestrian pathway network.  At least one side of sportsground to have direct frontage to a road or public plece. Provide access control barriers e.g. bollards, access gates	Minimum Sha, and regular in shape. Topography to avoid major cut and fill. Frield gradient 1:70-1:100 Site area to exclude land below Q10 flood level. Minimum Q10 flood level for ovais and fields. Minimum Q50 flood level for courts are fenced. Minimum Q100 flood level for courts are fenced. Minimum Q100 flood level for buildings, playgrounds and other expensive facilities.	Adequate coverage within each study area for max. 10min drive or 20 minute cycle ride.  Where possible, these facilities should be close to proposed neighborhood centers and major recreation zones.	Sports Fields, courts, and wickets, with a north-south orientation     Pathways including pedestrian and cycle access with max 3:20 gm de.     Play space 20m x 15m including shade     Multi-purpose Courts (x4)     Amenities building (5 cubicles)     Bicycle harking     Scanda     Drinking Fountain (x1)	Legran scess pad     Formal carparking on site 100 - 150, cars and 4 coaches.     Överflow parking for 50 cars or onstreet parking desirable.	Identification     Signage.     Directional     Signage.     Interpretive     Signage.	Internal shade planting to oval/field surrounds.  Shade trees around playground areas and carperk.  Street tree planting to all park/road frontages and pathways.  Accent/orchard planting at park entry points or major activity nodes.  Minimize Impacts on adjoining residents without limiting casual surveilance.	Emphasis location with distinctive street front planting.     Retain attractive views where possible.	<ul> <li>Retain and protect any features of Editural significance.</li> </ul>
Local Community Park	Within 5 mins walk of dwellings. Located on or proximate to bike/pedestrian pathway network. At least one side of park to have direct frontage to a road or public place. Provide access control barriers e.g. bollards, access gates.	1000m2-lha.     Topography to avoid major cut and fill.	Distributes to be placed whisin 40cm of most (i.e. 900) of houses within the area.  Ideally part of or adjacent to linear or waterside parkland.	Shaded picnic facilities, including tables and bench seats (x1)  Seating  Kickabout area (30m x 20m).  Pathways including pedestrian and cycle access with max 1:20 grade.  Play space 20m x 15m including shade  Drinking Fountain (x1)	No formal carparking on site.  Ensure room for on-street parking along park frontage.	<ul> <li>Identification signage.</li> </ul>	Shade trees around playground areas.     Street tree planting to all park/road frontages and pathways.     Minimize impacts bo adjoining residents without ilmiting casual surveilance.	Attractive and interesting for children and family groups. Retain clear views into the park and frame views within the park.	Retain and protect any features of cultural significance.

## Park Categorization Matrix and Park Profiles

Suggested		Open Space and Links		Recreation Range	and Opportunity		Ancillary Works			
Park Category	Access	Área and Topography	Distribution	Facilities	Carparking	Signage	Planting	Scenic Quality	Heritage/ Indigenous	
District Community Park	On or close to major street and within 400m of a regularly serviced bus route.  Located on or proximate to bike/ pedestrian pathway network.  At least one side to have direct frontage to a road or public place.  Provide access control barriers e.g. bollards, access gates	Minimum 4ha. Topography to avoid major cut and fill. At least 30% of the park area to be 5% gradient or less with topographic variation to provide a range of play and user interest.  Entire park to be above Q100 flood level.	Ensure access is approximately 15-20mins by private car to the facility, and 30mins by public transport from all areas within the planning district.     Sited proximate to a major recreation area of non structured nature (e.g. linear park or wetland area).	Shaded picnic facilities, including tables and bench seats (x6).  Seating.  BBO areas (x3).  Kickabout area (50m x 70m)  Multi-purpose Court (xi)  Drinking Fountain (x2).  Pathways including pedestrian and cycle access with max h20 grade.  Americies building (5 cubicles).  Bicycle parking.  Play space 60m x 40m including shade	Internal access roads.  Formal carparking on site 50 cars and 1 coach.	Identification Signage Directional Signage Interactive Signage	Shade trees around playground areas and carpark. Street tree planting to all park/road trontages and pathways. Orchard Planting. Accent planting at park entry points or major activity nodes. Minimize impacts on adjoining residents without limiting casual surveillance.	Attractive and interesting for children and appealing for family groups     Retain clear views into the park and frame views within the park:     Opportunity for seasonal color using variations in planting.     Protection of all existing natural features.	Retain and refurbish historic features / building / structures etc. Protect heritage trees. Explain history / indigenous history of park through interpretive signage. Provide indigenous interpretive signage (e.g. flora, fauna).	
District Waterside Park	Adjoining a permanent water body and accessible within a IO-15 minute drive. On or close to major street and within 400m of a regularly serviced bus route. Located on or proximate to bike/padestrian pathway network. At least one side to have direct frontage to a road or public place. Provide access control barriers e.g. bollards, access gates.	Minimum Sha. Topography suitable for waterside walking / cycling routs. In some instances a boardwalk may be required as a substitute for a constructed walkway. Where possible buildings and playgrounds to be located above QIOO flood level. In all instances buildings and playgrounds to be located above QIOO flood level.	Ensure access is approximately 15-20mins by private car to the facility, and 30mins by public transport from all areas within the planning district.     Sited proximate to a major recreation area of non structured nature (e.g. finear park or wetland area).	Boat ramp including ration turning / washdown area and cance access point. Shad dipenic facilities, including tables and bench seats (x6). Shading BBQ areas (x3). Kickabout area (50m x 70m). Multi-purpose Court (x1). Pathways including pedestrian and cycle access with max 1:20 grade. Amenties building (5 cubicles). Bicycle parking. Play space 60m x 40m including shade.	roads.  Formal carparking on site 50 cars, 1 coach and 10 boat trailers.	Identification Signage.  Directional Signage. Interpretive Signage.	Shade trees around playground areas and carpark.  Street tree planting to all park/road frontages and pathways.  Accent planting at park entry points or major activity nodes.  Minimize impacts on adjoining residents without limiting casual surveilance.	Retain clear views into the park and frame views within the park.  A shaded linear walking track, taking advanatge of water views where possible.  Ensure waterfront planting does not obscure water views excessively.  Modify water edge at key locations only, Retain natural edge where possible.  Protection of all existing natural features.	Retain and refurbish historic features / building / structures etc. Protect heritage trees. Explain history / indigenous history of park through interpretive signage. Provide indigenous interpretive signage (e.g. flora, fauna)	

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## Park Categorization Matrix and Park Profiles

Suggested		Open Space and Links		Recreation Ran	ge and Opportunity			Ancillary Works	
Park Category	Access	Área and Topography	Distribution	Facilities	Carparking	Signage	Planting	Scenic Quality	Heritage/ Indigenous
Regional park	On or close to major street and within 400m to arterial road on major bus route or railway station or within or adjoining a Town Centre.  Located on or proximate to bike/pedestrian pathway network.  At least one side to have direct frontage to a road or public place.  Provide access control barriers e.g. bollards, access gates	Minimum Sha. Topography to avoid major cut and fill. At least 30% of the park area to be 5% gradient or less with topographic variation to provide a range of play and user interest. Developed area of park to be above Q100 flood level.	Ensure access is approximately 15-20mins by private car to the facility, and 30mins by public transport from allareas within the planning district.     Sited proximate to a major recreation area of nonstructured nature (e.g.linear park or wellland area).	Shaded picnic facilities. Includingtables and bench seats (x12). Seating BBQ areas (x6).  I x large kickabout area (nominal size; 50 x 70m)  Z x small kickabout area (nominal size; 50 x 70m)  Multi-purpose Court (x1) Drinking Fountain (x3). Pathways including pedestrian and cycle access with max 200 grade.  Z x Amenities building 5 cubicles).  A coosessionary Hardstand area.  Itsulies parking. Play space 60m x 40m including shade  X themed adventure playground (nominal size; 100 x 100m) on either a flat.  (I:50 maximum grade) or terraced site incorporating: a range of play equipment for children aged 2 - 12; shade structure; seating (2 x 1 Table and 2 bench seats); softfall:1 drinking fountain and	Internal access roads.     Formal carparking on site 150 cars and 4 coaches.	Identification Signage Directional Signage Si	Shade trees around playground areas and carpark. Street tree planting to all park/road frontages and pathways. Orchard Planting. Accent planting at park entry points or major activity-nodes. Minimize impacts on adjoining residents without limiting casual surveilance. Feature/avenue shade tree planting using native species or deciduous/exotic species or deciduous/exotic species. Revegetation areas to use native tree and groundcover species. Minimise impact on surrounding residents through screening facilities without limiting casual surveillance opportunities.	Altractive and interesting for children and appealing for family groups. Retain clear wews into the park and frame views within the park. Opportunity for seasonal color using variations inplanting. Protection of all existing natural features.	Retain and refurbish historic features / building / structures etc. Protect heritage trees. Explain history / indigenous history of park through interpretive signage. Provide indigenous interpretive signage (e.g. flora, fauna).

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## **Park Profiles**

## PROFILE 2 - LOCAL SPORTSGROUND

## PARK PRECEDENT IMAGES













1. SPORTS FIELDS

2. WATER FOUNTAINS

3. MULTI-PURPOSE COURTS

4. BIKE PARKING

5. SPORTS FIELDS

6. CONNECTION TO PEDESTRIAN AND VCYCLE NETWORK

## PARK CATEGORY INFORMATION

Suggested		Open Space and Links		Recreation Range	and Opportunity		Ancillary Works	
Park Category	Access	Area and Topography	Distribution	Facilities	Carparking Signage	Planting	Scenic Quality	Heritage/ Indigenous
Local Sportsground	<ul> <li>On or close to major street and within 400m of a regularly serviced bus route.</li> <li>Located on or proximate to bike/pedestrian pathway network.</li> <li>At least one side of sportsground to have direct frontage to a road or public place.</li> <li>Provide access control barriers e.g. bollards, access gates</li> </ul>	Minimum Sha, and regular in shape. Topography to avoid major cut and fill. Field gradient 1:70 - 1:100 Site area to exclude land below Q10 flood level. Minimum Q10 flood level for ovals and flelds. Minimum Q50 flood level for courts. Q100 if courts are fenced. Minimum Q100 flood level for buildings, playgrounds and other expensive facilities.	Adequate coverage within each study area for max.  10min drive or 20 minute cycle ride.  Where possible, these faculties should be close to preposed neighborhood centers and major recreation zones.	Sports Fields, courts, and wickets, with a north-south orientation  Pathways including pedestrian and cycle access with max 1:20 grade.  Play space 20m x 15m including shade  Multi-purpose Courts (x4)  Amenities building (5 cubicles)  Bicycle parking  Seating  Drinking Fountain (x1)	Internal access roads.  Formal Signage.  Formal Direction Signage.  Signage.  Direction Signage.  Interpret Signage.  Overflow parking for 50 cars or onstreet parking desirable.	oval/field surrounds.  Shade trees around playground areas and carpark		Retain and protect any features of cultural significance.

## **Park Profiles**

## PROFILE 3 - LOCAL COMMUNITY PARK

## PARK PRECEDENT IMAGES













1. NATURE PLAY

2. OFF LEASH DOG AREAS

3. WATER FOUNTAIN ACCESS

4. LOCAL LEVEL PLAY EQUIPMENT

5. SEATING

6. SHADE SAIL

### PARK CATEGORY INFORMATION

Suggested		Open Space and Links		Recreation Range	and Opportunity			Ancillary Works			
Park Category	Access	Area and Topography	Distribution X	Facilities	Carparking	Signage	Planting	Scenic Quality	Heritage/ Indigenous		
Local Community Park	Within 5 mins walk of dwellings.     Located on or proximate to bike/pedestrian pathway network.     At least one side of park to have direct frontage to a road or public place.     Provide access control barriers e.g. bollards, access gates	Topography to avoid major cut and fill  At least 50% of the park area to be 5% gradient or less with topographic variation to provide a range of play and user interest.  Entire park to be above.	Distribution to be placed within 400m of most (i.e 90%) of hodges within the area.  Ideally part of or adjacent to linear or waterside parkland.	Shaded picnic facilities, including tables and bench seats (x1) Seating Kickabout area (30m x 20m). Pathways including pedestrian and cycle access with max 1:20 grade. Play space 20m x 15m including shade Drinking Fountain (x1)	<ul> <li>No formal carparking on site.</li> <li>Ensure room for on-street parking along park frontage.</li> </ul>	<ul> <li>Identification signage.</li> </ul>	Shade trees around playground areas. Street tree planting to all park/road frontages and pathways. Minimize impacts on adjoining residents without limiting casual surveilance.	Attractive and interesting for children and family groups.     Retain clear views into the park and frame views within the park.	Retain and protect any features of cultural significance.		

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## **Park Profiles**

## **PROFILE 4 - DISTRICT COMMUNITY PARK**

## PARK PRECEDENT IMAGES













1. DISTRICT-SCALE PLAY EQUIPMENT 2. LARGE SCALE NATURE PLAY

3. WATER FOUNTAIN ACCESS

4. SHELTERS WITH BBQ

5. MULTI-PURPOSE COURT

6. FENCED DOG PARK AREAS

### PARK CATEGORY INFORMATION

Suggested		Open Space and Links		Recreation Rang	and Opportunity			Ancillary Works	
Park Category	Access	Area and Topography	Distribution	Facilities	Carparking	Signage	Planting	Scenic Quality	Heritage/ Indigenous
District Community Park	On or close to major street and within 400m of a regularly serviced bus route.  Located on or proximate to blike/pedestrian pathway network.  At least one side to have direct frontage to a road or public place.  Provide access control barriers e.g. bollards, access gates	Minimum 4ha. Topography to avoid major cut and fill At least 30% of the park area to be 5% gradient or less with topographic variation to provide a range of play and user interest. Entire park to be above Q100 flood level.	Ensure access is approximately 15°20 mins by private or to the hacility, and 30 mins b) public transport from all areas within the planning district.  Situal proximate to a major recreation area of non structured nature (e.g. linear park or wetland area).	Shaded picnic facilities, including tables and bench seats (x6).  Seating. BBQ areas (x3).  Kickabout area (50m x 70m).  Multi-purpose Court (x1).  Drinking Fountain (x2).  Pathways including pedestrian and cycle access with max 1:20 grade.  Amenities building (5 cubicles).  Bicycle parking.  Play space 60m x 40m including shade.	Internal access roads     Formal carparking on site 50 cars and 1 coach.	Identification Signage. Directional Signage. Interpretive Signage.	Shade trees around playground areas and carpark. Street tree planting to all park/road frontages and pathways. Orchard Planting. Accent planting at park entry points or major activity nodes. Minimize impacts on adjoining residents without limiting casual surveilance.	Attractive and interesting for children and appealing for family groups.  Retain clear views into the park and frame views within the park.  Opportunity for seasonal color using variations in planting.  Protection of all existing natural features.	Retain and refurbish historic features / building / structures etc.     Protect heritage trees.     Explain history / indigenous history of park through interpretive signage.     Provide indigenous interpretive signage (e.g. flora, fauna).

## **Park Profiles**

## PROFILE 5 - DISTRICT WATERSIDE PARK

## PARK PRECEDENT IMAGES













I. WATERSIDE BOARDWALK

2. WATER PLAY

3. ROKEBY SALTMARSH

4. SEATING

5. BOAT RAMP AND PONTOON

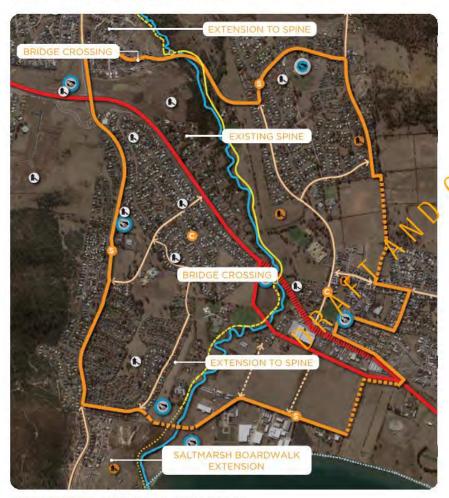
6. BOAT RAMP AND PONTOON

## PARK CATEGORY INFORMATION

uggested		Open Space and Links		Recreation Range	and Opportunity			Ancillary Works	
ark Category	Access	Area and Topography	Distribution	Facilities	Carparking	Signage	Planting	Scenic Quality	Heritage/ Indigenous
vaterside vaterside ark	Adjoining a permanent water body and accessible within a 10-15 minute drive.  On or close to major street and within 400m of a regularly serviced bus route.  Located on or proximate to bike/pedestrian pathway network.  At least one side to have direct frontage to a road or public place.  Provide access control barriers e.g. bollards, access gates	Minimum Sha. Topography suitable for waterside walking / cycling route. In some instances a boardwalk may be required as a substitute for a constructed walkway. Where possible buildings and playgrounds to be located above QIOO flood level. In all instances buildings and playgrounds to be located above QIOO flood level.	Ensure access is approximately 15-20mins by provide on to the hacility, and 30mins by (poticity), and 30mins by (poticity), and 30mins by (poticity), and 30mins by (poticity), and 10mins by (poticity)	Boat ramp including trailer turning / washdown area and cance access point. Shaded picnic facilities, including tables and bench seats (x6). Seating. BBQ areas (x3). Kickabout area (50m x 70m). Multi-purpose Court (x1) Drinking Fountain (x2). Pathways including pedestrian and cycle access with max 1:20 grade. Amenities building (5 cubicles). Bicycle parking. Play space 60m x 40m including	roads.  Formal carparking on site 50 cars, 1 coach and 10 boat trailers.	Identification Signage. Directional Signage. Interpretive Signage.	Shade trees around playground areas and carpark.  Street tree planting to all park/road frontages and pathways.  Accent planting at park entry points or major activity nodes.  Minimize impacts on adjoining residents without limiting casual surveilance.	Retain clear views into the park and frame views within the park. A shaded linear walking track, taking advanatge of water views where possible. Ensure waterfront planting does not obscure water views excessively. Modify water edge at key locations only. Retain natural edge where possible. Protection of all existing natural features.	Retain and refurbish historic features / building / structures etc. Protect heritage trees. Explain history / indigenous history of park through interpretive signage. Provide indigenous interpretive signage (e.g. flora, fauna).

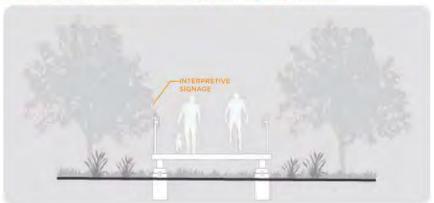
## Open Space Strategy | Rivulet Recreation Spine

The Rivulet Recreation Spine will serves as the regions main tourism and recreation artery, servicing both the ring routes, community core and major transport routes. The upgraded path network will include an extended concrete pedestrian cycling length, boardwalk through the protected Rokeby Saltmarsh and two new bridge crossings, whilst also providing access to a variety of community hubs and sports precincts.





## SMART MOVEMENT CORRIDOR EXAMPLE | SALTMARSH BOARDWALK



## **Regional Park Options**

Regional Park location options have been generated with consideration for:



## **Regional Park Options**

## SITE OPTION A - EAST OF CLARENDON VALE OVAL

### LAND INFORMATION

Location: 80 Mockridge Road, Clarendon Vale

 Property ID:
 5220811

 Title Reference:
 11403/571

Location: 17 Goodwins Road, Clarendon Vale

Property ID: 2166872 (part)

Title Reference: 13868/3

Area: 2.3Ha approx.

Zoning: Particular Purpose and Open Space

Siting advantages: • Part of Clarence Plains Rivulet Linear Park

Dual road frontage

Goodwins Rd and Mockridge Rd

On public transport route

Topography: Generally flat

Flood Immunity: Good

### SITE LOCATION



### FLOOD MAPPING



### STREET VIEW IMAGES



1. As viewed from Goodwins Road frontage



2. As viewed from Goodwins Road frontage



3. As viewed from Goodwins Road frontage

## **Regional Park Options**

## SITE OPTION A - EAST OF CLARENDON VALE OVAL

### LAND INFORMATION

Location: 80 Mockridge Road, Clarendon Vale

 Property ID:
 5220811

 Title Reference:
 11403/571

Location: 17 Goodwins Road, Clarendon Vale

Property ID: 2166872 (part)

Title Reference: 13868/3

Area: 2.3Ha approx.

Zoning: Particular Purpose and Open Space

Siting advantages: • Part of Clarence Plains Rivulet Linear Park

Dual road frontage

Goodwins Rd and Mockridge Rd

On public transport route

Topography: Generally flat

Flood Immunity: Good

### SITE LOCATION



### FLOOD MAPPING



### STREET VIEW IMAGES



4. As viewed from Mockridge Road frontage



5. As viewed from Mockridge Road frontage



6. As viewed from Mockridge Road frontage

## **Regional Park Options**

## SITE OPTION B - NORTH OF CLARENDON VALE OVAL

## LAND INFORMATION

Location: 22 Goodwins Road, Clarendon Vale

Property ID: 2166880 (part)
Title Reference: 164805/1

Area: 2.4Ha approx.

Zoning: Community Purpose

Siting advantages: • Part of Clarence Plains Rivulet Linear Park

• Road frontage - Goodwins Rd

• On public transport route

Topography: Generally flat

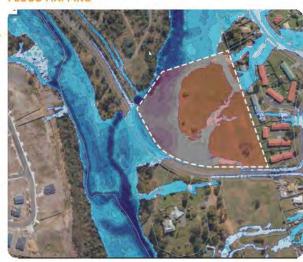
Topography: Generally fla

Flood Immunity: Average

### SITE LOCATION



### FLOOD MAPPING



### STREET VIEW IMAGES



1. As viewed from Goodwins Road frontage



2. As viewed from Goodwins Road frontage



3. As viewed from Goodwins Road frontage

## **Regional Park Options**

## SITE OPTION C - NORTH OF BAYVIEW COLLEGE

## LAND INFORMATION

Location: 130 Mockridge Road, Clarendon Vale

 Property ID:
 5220619

 Title Reference:
 7309/553

 Area:
 2.2Ha approx.

Zoning: General Residential (Private freehold)

Siting advantages: • Part of Clarence Plains Rivulet Linear Park

• Road frontage - Mockridge Rd

· Adjoins Bayview College Sport Precinct

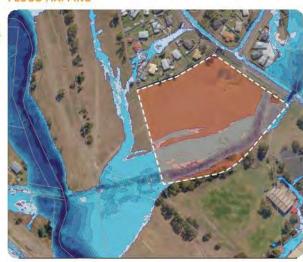
Close to High StreetOn public transport route

**Topography:** Generally flat **Flood Immunity:** Average

## SITE LOCATION



### FLOOD MAPPING



### STREET VIEW IMAGES



1. As viewed from Mockridge Road frontage



2. As viewed from Mockridge Road frontage



3. As viewed from Mockridge Road frontage

## **Regional Park Options**

## SITE OPTION D - ROKEBY BEACH

## LAND INFORMATION

Location: 172 Droughty Point Road, Rokeby

 Property ID:
 2773760

 Title Reference:
 149272/2

Location: 115 Droughty Point Road, Rokeby

 Property ID:
 2805881

 Title Reference:
 150853/2

 Area:
 6.5Ha approx.

 Zoning:
 Open Space

(Local Government and Private Freehold)

Siting advantages: • On Derwent River frontage

· Part of Clarence Plains Rivulet Linear Park

Road frontage - Droughty Point Rd
 Significant environmental asset

Tourist attraction

Topography: Generally flat

Flood Immunity: Poor

### SITE LOCATION



### FLOOD MAPPING



## STREET VIEW IMAGES



1. Clarence Plains Rivulet mouth



2. Clarence Plains Rivulet saltmarsh



3. Rokeby Beach

## **Street Profiles**

Road Category	Definition	Traffic speed	Min reservation width	Min road width	Lane widths	Footpaths	Bicycle provision	Ideal reserve allocation
LOCAL CUL-DE-SAC (Max.150m And/Or No. Of Equivalent Tenaments Under 15)	<ul> <li>An urban highway primarily providing access to abutting properties and is not normally subject to through traffic. The travel distance from a property on a residential street to a node with a major or minor collector is normally to be less than 200m.</li> </ul>	50km/h	15m	6.9m	2 x 3.5m lanes	One side only Concrete (25MPa)  1.5m wide  Either adjacent to kern or 100mm from property boundar to IPWEA TSD-G02 v3.	No additional bicycle provision	4m verge (Incl street trees)     3.5m traffic lane     3.5m traffic lane     1.5m footpath     2.5m verge
LOCAL CUL-DE-SAC (MAX. 150m and/or no. Of equivalent tenaments UNDER 15)	An urban highway primarily providing access to abutting properties and is not normally subject to through traffic. The travel distance from a property on a residential street to a node with a major or minor collector is normally to be less than 200m.	50km/h	15.0m	8.9m	2 x 4.5m lanes	One able only     Concrete (25MPa)     1.5m wide     Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02. v3	No additional bicycle provision	4.5m verge (incl street trees)     4.5m traffic lane     4.5m traffic lane     1.5m (ootpath     3.0m verge
LOCAL (THROUGH) ROAD	An urban highway primarily providing access to abutting properties and is normally subject to through traffic	60km/h	18.0m	8.9m	60km/h	One side only     Concrete (25MPa)     2.5m wide     Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02. v3	Shared 2.5 m wide pedestrian / bicycle path	4.5m verge (incl street trees) 4.5m traffic lane 4.5m traffic lane 2.5m footpath 2.0m verge
COLLECTOR ROAD	An urban highway that collects vehicles from residential streets and collectors and directs vehicles to arterial roads or local activities. The nodes of residential streets or collectors are to be staggered and separated by a distance of at least 100m.	60km/h	20.0m	11.0 <sub>m</sub>	Both sides	Both sides Concrete (25MPa)  3.0m wide Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02. v3	Shared 3.0 m wide pedestrian / bicycle path both sides	1.5m verge (incl street trees)     3.0m wide shared footpath     5.5m traffic lane     5.5m traffic lane     3.0m wide shared footpath     1.5m verge (incl street trees)

CONTINUED

## **Street Profiles**

REFER PREVIOUS

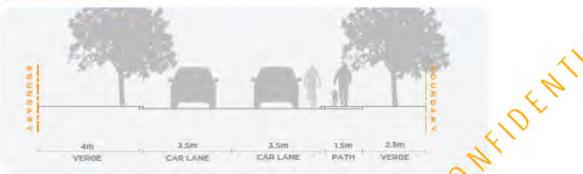
Road Category	Definition	Traffic speed	Min reservation width	Min road width	Lane widths	Footpaths	Blcycle provision	Ideal reserve allocation
SUB-ARTERIAL ROAD	An urban highway that collects vehicles from major and minor collectors and provides links between major activities, local areas, regional areas, and/or the State road network.  Not normally directly connected to a residential street.  The nodes of collector roads with arterial roads are to be staggered and separated by a distance of at least 150m.	60km/h	20.0m	11.0m	Both sides	Both sides Concrete (25MPa)  3.0m wide Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02. v3	Shared 3.0 m wide pedestrian / bicycle path both sides	1.2m verge (incl street trees) 3.0m wide shared footpath 2.3m parallel parking 3.5m traffic lane 3.5m traffic lane 2.3m parallel parking 3.0m wide shared footpath 1.2m verge (incl street trees)
ARTERIAL ROAD	An urban highway that collects vehicles from major and minor collectors and provides links between major activities, local areas, regional areas, and/or the State road network.  Not normally directly connected to a residential street.  The nodes of collector roads with arterial roads are to be staggered and separated by a distance of at least 150m.	60km/h	25.0m	14.3m	Both sides	Both sides Concrete (25MPa)  3.0m wide Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02. v3	Shared 4.0 m wide pedestrian / bicycle path both side	2.0m verge (incl street trees) 3.0m wide shared footpath 2.6m parallel parking (incl street trees) 3.65m traffic lane 2.5m median 3.65m traffic lane 2.6m parallel parking 3.0m wide shared footpath 2.0m verge

MODE # 3 CHANGE CLARENCE PLAINS MASTERPLAN 84

## **Street Profiles**

## PROFILE 1 - LOCAL CUL-DE-SAC (MAX. 150M AND/OR NO. OF EQUIVALENT TENAMENTS UNDER 15)

## STREET PROFILE SECTION



# LOCAL ROAD 1 THROUGH ROAD COLLECTOR ROAD SUB-ARTERIAL ROAD ROAD ARTERIAL ROAD

## STREET PROFILE INFORMATION

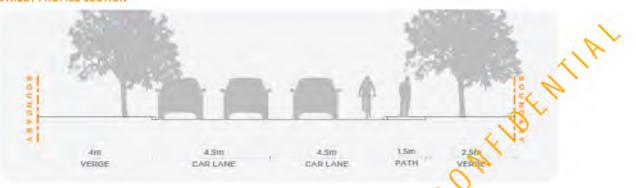
Road Category	Definition	Traffic speed	Min reservation width	Min road width	Lane widths	Footpaths	Bicycle provision	Ideal reserve allocation
LOCAL CUL-DE-SAC (MAX. 150M AND/OR NO. OF EQUIVALENT TENAMENTS UNDER 15)	An urban highway primarily providing access to abutting properties and is not normally subject to through traffic. The travel distance from a property on a residential street to a node with a major or minor collector is normally to be less than 200m.	50km/h	15/0	6.9m	2 x 3.5m lanes	One side only     Concrete (25MPa)     1.5m wide     Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02.v3	No additional bicycle provision	<ul> <li>4m verge (incl street trees)</li> <li>3.5m traffic lane</li> <li>3.5m traffic lane</li> <li>1.5m footpath</li> <li>2.5m verge</li> </ul>

MODE + C CHANGE CLARENCE PLAINS MASTERPLAN 85

## **Street Profiles**

## PROFILE 2 - LOCAL CUL-DE-SAC (UNDER 150M)

## STREET PROFILE SECTION





## STREET PROFILE INFORMATION

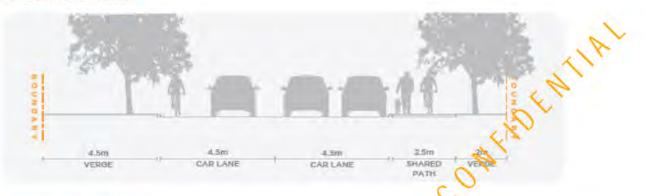
Road Category	Definition	Traffic speed	Min reservation width	Min road width	Lane widths	Footpaths	Bicycle provision	Ideal reserve allocation
LOCAL CUL-DE-SAC (MAX. 150M AND/OR NO. OF EQUIVALENT TENAMENTS UNDER 15)	An urban highway primarily providing access to abutting properties and is not normally subject to through traffic. The travel distance from a property on a residential street to a node with a major or minor collector is normally to be less than 200m.	50km/h	18,00	8.9m	2 x 4.5m lanes	One side only Concrete (25MPa)  1.5m wide Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02.v3	No additional bicycle provision	4.5m verge (incl street trees)  4.5m traffic lane  4.5m traffic lane  1.5m footpath  3.0m verge

MODE # C CHANGE CLARENCE PLAINS MASTERPLAN 86

## **Street Profiles**

## PROFILE 3 - LOCAL (THROUGH) ROAD

## STREET PROFILE SECTION





## STREET PROFILE INFORMATION

Road Category	Definition	Traffic speed	Min reservation width	Min road width	Lane widths	Footpaths	Bicycle provision	Ideal reserve allocation
LOCAL (THROUGH) ROAD	An urban highway primarily providing access to abutting properties and is normally subject to through traffic	60km/h	18.00	8.9m	60km/h	One side only     Concrete (25MPa)     2.5m wide     Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02.v3	Shared 2.5 m wide pedestrian / bicycle path	4.5m verge (incl street trees) 4.5m traffic lane 4.5m traffic lane 2.5m footpath 2.0m verge

MODE + C CHANGE CLARENCE PLAINS MASTERPLAN

## **Street Profiles**

## **PROFILE 4 - COLLECTOR ROAD**

## STREET PROFILE SECTION





## STREET PROFILE INFORMATION

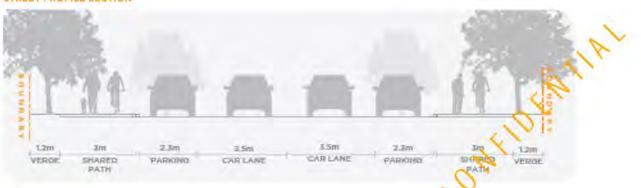
Road Category	Definition	Traffic speed	Min reservation width	Min road width	Lane widths	Footpaths	Bicycle provision	Ideal reserve allocation
COLLECTOR ROAD	<ul> <li>An urban highway that collects vehicles from residential streets and collectors and directs vehicles to arterial roads or local activities.</li> <li>The nodes of residential streets or collectors are to be staggered and separated by a distance of at least 100m.</li> </ul>	60km/h	20.00	11.Om	Both sides	Both sides     Concrete (25MPa)     3.0m wide     Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02.v3	Shared 3.0 m wide pedestrian / bicycle path both sides	1.5m verge (incl street trees)     3.0m wide shared footpath     5.5m traffic lane     5.5m traffic lane     3.0m wide shared footpath     1.5m verge (incl street trees)

MODE # C CHANGE CLARENCE PLAINS MASTERPLAN 88

## **Street Profiles**

## PROFILE 5 - SUB-ARTERIAL ROAD

## STREET PROFILE SECTION





## STREET PROFILE INFORMATION

Road Category	Definition	Traffic speed	Min reservation width	Min road width	Lane widths	Footpaths	Bicycle provision	Ideal reserve allocation
SUB-ARTERIAL ROAD	<ul> <li>An urban highway that collects vehicles from major and minor collectors and provides links between major activities, local areas, regional areas, and/or the State road network.</li> <li>Not normally directly connected to a residential street.</li> <li>The nodes of collector roads with arterial roads are to be staggered and separated by a distance of at least 150m.</li> </ul>	60km/h	20. op	11.Om		Both sides Concrete (25MPa)  3.0m wide Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02.v3	Shared 3.0 m     wide pedestrian /     bicycle path both     sides	1.2m verge (incl street trees)     3.0m wide shared footpath     2.3m parallel parking     3.5m traffic lane     3.5m traffic lane     2.3m parallel parking     3.0m wide shared footpath     1.2m verge (incl street trees)

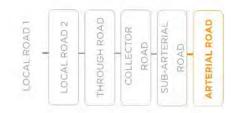
MODE + C CHANGE CLARENCE PLAINS MASTERPLAN 89

## **Street Profiles**

## PROFILE 6 - ARTERIAL ROAD

## STREET PROFILE SECTION





## STREET PROFILE INFORMATION

Road Category	Definition	Traffic speed	Min reservation width	Min road width	Lane widths	Footpaths	Bicycle provision	Ideal reserve allocation
ARTERIAL ROAD	<ul> <li>An urban highway that collects vehicles from major and minor collectors and provides links between major activities, local areas, regional areas, and/or the State road network.</li> <li>Not normally directly connected to a residential street.</li> <li>The nodes of collector roads with arterial roads are to be staggered and separated by a distance of at least 150m.</li> </ul>	60km/h	25.00	14.3m	Don's sides	Both sides Concrete (25MPa)  3.0m wide Either adjacent to kerb or 100mm from property bounday to IPWEA TSD-G02.v3	Shared 4.0 m     wide pedestrian /     bicycle path both     side	2.0m verge (incl street trees)     3.0m wide shared footpath     2.6m parallel parking (incl street trees)     3.65m traffic lane     2.5m median     3.65m traffic lane     2.6m parallel parking     3.0m wide shared footpath     2.0m verge

MODE \* C CHANGE CLARENCE PLAINS MASTERPLAN

## A New High Street For Rokeby

## PROPOSED AND EXISTING LAYOUT

The vision for the new Rokeby High Street is to create a low-speed, pedestrian-friendly environment focused on pedestrian amenity, comfort and safety. The High Street will act as a catalyst for increased retail and commercial activity including active shop frontages, restaurants and all fresco dining.



## A New High Street For Rokeby

## PRECEDENT IMAGES

### KEY DESCRIPTION

- ACTIVATED STREET FRONTAGES
- REFURBISHED
  RESTAURANT AND
  RETAIL SPACES
- O DEVELOPED TOWN
  NARRATIVE
- SHADE TREES TO LINE STREET AND CARPARK
- OUTDOOR ALFRESO DINING SPACES
- SHADE TREES TO LINE STREET AND CARPARK











## Street Tree Strategy

Urban trees are an important backdrop to the environment where people live, work and spend time. Each tree within the Clarence Plains region is part of an urban forest population that helps to provide shade, absorb air pollution, filter stormwater, provide habitat to animals and improve the character and feel of streetscapes.

This section outlines the need for a formal Street Tree Strategy and is intended to be considered as a future document working alongside the central Masterplan.

### INTRODUCTION

MODE has identified a gap in the planning guidelines for a rounded Tree Strategy and considers the current status, issues and opportunities for Council managed trees, namely the street and park trees of Clarence Plains. The largest issue facing Council is that there are simply not enough street or park trees to provide the benefits needed by the community, in particular shade and amenity.

Planting more trees, whilst the primary objective of this strategy moving forward, is not as simple as digging a hole and planting a tree. Careful planning must ensure that streetscapes contain adequate space to accommodate trees, that the right species is chosen and that ongoing maintenance and risk management is undertaken to create safe and amenable streetscapes.

### KEY OBJECTIVES OF THE STRATEGY

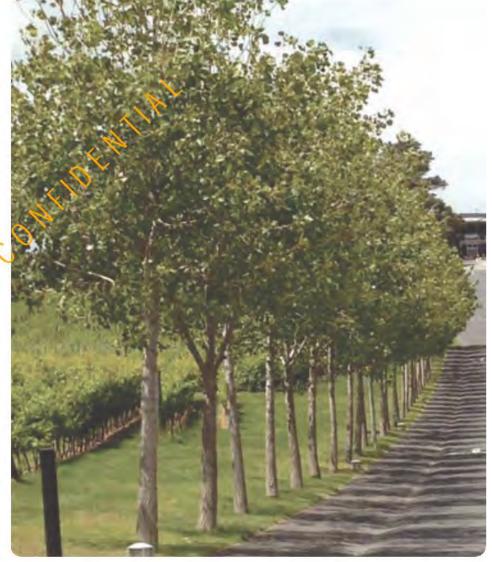
The Clarence Plains Street Tree Strategy is envisioned as a further developed document that has a set series of goals to set the framework for Councils ongoing tree programs.

By strategically planting more trees in locations of greatest need and following a set of best practice technical and management guidelines, it intended that the region make great strides environmentally economically and socially.

These potential of these objectives is further explored in the overset pages outlining both example palettes and tree types, along with a Street Tree Configuration Matrix.

The key objectives of this strategy include:





## Street Tree Strategy | Plant Palettes

The Street tree strategy has been designed to guide street tree planting in the region without being too prescriptive. The underlying philosophy of this Street Tree Strategy is to select the 'right tree for the right location' and understanding the local conditions of the specific planting site is key to this. The palettes and matrix (overleaf) however are a guide to appropriate species palettes and layouts for use according to the type of planting the site is intended to support. The species lists are indicative only and should be further explored.

## TREE TYPES Floral Display Evergreen Fruit Bearing Desiduous

### SIGNATURE SPECIES

Signature species include both avenue trees and trees for accent and highlight. These species are suitable for use in a variety of applications outlined in the overset matrix.



Tasmanian Blue Gum



EUCALYPTUS amygdalina
Black Peppermint



Linden Tree



White Gum

### FRUIT TREES

Clarence Plains unique climate, soil makeup and location positions the region with an opportunity to become the 'fruit bowl of southern Tasmania', with fruit trees making up a sizeable portion of feature road trees. Below are several examples of species known to thrive in this region.



### NATURAL CHARACTER TREES

Natural character trees are to be selected in consultation with species demonstrated in each locality. Further field-based observations and the expertise and local knowledge of council's Arborists and Environment & Landscape Officers will be required to finalise this selection.



CALLITRIS rhomboldea
Port Jackson Pine



BANSKIA Integrifolia

Coastal Banskia

Height Storm | Spreed form

Spreed Evergreen From the



Lemon Bottlebrush



Silver Wattle

Beight 30m Saved (No. For see Emission) Tour Ma

### TREES FOR LOCAL STREETS

Local street trees are applicable for both rural and urban environments and are generally more compact in nature. Local residential streets and industrial areas will also require a significant program of consultation with affected parties before implementation of any new street tree initiatives.



Autumn Blaze Maple



Autumn Red Maple



English Oak
Height film Spream lifts
Indiam Decelorate Front, No.



Golden Elm

## Street Tree Strategy | Street Tree Configuration Matrix

				Planting style	+ configuration		Plant	ing palette app	olication
Planting type	Description	intent of planting	Formal layout	Informal layout	Even spacing	Uneven spacing	Signature/ fruit trees	Natural character trees	Trees for local streets
Feature node - single tree	Area focal points, major intersections, roundabouts, corner trunkations (whether street trees are a single	Build canopy, promote local character, highlight entries with single tree (landmark) plantings.	N/A	N/A	N/A	N/A	0		
Feature node - group layering	feature tree or group layering should be be determined by function of space, character and purpose).	Build canopy, promote local character, highlight area with group layering, enhance biodiversity values of appropriate sites.	N/A	MA	N/A	N/A	0	0	
Major avenue	Arterial routes, sub-arterials, ring route with major road corridors.	Improve the amenity of major travel routes, emphasise lead-ins through uniformity and visual continuity, reinforce local character.	<b>@</b>		(4)		0		0
High use footpath/ bike path	Major pedestrian routes (including spokes) between suburb centres, recreational and community facilities.	Provide shade, amenity and a visual edge to he road carriageway	0		(4)		0		0
Park-street interface	Streets abutting recreational parkland (all levels).	Build canopy, enhance population diversity, increase visual amenity, enhance biodiversity values, emphasise landscape character.	•	•	(4)	•	0	0	
Local residential street	Suburban streets, low speed (50km/h) environments.	Increase visual amenity, minimise future conflicts through use of compact tree palettes	(4)	(4)	(4)	(4)			0
Local rural street	Rural residential roads.	Build canopy, promote biodiversity.	(4)	(4)	(4)	(4)	0	0	0
High street or regional core	Clarence High street; (high density, greater conflict potential, awnings etc.).	Place making, encourage visitation through embellishment and the provision of shade.	(4)	(4)	•	•	0	(4)	
Urban buffer	Back of lots, fencelines, buffers to industrial areas	Build canopy, screen and soften built edges, increase visual amenity.	(4)	(4)	(4)	(4)	0	<b>6</b>	<b>6</b>

## Appendix 1: Demographic Study



## **Appendix 2: Community Survey Outcomes**

Access work

5.3% 5.3% 0.0% 10.5% 38

5.0% 1.6%

0.0% 1.6% 0.0% 1.6%

0.0% 20

Bioycie Scooter

Three words to describe CP*					Study	Outside Sharry
77.77.77.70	Clarendon Vale		Hokeby	Howrah	Actes	Area
Graying / developing / changing	14.3%	30,4%	37.9%	22.7%	29.6% 19.8%	6.9%
Potential / future Forgotten / dissoventaged	0.0% 57.1%	17.4%	17.2%	31.8% 9.1%	19.8%	17.5%
Family Nendly	143%	26,1%	13.8%	9.1%	16.0%	5.9%
Paverly / low socio-economic / goor	143%	17,4%	20.7%	9.1%	16.0%	5.9%
Under-serviced /messy / dirty / slum	143%	4.3%	20.7%	9.1%	123%	11,6%
River/seaside/beach/halure	143%	13.0%	10.3%	9.1%	11.1%	29.45
Accessible / specious / convenient	0.0%	8.7%	5.9%	18.2%	9.9%	17.69
Beautiful / clean	14.3%	13.0%	3.4%	13.6%	9.9%	5.91
Community / on e / together	14.3%	17.4%	3.4%	4.5%	8.6%	11.81
History	0.0%	4.3%	13.8%	9.1%	8.6%	5.91
Curbine / multicultural / Diversity	14,3%	8.7%	3.4%	9.1%	7.4%	23,5%
Quiet ( pescelli)	0.0%	17.4%	3.4%	4.5%	7.4%	17.69
Remote / sub-orban	0.0%	8.7%	3.4%	9.1%	6.2%	6.9%
Recist / antsocial	0.0%	0.0%	6.9%	4.5%	3.7%	0.01
Affortable	0.0%	4.3%	6.9%	0.0%	3.7%	0.01
Crishe / Yough	0.0%	4.3%	3.4%	4.5%	3.7%	0.0%
Expansive	0.0%	0.0%	3.4%	9.1%	3.7%	0.09
Bogan / eshay	0.0%	4.3%	3.4%	4.8%	3.7%	0.01
Madem	0.0%	8.7%	0.0%	0.0%	2.5%	0.01
Crnedad	40.0	0.0%	3.4%	0.0%	1.2%	5.9%
Boring / lunappearing		0.0%	0.0%			11,81
Sale Fresh air	0.0%	4.3%	0.0%	0.0%	1.2%	0.09
Fresh air Total	7	23	0.0%	22	.81	5.91
10/61	- 1	24	23	44	-01	-
What you like about CP*	Managaria Mark	-	Water and	Manual		Outside Study
Good location / eres / proximity to city	Clarendon Vale 13.3%	Gakdowns: 34.5%	Royatty 46.7%	30.8%	35.4%	Anes 30.65
Nature (bushes	13.3%	19.0%	28.9%	26.9%	22.9%	27.81
Friendly / bimlly / dommonity	26.7%	25.9%	8.7%	23.1%	19.4%	13.91
Good management / services / facilities	20.0%	13.8%	13.3%	23.1%	15.0%	16.79
Quiet i relating	0.0%	19.0%	13.3%	7.7%	13.2%	11.19
Seautiful views	0.0%	17.2%	0.0%	71,5%	9.0%	11.19
Good people / social	20.0%	6.9%	6.7%	2.8%	7.6%	2.89
Lifestyle	0.0%	6.9%	11.1%	0.0%	83%	8.31
Spaclous / open / not provided	0.0%	1.7%	8.9%	11.5%	5.6%	8.31
Good houses	0.0%	6.9%	2.2%	3.8%	4.2%	0.09
Potential / developing	67%	5.2%	2.2%	3.8%	4.2%	8,31
I ston't like it / nothing / not much	13.3%	0.0%	4.4%	7.7%	42%	2.89
Afformable / cheep	6.7%	1.7%	6.7%	0.0%	3.5%	0.0%
Safe	0.0%	6.9%	2.2%	0.0%	3.5%	5.6%
Weather	0.0%	1.7%	4.4%	3.8%	2.8%	2.81
Historical	6.7%	1.7%	0.0%	3.8%	2.1%	0.01
Modern	0.0%	1.7%	0.0%	3,8%	1.4%	0.09
Total	15	55	45	28	144	-36
Three improvements needed	Clarendon Vale	Oskrinovas	Rokeby	Howren	Area	Area
Improve road / underposs/ sheetights	5.7%	38.5%	25.0%	30.0%	29.3%	50.09
Build walkingys / footpaths / cycle paths	20.0%	32.7%	22.2%	15.0%	25.2%	18.45
More playgrounds / parks / dog parks	6.7%	21.2%	16.7%	25.0%	18.7%	15.81
Nore restaurants / radail / entertainment	0.0%	17.3%	11.1%	35.0%	16.3%	3.29
More family hisnoly areas	26.7%	19.2%	5.6%	5.0%	13.8%	2.0
Seputify area / mare trees	6.7%	11.5%	22.2%	10.0%	13.8%	15,81
Clean area	33.3%	7.7%	16.7%	10.0%	13.8%	0.01
Improve areas	6.7%	11.5%	13.9%	5.0%	10.6%	0.09
Separ management/ maintaining nature	0.0%	11.5%	11.1%	10.0%	9.8%	10.51
Palice management / presence / speed cameras		7.7%	5.6%	10.0%	8.1%	0.05
Bater housing management / public housing	133%	1.9%	31.1%	10.0%	7.3%	15.85
Reduce stigma (change place's name	13.3%	3.8%	11.1%	0.0%	6.5%	5.39
Public Panaport / car perking	0.0%	3.8%	8.3%	15.0%	6.5%	18.45
improve sports facilities	0.0%	5.8%	5.6%	10.0%	5.7%	13.26
Improve sports facilities Improve safety	6.7%	1.9%	5.6%	10.0%	4.9%	539
	13.3%	3.8%	2.8%	5.0%	4.9%	0.05
Stop hooning / Regal activities Nore cultural facilities	(mid-in	7776	17.7	100	19419	
	6.7%	0.0%	5.6%	5.0%	3.3%	0.01
	Www.	4.40	* **			
Community partiens	0.0%	3.8%	5.0%	0,0%	3,3%	
	0.0% 0.0% 0.0%	3.8% 1.9% 0.0%	5.0% 5.6% 2.8%	0,0% 0.0% 5.0%	3,3% 2.4% 1.6%	0,0% 2,6% 5,3%

3 issues	Cheek	ndon Vale 6	Sections	Rokeby	Howrah		Study	Outside Study Area
Lask of family, youth, recreation areas	Control	38.1%	55.4%	32.8%		1.6%	42.2%	36.4
Poor roads / traffic / accessibility		143%	36.1%	39.1%	4	2.1%	35.9%	45.5
Housing/development issues		38.1%	14.5%	25.0%	2	1.156	21.4%	31.8
Lack of warmay a bike backs		19.0%	21.7%	17.2%		2.8%	16.6%	10.61
Public transport		19.0%	19.3%	17.2%		7.9%	15.5%	15.2
-Crime/hooning		23.8%	10.8%	18.8%	- 13	1.2%	15.0%	10.6
Neeps more green srymasure		9.5%	9.6%	17.2%	2	1.1%	14.1%	12.11
Lack of infrastructurers envices		14.3%	12.0%	9.4%	1	3.2%	11.7%	18.2
300000000000000000000000000000000000000		19.0%	6.0%				10.7%	4.9
Unclean una tractive		0.0%	13,3%	7.8%		0.5%	9.7%	
Lack of restaurants restillentertainmen			10.8%	4.7%			7.3%	6.15
School		4.6%	9.6%	4.7%		5.3% 7.9%	5.8%	4.5
Population glowth								
Social stigms social behaviour		14.3%	2.4%	9.4%		2.8%	8%	4.5
Low socio-economic status poverty		9.5%	6.0%	4,7%		0.0%	45%	1.5
Police enforcement		14.3%	2.4%	3.1%		5.3	4.4%	
Lack of job opportunities		4,8%	4,8%	4,7%		•	4.4%	7.6
Healthcare options		0.0%	3.6%	4.7%		7.5	4%	3,0
Poor Council management		0.0%	3.6%	4.7%		5.3%	3.9%	3.0
Lack of cultural expression		0.0%	3.5%	4.7%		5,3%	3.9%	3.0
Unappealing streetscapes		0.0%	2.4%	4.75		7.9%	3.9%	3.0
Lack of sports facilities		4.8%	0.0%	3 %		7.9%	2.9%	6.1
Parking:		0.0%	1,2%	0,0%		0.0%	0.5%	3.0
Climate change		0.0%	1.2%	0.0%		2.0%	0.5%	3,01
ii .		21	- 1	y 61		38	206	- 6
Less than 12 months	CLARENDON VALE TAS	TAS	ROKE	BY, TAS 4%	TAS		oe Spain Anna 19	1.4
1-2 years	VALE TAS	TAS	ROKE!	8Y, TAS 4% 6%	7AS 3.8%		Area 19	6 1,4 6 2,9
1-2 years 3-5 years	VALE TAS	TAS	ROKES	6% 10%	7AS 3.8% 7.7%		A702 19 19 79	6 1,4°
1-2 years 3-5 years 5-10 years	VALE TAS	TAS	FIOKES 3% 5% 4%	6% 10% 13%	7.7% 19.2%		Anon 19 19 79 119	1,4 2,9 11,1 16,4
1-2 years 3-5 years	VALE TAS	TAS	FICKES 3% 5% 4% 9%	6% 10%	7AS 3.8% 7.7%		A702 19 19 79	1.4 2.9 11.1 16.4 6 58.1
1-2 years 3-5 years 5-10 years	17% 17% 58% 100,0% Suberb	7AS	FORES	5% TAS 4% 5% 10% 13% 67% 100.0%	7.5% 7.7% 19.2% 59.2% 100.0%		Arpa 19 19 79 119 79) 100,09	5 1,4 5 2,9 5 11,1 6 16,4 58,1 100,0
1-2 years 3-5 years 5-10 years Longer than 10 years	1774 1774 58% 100.0% Suburb CLARENDON	TAS	FIGKES 3% 5% 4% 9% 0%	57. TAS 4% 5% 10% 13% 67% 100.0%	3.8% 7.7% 19.2% 59.2% 100.0%	Outsi	Area 19 19 79 111 79) 100.09	5 1,4 5 2,9 5 11,1 6 16,4 58,1 100,0
1-15 years 2-5 years 5-10 years Longer than 10 years	MALE TAS  1779 08% 100.0%  Butter CLARENDON VALE TAS	TAS  11 2 3 100.	ROKE: 3% 5% 4% 9% 0%	5Y. TAS 4% 5W 10% 13% 57% 100.0%	7.7% 7.7% 19.2% 59.2% 100.0% HOWRAH TAS	Outsi	Area (9 19 19 79 110 100 00 Study Area	Total
1-2 years 3-5 years 5-5 years 6-10 years Longer tran 10 years Angos to dwelling next 1 5 years	Subjets  Dubjets  CLARENDON  VALE TAS	TAS 1 2 9 100.1	ROKE: 3% 5% 4% 99% 0%	8Y, TAS 4% 5% 10% 13% 67% 100.0%	7AS 3.8% 7.7% 19.2% 69.2% 100.0% HOWRAH TAS 50.0%	Outsi	Area 19 19 79 119 79) 100,09	5 1,4 5 2,9 6 11,1 6 16,4 7 58,1 6 100,0
1-2 years 3-5 years 5-10 years Longer than 10 years Angels to dwelling next 1 5 years No changes Some allegations to careet place	17% 58% 100.0% 100.0% 100.0% 100.0%	TAS  100.  OANDOWN TAS  36.  42.	ROKES 3% 4% 9% 0% 5, ROKES	8Y, TAS 4% 6% 10% 13% 67% 100.0%	TAS  3.8% 7.7% 19.2% 59.2% 100.0% HOWRAH TAS 50.0% 28.6%	Outsi	Area 19 79 119 79 100.09 100.09 4100 37.29	1,4 2,9 4 11,1 16,4 6 58,1 100,0 Total
1-2 years 3-5 years 5-6 years 6-10 years Longer Fan 10 years No challege No challege Join Algebrah to current place Longing Rapages house	Subjets  Dubjets  CLARENDON  VALE TAS	100.00 TAS 381	ROKES 3% 4% 9% 0% 5, ROKES 6% 2%	8Y TAS 8Y TAS 8Y TAS 87 TAS	7AS  3.8% 7.7% 19.2% 59.2% 100.0% 100.0% 100.0% 17.5% 17.5% 17.5%	Outsi	Area 19 39 79 111 79) 100,09 40 Study Area 41,09 37,29 15,49	5 1.4 5 2.9 5 11.1 1 100.0 1 1
1-2 years 3-5 years 5-10 years Longer than 10 years Longer than 10 years No changes Some alleadons to careet place Looling (Manyase Abouting (Manyase	Subsirb CLARENDON VALE TAS 35.7% 28.6% 28.6%	TAS  11 2 5 100.0  OANDOWN TAS 36 42 166 2	ROKES 3% 5% 4% 9% 0% ROKES 8% 6% 9%	8V. TAS 8V. TAS 8V. TAS 8V. TAS 22.2% 53.3% 1.9%	TAS  3.8% 7.7% 19.2% 59.2% 100.0% HOWRAH TAS 50.0% 28.6%	Outsi	Area 19 79 119 79 100.09 100.09 4100 37.29	5 1.4 5 2.9 6 11.1 16.4 6 58.1 100.0 Total
1-2 years 3-5 years 5-5 years 5-10 years Longer than 10 years No changes Some all prabons to careet place Longing Rapper house	Suburb CLARENDON VALE TAS 35.7% 28.6% 7.1%	TAS  11 2 5 100.0  OAKDOWN TAS 38-42-16. 2. 11	ROKES 3% 5% 4% 9% 0%	BY TAS 4% 50% 10% 13% 57% 100.0% BY TAS 22.2% 57.4% 5.3% 1.9% 9.3%	7AS  3.8% 7.7% 19.2% 59.2% 100.0% 100.0% 100.0% 17.5% 17.5% 17.5%	Outsi	Area 19 39 79 111 79) 100,09 40 Study Area 41,09 37,29 15,49	5 1.4 5 2.9 5 1.1
1-2 years 3-5 years 5-10 years Longer than 10 years Longer than 10 years No changes Some alleadons to careet place Looling (Manyase Abouting (Manyase	Subsirb CLARENDON VALE TAS 35.7% 28.6% 28.6%	TAS  11 2 5 100.0  OANDOWN TAS 36 42 166 2	ROKES 3% 5% 4% 9% 0%	8V. TAS 8V. TAS 8V. TAS 8V. TAS 22.2% 53.3% 1.9%	7AS 3.8% 7.7% 19.2% 59.2% 100.0% HOWRAH TAS 50.0% 17.5% 3.6%	Outsi	Area 19 19 79 119 199 100.09 410.09 410.09 410.09 6,49	5 1,4 5 2.9 5 11.1 5 10.0 0 Total 5 42.1 5 5.7 5 15
1-2 years 3-5 years 5-10 years Longer than 10 years Longer than 10 years No changes Some alleadons to careet place Looling (Manyase Abouting (Manyase	UALE TAG  1779 5591 100.0%  DUMUPD CLARENDON VALE TAG 36.7% 25.6% 26.6% 7.1% 100.0%	TAS  11 2 5 100.0  OAKDOWN TAS 38-42-16. 2. 11	ROKES 3% 5% 4% 9% 0%	BY TAS 4% 50% 10% 13% 57% 100.0% BY TAS 22.2% 57.4% 5.3% 1.9% 9.3%	7AS 3.8% 7.7% 19.2% 59.2% 100.0% HOWRAH TAS 50.0% 17.5% 3.6%	Outsi	Area 19 19 79 119 199 100.09 410.09 410.09 410.09 6,49	Total  1.1.1  1.1  1.1  1.1.1  1.1.1  1.1.1  1.1.1  1.1.1  1.1.1  1.1.1  1.1.1  1.1.1
1-2 years 3-5 years 5-10 years 5-10 years Longer than 10 years Anges to dwelling next 1-5 tools The changes Sons Abradons to current place Looking fish loger house abouting to disynate yearing region	UALE TAS  17% 59% 100.0%  DUBUTO CLARENDOM VALE TAS 28.6% 28.6% 100.0%	100.00 TAS  0 100.00 TAS  100.00 TAS  100.00 TAS  100.00 TAS	ROKES 3% 5% 5% 4% 9% 086 8% 5% 5% 6% 9%	BY, TAS 416 516 1074 1376 5776 100.04 100.04 88Y, TAS 22.276 57.476 1.976 9.376 100.076	7AS 3.8% 7.7% 19.2% 89.2% 100.0% HOWRAH TAS 50.0% 17.5% 3.6% 100.0%	Outsi	Area 19 19 79 119 799 100.09 100.09 41.00 37.29 15.49 6.49	1.4 1.4 2.9 1.1 1.1 1.1 1.1 1.1 1.1 1.1 1.1 1.1 1
1-2 years 3-5 years 5-10 years 5-10 years Longer than 10 years Anges to dwelling next 1-5 tools The changes Sons Abradons to current place Looking fish loger house abouting to disynate yearing region	UALE YAS  178 178 178 100 0%  DUBUTO CLARENDON VAIE TAS 28 5% 28 5% 7.1% COMMON TO THE TANK TO THE TAN	TAS 10 100 0ANDOWN TAB 36 42 16 100 CANDOWN	ROKES 3% 5% 4% 9% 9% 9% 5, ROKES 6% 6% 6%	BY, TAS 4% 5% 10% 13% 100.0% 8V. TAS 22.2% 57.4% 9.3% 1.9% 9.3% 1.00.0%	7AS 3.8% 7.7% 19.2% 59.2% 100.0% HOWRAH TAS 28.5% 17.9% 13.6%	Outsi	Area 19 19 19 19 19 19 19 19 19 19 19 19 19	1,4 2,9 1 1,1 1,1 1,1 1,1 1,1 1,1 1,1 1,1 1,1
1-2 years 3-5 years 5-10 years 5-10 years Lenger than 10 years Angel to dwelling next 1-5 years No charges No charges Don's Abradons to cured place Leving (Magger house Leving (Magger house Leving (Magger house Leving (Magger house Leving region	UALE TAS  177 177 177 178 100.0%  5999 100.0%  DUBUTO CLARENON VALE TAS 25.6% 25.6% 25.6% 25.6% CLARENDON CLARENDON VALE TAS	TAS  11  9  90  100.  OANDOWN  TAS  42.  10  100.  CANDOWN  TAS	ROKES 2% 5% 5% 5% 9% 0% 8 ROKES 8% 6% 6% 6% 6% 6% 6% 6% 6% 6% 6% 6%	BY, TAS 4% 5% 10% 13% 57% 100.0% 8Y, TAS 22.2% 57.4% 53% 1.9% 100.0%	7AS 3.8% 7.7% 19.2% 69.2% 100.0% 100.0% 17.9% 3.8% 100.0%	Outsi	Area 19 19 19 19 19 19 19 19 19 19 19 19 19	\$ 1,42 2,9 1 1,11 1,11 1,11 1,11 1,11 1,11 1,
1-2 years 3-5 years 6-10 years Longer than 10 years  Mo changes One-Altredona to current place Lunding fibergan from the place Aboving to disenses a year region  Ho changes The changes The changes The changes The changes	UALE YAS  178 178 178 178 100.0%  Duburb  CLARENDON VA E TAS 28.6% 28.6% 100.0%  Euburb  CLARENDON VA E TAS  Euburb  CLARENDON VA E TAS  50.0%	7AS 11 10 100 100 0ANDOWN 1AS 42 10 100 0ANDOWN 17AS 366 23 366 366 366	ROKES 3% 5% 4% 99% 95% ROKES 85% 65% 99% 65% 99%	BY TAS 4% 6% 10% 13% 67% 100.0% 8Y TAS 22.2% 57.4% 9.3% 1.9% 9.3% 100.0%	7AS 3.8% 7.7% 19.2% 69.2% 19.2% 100.0% 100.0% 100.0%	Outsi	Area 111 179 1100 010 010	Total  Total  Total  Total  Total
1-2 years 3-5 years 5-10 years 5-10 years Lenger than 10 years Lenger than 10 years No charges No charges Sons a brackons to current place Lenger flowings Benders Lenger flowings Lenger flow	UALE TAS  DUBUTO  DUBUTO  CLAREDON  VALE TAS  25.6%  7.1%  100.0%  CLARENDON  VALE TAS  CLARENDON  VALE TAS  SUBJECTOR  CLARENDON  VALE TAS  25.0%	0ANDOWN TAS 100.0 0ANDOWN TAS 36.1 100.0	ROKES 3% 5% 5% 9% 0% 5, ROKES 8% 6% 2% 9% 9% 5, ROKES	BY, TAS 4% 6% 6% 10% 13% 67% 100.0% 8V. TAS 22.2% 57.4% 9.3% 100.0% BY, TAS 8V. TAS 8V. TAS 9.3% 100.0%	TAS  3.8% 7.7% 19.2% 69.2% 100.0% 100.0% 17.5% 100.0% 17.5% 100.0%	Outsi	Area 11 11 17 11 11 11 11 11 11 11 11 11 11	Total  Total  Total  Total  Total  Total
1-2 years 3-5 years 6-10 years Longer than 10 years  Angos to dwelling next 1-5 years  No charges Son a greatenant or unred piece Loveling flagger house Jeoling to disentee a sening region  No charges The charges to dwelling next 6-10 years  No charges Sons selections to current piece Loveling for the piece loveling next 6-10 years  No charges Sons selections to current piece Loveling for bigger house	UALE YAS  178 178 178 178 100.0%  Duburb  CLARENDON VA E TAS 28.6% 28.6% 100.0%  Euburb  CLARENDON VA E TAS  Euburb  CLARENDON VA E TAS  50.0%	DANDOWN TAS 36: 42: 1100. CANDOWN TAS 36: 42: 1100. CANDOWN TAS 36: 45: 45: 45: 45: 45: 45: 45: 45: 45: 45	ROKES 3% 5% 5% 9% 0% 5, ROKES 8% 6% 2% 9% 9% 5, ROKES	BY TAS 4% 6% 10% 13% 67% 100.0% 8Y TAS 22.2% 57.4% 9.3% 1.9% 9.3% 100.0%	7AS 3.8% 7.7% 19.2% 69.2% 19.2% 100.0% 100.0% 100.0%	Outsi	Area 111 179 1100 010 010	Total
1-2 years 3-5 years 5-10 years 5-10 years Lenger than 10 years Lenger than 10 years No charges No charges Sons a brackons to current place Lenger flowings Benders Lenger flowings Lenger flow	UALE TAS  DUBUTO  DUBUTO  CLAREDON  VALE TAS  25.6%  7.1%  100.0%  CLARENDON  VALE TAS  CLARENDON  VALE TAS  SUBJECTOR  CLARENDON  VALE TAS  25.0%	DANDOWN TAS 36: 42: 1100. CANDOWN TAS 36: 42: 1100. CANDOWN TAS 36: 45: 45: 45: 45: 45: 45: 45: 45: 45: 45	ROKES 31% 51% 51% 91% 5. ROKES 81% 65% 65% 65% 65% 70% 77% 77%	BY TAS 4% 6% 6% 10% 13% 67% 100.0% 8Y TAS 22.2% 57.4% 83% 1.9% 9.3% 100.0% BY TAS 24.5% 32.1% 20.8%	TAS  3.8% 7.7% 19.2% 69.2% 100.0% 100.0% 17.5% 100.0% 17.5% 100.0%	Outsi	Area 111 111 111 111 111 111 111 111 111 1	Total

4.8% 4.8% 9.5%

13.4% 1.5% 3.0% 1.5%

76.0% 1.4% 3.2% 0.7% 11.8% 0.4% 2.5% 3.6%

Howf	ar do you travel to work?						
	and some of an arrange						
How far							
do you travel to							
work?		CLARENDON			HOWRAH.	Outside Study	
water		WALE TAS	TAS	RICKEBY TAS	TAS	Arma	
	G-Skm	26.7%	8.8%	7.5%	9.7%	8.3%	9.7
	6-19km	6.7% 40.0%		26.4% 45.3%	32.3% 41.9%	15.0% 45.0%	20,3 47.6
	21-50km	26 7%			16.1%		
Time	21-50km	100.0%		20.8%	100.0%		22.5
Total		100,0%	100,0%	100.0%	100.0%	100.0%	100.0
Major	factors in choosing transpo	ort					
							Total
		CLARENDON	DAKSOWNS.		HOVIRAH	Outside Study	
		VALE TAS	TAS	RONEBY, TAS	TAG	Area	
	Convenience	66.7%	70.2%	82.7%	71.8%	64.7%	86.3
	Proximity to home	19.0%	22.6%	20.9%	23.1%	23.5%	21.9
	Crist	19.0%	17.9%	26.9%	15.4%	18.6%	20.1
	Frequency of service	14.3%	25.0%	29.9%	12.8%	21.6%	23.7
	Availability of Service	38.1%	27.4%	31.3%	17.9%	30.4%	29.7
				30022	- 1.01		3 59/3
How o	often do you or your family v	visit parks and	playgrounds	30022	- 1.01		3 59/3
How o	often do you or your family v		playgrounds	30022	Plains? * Su	burb Crosstat	3 59/3
How o	often do you or your family v	CLARENDON	playgrounds OAKDOWNS	in Clarence	Plains? * Su HOWRAH. TAS	Durb Crosstat Gutside Shidy Area 13%	oulation 15
How o	2,000,000,000	CLARENDON	playgrounds OAKDOWNS TAS	in Clarence	Plains? * Su HOWRAH, TAS	burb Crosstat Outside Sledy Area	oulation 15
How	Dady Workly A few limes a recently	CLARENDON VALE, TAS 20% 15%	playgrounds OAKDOWNS TAS 19% 39% 18%	In Clarence ROKEBY TAS 13% 20% 17%	Plains? * Su HUV/RAH. TAS 18% 32% 16%	Outside Skirdy Area 13% 40%	ulation 15 35 15
How o	Daily Weeky A few sines a month Every day months	CLARENDON VALE, TAS 20% 15% 15%	playgrounds  OAKDOWNS  TAS  19% 39% 18% 10%	In Clarence ROKEBY TAS 13% 20% 17% 11%	Plains? * Su HOWRAH TAS 18% 16% 11%	Outside Stardy Area 13% 40% 10%	15 35 15
How o	Daily Weekly A few smare a month Every few months A few smore a year	CLARENDON VALE TAS 20% 15% 15%	Playgrounds  OAKDOWNS TAS  19% 18% 10% 7%	In Clarence  ROKEBY TAS 13% 20% 17% 11% 14%	Plains? * Su HOWRAH TAS 18% 32% 18% 5%	Durb Crosstat Geside 5lady Alea 13% 40% 10% 10% 11%	15 35 15 10
How o	Daily Weeky A few sines a month Every day months	CLARENDON VALE TAS 20% 15% 15% 35%	playgrounds TAS 19% 39% 18% 10% 7% 7%	In Clarence  ROKEBY TAS  13% 20% 17% 11% 14% 16%	Plains? * Su HOWRAH TAS 18% 32% 16% 11% 5%	Oreside Skidy Area 13% 40% 10% 11% 11%	15 35 15 10
How o	Daily Weekly A few smare a month Every few months A few smore a year	CLARENDON VALE TAS 20% 15% 15%	Playgrounds  OAKDOWNS TAS  19% 18% 10% 7%	In Clarence  ROKEBY TAS 13% 20% 17% 11% 14%	Plains? * Su HOWRAH TAS 18% 32% 18% 5%	Durb Crosstat Geside 5lady Alea 13% 40% 10% 10% 11%	15 35 15 10
Total	Daily Weekly A few smare a month Every few months A few smore a year	CLARENDON VALE TAS 20% 15% 15% 35%	playgrounds TAS 19% 39% 18% 10% 7% 7%	In Clarence  ROKEBY TAS  13% 20% 17% 11% 14% 16%	Plains? * Su HOWRAH TAS 18% 32% 16% 11% 5%	Oreside Skidy Area 13% 40% 10% 11% 11%	15 35 15 10 10
Total	Daily Veekly A flow lines a month Every flow months A flow lines a year Herser	CLARENDON VALE TAS 20% 15% 15% 35%	playgrounds TAS 19% 39% 18% 10% 7% 7%	In Clarence  ROKEBY TAS  13% 20% 17% 11% 14% 16%	Plains? * Su HOWRAH TAS 18% 32% 16% 11% 5%	Oreside Skidy Area 13% 40% 10% 11% 11%	15 35 15 10 10
Total	Daily Veekly A flow lines a month Every flow months A flow lines a year Herser	CLARENDON VALE TAS 20% 15% 15% 15% 15% 15% CLARENDON	playgrounds  DAKDOWNS TAS  19% 19% 10% 10% 10%	In Clarence  ROKEBY TAS  13%  20%  17%  14%  100%	Plains? * Su HOWRAH. 7AS 18% 18% 11% 11% 100% HOWRAH.	Outside Sliedy Area 13% 40% 10% 10% 10% 10% 10%	15 35 15 10 10
Total	Duty Weekly A few limes a month Every May morths A few limes a year Heiser as parks and playgrounds	CLARENDON VALE TAS 20% 15% 15% 15% 15% 10% CLARENDON VALE TAS	Playgrounds  CARDOWNS  TAS  1979 1876 776 100%  DAKDOWNS TAS	In Clarence  ROKEBY, TAS  13% 30% 17% 11% 16% 100%	Plains? * Su HOWRAH TAS 18% 52% 68% 19% 19% 100% 100%	Outside Slady Afree 10% 10% 10% 10% 10% 10% 10% Afree	15 35 15 10 10 15 100 Total
Total	Dusty Weekly Weekly A flow lines a yearth Every Normorths A flow lines a year Herser as parks and playgrounds Week	CLARENDON VALE TAS  15% 15% 15% 15% 15% 20% 15% 15% 24% 24% 24% 24% 24% 24% 24% 24% 24% 24	DAKDOWNS TAS 19% 19% 19% 19% 10% 10% TAS 10% TAS 10% 10% 10% 10% 10% 10% 10% 10%	In Clarence  ROKEBY TAS 13% 20% 17% 17% 16% 100% ROKEBY TAS 64.2%	Plains? * Su HOWRAM. TAS 18% 32% 19% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10	burb Crosstat  Orbide Slindy Area 13% 40% 10% 10% 10% 10% 10% 10% Coubide Slindy Area 2.0%	15 35 10 10 15 15 10 100 Total
Total	Duty Weekly A few imas a month Every May morths A few imas a year Heiser sparks and playgrounds  Wass Car	CLARENDON VALE TAS 20% 15% 15% 15% 15% 10% CLARENDON VALE TAS	DAKDOWNS TAS 19% 19% 19% 18% 10% 7% 7% 100%	In Clarence  ROKEBY TAS  13%  30%  17%  11%  16%  100%  ROKEBY TAS  84.2%  54.7%	Plains? * Su HUWRAH. TAS 18% 18% 18% 5% 10% 100%	Outside Sindy Area 13% 40% 10% 10% 10% 10% 10% 20% 0otside Sindy Area 52.0% 62.7%	15 34 2 53.0
Total	Duity Weekly A few lines a month Every har morths A few lines a year Heiser ss parks and playgrounds  Week Car Bacelle	CLARENDON VALE TAS  15% 15% 15% 15% 15% 20% 15% 15% 24% 24% 24% 24% 24% 24% 24% 24% 24% 24	DAKDOWNS TAS 19% 19% 19% 19% 10% 10% TAS 10% TAS 10% 10% 10% 10% 10% 10% 10% 10%	In Clarence  ROKEBY TAS 13% 20% 17% 17% 16% 100% ROKEBY TAS 64.2%	Plains? * Se HOWRAH. TAS 12% 12% 15% 15% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10	Durb Crosstat  Area  Area  13% 40% 10% 10% 10% 10% 20% 20% 20% 20% 20% 20% 20% 20% 20% 2	15 15 10 10 10 10 10 10 10 10 10 10 10 10 10
Total	Duty Weekly A few imas a month Every May morths A few imas a year Heiser  sparks and playgrounds  Wass Car Begele Mojortwise	CLARENDON VALE TAS  15% 15% 15% 15% 15% 20% 15% 15% 24% 24% 24% 24% 24% 24% 24% 24% 24% 24	DAKDOWNS TAS 19% 19% 19% 18% 10% 7% 7% 100%	In Clarence  ROKEBY TAS  13%  30%  17%  11%  16%  100%  ROKEBY TAS  84.2%  54.7%	Plains? * Su HOWRAH. TAS 18% 18% 18% 18% 10% 10% 10% 10% 10% 10% 10% 10	Durb Crosstat  Gobilde Silvdy  Alexe  10%  10%  10%  10%  20%  20%  20%  20%	Total  64.2 53.0 9.3
Total	Duity Weekly A few lines a month Every har morths A few lines a year Heiser ss parks and playgrounds  Week Car Bacelle	CLARENDON VALE TAS  15% 15% 15% 15% 15% 20% 15% 15% 24% 24% 24% 24% 24% 24% 24% 24% 24% 24	DAKDOWNS TAS 19% 19% 19% 18% 10% 7% 7% 100%	In Clarence  ROKEBY TAS  13%  30%  17%  11%  16%  100%  ROKEBY TAS  84.2%  54.7%	Plains? * Se HOWRAH. TAS 12% 12% 15% 15% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10	Durb Crosstal Questiate Study Alexa 40% 10% 10% 10% 10% 10% 10% 10% 10% 10% 1	15 15 100 Total

Werk	47.8%	82.1%	84.2%	64.1%	52.0%	64.2%
Gar	38.1%	48,8%		56,4%		53.0%
Bicycle		10.7%	9.0%	10.3%	10.8%	9.3%
Motorbike				2.6%	1.0%	0.4%
Public transport				2.6%	2.9%	1.1%
Loo not access page	28.6%	6.0%	14.9%	12.8%	11.8%	12.2%
rs to access parks and pla	ygrounds					Tetal
s to access parks and pla	1	OAKDOWNS, 7AS	RONEBY TAS	HOWRAH.	Outside Study Area	Tetal
rs to access parks and pla	CLAPENDON		ROKEBY TAS			Tetal 29.7%
	CLARENDON VALE TAS	TAB		TAS	Area	
Feelsunsale	CLAPENDON VALE TAS 81.9%	7AS- 29.8%	35.8% 34.3%	TAS 28:2%	Area 19.8% 32.4%	29.7%
Feely unitale Poor quality	CLAPENDON VALE TAS 81.9% 38.1%	7AS- 29.8% 40.5%	35.8% 34.3% 28.4%	TAS 28.2% 33.3%	Area 19.8% 32.4%	29,7% 36.2%
Feely sinkafe Poor quality Don't have features we like	CLARENDON VALE TAS 61.9% 38.1% 33.3%	7AS 29.8% 40.5% 54.8% 7.1%	35.8% 34.3% 26.4% 11.9% 3.0%	TAS 28:2% 33:3% 46:2%	Area 19.8% 32.4% 33.3% 12.7%	29.7% 36.2% 38.7%
Feels unitally Feels unitally Don Have features we like Lack of leve	CLAPENDON VALE TAS 61.9% 38.1% 33.3% 9.5%	7AS 29.8% 40.5% 54.8%	35.8% 34.3% 26.4% 11.9% 3.0%	TAS 28.2% 33.3% 46.2% 10.3%	Area 19.6% 32.4% 33.3% 12.7% 4.9%	29.7% 36.2% 38.7% 10.4%
Feels sinsafe Foor quality Don't have features we like Lack of lime Instanceability to us	CLAPENDON VALE TAS 61.9% 38.1% 33.3% 9.5%	7AS 29.8% 40.5% 54.8% 7.1%	35.8% 34.3% 26.4% 11.9% 3.0% 7.5%	TAS 28.2% 33.3% 46.2% 10.3% 5.1%	Area 19.6% 32.4% 33.3% 12.7% 4.9% 15.7%	29.7% 36.2% 38.7% 10.4% 3.2%

0.0%

6.7%

0.0%

0.0%

0.0%

1.9% 0.0%

3.8% 0.0%

0.0% 0.0%

2.8%

More health facilities

Access to foreshore

## **Appendix 2: Community Survey Outcomes**

Things you like about parks and playgrounds	Clarencon Vale	Dakdowns	ROWEY	. Howrahi .	Story Area	Olimide Starry Arma
Spacious (open avea	0.0%	258%	10:0%	17.2%	17.6%	12.5%
Const (states) (accessibility	0.0%	21.0%	12.5%	13.8%	15.5%	18.8%
Good surration / year maintained	0.0%	11.3%	17.5%	13.8%	12.7%	9.4%
Greenery	9.1%	48%	15.0%	3.4%	7.7%	5.3%
Good facilities / good for all ages	8.7%	6.5%	9:0%	10.3%	7.0%	25 0%
Safe / lenged.	0.0%	12.9%	2.5%	3.4%	7.0%	12.5%
Great park / a toronty n	9.1%	48%	5.0%	10.3%	6.3%	9.4%
Good equipment	5.1%	48%	10.0%	3.4%	0.3%	15.8%
Oviden playares	182%	6.5%	5.0%	3.4%	63%	12.5%
Many parker	5.1%	6.5%	5.0%	0.0%	4.5%	9.4%
Dagarea	0.0%	6.1%	2.5%	3.4%	4.9%	D.0%
Not maky into good park / nothing	38.4%	81%	15.0%	31.0%	18.9%	9.4%
fexets	0.0%	1.6%	5.0%	3.4%	2.8%	0.0%
Cesa	0.0%	15%	2.5%	3.4%	2.1%	9.4%
Polerital	0.0%	48%	D 0%	0.0%	2.1%	0.0%
Modern	0.0%	0.0%	2.5%	3.4%	1.4%	0.0%
Many people	9.1%	0.0%	0.0%	0.0%	0.7%	0.0%
Natural material (se-	0.0%	1.6%	0.0%	0.0%	0.7%	0.0%
Chiler	0.0%	1.6%	0.0%	0.0%	D.7%	3.1%
Total	11	82	40	29	142	32

ures you would like to see in parits*	Clarendon Vale		Rokeby	Howrah	Study Area	Outside Study Area
BBQ	188%	31.1%	10.2%	241%	22.6%	11.4%
Upgrade and variety in equipment	18.8%	29.7%	12:2%	20.7%	22.0%	31.8%
Maintained to lets	16.8%	21.6%	10.2%	10.3%	16.1%	6.8%
Playgroung / Rids play	6.3%	17.6%	18.4%	10.3%	15.5%	9 1%
Blike track	0.0%	14,9%	10.2%	17.2%	12.5%	6.8%
Penced	6.3%	16.2%	4.1%	3.4%	9.5%	11.4%
Dog park	18.8%	9.5%	4.1%	10.3%	8.9%	.4.5%
Pitric area / shelters	6.3%	9 5%	61%	10.3%	8.3%	23%
More green	0.0%	4.1%	16.3%	6.9%	7.7%	0.0%
Community galden	0.0%	8.1%	10.2%	3.4%	7.1%	0.0%
Walking ball	5.3%	68%	6.1%	6.9%	6.5%	18.2%
Exercise equipment	0.0%	27%	12.2%	10.3%	6.5%	4,5%
Skale park	12.5%	6.8%	6.1%	3,4%	6.5%	6,8%
Basketball (netball courts	6.3%	5.4%	2.0%	6.9%	4.8%	2.3%
More seating	0.0%	68%	2.0%	3.4%	4.2%	4.5%
Like other parks	0.0%	2.7%	4.1%	6.9%	3.6%	4.5%
Moreattractive	0.0%	1.4%	8.2%	3.4%	3.5%	4.5%
Disabled /cideny friendly	0.0%	4.1%	2.0%	6.9%	3.6%	23%
Clider kid equipment	6.3%	0.0%	2.0%	10.3%	3.0%	2.3%
Bigger	0.0%	4.1%	20%	3.4%	3.0%	2.3%
Water park	6.3%	2.7%	20%	0.0%	2.4%	2.3%
Weil maintained	0.0%	0.0%	61%	3.4%	2.4%	4.5%
More accessible / public transport	0.0%	1.4%	4.1%	3.4%	2.4%	6,8%
Rubbish biris	12.5%	1.4%	0.0%	0.0%	18%	0.0%
Safer	0.0%	2.7%	0.0%	3.4%	1.8%	6.8%
Surveillence	6.3%	1.4%	0.0%	3.4%	1.8%	0.0%
Signage	0.0%	27%	2.0%	0.0%	1.8%	9.0%
Cafes and restaurants	0.0%	0.0%	2.0%	3,4%	12%	2.3%
Parking	0.0%	1.4%	2.0%	0.0%	12%	4.5%
Drinking tap water	0.0%	1.4%	20%	0.0%	1.2%	600%
Clase to other amenines	0.0%	0.0%	2.0%	0.0%	0.6%	D. Com
Zip line	6.3%	0.0%	0.0%	0.0%	0.6%	0.0%
Electric vehicle charging area	0.0%	0.0%	0.0%	3.4%	0.6%	2.3%
New park	0.0%	0.0%	20%	0.0%	0.6%	0.0%
Lights	0.0%	1.4%	0.0%	0.0%	0.6%	0.0%
Gulfcourse	0.0%	0.0%	0.0%	0.0%		2.5%
Fulsal court	0.0%	0.0%	0.0%	0.0%		2.3%
Cricket grounds	0.0%	0.0%	0.0%	0.0%		2.3%
Swimming contre-	0.0%	0.0%	0.0%	0.0%		23%
-	16	74	49	29	168	44

	CLARENDON VALE TAS	DAKDOWNS TAS	ROKEBY TAS	HOWRAH. TAS	Ourside Study Area	Total
Health including anclos	47.6%			48.7%	52.9%	55.6
Social programs	73.8%			7.7%		10.4
Denkid	14.3%	11.9%	1.5%	7.7%	16.7%	13.1
Arts and curve programs and even	ts 9.5%	6.0%	45%	5.1%	6.9%	6.1
Welbeing programs	4.8%	2.4%	90%	5.1%	4.9%	579
You'n programs	4.5%	3.65	5.0%	2.6%	4.9%	4.7
Education programs	4.8%	9.5%	90%	2.6%	9.8%	9.3
Employment programs	4.6%		4.5%	2.6%	2,9%	100
es used outside of CP					1	Total
es used outside of CP	CLARENDON VALE TAS	OAKDOWNS, TAS	ROKEBY TAS	HOWRAH TAS	telepi Stidi	Total
ces used outside of CP		TAS			Are	
	VALE TAS	TAS 63.1%	65.7%	TAS	Are. 53.9%	Total 59.5
Dentist	VALE TAS 52.4%	TAS 63.1% 46.4%	65.7%	TAS 9.0%	Are. 53.9%	59.5
Dentist Health including doctors	VALE TAS 52 4% 47 6%	TAS 63.1% 46.4% 28.6%	65.7% 65.7% 31.3%	TAS 69.0%	53.9% 45.1% 10.8%	59 5 81 3 23 3 19 4
Dentist Health including doctors Social programs Education programs Wellbeing programs	VALE TAS 52 4% 47 6% 33 3% 33 3% 28 6%	TAS 63.1% 46.4% 28.6% 19.0% 42.9%	65.7% 65.7% 31.3% 17.0% 38.8%	TAS 59.0% 51.0% 51.0% 35.9%	53.9% 53.9% 45.1% 10.8% 18.6% 28.4%	59.5 81.3 23.3 19.4 35.5
Dentist Health including dactors Social programs Education programs Welthemig programs Employment programs	VALE TAS 52 4% 47 6% 33 3% 33 3% 28 6% 14 3%	TAS 63.1% 46.4% 28.6% 19.0% 42.9% 10.7%	65.7% 65.7% 31.3% 17.9% 36.8%	TAS 59.0% 51.5% 515.4% 35.9% 15.4%	53.9% 53.9% 45.1% 10.8% 18.6% 28.4% 15.7%	59 5 81 3 23 3 19 4 35 5 14 3
Dentist Health including doctors Social programs Education programs Wellbeing programs	VALE TAS 52 4% 47 6% 33 3% 33 3% 28 6% 14 3%	TAS 63.1% 46.4% 28.6% 19.0% 42.9% 10.7%	65.7% 65.7% 31.3% 17.9% 36.8%	TAS 59.0% 51.0% 51.0% 35.9%	53.9% 53.9% 45.1% 10.8% 18.6% 28.4% 15.7%	59.5 81.3 23.3 19.4 35.5

events	-					
Employment program	23.8%	15.5%	32.8%	15.4%	20.6N	21.91
finte		4.8%	9.0%	12.8%	14.7%	9.35
1						
onal buildings and facilities	needed in CP					
V						Total
1	CLARENDON VALE TAS	DAKDOVA'S, TAS	ROKEBY TAS	HOWRAH TAS	Cuiside Study Area	
Cestaurants and calles	57.1%	67.9%	77.6%	59.0%	57.8%	65.6
indoor sports	57.1%	47.6%	96.7%	43.5%	45.1%	49.5
Daytime entertainment	47.6%	45.2%	47.8%	33.3%	36.3%	.42.7
Nighttime Entertainment	42.9%	42.9%	46.3%	35.9%	32.4%	39.4
Library	35.1%	32.1%	47.8%	25.6%	24.5%	33.5
Community halfs meeting space	28.6%	35.7%	40.3%	35.9%	34 3%	35.5
None		7.1%	1.5%	2.6%	2.9%	3.6
ectivities in natural areas / b	ushland / coas	tal researves	in CP			
						Total
	CLARENDON	DAKDOWNS		HOWRAH	Oxesde Study	

						Total
	CLARENDON	DAKDOWNS		HOWRAH	Dutpde Study	
	VALE TAS	TAS	ROKEBY TAS	TAS	Area	
Walking	61.9%	65.5%	79.1%	74.4%	66.7%	68.8%
Dog Wallung	33.3%	41.7%	35.6%	56.4%	44.1%	40.9%
Nature play	14,3%	22.6%	22.4%	23.1%	21.6%	21.1%
Natural appreciation (birdwatching photographing)	14,3%	15.5%	38.8%	25.6%	22.5%	23.3%
Running		13.1%	9.0%	17.9%	13.7%	11.8%
Cycling		16.7%	22.4%	23.1%	22.5%	18.6%
Kayasang		9.5%	14.9%	10.3%	8.8%	9.7%
	100.0%	100.0%	100.0%		100.0%	100.0%

			Supurb	(suburbs a	nd outside :	study area)		
		Charendon				HOWRAH	Outside Study	
		Vale	Cassow	ris Ri	okeby	TAS	Area	Total
H ON	Very important	42.9%	66	11%	84.5%	68.5%	84.99	6 75.09
mportan	Important	50.0%	25	50%	10.3%	8.6%	11.39	5 17.15
1 do you	Somewhatimportant			5.9%	5.2%	20.0%		6.19
think:	Not important	7.1%				2.9%	3.89	1.89
Why visit	natural areas*	Ctaren	don Vale	Cakifowns	Rokeby	Hourab	Study Area	Outside Study Area
142	dure wintile		28.6%	11.19	43.85	4 9	0.0% 35.7%	23.15

James and	- Williams	-		Study	Outside Study
					Area
28.6%	111%	43.8%	50.0%	35.7%	23.11
28.6%	33.3%	25.0%	20.0%	26.2%	7.25
28.6%	22.2%	12.5%	20.0%	19.0%	0.01
28.6%	11.1%	12.5%	10.0%	14.3%	23.11
143%	22.2%	5.3%	20.0%	14.3%	7.7
0.0%	11.1%	12.5%	0.0%	7.1%	0.0
0.0%	0.0%	18.8%	0.0%	7.1%	7.7
14.3%	11.1%	0.0%	10.0%	7.1%	7.7
14.3%	0.0%	6.3%	0.0%	4.5%	7.7
0.0%	22.2%	0.0%	0.0%	4.6%	0.0
0.0%	0.0%	63%	0.0%	2.4%	7.7
0.0%	0.0%	6.3%	0.0%	2.4%	0.0
0.0%	0.0%	0.0%	10 0%	2.4%	7.7
0.0%	0.0%	5.3%	0.0%	2.4%	23.1
0.0%	0.0%	0.0%	10.0%	2.4%	0.0
0.0%	0.0%	0.0%	10.0%	2.4%	0.01
0.0%	0.0%	6.3%	0.0%	2.4%	15.4
7	9	16	10	42	
	28 6% 28 6%	28 6% 111% 28 6% 122% 28 6% 122% 28 6% 122% 28 6% 122% 0.0% 123% 0.0% 105% 14.3% 0.0%	26 5 11 1% 4 3 5% 28 5 28 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	28 0% 11 1% 43 0% 50 0% 28 8% 50 0% 28 8% 50 3% 50 0%	Chemoton Vale   Californian   Roberty   Hoursain   Area

						Total
	CLAREN DON VALE TAS	OAKDOWNS.	ROKEBY TAS	HOWRAH. TAS	Ourside Study Area	
7	33.3%	9.6%	29.0%	25.8%	21.2%	20.79
5	56%	95%	14.5%	19.4%	10.6%	10.79
5	22.2%	12.3%	11.3%	12.9%	12.9%	13.69
No.	22.2%	21.9%	16.1%	6.5%	17.6%	18.6%
5	56%	13.7%	14.5%	12.9%	14.1%	13.6%
. 5	5.6%	8.2%	8.1%	16.1%	10.6%	8.7%
7	5.6%	20.5%	4.8%	3.2%	5.9%	9.9%
6		41%	1.6%		4.7%	3.3%
5				3.2%	1.2%	0.4%
50					1.2%	0.4%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.03

## **Appendix 2: Community Survey Outcomes**

OW 1	n improve streetscapes*	Clarendon Vale	Osarlowes	Rokeby	Howrain	Study Area	Outside Study Area
	Tree planting	11.8N	53.2%	50.0%	48.3%	46.9%	38.6%
	improve footpans	29.4%	21 0%	33.3%	20.7%	25.9%	40.9%
	Moire nates	35.3%	17.7%	18.5%	13.8%	19.1%	15.9%
	Improve crossings	17.6%	17.7%	13.0%	172%	16.0%	6.8%
	Better maintenance	23.5%	11.3%	18.5%	10.3%	14.8%	20.5%
	Keep off grass	5.9%	97%	13.0%	13.8%	11.1%	6.8%
	Street furniture	0.0%	14.5%	93%	69%	9.9%	0.0%
	Connected tootpaths	11.8%	12.9%	3.7%	10.3%	9.3%	13.6%
	Reduce littericlean the area	11.8%	3.2%	9.3%	10.3%	7.4%	6.8%
	Educate people how to maintain streets	5.9%	1.6%	9.3%	10.3%	6.2%	4.5%
	Street furniture at bus stop	5.9%	4.6%	7.4%	3.4%	5.6%	2.3%
	Remove graffil	0.0%	6.5%	3.7%	6.9%	4.9%	4.5%
	Cycle tracks	0.0%	6.5%	1.0%	3.4%	37%	0.09
	Stop development / befer management	11.8%	3.2%	1.9%	0.0%	3.1%	4.5%
	Wilder streets	5.9%	1,6%	1.9%	3.4%	25%	4.5%
	Fix road / potroles.	0.0%	32%	0.0%	6.9%	2.5%	0.0%
	Improve roundsboots	0.0%	4.0%	0.0%	0.0%	1.9%	0.09
	Less hooring / more surveillance	11.8%	0.0%	1.9%	0.0%	1.9%	239
	Fence bordering	5.9%	0.0%	1.9%	3.4%	1.9%	0.09
	No black bilumen	5.9%	0.0%	1.9%	0.0%	1.2%	0.09
	Less traffic	5.9%	1.6%	0.0%	0.0%	1.2%	5.8%
	Line marking	0.0%	0.0%	37%	0.0%	1.2%	0.09
	Family friendly	5.9%	0.0%	0.0%	0.0%	0.6%	0.09
	Improve to lets	0.0%	0.0%	0.0%	3.4%	0.6%	0.09
	Drink stations	0.0%	0.0%	1.9%	0.0%	0.6%	2.39
	Improve signage	0.0%	1.6%	0.0%	0.0%	0.5%	2.3%
	Yio large fence	0.0%	0.0%	1.9%	0.0%	0.6%	2.3%
	More traffic lights	0.0%	1.6%	0.0%	0.0%	0.6%	0.0%
	More parking space	0.0%	0.0%	1.9%	0.0%	0.6%	0.0%
	Speed humps	0.0%	0.0%	0.0%	0.0%		6,89
	Sater stoets	0.0%	0.0%	0.0%	0.0%		2.3%
atas		17	62	54	29	162	- 44

omf	ort and safety walking in CP						
		CLARENDON VALE TAS	OAKDOWN'S	ROKEBY TAS	HOWRAH. TAS	Outside Study Area	Total
	I do not feel comfortable or safe watking in CP	26.6%	143%	35.8%	38.5%	25.5%	25.4%
	sometimes feel comfolitable and safe walking in CP	28.6%	27.4%	25.4%	25.6%	28.4%	27.2%
	I feel comfortable and safe walking in CP	19.0%	44.0%	26.9%	15.4%	21.6%	29.0%
		100.0%	100.0%	100.0%		100 0%	100.0%

	100.018	W.O. W.	HOURS.		15/2/17/8	100-01
low to improve comfort and safety*	Clarencon Valo	Calidowns	Roseby	Номпар	Sludy Ama	Outside Study Area
Decrease trime l'improve surveillance / politie	26.7%	28.9%	35.7%	36.4%	32.5%	25.99
More agains	46.7%	39.5%	14.3%	35.4%	30.8%	29.65
Footpath improvements - wider / repair	20.0%	18.4%	35.7%	9.1%	23.1%	22.2
Better facilities / maintenance	6.7%	2.6%	19.0%	13.6%	111%	14.85
Educate youth / community	6.7%	10.5%	7.1%	13.6%	9.4%	154
Regular cleaning of robbish / bin replacements/	13.3%	26%	14.3%	9.1%	9.4%	0,
Reduce concentration of low socio-economic	0.0%	5.3%	0.0%	4.5%	26%	3.7
Traffic calming / speed cameras	67%	2.6%	0.0%	4.5%	2.6%	11.7
Bielter sealing and sheller	0.0%	26%	24%	45%	26%	00
More green areas	0.0%	5.3%	24%	0.0%	26%	0.0
No hoosing	6.7%	2.6%	2.4%	0.0%	26%	0.0
Remove housing	0.0%	0.0%	4.8%	0.0%	1.7%	0.0
More blike paths	0.0%	5.3%	0.0%	0.0%	17%	0.0
Go to other safe area	0.0%	0.0%	0.0%	91%	1.7%	0.0
No motorbike access	6.7%	0.0%	0.0%	0.0%	0.9%	0.0
Develop retail (commercial strip	0.0%	26%	0.0%	0.0%	0.9%	3.7
Fencing/gate	5.7%	0.0%	0.0%	0.0%	0.9%	3.7
Have dogs on lead.	0.0%	0.0%	0.0%	0.0%		3.7
tai	15	38	42	22	117	-2

What	other businesses in region"					Study	Outside Study
		Clarendon Vale			Howrah	Area	Arcst
	Cales and restaurants	30.0%	59.6%	56.4%	56.0%	55.6%	37.5
	Grocenes / setas	0.0%	19.2%	20.5%	20.0%	18:3%	25.01
	Ciolbing	20.0%	7.7%	17.9%	4.0%	11.1%	6.35
	Heath Services	20.0%	15.4%	77%	0.0%	10.3%	15.69
	Sporting / filmess	0.0%	3.8%	2.6%	24.0%	7.1%	
	Entertainment / social/ night/ife	8.0%	B.0%	12.8%	8.0%	5.6%	6.31
	Shopping centre	0.0%	5.8%	51%	8.0%	5.6%	6.39
	Bakety	0.0%	5.8%	51%	40%	4.8%	
	Dentist.	0.0%	5.8%	5.1%	4.0%	4.8%	3.1
	Convenience	0.0%	1.9%	7.7%	4.0%	4.0%	
	Healthy ealing	20.0%	3.8%	2.6%	0.0%	4.0%	
	Hardware	10,0%	1.9%	0.0%	8.0%	32%	
	Massage	0.0%	5.8%	26%	0.0%	3.2%	9.01
	Hairdressers	10.0%	1.9%	0.0%	4.0%	245	3.19
	Petro station	0.0%	0.0%	51%	4.0%	2.45	0.01
	Motorsport	0.0%	0.0%	2.6%	8.0%	2.4%	9,41
	Local shops	0.0%	1.9%	51%	0 %	0.4%	12.59
	Children play centre	0.0%	3.8%	0.0%	4.0%	24%	12.55
	Financial	0.0%	1.9%	51%	0.0%	2.4%	0.09
	Government services	0.0%	5.8%	0.0%	0.0%	24%	0.09
	Fumiliae	0.0%	1.0%	25%	00%	16%	0.01
	Garden Supplies	80%	8.0%	26	4.0%	1.6%	6.01
	Art	0.0%	0.0%	5.1%	0.0%	1.6%	9,45
	Gilfishop	0.0%	0.0%	215	4.0%	16%	3,19
	Food varys	10.0%	0.0%	2.6%	0.0%	1.6%	0.09
	Library	0.0%	1.9%	2.6%	0.0%	1.6%	3.19
	Solicitors	0.0%	1.0%	0.0%	0.0%	0.8%	0.04
	Drycleaners-	0.0%	1.0%	0.0%	0.0%	0.8%	0.0
	Florat	(0.0	0:0%	0.0%	4.0%	0.8%	3.14
	Amenities - triets 88Cs etc	0.0%	0.0%	0.0%	4.0%	0.8%	0.09
	Factories	0.44	0.0%	2.6%	0.0%	0.8%	3.19
	Electrical	0.0%	0.0%	0.0%	4.0%	0.8%	0.0
	Newsagent	0.0%	0.0%	2.6%	0.0%	0.6%	0.0
	Hospitality	10.0%	0.0%	0.0%	0.9%	0.8%	0.0
	Vet	0.0%	0.0%	2.6%	0.0%	0.8%	0.0
	Lawn bowts	0.0%	0.0%	2.6%	0.0%	0.8%	0.0
	Electrical Vehicle Car Changing	0.0%	1.9%	0.0%	0.0%	0.8%	
	Per tacenes / vets	0.0%	0.0%	0.0%	0.0%		3.1
Total	11	10	52	39	25	126	- 1

1	CLARENDON O	DAKDOW/S		(O)	rade Staty	
	VALE TAS	TAS RO	WEBY TAS		Aritis	
Working full time	23,8%	52.4%	47.8%	667%	49.0%	48.05
Writing partitine	23.8%	22.6%	13.4%	5.1%	24.5%	20.69
World casual hours	4.8%	24%	7.5%	2.6%	2.0%	3.65
Stationt	4.8%	24%	4.5%	51%	3.9%	3.69
Sulf of work but looking	4.8%		3.0%		1.0%	1.49
Charles work and nutricolong	4.8%	36%				1.45
Stay at home parent	4.8%	83%	6.0%	10.3%	11.6%	8.69
Retired	9.5%	11.9%	22.4%	7.7%	9.8%	13.61

Housi	ing situation						
							Total
		VALE TAS	TAS	ROKERY TAS	HOWEAH	Outside (FMz) Afea	
	Dimed cultigni	15.8%	25.0%	28.8%	28,5%	27.0%	25.5%
	Owned with a mortgage	47.4%	67.9%	56.1%	69.2%	59.0%	60.6%
	Living with family I Travella (rent from)					1.0%	0.4%
	Hanting	36.8%	7.1%	152%	10.3%	13.0%	13.5%
		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

ting Status						
						Total
	CLARENDON VALE TAS	OAKDOWNS. TAS	ROKEBY TAS	HOWRAH: TAS	Outside Study Area	
Renling privately (through real						
estate)	28.60%	66.70%	37.50%	50.00%	60.00%	48 60%
State or tentory housing authority	28,60%		37.50%			14.30%
Housing cooperative ( community (						
church group	14.30%	16.70%	12.50%		10.00%	11.40%
Paying rent to family / Intend	28.60%	16.70%	12.50%	50.00%	30.00%	25.70%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

## Appendix 3: Park Case Study 1 | Conceptual Only

## CODE: R18 | SUBURB: ROKEBY - DUNTROON OPEN SPACE 02

In this case study we will apply the **Park Categorisation Matrix** to a current **Unembellised Open Space** flagged for upgrade within the **Park Coverage Network Masterplan**.

In addition to these upgrades, we will address the access issues presented in this open space by flagging residential lots for potential future acquisition and demolition.









### UPGRADES MATRIX

District Community Park	Current	Proposed
Shaded picnic facilities, (x6).	<b>8</b>	0
Seating	<b>8</b>	•
BBQ Areas x 3	8	0
Kickabout Areas	0	0
Multi-Purpose Court	8	0
Drinking Fountain	8	0
Pathways	0	0
Amenities building.	8	0
Bicycle parking.	<b>X</b>	•
Play space, including shade.	<b>⊗</b>	0
Internal access roads.	8	0
Formal carparking on site 50 cars and 1 coach.	8	•

## Appendix 3: Park Case Study 2 | Conceptual Only

## CODE: 01 | SUBURB: OAKDOWNS - OAKDOWNS PARK

In this case study we will apply the **Park Categorisation Matrix** to a current **Local Community Park** flagged for upgrade to a **Local District Park** within the **Park Coverage Network Masterplan**.

In addition to these upgrades, we will address the access issues presented in this open space by flagging residential lots for potential future acquisition and demolition.







District Community Park	Current	Proposed
Shaded picnic facilities, (x6).	<b>8</b>	0
Seating	•	0
BBQ Areas x 3	8	0
Kickabout Areas	0	0
Multi-Purpose Court	8	0
Drinking Fountain	8	0
Pathways	0	0
Amenities building.	8	0
Bicycle parking.	8	0
Play space, including shade.	0	0
Internal access roads.	8	0
Formal carparking on site 50 cars and 1 coach.	8	0



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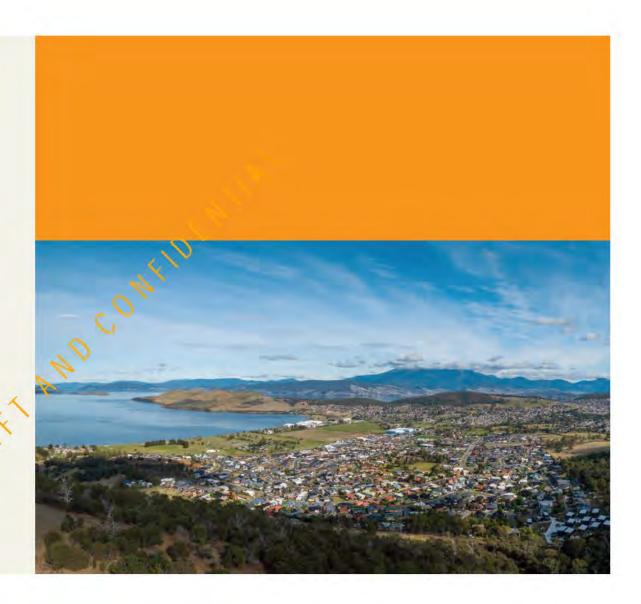
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## 8.3 FINANCIAL MANAGEMENT

Nil Items.

## 8.4 GOVERNANCE

## 8.4.1 QUARTERLY REPORT TO 30 JUNE 2022

## **EXECUTIVE SUMMARY**

## PURPOSE

To consider the General Manager's Quarterly Report covering the period 1 April 2022 to 30 June 2022.

## RELATION TO EXISTING POLICY/PLANS

The Report uses as its base the Annual Plan adopted by Council and is consistent with Council's adopted Strategic Plan 2021-2031.

## LEGISLATIVE REQUIREMENTS

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

## CONSULTATION

Not applicable.

## FINANCIAL IMPLICATIONS

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

## **RECOMMENDATION**

That the Quarterly Report to 30 June 2022 be received.

## **ASSOCIATED REPORT**

The Quarterly Report to 30 June 2022 has been provided under separate cover.

Ian Nelson

**GENERAL MANAGER** 

#### 8.4.2 REPORT ON CLARENCE CITY COUNCIL MASTER PLANS

#### **EXECUTIVE SUMMARY**

#### PURPOSE

The purpose of this report is to provide an update and outcome of the 4 July 2022 Notice of Motion regarding council master plans.

#### RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant, particularly the strategic goal area of Clarence being "A well planned liveable city."

#### LEGISLATIVE REQUIREMENTS

Section 20 of the Local Government Act 1993 outlines "In performing its functions, a council is to consult, involve and be accountable to the community." Master planning is a keyway council collaboratively plans for the future of the city with community involvement. Council's strategic plan provides details relevant to the section 20 requirement.

#### CONSULTATION

Consultation was not undertaken on the creation of the master plan report, but each individual master plan has been the subject of varying degrees and stages of community consultation.

#### FINANCIAL IMPLICATIONS

Nil.

#### RECOMMENDATION:

That the Council:

- A. Notes the list of master plans presented at the 22 August 2022 workshop (as set out at Attachment 1 of the Associated Report).
- B. Includes a "forward estimates" element for master plan projects in future budget estimates, including detail on priority projects and funding strategies.
- C. Includes a specific master plan overview and progress reports in relevant council reports including quarterly and annual reports, as well as on council's website.
- D. Endorses the removal of the Beltana Park master plan from the list of master plans.

#### REPORT ON CLARENCE CITY COUNCIL MASTER PLANS /contd...

#### ASSOCIATED REPORT

## 1. BACKGROUND

At its meeting of 4 July 2022, council carried the following motion:

- "1. That this Council:
  - a) acknowledges that there are 30 Master Plans, at differing phases, under consideration by this Council, and
  - b) recognises the importance of appropriate resourcing to ensure quality delivery of Master Plans.
- 2. Calls for a high-level presentation of all 30 Master Plans at a workshop of Aldermen.
- 3. Following this workshop and advice from Officers, Aldermen to agree:
  - a. the order of priority of Master Plans,
  - b. the timeframes for completion, and
  - c) appropriate resourcing levels.
- 4. To ensure accountability, the agreed priority list of Master Plans be made publicly available on Council's website, with regular project status updates."

#### 2. REPORT IN DETAIL

- **2.1.** Following the decision detailed above, council officers put together an initial workshop presentation that provided councillors with a high-level overview of council's current master plans and a suggested reporting framework that mirrored the updated quarterly report reporting framework. This presentation occurred on 18 July 2022. A high-level overview of master plans was also circulated to councillors as part of the workshop papers.
- **2.2.** The presentation outlined that a master plan provides for the following high-level outcomes:
  - a) development of a vision for a place, developed in collaboration with the community;
  - b) guides future project decision-making;
  - c) informs future budget priorities and detailed design processes.

- **2.3.** Master plans are an important part of council's work as they allow us to plan for the city in a coherent and structured way. The resulting plan gives clarity to all council, community, other agencies, developers etc, and allows for community input into the processes for developing the city.
- **2.4.** Following this initial presentation councillors requested more detail on each master plan. This was compiled and circulated to councillors ahead of a second workshop on the topic on 22 August 2022 (see Attachment 1).
- **2.5.** Councillors then had the opportunity to ask questions at the workshop on the detail provided in the report. As an outcome of the workshop discussion the following matters were highlighted:
  - a) That, as far as practical, master plans should include a list of key projects to be delivered in accordance with the approved master plan.
  - b) That a "forward estimates" approach should be included in the budget process to provide a multi-year estimate of project priorities and likely funding requirements.
  - c) That a "master plans" section be included in council's annual plan and quarterly report to specifically report progress against budget estimates.
  - d) That the Beltana Park master plan be removed from the list of plans to be developed as this is no longer required – particularly due to its proximity to Simmons Park.

## 3. CONSULTATION

## 3.1. Community Consultation Undertaken

There has been no community consultation undertaken in regard to the development of the master plan summary documents. Each master plan is subject to extensive consultation during its development.

## 3.2. State/Local Government Protocol

Nil.

#### **3.3.** Other

Nil.

## **3.4.** Further Community Consultation

It is proposed that master plan progress be reported in council's annual plan and quarterly reports, both in relation to master plan development and project delivery.

#### 4. STRATEGIC PLAN / POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 is relevant, particularly the strategic goal area of Clarence being "A well planned liveable city." The goal is: "Clarence will be a well-planned liveable city with services and infrastructure to meet current and future needs of our growing and vibrant community".

## 5. EXTERNAL IMPACTS

Nil.

## 6. RISK AND LEGAL IMPLICATIONS

Nil.

## 7. FINANCIAL IMPLICATIONS

- **7.1.** There are no immediate financial implications.
- **7.2.** Inclusion of a "forward estimates" element into the budget will allow council to prioritise master plan activities and projects for delivery in a more transparent manner. This will be implemented during the 2023-24 budget estimates process.

#### 8. ANY OTHER UNIQUE ISSUES

Nil.

## 9. CONCLUSION

**9.1.** Master plans are an important part of the planning process for council and are a fundamental way of ensuring community input into the long-term planning of the city. It is also important that all stakeholders understand the important difference between the creation of a master plan and the subsequent long-term implementation of the various projects or programs of work arising from each master plan.

**9.2.** Resourcing of the timely creation of these important plans and the subsequent implementation of the projects should continue to be a key consideration for council as part of its annual budget process.

**9.3.** Improved public and transparent reporting on the progress of master plans is an important part of keeping internal and external stakeholders up-to-date on progress. The recommended changes to the annual plan and quarterly reports reflect this important outcome of the workshop discussion.

Attachments: 1. Master Plan Pack – 22 August 2022 (62)

Ian Nelson

**GENERAL MANAGER** 

# MASTER PLAN OVERVIEW



YEAR STARTED	MASTER PLAN	RESPONSIBLE AREA	STATUS	COMMENT	TIMELINE FOR Adoption of the Plan	2022-23 Priority	CURRENT RESOURCING APPROACH	BUDGET
2013-14	Pindos Park	Engineering Services	Plan Adopted - Implementation	Final reviews of contract documents being undertaken in preparation for construction tendering. Current contractor and market conditions will impact timeline of built works delivery - likely construction commencement will be delayed to 2023.	Adopted	Ye	s External consultants	\$1,386,949 with \$699,874 being Federal LRCI funding. Considering transferring the LRCI funds to Blossom Park and then consider funding options when Tender value known
2014-15	Beltana Park	Engineering Services	Plan Adopted - Implementation	Procurement document for construction services developed but not advertised. Need to undertake construction estimate and review to available funds.	Adopted	No	Council officers	\$ 114,500
2014-15	South Arm Oval	Engineering Services	Plan Adopted - Implementation	Final stages of contract preparation for play space construction - estimate for tendering in Sept/Oct 2022.	Adopted	No	Council officers	\$ 440,000
2015-16	Risdon Vale Recreation and Community Facilities	Engineering Services	Plan Adopted - Implementation	Implementation of 35 recommendations dependent on priorities, funding and need. Oval lights to be installed in 2022. Next stages under review to advise council of options for future implementation funding consideration		No	Council project manager	\$300,000 in 21/22 Budget for lighting upgrade to the oval
2016-17 2018-19	Alma's Activities Centre Cambridge Master Plan	Engineering Services Engineering Services	Plan Adopted - On Hold Plan Adopted - Implementation	Awaiting detailed building plans from architect. May require a minor amendment to DA.  Blossom Park construction due to commence in early 2023.  No further works programmed.	Adopted Adopted		Council officers Council officers to project manage delivery	\$1.4M allocated Blossom Park construction fully funded.
2018-19	Bayview Secondary College	Engineering Services	Plan Adopted		Adopted	Ye	s Employ Project manager + external consultants	\$605,539 committed and \$8m Tasmanian Government funding committed
2011-12	Bellerive Beach Park master plan	Engineering Services	Assessing Concept Options	Inhouse master plan design review underway in response to 2020 Notice of Motion. Project Management Plan being developed to guide review process.	Master Plan implementation (ie. total construction) - Estimated 2027-2030	No	o Council officers	\$20k - 2020/21 - Master Plan Review, \$50k - Public Art
2016-17	Anzac Park	Engineering Services	On Hold	Project currently on hold. Staff were unable to complete the master plan project in 2017 due to the concern rasied by some of the tenant clubs with downsizing or relocation. The sports capacity plan will review the clubs and facilities in the region and then precinct and make recommendations going forward.	TBC	No	o Council officers	Nil
2016-17	Rosny Farm Master Plan	Community Development	On Hold	Awaiting outcomes from the City Heart project	TBC	No	0	No allocation
2017-18	Bligh St Streetscape	Engineering Services	Not Yet Commenced	Survey Delivered. Development of streetscape improvements will occur within the context of the City Heart Project.	TBC	No	Requires external consultants	\$150,000 budgeted
2018-19	Richmond Master Plan	Engineering Services	Procurement	Previous: Initial consultation to understand the issues/concerns of residents and visitors to Richmond April /May 21. Current - Tender document development to engage external consultants to develop Master Plan. Next - Engage Consultants	Master Plan Endorsed Financial Year 2023-24 (July 2024)	Ye	s External consultants, assisting Council officers	\$200K from already funded projects. Made up of projects from various funding streams. Bridge Street pavement works \$337,000 Bridge Street stormwater improvements \$60,000 DSG Bridge Street contribution \$169,000 New fence to Village Green \$20,000 New garden edging to the Forth Street car park \$30,000 Installation of new play equipment and fencing \$89,000
2018-19	Victoria Esplanade/Queen Street Master Plan	Engineering Services	Preparation of Draft Master Plan and consultation plan	Previous: Inspiring Place and Council officers presented draft Master Plan at 20 June 2022 workshop. Current: Consulting with small narrative group in August to test big elements of the draft plan. Next: report to council meeting to approve for community consultation	Master Plan Adoption - Financial Year 2022-23	Ye	s External consultants, assisting Council officers	\$150,577 remains from previously committed funds. \$300K 2022/23 FY - Detailed Design Documentation
2018-19	Little Howrah Beach	Engineering Services	Pre Planning/Commencement	Project awaiting additional Landscape Architect to be employed. Internal working group to determine project plan and goals.	End 2023.	No	Internal working group; needs external consultant	2020/21 - \$80,000 - Master Plan and Design Documentation
2018-19	Cambridge Oval Dog Park	Engineering Services	Preparing for adoption of the Final Plan	Review of Dog Park Draft MP on hold pending outcomes of wider Cambridge Oval Precinct Master Plan. Any changes will be adopted into the final Dog Park MP. To be presented to Council for adoption.	MP adoption - end 2022/first quarter of 2023 Construction completion - unknown pending program and funding		o Council officers	2019/20 - \$30,000 - Dog Park Master Plan
2018-19	South East Regional Park	Engineering Services	Plan Origin/initiation	Project on hold pending identification of suitable land for development. Consider site locations described in the Clarence Plains Master Plan.  Project funds utilised for preparation of Lauderdale Canal District Park MP (consultancy).	ТВС	No	Council officers	\$23,870 remaining (August 2022)
2019-20	Lauderdale canal district park	Engineering Services	Preparing for adoption of the Final Plan	Master Plan project on hold pending outcome of water quality report. Report will advise on current water quality and ongoing management and maintenance advice. Impacts of report advice will influence Draft Master Plan.	Final Master Plan for adoption - end 2023.	Ye	s Requires external consultant	22/23 - \$30,000 available for specialist water quality report. Funding for the master plan was sourced form the South East Regional Park funds \$23,870 remaining (August 2022).
2019-20	Geilston Bay Sport Precinct	Engineering Services	On Hold	Project on hold. Unable to progress to draft master plan due to the East Derwent Highyway. A greenfield approach is recommonded for future planning and development of the precinct. Given the proximity to Anzac Park, future development of both sites should be considered as a larger northern region catchment. The sports capacity plan will review the clubs and facilities in this precinct	TBC	No	o Council officers	Nil
2019-20	City Heart Project	Strategic Development	Procurement assessment		The City Heart Plan is planned to be completed by end June 2023	No	p Project manager + external consultants	\$474,497 budget remaining.
2019-20	Tranmere - Droughty Point - Rokeby Structure Plan	City Planning	On Hold	The project is currently on hold at phase 4 and may recommence after the outcome of the 'Skylands Masterplan' is known. The masterplan is being undertaken by the major landowners in the study area and will inform the final report on the council's structure plan.	TBC dependent on Skylands proposal - Early 2023	No	Niche Planning (lead consultant)	\$ 46,000
2020-21	Clarence Plains Master Plan	Engineering Services	Preparation of Draft Master Plan and consultation plan	Draft plan presented to council for review ahead of report coming to council for approval to go out to formal community consultation.	Mar-23	No	External consultant, assisting Council officers	Master plan fully funded. \$20,000 budget remaining.

2020-21	Cambridge oval master plan  Anzac Park Pavilion	Engineering Services  Engineering Services	Preparation of Draft Master Plan and consultation plan  Preparing for adoption of the Final Plan	Previous: Initial consultation, engagement with TFS and Department of Eduation, the school regarding the master plan and proposed school expansion. Current: Draft Master plan to be presented to elected members on the 29th August. Next step - public exhibition of the draft plan subject to council approval to consult.  Previous: Grant funding redirected to Clarendon Vale Oval Pavillion replacement. Current: Undertaking peer review of stage 1 Preliminary Design for the proposed pavillion upgrade at Anzac Park due to the size and early cost estimates to deliver the proposed development. Future: workshop outcomes of peer review with elected		Yes External consultant, assisting Council officers  No External consultants	\$60,000 allocated for the master plan development (transferred from Wentworth Park as per Council decision 24/12/2020). Commitment from the state government of \$15.1 million into the redevelopment of the school site.  Council accepted a tender for \$248,777 for stage 1 and 2 for architectual services (30/07/2020). Additional funding will be
				members.	TBA		required to deliver the proposed development
2021-22	Warrane Urban Regeneration Project	City Planning	Pre Planning/Commencement	Discussion Paper currently being drafted for completion in October 2022	Phase 6 -2023; Phase 7 - 2024; and Phase 8 - ongoing, commencing 2024	No Council officers	No additional funding required.
2021-22	Seven Mile Beach Local Area Plan	City Planning	Situation analysis	Consultation completed - consultation report under preparation / situation analysis	late 2022	No Niche Planning (lead consultant)	\$80,000 allocated
2022-23	Risdon Vale/Geilston Bay Structure Plan	City Planning	On Hold	Project planned to commence early 2023.	2023-24	Yes Council officers to lead	\$50,000 allocated
2022-23	Sports Facility Planning	Engineering Services	Pre Planning/Commencement	Scoping document required to identify key objective and internal staff to be part of a working group.	2022-23	No External consultant, assisting Council officers	22/23 \$80,000 allocated to complete the body of work.
Proposed in 2021-22	Pass Road Corridor	City Planning	Plan Origin/initiation	Considered in the 2022/23 budget, but not adopted. Unless reconsidered in a future budget, the project may be undertaken by a consortium of he land owners.	TBC	No Town Planner to lead study; Law to lead scheme amendment pand hearing	·
Proposed in 2021-22	Acton Park rural living study and planning scheme amendment	City Planning	On Hold	Considered in the 2022/23 budget, but not adopted. Council may consider funding the project in a future budget.	ТВС	No Town Planner to lead study; Law to lead scheme amendment pane hearing	
Proposed in 2021-22	"Lindisfarne Ridge" structure plan	City Planning	On Hold	Considered in the 2022/23 budget, but not adopted. Council may consider funding the project in a future budget. Alternatively it may be a project that a consortium of owners may choose to do and submit with a planning scheme amendment application.	ТВС	No Town Planner to lead study; Law to lead scheme amendment pand hearing	· •

600,500

Master plan overviews



## Pindos Park

		FIIIUUS	rain			
Inception Date:	2013-14		Current Status:	Plan Adopted - Implementation		
Why do we need to do this?		The Master Plan sets up the long term vision for the upgrade of Pindos Park to a high quality local park.				
What are we aiming to achieve?	The Pindos Park Master Plan provides for improved passive recreation facilities including a new inclusive playspace, undercover picnic and bbq facilities, improved park access and circulation, Aboriginal heritage interpretation features, strong linkages to the Clarence Foreshore Trail and improved landscape amenity through native plantings and irrigated grass kick about spaces.			nd bbq facilities, improved ation features, strong		
Project Plan:	Phase 1	August 2016 - Maste	r Plan Adopted			
	Phase 2	2018-2020 - Preparation of application for AHT Permit				
	Phase 3	2021 - 2022 - Detail Design Documentation for tender				
	Phase 4	4 Current 2022 - Contract preparation for construction tendering				
	Phase 5	Future - 2023 - Estim	ated construction			
	Phase 6					
	Phase 7					
	Phase 8					
	Phase 9					
	Phase 10					
Latest Update:	Final reviews of contract documents being undertaken in preparation for construction tendering. Current contractor and market conditions will impact timeline of built works delivery - likely construction commencement will be delayed to 2023.					
Funding Status:	\$1,386,949 with \$699,874 being Federal LRCI funding. Considering transferring the LRCI funds to Blossom Park and then consider funding options when Tender value known					
Planned Completion Date:	Estimated	Estimated construction completion in 2023.				
Responsible Area:	Engineerin	g Services				







## Beltana Park

Inception Date:	2014-15		Current Status:	Plan Adopted - Implementation		
Why do we need to do this?	A Draft Master Plan for Beltana Park was developed in May 2015 in response to the Rotary Club of Lindisfarne's proposal to fundraise for the installation of a gazebo in the park. It was determined that a Master Plan be developed to set out the future vision for the park and to ensure that the gazebo was sited correctly and of a design that best suited the park and community needs.					
What are we aiming			ovements to the existing			
to achieve?	playground, improved pedestrian links through the park and a new gazebo to be donated by Lindisfarne Rotary Club.					
Project Plan:	Phase 1	2017 community Cor	nsultion of Draft Master F	Plan		
	Phase 2	2018 Master Plan En	dorsed by Council			
	Phase 3	2019 Stage 1 Gazebo	Construction			
	Phase 4	2020 Stage 2 Construction Procurement				
	Phase 5	2021/2022 Funding r	equested to complete M	P in full		
	Phase 6	2022/2023 Funding F	Requested to complete M	1P in full		
	Phase 7	2023/2024 Funding r	equest to complete MP i	n full		
	Phase 8					
	Phase 9					
	Phase 10					
Latest Update:	Procurement document for construction services developed but not advertised.  Need to undertake construction estimate and review to available funds.					
Funding Status:	\$114,500					
Planned Completion Date:	Dependent on Funding					
Responsible Area:	Engineering	g Services				





CHILDRENS PLAYGROUND & WEEDY THE SEA (5) KICK ABOUT LAWN DRAGON

Upgrade existing playground with new equipment and addition of the modified Weedy the Sea Dragon donated by Dragons Abreast Dragon Boating Club. Define boundary of play area with low stone wall and concrete profile edging. Include low native planting and woodchip softfall mulch.

- 2 PICNIC SHELTER
  - Install new park shelter with pionic furniture eneath. Include generous pavement area beneath and footpath connections to allow for easy universal access. Provide space for parking of mobility scooters, bikes, wheelchairs, prams etc.
- 3 PARK SEATING Provide park seating with back and arm rests. rubbish bin and low native planting. Pavements to

connect to main footpath network.

(4) EXISTING FOOTPATH AND AVENUE Retain existing tree avenue along main footpath. Supplementary plant and maintain trees as required. Provide mulch ring and edging to each tree for ease of maintenance and mowing.

Retain open lawn area for passive recreation and informal use by the community. Maintain vegetation screen to eastern park boundary with supplementary planting and tree management.

- (6) NEW FOOTPATHS Provide new footpath connections along edge of car park. Allows for ease of pedestrian access into park and connections to wider Lindisfarne.
- (7) NEW PARK GAZEBO / SHELTER (ROTARY) Opportunity to install a new community shelter or gazebo with seating. Proposal recived by Countil for Rotary Club of Lindistarne to sponsor/donate.
- (8) SENIORS / MULTIGENERATIONAL EXERCISE EQUIPMENT

Opportunity to install exercise equipment specifically designed for use by seniors/the elderly but suitable for all ages. Includes items to encourage balance, low impact movement, stretching and social interaction. Ensure accessibility and user comfort. Provides a facility for use by the community centre, local residents and residents of nearby care homes.

MEMORIAL GARDEN

Redesign existing Memorial Garden to provide level paved hardstand, upgraded dedication seats. new planting and improved setting of memorial stones. Integrate payement connections to provide accessible link from road footpath into park. Manage level change with low terrace steps. Opportunity to involve community groups associated with Memorial in redesign works (eg. RSL, Rotary, families of dedicated seats)

(6) ENTRY FORECOURT

Improve street entry to park with upgraded Beltana Park' signage, paved forcourt area and improved accessibility and pedestrian connections from road footpaths into park. Retain open and strong view corridor into park towards gazebo.

(1) TREE PLANTING

Install new tree plantings along car park edge to compliment existing vegetation and partially screen visual impact of the western LCAC wall

PEDESTRIAN LIGHTING TO MAIN FOOTPATHS CLP Improve right safety for park users.



## South Arm Oval

Inception Date:	2014-15		Current Status:	Plan Adopted - Implementation		
Why do we need to do this?	public ope	South Arm Oval Master Plan sets out the vision for the long term development of public open space infrastructure at the site. It provides clarity to the community on the future level of service provision and funding priorities of Council.				
What are we aiming				ilities at South Arm Oval		
to achieve?	picnic facili	including provision of skate and scoot park for all ages, a new playspace, improved picnic facilities and park furniture, rationalisation of vehicle parking and movement onsite and other infrastructure to support the ongoing use of the site by community groups.				
Project Plan:	Phase 1	June 2015 - Adopted South Arm Oval Master Plan				
	Phase 2	Dec 2017 - Consultation on draft Revised Master Plan				
	Phase 3	Feb 2018 - Adopted Revised South Arm Oval MP				
	Phase 4	Sept 2019 - Construc	tion - Skate Park & boun	dary landscaping		
	Phase 5	June-July 2020 - Cons	sultation on draft Revised	d MP		
	Phase 6	Oct 2020 - Adopted F	Revised South Arm Oval N	ИP		
	Phase 7	May-Jul 2022 - Const	ruction - Noise Attenuati	on Berm & Landscape		
	Phase 8	Jan - Jun 2022 Detail	ed Design Playspace			
	Phase 9	Procurement - play g	round construction			
Latest Update:	_	s of contract preparat n Sept/Oct 2022.	ion for play space constr	uction - estimate for		
Funding Status:	\$440,000					
Planned Completion Date:	Ongoing					
Responsible Area:	Engineerin	g Services				









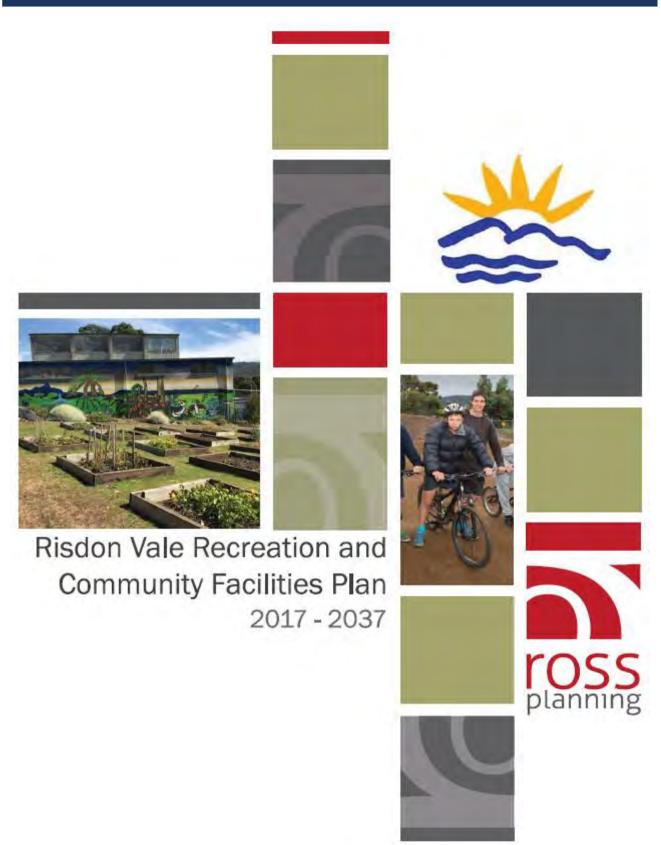


# Risdon Vale Recreation and Community Facilities

Inception Date:	2015-16		Current Status:	Plan Adopted - Implementation	
Why do we need to do this?	•	This plan will help guide future planing and funding for projects in Risdon Vale for the next 20 years.			
What are we aiming to achieve?	The aim of this plan is understand the current sport, recreation and community needs and likely future sport recreation and community needs of the Risdon Vale area to ensure that future development and management decisions are well informed.				
Project Plan:	Phase 1	2016 - Engaged consultants to draft Master Plan			
	Phase 2	2017 - Engagment on draft plan with the community			
	Phase 3	2017 - Revision and adoption of plan by Council			
	Phase 4	2020 - Completed - oval upgrades 2021			
	Phase 5	2021 - Completed - new pavillion and changerooms			
	Phase 6	Future implementati	ion - new lighting - by De	c 2022	
	Phase 7	Review of next stage	s of the plan - report to C	ouncil	
Latest Update:	Implementation of 35 recommendations dependent on priorities, funding and need.  Oval lights to be installed in 2022. Next stages under review to advise council of options for future implementation funding consideration				
Funding Status:	\$300,000 i	\$300,000 in 21/22 Budget for lighting upgrade to the oval			
Planned Completion Date:	Implentati	on ongoing			
Responsible Area:	Engineerin	g Services			









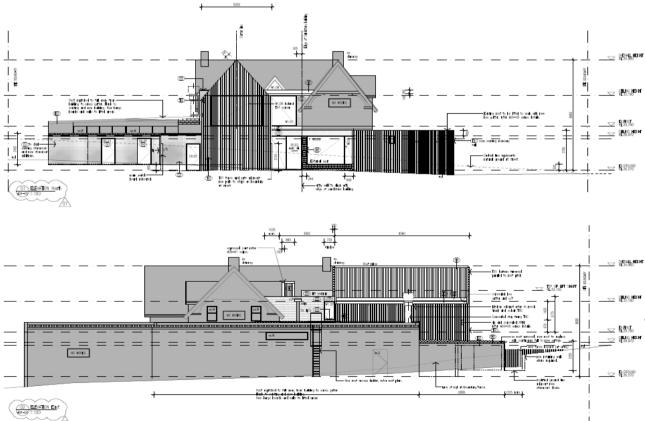
## Alma's Activities Centre

	,	Tima o no civ	11100 001111 0			
Inception Date:	2016-17		Current Status:	Plan Adopted - On Hold		
Why do we need to do this?	and function		y meeting place in line	ords and improve its access with the business case		
What are we aiming to achieve?	To provide an inclusive, dynamic and modern facility for the benefit of the ageing population in the Clarence community. The Centre will provide a safe, caring, comfortable environment offering activities and social opportunities to meet the current and future needs of the Clarence community.					
Project Plan:	Phase 1		sentation by the comm trategic Plan 2016 – 20	nittee of the "Clarence Seniors 021"		
	Phase 2	Concept plan has bee	en completed and pres	ented to council at a		
	Phase 3	DA lodged and approved. Council approved a build budget of \$1,531,463 (this included the \$250,000 grant from the Crown) in its 2021/2022 budget.				
	Phase 4	Council requested alteration to plan to accommodate a storage facility for Clarence Football club. This necissated an amended DA and further design work.				
	Phase 5	· ·	vertised with no respo ed, both above the bud	nses. It was readvertised and lget allocation.		
	Phase 6	tender be accepted f	or the redevelopment	and decided that neither and that a report be options for the centre.		
	Phase 7					
	Phase 8					
Latest Update:	project is c					
Funding Status:	\$1,531,463					
Planned Completion Date:	unknown					
Responsible Area:	Engineerin	g Services				
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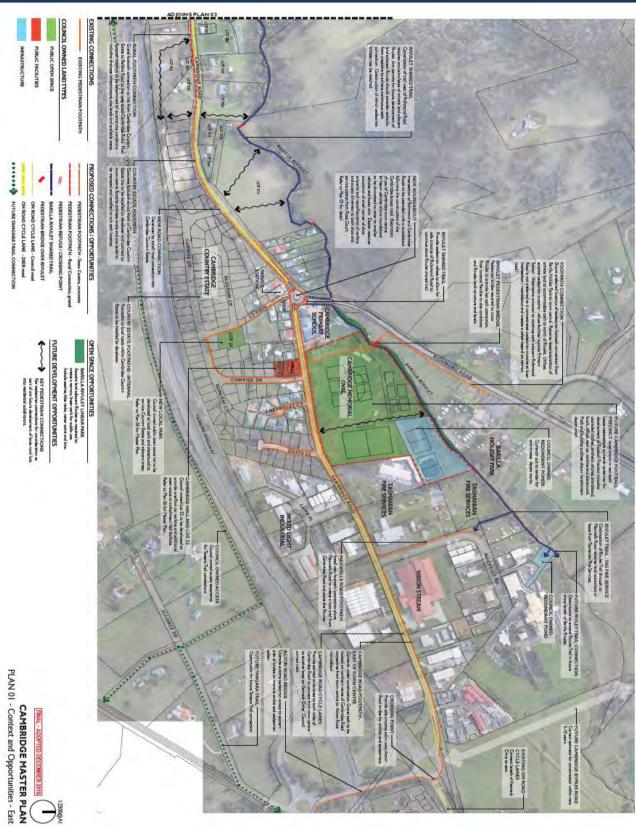




# Cambridge Master Plan

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Inception Date:	2018-19		Current Status:	Plan Adopted -	
'		tile a Marata a Blanca a con		Implementation	
Why do we need to		•	vides high level strategic o ce, pedestrian networks o		
do this?	•	e regions expanding re		and road upgrades to	
	Support the	e regions expanding it	esidential population.		
What are we aiming	High level s	strategic directions on	establishment of a subu	rb wide pedestrian network	
to achieve?		•		aths, etc), parks and play	
			•	ms, public amenities), road	
	_		g infrastructure, etc. Mas	ter Plan aims to support oridge and for the township	
		•	following the constructio	•	
	bypass.			nor the monitoria nead	
Project Plan:	Phase 1	Dec 2016 - Cambridg	e Master Plan Adopted		
ri oject rian.					
	Phase 2		Park Final Master Plan A		
	Phase 3	2021 - Barilla Rivulet	Track completed in part		
	Phase 4	Future - 2023 - Blosse	om Park - Planned constr	uction	
	Phase 5	Future - 2023 - Camb	ridge Oval Master Plan to	be adopted	
	Phase 6	Consider implementi	ng further phases of the	Master Plan including cycle	
		connection to the Ta			
Latest Update:			o commence in early 202	3.	
	No further	works programmed.			
Funding Status:					
	Blossom Park construction fully funded.				
Planned Completion					
Date:	Ongoing				
Responsible Area:	Engineerin	g Services			







Bav	view Secondary	√Col	Leae
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		y view occorridar y oorrege			
Inception Date:	2018-19	Current Status: Plan Adopted			
Why do we need to do this?	A master plan is required to identify future development opportunities for Bayview Secondary College Precinct to guide future development and investment in sport and recreation for the region.				
What are we aiming to achieve?	The objective of the draft Bayview Secondary College Sports Precinct Master Plan is to:  - Provide local standard facilities suitable for school, junior club and community level sports. The precinct will provide a pathway to regional competitions elsewhere.  - Provide multiple playing surfaces without fences to increase adaptability, which can provide for carnivals, club competitions and community use.  - Provide for local and junior rectangular code and oval sports.  - Include both indoor and outdoor sports, including basketball and netball.  - Include a dedicated space for gymnastics.  - Include a potential site for a future tennis facility should it be required in the long-term.  - Include a perimeter exercise trail around the college site to connect to the Clarence Plains Rivulet Track and adjacent residential areas.				
Project Plan:	Phase 1	2017 - council endorses MOU to be developed with DOE for the Bayview Secondary College Master Plan			
	Phase 2	2019 - Consultants @leisure engaged to prepare Master Plan			
	Phase 3	2019 - Master Plan development - recreational demand and supply undertaken			
	Phase 4	2020 - Stage 1 consultation with state sporting associations, peak bodies, council staff, and local sporting clubs currently using the site and the college.			
	Phase 5	2021 - Draft Master Plan exhibted for Stage 2 public consultation			
	Phase 6	2021 - Bayview Secondary College Sports Precinct Master Plan - endorsed by Council October 2021			
	Phase 7	2022-23 - Undertake a detailed Feasibility Study/Business Case - explore management model, occupancy details, and funding sources.			
	Phase 8	Prepare funding application to undertake detailed design to obtain planning approval			
	Phase 9	Land swap 17 Goodwins Road to provide additional land for the precinct and implement open space planning as per recommendations in the draft Clarence Plains Master Plan			







Phase 10	Procurement for construction			
Phase 11	Form a working group to govern the operation of the facility			
Phase 12	Form a wo	rking group to govern the operation of the facility		
Latest Upo	date:	The master plan was endorsed by council in October 2021 with the recommendation to undertake a detailed feasibility study for the proposed sporting precinct, to understand the development in greater detail.		
Funding St	atus:	\$605,539 committed and \$8m Tasmanian Government funding committed		
Planned Co Date:	ompletion	Feasibility assessment to be presented to council in 2023		
Responsib	le Area:	Engineering Services		



	Beller	ve Beach Park master plan				
Inception Date:	2011-12	Current Status: Assessing Concept Ontions				
Why do we need to do this?	Park to a region destination for regional stand	The Master Plan sets out the vision and priorities for the upgrade of Bellerive Beach Park to a regional park and positions the park as a prime coastal recreation destination for residents and visitors of Clarence. Bellerive Beach Park will be a regional standard public open space with high levels of service, amenity and access for the community to both the beach and parklands.				
What are we aiming to achieve?	The Bellerive Beach Park Master Plan seeks to provide a regional level of public open space infrastrucutre and service with an overarching priority of inclusive and universal design. The Park aims to be welcoming, supportive and inclusive to all users with a focus on access to all features of the site including the beach, parklands and play spaces. The Master Plan aims to support everyones enjoyment of the beach and park through provision of high quality open space, community gathering and picnic facilities, play spaces, public amenities, beach access and all other supporting infrastructure required by the community to engage in active, outdoor lifestyles.					
Project Plan:	Phase 1	2012 - Bellerive Beach Park MP adopted				
	Phase 2	2015 - Public consultation and adoption of revised 'Western End' MP				
	Phase 3	2014/15 - Construction - Beach Street Car Park				
	Phase 4	2015 - Construction - Derwent Street Car Park				
	Phase 5	2016 - Construction - Gym Area Relocation				
	Phase 6	2016 - Construction - Picnic Plaza Area				
	Phase 7	2017 - Construction - Playground				
	Phase 8	2019 - Construction - Kick About Area Irrigation				
	Phase 9	2020 - Construction - Swim Pontoon and Buoys				
	Phase 10	2020 - Construction - Gym Area Upgrade				
	Phase 11	2021 - Construction - Shared Cycle Path and Beach Access Connections				
	Phase 12	Current - Master Plan Design Review				
	Phase 13	Future - Subject to council approval, design and Construct New Public Amenities Building				
	Phase 14	Future - All outstanding MP construction works: Beach Promenade and Access, Sea Wall Upgrade, Victoria Esp/Queen Street Upgrade, Public Art, General Landscape Works, Beach Street Playspace and Picnic Area. Potential private/public partnership for a local hospitality or service hire facility.				
Latest Update:		er plan design review underway in response to 2020 Notice of Motion. gement Plan being developed to guide review process.				
Funding Status:	\$20k - 2020/2	1 - Master Plan Review, \$50k - Public Art				





Planned Master Plan implementation (ie. total construction) - Estimated 2027-2030 Completion Date:

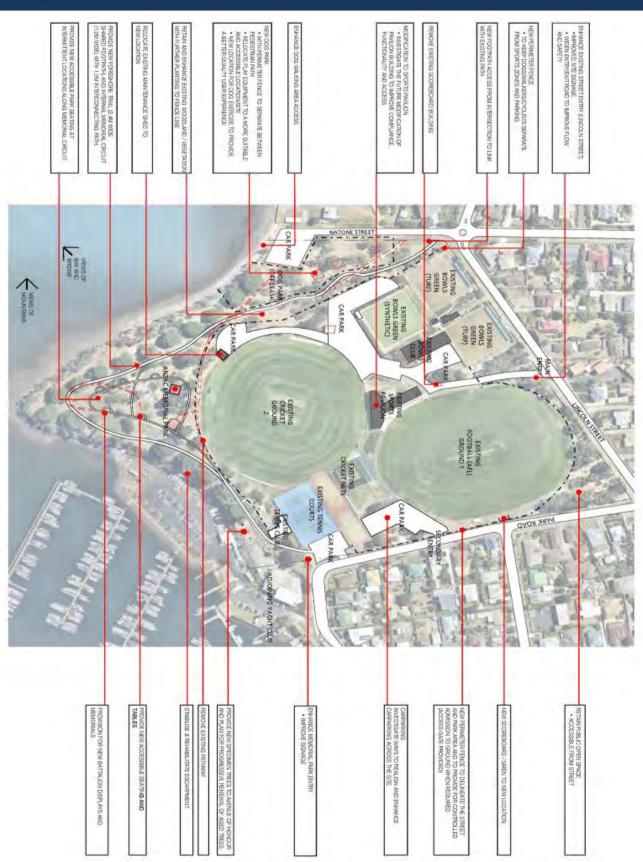
Responsible Area: Engineering Services



## Anzac Park

Inception Date:	2016-17		Current Status:	On Hold
Why do we need to do this?	The Anzac Park precinct has been developed overtime in an adhoc and reactive manner. In addtion the facility is at capacity for the current tenants and without relocation or downsizing for multiple tenants, the site can't be developed to contemporary standards. A sports capacity plan is required for the site. This needs to be completerd before work on a master plan can be considered.			
What are we aiming to achieve?	The ultimate goal is a master plan for the Anzac Park precinct. Council has previously determined not to proceed with a new master plan until a regional assessment of needs has been completed and that information applied to a sports capacity plan for the precinct.			
Project Plan:	Phase 1	2020 - Site analysis, I	iterature review and sta	ff/club interviews
	Phase 2	2021 - Site assessment and review with Sport and Rec Committee indicates no collaborative gains can be achieved from a master plan to change the existing facility arrangements.		
	Phase 3	· ·	p in 2021, a northern reg lentified as the next step	gional sporting capacity b. Work wil be undertaken in
	Phase 4			
	Phase 5			
	Phase 6			
	Phase 7			
Latest Update:	Project currently on hold. Staff were unable to complete the master plan project in 2017 due to the concern rasied by some of the tenant clubs with downsizing or relocation. The sports capacity plan will review the clubs and facilities in the region and then precinct and make recommendations going forward.			
Funding Status:	Nil			
Planned Completion Date:	TBC			
Responsible Area:	Engineering Services			







# Rosny Farm Master Plan

Why do we need to do this?  To provide a cultural precinct for the community that is accessible and inclusive. This supports council's Cultural Creative strategy.  What are we aiming to achieve?  A contemporary space for cultural activities, including rated gallery, performance venue, event space, cafe, artist workshops etc. The redevelopment will allow for a greater range of cultural activities to be undertaken with the community and support the development of a new economy.  Project Plan:  Phase 1  June 2016 - Council allocated funds to develop a concept plan for the redevelopment of Rosny Farm in the 2016/2017 budget  Phase 2  May 2017 - Concept plan has been completed and presented to council at a workshop.  Phase 3  The next step is to lodge a DA, this was put on hold and now waiting on outcomes from the City Heart project.  Phase 4  Phase 5  Phase 6  Phase 7  Phase 8  Phase 9  Phase 10  Latest Update:  Awaiting outcomes from the City Heart project  Funding Status:  No allocation  TBC  Date:				1	
What are we aiming to achieve?  A contemporary space for cultural activities, including rated gallery, performance venue, event space, cafe, artist workshops etc. The redevelopment will allow for a greater range of cultural activities to be undertaken with the community and support the development of a new economy.  Project Plan:  Phase 1  June 2016 - Council allocated funds to develop a concept plan for the redevelopment of Rosny Farm in the 2016/2017 budget  Phase 2  May 2017 - Concept plan has been completed and presented to council at a workshop.  Phase 3  The next step is to lodge a DA, this was put on hold and now waiting on outcomes from the City Heart project.  Phase 4  Phase 5  Phase 6  Phase 7  Phase 8  Phase 9  Phase 10  Latest Update:  Awaiting outcomes from the City Heart project  Funding Status:  No allocation  TBC  Date:	Inception Date:	2016-17		Current Status:	On Hold
venue, event space, cafe, artist workshops etc. The redevelopment will allow for a greater range of cultural activities to be undertaken with the community and support the development of a new economy.  Project Plan:  Phase 1 June 2016 - Council allocated funds to develop a concept plan for the redevelopment of Rosny Farm in the 2016/2017 budget  Phase 2 May 2017 - Concept plan has been completed and presented to council at a workshop.  Phase 3 The next step is to lodge a DA, this was put on hold and now waiting on outcomes from the City Heart project.  Phase 4 Phase 5  Phase 6 Phase 7  Phase 8 Phase 9  Phase 10  Latest Update: Awaiting outcomes from the City Heart project  Funding Status: No allocation  Planned Completion TBC  Date:	Why do we need to do this?				
redevelopment of Rosny Farm in the 2016/2017 budget  Phase 2  May 2017 - Concept plan has been completed and presented to council at a workshop.  Phase 3  The next step is to lodge a DA, this was put on hold and now waiting on outcomes from the City Heart project.  Phase 4  Phase 5  Phase 6  Phase 7  Phase 8  Phase 9  Phase 10  Latest Update: Awaiting outcomes from the City Heart project  Funding Status: No allocation  Planned Completion TBC  Date:	What are we aiming to achieve?	venue, event space, cafe, artist workshops etc. The redevelopment will allow for a greater range of cultural activities to be undertaken with the community and support			
A workshop.  Phase 3 The next step is to lodge a DA, this was put on hold and now waiting on outcomes from the City Heart project.  Phase 4 Phase 5 Phase 6 Phase 7 Phase 8 Phase 9 Phase 10  Latest Update: Awaiting outcomes from the City Heart project  Funding Status: No allocation  Date:	Project Plan:	Phase 1			
outcomes from the City Heart project.  Phase 4 Phase 5 Phase 6 Phase 7 Phase 8 Phase 9 Phase 10  Latest Update: Awaiting outcomes from the City Heart project  Funding Status: No allocation  Planned Completion Date:		Phase 2		plan has been completed	d and presented to council at
Phase 5 Phase 6 Phase 7 Phase 8 Phase 9 Phase 10  Latest Update: Awaiting outcomes from the City Heart project Funding Status: No allocation  Planned Completion TBC Date:		Phase 3	İ	•	n hold and now waiting on
Phase 6 Phase 7 Phase 8 Phase 9 Phase 10  Latest Update: Awaiting outcomes from the City Heart project Funding Status: No allocation Planned Completion TBC Date:		Phase 4			
Phase 7 Phase 8 Phase 9 Phase 10 Latest Update: Awaiting outcomes from the City Heart project Funding Status: No allocation Planned Completion TBC Date:		Phase 5			
Phase 8 Phase 9 Phase 10 Latest Update: Awaiting outcomes from the City Heart project Funding Status: No allocation Planned Completion TBC Date:		Phase 6			
Phase 9 Phase 10 Latest Update: Awaiting outcomes from the City Heart project Funding Status: No allocation Planned Completion TBC Date:		Phase 7			
Phase 10  Latest Update: Awaiting outcomes from the City Heart project  Funding Status: No allocation  Planned Completion TBC  Date:		Phase 8			
Latest Update: Awaiting outcomes from the City Heart project Funding Status: No allocation Planned Completion TBC Date:		Phase 9			
Funding Status: No allocation  Planned Completion TBC  Date:		Phase 10			
Planned Completion TBC Date:	Latest Update:	Awaiting outcomes from the City Heart project			
Date:	Funding Status:	No allocation			
Responsible Area: Health and Community Development	Planned Completion Date:	TBC			
	Responsible Area:	Health and Community Development			











# Bligh St Streetscape

Inception Date:	2017-18	Current Status:	Not Yet Commenced		
Why do we need to do this?	Flow on from the Bayfield Street	Streetscape Redevelop	ment.		
What are we aiming to achieve?	Improve and beautify Bligh Street, improve pedestrian and cycling connections and consider upgrading Rosny Bus Mall				
Project Plan:	Phase 1 Survey Delivered 2018				
	Engage consultants to Phase 2 options	o prepare concept plans	s of potential upgrade		
	Phase 3				
	Phase 4				
	Phase 5				
	Phase 6				
	Phase 7				
	Phase 8				
	Phase 9				
	Phase 10				
Latest Update:	Survey Delivered. Development context of the City Heart Project	· · ·	ments will occur within the		
Funding Status:	\$150,000 budgeted				
Planned Completion Date:	TBC				
Responsible Area:	Engineering Services				







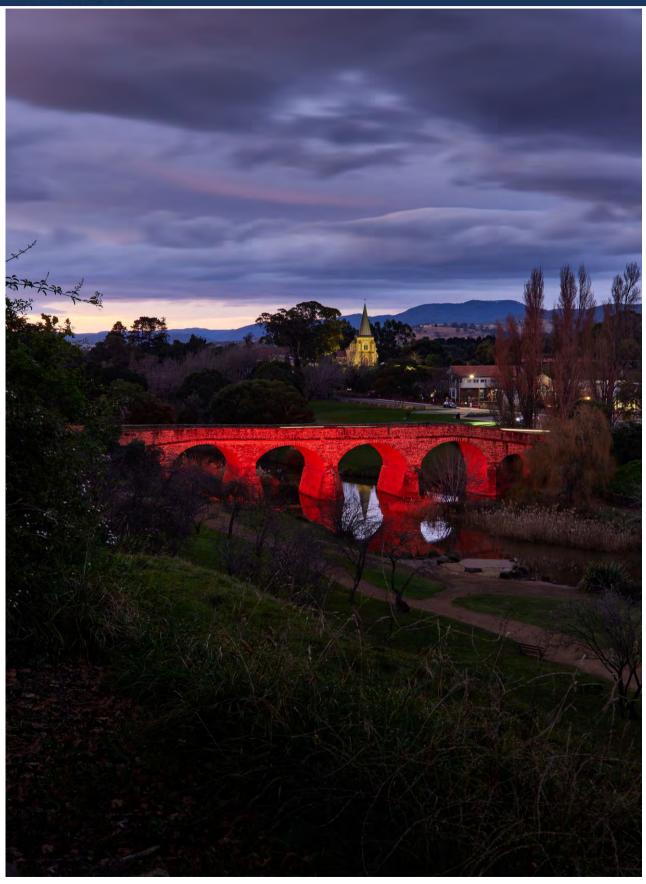




Richmond Master Plan				
Inception Date:	2018-19 Current Status: Procurement			
Why do we need to do this?	Richmond Bridge and Village are turning 200 years in 2023/2024 and works are required to improve the function and amenity of Richmond as a tourist destination and village. Works and funding for projects in Richmond are not planned on a wholistic basis and can be reactive. By developing a plan for Richmond, council can plan, prioritise and fund works for the next 10 years to improve and future proof Richmond.			
What are we aiming to achieve?	This project seeks to develop a Master Plan that celebrates Richmond's heritage, character and identity, provides an accessible and inclusive village for all residents and visitors by providing spaces, places and areas that improve function, movement and use.			
Project Plan:	Phase 1	Inital Public Consulta	tion April - May 2021	
	Phase 2	Master Plan Develop	oment (MPD) - Procui	re consultants
	Phase 3	MPD - Inception me	eting	
	Phase 4	MPD - Project Under	rstanding - Deliverabl	e
	Phase 5	MPD - 50% MP - Cor Consultation/etc - D		Document Review/Community
	Phase 6	MPD - 80% Prelimin Consultation/etc - De	ary MP - Document R eliverable	eview/Community
	Phase 7	MPD - 100% Final M	P Endorsed - Delivera	able
	Phase 8	Stage 1 Detailed Des	ign as prioritised by M	ΛP
	Phase 9	Stage 1 - Funding & 0	Construction as priorit	tised by MP
	Phase 10	Stage 2 - Detailed De	sign as prioritised by	MP
Latest Update:	<b>Previous:</b> Initial consultation to understand the issues/concerns of residents and visitors to Richmond April /May 21. <b>Current</b> - Tender document development to engage external consultants to develop Master Plan. <b>Next</b> - Engage Consultants			
Funding Status:	\$200K from already funded projects. Made up of projects from various funding streams. Bridge Street pavement works \$337,000 Bridge Street stormwater improvements \$60,000 DSG Bridge Street contribution \$169,000 New fence to Village Green \$20,000 New garden edging to the Forth Street car park \$30,000 Installation of new play equipment and fencing \$89,000			
Planned Completion Date:	Master Pla	n Endorsed Financial `	Year 2023-24 (July 20	24)
Responsible Area:	Engineerin	g Services		









# Victoria Esplanade/Queen Street Master Plan

Inception Date:	2018-19	Current Status:	Preparation of Draft Master Plan and consultation plan	
Why do we need to do this?	Previous Master Plan (MP) and works along Victoria Esplanade have not achieved best outcomes, leaving the site below its potential and not providing contemporary standard of access along the foreshore. This MP will provide a visionary plan for the future works fitting its location while addressing issues that face the site. The MP will provide a vision plan for the area and draw card for visitors and help connect Bellerive Beach and to Bellerive Village via the Esplanade and Queen Street.			
What are we aiming to achieve?	The MP aims to provide a plan for the future development of Victoria Esplanade and Queen Street. A plan that delivers a comfortable and encouraging site, safe and accessible for all. It will provide a diverse range of activities and spaces, while delivering a cohesive implementation plan. This will be delivered initially in 2 phases.  1. Master Plan development and adoption. 2. Implementation (construction) of stage 1 of the MP. Then future implementation stages are funding dependent.			
Project Plan:	Phase 2 2019 Council Motion Phase 3 2019 Council Motion	to develop new Maste	f 2013 landscape Plan and Con	
	Phase 4 Master Plan Development 2020-2022			
	Phase 5 <b>Draft MP Communit</b>	y Consultation 2022		
	Phase 6 Final MP Adoption 20	023		
		tion - Detailed Design/F	unding/Construction	
		tion - Detailed Design/F		
		tion - Detailed Design/F		
	· · · · · · · · · · · · · · · · · · ·	tion - Detailed Design/F		
Latest Update:	<b>Previous:</b> Inspiring Place and Council officers presented draft Master Plan at 20 June 2022 workshop. <b>Current:</b> Consulting with small narrative group in August to test big elements of the draft plan. <b>Next:</b> report to council meeting to approve for community consultation			
Funding Status:	\$150,577 remains from previously committed funds. \$300K 2022/23 FY - Detailed Design Documentation			
Planned Completion Date:	Master Plan Adoption - Financial Year 2022-23			
Responsible Area:	Engineering Services			











# Lauderdale canal district park

Inception Date:	2019-20	Current Status:	Preparing for adoption of the Final Plan	
Why do we need to do this?	Investigations in 2019 for suitable land for a new South East regional park recommended the parklands at Lauderdale Canal be upgraded from local to a district level of service to better meet the needs of the surrounding community.			
What are we aiming to achieve?	Upgrade parklands from a local to district level of service with improved infrastructure to support passive recreation (walking, jogging, fishing, model boat users, stand up paddle boards, kayaks, dog walking, etc), improved playspace with a focus on inclusion and youth activities, upgraded skate and wheel sport infrastructure, new public amenities, picnic facilities, community gathering spaces, revegetation and enhancement of natural environment, improved pedestrian access, circulation and safety, improved parking and road edges, stronger links to wider suburb and a maximisation of the waterside location.			
Project Plan:	Phase 2 Mar - Apr 2021 - Pub		laster Plan (outsourced)	
	Phase 4 Prepare Water Quality Report and Advice (outsource)			
	Phase 5 Future - Revise Draft	Master Plan		
	Phase 6 Future - Draft Master Plan Consultation			
	Phase 7 Future - Adopt Final Master Plan			
	Phase 8 Future - Implement N	Master Plan		
Latest Update:	Master Plan project on hold pendadvise on current water quality a Impacts of report advice will influ	and ongoing managem	ent and maintenance advice.	
Funding Status:	22/23 - \$30,000 available for specialist water quality report. Funding for the master plan was sourced form the South East Regional Park funds \$23,870 remaining (August 2022).			
Planned Completion Date:	Final Master Plan for adoption - o	end 2023.		
Responsible Area:	Engineering Services			





# LAUDERDALE CANAL PARK MASTER PLAN

Lauderdale Canal Park, Lauderdale | Draft For Review PREPARED FOR CLARENCE CITY COUNCIL







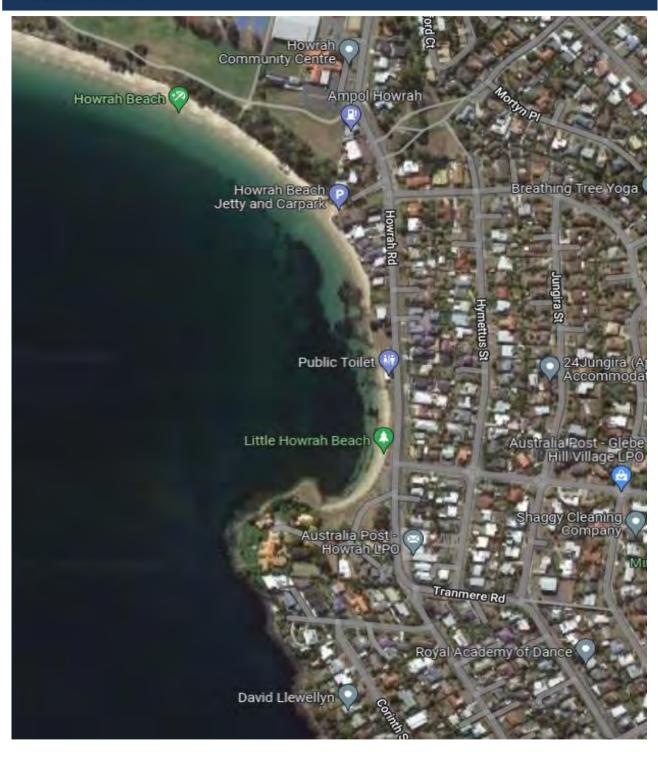


#### Little Howrah Beach

		<u> </u>			
Inception Date:	2018-19	Current Status:	Pre Planning/Commencement		
Why do we need to do this?	Public expectations of the quality, size and accessibility of coastal open space is evolving with more diverse users and activities expecting infrastructure to facilitate their use of Little Howrah Beach. Council has received numerous public requests for improvements to the accessibility of the beach via stairs and ramps. The Master Plan will set out the vision and priorities for the upgrade of Little Howrah Beach to provide high quality public open space to support coastal access and recreation.				
What are we aiming to achieve?	Project objective is to have a long Howrah Beach in the form of a mapproach to the delivery of key to improvement to the universal active wash down, parking and access to	naster plan. This master upgrades currently requeccessibility to the beach	r plan will provide a collated lired at the site such as an and the need for improved		
	Expected outcomes are for a couconstruction documentation drathe works.	• • • • • • • • • • • • • • • • • • • •	, , ,		
Project Plan:	Phase 1 Current - Internal working group to set project goals and parameters for external consultancy.				
	Phase 2 Future - Prepare prod	curement document see	eking external consultancy		
	Phase 3 Future - Prepare draft master plan				
	Phase 4 Future - Public Consultation				
	Phase 5 Future - Revise draft	master to include comm	nunity feedback		
	Phase 6 Future - Council adop	ot master plan			
	Phase 7 Future - Prepare Des	ign Documentation for <sup>-</sup>	Tendering		
	Phase 8 Future - Implementa	tion			
Latest Update:	Project awaiting additional Landscape Architect to be employed. Internal working group to determine project plan and goals.				
Funding Status:	2020/21 - \$80,000 - Master Plan and Design Documentation				
Planned Completion Date:	End 2023.				
Responsible Area:	Engineering Services				









#### Cambridge Oval Dog Park

Inception Date:	<b>2018-19</b>	Current Status:	Preparing for adoption of the Final Plan			
Why do we need to do this?	currently only has one off-lead 'tra Oval Dog Park is the result of a not	There is a growing demand for off-lead dog exercise facilities in Clarence. Council currently only has one off-lead 'training facility' at South Street, Bellerive. Cambridge Oval Dog Park is the result of a notice of motion requesting Council identify suitable land for a 'state of the art', off-lead dog exercise facility.				
What are we aiming to achieve?	A Master Plan setting out the provisupporting infrastructure required readily maintained to community best practice examples, published lead parks and consultation feedbawill be a 'sub-element' of the Cam	I to ensure the park is expectations. The do research on dog mar ack provided by the c	s accessible, inclusive, safe and g park design will be based on nagement and behaviour in off- ommunity. This master plan			
Project Plan:	Phase 2 Nov 2020 - Draft Maste		ster Plan Development			
	Phase 3 Dec 2020 - Feb 2021 - I	Public Consultation o	n Draft MP			
	Phase 4 Feb 2021 - Current - Review of Draft MP					
	Phase 5 Future - Adopt Final M	P				
	Phase 6 Future - Detail Design I	Documentation for To	endering			
	Phase 7 Future - Procurement					
	Phase 8 Future - Construction					
Latest Update:	Review of Dog Park Draft MP on he Precinct Master Plan. Any changes presented to Council for adoption.	will be adopted into				
Funding Status:	2019/20 - \$30,000 - Dog Park Master Plan					
Planned Completion Date:	MP adoption - end 2022/first quarter of 2023 Construction completion - unknown pending program and funding					
Responsible Area:	Engineering Services					





atertie (N) station with day bowl



#### South East Regional Park

Inception Date:	2018-19		Current Status:	Plan Origin/initiation	
Why do we need to do this?			on requesting an officer in the south eastern re		
What are we aiming to achieve?	the City to	ensure all members o		pen space of all scales across access to parks, playgrounds	
	region of C The project	This project specifically seeks to develop a regional scale park in the 'south-east' region of Clarence with consideration to the area of the City south-east of Pass Road. The project seeks to address the complete absence of a regional level park in the Clarence Plain area.			
Project Plan:	Phase 1	May-Aug 2019 - Desk	top Investigations / Wo	orkshop of site options	
	Phase 2	2022 - Consider of sit	e locations in the Clare	nce Plains Master Plan	
	Phase 3				
	Phase 4				
	Phase 5				
	Phase 6				
	Phase 7				
	Phase 8				
	Phase 9				
	Phase 10				
Latest Update:	Project on hold pending identification of suitable land for development. Consider site locations described in the Clarence Plains Master Plan.  Project funds utilised for preparation of Lauderdale Canal District Park MP (consultancy).				
Funding Status:	\$23,870 remaining (August 2022)				
Planned Completion Date:	TBC				
Responsible Area:	Engineerin	g Services			



Total Land Area: 20,050m2 (2.005HA)

73 Tollard Drive, Rokeby

# Site Option 1 - Neilson Park, Rokeby



#### .

- Established local park
- Increasing open space demands locally
- Adjacent community use buildings
- Close proximity to local schools
- Located on existing bus route and main road
- Level site

#### CONS:

- Does not meet 2.5ha area requirement
- Boundary conditions are poor
- Limited opportunities for CPTED
- New housing at 16 Hart Place will reduce permeability of park boundaries
- Requires internal road and car park construction

Redevelopment will require removal and relocation of existing play and skate

- Site lacks a sense of place
- Site is encumbered by services





#### Geilston Bay Sport Precinct

		J				
Inception Date:	2019-20		Current Status:	On Hold		
Why do we need to do this?	manner. W	ith the upgrade of the	•	in an adhoc and reactive y and change to the layout of requires review.		
What are we aiming to achieve?	sport and r changing p a workshop	An overarching plan to inform the preferred layout of the precinct for community sport and recreation. The plan will also consider the viability of all tenants with changing participation trends and competing infrastructure requirements. Following a workshop, a regional sports capacity review was identified as a first step - to identify the sporting needs/capacity required of the northern region of the city.				
Project Plan:	Phase 1	Site analysis, literatu	re review and staff/club	interviews		
	Phase 2	Preparation of conce	pts options for commer	nt		
	Phase 3	Following a workshop in 2021, a northern regional sporting capacity /needs review was identified as the next step.				
	Phase 4					
	Phase 5					
Phase 6						
	Phase 7					
	Phase 8					
	Phase 9					
	Phase 10					
Latest Update:	Project on hold. Unable to progress to draft master plan due to the East Derwent Highyway. A greenfield approach is recommonded for future planning and development of the precinct. Given the proximity to Anzac Park, future development of both sites should be considered as a larger northern region catchment. The sports capacity plan will review the clubs and facilities in this precinct					
Funding Status:	Nil					
Planned Completion Date:	TBC					
Responsible Area:	Engineerin	g Services				







#### City Heart Project

Inception Date:	2019-20	Current Status:	Procurement assessment	
Why do we need to do this?	The City Heart Project is a majo with many of the goals within C blueprint for the development of make the most of opportunities developments are coordinated as the community's long term in Council with an overarching visit achieve the desired future.	council's Strategic Plan of places and spaces was for growth and ensu and aligned with the needs and aspirations	n. The project will provide a within the city centre, to are that changes and qualities of the place, as well are Plan will provide the	
What are we aiming to achieve?	The project will articulate a futuattractive and achievable. A stro		·	
acmeve:	plan is a shared future vision th The project is aiming to achieve	at has strong support	amongst the community.	
	<ol> <li>share and celebrate our uniquincluding fostering a deeper uncountry;</li> </ol>			
	2. articulate the identity, role, a community's vision and social, o			
	3. attract more people to the Ci	ity Heart, to stay and	play longer, all year round,	
	4. identify the best site and des and community facility/ies with flexibility, capacity and function uses;	in the City Heart area	a, supplying greater	
	5. understand the natural and cativate, proctect, celebrate and community to engage with and	d manage the land, ir	•	
	6. enhance access and connectivity with a focus on active transport (e.g., walsking, cycling, etc), and clear, safe, and accessible connections to and between different destinations;			
	7. identify the optimal built form Heart, to strengthen place iden		· ·	
	8. prioritise actions to bring the and activation opportunities, in opportunities.	= :		



Clarence a brighter	place
Project Plan:	Phase 0 Initial community consultation was undertaken by Timmins Ray in 2020. Since then project planning, procurement preparation and assessment has been undertaken throughout July/August 2022.
	Phase 1 September 2022 - Project initiation and briefing
	Phase 2 October-December 2022 - Engagement, analysis and key directions
	Phase 3 January-March 2023 - Develop propositions
	Phase 4 March-April 2023 - Engagement and review
	Phase 5 June 2023 - Actions prioritised
Latest Update:	Requests for Quotation were invited through July. The project team is currently reviewing submissions with a view to commencing Phase 1 in early September following a report to council in closed meeting on 5 September.
Funding Status:	\$474,497 budget remaining.
Planned Completion Date:	γ The City Heart Plan is planned to be completed by end June 2023
Responsible Area:	Strategic Development, with input from across the work areas





#### Tranmere - Droughty Point - Rokeby Structure Plan

In continu Data	2212.55		Cummont Ct-t		
Inception Date:	2019-20		Current Status:	On Hold	
Why do we need to do this?	Tasmanian the plannir process that accordance	This land is identified as a major greenfield development precinct in the Southern Tasmanian Regional Land Use Strategy. Accordingly it is zoned Future Urban, under the planning scheme. It is now an appropriate time to commence the planning process that will lead to urban rezoning of the land, so that it may develop. In accordance with the regional strategy, a structure plan must be undertaken, to provide the basis for a planning scheme amendment.			
What are we aiming	The aim is	a structure plan for th	e area, that will support	a planning scheme	
to achieve?	amendment. The structure plan would provide a detailed framework for the design and sequencing of well designed neighbourhoods, which is responsive to the opportunities and constraints of the area and provides for a suitable range of community facilites and services for residents. The Structure Plan is to be a long-term plan for urban development and will describe how the land is expected to be developed following good urban desing principles, and how and where services should support that development.				
Project Plan:	Phase 1	2019 - Appreciation o	of the site		
	Phase 2 Phase 3		tion (with community, la	and owners and agencies) ort to Coucnil	
	Phase 4	hase 4 Development of draft Plan			
	Phase 5	Consideration of draf	t plan		
	Phase 6	Review and finalsation	on of plan		
	Phase 7	Council considers fur	ther consultation and re	views outcomes	
	Phase 8	Council adopts plan (	including any modification	ons)	
Latest Update:	The project is currently on hold at phase 4 and may recommence after the outcome of the 'Skylands Masterplan' is known. The masterplan is being undertaken by the major landowners in the study area and will inform the final report on the council's structure plan.				
Funding Status:	\$46,000				
Planned Completion	TBC dependent on Skylands proposal - Early 2023				
Date:					
Responsible Area:	City Planni	ng			









#### Clarence Plains Master Plan

Inception Date:	2020-21		Current Status:	Preparation of Draft Master Plan and consultation plan		
Why do we need to do this?	Rokeby and Glebe Hill, construction	Since 2014 there has been significant housing growth in the Clarence Plains area with Rokeby and Clarendon Vale suburbs becoming conjoined with the new suburbs of Glebe Hill, Oakdowns and other major subdivision estates currently under construction. A coherent plan to guide community development and growth for the area is needed.				
What are we aiming to achieve?	The development of the plan will be a multifaceted study to investigate future housing stock potential, community and social development and strategic planning for the long-term use of council land and facilities. The aims and objectives are:  - Develop strategic partnerships that lead to improved social and community outcomes;  - Creating an authentic identity and sense of community;  - Identifying opportunities for improving and expanding housing stock through infill and wider housing choice;  - Consultation to engage the community and key stakeholders;  - Strategic direction for the development of public open space (future active and passive recreation facilities), management and connectivity;  - Planning of community infrastructure and land use; and  - Opportunities to improve amenity through improved streetscape and					
Project Plan:	open space Phase 1		ent - Mode and C Chan	ge		
J	Phase 2	Document review an	d situational analysis			
	Phase 3	Scoping study finalise	<u> </u>			
	Phase 4		tion and Key Stakehold	er Engagement		
	Phase 5	Develop Draft Maste	r Plan			
	Phase 6	Community Consulta	tion and Key Stakehold	er Engagement		
	Phase 7	Finalise Clarence Plai	ns Master Plan			
	Phase 8	Report to council for	adoption			
	Phase 9					
Latest Update:	•	•	or review ahead of rep	ort coming to council for		
Funding Status:		n fully funded. \$20,00	00 budget remaining.			
Planned Completion	Mar-23					
Date:						
Responsible Area:	Engineerin	g Services				



# Masterplan: 5 Distinctive Precincts

#### GLEBE HIL

Centred on the retail/commercial centre, this will be one of two book ends for the commercial areas in Clarence Plains. It will be underpinned by open space and aesthetically pleasing areas.

#### OKEBY

Centred on the Rokeby Community Hub, it is envisaged that this would also include incubator space, employment services, and further potential health services. Open space and youth space will be proposed.



## ROKEBY BEACH ENTERPRISE

This area is bounded by the proposed South Arm Road Realignment, the envisaged High Street to the north and to the south, Derwent River to the south, and the Rivulet Spine to the west. Although further into the future, it is envisaged that this area could be sensitively developed and have a focus on the beach, while still including housing, employment and enterprise including future technology, light industry & marine sectors. This area should be subject of a detailed masterplan to capitalise on its existing natural potential.

### CLARENDON VALE

Centred on the Clarendon Vale Community Hub, we propose to encourage other support and health services to locate here, include a not for profit presence and the potential for a café doubling as a training hub. Improved recreational areas and youth space are also envisaged.

#### OAKDOWNS

Centred on the Village Green area and the Grace Centre, this beautified area will be the other book end for the commercial presence of Clarence Plains. It would also include an upgraded open space/recreational facilities and consolidation of youth training facility at Grace Centre.

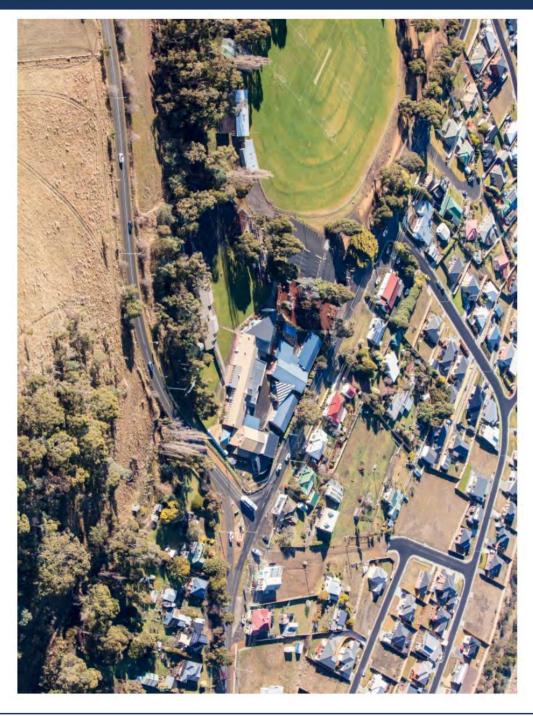


#### Cambridge oval master plan

Inception Date:	2020-21		Current Status:	Preparation of Draft Master Plan and consultation plan	
Why do we need to do this?	open space School, de little open	This plan is required to ensure that the community and Council can develop this open space in a way which complements the future expansion of Cambridge Primary School, development of a sports precinct and a community dog park. There is very little open space in Cambridge and this suburb is growing. This plan is needed to address growing community expectations.			
What are we aiming			the oval and surround	· · ·	
to achieve?	improve a	coordination of council and DOE planning to allow expansion of Cambridge PS, to improve access to the site and pedestrian/student safety, and activation of the playing surfaces and open space.			
Project Plan:	Phase 1	Cambridge township Master Plan adopted 2016, considered Cambridge Oval			
	Phase 2	Lease of Council land to DOE to enable school expansion 2018 into Cambridge Oval footprint.			
	Phase 3	Notice of Motion to develop a state of the art dog park, Cambridge selected as preferred site.			
	Phase 4	Engage consultants @	Deleisure to prepare Ma	ster Plan 2021	
	Phase 5	Liaise with TFS regard	ding PFAS contamination	on on Council land	
	Phase 6	Site analysis, backgro	ound review, and targe	ted stakeholder interviews	
	Phase 7	Preparation of draft	master plan and conce	pt options for internal review	
	Phase 8	Council Workshop on draft master plan August 2022			
	Phase 9	Public exhibition of d	raft master plan		
	Phase 10	Review key themes a required	ind findings from consu	ultation and revise plan if	
	Phase 11	Final plan to council t	for adoption		
	Phase 12	Implementation			
Latest Update:	Previous: Initial consultation, engagement with TFS and Department of Eduation, the school regarding the master plan and proposed school expansion. Current: Draft Master plan to be presented to elected members on the 29th August. Next step - public exhibition of the draft plan subject to council approval to consult.				
Funding Status:	\$60,000 allocated for the master plan development (transferred from Wentworth Park as per Council decision 24/12/2020). Commitment from the state government of \$15.1 million into the redevelopment of the school site.				







Planned Completion Dec-22
Date:

Responsible Area: Engineering Services



#### Anzac Park Pavilion

Inception Date:	2020-21		Current Status:	Preparing for adoption of the Final Plan	
Why do we need to do this?	_	e rooms, amenities an et contemporary stand		ac Park are ageing and no sport.	
What are we aiming to achieve?	To have a	fit for purpose, archite	ectually designed upgi	rade of the Anzac Park pavilion	
Project Plan:	Phase 1	Grant application for	funding to upgrade fa	acility submitted	
	Phase 2	Grant funding recieve	ed		
	Phase 3	Engaged Architect to	lead facility design 20	020	
	Phase 4	Stage 1 Preliminary E requirements	Design - Engage with l	ocal clubs to understand their	
	Phase 5	Stage 1 Preliminary Design - Site analysis and survey			
	Phase 6	Stage 1 Preliminary Design - Prepare concept options for internal review			
	Phase 7	Stage 1 Preliminary Design - Prepare draft concept design and planning report to obtain DA			
	Phase 8	Stage 1 Preliminary Design - Peer Review of concept design, and amendments prior to lodging with planning, August 2022			
	Phase 9	Stage 2 Detailed Design - Presentation of final design and planning report			
	Phase 10	Funding sought to im	plement construction	n of the upgraded pavillion	
	Phase 11	Procurement of build	ling contractor to und	dertake the construction	
Latest Update:	<b>Current:</b> U paviillion u	ndertaking peer revie ipgrade at Anzac Park	w of stage 1 Prelimina due to the size and ea	Oval Pavillion replacement.  ary Design for the proposed  arly cost estimates to deliver  mes of peer review with elected	
Funding Status:	Council accepted a tender for \$248,777 for stage 1 and 2 for architectual services (30/07/2020). Additional funding will be required to deliver the proposed development				
Planned Completion Date:	Stage 2 De	Stage 2 Design and Planning Permit received - June 2023. Construction TBA			
Responsible Area:	Engineering Services				









\	Warrai	ne Urban Reç	generation P	roject
Inception Date:	2021-22		Current Status:	Pre Planning/Commencement
Why do we need to do this?	'densificat potential f urban infil	ion' precinct. It does or increasing residen targets of the strate	this as Warrane is an i	designates Warrane as a inner urban area with great fore the potential help meet the a more diverse and efficient deconomic benefits.
What are we aiming to achieve?	Urban regeneration is a natural process, involving the gradual improvment or replacement of housding stock. If well planned, regeneration can have many postive impacts on the neighbourhood, offering a better quality of life by improving each aspect of the physical environment, with benefits including:  •@iverse housing opportunities.  •@reater financial opportunities through investment and subsequent construction jobs in new housing and other buildings.  •@treetscape enhancements; pedestrian safety and security.  •@mproved community opportunities in recreation, interaction, and social inclusion.  •@mproved recreational spaces to serve the needs of a more diverse community.  •@afe and accessible transportation.  •@pportunities for mixed use activity, adding interest and investment to the area.  •@ow on benefits for nearby existing, and new businesses within Warrane and Rosny Park.  Implementation involves statutory methods - bespoke planning controls, as well as non-statutory methods which will require council funding commitments for things like recreational spaces and streetscape improvements and delivery of and appropritate facilites and services.			
Project Plan:	Phase 1	•	itiation - site analysis, tation with relevant ho	literature review and ousing providers and agencies
	Phase 2	October 2022 - com	pletion of discussion	paper
	Phase 3	Feb 2023 - consulta	tion - land owners and	other stakeholders
	Phase 4	Mid 2023 - develop	regeneration plan	
	Phase 5	Mid 2023 - consulta	tion - land owners and	d other stakeholders
	Phase 6	Late 2023 - refine a	nd adopt regeneration	plan
	Phase 7	Late 2023 - statutor	y implementation - co	mmence planning scheme

amendment process







	non-statutory implementation - planning for and providing timely neighbourhood improvements			
Latest Upda	ite:	Discussion Paper currently being drafted for completion in October 2022		
Funding Sta	tus:	No additional funding required.		
Planned Cor Date:	mpletion	Phase 6 -2023; Phase 7 -2024; and Phase 8 -ongoing, commencing 2024		
Responsible	e Area:	City Planning		



#### Seven Mile Beach Local Area Plan

_				
Inception Date:	2021-22		Current Status:	Situation analysis
do this?	Develop a Local Area Plan for the sustainable growth and management of Seven Mile Beach including protection and enhancement of the special qualities of the area valued by the local community.			
to achieve?	The Local Area Plan must identify strategies and recommendations to do the following: protect and enhance natural and asthenic landscape and vegetation qualities valued by the local community; provide for a network of open spaces and associated infrastructure and services meets the needs of the future community and take advantage of the natural attributes of the area, including connections to the beach and Acton Creek; - establish the desired settlement structure and extent; - establish a legible network hierarchy that facilitates a high level of connectivity within the study area and to the broader network for vehicles, bicycles and pedestrians alike; - respond to, and where necessary manage environmental hazards including inundation and drainage; - identify an appropriate range of housing to provide for the needs of the local community; - identify opportunities to provide for an appropriate range of land uses, open spaces, recreation, commercial and community services and facilities, to meet the needs of the local community and visitors to the Study Area; - identify the function of public open spaces and recommend how they should be treated and developed to fulfill those roles; - guide urban design and treatments for streetscapes, public spaces and infrastructure; - identify any new infrastructure requirements; and - recommend any future amendments to the STRLUS.			
Project Plan:	Phase 1	July 2022 - Communi	ity and Stakeholder Cor	nsultation Plan finalised
	Phase 2		onsultation undertaken	
	Phase 3	August 2022 - Consu Steering Committee	Itation Report to be su	bmitted to the Project
	Phase 4	Council workshop pr	esentation of consultat	ion outcomes
	Phase 5	and feedback		eering Committee for review
i .		Draft Local Area Dlan		
	Phase 6	review and feedback	•	ect Steering Committee for





Phase 8	Submission	ion of final Local Area Plan with an accompanying report		
Latest Upo	Latest Update: Consultation completed - consultation report under preparation / situation analy			
Funding St	atus:	\$80,000 allocated		
Planned Co	ompletion	late 2022		
Date:				
Responsib	le Area:	City Planning		



#### Risdon Vale/Geilston Bay Structure Plan

Inception Date:	2022-23		Current Status:	On Hold
Why do we need to do this?	This land is identified as a major greenfield development precinct in the Southern Tasmanian Regional Land Use Strategy. Accordingly it is zoned Future Urban, under the planning scheme. It is now an appropriate time to commence the planning process that will lead to urban rezoning of the land, so that it may develop. In accordance with the regional strategy, a structure plan must be undertaken, to provide the basis for a planning scheme amendment.			
What are we aiming to achieve?	The aim is a structure plan for the area, that will support a planning scheme amendment. The structure plan would provide a detailed framework for the design and sequencing of well a designed neighbourhood, which is responsive to the opportunities and constraints of the area and provides for a suitable range of community facilities and services for residents.			
Project Plan:	Phase 1	Jan 2023 - Project initiation - site analysis, literature review and introductory consultation with the land owners		
	Phase 2	Feb 2023 - Developir	ng goals and objectives f	for the project
	Phase 3 Phase 4	Mar 2023 - Commun Apr-Jun 2023 - Deve		gaging with relevant agencies
	Phase 5		•	vners and relevant agencies ection of preferred plan.
	Phase 6	Develop preferred p		
	Phase 7 Phase 8	-	cion - all stakeholders	
	Phase 9	Sep 2023 - Refine pla Oct 2023 - Determin	·	ning shceme amendment
Latest Update:	Project planned to commence early 2023.			
Funding Status:	\$50,000 allocated			
Planned Completion Date:	2023-24			
Responsible Area:	City Planning			









#### Sports Facility Planning

2022-23		Current Status:	Pre Planning/Commencement
Historically council has not strategically planned for sports facilities which has resulted in poor design and function. In addition, sporting surfaces have varying levels of usage yet a high level of service.			
Strategic document to inform future facility provision based on current capacity and participation trends, identify a planning framework to guide council decision making, review the use and maintenance of council playing surfaces to increase usage and/or identify cost saving measures.			
Phase 1	Determine the scope	e, project objectives an	d internal working group
Phase 2	Advertise and engage consultant to prepare the plan		
Phase 3	Situation analysis, background review, staff interviews and site/facility inspections		
Phase 4	Club and Association engagement and survey		
Phase 5	Identity key issues ar	nd themes from engagn	nent and situational analysis
Phase 6	Prepare draft plan fo	or community consultati	on
Phase 7	Finalise plan for ado	otion by council	
Scoping document required to identify key objective and internal staff to be part of a working group.			
22/23 \$80,000 allocated to complete the body of work.			
Jun-23			
Engineering Services			
	Historicall resulted in levels of under the second	Historically council has not strateresulted in poor design and functional levels of usage yet a high level of strategic document to inform further participation trends, identify a preview the use and maintenance identify cost saving measures.  Phase 1 Determine the scope Phase 2 Advertise and engage Phase 3 Situation analysis, basinspections  Phase 4 Club and Association Phase 5 Identity key issues and Phase 6 Prepare draft plan for Phase 7 Finalise plan for adoptions Scoping document required to its working group.  22/23 \$80,000 allocated to comunications.	Historically council has not strategically planned for sporesulted in poor design and function. In addition, sportilevels of usage yet a high level of service.  Strategic document to inform future facility provision be participation trends, identify a planning framework to greview the use and maintenance of council playing surfaidentify cost saving measures.  Phase 1 Determine the scope, project objectives and Phase 2 Advertise and engage consultant to prepare Phase 3 Situation analysis, background review, staffinspections  Phase 4 Club and Association engagement and survey Phase 5 Identity key issues and themes from engagement Phase 6 Prepare draft plan for community consultation Phase 7 Finalise plan for adoption by council Scoping document required to identify key objective and working group.  22/23 \$80,000 allocated to complete the body of work.  Jun-23









#### Pass Road Corridor

		1 433 11044	00111001	
Inception Date:	Proposed i	n 2021-22	Current Status:	Plan Origin/initiation
Why do we need to do this?	Council considered a requrest from landowners to undertake a planning study and planning scheme amendment for the area.			
What are we aiming to achieve?	To provide for a reduction in the minimum lot size for subdivision from 2 ha to 1 ha. Council supported reducing the minimum lot size in all Rural Living zones from 2ha to 1ha, under the draft LPS. This was rejected by the Tasmanian Planning Commission and a new application would need to be made for the Commission to review its decision.			
Project Plan:	Phase 1		ТВА	
	Phase 2			
	Phase 3			
	Phase 4			
	Phase 5			
	Phase 6			
	Phase 7			
	Phase 8			
	Phase 9			
	Phase 10			
Latest Update:	Considered in the 2022/23 budget, but not adopted. Unless reconsidered in a future budget, the project may be undertaken by a consortium of he land owners.			
Funding Status:	No allocation	on		
Planned Completion Date:	TBC			
Responsible Area:	City Planning			









#### Acton Park rural living study and planning scheme amendment

Inception Date:	Proposed in 2021-22	Current Status:	Plan Origin/initiation		
Why do we need to do this?	Council considered submissions on the Tasmanian Planning Scheme - Clarence Local Planning Schedule, following the advertising process and decided to seek a reduction in the minimum lot size from 2ha to 1ha. This was rejected by the Tasmanian Planning Commission and therefore, council would need to make a new application for the proposal to be reconsidered.				
What are we aiming to achieve?	A new planning scheme amendment will be required, to reduce the minimum lot size from 2ha to 1ha in those parts of Acton Park where the 2ha standard applies. To demonstrate to the Commission why it should review the previous decision, a comprehensive planning study of the area will be required.				
Project Plan:	Phase 1	ТВА			
	Phase 2				
	Phase 3				
	Phase 4				
	Phase 5				
	Phase 6				
	Phase 7				
	Phase 8				
	Phase 9				
	Phase 10				
Latest Update:	Considered in the 2022/23 budg the project in a future budget.	et, but not adopted. Coun	cil may consider funding		
Funding Status:	No allocation				
Planned Completion	TBC				
Date:					
Responsible Area:	City Planning				









#### "LINDISFARNE RIDGE" STRUCTURE PLAN

Inception Date:	Proposed in 2021-22	Current Status:	Plan Origin/initiation		
Why do we need to do this?	Council considered a request from landowners to undertake a structure plan and planning scheme amendment for the area.				
What are we aiming to achieve?	A new planning scheme amendment will be required, to rezone this area for urban development. Council proposed to introduce new urban zones for the area in response to representations on the Tasmanian Planning Scheme - Clarence Local Planning Schedule. This was rejected by the Tasmanian Planning Commission. However, the Commission did indicate that the zoning could be reconsidered if supported by a structure plan.				
Project Plan:	Phase 1	TBA			
	Phase 2				
	Phase 3				
	Phase 4				
	Phase 5				
	Phase 6				
	Phase 7				
	Phase 8				
	Phase 9				
	Phase 10				
Latest Update:	Considered in the 2022/23 budget, but not adopted. Council may consider funding the project in a future budget. Alternatively it may be a project that a consortium of owners may choose to do and submit with a planning scheme amendment application.				
Funding Status:	No allocation				
Planned Completion Date:	ТВС				
Responsible Area:	City Planning				

#### 8.4.3 SPECIAL COUNCIL (PLANNING AUTHORITY) MEETING TRIGGERS

#### **EXECUTIVE SUMMARY**

#### **PURPOSE**

The purpose of this report is to consider modifications to current arrangements triggering Special Council (Planning Authority) meetings.

#### RELATION TO EXISTING POLICY/PLANS

The changes sought are specifically to deal expediently with major development applications and to ensure appropriate consultation with all parties involved. There are no impacts on any policies or strategies of the council.

#### LEGISLATIVE REQUIREMENTS

Council must determine applications sitting as a Planning Authority, unless delegated to officer level. Delegations under the Land Use Planning and Approvals Act 1993 (the Act) must be direct from council to the officer.

Applications must be determined within the statutory time limits prescribed in the Act.

#### CONSULTATION

Not applicable.

#### FINANCIAL IMPLICATIONS

No significant implications.

#### RECOMMENDATION:

- A. That applications made under Section 57 (Applications for discretionary permits) or Section 40T (permit application that requires amendment of LPS), of the Land Use Planning and Approvals Act 1993, must be considered at a Special Council (Planning Authority) Meeting, where:
  - the value of works proposed in the development exceeds \$25 million; and
  - there is one or more representation opposing the application; or
  - the officer recommendation is to refuse the application.
- B. That the relevant Delegation in respect of the Land Use Planning and Approvals Act 1993, in Council's Delegations Register, be amended to add a new third dot point, so that the delegation reads:

NO.	ACT REF	DETAILS OF DELEGATION	DELEGATION
133	Land Use Planning and Approvals Act, 1993 S57, 58	To administer the processing of applications and agreements in respect to planning permits; and to grant permits, or to grant permits with conditions (development applications and subdivisions) as appropriate in relation to applications for permits in accordance with the provisions of the relevant Planning Scheme and to attach conditions to permits granted with respect to any matters specified in a relevant Planning Scheme and/or consistent with Council policies and standards in respect of applications for Discretionary Permits where:  • representations are only from State Government Departments;  • there is a maximum of one representation which is also deemed to include all separately submitted representations from or on behalf of one property address;  • the development does not trigger the requirement for a decision at a Special Council (Planning Authority) Meeting.	Manager City Planning;

#### **ASSOCIATED REPORT**

#### 1. BACKGROUND

**1.1.** Special Council (Planning Authority) meetings were introduced by a council decision on 19 July 2004.

**1.2.** Council meetings are conducted in accordance with the Local Government (Meeting Procedures) Regulations 2015 and Consolidated Meeting Procedures, which set out administrative and operational requirements. This report deals with the trigger for applications to be referred to Special Council (Planning Authority) meetings, as set out below:

"...those non delegated planning application matters for subdivisions, development applications and combined planning and rezoning Section 43A applications where the value of works proposed in the development exceeds \$10million" [emphasis added].

#### 2. STATUTORY IMPLICATIONS

- **2.1.** Council is required to assess planning permit applications in accordance with prescribed statutory timeframes. These may be extended only with the agreement of the applicant.
- **2.2.** When assessing discretionary development applications, Clause 6.10.1 of the Tasmanian Planning Scheme (TPS) requires:

"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."
- **2.3.** Applications for combined planning permit and local provisions schedule (LPS) are also possible, under Division 4 of the Act. Specifically, section 40T provides that:
  - "(1) A person who requests a planning authority under <u>section 37</u> to amend an LPS may also, under this subsection
    - (a) make an application to the planning authority for a permit, which permit could not be issued unless the LPS were amended as requested; and
    - (b) request the planning authority to consider the request to amend the LPS and the application for a permit at the same time."

#### 3. REPORT IN DETAIL

- **3.1.** This report deals with the triggers for applications to be referred to a Special Council (Planning Authority) meeting.
- **3.2.** Given the time since the introduction of the Special Council (Planning Authority) meetings in 2004, it is appropriate to consider reviewing the triggers to ensure that efficient and appropriate handling of applications is achieved.
- **3.3.** A table outlining the key elements of planning applications and decisions before a Special Council (Planning Authority) meeting is attached. Key out-takes from the table are:
  - the average cost of development proposals referred to Special Council (Planning Authority) meetings is \$26.5 million since 2016 and \$27.6 million since 2020;
  - of the 17 applications, 11 were subject to representations; and
  - the average days statutory time extension required beyond 42 days was 18 days since 2016 and 31 days since 2020.
- **3.4.** As the \$10 million threshold was set in 2004 and relative development costs have increased significantly since then, it is considered appropriate to reassess that figure. It is recommended that the threshold be increased to \$25 million, noting that the average cost of developments considered by Special Council (Planning Authority) meetings since 2019 was \$29.5 million. Had this threshold been in place since 2019 of the 10 applications involved, three would not have gone before Special Council (Planning Authority) meetings.
- **3.5.** In addition to changing the development cost trigger for referral to the Special Council (Planning Authority) meetings, it is also recommended that additional triggers are added. These triggers would avoid non-controversial applications being subject to unnecessary delay.

- **3.6.** In the case of applications for development costing \$25 million or more, the proposed additional triggers would cover:
  - applications for discretionary permits under Section 57 of the Act, where there is one or more representation opposing the application; or
  - there are no representations, and the officer's recommendation is to refuse the application.
- **3.7.** The recommended changes will allow council's original intention to give greater consultation opportunities on major developments, but without imposing substantial delays and holding costs on non-controversial major projects. Unfortunately, this criticism could be levelled against the current process, as the attached table reveals there have been substantial time delays beyond the statutory timeframe, to enable referral to an available council meeting date where these applications may be considered. However, had these triggers been in place since 2019 of the 10 applications involved, three would not have gone before Special Council (Planning Authority) meetings as there were no representations.
- **3.8.** To date, council officers have been able to obtain agreements from previous applicants to extend the statutory timeframe to meet a Special Council (Planning Authority) meeting date. However, there may be occasions in the future when the applicant refuses to grant an extension of time. In such circumstances, the application would need to go before a planning authority meeting at a regular council meeting or be determined under delegation.
- **3.9.** Increasing the cost threshold for referral to Special Council (Planning Authority) meetings would mean that applications exceeding the current \$10 million threshold and requiring council decision, could be considered at the ordinary meeting. This would avoid the risks associated with requiring substantial delay beyond the statutory timeframe.

# 4. CONSULTATION

Not applicable.

# 5. STRATEGIC PLAN/POLICY IMPLICATIONS

The changes sought are specifically to deal with operational matters and will not impact on any pre-existing policies or strategies of council.

# 6. EXTERNAL IMPACTS

Nil.

# 7. FINANCIAL IMPLICATIONS

Nil.

#### 8. ANY OTHER UNIQUE ISSUES

Nil.

# 9. CONCLUSION

It is recommended that the triggers for Special Council (Planning Authority) meetings be modified to reflect relative differences in the cost of major developments since 2004, and to ensure that major uncontroversial projects are not unnecessarily delayed. In summary, applications costing over \$25 million that are subject to opposing representations, or recommended for refusal, would be referred to a Special Council (Planning Authority) Meeting for decision. If this is approved, a consequential change to the relevant officer delegation is required.

Attachments: 1. Special Council (Planning Authority) Meeting – Application History (1)

Ian Nelson

**GENERAL MANAGER** 

Special Cou	ıncil (Planning Authority) Meeting – A	pplication History				
Meeting	Location	Description	Cost (M)	No. Reps	Decision	Stat Time Extended by
29/02/16	Sugarloaf Rd, Risdon Vale	Aged Care	\$12	0	<b>✓</b>	
29/02/16	Elaia Dr, Risdon Vale	Retirement Village	\$7.20	0	✓	
21/03/16	Sth Arm Hwy, Mornington	Bunnings Warehouse	\$15.80	0	✓	14 days
21/11/16	Pass Rd, Howrah	Shopping Centre	\$15	5	<b>✓</b>	26 days
23/01/17	Kangaroo Bay Dr, Bellerive	Hotel & Hospitality Training School	\$40	35	<b>✓</b>	
8/05/17	Gordons Hill Rd, Lindisfarne	Retirement Village	\$25	8	✓	
18/12/17	Kangaroo Bay Drive, Bellerive	Hotel & Hospitality Training School	\$40	148	<b>✓</b>	23 days
15/04/19	Wentworth St, Bellerive	Aged Care	\$12	88	✓	
25/09/19	East Derwent Hwy, Risdon Vale	Remand Centre Alterations	\$62	0	✓	
22/01/20	Akuna St Road Reserve, Rosny	Visitor Accommodation & Food Services (Rosny Hill)	\$40	541	<b>✓</b>	63 days
13/07/20	Tasman Hwy/ Holyman Ave, Cambridge	Highway/ Airport Interchange	\$34	4	<b>~</b>	
16/11/20	East Derwent Hwy, Geilston Bay	Highway Upgrades	\$15	8	✓	19 days
7/06/21	Bounty St, Warrane	Additional Building TAFE Campus	\$21	0	✓	23 days
6/09/21	Tasman Hwy, Pittwater Rd, Cambridge	Highway Upgrades	\$20	3	<b>~</b>	20 days
8/11/21	Kangaroo Bay Dr, / Pembroke Pl, Bellerive	86 MUDs, Shops, Food, Museum	\$60	37	<b>~</b>	49 days
7/03/22	Cambridge Rd, Mornington	Additions Aged Care	\$18	0	<b>✓</b>	36 days
31/05/22	Richmond Road, Cambridge	Distillery & Cellar Door	\$12.80	19	<b>✓</b>	37 days

# 8.4.4 COPPING REFUSE SITE JOINT DISPOSAL AUTHORITY - PROPOSED RULE CHANGES

#### **EXECUTIVE SUMMARY**

#### **PURPOSE**

The purpose of this report is to seek the endorsement of Council to advertise proposed amendments to the Copping Refuse Site Joint Disposal Authority (Authority) rules.

#### **RELATION TO EXISTING POLICY/PLANS**

The proposed amended Rules are consistent with existing policies and plans.

#### LEGISLATIVE REQUIREMENTS

The amendment of the Rules must comply with the certification requirements set out at Sections 31 and 32 of the Local Government Act, 1993 (Tas).

#### CONSULTATION

To progress the amendment of the Rules the endorsement of participating councils to advertise the proposed amendment is required. If approval is obtained to advertise the amendment a public advertising process will commence and continue for 21 days. Following the advertising period, the Authority will consider any submissions received before referring to the participating councils for final endorsement of the amended Rules.

#### FINANCIAL IMPLICATIONS

There are no adverse financial implications arising from the proposed amendment to the Rules.

# **RECOMMENDATION:**

That Council

- (a) Endorses the proposed amendment to the Rules of Copping Refuse Disposal Site Joint Authority as agreed by the Authority at its meeting on 11 August 2022, and
- (b) Approves advertising the proposed amendment to the rules in accordance with the requirements of the *Local Government Act 1993 (Tas)*.

#### ASSOCIATED REPORT

#### 1. BACKGROUND

**1.1.** Under sub-Rule 232, the Authority is required to review its Rules at least every five years. The last review of this nature was finalised in December 2017, although a minor Rule change in relation to dividends was finalised in September 2021.

- **1.2.** At its meeting on 11 August 2022, the Authority approved, by special resolution, its intention to amend the Rules.
- **1.3.** The proposed amendments to the Rules cover a range of governance and administrative processes that aim to modernise the Authority's framework of corporate governance and oversight and reflect the enhanced business practices that have evolved over time. The proposed amendments do not change the purpose or functions of the Authority.

#### 2. REPORT IN DETAIL

- **2.1.** The Authority has conducted a review of its Rules in accordance with Rule 232.
- 2.2. Attachment 1 summarises the amendments and explains the reasons for them. Consultation to date on these amendments has included the General Managers of Participating Councils, and the Board and immediate past-CEO of Southern Waste Solutions. Attachment 2 is a draft copy of the amended Rules with proposed changes tracked.
- **2.3.** The collective scale of the amendments is considered material and so requires the full process prescribed under sections 31 and 32 of the *Local Government Act 1993* (Tas) (the Act). A summary of the process is provided below.

# • Step 1

A resolution of the Authority's participating councils is required to approve advertising of the proposed rule change. One participating council is to act as the "Nominated Council" to perform the roles required to undertake the actions to change the Rules. Council's General Manager has agreed that Clarence City Council will act as the Nominating Council. This is consistent with past practice.

# • Step 2

If the resolution to advertise is approved by the four Participating Councils, the Nominating Council is to:

- publish the complying notice in a local daily newspaper;
- display the complying notice at its premises for at least 21 days;
- provide a copy of the proposed Rule amendment to the Director of Local Government; and
- make the proposed amendment available for inspection or purchase at its public offices.

# • Step 3

- After publication and any submissions are received, a general meeting of the Authority is convened to consider, and deal with, any submissions.
- Subject to any changes to the proposed amendments,
   Participating Councils approve the proposed amendments to the
   Rules before further steps are taken in accordance with the Local
   Government Act requirements.

# • Step 4

The proposed amended Rules are then to be certified by both a legal practitioner and the General Manager of the Nominating Council before being provided to the participating councils for final approval.

## • Step 5

Once approved by the participating councils, the amended Rules are to be certified again by both a legal practitioner and the General Manager of the Nominating Council as prescribed in the Act.

# • Step 6

- A copy of the new Rules is to be provided to the Director of Local Government.
- Anyone who made a submission on the proposed amendment is to be advised of the final decision.

# • Step 7

The amendment comes into effect.

#### 3. CONSULTATION

# 3.1. Community Consultation Undertaken

Nil.

# 3.2. State/Local Government Protocol

The Nominating Council is to provide a copy of the proposed Rule amendment to the Director of Local Government.

# **3.3.** Other

Nil.

# 3.4. Further Community Consultation

If approved by the participating councils of the Authority, the Nominating Council is to:

- publish a notice of the proposed amendment in a local daily newspaper;
- display the notice at its premises for at least 21 days; and
- make the notice available for inspection or purchase at its public offices.

Following a decision by each Participating Council to approve the amended Rules, any person who made a submission is to be advised of the outcome.

# 4. STRATEGIC PLAN/POLICY IMPLICATIONS

There are no strategic plan implications arising from the proposed rule amendment.

# 5. EXTERNAL IMPACTS

Nil.

# 6. RISK AND LEGAL IMPLICATIONS

Nil.

# 7. FINANCIAL IMPLICATIONS

There are no adverse financial implications arising from the proposed amendments to the Rules.

# 8. ANY OTHER UNIQUE ISSUES

Not applicable.

# 9. CONCLUSION

Approval is being sought from Participating Councils to advertise the proposed amendment which is the first step in the amendment process.

Attachments: 1. Proposed Rule Amendments Summary (7)

2. Draft amended Rules with tracked changes (46)

Ian Nelson

**GENERAL MANAGER** 

# ATTACHMENT 1

**Table 1: Proposed amendments** 

Rule#	Proposed amendments	Reason/Notes/Comments	
	Powers of Board		
13 Amend	<ul> <li>(a) The Board may exercise all powers and functions delegated to it by the Authority in writing.</li> <li>(b) The Board may access independent, expert advice, at the Authority's expense, as it determines necessary to exercise its powers and functions and satisfy the duties of directors.</li> </ul>	(c) New sub-Rule suggested: This is a standard clause and a right of directors under many relevant Acts, eg Corps Act 2001, Tas GBE/SOC Acts etc. It should be clear in our Rules as well.	
	Delegations		
Except for the power under Rule 12(a) and as provided in Rule 213(b), the Authority may delegate to the Authority Chair, Board or Secretary, with or without conditions, any of the functions and powers that are within the power of the Authority (including any specified power of on-delegation of those functions and powers) and are not by these Rules or by legislation directed or required to be exercised or done by the Authority in General Meeting.		At present, the Authority cannot delegate to anyone except the Board. From time to time this has been necessary for administrative or time convenience (eg, "Chair to negotiate with new directors within agreed boundaries").  Capacity to do this should be properly formalised.  From time to time, some delegation to Secretary for administrative tasks would be useful, eg approval of directors' expenses.  NOTE: JA has approved a Delegations Policy which controls how delegations are to be exercised, reported etc. Applies to the Authority, Board, CEO, others	

40		
15 Amend	The Board may delegate to the Chief Executive Officer, an individual director, a committee of the Board or the Board Secretary, with or without conditions:  (a) any of the functions and powers delegated to it by the Authority in writing (including any specified power of ondelegation of those functions and powers); and  (b) any of the functions and powers conferred upon it under these Rules.	It is quite common in most Constitutions (or equivalent) for the Board to be able to delegate to a range of recognised positions. This doesn't mean they have to – simply that they can.  Many Constitutions (and under Corps Act 2001) allow delegation to "any other person" as well, but that was considered unnecessary for the Authority.  Note: delegation to Board Secretary is in that role, rather than the Authority Secretary in that role. It could raise serious conflict if the Board had the capacity to delegate to the Authority Secretary in that capacity.
	Membership of Authority - Representatives	
Amend Rule 69	Current Rule 69: Representatives and Proxies are not entitled to any remuneration from the Authority.  AMENDMENT: 69(a) Notwithstanding Rule 65, Representatives, on the advice of the Secretary, may approve the payment of remuneration for the role of Authority Chair.  69(b) If Representatives approve any payment under Rule 69(a), the decision will be recorded in the minutes of the general meeting at which it was approved and the Secretary will advise Participating Councils in the Quarterly Report to Participating Councils.  69(c) Any payments approved under Rule 69(a) will not be paid to any Council employee appointed or acting temporarily as the Authority Chair.  REFERENCE: Current Rule 65	AIM: Allow payment of allowances or fees. Reason for amendment: the often considerable extra effort required by Chair compared to other Reps/Proxies. This was originally raised in late 2020 by a PC Representative (now former Representative)  Remuneration could be an allowance, sitting fee or similar.  There has been assumption that LGA doesn't allow payment to Councillors/Alderman as Representatives, however CCC's appointed director to C Cell Pty Ltd is paid a director's fee. Initially this fee was paid to CCC, but CCC subsequently approved this to be paid to the director personally.

	No Representative or Proxy may be a Director or hold any remunerated position with the Authority.	
	Membership of the Board	! 
R73 Amend	The Authority shall, in the appointment of the Board Chair and other Directors, take into account the powers, functions and responsibilities of the Board and shall appoint persons who collectively have the skills and expertise to carry out those powers, functions and responsibilities, drawn from persons with expertise and/or experience in one or more of the following relevant fields:  (a) financial management, business management and administration;  (b) civil or mechanical engineering, project management or related disciplines;  (c) waste management;  (d) transport; and/or  (e) environmental management;  (f) any other fields relevant to the business, strategy or Principal Objectives and Goals of the Authority	AIM: keep pace with the future needs of the Authority, especially if it considered appointing a permanent fifth director
R98(e)	Annual General Meeting of the Authority	Purpose and value of the original Rule has been unclear: by the time
Amend	The AGM is to: (e) receive the Strategie and Business Plans.	of the AGM, the Authority has already the Strategic Plan and Business Plan in June AND issued to PCs and the plans have been in action for almost 5 months
	Meetings of the Board	
R103 Amend	The Board shall meet at such times and places,,as often as is necessary to properly discharge its responsibilities under these Rules, and shall meet at least quarterly in each year. ten times in each year.	AIM: to allow the Board and business to determine processes to operate as efficiently and effectively as possible — which may be done better without min 10 times. Responsible Boards under a responsible Chair in a mature business meet as often as needed. The Rules already specify certain activities and reporting that require Board approval or direct oversight.

		Specifying ten times p.a. reduces the incentive to be efficient and diverts operational time of CEO and staff to preparing board papers and attending meetings – that may be more productive elsewhere.
	Attendance	
R121 Amend	CURRENT:  (a) The Board Chair shall attend meetings of the Authority and shall provide information as required.	If the CEO is not <i>obliged</i> to attend, it is reasonable they could be entitled to attend, similar to auditor and Comptroller.  The majority of the technical and operational expertise lay with the
	(b) The auditor and the Comptroller are entitled to attend General Meetings of the Authority and be heard on any part of the business of the meeting which relates to their responsibilities. ADD:	CEO so attendance is usually of interest to the Authority, even if not essential. Also supports the Board remaining at the strategic level rather than being required to explain the full range of operational activity.
	(c) The Authority may request the CEO attend any meeting, or any part of a meeting, of the Authority, and provide information as requested. The request may be a standing invitation.	
	Resolution in Writing or by Electronic Means	
R151 Amend	AMEND: A resolution of the type referred to in Rule 150 may consist of several documents in the same form, each signed by one or more Representatives or Directors provided the resolution is identically worded.	Good practice to ensure there is no confusion or doubt about what was approved/rejected.
	Part 6 – CEO and Other Employees General Powers and Responsibilities of CEO	
R172 Amend	The Chief Executive Officer is responsible to the Board Chair for the general administration and management of the Authority's business activities and, in particular, for the determination of the number and types of employees and the terms and conditions of employment, consistent with the approved budget. On behalf of the Board, the Board Chair is the primary contact with the Chief Executive Officer.	Typically, the Board collectively is responsible for the CEO's performance, not the Chair individually. To support good HR practice, the Chair is nominated as the main conduit for discussions, communications from Board to CEO etc, but is not intended to be singly responsible for the entire employment relationship or related decision making.
		As a protection for it and the Chair, the Board should have the option to appoint another director to support the Chair in

		interviews/discussions with CEO when appropriate or when an independent witness might be useful.
R174 Amend	The Chief Executive Officer is to exercise, subject to any conditions imposed, all powers and functions delegated by the Board in writing to be performed by the Chief Executive Officer.	While conditions may be in writing, it should be clear that these are constitutionally required and compliance is obligatory.
R175 Amend	The Chief Executive Officer may delegate any of his or her functions and powers as authorised by the Board, together with any relevant conditions imposed by the Board, to any person that has been appointed to assist the Board in performing and exercising its functions and powers.	CEO should be obliged to pass on any conditions imposed (if applicable) to sub-delegates.
	Particular Responsibilities [of CEO]	
R180 Amend	The CEO shall undertake the following particular responsibilities to the satisfaction of the Board:  (a) – (f)  (g) subject to any relevant policies approved by the Authority or Board, provide public or media statements on matters relating to the organisation;  (h) – (m)  (n) adhere to all policies and procedures including those in relation to environment, Wwork Hhealth and Ssafety and administration;  (o) – (p)  (q) in conjunction with the Secretary, provide induction training for newly appointed Representatives, Proxies and Directors;  (r) report to the Board on operations and performance against the Business Plan and Strategic Plan in general terms and on specific current initiatives; and (s)	(g) aims to provide scope for the Authority Chair to speak on agreed matters (eg political or membership matters) and the Board Chair to speak in the absence of CEO or on agreed matters. Policy for this is on the Board's agenda  (n) should be required to adhere to ALL applicable policiesfull stop., Separating out administration policies is unnecessary. P.S. When used in full, WHS does not need to be capitalised.  (q) typically this would be part of Secretary's role but shared arrangement is most practical to separate out Authority/governance/membership matters from strategic, operational and other matters.  (r) peculiar that reporting against Strategic Plan is not listed, even though Business Plan is based on Strategic Plan

	Strategic and Business Plans	
R185 Amend	If a current, enforceable waste services contract that includes the calculation of gate fees for the next financial year has not been agreed between the Authority and each Member, the Chief Executive Officer shall provide the draft budget to Members before 31 March in each year for information, comment and feedback prior to the preparation of the final Business Plan for submission to the Board.	The current Rule pre-dates waste contracts with PCs. The original purpose was to provide PCs with information on their gate fees for the coming financial year and to allow them to budget accordingly. Now waste contracts — with gate fee calculations - exist, the need to provide draft Budget to PCs is redundant.  Due to the February timing, this requirement provides PCs with information that the Board has not seen.  In recent years, there has been no feedback from PC GMs, making the process a waste of everyone's time.  The proposed amendment allows for contracts to take precedence over the need for a draft Budget, but provides a fallback position/safeguard for PCs if no waste agreement is in place.
R186 Amend	If a draft budget is provided to Members under Rule 185 and comments are subsequently provided from Members, Following receipt of any comments from Members, the Chief Executive Officer shall, if necessary, revise the draft Business Plan and shall present the revised Business Plan to the Board for consideration.  Quarterly and Other Reports - Quarterly Report to Authority	Amendment required if Rule 185 is changed as above.
R193 Amend	The Chief Executive Officer is to provide the Board with a quarterly report which includes, in relation to the Authority:  (a) A report on general performance;  (b) A report on financial performance;  (c) a statement on statutory, and environmental and contractual compliance;  (d) a report on performance in meeting the Principal Objectives and Goals;  (e) a report on performance under its Business Plan; and	If Rules 198 and 200 are deleted, minor amendment to R193 would cover the gap.

	(f) a report on any matters specifically identified by the     Authority or significant issues arising from delegated     functions.  Quarterly and Other Reports - Compliance with Statutory Requirements	
R198 Delete	The Chief Executive Officer, in April of each financial year, shall provide a report on compliance in the preceding financial year with statutory requirements, including performance in meeting stated functions and objectives.	<ul> <li>R193 (see below) specifies the content of the Quarterly Report that the CEO is to provide to the Board and the Board then provides to Authority. It includes a statement of statutory and environmental compliance.</li> <li>This makes R198 redundant and duplicated effort for no benefit.</li> <li>Once p.a. is not timely – so does not add any value</li> <li>It is the role of the Board (common law and under SWS Board Charter) is to ensure statutory and other compliance and this is also an area of focus in the Audit &amp; Risk Committee's charter. It is also a periodic area under the internal audit program.</li> </ul>
	Quarterly and Other Report – Contractual Obligations	
R200 Delete	The Board, in April of each financial year, shall review the Authority's compliance with its contractual obligations, with a subsequent report by the Authority to Members on compliance.	<ul> <li>While contractual obligations are not referred to in the Quarterly Report, they could be added simply.</li> <li>This area is also a fundamental part of the Board's role, with a focus of Audit &amp; Risk Committee's scope. Also subject to internal audit from time to time. Also, covered in Risk Register as fundamental to the business.</li> <li>Rule 199 – also in this section – relates to the CEO being obliged to adhere to the Authority's negotiating parameters. This should be retained</li> </ul>

# Rules of the Copping Refuse Disposal Site Authority

as amended September 2021

# CERTIFICATION OF THE RULES OF THE COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY

# Pursuant to Section 32 of the Local Government Act 1993 (Tas)

I, Darren James Sheen of 59 Harrington Street, Hobart in Tasmania, qualified legal practitioner, HEREBY CERTIFY that the Rules of the Copping Refuse Disposal Site Joint Authority (a copy of which are annexed hereto and marked with the letter "A") are in accordance with the law.

This certification is given in accordance with Section 32(2) of the *Local Government Act 1993* (Tas).

DATED this 14<sup>th</sup> day of October 2021

SIGNED by Darren James Sheen
in the presence of:

Witness Signature:

Print full name:

Occupation:

Full Address:

Henry Michael Jones
Colicitor (Commissioner for Declarations)
Dobson Mitchell Allport
Harrington Street, Hobart Tasmania

# CERTIFICATION OF THE RULES OF THE COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY Pursuant to Section 32(3)(b) of the Local Government Act 1993 (Tas)

I, IAN NELSON, of 38 Bligh Street Rosny Park in Tasmania, General Manager of the Clarence City Council (a Participating Council of the Authority), HEREBY CERTIFY that the Rules of the Copping Refuse Disposal Site Joint Authority (a copy of which are annexed hereto and marked with the Letter "A") have been made in accordance with the *Local Government Act 1993* (Tas).

This certification is given in accordance with Section 32(3)(b) of the Local Government Act 1993.

DATED this8#	day of	
SIGNED by IAN NELSON in the presence of:		
Witness signature:	Orhea.	
Full name:	Clare Amy Shea	
Occupation:	Government Employee	
Full address:	90 S8 Bligh Street	
	Rosny Park TAS 7018:	

# **RULES** of the

# COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY

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# **PART 1 - PRELIMINARY**

#### Name

1. The name of the Authority is Copping Refuse Disposal Site Joint Authority.

# **Establishment and Commencement of the Authority**

- 2. The Authority is established as a joint authority under the Act.
- 3. These Rules come into effect on and from the commencement date agreed to by resolution of the Authority as constituted immediately before the coming into effect of these Rules.
- 4. These Rules replace the initial Rules of the Authority that came into effect with the publication of a notice in the Tasmanian Government Gazette on 21 March 2001, and that were amended on 19 March 2008, 1 July 2009, 23 August 2012 and 8 October 2015.

# **Body Corporate**

5. The Authority is a body corporate and has the powers and functions specified in these Rules.

# **Definitions**

- 6. In these Rules the following words and expressions have the following meaning unless there is something in the subject or context of use inconsistent with that meaning.
  - "Act" means the Local Government Act 1993 (Tas);
  - "Adjoining Land-Owner" means the owner of any land which immediately adjoins the Land;
  - "Annual Share of Municipal Waste Register" means the Register with that name maintained by the Authority in accordance with these Rules;
  - "Auditor" means the auditor of the Authority;
  - "Authority" means the Copping Refuse Disposal Site Joint Authority;
  - "Balance Area" has the meaning set out in the Lease;
  - "Board" means the Board of Directors appointed by the Authority;
  - "Board Chair" means the person appointed by the Authority as chair of the Board under Rule 72;
  - "Business Plan" means the Business Plan referred to in Rules 181 and 182;
  - "Chair" means the Chair of the Authority elected by the Members under Rule 98 or Rule 132;
  - "Chief Executive Officer" means the Chief Executive Officer of the Authority appointed under Part 6;
  - "Close Associate" has the meaning set out in Section 51 of the Act;
  - "Competitive Neutrality Principles" means the competitive neutrality principles referred to in the Act:
  - "Comptroller" means the person appointed by the Authority under Rule 98, 99, 100 and

178 to administer income tax equivalents, guarantee fees and other relevant matters on behalf of Members and in accordance with Part 3A of the Act;

"Council" means a Council established under Section 18 of the Act;

"Councillor" means a person elected to a Council and includes the mayor, deputy mayor and alderman;

"Director" means a person appointed under these Rules as the Board Chair or as a member of the Board;

"EMP" means the Development Proposal and Environmental Management Plan for the Sub-regional Refuse Disposal Facility at Copping, Tasmania, and any other Environmental Management Plan approved by the EPA or the relevant planning authority in relation to the Land;

"Environmental Approval" means all permits, licences, approvals and authorities issued in relation to the Land from time to time, authorising any activities carried out on the Site for the purposes of waste treatment, disposal, resource recovery, energy generation and transmission off the Site to the grid and/or any other purposes, and includes:

- (a). an EMP approved by a planning authority or the EPA or both;
- (b). a Permit issued by the planning authority;
- (c). an EPN or other notice, direction or directive issued by the EPA Director,

issued in relation to the Land including any amendments, amended conditions or approved changes made from time to time and the associated conditions as modified or amended from time to time;

"EPA" means the Environment Protection Authority Tasmania;

"EPA Director" means the director appointed under section 18 of the *Environmental Management and Pollution Control Act 1994*;

"EPN" means the Environment Protection Notice 690/1 and any subsequent environmental protection notices issued by the EPA Director in relation to the Land, and any amended conditions or approved changes made from time to time to the EPNs;

"Equity Interest Register" means the Register with that name maintained by the Authority in accordance with these Rules;

"General Manager" means the General Manager of a Council or the General Manager's nominee;

"General Meeting" means a meeting of Members;

"Independently Verified Annual Share of Municipal Waste" means the applicable Member's PCFAW as a proportion of the total of all Members PCFAW;

"Interest" has the meaning set out in the Act;

"Infrastructure" has the meaning set out in the Lease;

"Land" means all that land comprised in Certificates of Title Volume 126073 Folios 1, 3, and 4 excluding that part of Folio 4 leased to Robert Bruce Downie as set out in

registered lease B996834;

- "Lease" means lease registered number C837468 entered into by the Authority and the Owner Councils as amended by any deed of variation;
- "Lease Administrator" has the meaning set out in the Lease;
- "Member" means a Participating Council;
- "Minister" means the Minister responsible for the administration of the Act;
- "Municipal Area" has the meaning set out in the Act;
- "Municipal Waste" means waste arising from:
  - (a). kerbside domestic waste (household solid and inert waste placed out for kerbside collection);
  - (b). other domestic waste (residential solid and inert wastes);
  - (c). residual domestic waste (non-recyclables) from Council operated or Council contracted waste transfer stations operated for the purpose of receiving waste from local residents within a relevant Member municipality;
  - (d). other Council waste (Council generated solid and inert waste arising from street sweepings, litter bins, incidental green waste material), and includes:
    - (i). household domestic garbage set aside for kerbside collection;
    - (ii). food waste from industrial or commercial sources such as restaurants, food markets, supermarkets and the like set aside for kerbside collection;
    - (iii). paper and cardboard included as part of household collection of household domestic garbage; and
    - (iv). green waste included as part of household collection of household domestic garbage;
- "Office" means the principal business office of the Authority;
- "Owner Councils" means the Councils that own the Land;
- "Ownership Interest Register" means the Register with that name maintained by the Authority in accordance with these Rules;
- "Participating Councils" means those Councils that established the Authority in accordance with the Act or were admitted to the Authority after its establishment in accordance with these Rules but does not include a Council that has withdrawn from the Authority or has been expelled from the Authority in accordance with these Rules;
- "PCFAW" means a Member's forecasted annual Municipal Waste which is to be calculated as follows:
  - (a). for a new Member admitted in accordance with Rule 18 it is to be an independently verified estimate of the new Member's annual Municipal Waste that will be received at the Site until that Member's PCIVAMW for a complete financial year is available; and

- (b). for a Member where there has been a variation in that Member's gazetted Municipal Area of 10% or more of total land area it is to be an independently verified estimate of that Member's annual Municipal Waste that will be received at the Site until that Member's PCIVAMW for a complete financial year following the variation is available; and
- (c). for all other Members it is to be the most recent PCIVAMW;
- "PCIVAMW" means a Member's independently verified annual Municipal Waste received at the Site for a financial year;
- "Permit" means any planning permit issued in relation to the Land under the *Land Use Planning & Approvals Act 1993* and the associated conditions as amended from time to time;
- "Principal Objectives and Goals" means those objectives and goals set out in Rule 8;
- "Proportionate Payments" means any financial contributions required to be made by Members to the operational and/or capital costs and expenses of the Authority calculated in accordance with their current Independently Verified Annual Share of Municipal Waste recorded in the Annual Share of Municipal Waste Register;
- "Proxy" means a natural person appointed by a Member to act as its representative, with the same powers and functions as its Representative, when its Representative is absent, in accordance with Rule 61;
- "Representative" means a natural person appointed by a Member to be the Representative of the Member in accordance with Rule 61;
- "Register" means a register referred to in these Rules;
- "Rules" means these Rules as altered or added to from time to time;
- "Seal" means the common seal of the Authority;
- "Secretary" means a person appointed as Secretary of the Authority under Rule 204;
- "Simple Majority" means more than half of the total number of votes cast by Directors present at the meeting, each Director having one vote, or Members represented at the meeting by their Representative, a Member having the number of votes determined in accordance with Rule 63;
- "Site" means that portion of the Land used or reserved for waste treatment, landfill disposal, resource recovery and/or energy generation and transmission off the Site into the grid and other related purposes;
- "Special Resolution" means a resolution of Members under Rules 153 and 154;
- "Strategic Plan" means the Strategic Plan referred to in Rule 181; and
- "Treasurer" means the Treasurer for the State of Tasmania.

# Interpretation

- 7. In these Rules except to the extent that the context requires otherwise or the contrary intention appears:
  - (a). words and phrases which are defined in the Act have the same meaning in these Rules;
  - (b). words in the singular include the plural and vice versa;
  - (c). words importing a gender include the other gender;
  - (d). a reference to the Act or any other statute or regulations or to any section or clause of the Act or any other statute or regulations is to be read as though the words "as modified or substituted from time to time" were added to the reference;
  - (e). headings do not affect the construction of these Rules; and
  - (f). where a word or a phrase is given a particular meaning other cognate parts of speech and grammatical forms of that word or phrase shall have a corresponding meaning.

# PART 2 - PRINCIPAL OBJECTIVES, FUNCTIONS AND POWERS

# **Principal Objectives and Goals of the Authority**

- 8. The Principal Objectives and Goals of the Authority are:
  - (a). to manage and operate the Site for the purposes of waste treatment, landfill disposal, resource recovery, and/or energy generation and for related purposes and in a manner which conforms to the Environmental Approvals and to manage the Balance Area;
  - (b). to manage successfully the operation of the Site and Balance Area, which may be by or involve third parties by:
    - (i). operating efficiently in accordance with sound commercial practice;
    - (ii). maximising the net worth of the Authority's assets; and
    - (iii). operating and managing both to maximise benefits to Members; and
  - (c). to perform such other functions and provide such other services and facilities either on or off the Site as are necessary for achieving the Principal Objectives and Goals, which may be by or involve third parties, including but not limited to waste transfer stations and waste transport services.
- 9. In pursuing its Principal Objectives and Goals, the Authority shall concentrate the exercise of its powers and duties on:
  - (a). representing the best interests of all Members;
  - (b). the approval of the Strategic Plan and the Business Plan and Budget;
  - (c). the setting of the terms of office and the remuneration of Directors; and
  - (d). the periodic review of the performance of the Board and of individual Directors.

# Functions of the Authority and of the Board

- 10. The Authority has the following functions:
  - (a). to set the goals and objectives of the Authority in pursuing the Principal Objectives and Goals referred to in Rule 8;
  - (b). the establishment, maintenance and operation of the Site for the purposes of waste treatment, landfill disposal, resource recovery and/or energy generation, which may be by or involve third parties, in accordance with the Environmental Approvals and other relevant laws and statutes;
  - (c). to facilitate the operation of the Site and the Balance Area in accordance with the Principal Objectives and Goals of the Authority;
  - (d). to perform waste management functions outside the boundaries of the Municipal Areas of the Members which are consistent with these Rules and which are to be exercised in accordance with the Competitive Neutrality Principles;
  - (e). to perform any function specified in the Act or any other act or in these Rules consistent with the Principal Objectives and Goals of the Authority;
  - (f). to perform any function duly granted to, or imposed on any municipal, regional or public authority by any Act or Regulation (Federal or State) with respect to the treatment of waste, disposal of waste, resource recovery and/or energy generation from waste in Tasmania consistent with the Principal Objectives and Goals of the Authority;
  - (g). to have regard to the obligations of Members in relation to national competition agreements and their impact on future policies, procedures and practices concerning the waste management industry;
  - (h). to provide a copy of the annual report of the Authority to Members before the end of November in each year. The annual report is to include the following information and documents:
    - (i). a statement of the activities of the Authority during the preceding year;
    - (ii). a statement of the performance of the Authority in relation to the Principal Objectives and Goals set for the preceding financial year;
    - (iii) the financial statements of the Authority for the preceding financial year;
    - (iv). a copy of the audit opinion for the preceding financial year;
    - (v). any other information the Authority considers appropriate or necessary to inform Members of its performance and progress during the financial year; and
    - (vi). reports of the Chair and of the Board Chair;
  - (i). to notify the Members as soon as practicable after becoming aware of any development which, in the opinion of the Authority, may:
    - (i). significantly affect the financial viability or operating ability of the Authority; or
    - (ii). significantly affect the Authority in an adverse manner;

- (j). to provide Members with quarterly reports as soon as practicable after the end of March, June, September, and December in each year which comply with the requirements set out in Rules 193 to 197;
- (k). to provide Members with a report by 30 September in each financial year containing an audit by a qualified waste management specialist of each Member's PCIVAMW and their Independently Verified Annual Share of Municipal Waste as required under Rule 26;
- (l). to consult with the Board and with Members on the strategic direction to be taken by the Authority; and
- (m). to comply with the Environmental Approvals, all applicable legislation, standards and codes, and the requirements of the Business Plan.

# 11. The Board has the following functions:

- (a). to ensure that the business and affairs of the Authority and that the functions and powers of the Authority that the Authority has delegated to be carried out by the Board are conducted and performed in a manner that is:
  - (i). in accordance with sound commercial practice;
  - (ii). consistent with the approved Strategic and Business Plans of the Authority and the Principal Objectives and Goals set out in Rule 8; and
  - (iii). in accordance with the Environmental Approvals, and all other permits, licences and governing legislation;
- (b). to provide such advice, information and assistance to the Authority concerning its specified functions and powers as the Authority may require;
- (c). to carry out any necessary schemes, works and undertakings;
- (d). to provide both on and off the Site all manner of facilities and services incidental to the Authority's Principal Objectives and Goals including, but not limited to waste transfer stations and transport services;
- (e). to have regard to the economic and social well-being of its customers, employees and the community generally;
- (f). to follow environmentally sound principles in its development and resource management activities;
- (g). to prepare a Strategic Plan and a Business Plan for the Authority in accordance with Rules 181 and 182;
- (h). to provide the Authority with quarterly reports as soon as practicable after the end of March, June, September, and December in each year which comply with the requirements set out in Rules 193 to 197;
- (i). to be responsible for the employment of the Chief Executive Officer and the determination of the terms and conditions of that employment;
- (j). to manage the resources of the Authority;
- (k). to ensure appropriate policy frameworks are in place; and

(l). to provide a briefing at any reasonable time in respect to the performance of the Board's functions to one or more General Managers of Members upon request.

# **Powers of the Authority**

- 12. In carrying out its objectives and functions the Authority has the following powers:
  - (a). to acquire, hold, lease, licence, dispose of and otherwise deal with real property;
  - (b). to acquire, hold, lease, licence, dispose of and otherwise deal with personal property;
  - (c). to enter into contracts provided that any contract that is entered into does not extend beyond the term of the Lease, or give rise to any contractual responsibilities or commitments of Members or Owner Councils after the date of the termination or expiration of the Lease;
  - (d). to appoint employees, agents and attorneys;
  - (e). to enter into contracts for the performance or exercise of any of its functions or powers jointly with another person or body;
  - (f). to set fees, charges, terms and conditions relating to work done, or services, goods or information supplied by it except any fee or charge referred to in section 205(2) of the Act or any rate or charge referred to in Part 9 of the Act;
  - (g). to engage consultants and provide consultancy services;
  - (h). subject to these Rules to raise loans and other financial accommodation;
  - (i). to give security for loans and financial accommodation;
  - (j). to transfer assets and liabilities from the Authority to a Council, or from a Council to the Authority;
  - (k). to transfer employees and the rights of employees from a Council to the Authority, or from the Authority to a Council;
  - (1). to exercise any power specified in the Act or any other act or in these Rules consistent with its Principal Objectives and Goals and functions;
  - (m). to make by-laws under Part 11 of the Act as if it were a Council;
  - (n). to do all things necessary or convenient to be done in connection with, or incidental to, the performance and exercise of its functions and powers;
  - (o). to perform its powers outside the boundaries of the municipal area of the Members which are consistent with these Rules and which are to be exercised in accordance with national competition principles; and
  - (p). to require the Board to carry out specified powers of the Authority.

#### Powers of the Board

- 13. (a) The Board may exercise all powers and functions delegated to it by the Authority in writing.
  - (b) \_The Board may access independent, expert advice, at the Authority's expense, as it determines necessary to exercise its powers and functions and satisfy the duties of

#### directors.

## **Delegations**

- 14. Except for the power under Rule 12(a) and as provided in Rule 213(b), the Authority may delegate to the <u>Authority Chair</u>, Board <u>or Secretary</u>, with or without conditions, any of the functions and powers that are within the power of the Authority (including any specified power of on-delegation of those functions and powers) and are not by these Rules or by legislation directed or required to be exercised or done by the Authority in General Meeting.
- 15. The Board may delegate to the Chief Executive Officer, an individual director, a committee of the Board or the Board Secretary, with or without conditions:
  - (a). any of the functions and powers delegated to it by the Authority in writing (including any specified power of on-delegation of those functions and powers); and
  - (b). any of the functions and powers conferred upon it under these Rules.

# PART 3 - COMPOSITION OF THE AUTHORITY AND OF THE BOARD

#### **Members**

- 16. Each Member may use the Site as its sole or principal landfill refuse disposal site for its Municipal Waste subject to the Member entering into a written agreement with the Authority.
- 17. Intentionally Omitted.
- 18. Other Councils may be admitted to the Authority as Members:
  - (a). if approved by a Simple Majority of the then current Members;
  - (b). subject to the applicant Council meeting any requirements that are specified by the then current Members; and
  - (c). in accordance with the provisions of these Rules.
- 19. Any new Member shall be permitted to purchase the share/interest in equity in the Authority only up to its Independently Verified Annual Share of Municipal Waste at the date of its admission to the Authority.
- 20. The Authority must as soon as possible after determining the permitted share/interest in equity under Rule 19 for a new Member give notice ("the Purchase Notice") to all other Members inviting each of them to state in writing within 60 days from the date of the Purchase Notice whether they are willing to sell part of the share/interest in equity referred to in the Purchase Notice.
- 21. At the expiration of 60 days from the date of the Purchase Notice the Authority must allocate the share/interest in equity referred to in the Purchase Notice to or amongst the other Members who have expressed a willingness to sell and (if more than one) so far as possible pro rata according to the Member's equity interest in the Authority provided that no Member is obliged to dispose more than the share/interest in equity they have indicated a willingness to sell.

- 22. If the whole of the new Member's share/interest in equity referred to in the Purchase Notice is not satisfied by sales under Rule 21 the new Member's share/interest in equity is to be reduced by the amount not sold.
- 23. All changes to the share/interest in equity of the Members shall be recorded in the Equity Interest Register.
- 24. Any additional operational and/or capital costs that arise as a result of an increase in the volume of Municipal Waste deposited at the Site arising from the admission of a new Member shall, subject to the provisions of Rule 210 be met by way of a Proportionate Payment from all Members, including the newly admitted Council.
- 25. An applicant Council's decision to purchase a share/interest in equity in the Authority less than its Independently Verified Annual Share of Municipal Waste shall not affect or reduce that Council's liability to make any Proportionate Payment required to be made by Members with respect to the operational and/or capital costs and expenses of the Authority, with all Proportionate Payments to be based on a Member's Independently Verified Annual Share of Municipal Waste.
- 26. The Authority shall ensure that by 30 September in each year it obtains and submits for the information of each Member a report from the Board in accordance with the provisions of Rule 10(k).
- 27. The Independently Verified Annual Share of Municipal Waste shall form the basis of any Proportionate Payments charged to each Member at the relevant time.
- 28. The Act in so far as it applies to a joint authority established under the Act applies to Members of the Authority and to the responsibilities of Members and Representatives of Members unless otherwise provided for in these Rules.

# Cessation and Withdrawal of Participation - Members

- 29. Subject to any requirements of the Act and of these Rules, a Member may cease to participate in the Authority and withdraw as a Member.
- 30. A Member that intends to withdraw from the Authority ("Withdrawing Member") is to give the Authority not less than 12 months written notice of its intention to withdraw from the Authority in which it shall advise a date from which it no longer wishes to be a Member ("the Member's Termination Date").
- 31. By giving a notice to the Authority under Rule 30 the Withdrawing Member appoints the Authority as its agent for the sale of their share/interest in the equity of the Authority ("WPC Equity") in one or more lots at the discretion of the Authority at a price to be agreed between the Withdrawing Member and the Authority or failing agreement as to such price, at a price determined by valuation by a valuer appointed by mutual agreement between the Withdrawing Member and the Authority. If the Withdrawing Member and the Authority fail to agree to the appointment of a valuer, then the valuation will be undertaken by a valuer appointed by the president for the time being of the Law Society of Tasmania or that person's nominee at the request of either the Withdrawing Member and the Authority. The Withdrawing Member and the Authority will bear the cost of the valuation equally.
- 32. The Authority must as soon as possible, after determination of the price for the WPC Equity

- in accordance with Rule 31 ("Sale Price"), give written notice ("the Sale Notice") to all other Members inviting each of them to state in writing within 60 days from the date of the Sale Notice whether they are willing to purchase any, and if so, what maximum part of the WPC Equity referred to in the Sale Notice.
- 33. At the expiration of 60 days from the date of the Sale Notice the Authority must allocate the WPC Equity referred to in the Sale Notice or amongst the other Members who have expressed a willingness to purchase and (if more than one) so far as may be possible pro rata according to the Withdrawing Member's equity interest in the Authority provided that no Member is obliged to take more than the share/interest in equity they have indicated a willingness to purchase. The Withdrawing Member is bound on payment of the Sale Price fixed to transfer the WPC Equity to the purchaser or purchasers and, in default, the Authority may receive and give a good discharge for the purchase money on behalf of the Withdrawing Member and enter the name of the purchaser or purchasers in the Equity Interest Register as holder by transfer of the share/interest in equity purchased by the purchaser or purchasers.
- 34. If the whole of the WPC Equity is not sold under Rule 33 then, subject to these Rules, at any time before the Member's Termination Date the Authority may transfer any part of the WPC Equity not sold, to a Council approved by the other Members acting reasonably and who meets the admission criteria for a Member, at a price determined by a valuer appointed by mutual agreement between the Withdrawing Member and the Authority. If the Withdrawing Member and the Authority fail to agree on the appointment of a valuer, then the valuation will be undertaken by a valuer appointed by the president for the time being of the Law Society of Tasmania or that person's nominee at the request of either the Withdrawing Member or the Authority. The Withdrawing Member and the Authority will bear the cost of the valuation equally, and in the event of any such sale the Authority must note in the Equity Interest Register the transfer of the share/interest in equity so sold.
- 35. If the whole of the WPC Equity is not sold under Rules 33 and 34, the Withdrawing Member will continue to be a Member with a share/interest in equity in the Authority reduced by the amounts sold.
- 36. The Authority may in their absolute and uncontrolled discretion refuse to register any proposed transfer of share/interest in equity in the Authority without assigning any reason for such refusal.
- 37. Subject to Rule 35, the Member giving notice pursuant to Rule 30 shall be deemed to have withdrawn from the Authority with effect from the Member's Termination Date. Such withdrawal will be without prejudice to any obligations on the part of the Member up to, and the rights or entitlements due to it under these Rules following, the Member's Termination Date.
- 38. A Member that withdraws from the Authority pursuant to Rule 37 is not entitled to a refund of any Proportionate Payments made prior to the Member's Termination Date or return of any other capital or assets it has provided to the Authority after the Member's Termination Date.
- 39. In the event of a withdrawal from the Authority pursuant to Rule 37, the Council which has withdrawn remains liable to contribute in respect of any liabilities of the Authority incurred

while it was a Member for a period of 12 months after the Member's Termination Date such liability calculated using the Withdrawing Member's Independently Verified Annual Share of Municipal Waste at the Member's Termination Date.

# **Disciplinary Action – Members**

- 40. The Authority may take disciplinary action against a Member if a Simple Majority of Representatives determine there has been either:
  - (a). a material and persistent breach of a requirement(s) of these Rules by the Member; or
  - (b). a repudiation of the principles, objectives or goals of the Authority, as provided in Rule 8, by the Member.
- 41. Where the Authority has made a determination under Rule 40, the Authority must determine to either:
  - (a). reprimand the Member;
  - (b). suspend the participation of the Member for a specified period; or
  - (c). expel the Member.
- 42. The disciplinary action against a Member under Rule 41 does not take effect until the later of the following:
  - (a). the fourteenth day after the day on which a written notice is served on the Member of the decision under Rule 43; or
  - (b). if the Member exercises their right of appeal under Rule 45, the General Meeting convened to hear the appeal confirms the disciplinary action decision then the date of that meeting.
- 43. If the Authority makes a disciplinary action determination against a Member, the Chair, without undue delay, is to cause to be served on the Member a notice in writing:
  - (a). stating the disciplinary action determination under Rule 41 against the Member;
  - (b). specifying the grounds for the disciplinary action determination; and
  - (c). informing the Member of the right to appeal the decision under Rule 45.
- 44. Where the Authority suspends the participation of a Member under Rule 41 all rights and benefits of being a Member under these Rules are suspended for the specified period but the Member's obligations continue.
- 45. A Member may appeal against a disciplinary action determination under Rule 41 as follows:
  - (a). by serving on the Chair, within fourteen days after the service of a notice under Rule 43, a requisition in writing demanding the convening of a General Meeting for the purpose of hearing the appeal;
  - (b). on receipt of a requisition, the Chair is to immediately notify the Authority of the receipt;
  - (c). the Authority is to cause a General Meeting to be held within 14 days after the day

on which the requisition is received;

- (d). at a General Meeting convened for the purpose of hearing an appeal under this Rule:
  - (i). no business other than the question of the disciplinary action determination is to be transacted;
  - (ii). the Authority may place before the meeting details of the grounds of the disciplinary action determination and the Authority's reason for the disciplinary action determination;
  - (iii). the disciplined Member must be given an opportunity to be heard;
  - (iv). the disciplined Member's Representative has no votes; and
  - (v). subject to Rule 45(d)(iv) the Representatives of the Members who are present are to vote by secret ballot on the question of whether the disciplinary action determination should be lifted or confirmed;
- (e). if at the General Meeting a Simple Majority of the Representatives present and entitled to vote, vote in favour of:
  - (i). the lifting of the disciplinary action determination;
    - (A) the disciplinary action is to be lifted; and
    - (B) the disciplined Member is entitled to continue as a Member of the Authority;
  - (ii). the confirmation of the disciplinary action determination:
    - (A) the disciplinary action takes effect; and
    - (B) where the disciplinary action determination is to expel the Member, the expelled Member ceases to be a Member of the Authority.
- 46. The Authority is deemed to be the expelled Member's agent for the sale of their share/interest in the equity of the Authority in one or more lots at the discretion of the Authority at a price to be determined by independent valuation.
- 47. The Authority must as soon as possible after the expulsion of a Member give notice ("the Expulsion Notice") to all other Members inviting each of them to state in writing within 60 days from the date of the Expulsion Notice whether they are willing to purchase any, and if so, what maximum part of the share/interest referred to in the Expulsion Notice.
- 48. At the expiration of 60 days from the date of the Expulsion Notice the Authority must allocate the share/interest in the equity referred to in the Expulsion Notice to or amongst the other Members who have expressed a willingness to purchase and (if more than one) so far as may be possible pro rata according to the Member's share/interest in the equity of the Authority provided that no Member is obliged to take more than the share/interest in equity they have indicated a willingness to purchase. The expelled Member is bound on payment of the price determined by independent valuation in accordance with Rule 46 to transfer its equity interest to the purchaser or purchasers and, in default, the Authority may receive and give a good discharge for the purchase money on behalf of the expelled Member and enter the name of the purchaser or purchasers in the Equity Interest Register

- as the holder by transfer of the share/interest purchased by the purchaser or purchasers.
- 49. If the whole of the expelled Member share/interest in equity is not sold under Rule 48 then, subject to these Rules, the Authority may transfer that share/interest in equity not sold to the Members pro rata according to the Member's equity interest in the Authority at that time and in the event of any such transfer the Authority must note in the Equity Interest Register the transfer of the share/interest in equity so transferred.

# Cessation and Withdrawal of Land Ownership - Owner Councils

- 50. If an Owner Council ("the Withdrawing Owner Council") wishes to dispose of its interest in the Land, it shall provide the other Owner Councils and the Authority not less than 15 months prior written notice of its decision that it no longer wishes to be an Owner Council including the date from which it wishes this to apply ("the Owner Council's Termination Date").
- 51. The Withdrawing Owner Council shall transfer its legal and equitable interest in the Land to the remaining Owner Councils prior to or on the Owner Council's Termination Date.
- 52. The Withdrawing Owner Council shall transfer its legal and equitable interest in the Land free of any encumbrance, mortgage, lien, caveat, dealing or any other restriction on the title of the Land it has created or a person on its behalf has created, and which has been registered on the title of the Land and which the other Owner Councils require to be removed prior to the Owner Council's Termination Date.
- 53. On or before the effective date of the transfer of the Withdrawing Owner Council's interest in the Land to the other Owner Councils in accordance with these Rules ("the Transfer Date"), the remaining Owner Councils shall pay to the withdrawing Owner Council a sum of money ("the Reimbursement Sum") that represents the fair market value (or such other value agreed to by the parties in writing) of the legal and equitable interest in the Land of the Withdrawing Owner Council at the Transfer Date.
- 54. The Reimbursement Sum is to be calculated as follows:
  - (a). if the Tasman Council withdraws from the Authority then the Clarence City Council is to pay two thirds of the Reimbursement Sum and Sorell Council is to pay one third;
  - (b). if the Sorell Council withdraws from the Authority then the Clarence City Council is to pay six sevenths of the Reimbursement Sum and Tasman Council is to pay one seventh; and
  - (c). if the Clarence City Council withdraws from the Authority then the Sorell Council is to pay three quarters of the Reimbursement Sum and Tasman Council is to pay one quarter.
- 55. If the Owner Councils are not able to agree on the amount of the Reimbursement Sum within 15 months of the date of the notice given pursuant to Rule 50, the amount is to be determined by an independent valuer ("the Valuer") who is either agreed to by the Owner Councils or in default of agreement, appointed by the President of the Law Society of Tasmania.
- 56. The determination of the Valuer is to be final as between the Owner Councils in relation to

the amount of the Reimbursement Sum, and the Owner Councils shall pay to the Withdrawing Owner Council the Reimbursement Sum so determined within two months (or such other period of time agreed in writing by all the Owner Councils) of the date of the Valuer's determination. The Valuer's fee and costs are to be shared equally between the Owner Councils.

# **Amalgamation of Councils**

- 57. If any of the Member's share/interest in equity in the Authority is transferred to another Council as a result of any change or amalgamation of Municipal Areas, including but not limited to a transfer under Part 12A of the Act, the Authority must note in the Equity Interest Register the share/interest in equity so transferred.
- 58. Where the transferee under Rule 57 is not a Member at the time immediately before the transfer date the transfer is subject to the admission of the transferee as a Member under Rule 18.
- 59. Intentionally Omitted.
- 60. If any of an Owner Council's interest in the Land is transferred to another Council as a result of any change or amalgamation of Municipal Areas, including but not limited to a transfer under Part 12A of the Act, the Authority must note in the Ownership Percentage Register the interest so transferred.

# **Membership of the Authority - Representatives**

- 61. Subject to Rules 63 to 70, each Member will appoint, which may be a reappointment, within 60 days of ordinary Council elections or being admitted as a Member:
  - (a). a Representative, who may be either an elected Councillor or a Council employee; and
  - (b). a Proxy who may be either an elected Councillor or a Council employee, to act in place of the Representative during any absence of the Representative.
- 62. References to a Representative in these Rules include a Proxy appointed to act in the Representative's place in accordance with the Rules during the period of their absence.
- 63. Each Member is entitled to exercise the number of votes determined in accordance with the following table:

Member's share/interest as recorded in the Equity Interest Register	Votes
Greater than 0 – 15%	1
Greater than 15% – 25%	2
Greater than 25% - 40%	3

Greater than 40% - less than 50%	4	
50% and over	Where there are 3 or more Members	Number of Votes equal to the sum of votes of all other Members minus 1
	Where there are 2 Members	Number of votes equal to that of the other Member and where both have 50% 4 votes each
	Where there is 1 Member	9

- 64. Intentionally Omitted
- 65. No Representative or Proxy may be a Director or hold any remunerated position with the Authority.
- 66. Intentionally omitted.
- 67. A Member may, subject to the provisions of Rule 61, apart from the obligation to make the appointment within 60 days of ordinary Council elections or being admitted as a Member, remove a Representative or Proxy and appoint a replacement Representative or Proxy at any time for the remainder of the term of the original appointment.
- 68. Written notice shall be given by each Member to the Authority and to each other Member at the time of the appointment, removal or replacement of any Representative or Proxy by the notifying Member.
- 69. Representatives and Proxies are not entitled to any remuneration from the Authority.
  - (a) Notwithstanding Rule 65, Representatives, on the advice of the Secretary, may approve the payment of remuneration for the role of Authority Chair.
  - (b) If Representatives approve any payment under Rule 69(a), the decision will be recorded in the minutes of the general meeting at which it was approved and the Secretary will advise Participating Councils in the Quarterly Report to Participating Councils.
  - (c) Any payments approved under Rule 69(a) will not be paid to any Council employee appointed or acting temporarily as the Authority Chair.
- 69.70. Any Proxy not acting in the place of an appointed Representative who is absent, at the relevant time, may attend any meeting of the Authority, but shall not be entitled to vote at any meeting of the Authority.

# Membership of the Board

- 70.71. The Board of Directors shall consist of:
  - (a). the Board Chair; and

- (b). at least two and no more than four other Directors.
- 71.72. The Board Chair and the other Directors shall be appointed by the Authority at a General Meeting.
- 72.73. The Authority shall, in the appointment of the Board Chair and other Directors, take into account the powers, functions and responsibilities of the Board and shall appoint persons who collectively have the skills and expertise to carry out those powers, functions and responsibilities, drawn from persons with expertise and/or experience in one or more of the following relevant fields:
  - (a). financial management, business management and administration;
  - (b). civil or mechanical engineering, project management or related disciplines;
  - (c). waste management;
  - (d). transport; and/or
  - (e). environmental management;
  - (f) any other fields relevant to the business strategy of Principal Objectives and Goals of the Authority.
- 73.74. A Director shall be appointed for a term of office not exceeding three years.
- 74.75. The Authority shall ensure that in appointment of Directors, terms of office shall be set so as to ensure that the term of office of at least one Director concludes in each calendar year.
- 75.76. A Director whose term is due to expire may be reappointed provided that no Director shall be appointed for more than nine consecutive years.
- 76.77. The Authority may by special resolution at a general meeting remove a Director from office and may appoint another person in place of the Director so removed, and that person shall be appointed for the residual term of office of the removed Director.
- 77.78. Intentionally Omitted.
- 78.79. The office of a Director is vacated if the Director:
  - (a). is convicted on indictment of an offence that concerns the making, or participation in making, of decisions that affect the whole or a substantial part of the business of the Authority, or concerns an act that has the capacity to affect significantly the Authority's financial standing;
  - (b). is convicted of an offence that is punishable by imprisonment for a period greater than 12 months or involves dishonesty and is punishable by imprisonment for at least 3 months;
  - (c). is an undischarged bankrupt under the law of Australia, its external territories or another country;
  - (d). has executed a personal insolvency agreement under Part X of the *Bankruptcy Act* 1966 (Cth) or a similar law of an external Territory or a foreign country, and the terms of the agreement have not been fully complied with;
  - (e). is removed from office under Rule 77;

- (f). is absent from meetings of the Board for three consecutive meetings without leave of absence from the Board;
- (g). resigns office by notice in writing to the Secretary of the Authority;
- (h). is prohibited from being a director of a company under the *Corporations Act 2001* (Cth); or
- (i). is elected as a Councillor of a Member or is appointed as the Chief Executive Officer, the Secretary, or an employee of the Authority or of a Member or provides remunerated services to the Authority (other than the performance of the duties and responsibilities of Director).
- 79.80. The Board Chair and the Directors shall be paid such remuneration as the Authority in General Meeting from time to time determines.
- 80.81. In making such determination, the Chair and any Representative may consult with the Board Chair and such other persons as it considers appropriate.
- 81.82. Each Director is entitled to be reimbursed from Authority funds for all reasonable travel, accommodation and other expenses incurred by the Director while engaged on the business of the Authority.

# PART 4 - DUTIES OF MEMBERS, REPRESENTATIVES, PROXIES AND DIRECTORS

# **Duties of Members, Representatives, Proxies and Directors**

- 82.83. A Member, Representative, Proxy or Director shall, in the exercise of the functions and powers of a Member, Representative, Proxy or Director as applicable:
  - (a). act honestly;
  - (b). exercise a degree of care and diligence that a reasonable person in a like position would exercise in the circumstances;
  - (c). not make improper use, in Tasmania or elsewhere, of information acquired because of his or her office on the Authority to gain directly or indirectly, an advantage for himself or herself or another person, or to cause damage to the Authority or any other person, or to avoid, directly or indirectly, a disadvantage; and
  - (d). avoid conflict of interest.

# **Duty to Prevent Insolvent Trading**

- 83.84. A Member, Representative, Proxy or Director shall take all reasonable steps to prevent the Authority from incurring a debt if:
  - (a). at the time the debt is incurred, or by incurring the debt, the Authority is or will not be able to pay all its debts as and when they become due and payable; or
  - (b). at the time the debt is incurred, the Member, Representative, Proxy or Director is aware, or a person in the Member's, Representative's, Proxy's or Director's position should be aware, that there are reasonable grounds for suspecting that the Authority

is not able to pay all its debts as and when they become due and payable.

#### **Disclosure of Interests**

- 84.85. A Member, Representative or Director, as soon as practicable after becoming aware of the same, and a Proxy while acting as a Representative in accordance with Rule 62 at the start of the applicable meeting, shall disclose to the Authority any of the following:
  - (a). a direct or indirect pecuniary or other interest in a matter being considered, or about to be considered, by the Authority; and/or
  - (b). an interest of the Member, Representative, Proxy or Director in a matter that may conflict with the proper performance of the Member's, Representative's, Proxy's or Director's duties on a matter.
- 85.86. At any meeting of the Authority or of the Board, a Representative, Proxy or Director shall not participate in any discussion, or vote on any matter in respect of which the Representative, Proxy or Director:
  - (a). has an interest; or
  - (b). is aware or ought to be aware that a Close Associate has an interest.
- 86.87. A Member, Representative, Proxy or Director shall declare any interest in a matter before any discussion on that matter commences.
- 87.88. On declaring an interest, a Representative, Proxy or Director is to leave the room in which the meeting is being held until the matter in which the Representative, Proxy or Director has an interest has been concluded. The Representative, Proxy or Director may thereafter return to the meeting.
- 88.89. A Member, Representative, Proxy or Director shall, in accordance with the Act, advise the Secretary in writing of the details of any interest declared in accordance with these Rules within 7 days of that declaration.
- 89.90. The Secretary is to ensure that any declaration of interest is recorded in the Minutes of the meeting at which the declaration is made.
- 90.91. The Chief Executive Officer shall ensure that an employee of the Authority notifies him or her, in writing, of any interest of the employee in any matter in respect of which he or she:
  - (a). provides advice to the Authority or to the Board;
  - (b). makes a decision or determination; or
  - (c). makes a recommendation to the Authority or to the Board.
- 91.92. The Chief Executive Officer shall advise the Secretary of any interest of any employee that has been declared or notified to the Chief Executive Officer.
- 92.93. The Secretary shall keep a Register of Interests of the Members, Representatives, Proxies or Directors and of any employees of the Authority that have been declared or notified to the Chief Executive Officer or the Secretary.
- 93.94. The Secretary shall advise the Chief Executive Officer of any interest of any Member, Representative, Proxy or Director that has been declared or notified to the Secretary.

# **Adverse Developments**

- 94.95. The Board shall immediately notify the Authority if the Board becomes aware of any development that may:
  - (a). significantly affect the financial viability or operating ability of the Authority; or
  - (b). significantly affect the Authority in an adverse manner.

### **Authority Registers**

- 95.96. The Secretary must cause the Authority to keep and maintain the following registers:
  - (a). a register of each Member's share/interest in the equity of the Authority ("Equity Interest Register"), with each Member's share/interest being recorded as a percentage share of the Authority's total equity;
  - (b). a register of each Owner Council's percentage share in the Land ("Ownership Percentage Register"), with each Owner Council's percentage share being recorded as a percentage share of the Land;
  - (c). a register of each Member's Independently Verified Annual Share of Municipal Waste ("Annual Share of Municipal Waste Register");
  - (d). a register of each Member's membership voting entitlement ("Voting Rights Register"), with the total number of voting entitlements allocated to Members on the basis determined in Rule 63; and
  - (e). the register required by Rule 93.

# PART 5 - MEETINGS OF THE AUTHORITY AND OF THE BOARD

# **Annual General Meeting of the Authority**

- 96.97. An Annual General Meeting of the Authority shall be held in every calendar year between the months of July and November (inclusive).
- 97.98. The Annual General Meeting is to:
  - (a). receive the financial statements and reports of the Directors, the Chief Executive Officer, the auditor and the Comptroller for the last financial year;
  - (b). elect the Chair in accordance with Rule 130;
  - (c). appoint and fix the remuneration of the auditor;
  - (d). appoint and fix the remuneration of the Comptroller; and
  - (e). receive the Strategic and Business Plans.

#### **General Meetings of the Authority**

- 98.99. A General Meeting of the Authority may:
  - (a). transact any business specified in the notice;
  - (b). appoint the Directors and fix or review their terms and conditions of appointment;

- (c). review the performance of the Board and the Directors;
- (d). review any of its functions and powers that have been specified to be carried out by the Board or any other person;
- (e). declare a dividend subject to the provisions of Rules 219 and 220; and
- (f). appoint a comptroller.
- 99.100. The Chair and any Representative may consult with such other persons as is considered appropriate in relation to the obligations of the Authority regarding the appointment of a comptroller. If a comptroller is appointed, the Comptroller is to be required to carry out those matters referred to in the Act that relate to the Comptroller.
- 100.101. In addition to the Annual General Meeting and subject to Rule 135, there will be held such other General Meetings in each year as the Members determine necessary.
- 101.102. The Chair or a majority of Members may convene a General Meeting of the Authority at any reasonable time by providing appropriate notice in accordance with these Rules.

# **Meetings of the Board**

- The Board shall meet at such times and places, which includes by electronic mail or other electronic means, as are determined by the Board as often as is necessary to properly discharge its responsibilities and functions under these Rules, and shall meet at least ten times quarterly in each year.
- The Board Chair, after giving each Director reasonable notice of a meeting, may convene a meeting at any time.
- The Board Chair shall convene a meeting when requested to do so by two or more Directors.
- A Board member may participate in a meeting of the Board by telephone, electronic mail or other electronic means, or any other means of communication provided by the Board. A Board Member who participates by such means shall be taken to have been present at the meeting.

# Notice of General Meetings of the Authority and Meetings of the Board

- Fourteen days notice of the Annual and any other General Meeting of the Authority shall be given by the Secretary to:
  - (a). each Member, Representative and Proxy;
  - (b). the Directors;
  - (c). the General Manager of any Member who is not a Representative;
  - (d). the Chief Executive Officer;
  - (e). the Comptroller, and
  - (f). the auditor.
- The notice shall specify the place, the day, and the hour of the meeting and the general nature of the business to be transacted at the meeting of the Authority.

- 108.109. The Authority may call the Annual General Meeting and any other General Meeting on shorter notice if all Representatives entitled to attend and vote at the meeting agree to the shorter notice before the meeting.
- 109.110. Directors, Proxies, and General Managers of a Member who are not a Representative or a Proxy acting as a Representative shall be provided with Agendas, Minutes and papers relating to Authority meetings, and be invited to attend all meetings of the Authority, but shall not be entitled to vote at any meeting of the Authority.

### Notice of meetings of the Board

- 110.111. Seven days notice of any meeting of the Board shall be given by the Secretary to:
  - (a). each Director, and
  - (b). the Chief Executive Officer.
- The notice shall specify the place, the day, and the hour of the meeting and the general nature of the business to be transacted at the meeting of the Board.

# Notices and Material to be Provided to Adjoining Landowners

- Unless the owner advises the Secretary that the owner does not require the notice and/or material to be provided
  - (a). the Secretary shall provide to each Adjoining Land-Owner, a copy of the agenda for the annual and any other General Meeting of the Authority; and
  - (b). the Chief Executive Officer (or a person delegated by the Chief Executive Officer) shall provide to each Adjoining Land-Owner:
    - (i) a copy of the results of all sampling analysis referred to in condition M1(d) of Attachment 1 to the permit issued by Sorell Council on 7 September 1999 in relation to the Land as modified by the Resource Management and Planning and Appeal Tribunal on 10 December 1999, not including the records described in condition M1(c), at the time that they are submitted to the EPA Director; and
    - (ii). a copy of the annual volumetric surveys of the Landfill referred to in condition G7 of Attachment 1 to the permit issued by Sorell Council on 7 September 1999 in relation to the Land as modified by the Resource Management and Planning and Appeal Tribunal on 10 December 1999 at the time that they are submitted to the EPA Director; and
    - (iii). a copy of all other information required to be provided to the Adjoining Land-Owner under any Environmental Approval or other relevant permit, licence or notice or for the purpose of complying with an Environmental Approval or any other relevant permit, licence or notice.

# Committees of the Authority or of the Board

- 113.114. The Authority may establish such committees as they consider appropriate and determine the requirements for the membership of those committees.
- The Board may establish such committees as it considers appropriate.

- 115.116. A committee may consist of any persons the Authority or the Board considers appropriate.
- H16.117. A committee shall conform to any requirements imposed by the Authority or the Board including any reporting or other functions that are required by the Authority or the Board.
- 117.118. The meetings and proceedings of committees shall be governed by these Rules as far as applicable and not superseded by any requirements imposed by the Authority or the Board under these Rules.

# **Convening of Meetings**

- Meetings of the Authority are to be held at the times and places determined by the Authority subject to Rules 139 and 150.
- 119.120. Meetings of the Board are to be held at the times and places determined by the Board.

#### Attendance

- 120.121. (a). The Board Chair shall attend meetings of the Authority and shall provide information as required.
  - (b). The auditor and the Comptroller are entitled to attend General Meetings of the Authority and be heard on any part of the business of the meeting which relates to their responsibilities.
  - (c) The Authority may request the Chief Executive Officer attend any meeting, or any part of a meeting, of the Authority and provide information as requested. The request may be a standing invitation.
- Any Councillor or General Manager of a Member who is not a Representative or Proxy and any employee of a Member and any Director is entitled to attend the Annual General Meeting of the Authority but is not entitled to vote.
- 122.123. A General Meeting of the Authority and a meeting of the Board will not be open to the public.
- The Chief Executive Officer shall attend meetings of the Board and shall provide information as required.

#### Quorum

- There is a quorum at a General Meeting of the Authority if:
  - (a). where the total number of Representatives is four or more, a minimum of three Representatives are present in person at the meeting and who collectively are entitled to exercise 50% or more of the votes; or
  - (b). where the total number of Representatives is three or fewer, all Representatives are present at the meeting.
- 125.126. There is a quorum at a meeting of the Board if:
  - (a). where the total number of Directors is four or less, at least two Directors are present at the meeting; or

- (b). where the total number of Directors is five, more than half of the members of the Board are present at the meeting.
- 126.127. The only business that may be transacted at a meeting if the requisite quorum is not present is:
  - (a). the election of a person to chair the meeting if the Chair or Board Chair, as appropriate, is absent; and
  - (b). the adjournment of the meeting.
- 127.128. If within 30 minutes after the time specified for a General Meeting of the Authority or for a meeting of the Board a quorum is not present, the meeting is to be adjourned to a date, time and place as determined by the Chair or Board Chair, as appropriate, within 14 days of the adjourned meeting. If, at the adjourned meeting, a quorum is not present within 30 minutes after the time specified for holding the meeting, the meeting is to be dissolved.
- 128.129. If a Representative, Proxy or Director is excluded under Rule 88 from being present at a meeting of the Authority or of the Board and taking part in the consideration and decision of the Authority or the Board in relation to a matter, a quorum for the purposes of considering and making a decision in relation to that matter is constituted by the number of Members votes or Directors specified as constituting a quorum less the number of Members votes or Directors so excluded.

#### Chair

- 429.130. (a). Subject to subrule (b), the Chair holds office for a term commencing at one Annual General Meeting and concluding at the Annual General Meeting in the calendar year two years after the appointment unless the Members at a General Meeting earlier remove the Chair by special resolution.
  - (b). The Chair may be appointed at any time other than as provided in subrule (a), with the appointment concluding at the second Annual General Meeting after the appointment.
- 130.131. The Chair is entitled to chair every General Meeting of the Authority.
- 131.132. If the Chair is not present for the meeting, the meeting is to elect a chair for that meeting with authority to conduct the meeting as if they were the Chair.

### **Board Chair**

- The Board Chair is entitled to chair every meeting of the Board.
- If the Board Chair is not present for the meeting, the meeting is to elect a chair for that meeting with authority to conduct the meeting as if they were the Board Chair.

# **Conduct of Meetings of the Authority**

- At least one General Meeting of the Authority is to be held in each quarter of the year.
- Subject to the provisions of these Rules, the Chair is to determine the general conduct of and procedure at General Meetings of the Authority.
- 136.137. If the Chair considers it necessary or desirable for the proper and orderly conduct of

the meeting, the Chair may demand the cessation of debate or discussion on any business, question, motion or resolution being considered by the meeting and require the business, question, motion or resolution to be put to a vote.

- desirable for the proper and orderly conduct of meetings including the proper and orderly casting or recording of votes at any General Meeting of the Authority. In the absence of such procedures the Chair may require the adoption of any procedures which the Chair considers necessary or desirable for the proper and orderly casting or recording of votes at any General Meeting of the Authority.
- A Representative may participate in a meeting of the Authority by telephone, electronic mail or other electronic means, or any other means of communication provided by the Authority. A Representative who participates by such means shall be taken to have been present at the meeting.
- The Authority may allow a person who is not a Representative to attend and participate in (but not to vote at) a meeting of the Authority for the purpose of advising or informing it on any matter.

# Adjournment of a Meeting of the Authority

- The Chair during the course of a General Meeting of the Authority may, with the approval of a majority of the Representatives present, adjourn the meeting to another time or place.
- 141.142. The Chair may, with the approval of a majority of the Representatives present, adjourn or defer any business, motion, question or resolution being considered or remaining to be considered by the meeting or any debate or discussion and may adjourn any business, motion, question, resolution, debate or discussion either to a later time at the same meeting or to an adjourned meeting.
- No business may be transacted at any adjourned meeting other than the business left unfinished at the meeting at which the adjournment took place.
- 143.144. Any adjourned meeting shall be held within 14 days of the adjourned meeting unless the majority of Representatives present agree otherwise. If the adjournment is for more than 30 days, notice shall be given of the adjourned meeting.

# Voting at Meetings of the Authority and of the Board

# 144.145. Each:

- (a). particular Member by its Representative is entitled to cast the number of votes determined in accordance with Rule 63 on each matter considered at meetings of the Authority;
- (b). Director is entitled to cast one vote on each matter considered at meetings of the Board.
- 145.146. A question arising at a meeting is determined by a Simple Majority of the votes of Representatives or Directors present and able to vote at the meeting unless otherwise specified in the Rules.

- A tied vote results in the question being determined in the negative.
- 147.148. A vote is to be taken in such manner as the Chair or the Board Chair directs.

#### **Declaration of Vote**

- The Chair or the Board Chair may declare that a resolution has been carried or lost by:
  - (a). a declaration by the Chair or the Board Chair that a resolution has been carried, carried by a specified majority, or lost; and
  - (b). an entry to that effect in the Minutes of the meeting,

which is conclusive evidence of the fact without proof of the number or proportion of the votes in favour of or against the resolution.

# Resolution in Writing or by Electronic Means

- 449.150. A resolution in writing signed by a Simple Majority of Representatives or Directors entitled to vote on a resolution or a resolution transmitted to the Secretary by electronic mail or other electronic means is taken to have been passed at a duly called and constituted General Meeting of the Authority or meeting of the Board. The resolution is taken to have been determined on the day upon which it is transmitted by the Secretary to the Representatives or Directors.
- 150.151. A resolution of the type referred to in Rule 150 may consist of several documents in the same form, each signed by one or more Representatives or Directors <u>provided the</u> resolution is identically worded.
- 151.152. If a majority of Representatives or Directors do not agree to the procedure in Rule 150, no resolution can be passed in this manner.

#### **Special Resolutions**

- 152.153. The Authority shall resolve a matter by special resolution if required by these Rules.
- A matter may be resolved by special resolution only if:
  - (a). it is passed at a General Meeting of the Authority, of which at least 14 days written notice has been given specifying the intention to propose the resolution as a special resolution; and
  - (b). it is passed by a majority of at least 75% of the votes which may be cast at the meeting.

### **Minutes and Papers**

- The Authority and the Board are to ensure that Minutes of their meetings are duly recorded by the Secretary.
- 155.156. The Minutes are to include:
  - (a). the names of the Representatives or Directors present at General Meetings or meetings of the Board; and
  - (b). the persons present at any committee meeting.

- 156.157. The Minutes are to also include a record of:
  - (a). resolutions and proceedings of General Meetings of the Authority and meetings of the Board; and
  - (b). meetings of any committee.
- 157.158. The Minutes of any meeting, signed by the chair of the relevant meeting or by the chair of the next succeeding meeting, is evidence of the matters stated in the Minutes.
- by the Authority and Board meetings and all papers and reports considered by the Authority and by the Board are to be classified (in whole or in part) by the Secretary as "Open" or "Commercial-in-Confidence".
- Minutes, papers and reports marked "Commercial-in-Confidence" are, unless the Authority or the Board agrees otherwise, to be made available only to Representatives, Proxies and Directors and, through the 'closed agenda', to Members.
- 160.161. The Secretary will provide:
  - (a). in respect to each Authority meeting:
    - (i). prior to each meeting, a copy of all papers and reports to be considered by the Authority; and
    - (ii). as soon as practicable after each meeting, a copy of the draft Minutes,

to:

- A. Representatives and Proxies:
- B. Directors;
- C. General Managers of Members for the information of Councillors and relevant Member employees;
- D. the auditor;
- E. the Chief Executive Officer.
- (b). in respect to each Board meeting:
  - (i). prior to each meeting, a copy of all papers and reports to be considered by the Board; and
  - (ii). as soon as practicable after each meeting, a copy of the draft Minutes,

to:

- A. Directors; and
- B. the Chief Executive Officer.

## **Exclusion of Chief Executive Officer and Others from Certain Deliberations**

A person under consideration by the Authority for appointment or re-appointment as the Secretary or by the Board for appointment or re-appointment as Chief Executive Officer shall not be present during any deliberation of the Authority or the Board or at the time the Authority or Board makes a decision, in relation to:

- (a). the appointment or re-appointment; or
- (b). the determination or application of any terms or conditions on which the Secretary or the Chief Executive Officer holds office; or
- (c). the approval of the Chief Executive Officer engaging in paid employment outside the duties of the office of Chief Executive Officer; or
- (d). the termination of the appointment of the Secretary or the Chief Executive Officer.
- 162.163. The Board may in its discretion request the Chief Executive Officer to leave the meeting at other times.

#### Validity of Proceedings

- An act or proceeding of the Authority or the Board or of any person acting under any direction of the Authority or the Board is not invalid by reason only that at the time the act or proceeding was done, taken or commenced, there was a vacancy in the membership of the Authority or the Board.
- Any act and proceeding of the Authority or the Board or of any person acting under any direction of the Authority or the Board is valid even if:
  - (a). the appointment of a Representative, Proxy or Director was defective; or
  - (b). any person appointed as a Representative, Proxy or Director was disqualified from acting as, or incapable of being, a Representative, Proxy, Director as applicable.

# PART 6 - CHIEF EXECUTIVE OFFICER AND OTHER EMPLOYEES

# **Appointment and Removal of Chief Executive Officer**

- 165.166. The Board may appoint a person to be Chief Executive Officer.
- 166.167. The Chief Executive Officer is to be appointed by the Board at a duly constituted meeting.
- 167.168. The Chief Executive Officer may be an employee of a Member.
- 168.169. The office of the Chief Executive Officer is vacated upon the Chief Executive Officer:
  - (a). being convicted on indictment of an offence that concerns the making, or participation in making, of decisions that affect the whole or a substantial part of the business of the Authority, or concerns an act that has the capacity to affect significantly the Authority's financial standing;
  - (b). being convicted of an offence that is punishable by imprisonment for a period greater than 12 months or involves dishonesty and is punishable by imprisonment for at least 3 months;
  - (c). becoming an undischarged bankrupt under the law of Australia, its external territories or another country;
  - (d). executing a personal insolvency agreement under Part X of the Bankruptcy Act 1966

- or a similar law of an external Territory or a foreign country, and the terms of the agreement have not been fully complied with;
- (e). resigning office by notice in writing to the Board Chair;
- (f). being prohibited from being a director of a company under the *Corporations Act* 2001 (Cth); or
- (g). being elected as a Councillor of a Council.

#### Remuneration of Chief Executive Officer

169.170. The Chief Executive Officer will be paid such remuneration as the Board at a duly constituted meeting from time to time determines.

# **Travel and Other Expenses**

170.171. The Chief Executive Officer is entitled to be paid from Authority funds all reasonable travel, accommodation and other expenses incurred by the Chief Executive Officer while engaged on the business of the Authority.

# General Powers and Responsibilities of Chief Executive Officer

- 171.172. The Chief Executive Officer is responsible to the Board Chair for the general administration and management of the Authority's business activities and, in particular, for the determination of the number and types of employees and the terms and conditions of employment, consistent with the approved budget. On behalf of the Board, the Board Chair is the primary contract with the Chief Executive Officer.
- 172.173. The Board may delegate to the Chief Executive Officer, with or without conditions, any of the functions and powers that are within the power of the Board or that have been delegated to the Board by the Authority (including any specified power of on-delegation of those functions and powers) and are not by these Rules or by legislation directed or required to be exercised or done by the Authority in General Meeting.
- The Chief Executive Officer is to exercise, <u>subject to any conditions imposed</u>, all powers and functions delegated by the Board in writing to be performed by the Chief Executive Officer.
- 174.175. The Chief Executive Officer may delegate any of his or her functions and powers as authorised by the Board, together with any relevant conditions imposed by the Board, to any person that has been appointed to assist the Board in performing and exercising its functions and powers.
- The Chief Executive Officer shall ensure that the business and affairs and those functions and powers of the Board that the Board has specified are to be carried out by the Chief Executive Officer are managed and conducted in a manner that is in accordance with the Principal Objectives and Goals set out in Rule 8, with the Business Plan of the Authority, and with sound commercial practice.
- 176.177. The Chief Executive Officer shall provide advice information and assistance to the Board concerning its specified functions and powers (including any functions and powers delegated to it by the Authority), including such assistance as the Board may require with preparation of the Business Plan.

- 177.178. The Chief Executive Officer is to manage the resources of the Authority, and may be appointed as Comptroller.
- 178.179. The Board may require the Chief Executive Officer to attend all meetings of the Board.

#### **Particular Responsibilities**

- 179.180. The Chief Executive Officer shall undertake the following particular responsibilities to the satisfaction of the Board:
  - (a). provide advice to the Board with respect to its functions and powers;
  - (b). coordinate and implement the objectives, policies, programs and decisions of the Authority and of the Board;
  - (c). prepare or assist in the preparation of strategic, business, marketing and operational plans for the Board;
  - (d). identify, pursue and implement development and commercial opportunities to the betterment of the organisation;
  - (e). manage the day-to-day trading activities of the Authority;
  - (f). prepare or oversee preparation of financial and other reports and maintain records/reports requested by the Board;
  - (g). psubject to any relevant policies approved by the Authority or Board, provide public or media statements on matters relating to the organisation;
  - (h). represent the organisation on State or Regional committees regarding waste treatment and management and other matters related to the Authority's trading activities;
  - (i). initiate, develop and promote policies, practices and processes for the effective and efficient allocation and control of resources (human and financial) for the Board's operational activities;
  - (j). undertake risk management, environmental management and community liaison;
  - (k). establish, and review and update where necessary, preventative maintenance programs for all machinery, plant and infrastructure associated with the organisation;
  - (1). provide leadership and management of employees and contractors involved, manage performance, and provide support for employees supervised;
  - (m). implement and monitor the organisation's Work Health and Safety policies environmental policies, procedures and programs;
  - (n). adhere to all policies and procedures; in relation to environment, Work Health and Safety, and administration;
  - (o). ensure that environmental management is established and maintained in accordance with relevant legislation, Environmental Approvals, and other permits, licences and notices;

- (p). review and report on the performance of environmental management, including recommendations for improvement and compliance with relevant legislation, Environmental Approvals, and other permits, licences and notices;
- (q). <u>in conjunction with the Secretary</u>, provide induction training for newly appointed Representatives, Proxies and Directors;
- (r). report to the Board on operations and performance against the Business Plan and Strategic Plan in general terms and on specific current initiatives; and
- (s). perform other duties that are within the limits of his or her skill, competence and training.

# Strategic and Business Plans

- 180.181. Under the direction of the Board:
  - (a). the Chief Executive Officer shall, by 31 May in each year, prepare and annually update a Strategic Plan that sets out the strategic priorities of the Authority for the forthcoming five years for the approval of the Authority by 30 June in each year;
  - (b). the Chief Executive Officer shall, by 31 May in each year, prepare a draft Business Plan for the financial year commencing on the following 1 July for the approval of the Authority by 30 June in each year.

### 181.182. The Business Plan shall:

- (a). contain a summary of the projected financial results of the Authority in respect of the current financial year and the financial year covered by the Plan;
- (b). include a draft budget for the financial year covered by the Plan;
- (c). include an estimate of any dividend that is likely to be recommended in respect of the current financial year;
- (d). specify the undertakings and assets that are the main undertakings of the Authority, and include a list of all major current contracts and proposed tenders and major contracts;
- (e). include an estimate of any financial commitments likely to be required from Participating Councils in the financial year following the year covered by the Plan which is to be supplied to Participating Councils by 28 February of each financial year;
- (f). be in a form and contain all such information that a reasonable Authority would require to be contained in a Business Plan in respect of a business of similar size and nature; and
- (g). be consistent with the Principal Objectives and Goals.
- The Business Plan shall include performance measures, and reflect these measures in reporting the achievement of strategic outcomes and objectives for the year.
- 183.184. Intentionally Omitted.
- 184.185. If a current, enforceable waste services contract that includes the calculation of gate fees for the next financial year has not been agreed between the Authority and each

- Member, tThe Chief Executive Officer shall provide the draft budget to Members before 31 March in each year for information, comment and feedback prior to the preparation of the final Business Plan for submission to the Board.
- 185.186. If a draft budget is provided to Members under Rule 185 and comments are subsequently provided from Members, Following receipt of any comments from Members, the Chief Executive Officer shall, if necessary, revise the draft Business Plan and shall present the revised Business Plan to the Board for consideration.
- 186.187. The Chief Executive Officer shall review the draft Business Plan in accordance with any comments from the Board prior to its submission to the Authority for approval.
- Once approved by the Board, the Business Plan shall be provided by the Secretary to the Authority at its next meeting for review and approval.
- 188.189. A General Meeting of the Authority shall review the Business Plan prepared by the Chief Executive Officer for the succeeding financial year before 30 June in each year.
- 189.190. Once approved by the Authority:
  - (a). subject to any commercially sensitive aspects being separated into a separate section and marked 'commercial in confidence', the Business Plan shall be provided to each Member; and
  - (b). the Strategic Plan and the Business Plan shall be submitted to the Annual General Meeting for noting.
- 190.191. Intentionally omitted.
- The Authority's Annual Reports shall be made available to the public on the Authority's website.

# **Quarterly and Other Reports**

### Quarterly Report to Authority

- 192.193. The Chief Executive Officer is to provide the Board with a quarterly report which includes, in relation to the Authority:
  - (a). a report on general performance;
  - (b). a report on financial performance;
  - (c) a statement of statutory, and environmental and contractual compliance;
  - (d). a report on performance in meeting the Principal Objectives and Goals;
  - (e). a report on performance under its Business Plan; and
  - (f). a report on any matters specifically identified by the Authority or significant issues arising from delegated functions.
- 193.194. Once approved by the Board, the Quarterly Report shall be provided to the Authority at its next meeting for endorsement.
- 194.195. Intentionally omitted.
- 195.196. Quarterly financial reporting shall include a comparison of actual performance

against the budget.

196.197. The Chief Executive Officer is required to submit to the Board the report referred to in Rule 193 as soon as practicable after the end of March, June, September, and December in each year.

# Compliance with Statutory Requirements

#### 198. Intentionally omitted.

The Chief Executive Officer, in April of each financial year, shall provide a report on compliance in the preceding financial year with statutory requirements, including performance in meeting stated functions and objectives.

# **Contractual Obligations**

197.199. The Chief Executive Officer shall prepare, maintain and adhere to guidelines and negotiating parameters approved by the Authority or by the Board for the conduct of contract negotiations.

# 200. Intentionally omitted.

The Board, in April of each financial year, shall review the Authority's compliance with its contractual obligations, with a subsequent report by the Authority to Members on compliance.

# **Policy Development**

In the development of strategic policy, the Authority, through the Secretary, shall provide draft papers for consideration and comment by Members with any comment received being taken into account in the preparation of final proposals for endorsement by the Authority.

# **Employees of the Authority**

- The Chief Executive Officer may if authorised by the Authority appoint a person or persons to assist the Authority and the Board in performing and exercising their functions and powers.
- 200.203. The Chief Executive Officer is to establish and maintain appropriate policies and procedures related to employees of the Authority.

#### Secretary

- The Authority is to appoint a person to be Secretary of the Authority, and that person shall also be Secretary of the Board.
- 202.205. The Secretary may be the Chief Executive Officer or an employee of a Member.
- 203.206. Subject to Rule 207:
  - (a). the Chair may appoint a person as Acting Secretary, if the Secretary is absent or otherwise unable to perform the functions of Secretary, for the period the Secretary is absent or unable to perform the functions of Secretary; and
  - (b). the Acting Secretary has the powers and functions of the Secretary for the period of the appointment.

204.207. If the Secretary is absent or intends to be absent for more than a calendar month the Chair's decision to appoint an Acting Secretary in accordance with Rule 206 is to be ratified at the next meeting of the Authority.

# **Duty to Notify Authority of Adverse Developments and Reports**

- 205.208. The Chief Executive Officer shall immediately notify the Board after the Chief Executive Officer becomes aware of any development that may:
  - (a). significantly affect the financial viability or operating ability of the Authority; or
  - (b). significantly affect the Authority in an adverse manner.

# PART 7 - FINANCIAL ARRANGEMENTS, ACCOUNTS & AUDIT

# Authorised deposit taking institution accounts

- 206.209. The Board may open and operate any authorised deposit taking institution accounts it considers necessary, provided that:
  - (a). those authorised deposit taking institution accounts comply with the requirements in Section 81 of the Act; and
  - (b). the opening of the authorised deposit taking institution account is reported to the next General Meeting of the Authority.

#### **Financial Contributions and Revenue**

207.210. Other than payments for gate fees based on tonnage for waste or refuse disposal at the Site, Members are not required to make any Proportionate Payment to the Authority, unless the Authority on the advice of the Board directs that this is necessary for the operational needs of the Authority.

#### Investment

- The Board may invest money in accordance with an investment policy approved by the Authority:
  - (a). in any manner in which a trustee is authorised by law to invest trust funds;
  - (b). in any investment the Treasurer approves; or
  - (c). in any other manner or investment that satisfies the provisions of the Act for the investment of money by Councils.

#### **Borrowing**

- The Authority may not raise a new loan in any financial year exceeding any amount the Treasurer determines for that financial year.
- 210.213. (a). The Authority shall not raise a loan or obtain any form of financial accommodation unless the proposed loan or financial accommodation is first approved by special resolution.
  - (b). The Board may not raise any loan or obtain any form of financial accommodation without the express consent of the Authority.

# **Accounting records**

- 211.214. The Board shall keep accounting records in accordance with the *Financial Management and Audit Act 1990* (Tas).
- The Board shall keep such accounting records that correctly record and explain its transactions and financial position and keep those records in a manner that:
  - (a). allows true and fair accounts of the Authority to be prepared from time to time;
  - (b). allows the Authority's accounts to be conveniently and properly audited or reviewed; and
  - (c). complies with Australian Accounting Standards and other mandatory professional reporting requirements.

#### **Financial statements**

- Within 60 days after the end of each financial year the Chief Executive Officer shall prepare the financial statements of the Authority relating to that financial year including:
  - (a). an operating statement for the financial year; and
  - (b). a statement of financial position as at the end of the financial year; and
  - (c). a statement of cash flows for the financial year; and
  - (d). statements, reports and notes attached to or intended to be read with the financial statements.

#### Audit

- 214.217. The accounts and financial reports of the Authority are subject to the *Financial Management and Audit Act 1990* (Tas).
- The accounts and financial reports of the Authority are to be audited in accordance with the *Financial Management and Audit Act 1990* (Tas).

# **PART 8 - DIVIDENDS AND OTHER PAYMENTS**

# **Declaration of Dividend**

- The Representatives in General Meeting may, on the advice of the Board, declare a dividend in respect of the results of the financial transactions of the Authority during each financial year that is to be distributed to the Members. The Authority may not declare a dividend in excess of the amount recommended by the Board. The dividend is to be paid by the end of each following financial year.
- The dividend may be paid only out of profits in accordance with the principle of real capital maintenance and after payment of guarantee fees and tax equivalents.

#### **Distribution of Dividends**

The dividend shall be distributed only to the Members in proportion to their respective shares or interest in the equity of the Authority as set out in the Equity Interest Register.

# **Distribution of Other Payments**

- 219.222. Any payments the Authority receives from the Treasurer or the Comptroller are to be distributed in accordance with Rule 223 after deduction therefrom of any amount of such payment to which the Authority is entitled.
- 220.223. If any payment referred to in Rule 222 can reasonably be categorized as being referable to the Land, the balance of the payment, after any entitlement due to the Authority, is to be distributed between the Owner Councils in proportion to their respective interests in the Land set out in the Ownership Interest Register. If such payments can reasonably be categorized as being referable to the operations of the Authority, the balance of the payment, after any entitlement due to the Authority, is to be distributed between the Members in the same proportions to their respective shares/interest in equity set out in the Equity Interest Register.

# **PART 9 - MISCELLANEOUS**

# **Immunity from Liability**

- The Authority shall, to the extent permitted by law, indemnify a person who is, or has been, an officer against any liability incurred by that person in his or her capacity as an officer to a person other than the Authority.
- <u>222.225.</u> To the extent permitted by law, the Authority indemnifies each officer against:
  - (a). liability incurred by the officer in his or her capacity as an officer of the Authority to a person other than the Authority unless the liability arises out of conduct on the part of the officer which involves a criminal act, lack of good faith, or a malicious act or omission; and
  - (b). any liability for costs and expenses incurred by the officer in his or her capacity as an officer of the Authority:
    - (i). in defending any proceedings in which judgment is given in favour of the person or in which the person is acquitted; or
    - (ii). in connection with an application, in relation to those proceedings, in which a court granted relief to the person,

except where such proceedings or application arises out of or is connected with conduct of the type referred to in Rule 225(a).

<u>223.226.</u> In Rules 224, 225 and 227 "officer" includes a Representative, a Director, the Chief Executive Officer, the Secretary, the auditor, the Comptroller, and any other person employed by the Authority.

# **Insurance Premiums**

The Authority may, on the advice of the Board, pay a premium on a contract

insuring a person who is, or has been, an officer against liability other than a liability arising out of the type referred to in Rule 225(a).

#### **Notices**

- Any notice required to be given to a person under these Rules is effectively given and is taken to be received if it is:
  - (a). delivered by hand to the person; or
  - (b). left at, or sent by post to, the person's postal or residential address or place of business or employment last known to the giver of the document; or
  - (c). sent by way of electronic mail to the person's electronic mail address last known to the giver of the document.
- Any notice required to be given to a Member under these Rules is effectively given and taken to be received if it is:
  - (a). left at, or sent by post to, the Council Offices of that Member; or
  - (b). sent by way of electronic mail to that Member's electronic mail address.

#### **Seal and Execution of Sealed Documents**

- 227.230. (a). The seal of the Authority is to be in the form of a rubber stamp, inscribed with the name of the Authority and the words "Common Seal".
  - (b). The seal shall remain in the custody of the Secretary.
  - (c). The seal of the Authority shall not be affixed to any instrument except by resolution of the Authority.
  - (d). Documents that are sealed by the Authority are to be attested by:
    - (i). the signatures of one Representative appointed for that purpose by the Authority and of the Secretary; or
    - (ii). if the Secretary is a party to the document to be sealed, two Representatives of the Authority appointed for that purpose by the Authority,

and that attestation is sufficient for all purposes that the seal was affixed by resolution of the Authority.

### **Amendment of Rules**

- 228.231 (a). These Rules may only be amended by a special resolution of Representatives and subsequently by a majority of Members.
  - (b). In addition to the requirements in sub-rule (a) the Authority must comply with the requirements of sections 31 and 32 of the Act unless the amendments are:
    - (i). of a technical or administrative nature; and
    - (ii). do not significantly alter the purpose or objectives of the Authority; and
    - (iii). do not significantly alter the interaction between the Authority and the public.

229.232. The Rules shall be subject to a review at least every five years and be updated to

reflect contemporary best practice and the requirements of Members.

# Winding Up

- The Authority may be wound up:
  - (a). as provided in the Act; or
  - (b). if no provision is made in the Act, where a General Meeting resolves by special resolution that it be wound up.

### **Surplus**

- On the winding up of the Authority, the person appointed to administer the winding up shall distribute any assets or proceeds between the Members that remain after payment of the expenses of the Authority.
- The assets to be distributed to Members are to be apportioned according to their share/interest in equity set out in the Equity Interest Register.

# Insolvency

- In the event of the insolvency of the Authority, the Members are responsible for the liabilities of the Authority. The liability of each Member to be calculated using their Independently Verified Annual Share of Municipal Waste disposed of at the Site at the earlier date of:
  - (a). the resolution or decision to wind up;
  - (b). the decision, direction or approval of the Minister for the winding up.

# **Liabilities of the Authority**

<u>234.237.</u> Each Member is responsible for any liabilities of the Authority apportioned according to their Independently Verified Annual Share of Municipal Waste at the date when the liability was incurred.

#### Rates

The Authority is to pay to the Sorell Council the rates and charges associated with the Land whether or not it leases all of the Land and whether or not all the Land is used as a landfill disposal site.

# Ownership and Lease of the Copping Refuse Disposal Site

- The Owner Councils are to lease to the Authority the Land on the following terms:
  - (a). for an initial term of fifty (50) years;
  - (b). at a rental (determined, if necessary, by an independent qualified valuer) representing the fair market rental for the Site; and
  - (c). such other usual terms and conditions as would be usual and appropriate for such a lease.

#### **Documentation**

All of the Authority's and the Board' electronic and hardcopy documentation ("documentation") shall be adequately secured by appropriate means including appropriate

back-up arrangements off site in a location agreed by the Authority and Lease Administrator to ensure the information is safely secured and may be retrieved if for any reason it is not available from other business records. If the parties are not able to agree on a suitable location then, the documentation is to be stored at the Clarence City Council's offices.

The Authority grants the Members a licence to copy, reproduce and distribute in whole or in part to any person acting on behalf of the Members any documentation that is provided to the Members by the Authority.

# **Business Name of the Authority**

- 239.242. The Authority and the Board are to use a business name for the Authority (the "approved business name"), and shall not use any other name for the Authority other than that name.
- Until determined otherwise by special resolution of the Authority, the approved business name shall be 'Southern Waste Solutions'.
- 241.244. The approved business name is to be used by the Authority and the Board on formal documentation, and in advertising, promotion, sponsorship, marketing of the Authority and related activities.
- The approved business name is to be registered by the Authority (whether as a business name, domain name, or other registered name) in the name of the Authority or the Members as required by the Lease Administrator.
- 243.246. The Authority and the Board shall not sub-license, sub-let, transfer or otherwise enter into any commercial arrangement or understanding with any other person regarding the approved business name, without the prior written approval of the Lease Administrator.

# **SCHEDULE 1: PROPORTIONATE PAYMENTS AND SHARES**

# **Proportionate Payments**

Each Member will on the Authority's request pay their applicable Proportionate Payments calculated in accordance with their Independently Verified Annual Share of Municipal Waste disposed at the Site.

#### **Interests**

At 1 July 2017 the relevant interest of Members are as follows:

# **Equity Interest Register**

Member	Share/Interest
Clarence City Council	48%
Sorell Council	24%
Tasman Council	8%
Kingborough Council	20%

# Ownership Percentage Register

Owner Council	Percentage/Share
Clarence City Council	60%
Sorell Council	30%
Tasman Council	10%

# Annual Share of Municipal Waste Register

Member	Share/Interest
Clarence City Council	50%
Sorell Council	16%
Tasman Council	5%
Kingborough Council	29%

# Voting Rights Register

Member	Votes
Clarence City Council	4
Sorell Council	2
Tasman Council	1
Kingborough Council	2

# **EXECUTION BY THE SUBSCRIBING COUNCILS**

The Common Seal of the CITY OF	Corporate Secretary and/or Mayor and/or
CLARENCE was affixed this	General Manager
day of2021 pursuant to a	
resolution of the Council made the	
day of2021 in the	
presence of:	
The Common Seal of the KINGBOROUGH	Corporate Secretary and/or Mayor and/or
COUNCIL was affixed thisday	General Manager
of2021 pursuant to a resolution	
of the Council made theday of	
2021 in the presence of:	
The Common Seal of the SORELL COUNCIL	Corporate Secretary and/or Mayor and/or
was affixed thisday of	General Manager
2021 pursuant to a resolution	
of the Council made theday of	
2021 in the presence of:	
The Common Seal of the TASMAN	Corporate Secretary and/or Mayor and/or
COUNCIL was affixed thisday	General Manager
of2021 pursuant to a resolution	
of the Council made theday of	
2021 in the presence of:	

# 9. MOTIONS ON NOTICE

Nil

# 10. COUNCILLOR'S QUESTION TIME

A Councillor 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, a Councillor may give written notice to the General Manager of a question in respect of which the Councillor seeks an answer at the meeting).

Cr Warren has given notice of the following question:

#### PASS ROAD, ROKEBY

Given the increased traffic on Pass Road with the opening of the Glebe Hill shopping centre, the growing population, and the poor existing state of the road, can you please advise on the current scheduling of an upgrade to make this road safe for drivers, cyclists and pedestrians?

### 10.2 ANSWERS TO QUESTIONS ON NOTICE

# 10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE - PREVIOUS COUNCIL MEETING

## Cr Kennedy

I was going to raise this even before the recent rain event. Before the rain the water was still lying in all the streets of Seven Mile Beach for weeks and now there are streets that you cannot even drive through. I notice lots of people taking photos of people trying to get their vehicles through. It is an on-going problem. Can we do something to monitor the issue at Acton Park and the village of Seven Mile Beach so that when we have things come before us we have some accurate data to capture what is happening in those low lying areas where we know the water table is rising, there is nowhere for the water to drain off now it just sits there and can sit there for weeks. It is a mess at the moment but I understand other areas of the city are the same, but can we keep an eye on what is happening not just during these periods of big rains but on a regular basis?

#### ANSWER

We do have some water table measurements. I cannot remember the exact date, whether it is 2009 or 2011, since our consultant has been undertaking monitoring of the ground water table. His report is due this month or within the next 4 weeks of the latest set of results. I think prior to that may have been 2018 but it has been tracking the water table for the last ten years and it is available on our website as well. We will inform the council through a briefing report when I receive the latest report.

2. Does anyone know what happened to the "Duck Crossing" sign at Seven Mile Beach that the locals had put up years ago that seemed to have mysteriously gone missing but as of an hour and a half ago was replaced, do we know anything about that?

#### ANSWER

We do not know about the sign.

# Ald Ewington

As mentioned in the General Manager's response during debate on Cr Mulder's notice of motion, we provide rate relief to some sporting groups, charities and not-for-profit organisations. We charge rates to some sporting groups, not-for-profit organisations and community groups so is there a situation where some pay rates and some do not?

#### ANSWER

It is dependent on the particular organisation and whether they are entitled to an exemption under Section 87(1) of the Local Government Act and whether they have actually applied for that. So, it is a very difficult question to answer in a general sense. There are a number of categories in Section 87(1) so it is not just charitable organisations, there are a range of other organisations that may be entitled to an exemption.

(Further Information) Council's Rates and Charges Policy 2020 provides an extensive list of rate exemptions, including for not-for-profit sporting organisations.

#### Question contd

Would we be able to be provided with a list of which organisations are receiving rate exemptions and which are not because I was at the National Fitness Southern Recreation Association meeting the other day and they are a not-for-profit organisation that runs the Clarence basketball stadium and Moonah and we were going through the books and I see that we are charging them rates and I look at that and think they are as close to a charity that I can see but I cannot comment until I know what other organisations are exempt vs what are not?

#### ANSWER

(Mayor) I think it is a problem if we publish who pays what rates but I think we can advertise more widely and let people know what they might be entitled to or not as a result of that section of the Act.

(General Manager) We can certainly do that but what we can also do is we have obviously provided a range of information to Cr Mulder in terms of his request for information for tonight, we can circulate that more broadly and that gives a breakdown. It is not appropriate to circulate names of organisations that are claiming exemptions but we can categorise those and discuss what the appropriate test is for that exemption to apply. (Further Information) A copy of information supplied to Cr Mulder was distributed to all Councillors on Wednesday 24<sup>th</sup> August 2022 (via email).

#### **Question** contd

That is good but it think we should be fully transparent to be honest.

#### ANSWER

That is as transparent as we can be without breaching those organisations' privacy.

#### Cr Walker

Sunday was indeed a very damp day. One of the areas that had issues and certainly one where I spent a lot of time was Risdon Vale. There is a multitude of issues occurring and I thank staff who attended in the capacity of council. My question relates to circumstances around now that Taswater manages potable water and sewerage and we still manage stormwater in situations where it appears that Taswater's sewerage systems are being inundated by stormwater, what is the process of rectification to try and sort this out how do the organisations work and how can it be communicated to members of the community who may feel that they are in limbo between the two?

#### ANSWER

I will provide an answer in 2 parts.

We work closely with Taswater in terms of known areas of the city where inundation can occur particularly in the sewerage system. There are a couple of areas we known will be regularly problematic and we have a protocol with Taswater for dealing with that. Essentially what are we going to do, what are they going to do, we do not have to go through that whole discussion so we can respond quickly.

In other areas of the city we would use a less formal version of that to enable us to respond and that really starts with having the contact details readily available so that our call out crews and our supervisors can contact Taswater when they need to. There are areas of the city where we have longer running programs and the Howrah area is a really good example, triggered by some beach water quality issues. So, we are working with Taswater to identify areas where there might be illegal connections or broken connections so that those are remedied and that is an ongoing program as well. There are other areas of the city that once we have finished in Howrah we will start to focus on as well but those are fairly labour intensive programs so they take a bit of time to work through all those connections and all of those mains.

#### Question contd

When there is stormwater overflow from new developments or a development underway, what role does council have as a mediator for potentially affected properties?

#### ANSWER

In that context if we receive a complaint about a particular main or a particular issue then we would follow that up with Taswater to make sure that we have an answer to explain what is happening and to deal with that issue; but we would need to understand first so in the first instance we would refer that off to Taswater to deal with the problem. If it was more substantial in the long term, if it had happened more than once we would want to investigate that with Taswater to understand what is the causing it.

#### **Question** contd

Just for clarification if it is a demonstrable situation of groundwater run off or stormwater that would be different to the example that you just mentioned with Taswater?

#### ANSWER

It would depend on those circumstances, but we would certainly want to look at that and investigate what the proper causes were and then decide who was responsible. Quite often it is a multi-agency response - it can be Taswater and us that are jointly responding to those issues.

#### Ald Peers

1. Just a question on stormwater. Can we designate areas and put money aside in the budget so it goes to that suburb for stormwater? I imagine we could.

#### ANSWER

Taken on Notice.

(Further information) This would require a decision of Council as part of the Budget Estimates process each year. Council could choose each year to support a project that relates solely to stormwater in a particular suburb. This approach would need to be balanced against infrastructure upgrade requirements arising from approved Asset Management Plans.

2. In Beach Street near Blundstone Arena, what is happening with the stormwater upgrade there, I haven't heard anything lately?

#### ANSWER

Taken on Notice.

Council officers continue to work with the consultant engineers to finalise the design drawings. Officers are also following up on environmental requirements to be including in tender documentation relating to the spotted handfish.

Discussions are also underway with a property owner in Clarence Street, Bellerive to formalise a required drainage easement.

It is expected the project will be advertised for tender prior to Christmas with the contract awarded in first quarter of 2023.

#### Ald Blomeley

Earlier tonight during mention of the Mayor's diary entries there was discussion on the Skylands Tranmere Tasmania meeting with the Minister and that was a nice segue into the urban growth boundary amendment for 52 Richardsons Road. Just for clarity, is it the case that that has now been included in the Brighton Council-managed Outer Hobart Demand Supply and Analysis, the peri-urban?

#### **ANSWER**

The 52 Richardons Road request has been forwarded to Brighton Council who are coordinating that study.

#### Ald von Bertouch

1. I have been advised recently that there is graffiti on the Rosny Golf Club building particularly the new windows. Has this been removed and is there a maintenance regime taking place regularly?

#### ANSWER

Taken on notice.

The club house is inspected most days during the week, in addition to the times when scheduled maintenance occurs at the grounds by the works crews. Graffiti is being removed or painted over each week at present. We are planning to upgrade the security system in the next few weeks. Council staff are planning to use some of the internal space. Having more regular attendance at the building is likely to reduce the vandalism/graffiti.

2. Could an overview of the various financial reserves be provided to Aldermen/Councillors in the Weekly Briefing Report as soon as possible including the relevant reserve for the possible buy back of the Kangaroo Bay Hotel and Hospitality School site?

#### ANSWER

Taken on Notice.

(Further information) The balance of all council reserves is shown in our Annual Financial Statements at no 34 in 2020/21. The Annual Financial Statements can be found on council's website.

#### Ald James

1. My question relates to the Bellerive Bluff Special Area Plan zoning that has been incorporated within the state-wide planning scheme Clarence local provisions. Does that differentiate between old buildings in close proximity to modern buildings that may be contemplated being built in a certain area within the Bellerive Bluff special area? Is there any distinction between what can be built as far as modern vs what has already been classified in that particular area?

#### ANSWER

You will appreciate that I cannot recall the actual clauses of the scheme provisions so it is a general response and I would say that the code certainly does contain design standards/criteria that are intended to ensure that new buildings are compatible with existing development and streetscapes.

2. The Seven Mile Beach structure plan and council funds of \$80,000 for the consultant to undertake this, given the amount of stormwater and inundation that occurred in recent days etc in the Seven Mile Beach area, will the consultant be taking into consideration that deluge of rain and stormwater as part of his consultancy and will that be available to council very soon his findings or recommendations either with in the new council maybe before then?

#### **ANSWER**

The process has recently finished consultation and it was very successful in terms of the number of people who participated in the various sessions and forums that were available.

We are at a stage in the process now where the consultants are compiling a consultancy report which they will present to the steering committee before it is refined then provided to council for review and then proceed with the following stages.

In terms of whether recent events will be taken into account I would think that is unlikely because the report is not undertaking major new work or studying recent events such as an engineering study. That is a whole other thing which quite frankly would be far more expensive than this planning project. There are elements in the report which will deal with the engineering reports that we have at the moment but I have to stress that it is not a report which will undertake new analysis of recent events, that would be a separate project.

(Further information) Asset Management advise they are awaiting the Seven Mile Beach groundwater monitoring report. After receiving and understanding the information, officers will be in a position to consider the next phase of understanding the stormwater / groundwater and land use issues, and whether a separate study on this is recommended.

#### 10.4 QUESTIONS WITHOUT NOTICE

A Councillor may ask a Question without Notice of the Chairman or another Councillor 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, a Councillor 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 JOINT AUTHORITY MATTER
- 11.3 TENDER T1459-22 BLOSSOM CRESCENT PARK CONSTRUCTION OF PLAYGROUND AND COMMUNITY FACILITIES
- 11.4 INVITATION FOR QUOTATION Q1466-22 CITY HEART PLAN
- 11.5 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;
- information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;
- 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".