

COUNCIL MEETING
MONDAY 17 JULY 2023

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

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

1. ACKNOWLEDGEMENT OF COUNTRY

The Mayor will:

- make the following statement:

“Before proceeding, I pay my respects to the Mumirimina people as the traditional and original custodians of the lands on which we meet, and I acknowledge the continuing connection of the Tasmanian Aboriginal people to the skies, land and waterways.

I pay respect to Elders past and present.”

- invite those present to pause for a moment of quiet reflection and respect before commencing the council meeting.
- 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

Cr Goyne (Leave of Absence)

Cr Hunter (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 26 June 2023, 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 |
|------------------------------------------|-------------|
| Presentation – Southern Waste Solutions | |
| Bayview Sporting Precinct Business Case | |
| Reconciliation Action Plan Update | 3 July |
| Confidential Property Matter | |
| Discussion regarding Voice to Parliament | |
| Local Government Review Response | 10 July |

RECOMMENDATION:

That Council notes the workshops conducted.

4.4. TABLING OF PETITIONS

(Note: Petitions received by Councillors are to be forwarded to the Chief Executive Officer 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**
Representative: Cr James Walker

Quarterly Reports

June Quarterly Report pending.

Representative Reporting

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

REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 26 June and 3 and 10 July 2023 have been circulated to Councillors.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 26 June and 3 and 10 July 2023 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 Chief Executive Officer of a question to be asked at the meeting). A maximum of two questions may be submitted in writing before the meeting.

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

Mr Bradley Walker of Howrah has given notice of the following questions:

CAPITAL PROJECT ROKEBY HILLS / ILLEGAL DUMPING OF RUBBISH

1. Council recently approved 23/24 Budget included a capital project in Rokeby Hills. This project includes the construction of a new pathway/track from the Fairisle Terrace to Kuynah Reserve. A large portion of this track would be in alignment with a section of track that permit conditions for SD-2011/30 required the developer to construct. Has this been taken into account and what part is the developer contributing to this project?
2. Council recently approved 23/24 Budget excluded the long ran hard waste collection. Council also chose to approve the Mornington Transfer Stations increase of some 30% to disposal fees including recyclable materials. These two changes will increase the already problematic illegal dumping that occurs within the Clarence region. Does Council have the resources, community awareness, funds to deal with this increase and/or any future strategy or will these dumpings become something we will all just have to live with.

Mrs Joanne Marsh of Bellerive has given notice of the following question:

PUBLIC QUESTION TIME PROCESS

Would the Mayor please address the meeting about how public question time will be understood and managed in the future to ensure that the meeting is a safe place for everyone?

5.2 ANSWERS TO QUESTIONS ON NOTICE

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

5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

The Chief Executive Officer provides the following answers to Questions taken on Notice from members of the public at previous Council Meetings.

At Council's Meeting of 26 June Mrs Joanne Marsh of Bellerive asked the following question.

BELLERIVE BEACH PARK DRAFT MASTER PLAN

Ratepayers who rallied against aspects of the Bellerive Beach Park draft master plan in 2012 to save the public open space of the park from further intrusions linked to the part of 15 Derwent Street leased to Cricket Tasmania, would heartily agree with Alderman Blomeley's comments in his explanatory notes tabled on 4 July 2022 in which he stated *"All too often, our community is frustrated by the time it takes to deliver on promised Master Plans and there is a need to ensure the expectations of all stakeholders are managed through open and transparent communication and accountability mechanisms"*. Documentation tabled on 5 September 2022, states that Bellerive Beach Park will be a regional standard public open space with a high level of services, amenity and access for the community to both the beach and the parklands.

The master plan positions the park as a prime coastal recreation destination for residents and visitors of Clarence. In the ten years until 2022 the master plan has had 11 phases with 3 future phases. Phase 14 lists 8 significant works. Bellerive Beach Park has thousands of visitors each week. It currently has no baby change facilities, the toilets are located too far away from the all-abilities playground, kayaks are still being unloaded onto the shared pathway before being dragged down the bank onto the beach and stormwater is still not being adequately managed. In his most recent Mercury talking point on June 5, Mayor Blomeley stated in 15-20 years' time not only will our city be a smart city, but it will also be a considered and coherent city that many people have carefully planned in intricate detail to ensure optimum liveability and well-being. So, my question is, as each master plan speaks to the other what can the council advise the thousands of weekly visitors about where the completion of the Bellerive Beach Master Plan sits in the 15-20 year timeframe, considering planning construction has already been underway for over 10 years.

contd on Page 10...

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

Between 2014 and 2021, Council consistently funded and constructed new stages and upgrades to Bellerive Beach Park, including Beach Street carpark, Derwent Street carpark, gym area relocation, upgraded picnic area, playground space, kick about irrigation, swim pontoon and buoys, gym area upgrade, shared cycle path and beach access connection, improved stormwater drainage and a changing place facility.

The next stage involves an in-house Master Plan review, incorporating the two previous master plans together and evaluating further public amenities, beach promenade, improved toilets and/or hospitality/hire services. Once Council is satisfied with the next proposals the community will be engaged through a public consultation process.

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)

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| 7 PLANNING AUTHORITY MATTERS |
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In accordance with Regulation 25 (1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

7.1 DEVELOPMENT APPLICATION PDPLANPMTD-2023/034336 – 300 PITTWATER ROAD, SEVEN MILE BEACH - GOLF COURSE CLUBHOUSE, AMENITIES BUILDINGS AND MAINTENANCE SHED**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Golf Course Clubhouse, Amenities Buildings and Maintenance Shed at 300 Pittwater Road, Seven Mile Beach.

RELATION TO PLANNING PROVISIONS

The land is zoned Open Space and is subject to the Safeguarding of Airports Code (Airport noise exposure area and Airport obstacle limitation area) and Bushfire-prone Areas Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42-day period which has been extended with the applicant's agreement to 19 July 2023.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 13 representations were received raising the following issues:

- Conflict with existing sand mining activity;
- Conflict with other existing uses, including racehorse training;
- Traffic impact; and
- Support for the proposal.

RECOMMENDATION:

A. That the Development Application for Golf Course Clubhouse, Amenities Buildings and Maintenance Shed at 300 Pittwater Road, Seven Mile Beach (CI Ref PDPLANPMTD-2023/034336) be approved subject to conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN S1 – SIGN CONSENT.
3. The Restaurant within the clubhouse is to remain subservient to approved use, any intensification will require separate approval from Council.

4. GEN AP2 – STAGING
Stage 1 – Car parking, Clubhouse basement, lift, retail area, bar including its outdoor zone, kitchen area (partial) and cafe area.

Stage 2 – Restaurant and outdoor seating area with observation deck and enlarged kitchen with storage areas.
5. Machinery involved in the construction of the development must be thoroughly cleaned in order to reduce the spread of weeds and fungi prior to entry/exit of the site.
6. GEN AM7 – OUTDOOR LIGHTING.
7. Prior to the commencement of works, a trail development plan, which addresses the trails affected by the golf course, must be submitted to Council and be to the satisfaction of Head of City Planning. The plan must provide for continued public access through the site by all trail users (horse riders, walkers, runners, and mountain bikers) providing public access to the beaches and adequate linkages between existing trails outside of the area occupied by the golf course. The plan must show the location of any new trails and any existing trails to be retained.
8. No additional works to be undertaken including changes in the topography of the site or the removal, destruction or lopping of trees other than in accordance with the approved plans, without further approval from Council. Adequate steps must be taken to prevent the damage and/or removal of any other vegetation during any works.
9. ENG A6 – GRAVELLED CAR PARKING.
10. ENG M1 – DESIGNS DA.
After dot point two, insert dot point three “footpath to a minimum width of 1m and associated crossings to be provided within parking areas in accordance with the Parking and Sustainable transport code clause C2.6.5.”
11. ENG M5 – EROSION CONTROL.

ADVICE

- a. Aboriginal Heritage Tasmanian have advised that if at any time during works Aboriginal heritage is suspected, works must cease immediately, and contact be made with the AHT for advice. Attached to the Associated Report is an Unanticipated Discovery Plan, which you should have on hand during ground disturbing works, to aid you in meeting your requirements under the Act.

The fact sheets and the Unanticipated Discovery Plan should be provided to on-ground workers.

- b. Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.
- c. Advice from the Department of Natural Resources and Environment Tasmania is attached to the Associated Report.
- 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

Approval for a golf course and associated club house was granted by Council in July 2014 under D-2014/159 and was extended on three occasions with the latest on 7 October 2020. Works have commenced on this development approval with substantial commencement being achieved. That development application was different to the current application as it sought approval for a Golf Course Clubhouse of a different design and in a different location (400m to the west of that approved), and an alternative location for associated facilities including a maintenance shed.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Open Space under the Scheme.
- 2.2.** The proposal is classified as Sports and Recreation within the zone and is a discretionary use under Table 29.0 of the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
 - Clause 5.6 – Compliance with Applicable Standards;
 - Clause 6.10 – Determining Applications;
 - Clause 29.0 – Open Space Zone;
 - Clause C2.0 – Parking and Sustainable Transport Code;
 - Clause C3.0 – Road and Railway Assets Code;
 - Clause C7.0 – Natural Assets Code;
 - Clause C9.0 – Attenuation Code;

- Clause C10.0 – Coastal Erosion Hazard Code;
- Clause C11.0 – Coastal Inundation Hazard Code;
- Clause C12.0 – Flood-Prone Areas Hazard Code;
- Clause 13.0 – Bushfire Prone Areas Code;
- Clause 15.0 – Landslip Hazard Code; and
- Clause 16.0 – Safeguarding Airports Code.

2.4. Council’s assessment of this proposal must 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 defined by certificate of title volume 149853 folio 1 known as 300 Pittwater Road, Seven Mile Beach, which runs along the western boundary of the subject site. Geographically the site is encapsulated by Seven Mile Beach and Frederick Henry Bay to the south and Five Mile Beach and Pitt Water lagoon to the north, culminating at Sandy Point opposite Dodges Ferry (See Map 1 – Subject Site and Surrounds).



Map 1 – Subject Site and Surrounds

The site is Crown Land managed by Natural Resources and Environment Tasmania.

There is an existing Sand Mine to the east of the proposed golf course mining lease (8M/2007), no works or development are proposed within the mining lease and the proposed clubhouse would be approximately 150m from the boundary of the mining lease and 2.4km from the existing sand extraction area.

3.2. The Proposal

The development is in association with the previously approved golf course development application planning permit D-2014/159. As referenced within the Supporting Planning Report prepared by *ERA Planning Environment*, the buildings within this development proposal “will replace the buildings previously approved under that [D-2014/159] permit”.

This proposal seeks approval for:

- a clubhouse,
- maintenance shed, and
- amenities block.

Works associated with the greens and fairways have either been approved under previous development applications or are not subject to planning approval under the provisions of the Scheme. That is, this application is not seeking approval for a new golf course on the site, but for new buildings associated with an already approved use.

The new clubhouse design is split over two levels:

- a basement level, and
- a ground floor level.

It has a total floor area of 624.75 m² with a maximum height of 5.99m.

The roof of the clubhouse would be constructed of sealed concrete which would have a muted grey or dark grey finish.

The proposed amenities block would be centrally located with an undercover shelter and lookout room with a total floor area of 73.7m² and a structure height of 3.26m.

The proposed maintenance shed would have a floor area of 875m² with a height of 5.65m and would be constructed to the south-west of the proposed clubhouse, opposite a large existing dam. The maintenance shed is to be constructed of Colorbond in the colour “monument”.

An 85-space carpark is proposed to be constructed between the existing dam and the proposed clubhouse. These spaces are to be delineated as:

- 69 car parking spaces located in a gravel car parking area,
- four additional spaces to be located adjacent to the drop off zone at the clubhouse,
- 12 car parking spaces allocated to staff and located at the maintenance shed.

Additionally, four bicycle parking spaces are to be provided for use by staff and customers.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards Section 5.6

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

4.2. Determining Applications Section 6.10

“6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.”*

References to these principles are contained in the discussion below.

4.3. General Provisions

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

4.4. Compliance with Zone and Codes

The site is subject to the Flood-Prone Areas Hazard Code. However, the proposed development would be located out of the flood-prone areas hazard overlay, therefore the proposal does not trigger an assessment under the Flood-Prone Areas Hazard Code.

The Safeguarding of Airports Code is not applicable to the development as the proposed buildings have a height below the height limit applicable to this site, which ranges from 47AHD to 147AHD.

The site is subject to the Natural Assets Code, Coastal Inundation Prone Areas Code, Landslip Hazard Code and Coastal Erosion Hazard Code. However, the specific part of the site relevant to the development is not affected by the above-mentioned overlays.

The subject site is within a bushfire-prone area; however, the proposed development is not deemed a vulnerable use or hazardous use, therefore does not trigger an assessment under the Bushfire-Prone Areas Code.

The proposed development is within the attenuation area for the sand mine, however, the proposal is not for a sensitive use and therefore will not trigger an assessment under the Attenuation Code.

The proposal meets the Scheme's relevant Acceptable Solutions of the Open Space Zone and Codes except for the following.

Parking and Sustainable Transport Code

- **Clause C2.5.3 A1 Motorcycle parking numbers** – in accordance with the parking requirements, the proposal generates a demand for 72 parking spaces, which triggers three motorcycle spaces as per Table C2.4. No motorcycle spaces are proposed.

- The application relies on Performance Criteria P1 of Clause C2.5.3 Motorcycle parking numbers as follows.

| Clause | Performance Criteria | Assessment |
|--------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C2.5.3 P1 | <i>“Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</i> | See assessment below: |
| | <i>(a) the nature of the proposed use and development;</i> | The proposal provides 85 car parking spaces which is in excess of the 72 required under the Scheme, an indication that the proposed use and development is anticipated to generate mostly vehicular use and not likely to be accessed via motorcycles. |
| | <i>(b) the topography of the site;</i> | The site topography is not considered relevant to this criterion as it does not pose any constraints to the design and location of motorcycle parking spaces. |
| | <i>(c) the location of existing buildings on the site;</i> | Not applicable – no existing buildings on-site. |
| | <i>(d) any constraints imposed by existing development; and</i> | As mentioned above, the site is currently a greenfield site with no buildings. |
| | <i>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.”</i> | Council’s development engineer has reviewed the proposal and considers the proposed site has adequate space to accommodate motorcycle parking, if required. As mentioned above, the users of the site are unlikely to utilise motorcycles as a mode of transport due to the nature of use, and therefore the lack of dedicated on-site motorcycle parking spaces is considered appropriate and can be supported on that basis. |

Road and Railway Assets Code

- **Clause C3.5.1 (A1.4) relating to traffic generation at a vehicle crossing, level crossing or new junction** – the proposed development would result in an increase in vehicular movements of more than 10% or 10 vehicle movements at the intersection of Tasman Highway and Pittwater Road, and 20% or 40 vehicles movements per day at the Surf Road intersection, which exceeds the number of movements required to meet the Acceptable Solution.

The application relies on the Performance Criteria (P1) of Clause C3.5.1 as follows.

| Clause | Performance Criteria | Assessment |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C3.5.1 P1 | <i>“Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i> | See assessment below: |
| | <i>(a) any increase in traffic caused by the use;</i> | The Traffic Impact Assessment (TIA), undertaken by Howarth Fisher and associated, shows that the proposed development would generate an estimate of 27 new trips per day, with three occurring during peak times as this will be subservient to the main use of the site. This amounts to 20% of the total trips to be generated by the whole development in its entirety, including the previously approved Golf Course. The whole development will introduce 427 trips a day with 43 occurring during peak hour. It is considered that the proposed development will not give rise to any adverse impact on the road network. |

| | | |
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| | | <p>This conclusion is supported by Council's Manager Development who is satisfied that the potential increase in traffic from the proposed development would not have an impact in the efficiency of the road, and the existing road network has capacity to absorb the additional traffic generated without compromising the efficiency of the road network.</p> <p>Furthermore, the main traffic generation will occur during weekends which is outside the periods of peak traffic flows along the Tasman Highway and Pittwater Road.</p> |
| | <i>(b) the nature of the traffic generated by the use;</i> | <p>As mentioned above, the anticipated traffic generation will be by the users of the sports and recreational facilities and the main traffic generation will occur during the weekends.</p> |
| | <i>(c) the nature of the road;</i> | <p>The proposed development will be accessed via a private access road off Pittwater Road. The TIA indicates that the sight distances at the relevant intersections with Tasman Highway, Surf Road and Centre Point are measured between 122m and 500m, which complies with the Australian standards and the acceptable solutions under the Parking and Sustainable Transport Code.</p> <p>Council's Manager Development has assessed the access arrangements for the site and considers the available sight distances for vehicles leaving the site are adequate to provide for a safe stopping distance.</p> |

| | | |
|--|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <i>(d) the speed limit and traffic flow of the road;</i> | Pittwater Road is subject to a speed limit of 80km/hr. Information contained within the TIA indicates that the expected increase in vehicular movement due to the proposed development would not compromise the traffic flow and efficiency of the road network. Council's Manager Development also reviewed the information provided and are satisfied that the development is not likely to impede traffic flow in the road network for the same reasons as mentioned above. |
| | <i>(e) any alternative access to a road;</i> | There is no alternative for access to the site. |
| | <i>(f) the need for the use;</i> | The proposed development forms an integral part of the approved golf course. |
| | <i>(g) any traffic impact assessment; and</i> | The TIA provided was reviewed by Council's Manager Development who concluded that the proposal is supportable on the basis that it will not give rise to any adverse safety or operational traffic issues. |
| | <i>(h) any advice received from the rail or road authority."</i> | As mentioned above, with Council being the relevant road authority, Council's Manager Development is of the view that the proposed development will not affect the traffic safety or efficiency of the local road network. |

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 13 representations were received. The following issues were raised by the representors.

5.1. Conflict with Existing Sand Mining Lease

A representor raised concerns that the proposed development encroaches on the mining lease boundary. The representor says that sand is a traditional resource sustaining the building industry that is worthy of long-term and strategic protection against development encroachment.

The representor outlined that concessions were made by the mining company for the siting of the new access road and associated pipeline. While compromise was initially reached, the proposed Development Application is not in the spirit of the concessions made by the sand mining company and takes no account of the Ministerial Advisory Statement issued to Councils in relation to resource protection.

- **Comment**

There is an existing sand mine extraction area approximately 2.4km from the proposed clubhouse, and the clubhouse would be approximately 150m from the mining lease boundary.

The sand mine is a relevant activity as per the Attenuation Code classified as a *Quarry or extractive pit* because it has the potential to create emissions such as noise, dust, ground vibration and shock waves, and requires an attenuation distance of 500m from sensitive uses.

Sensitive Use is defined under the Scheme as – “*means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital, or school.*”

The proposed golf course clubhouse and associated facilities are not sensitive uses as people are unlikely to spend more than a few hours at a time on the site, except in the course of their employment. The Attenuation Code is therefore not relevant to an assessment of the proposal.

The existing and likely separation distance between the golf course clubhouse and the sand mine extractive location is considered to be sufficient to minimise any land use conflict.

The proposed access road to the clubhouse and the clubhouse itself have already been approved under planning permit D-2014/159, which has been substantially commenced.

The location of the clubhouse under the existing permit has also been moved approximately 400m to the west, away from the sand mine, which would assist in minimising land use conflicts. The applicant and Mineral Resources Tasmania have also advised that they are in discussions with the owner, have had previous discussions regarding this matter, and are finding ways to minimise any potential conflict between the two uses.

5.2. Adverse Traffic Impacts

Representors raised concerns that proposed development would create unreasonable traffic impact and fetter with the existing traffic conditions posing safety risks to pedestrians, cyclists, and native animals on Pittwater Road. Suggestions were made to reduce the speed limit on Pittwater Road to 60km per hour to make the road safer for all users of Pittwater Road.

- **Comment**

As previously discussed in this report, the proposal meets the requirements of the Scheme in relation to traffic generation, as articulated in the performance criteria P1 of *Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction* and can be supported on that basis.

The reduction of speed limits is not a relevant planning consideration, however Council may wish to consider reducing the speed limit on Pittwater Road if deemed appropriate.

5.3. Conflict with other Existing Uses, including Racehorse Training

Representors raised concern that the current and planned proposals will have a significant impact on recreational riders, due to the increase in vehicular traffic in an area that is characterised by low traffic volumes. The representors say that area already has numerous golf courses, and the subject site currently provides a safe traffic free trail riding area, and there are very few places for horse riders that do not have some sort of traffic in the same area, whether it be cars, trucks, motor bikes or bicycles.

Additionally, the representations say the proposal poses a significant safety issue as horses traverse Surf Road trying to avoid the vehicles and the proposal does not provide any measures to mitigate against this serious safety issue.

Further concerns were raised regarding the safety of the horse riders due to the recreational activities with the likelihood of being hit by stray golf balls, as no fencing is proposed and the buffer being too narrow to provide a meaningful separation between the users of the golf course and horse riders.

- **Comment**

As previously advised within the proposal section of this report, the development under assessment is for ancillary buildings associated with an approved development of the golf course. The golf course in question was approved under DA-2014/159 for which the permit contained conditions relating to trail development and management. This permit is currently valid, and the golf course use is to occur in accordance with the conditions of that permit. The current application under assessment does not supersede the existing permit and conditions.

Nevertheless, it is recommended that a condition be included requiring the developer to construct a horse crossing at a location on Surf Road subject to Council's satisfaction and that horse crossing signs be erected at appropriate locations along Surf Road.

5.4. Support for the Proposal

Representors made submissions in support of the proposal identifying its potential for economic contribution through tourism, as the proposed golf course will link into the established golf tourism already established with Barnbougle development in the north of Tasmania. The representors say that the proposal will improve facilities for local, interstate, and international visitors and the location and scenic landscape have the potential to make this place one of the top golfing facilities in the world.

- **Comment**

The above matters are not relevant matters raised under the Scheme.

6. EXTERNAL REFERRALS

Consent to the making of the application was received from the Department of Natural Resources and Environment Tasmania and the Director General of Lands under the *Crown Lands Act 1976*. The consent does not constitute, nor imply any approval to undertake works.

The application was referred to Aboriginal Heritage Tasmania (AHT). An Aboriginal Heritage Assessment was undertaken for the Seven Mile Beach Golf Preserve development in 2012. This included the area of the proposed clubhouse and amenities. One Aboriginal heritage site (AH11710) was recorded during the assessment however, this is located adjacent to Five Mile Beach and outside the proposed development footprint. AHT has advised that all works should be guided by an Unanticipated Discovery Plan. Aboriginal Heritage is not subject to the provisions of the *Land Use Planning and Approvals Act 1993*.

The proposal was referred to TasWater, who advised that the proposal does not require a submission from TasWater.

The proposal was referred to TasNetworks and advice was provided which is 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 or any other relevant Council policy.

9. CONCLUSION

The proposal is recommended for approval subject to relevant conditions.

Attachments: 1. Proposed Planning Permit Conditions and Advice (3)
2. Location Plan (1)
3. Proposal Plan (21)
4. Site Photo (1)

Robyn Olsen
ACTING HEAD CITY PLANNING

PROPOSED PLANNING PERMIT CONDITIONS AND ADVICE

300 Pittwater Road, Seven Mile Beach

General Conditions:

- 1 The use or development must only be undertaken in accordance with the endorsed plans and any permit conditions and must not be altered without the consent of Council.
- 2 Signs must not to be displayed on the site without further approval from Council.
- 3 The Restaurant within the clubhouse is to remain subservient to approved use, any intensification will require separate approval from Council.
- 4 The development must only proceed in accordance with the approved stages as set out below:

Stage 1 - Carparking, Clubhouse basement, lift, retail area, bar including its outdoor zone, kitchen area (partial) and cafe area.

Stage 2 - Restaurant and outdoor seating area with observation deck and enlarged kitchen with storage areas.
- 5 Machinery involved in the construction of the development must be thoroughly cleaned in order to reduce the spread of weeds and fungi prior to entry/exit of the site.
- 6 Outdoor Lighting, where provided must be located, designed, and baffled to ensure that no direct light is emitted outside the boundaries of the site.
- 7 Prior to the commencement of works, a trail development plan, which addresses the trails affected by the golf course, must be submitted to Council and be to the satisfaction of Head of City Planning. The plan must provide for continued public access through the site by all trail users (horse riders, walkers, runners, and mountain bikers) providing public access to the beaches and adequate linkages between existing trails outside of the area occupied by the golf course. The plan must show the location of any new trails and any existing trails to be retained.

- 8 No additional works to be undertaken including changes in the topography of the site or the removal, destruction or lopping of trees other than in accordance with the approved plans, without further approval from Council. Adequate steps must be taken to prevent the damage and/or removal of any other vegetation during any works.

Engineering Conditions:

- 9 Driveways, parking areas and other areas accessible to vehicles must be constructed with a gravel surface of suitable thickness prior to the commencement of the use. Details of the construction must be submitted to and approved by Council's Manager Development prior to the commencement of any works.

- 10 Engineering designs, prepared by a suitably qualified person, are required for:

- access arrangements;
- carpark and driveways construction;
- footpath to a minimum width of 1m to be provided within parking areas;
- stormwater management

and must show the extent of any vegetation removal proposed for these works. Such designs must be submitted to and approved by Council's Group Manager Engineering Services.

A 'start of works' permit must be obtained prior to the commencement of any works.

A Works in Road Reservation Permit must also be obtained if any proposed works are to be conducted within the road reservation or Council land.

Works for all stages shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

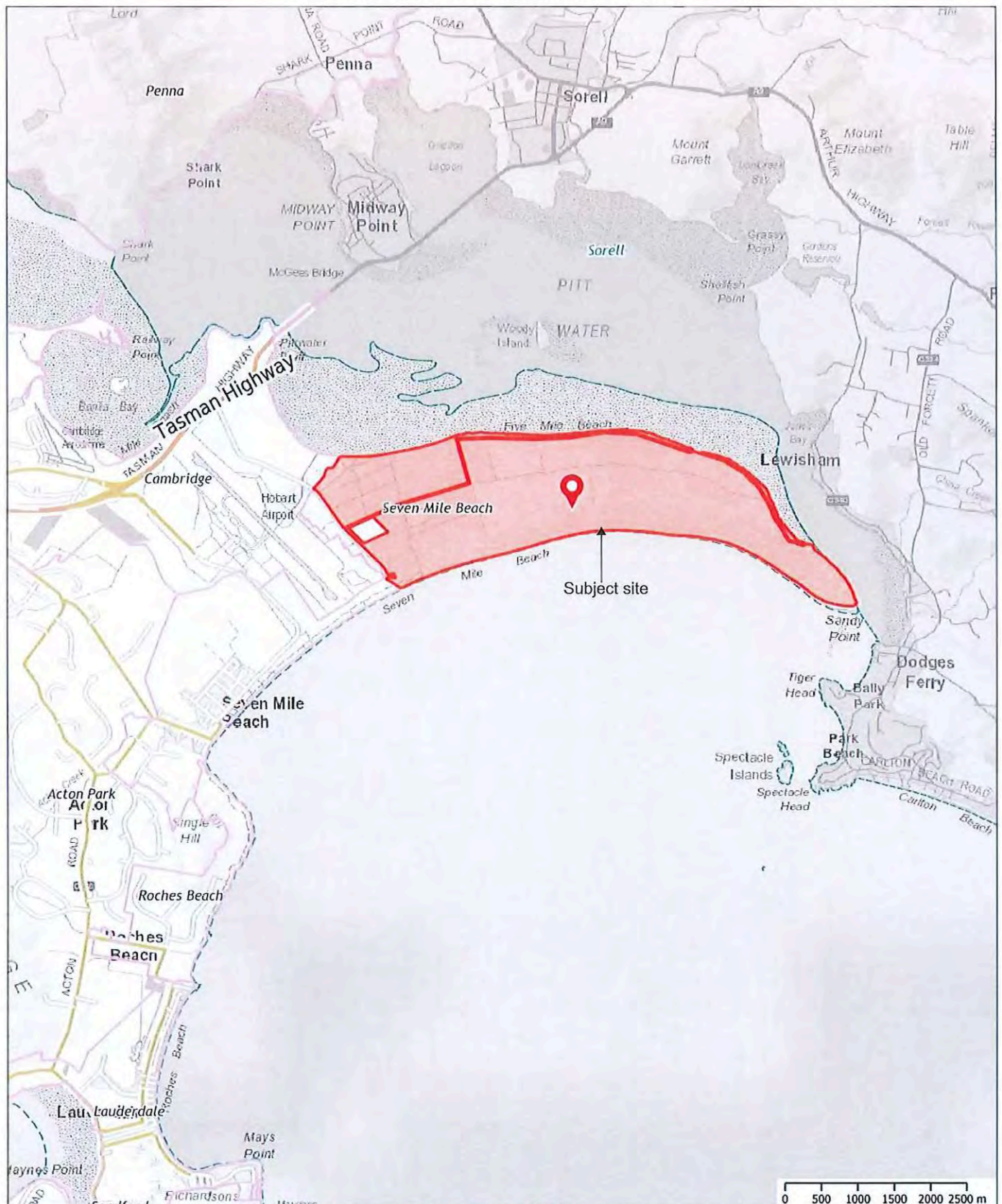
- 11 An erosion and sedimentation control plan, in accordance with the *Hobart Regional Soil and Water Management on Building and Construction Sites* document, must be submitted and approved by Council's Manager Development prior to the commencement of works.
-

The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the *Land Use Planning and Approvals Act 1993* Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the *Land Use Planning and Approvals Act 1993*. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. Aboriginal Heritage Tasmanian have advised that if at any time during works Aboriginal heritage is suspected, works must cease immediately, and contact be made with the AHT for advice. Attached is an Unanticipated Discovery Plan, which you should have on hand during ground disturbing works, to aid you in meeting your requirements under the Act.
The fact sheets and the Unanticipated Discovery Plan should be provided to on-ground workers.
- c. Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.
- d. Advice from the Department of Natural Resources and Environment Tasmania attached.
- e. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.
- f. Non-compliance with this permit is an offence under Section 63 of the *Land Use Planning and Approvals Act 1993* and may result in enforcement action under Division 4A of the *Land Use Planning and Approvals Act 1993* which provides for substantial fines and daily penalties.

Attachment 2

Location plan - 300 Pittwater Road, Seven Mile Beach



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

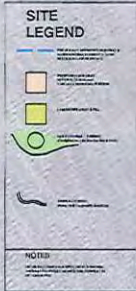
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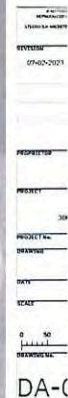
Attachment 3





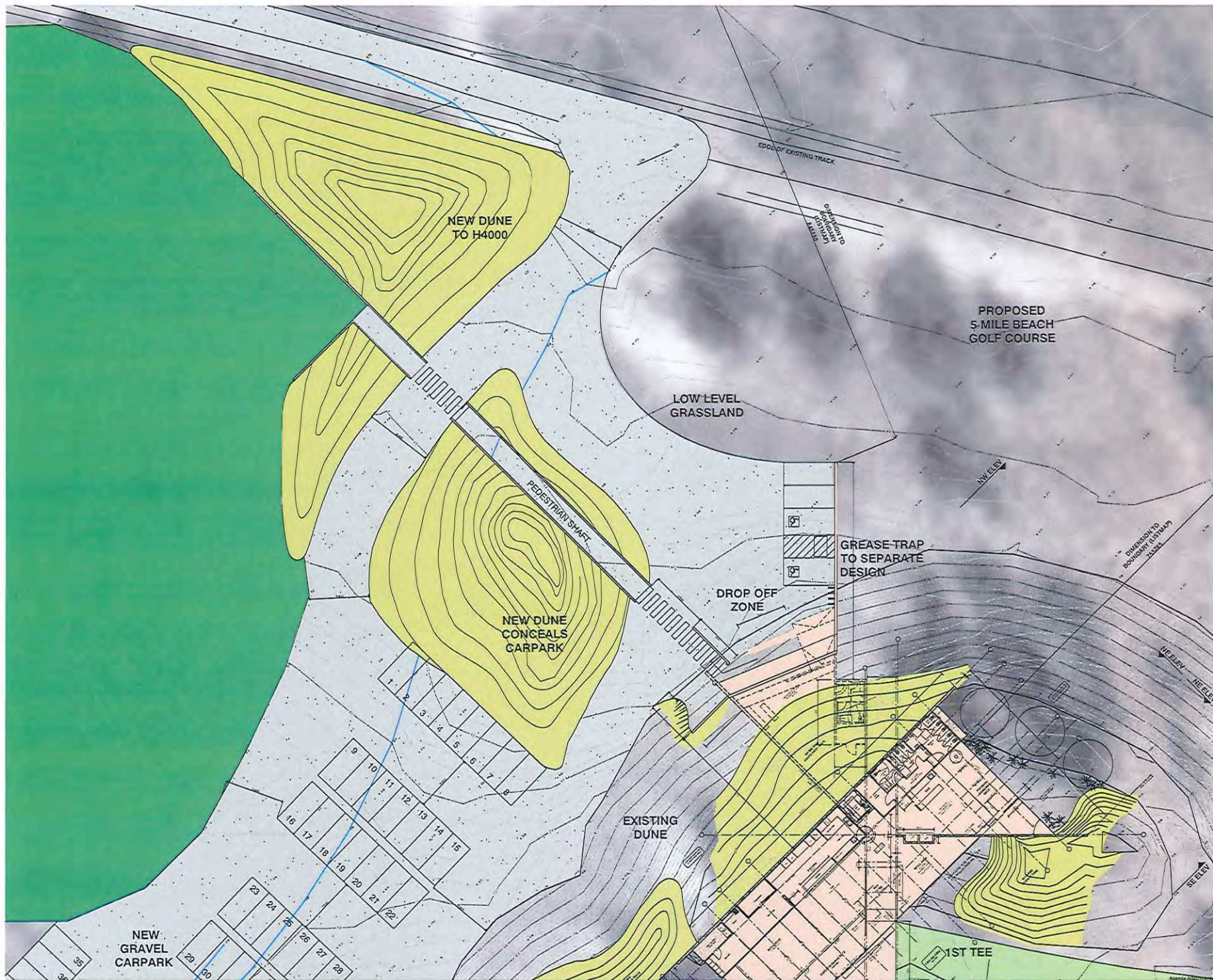
For information about becoming a member, visit www.aetna.com.

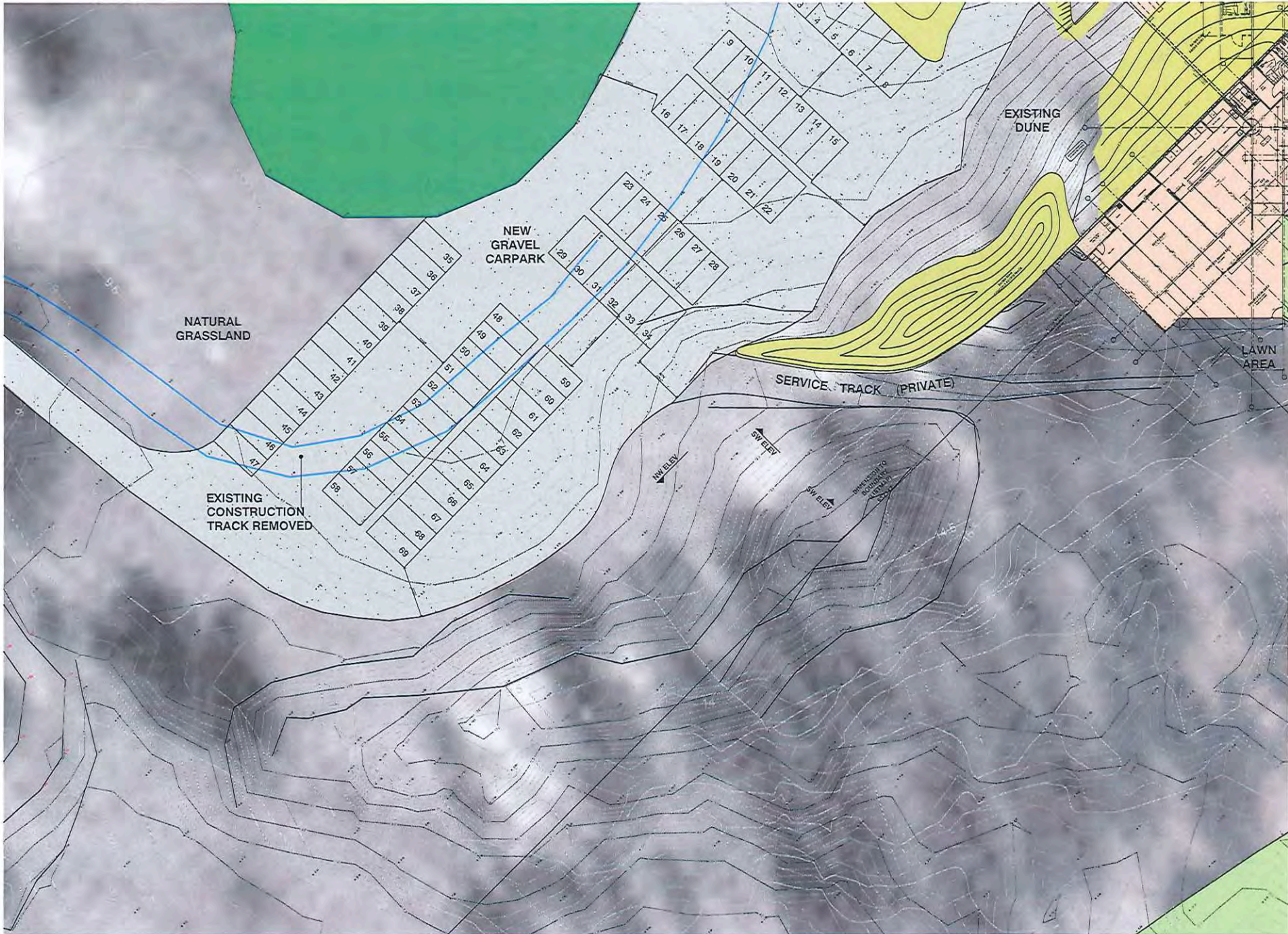
03-02-2023 DA
 7M5LGOLF
 300 PITTWATER ROAD
 SHIRLEY BEACH
 22-102
 CLUMHOUSIE
 OVERALL SITE PLAN
 03-02-2023
 SCALE 1"=400' AT 1
 0 50 100 200
 DISTANCE IN FEET
 03-02-2023



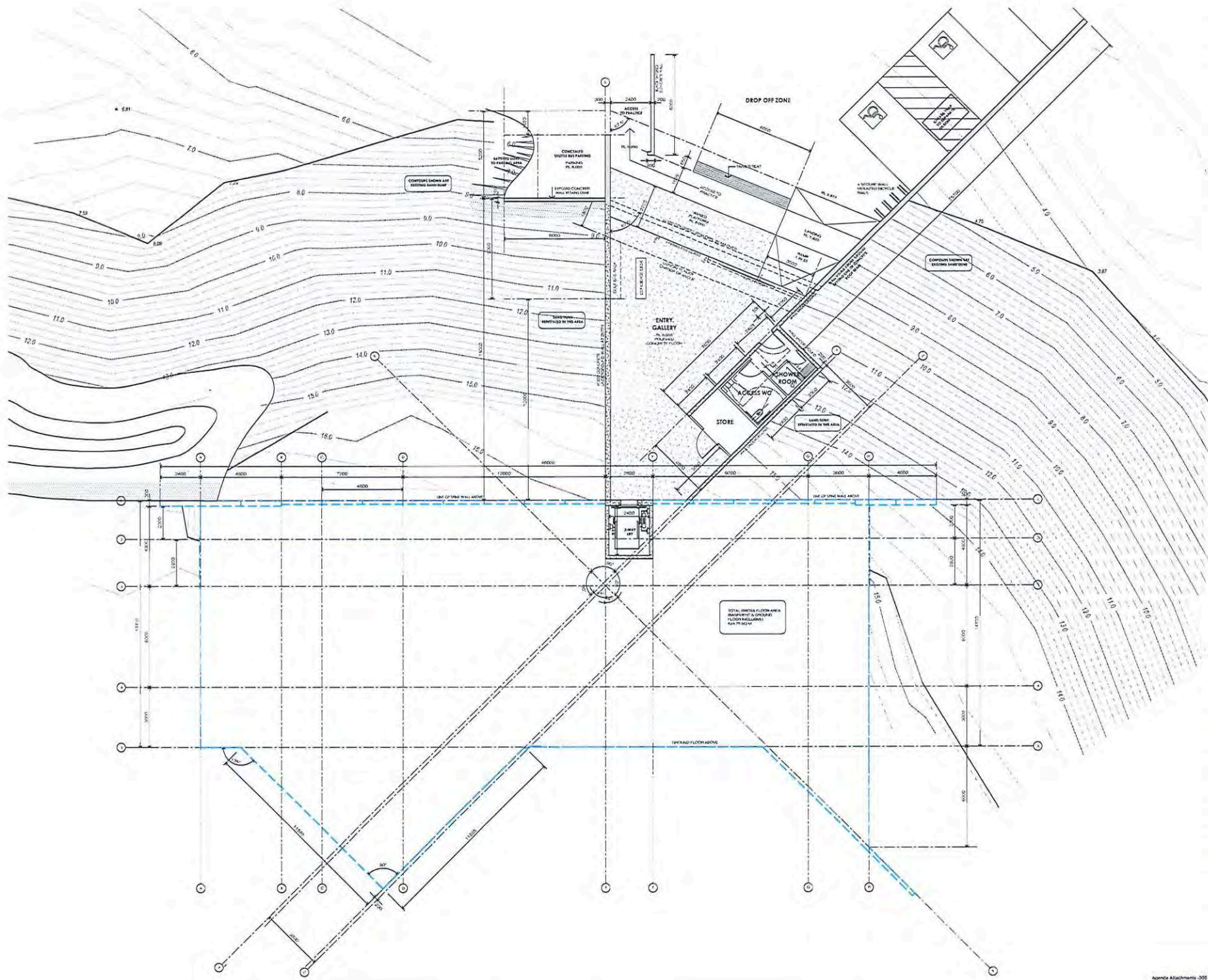


| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| A POLYMER OF DIMETHYLHYDROXYMETHYL METHACRYLATE (POLYDMHMA) HAS BEEN FOUND TO BE A SUPERABSORBENT POLYMER WHICH CAN BE USED AS A WATER-RETENTIVE POLYMER IN A VARIOUS APPLICATIONS. | |
| REFERENCE DM-02-7023 DA | |
| PROPERTIES 7MILEGOLF | |
| FEEL 7MILEGOLF 200 PETTIPAT WOOD 5000 WILLY WICK | |
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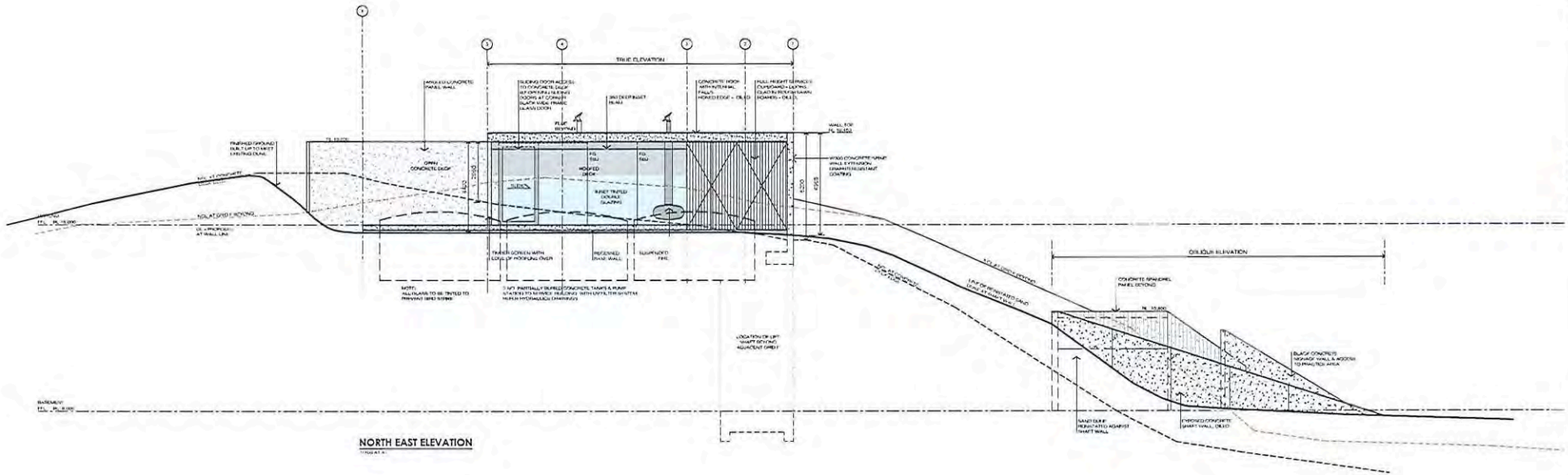




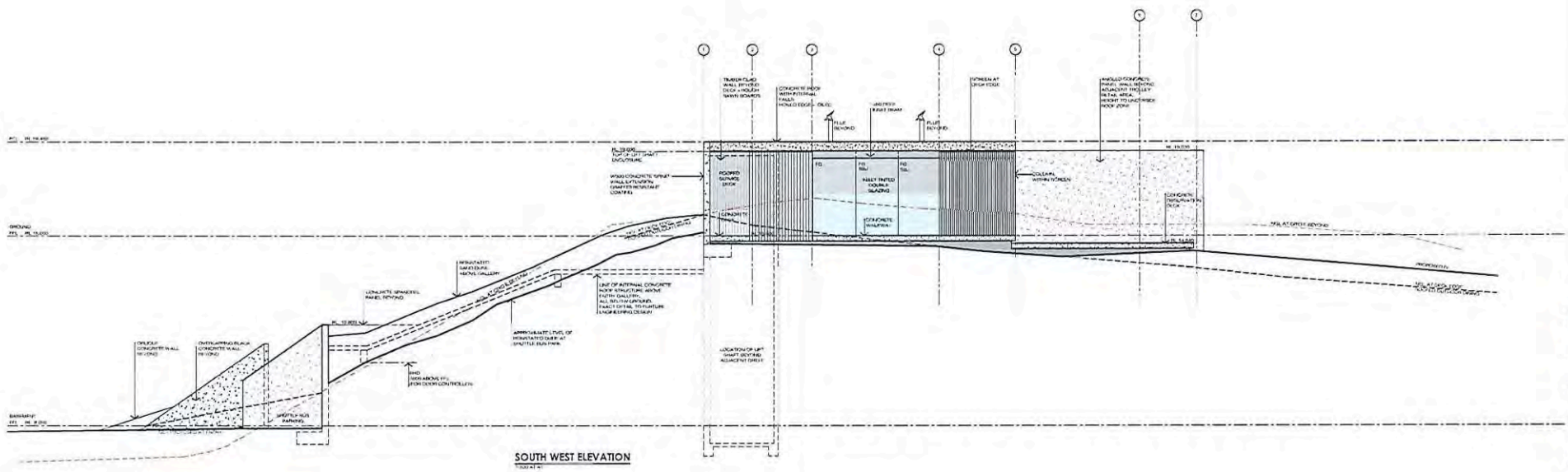
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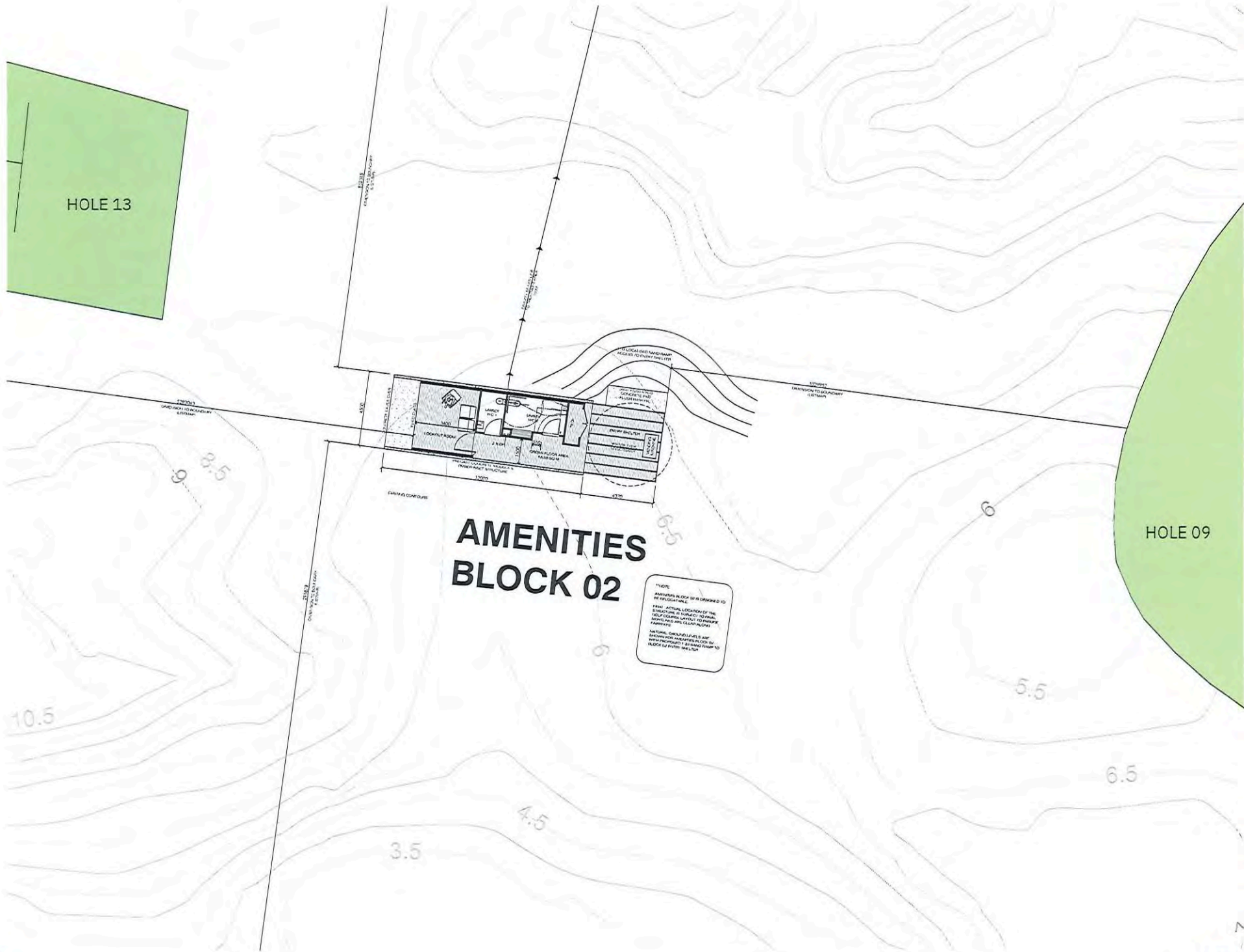
NORTH EAST ELEVATION



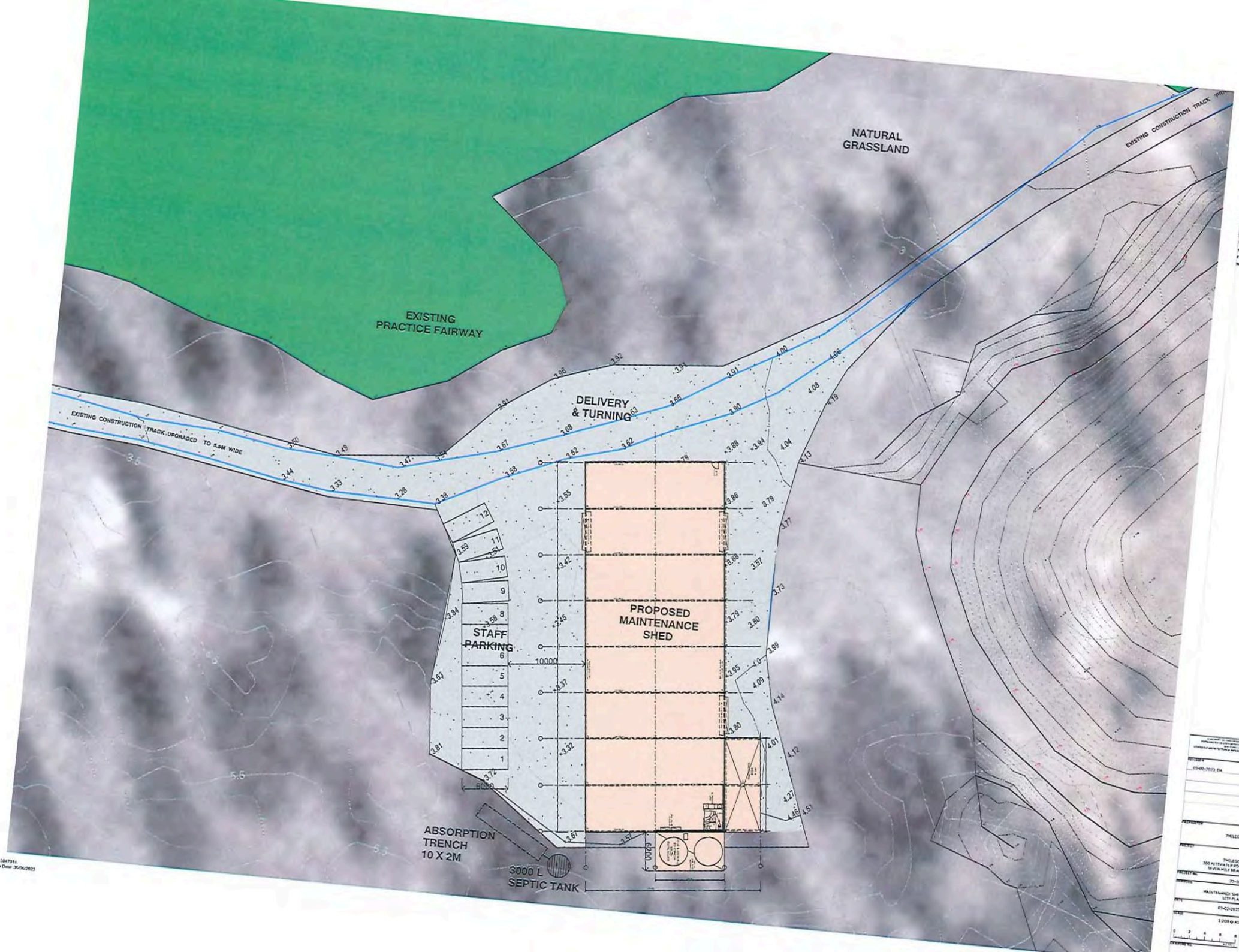
SOUTH WEST ELEVATION

| | |
|-----------|------------|
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| CLIENT | THUGSBLIT |
| ARCHITECT | STUDIO IK |
| DATE | 03-02-2023 |
| SCALE | 1:500 |
| PROJECT | THUGSBLIT |
| CLIENT | THUGSBLIT |
| ARCHITECT | STUDIO IK |
| DATE | 03-02-2023 |
| SCALE | 1:500 |

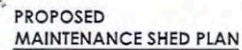


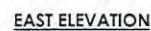
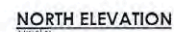
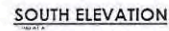


| | |
|---------------------|---------------------------------------------------|
| PROJECT NO. | 77-102 |
| PROJECT NAME | THE GOLF 300 PETER TERRACE DRIVE, BEACH |
| PROJECT LOCATION | 77-102 |
| PROJECT DESCRIPTION | RELOCATING AMENITIES BLOCK 02 - 4-DOOR PLAN SHOWN |
| DATE | 15-02-2023 |
| SCALE | 1:150 @ A1 |
| DRAWING NO. | 01 |



| | |
|-------------|-----------------------------------------------------|
| PROJECT | 03-02-2023 (04) |
| PERMIT | THULEGOLF |
| PROPERTY | THULEGOLF 300 PITCHES IN POND 10 VERNITILE 80 ACRES |
| PROJECT NO. | 72-002 |
| DESCRIPTION | MAINTENANCE SHED SITE PLAN |
| DATE | 03-02-2023 |
| SCALE | 1:200 @ A3 |
| DRAWN BY | STUDIO ILK |

DA-M.02





REVISION
 03-02-7073 DA
 PROPOSED
 7MILEGOLF
 PROJECT
 7MILEGOLF
 500 PITTSFATH ROAD
 SEVEN MILE BEACH
 PROJECT NO.
 72-102
 DESCRIPTION
 CIVIL PLAY PLAN - 1/48" = 1'
 DATE
 03-02-7073
 SCALE
 1/6000 OF A3
 0 50 100 200
 1" = 100'



SITE LEGEND

- High potential riparian habitat (100 m buffer from stream)
- High potential wetland (100 m buffer from stream)
- Low potential riparian habitat (100 m buffer from stream)

OVERLAY LEGEND

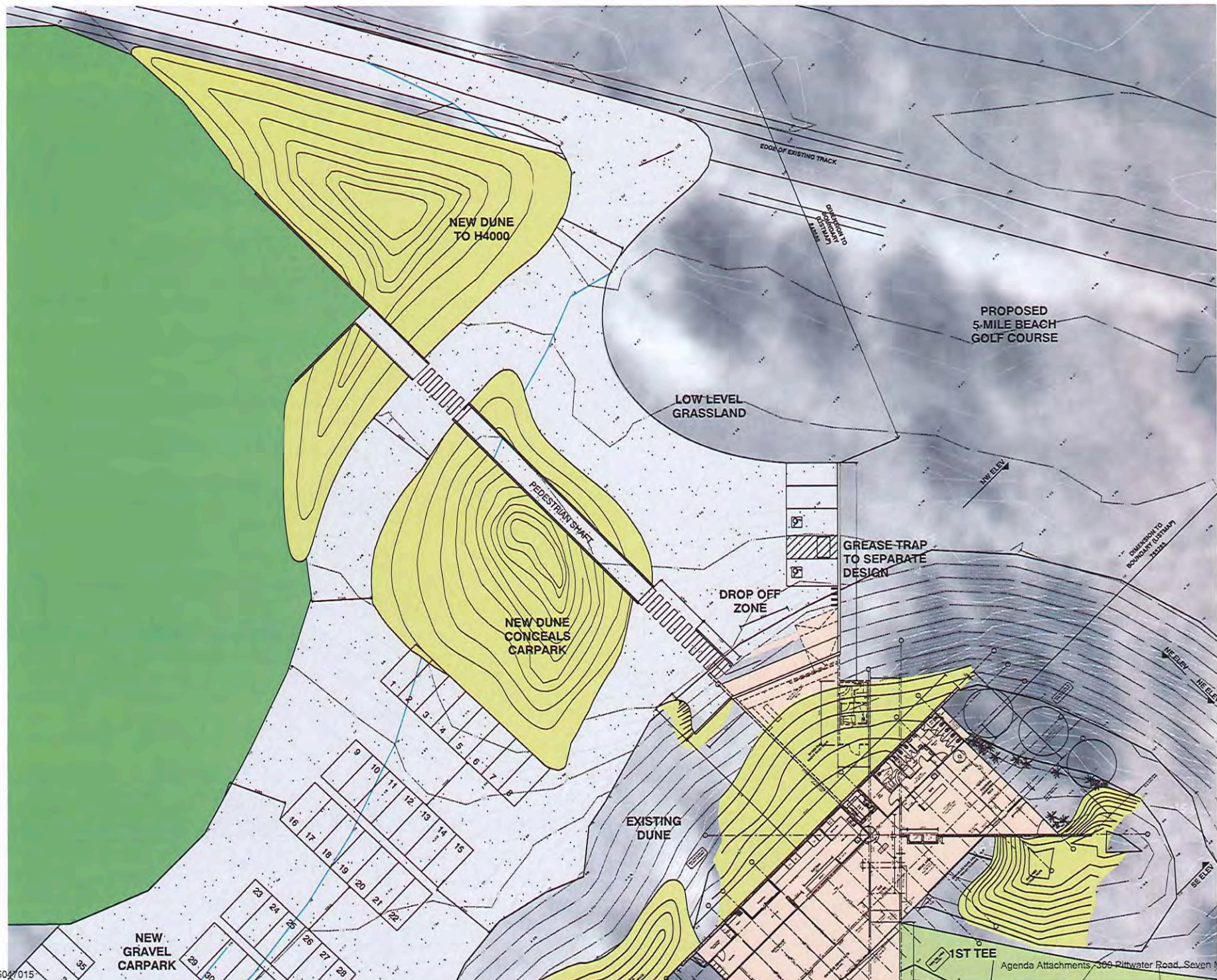
- Stream (100 m buffer)

NOTES

Legend symbols are used to identify features on the map. The legend is located in the bottom left corner of the map.

NOTES

The information in this legend is for informational purposes only. It is not intended to be used for legal or regulatory purposes. For more information, please contact the appropriate agency.



Attachment 4



Photo 1: Site viewed from Surf Road intersection.



Photo 2: Site viewed from Centre Road intersection.

7.2 DEVELOPMENT APPLICATION PDPLANPMTD-2023/034251 – 981 CAMBRIDGE ROAD, CAMBRIDGE (CT223817/1 AND CT166751/1) – 9 MULTIPLE DWELLINGS (1 EXISTING + 8 NEW)

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for nine multiple dwellings (one existing + eight new) at 981 Cambridge Road, Cambridge (CT223817/1 and CT166751/1).

RELATION TO PLANNING PROVISIONS

The site is zoned General Residential and is subject to the Parking and Sustainable Transport Code, the Road and Railways Assets Code and the 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 19 July 2023 as agreed with the applicant.

CONSULTATION

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

- Traffic congestion and vehicle and pedestrian safety;
- Headlight glare;
- Impact on school pedestrian crossing;
- Water pressure;
- Loss of privacy and overlooking;
- Vegetation loss;
- Incompatible density;
- Setbacks; and
- Bushfire risk.

RECOMMENDATION:

A. That the Development Application for nine (1 existing + 8 new) multiple dwellings at 981 Cambridge Road (CT223817/1 and CT166751/1) (Cl Ref PDPLANPMTD-2023/034251) be refused because the proposal is contrary to the provisions of the Tasmanian Planning Scheme – Clarence for the following reasons.

1. The proposal does not comply with clause 8.4.1 P1(b) because the proposal does not provide for a significant social or community benefit.

2. The proposal does not comply with clause 8.4.2 P3(a)(iv) as the visual impacts caused by the overall apparent scale, bulk, and proportions of the proposal, would cause an unreasonable loss of amenity when viewed from adjoining dwellings. The proposed dwelling density would emphasise this.
 3. The proposal does not comply with clause 8.4.2 P3(b) as the separation between the proposed units and dwellings on adjoining properties is inconsistent with that existing on established properties in the area.
 4. The proposal does not comply with clause 8.4.4 P1 as the multiple dwellings have been designed and sited so as to cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site.
 5. The proposal does not comply with C2.6.5 P1(a)-(i) as it would not provide for safe and convenient pedestrian access.
- 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 two lots subject to the application were created by subdivision permit SD-2008/116. The subdivision permit resulted in the creation of two lots which have remained in the same ownership and the property is known as 981 Cambridge Road.

During the initial phase of assessment of the application, it was identified that compliance with the applicable density standard would be challenging. At the earliest opportunity, the applicant was made aware, and it was suggested the application be revised to what is permissible in the zone (i.e., a total of eight dwellings as opposed to nine). However, the application remains for the assessment of nine dwellings and has been assessed accordingly.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Clause 5.6 – Compliance with Applicable Standards;
- Clause 6.10 – Determining Applications;
- Clause 8 – General Residential Zone;
- Clause C2.0 – Parking and Sustainable Transport Code;
- Clause C3.0 – Road and Railway Assets Code; and
- Clause C.16 – Safeguarding of Airports Code.

2.4. The proposal satisfies exemption C16.4.1(a) of the Safeguarding of Airports Code in that the maximum height of the development would not exceed the prescribed obstacle limitation surface level of 147m AHD.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The subject site consists of two titles, Certificate of Title references: CT223817/1 (1,419m²) and CT166751/1 (1,634m²) known as 981 Cambridge Road, Cambridge. The site has a combined area of 3,058m² (including the area contained within the access strips). The site forms an internal lot accessed from the southern side of Cambridge Road via two access strips with a combined frontage width of 8.14m.

Reciprocal rights-of-way are in place over the initial 71m of the access strip benefiting the lots forming part of the application, and the adjoining property at 983 Cambridge Road. The area of these reciprocal rights-of-way covers 430m². A sealed crossover has been constructed from Cambridge Road with an existing gravel driveway servicing the existing dwelling.

The site has a north facing aspect with a gentle grade and is currently developed with a dwelling contained within the boundaries of CT166751/1. The topography of the site rises from Cambridge Road at the north from 48m contour to the 53m contour at the rear boundary, resulting in gentle 5.2% gradient.

The site is serviced by reticulated sewer, water and stormwater infrastructure with a variable width pipeline easement running parallel to the western side boundary.

The site is within an established residential area typified by single storey detached dwellings and multiple dwellings.



| Unit | No of Storeys | No of bedrooms |
|-----------------------|----------------------|-----------------------|
| 1 | 1 | 2 |
| 2 | 2 | 3 |
| 3 | 1 | 2 |
| 4 | 2 | 3 |
| 5 | 1 | 3 |
| 6 | 2 | 3 |
| 7 | 2 | 3 |
| 8 | 1 | 3 |
| 9 (existing dwelling) | 1 | 3 |
| Total | | 25 |

Table 1: No of storeys and bedrooms per unit.

The dwellings would have floor areas ranging from 100m² to 200m².

The dwellings would vary in height from 4.3m to 7.5m above existing ground level, with setbacks ranging from 0.56m to 4.5m from side and rear boundaries. The separation between the proposed dwellings ranges from 2.51m to 6.5m

A front fence constructed of timber palings with a maximum height of 1.2m is proposed along part of the frontage to screen the proposed shared bin storage area.

A total of 22 car parking spaces has been provided for the proposed development, in accordance with the requirements of the Parking and Sustainable Transport Code.

The existing access is proposed to be upgraded to provide a 5.5m wide sealed access and driveway to service the dwellings.

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

8.2 Use Table

The proposal is for a residential use, which is permitted in the General Residential Zone under Table 8.2 of the Scheme.

General Residential Zone

- **Clause 8.4.1 A1 (Residential density for multiple dwellings)** requires multiple dwellings to have site area per dwelling of not less than 1 per 325m².

The term “Site Area” is defined by the Scheme as: *“means the area of a site, excluding any access strip, divided by the number of dwellings on that site.”*

The two properties are burdened by reciprocal rights-of-way as shown in Figure 1. These rights-of-way have a combined area of 429.79m².

74° 23' 4.07'

355° 58' 20.93'

PIPELINE EASEMENT "A" VARIABLE WIDTH (211/12°)

80° 54' 1.81'

RIGHT OF WAY "B" (PRIVATE) VARIABLE WIDTH (314/31°)

PIPELINE EASEMENT "B" VARIABLE WIDTH

74° 23' 4.07'

352° 28' 5.9'

172° 31' 27.01'

RIGHT OF WAY "A" (PRIVATE) VARIABLE WIDTH

0° 58' 1.88'

157° 00' 1.57'

169° 44' 21.58'

85° 29' 20" 32.06'

1

1419m²

(218/18°)

(SP8289)

310° 11' 4.11'

263° 23' 40" 44.30'

(D82573)

(434/24°)

(329/24°)

(D78474)

(434/23°)

31°

23.46'

172°

A strip of the site 50m in length covering 276m² in area is proposed to be used exclusively for the purpose of access to the site as shown in Figure 2.

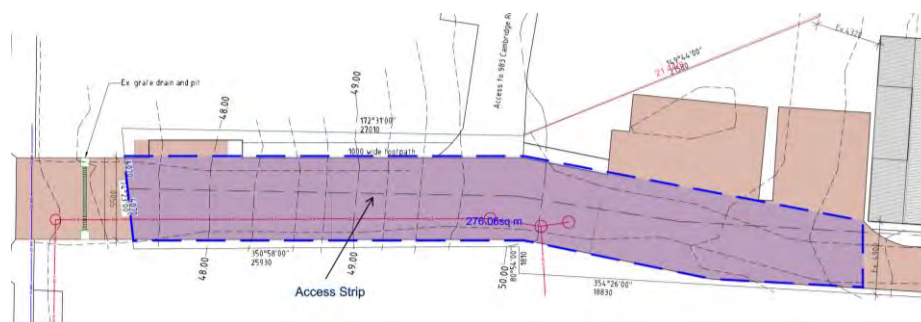


Figure 2: Access strip for the purposes of calculating site area per dwelling.

Site area for the purpose of calculating dwelling density is 3053m² minus 276m² or 2,777m².

The proposed dwelling density is 2,777m² divided by 9 or 1 dwelling per 308.6m².

The proposal fails to comply with the acceptable solution. Even if the access strip was not taken into consideration, the proposal would still not comply with the acceptable solution.

The application must be assessed against Performance Criteria (P1) of this standard as follows.

| Clause | Performance Criteria | Assessment |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.4.1 P1 | <i>“Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</i> | <p>Clause 5.6.4 of the Scheme requires the planning authority to consider the relevant objective in an applicable standard to determine if a proposal satisfies the performance criterion for that standard. Objective (b) of clause 8.4.1 relates to the density of multiple dwellings through optimising the use of infrastructure and community services.</p> <p>As detailed under the 2022 <i>Tasmanian Housing Strategy Discussion Paper</i>, infrastructure services also include appropriate access to services (including health and retail), employment and schools. Services within the township of Cambridge include a school, sporting facilities, community hall, playgrounds, service station and convenience store. Major retail, health, community support and employment services are located 5km away within Rosny Park or 10km away at Sorell.</p> |

| | | |
|-----|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>While a private medical centre is located within the Cambridge Industrial Park, no public health or community support services are available in the suburb.</p> <p>Housing supply must also align with the appropriate infrastructure, including sufficient capacity of roads, electricity, and water. It is considered there is sufficient capacity within existing reticulated services and the local road network to cater for the increased housing supply.</p> <p>The use of the conjunctive “and” at the end of the first sentence within P1 demonstrates that each limb of the performance criteria must be satisfied. That is, in addition to demonstrating the development will not exceed the capacity of infrastructure services, P1(a) <u>or</u> (b) must also be met to satisfy the performance criteria.</p> |
| (a) | <i>is compatible with the density of existing development on established properties in the area; or</i> | <p>The site area is 2,777m² resulting in a site area per dwelling of 308m².</p> <p>The site consists of two internal lots with a combined access strip off Cambridge Road. The lot has been considered based on the removal of the area contained within the access strips. The compliant maximum density would be eight dwellings.</p> <p>The proposed density would be greater than that of any other multiple dwelling development within the surrounding area of the Cambridge Township.</p> |

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| | | <p>“Compatibility” is not defined under the Scheme; however the approach taken in the RMPAT decision <i>Henry Design and Consulting v Clarence City Council & Ors [2017] TASSRMPAT 11</i>, and several other subsequent decisions, has been adopted by Council where compatibility is taken to be in broad correspondence or in harmony with the prevailing or predominant densities in the surrounding area.</p> <p>In <i>Clarence City Council v M Drury [2021] TASSC 5</i>, Justice Brett did not rule out statistical analysis being determinative of the compatibility of the proposed site area per dwelling with the density of the surrounding area.</p> <p>The proposed density of 308m² per dwelling is significantly higher than the average density of the surrounding area. In addition to the quantitative analysis, in <i>Clarence City Council v M Drury</i>, Justice Brett said at paragraph [22]:</p> <p><i>“...The determination of compatibility requires an overall assessment of how two things relate to each other, and is concerned with the ultimate result. It suggests the need for a qualitative comparison and assessment.”</i></p> <p>In undertaking a qualitative assessment of the proposed multiple dwelling development and whether it is in harmony with the density of the surrounding area, the following is considered relevant:</p> |
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| | | <ul style="list-style-type: none"> • Single dwellings are the predominant development pattern in the Cambridge Township; • There are four other multiple dwelling developments within the surrounding area (defined as within 100m of the site) with densities of 1 per 475m², 1 per 565m² and 1 per 400m² and 1 per 450m²; and • Single dwellings are generally well setback from the street frontage and rear boundaries, have generous backyards, and have either no front fence or a low fence. <p>The proposal for nine multiple dwellings with limited rear and side setbacks and small private open spaces, would not maintain a pattern of built form compatible with that established in the surrounding area. For this reason, the proposed development would not exist in harmony with the built form in the surrounding area.</p> <p>The proposal is not considered capable of complying with P1(a) and for the proposal to be approved it must be capable of satisfying 8.4.1 P1(b) as considered below.</p> |
| (b) | <p><i>provides for a significant social or community benefit and is:</i></p> <p>(i) <i>the site is wholly or partially within 400m walking distance of a public transport stop.</i></p> | <p>The application contained a legal opinion, a letter of interest from Centracare Housing and an email from a planning consultant in support of the proposal providing a significant social or community benefit.</p> <p>Any provision of housing can provide social or community benefit. However, it is whether that benefit is significant.</p> |

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| | <p>(ii) <i>the site is wholly or partially within 400 m walking distance of a business, commercial, urban mixed use, village, or inner residential zone.”</i></p> | <p>No assessment of any potential social or community benefit provided by the proposal was detailed in the application submission.</p> <p>However, the legal opinion stated:</p> <p><i>“1. A single supply of 9 new affordable dwellings in Clarence will be a significant benefit to the community in consequence of the current housing shortage and rental crisis.</i></p> <p><i>2. A single supply of 9 new affordable dwellings will offer a significant social and community benefit by leading to an increase in population in the Cambridge area, leading to increased economic activity, and likely social engagement given the proximity of the development to the nearby school and services.</i></p> <p><i>3. 9 new dwellings will generate a large increase in municipal rates which will significantly benefit the community.”</i></p> <p>The provision of nine multiple dwelling units on its own is assessed as not providing a significant social and community benefit and is not considered reason enough to provide for the increase in density proposed. If the assessment was undertaken using this logic, then Council could approve any multiple dwelling density proposal regardless of social or community benefit, simply based on the number of dwellings proposed.</p> |
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| | | <p>The letter from Centacare states:</p> <p><i>“I write to you today to confirm that Centacare Evolve Housing have an interest in this project being approved for the purpose of social housing.”</i></p> <p>There is nothing in the development application which provides any assurance that the development application would deliver community or social housing or that Centacare would be involved in its eventual operation. If Council were to approve the development application and wished for it to be used for community or social housing, it would appear difficult to condition the permit on the basis that the future owner and operational arrangements remain unknown.</p> <p>The email from the planning consultant states:</p> <p><i>“In my assessment the proposal for community housing dwellings in a mixed tenure arrangement with the remaining dwellings to be held in private ownership will provide a significant social housing benefit. This is particularly so given the recognised preference and well document (sic) social benefits that result from social housing being mixed amongst privately owned dwellings.”</i></p> <p>As previously stated, there is nothing in the proposal which would guarantee that the dwellings would be used for social or community housing.</p> |
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| | | <p>No information is included in the proposal which demonstrates or calculates that it would provide a social or community benefit, other than it is for nine multiple dwellings, which is not considered to be a significant benefit.</p> <p>The proposal is discretionary as it seeks to increase the density above 1 dwelling per 325m². A proposal for eight multiple dwellings would comply with the density standards and it cannot be argued that one additional dwelling would provide any significantly greater social or community benefit.</p> <p>Community and social benefits must also be considered against the potential negative impacts on the surrounding area from the density proposed including, overshadowing, increased bulk and mass, and this is outlined in the representations received.</p> <p>The site is located within 100m walking distance of the Local Business zoned land at 959-971 Cambridge Road to the west and therefore satisfies (b)(ii).</p> <p>The site is located within 100m of a bus stop located along Cambridge Road and therefore satisfies (b)(i).</p> <p>Clause 8.4.1(b) P1 in the alternative test to the acceptable solution where either a <u>significant</u> community or social benefit can be demonstrated by the applicant.</p> |
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| | | <p>In <i>C J & J E Margetts v Burnie City Council</i> [2015] TASRMPAT 21, the Tribunal found:</p> <p><i>“The Tribunal considers that community benefit required to be demonstrated is the advancement of the general community interest. It requires the production (by way of evidence) of objectively defensible results based upon disclosed methods, producing analysis capable of being understood and tested.”</i></p> <p>In relation to the nature of the evidence to be provided, the Tribunal found:</p> <p><i>“The required social housing benefit must be more than a marginal impact on house prices through the release of a few extra lots onto the market and the requirement is not demonstrated by the testimonials of individual “not for profit” housing providers. These are in the nature of assertions, they articulate conclusions, and they are not evidence which sets out any objectively ascertainable community benefit or social housing benefit.”</i></p> <p>In relation to “significant community benefit”, the Tribunal considered the meaning of this phrase in <i>Telstra Corporation Ltd v Meander Valley Council and Ors</i> [2019] TASRMPAT 11, and stated at paragraphs 71 and 72:</p> <p><i>“What constitutes a ‘significant community benefit’ is not defined in the Scheme, nor are the individual words defined.</i></p> |
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| | | <p><i>What constitutes the 'community', being a group of people living in one place, should not, in the Tribunal's view, be interpreted narrowly. In the context of the Site and the nature of the Proposal, the Tribunal's view is that 'community' would comprise at least the collection of people who live in Blackstone Heights and may well extend beyond that community.</i></p> <p><i>The assessment of 'benefit' is that which is 'for the good of a person or thing', or to 'gain advantage', or 'make improvement'. For benefit to be significant, it must be 'important' and 'of consequence'."</i></p> <p>The words "a significant social or community benefit" require that at the completion of a development it provides an outcome which is for the good of a community or society that is important and of consequence. This test requires an assessment of the development as a whole to determine whether that high threshold is met. The need for a "significant social or community benefit" conveys a requirement that the development do more than simply increase population, housing supply and economic activity.</p> <p>The proposal has not demonstrated how a <u>significant</u> social or community benefit would be delivered by the proposal, accordingly it does not satisfy clause 8.4.1P1(b) of the standard and refusal is recommended.</p> |
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General Residential Zone

- **Clause 8.4.2 A3 (Building Envelope)** in that Units 3 and 4 would not comply with the 4.5m internal setback requirement. Units 3, 4, 5 and 8 have a setback from a side boundary which is less than 1.5m and results in a combined wall length exceeding 9m.

The building envelope for Units 2 and 3 are incorrectly represented in the drawings as a 4.5m setback from the internal frontage is required. Units 2 and 3 protrude significantly into the acceptable solution building envelope.

The application must be assessed against Performance Criteria (P3) of this standard as follows.

| Clause | Performance Criteria | Assessment |
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| 8.4.2 P3 | <i>“(a) The siting and scale of a dwelling must: not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i> | See assessment below: |
| | <i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i> | The shadow modelling provided with the application demonstrates the habitable rooms of dwellings on adjoining properties would receive more than three hours of sunlight between 9am and 3pm on 21 June. The proposal would therefore not cause an unreasonable reduction in sunlight to a habitable room window of a dwelling on an adjoining property. |
| | <i>(ii) overshadowing the private open space of a dwelling on an adjoining property;</i> | The shadow modelling provided with the application demonstrate the private open spaces of dwellings on adjoining properties would receive more than three hours of sunlight between 9am and 3pm on 21 June. |

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| | | For this reason, reasonable solar access would be retained to the private open space of adjoining dwellings. |
| | (iii) overshadowing of an adjoining vacant property; and | There are no adjoining vacant properties which would be impacted by overshadowing. |
| | (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; | <p>The term “visual impact” is not defined in the Scheme however, in <i>L Hollier v Hobart City Council and Platinum Plus Properties Pty Ltd [2019] TASRMPAT</i>, the tribunal approached the assessment of visual impact upon amenity due to scale, bulk and proportions of the proposal by considering the character and topography of the area surrounding the site, and whether the proposal would be in harmony with the character and topography of the area.</p> <p>Additionally, when adopting the approach taken in <i>Mamic v Hobart City Council [2008] TASRMPAT 262 at [42]</i>, the analysis of the effect on amenity by visual impact must be considered by reference to the existing amenity enjoyed by the adjoining dwellings and the loss resulting from the proposal. The consideration is an objective one.</p> <p>The proposal will impact upon the living room windows and private open space areas of 45 and 2/47 Camrise Drive which directly adjoin the rear boundary of the subject site. These adjoining properties are oriented towards the subject site to obtain solar access and it is this view that contributes most significantly to the amenity of these dwellings.</p> |

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| | | <p>When viewed from the adjoining properties at 45 and 2/47 Camrise Drive, Units 5-8 will be highly visible with Units 6 and 7 forming two storey dwellings. The ground level of Units 6 and 7 would be setback 1.98 – 2.14m from the southern side boundary with the upper-level setback increased to 3.99m-4m. Units 5 and 6 would be single storey and would be setback 900mm – 3m from the southern rear boundary.</p> <p>Additionally, the minimal 2.5m – 3.9m separation between Units 5-8 will give the impression of most of the southern boundary being occupied with buildings and minimal opportunity for visual relief through dwelling separation.</p> <p>The design of Units 6 and 7 proposes buildings which step back from the boundary with 45 and 2/47 Camrise Drive as the height increases to reduce the apparent scale and mass of the proposal. However, as a whole, the proposal is considerably larger in height and bulk than the prevailing single storey built form on the adjoining properties at 45 and 2/47 Camrise Drive. Together with the lack of open space to the rear of Units 6 and 7 and minimal dwelling separation, the proposal will introduce a sense of enclosure from these adjoining dwellings and private open space, which immediately adjoins the boundary with the subject site and proposed Units 6 and 7.</p> |
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| | | <p>Visual impact will also be incurred from the living room windows and private open space of the adjoining dwellings to the east at 49 and 51 Camrise Drive which adjoin the eastern side boundary of the subject site. Units 3-5 will be visible from these adjoining properties, however the relatively short wall length of the east elevation of the dwellings combined with the 7-8.2m separation between Units 3-5 will offer sufficient visual relief and offset the proximity of these dwellings to the rear boundary shared with 49 and 51 Camrise Drive.</p> <p>The buildings in the surrounding area form modest single storey dwellings with private open space areas separating dwellings from side and rear boundaries. The combination of height and bulk and proximity to the side and rear boundaries will result in development which is considerably larger in height and bulk and therefore overall scale. The proposal does not provide for similar characteristics to surrounding built form and for this reason is not considered to be harmonious with the characteristics of the area.</p> <p>While multiple dwellings form a reasonable development for the site, this can be achieved in a manner which provides for similarities in height, scale and setbacks to the surrounding development characteristics.</p> <p>For the above reasons, the proposal does not satisfy performance criteria (iv) of the standard and refusal is recommended.</p> |
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| | (b) <i>provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i> | The separation between dwelling on adjoining properties is inconsistent with those at 47, 49 and 51 Camrise Drive in that dwellings on adjoining properties are separated between 2.5-15m from side and rear boundaries. For this reason, the proposal would not satisfy the performance criteria of the standard and refusal is recommended. |
| | (c) <i>not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</i> (i) <i>an adjoining property;</i> <i>or</i> (ii) <i>another dwelling on the same site.”</i> | No impact upon an existing solar energy installation would result from the proposal as demonstrated by the shadow modelling. |

General Residential Zone

- **Clause 8.4.4 A1 (Sunlight to private open space of multiple dwellings)** in that 50% of the nominated private open space allocated to Unit 4 would receive two and a half hours of sunlight between 9am and 3pm on 21 June as opposed to the required three hours. Unit 3 is separated from the private open space allocated to Unit 4 by 3m; however, Unit 3 has a height greater than 3m.

The proposal must be assessed against Performance Criteria (P1) of this standard as follows.

| Clause | Performance Criteria | Assessment |
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| 8.4.4 P1 | <i>“A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.”</i> | The private open space for Unit 4 is located immediately to the south of Unit 3 with sunlight to this area received only between 9am and 11.30am on 21 June. For the remainder of the day, the entirety of the private open space would be in shadow with no supplementary private open space areas proposed on either side of the dwelling to provide solar access. |

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| | | <p>Although Unit 3 is designed as a single storey dwelling, the 3m separation from the nominated private open space causes significant overshadowing from late morning onwards.</p> <p>The objective of the standard requires <i>“That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.”</i></p> <p>In having regard to the objective of the standard to aid assessment against the performance criteria, the proposal does not provide for adequate access to sunlight for Unit 4, in that the private open space would not receive three hours of sunlight to 50% of the nominated private open space area servicing this unit.</p> <p>Further to this, it is not compatible with the amenity and character of the area, where dwellings allow for adequate sunlight to private open space areas.</p> <p>The overshadowing created by the design and siting of Unit 3 is assessed as causing an unreasonable loss of amenity to the private open space of Unit 4.</p> <p>Based on the above assessment, the overshadowing of the private open space to Unit 4 caused by Unit 3 is considered to result in an unreasonable loss of amenity to the future occupants of Unit 4, in that minimal access to sunlight throughout the day would be achieved.</p> |
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| | | Accordingly, the application does not satisfy the performance criteria and does not comply with the standard. On that basis, the application is recommended for refusal. |
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General Residential Zone

- **Clause 8.4.8 A1 (Waste storage for multiple dwelling)** in that the proposal cannot meet the acceptable solution given the shared waste storage facilities for the units is proposed within 4.5m of the frontage to Cambridge Road.

The application must be assessed against Performance Criteria (P1) of this standard as follows.

| Clause | Performance Criteria | Assessment |
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| <i>8.4.8 P1</i> | <i>“A multiple dwelling must have storage for waste and recycling bins that is:</i> | The proposed shared waste storage facilities for Units 1-9 are considered to comply with the performance criteria, given: |
| <i>(a)</i> | <i>capable of storing the number of bins required for the site;</i> | The number of required bins is capable of being stored within the dedicated communal bin storage area. |
| <i>(b)</i> | <i>screened from the frontage and any dwellings; and</i> | A communal bin storage area is proposed to be screened to a height of 1.8m. |
| <i>(c)</i> | <i>if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.”</i> | The communal bin storage area is located 40m from the nearest dwelling, being Unit 1, which is considered ample separation to attenuate odour and noise impacts associated with the use of the communal bin storage area. |

Parking and Sustainable Transport Code

- **C2.6.5 A1 (Pedestrian access)** in that the proposal requires more than 10 parking spaces, which also triggers the provision of pedestrian access. The proposed pedestrian footpath would be 1m wide and is not continuous nor separated from the access ways or parking aisles by 2.5m or suitable protective devices.

The application must be assessed against Performance Criteria (P1) of this standard as follows.

| Clause | Performance Criteria | Assessment |
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| C2.6.5 – P1 | <p><i>“Safe and convenient pedestrian access must be provided within parking areas, having regard to:</i></p> <p><i>(a) the characteristics of the site;</i></p> | <p>The pedestrian access is fragmented between the public footpath and bin storage area, angled parking spaces and beyond Unit 1. Given the scale of the development, the inclusion of a continuous pedestrian pathway or other suitable alternative arrangements is deemed necessary to ensure safe and convenient pedestrian access within the site.</p> <p>The density proposed and the layout of the units limits the opportunity to provide for safe and convenient pedestrian access and will result in the potential for the creation of pedestrian and vehicle conflict points. The proposal does not satisfy the performance criteria and on that basis the proposal is recommended for refusal.</p> |
| | <p><i>(b) the nature of the use;</i></p> | <p>The proposal is for nine multiple dwellings providing 25 bedrooms and accommodating a large number of residents.</p> <p>In the absence of adequate pedestrian access pathways, there would be limited opportunities for pedestrians to exit and enter the site safely and conveniently.</p> |

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| | | This will likely result in conflict between users of the site and diminish pedestrian safety. |
| | <i>(c) the number of parking spaces;</i> | A total of 22 car parking spaces are provided which is sufficient to meet the requirements of the Parking and Sustainable Transport Code. |
| | <i>(d) the frequency of vehicle movements;</i> | The proposal would generate a significant number of vehicle movements per day and without the provision of improved pedestrian access this will compromise the safety of pedestrians. |
| | <i>(e) the needs of persons with a disability;</i> | No provision has been made for disabled access |
| | <i>(f) the location and number of footpath crossings;</i> | No footpath crossings are proposed, and the layout of the bin storage area would require pedestrians to walk along the driveways. |
| | <i>(g) vehicle and pedestrian traffic safety;</i> | The proposal is considered to likely result in pedestrian and vehicle conflict. |
| | <i>(h) the location of any access ways or parking aisles; and</i> | The parking aisles are limited. |
| | <i>(i) any protective devices proposed for pedestrian safety.”</i> | <p>No protective devices are proposed to provide for pedestrian safety to delineate and separate the pedestrian pathways from the internal roadways which will result in a confusing, unsafe and ineffective pedestrian environment.</p> <p>For the above reasons, the proposed pedestrian access arrangement is considered unsafe and inconvenient when having regard to sub-clause (a)-(i) and is recommended for refusal on this basis.</p> |

Road and Railway Assets Code

- **Clause C3.5.1 A.4 (Traffic generation at a vehicle crossing)** in that the proposal cannot meet the acceptable solution, given the proposal will increase vehicular traffic to and from the site, by more than 20% than that which is currently generated by the existing single dwelling.

The application must be assessed against Performance Criteria (P1) of this standard as follows.

| Clause | Performance Criteria | Assessment |
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| <i>C3.5.1 P1</i> | <i>“Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i> | Vehicular traffic to and from the site is assessed as minimising any adverse effects on the safety of the junction, having regard to: |
| <i>(a)</i> | <i>any increase in traffic caused by the use;</i> | The proposed development would generate 50 additional vehicle movements per day as compared to the existing nine vehicle movements per day. |
| <i>(b)</i> | <i>the nature of the traffic generated by the use;</i> | Most vehicular movements to and from the site will be smaller vehicles under 5.5m. The type of generated traffic movements associated with the proposal is compatible with the current vehicles using the surrounding public road network. |
| <i>(c)</i> | <i>the nature of the road;</i> | <p>Vehicular traffic would enter and exit the site via Cambridge Road. Cambridge Road functions as a collector road within the surrounding network and can absorb the increase in traffic movements generated by the development.</p> <p>Specifically, with the road alignment offering straight sight lines in either direction and no notable vertical grade, drivers will be able to enter and exit the site with ease and a high level of road safety.</p> |

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| (d) | <i>the speed limit and traffic flow of the road;</i> | Cambridge Road at the location of the proposed access has a 60km/hr speed limit which reduces to 40km/hr during school pick-up and drop off times. |
| (e) | <i>any alternative access to a road;</i> | There is no alternative site access other than that to and from Cambridge Road. The proposed access layout is the most practical to service the proposed development. |
| (f) | <i>the need for the use;</i> | Given the location and size of the site, it is reasonable to assume the site will be developed with multiple dwellings. |
| (g) | <i>any traffic impact assessment; and</i> | A Traffic Impact Assessment has not been provided with the application nor was it considered necessary by Council's Manager Development. |
| (h) | <i>any advice received from the rail or road authority."</i> | <p>Council's Manager Development has advised the road network can absorb the additional traffic without significant risk to road users and will provide for ease of access and egress to the site.</p> <p>The proposal is considered to satisfy the tests of this performance criterion and complies with the standard.</p> |

5. REPRESENTATION ISSUES

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

5.1. Traffic Congestion and Vehicle and Pedestrian Safety

The representor is concerned the proposal would create unsafe access and a narrow driveway past the existing house.

- **Comment**

As discussed under section 4 of this report, the proposal is considered to create the potential for pedestrian and vehicle conflict and does not comply with C2.6.5 P1 of the Parking and Sustainable Transport Code.

5.2. Headlight Glare

The representor is concerned the location of the visitor car parking spaces on the front driveway would result in vehicle headlights shining directly into bedrooms of a neighbouring property and increased traffic noise.

- **Comment**

This issue is not a relevant consideration under the Scheme and has no determining weight.

5.3. Impact on School Pedestrian Crossing

The representor is concerned the proximity of the access and increased traffic generated by the proposed development will impact upon the safety of the Cambridge Primary School crossing.

- **Comment**

Cambridge Road in the location of the access is 60km/hr which reduces to 40km/hr during school opening and finishing hours with a manned crossing provided to the west of the proposed access during school hours. Council's Manager Development has advised the increase of traffic is unlikely to result in an adverse impact to the safety of pedestrian or school users at the identified school crossing due to the separation offered and available sight distance.

5.4. Water Pressure

The representor has raised concern the scale of the proposed development will contribute to an additional reduction in available water pressure.

- **Comment**

The proposal was referred to TasWater who have provided several conditions to be included on any permit issued. TasWater have not raised any issues relating to the ability to guarantee a reasonable level of water pressure to the proposed development and existing serviced area.

5.5. Loss of Privacy and Overlooking

Several representors are concerned the proposal will result in a loss of privacy due to the two-storey design and proximity to adjoining properties.

- **Comment**

All proposed dwellings are considered to comply with clause 8.4.6 A2 in relation to privacy, and for this reason the proposal is not considered to cause an unreasonable loss of privacy through visual intrusion into adjoining habitable room windows or private open space.

5.6. Vegetation Loss

Concern is raised in relation to the loss of vegetation on the site and the resulting impact on natural values and natural shade to the backyards of adjoining properties.

- **Comment**

As a result of the dwelling density proposed, it is considered unlikely that any vegetation on the site would be retained. The vegetation on the site is not covered by the Natural Assets Code (Priority vegetation area), nor is it required to be retained through covenants or other instruments appended to the titles for the site. This issue is therefore of no determining weight.

5.7. Incompatible Density

Representors are concerned that the density, form, scale and bulk of the development is inconsistent with the built neighbourhood character of the area.

- **Comment**

It has been established the proposed density does not comply with the development standard for residential density at clause 8.4.1 of the Scheme and for this reason will not be consistent with the density of the surrounding area and does not provide for a significant social or community benefit. Additionally, the scale, bulk and form of the development is considered to cause an unreasonable loss of residential amenity and for this reason is recommended for refusal.

5.8. Setbacks

Concern is raised in relation to the proximity of Unit 5 to the adjoining property at 49 Camrise Drive, Cambridge.

- **Comment**

Unit 5 is contained within the prescribed building envelope therefore complies with clause 8.4.2 A3 of the General Residential Zone in relation to building envelope.

5.9. Bushfire Risk

The representor has raised concern the application documentation did not include a bushfire report and associated bushfire hazard management plan.

- **Comment**

The site is not located within a bushfire prone area, therefore is not subject to the requirements of the Bushfire-prone Areas Code.

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 TasNetworks, who have provided advice 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 not consistent with the objectives of Schedule 1 of LUPAA, as it is not in accordance with Part 1 clause 1 (b) because it does not provide for the fair, orderly and sustainable use and development of air, land and water by not satisfying the performance criteria and failing to meet the applicable standards.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

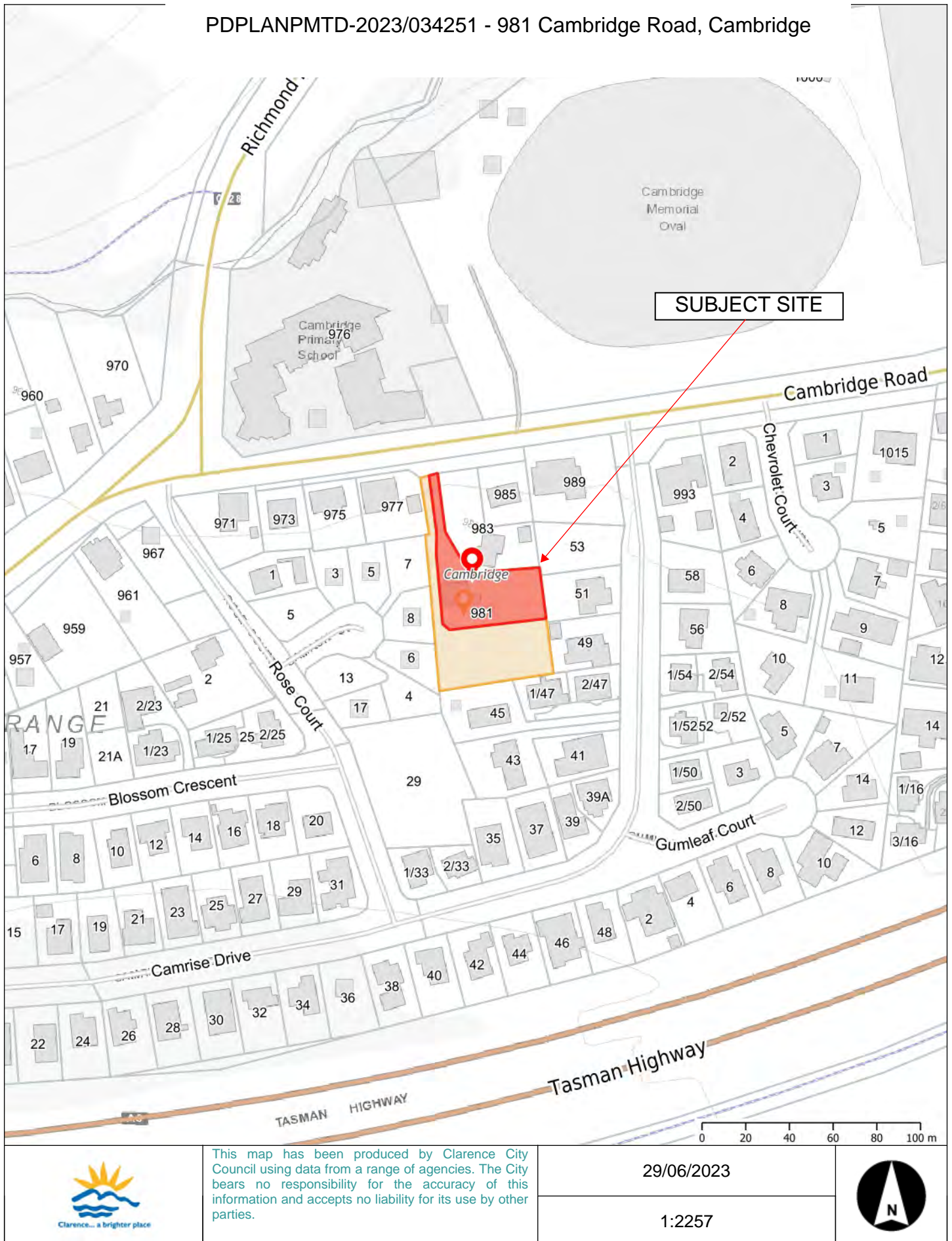
9. CONCLUSION

The proposal is recommended for refusal because the proposed development does not comply with clauses 8.4.1 P1(b), 8.4.2 P3(a)(iv) and (b), 8.4.4 P1 and C2.6.5 P1 of the Scheme for reasons detailed within this report.

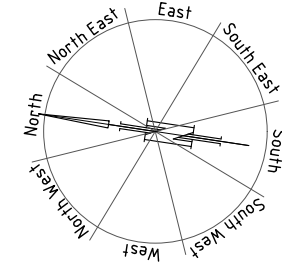
Attachments: 1. Location Plan (1)
2. Proposal Plan (34)
3. Site Photo (2)

Robyn Olsen
ACTING HEAD CITY PLANNING

PDPLANPMTD-2023/034251 - 981 Cambridge Road, Cambridge



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DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

NOTE: Titles to be adhered

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

SITE PLAN

SCALE 1000

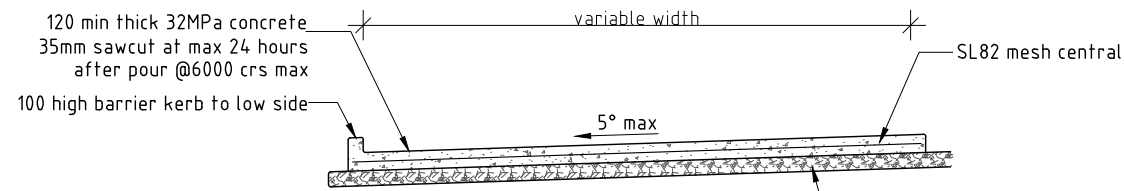
DATE
01/06/23

DRAWING NO.
01 OF 30

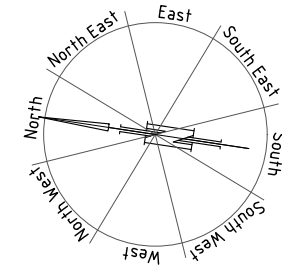
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Agenda Attachments - 981 Cambridge Road, Cambridge Page 3 of 37



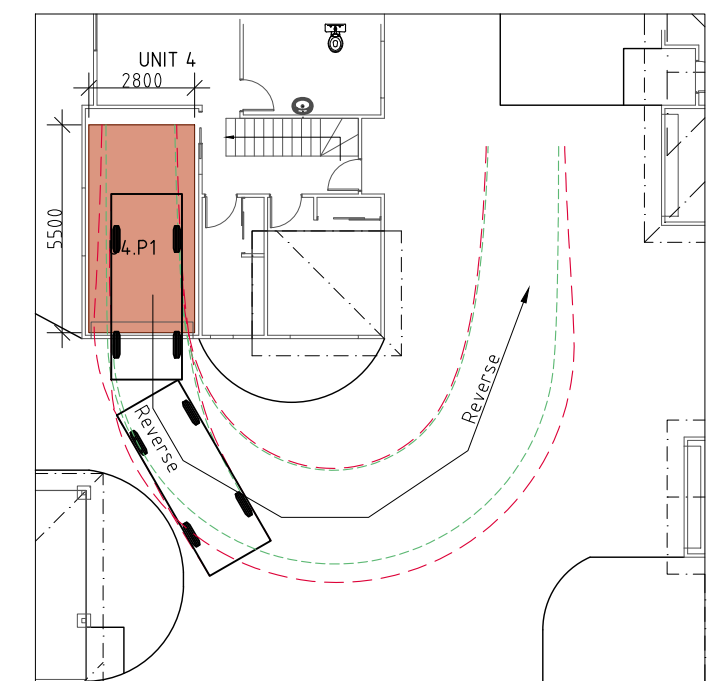
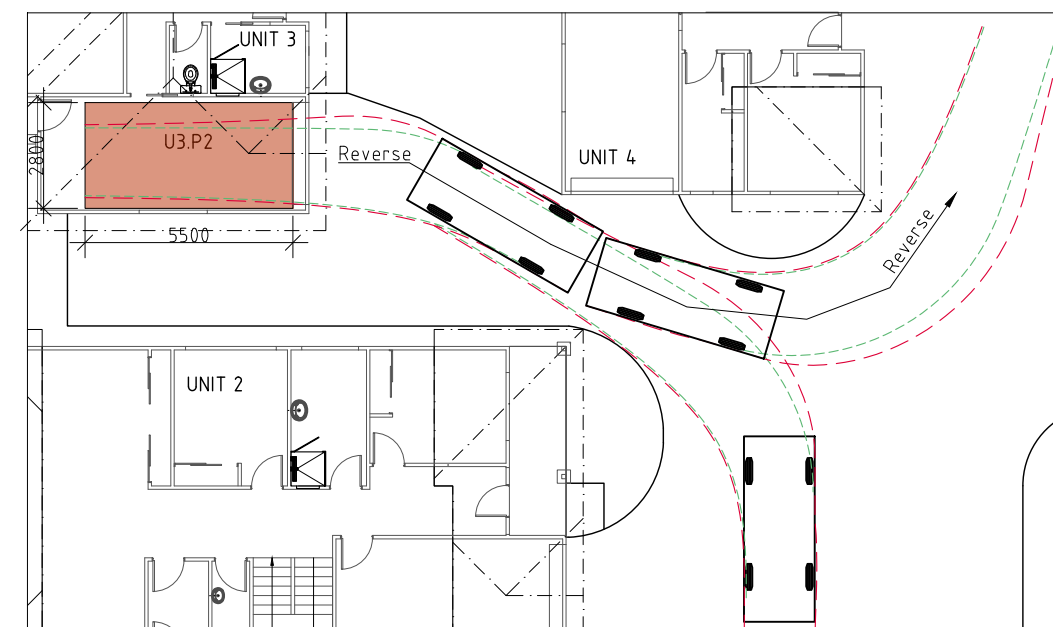
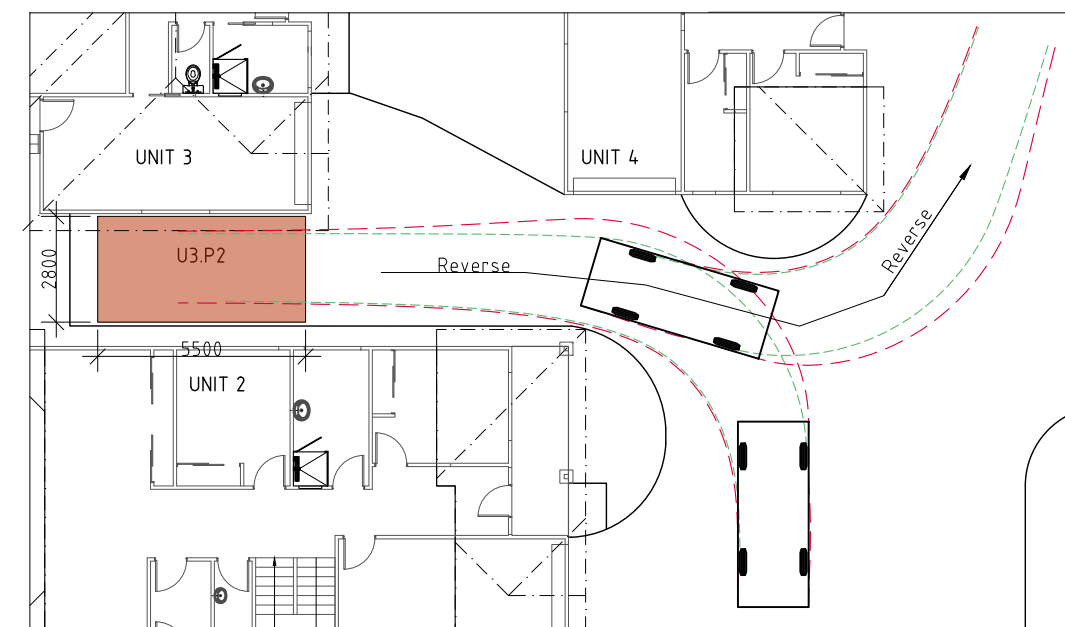
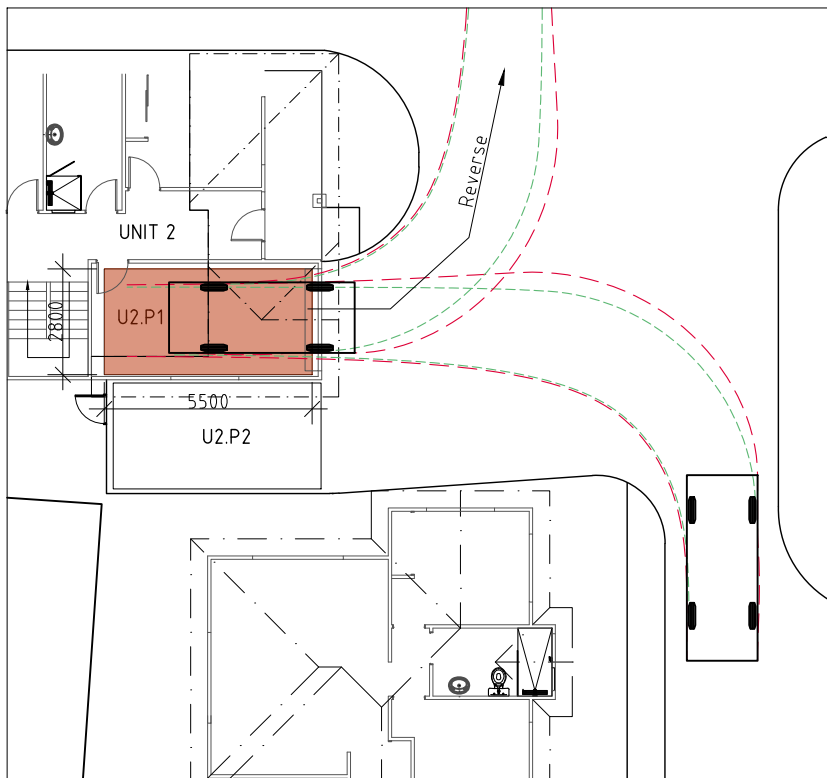
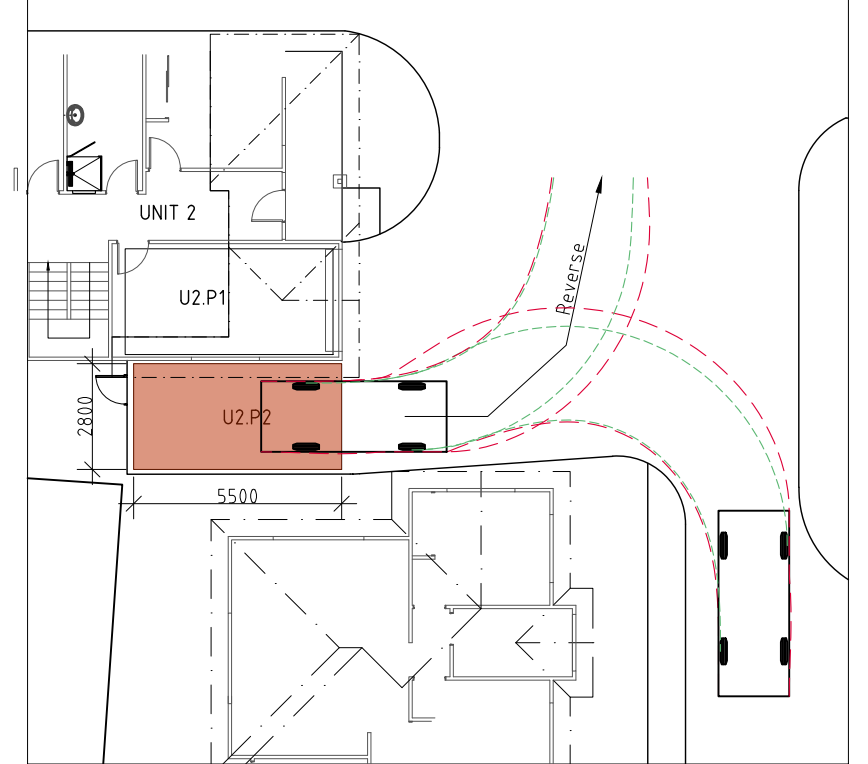
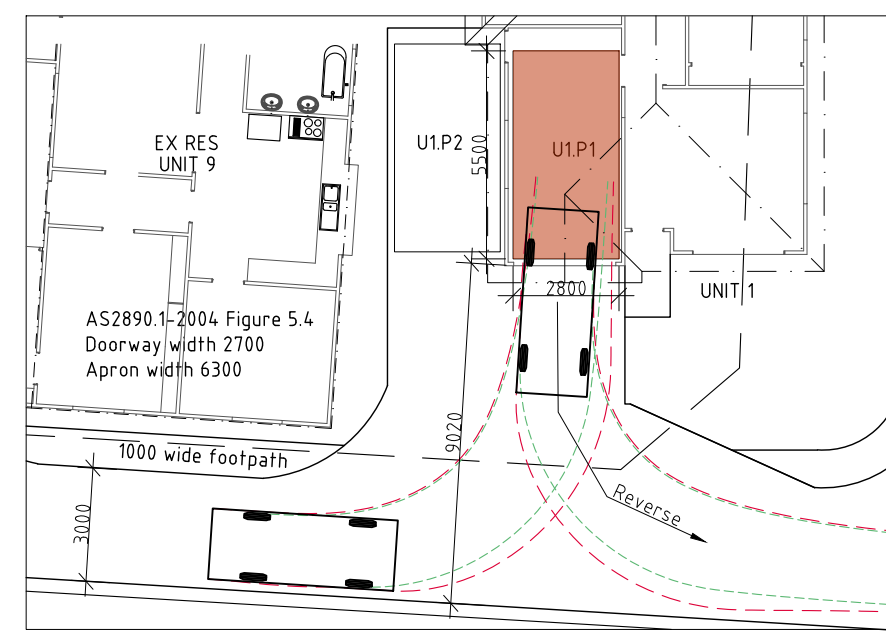
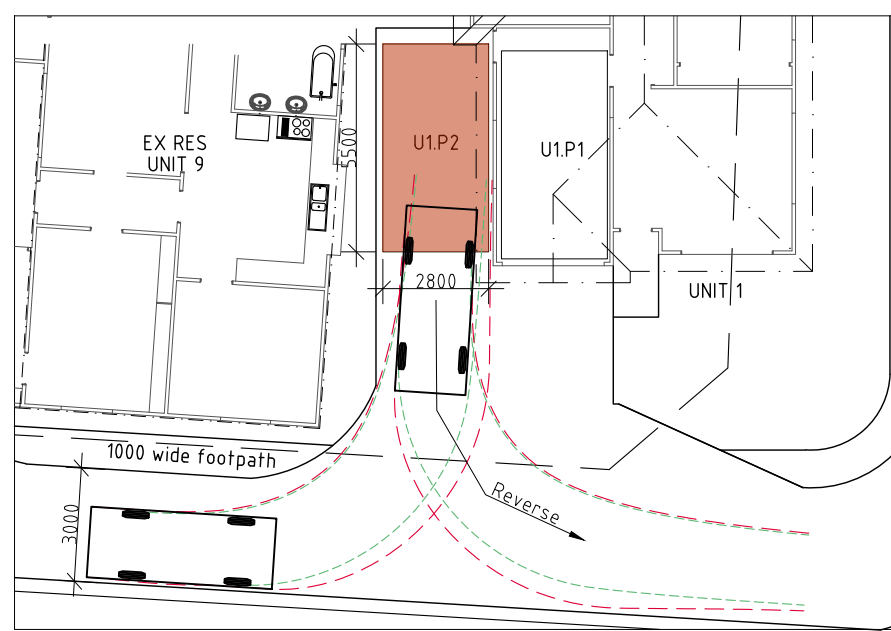
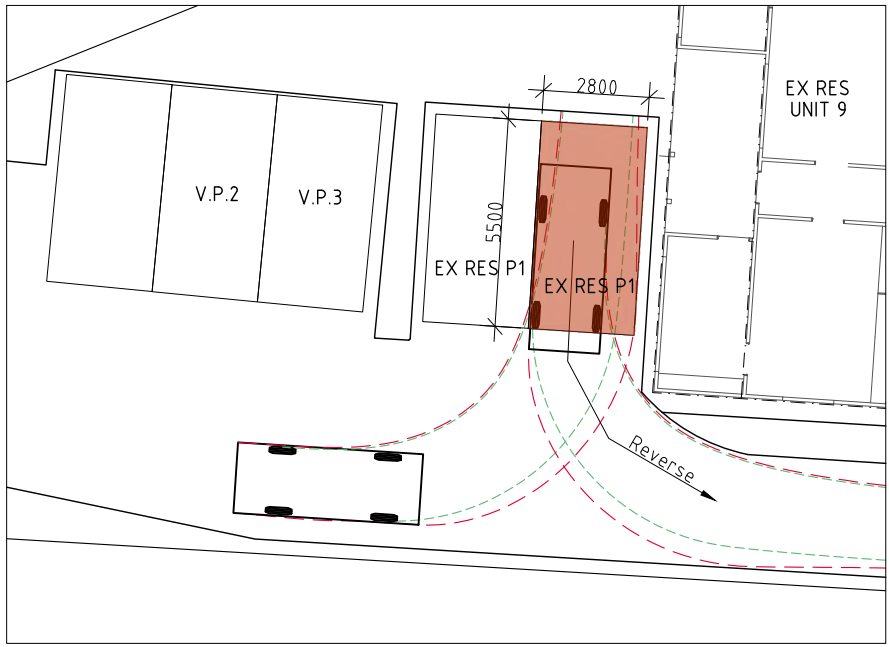
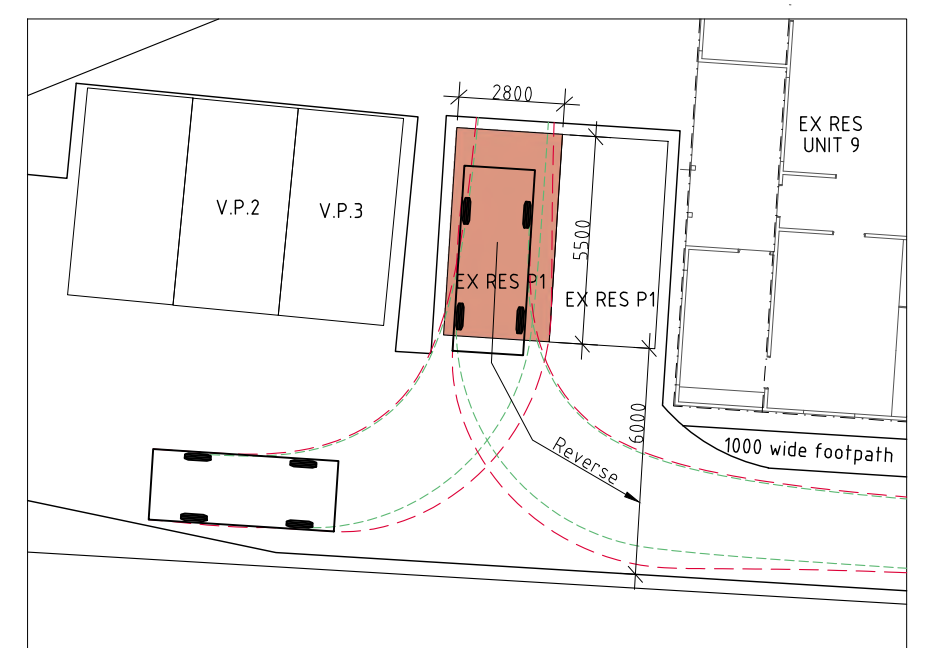
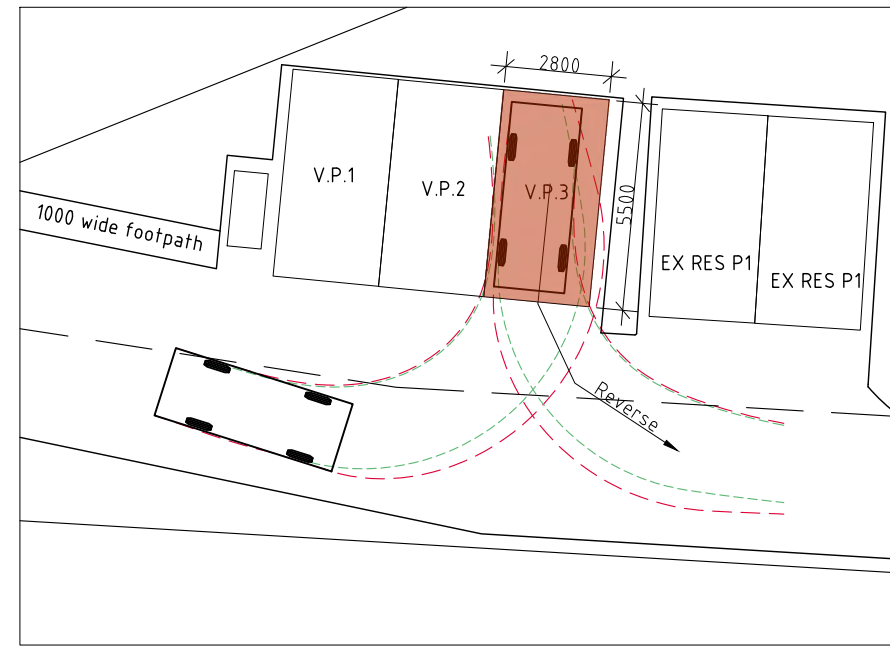
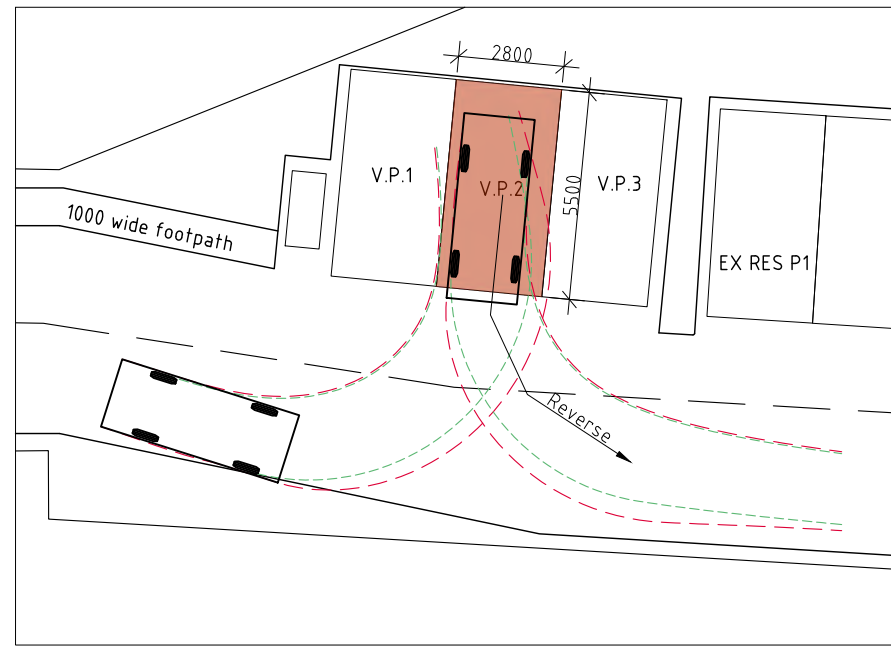
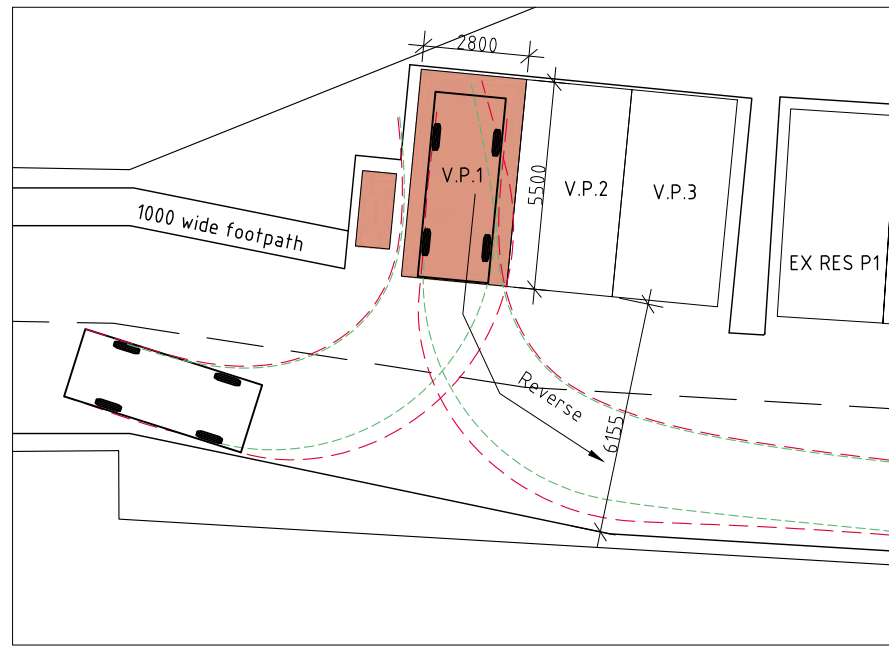
DRIVEWAY CROSS SECTION (TYPICAL)
SCALE 1:50



5500 wide access as far as the Existing dwelling (Unit 9)
Driveway then reduces to min 3000 wide thereafter with
passing bays.
The number of vehicles past Unit 9 is 17, in accordance
with Table C2.2 of the Planning Scheme

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| | | | | |
|--------------------------------------------------------------------------------------------------------------------|---------------|-----------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------|
| PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SLIM PROPERTY DEVELOPMENTS PTY LTD AT 981 CAMBRIDGE ROAD CAMBRIDGE | DRIVEWAY PLAN | | DATE 01/06/23 | DRAWN BY email: gilliea7@bigpond.com phone: ph 0400 671 582 Accreditation No. CC6204 copyright 2022 |
| | SCALE 1:200 | AMENDED 04/05/2023 | DRAWING NO. 03 OF 30 | |



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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SLIM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

VEHICLE TURNING PLANS

SCALE 1:200

AMENDED

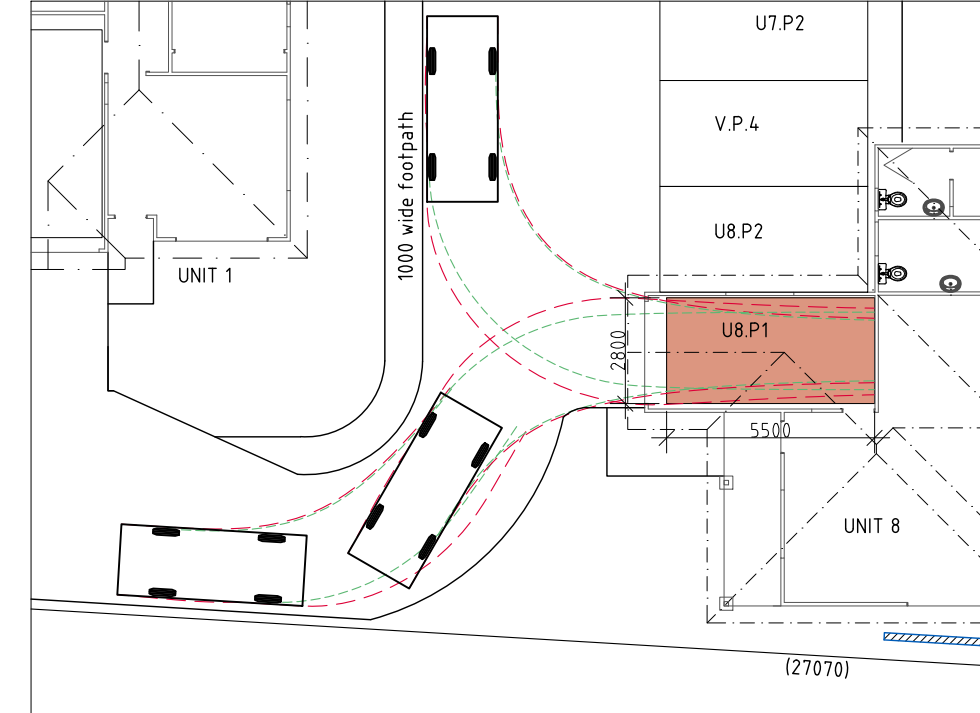
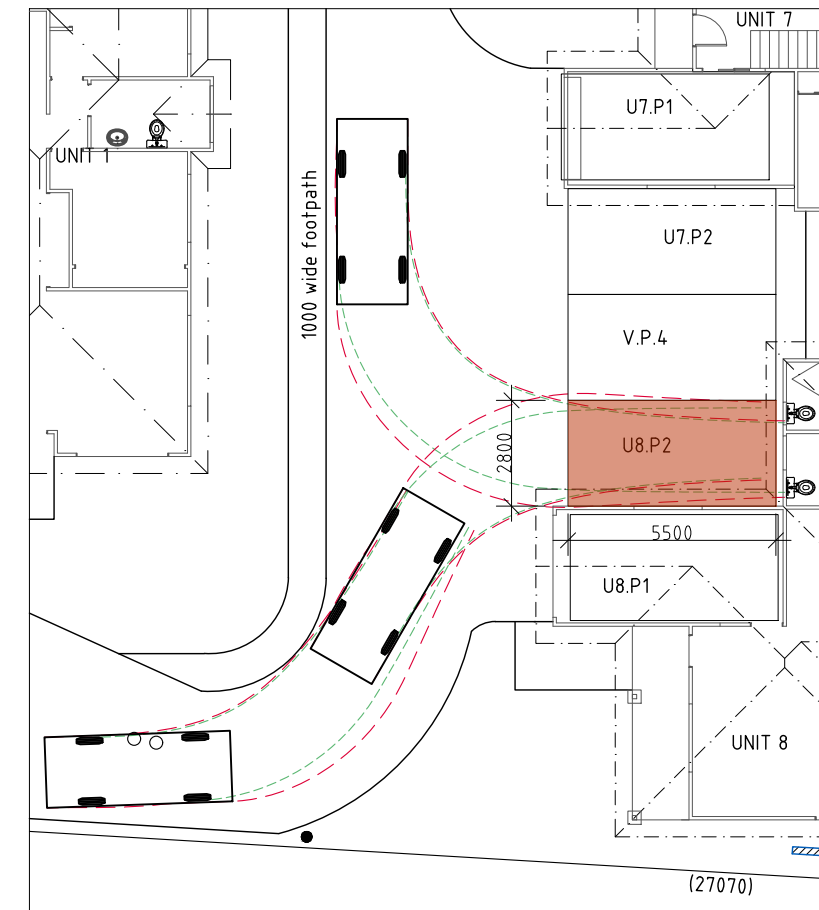
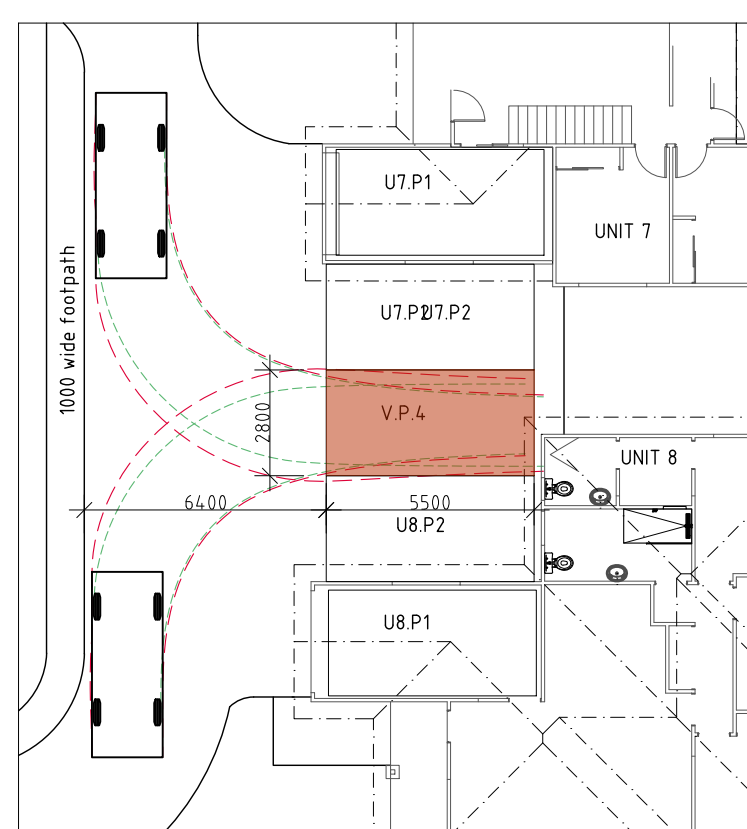
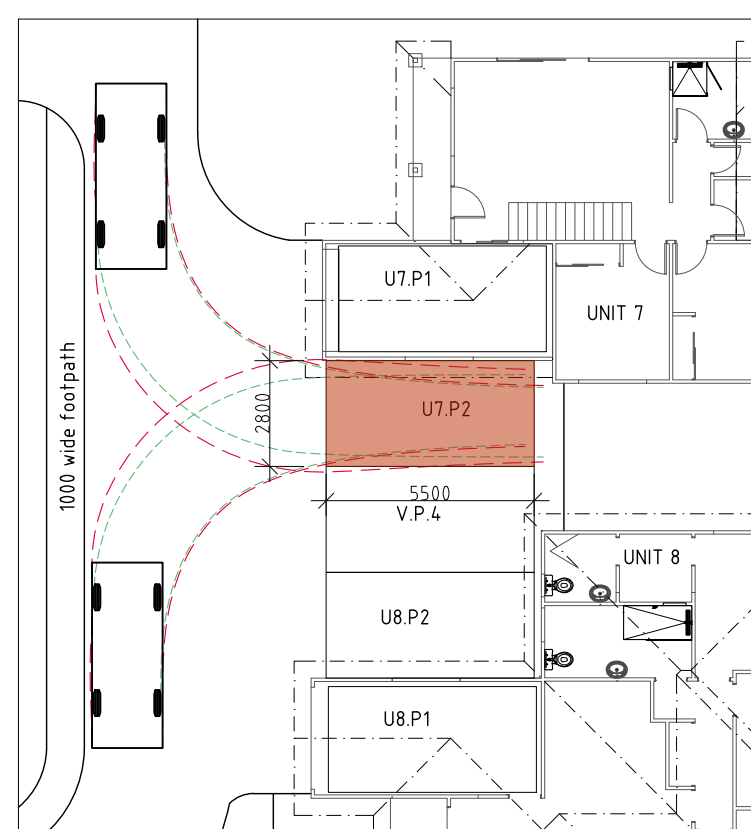
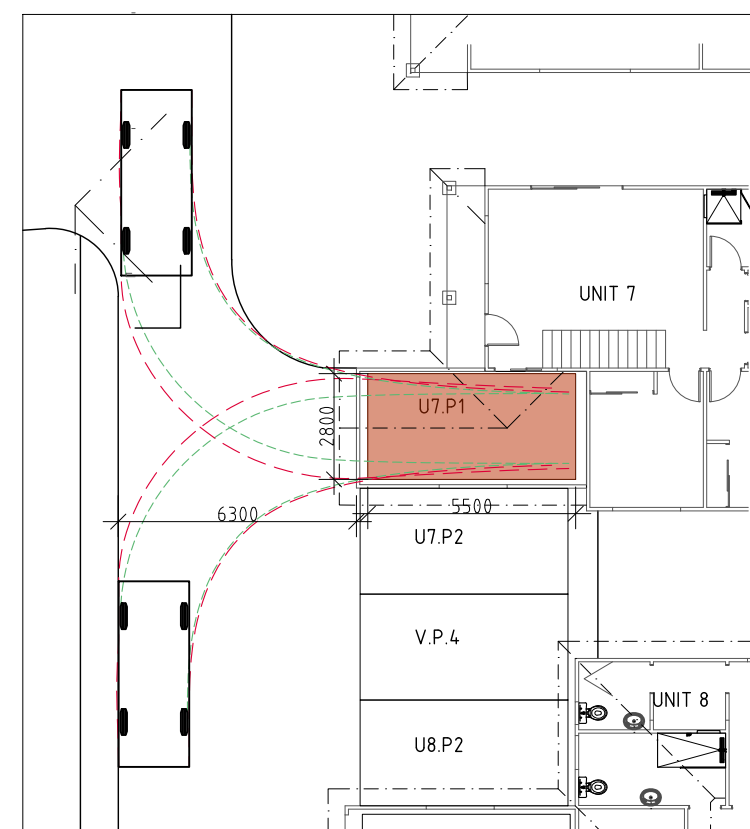
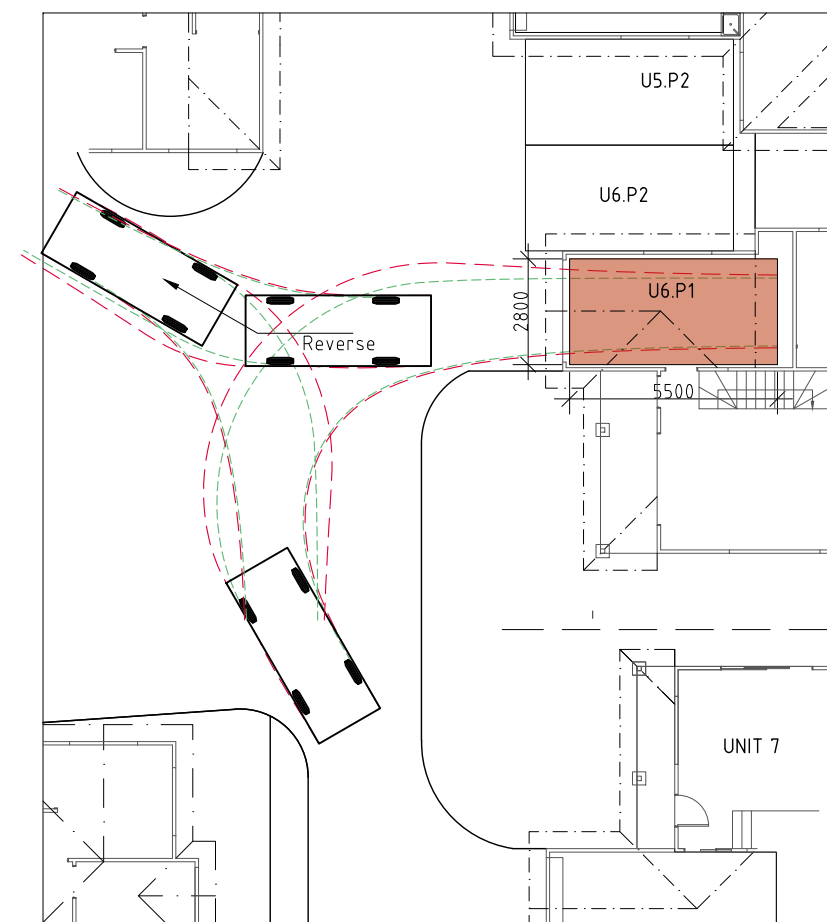
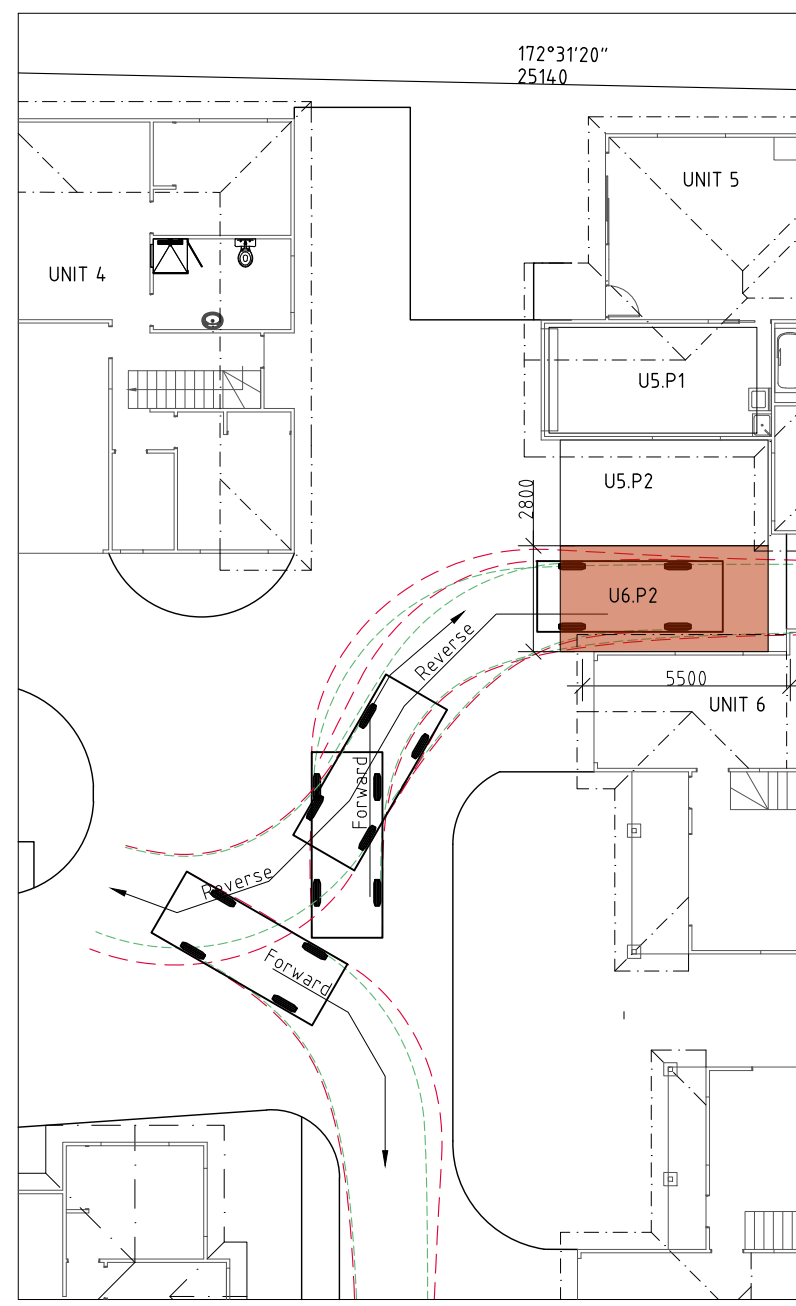
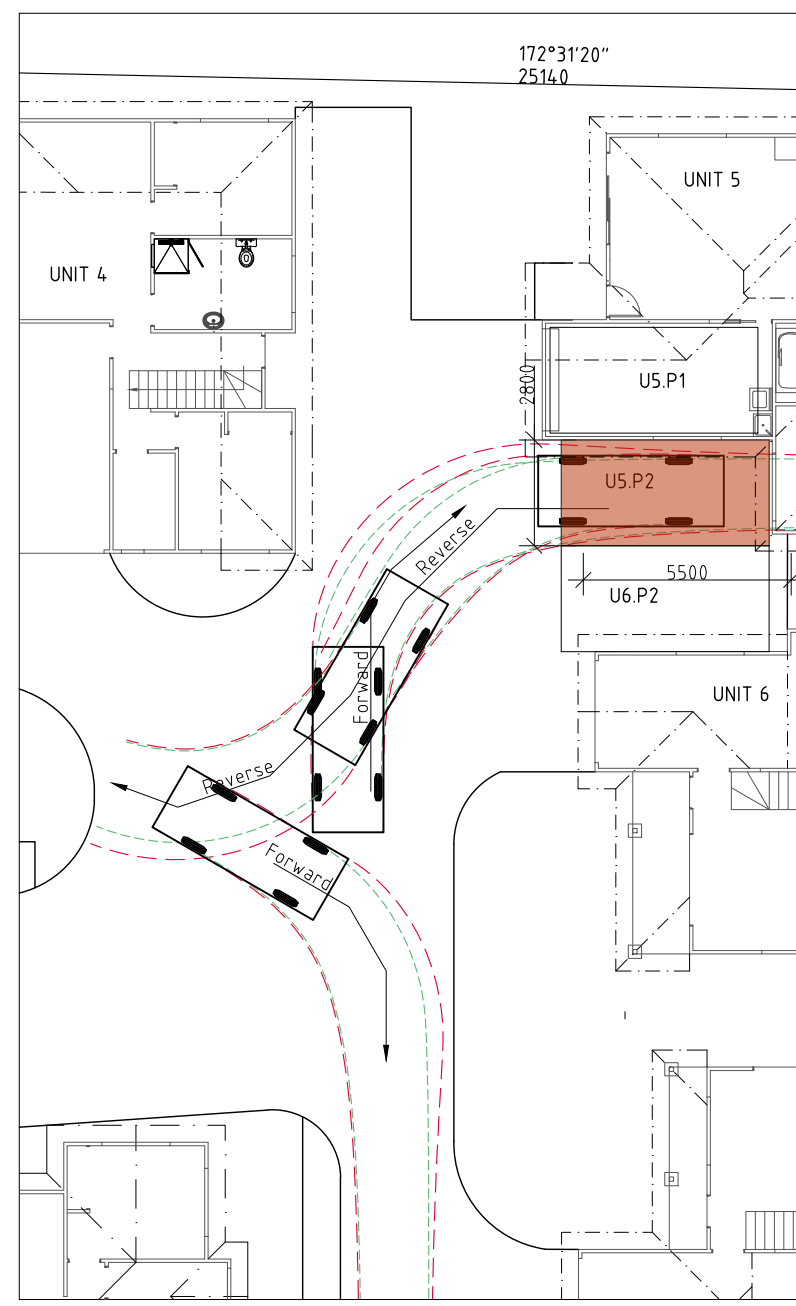
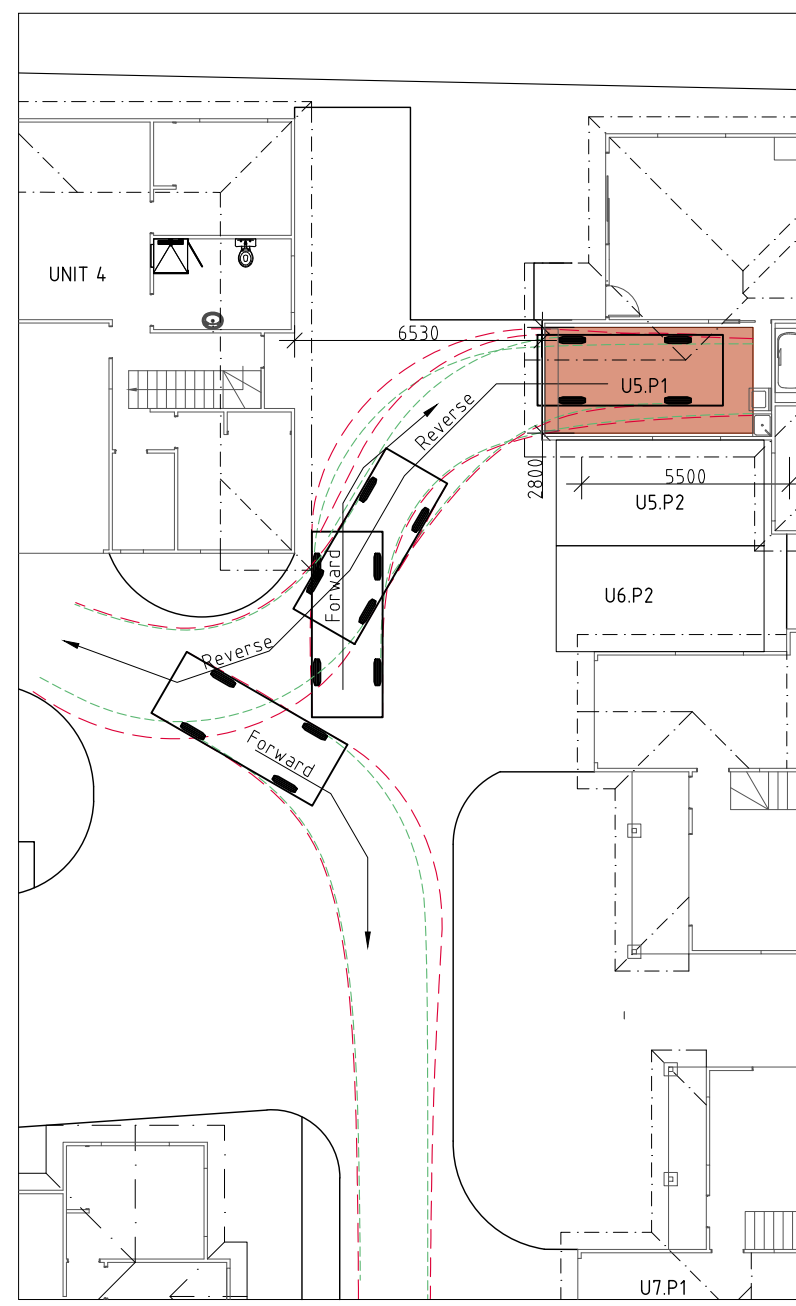
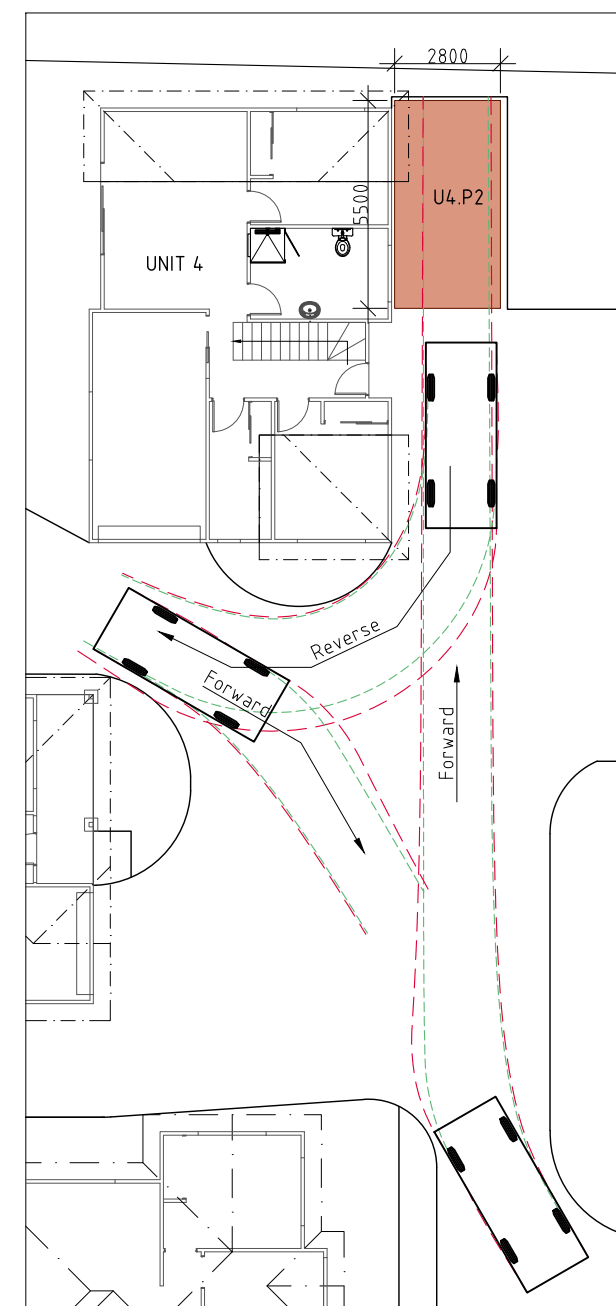
DATE 01/06/23

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SLIM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

VEHICLE TURNING PLANS 2

SCALE 1:200

AMENDED

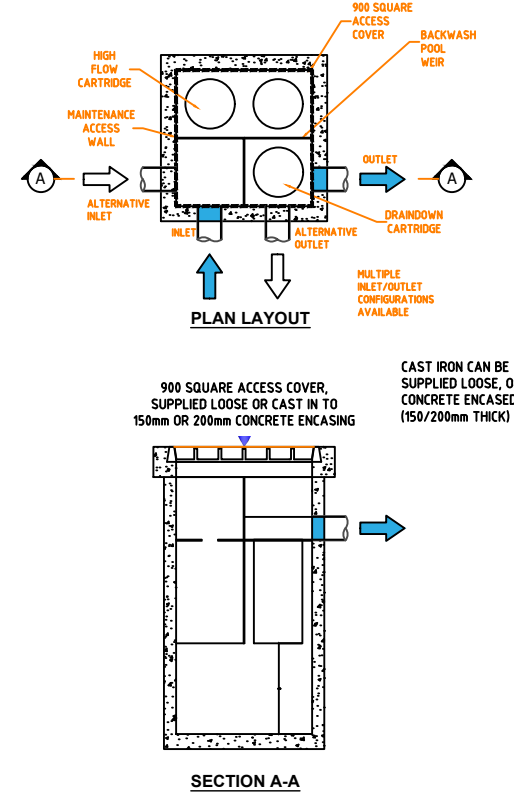
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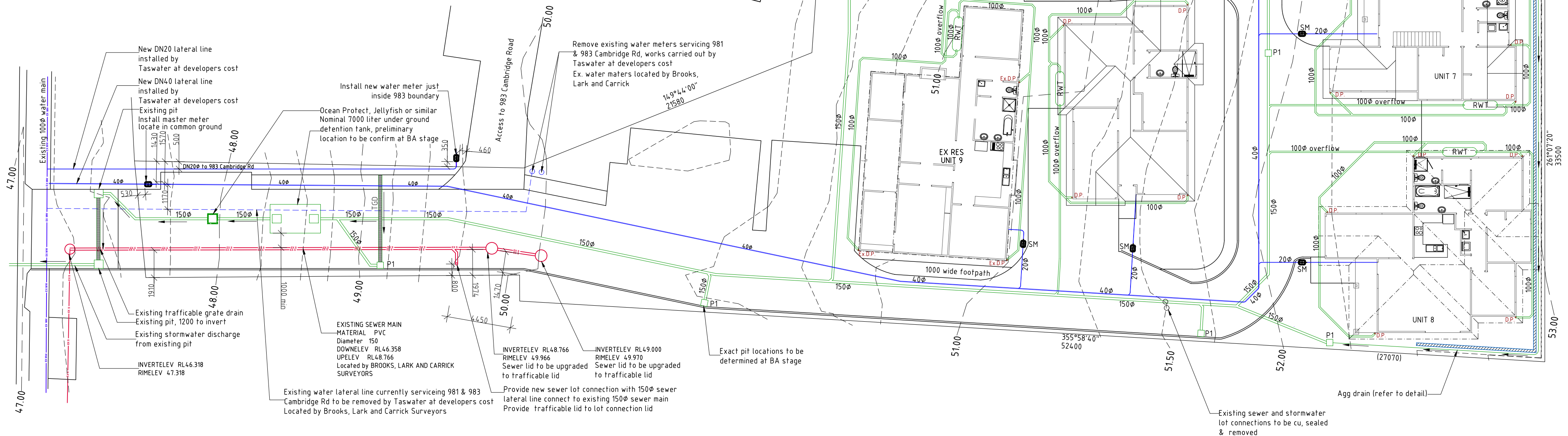
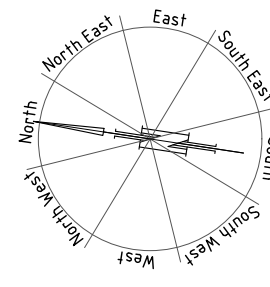


SM - Sub meter to each Unit
 TGD Trafficable grate drain
 P1 450x450 Trafficable pit
 Each grate pit to be fitted with SPEL Environmental Stormsack water quality improvement device
 Designed & installed in accordance with manufacturers instructions
 P2 300x300 Trafficable pit

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer

150Ø 150uPVC stormwater 1:100 min fall
 S100Ø 100uPVC sewerage 1.67% min fall
 100Ø 100uPVC stormwater 1:100 min fall
 RWT 2000 liter slimline water tank
 100x100 cast in kerb to driveway perimeter I.O. at each intersection & bend



NOTE: All works are to be in accordance with the Water supply code of Australia WSA03-2011-3.1 Version 3.1 MRWA Edition V2.0 & sewerage Code of Australia Melbourne Retail water agencies Code WSA02-2002 Version 2.3 MRWA Edition 1.0 & Taswater's supplements to those codes

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
 SLM PROPERTY DEVELOPMENTS PTY LTD AT
 981 CAMBRIDGE ROAD CAMBRIDGE

LOWER LEVEL STORMWATER PLAN

SCALE 1:200

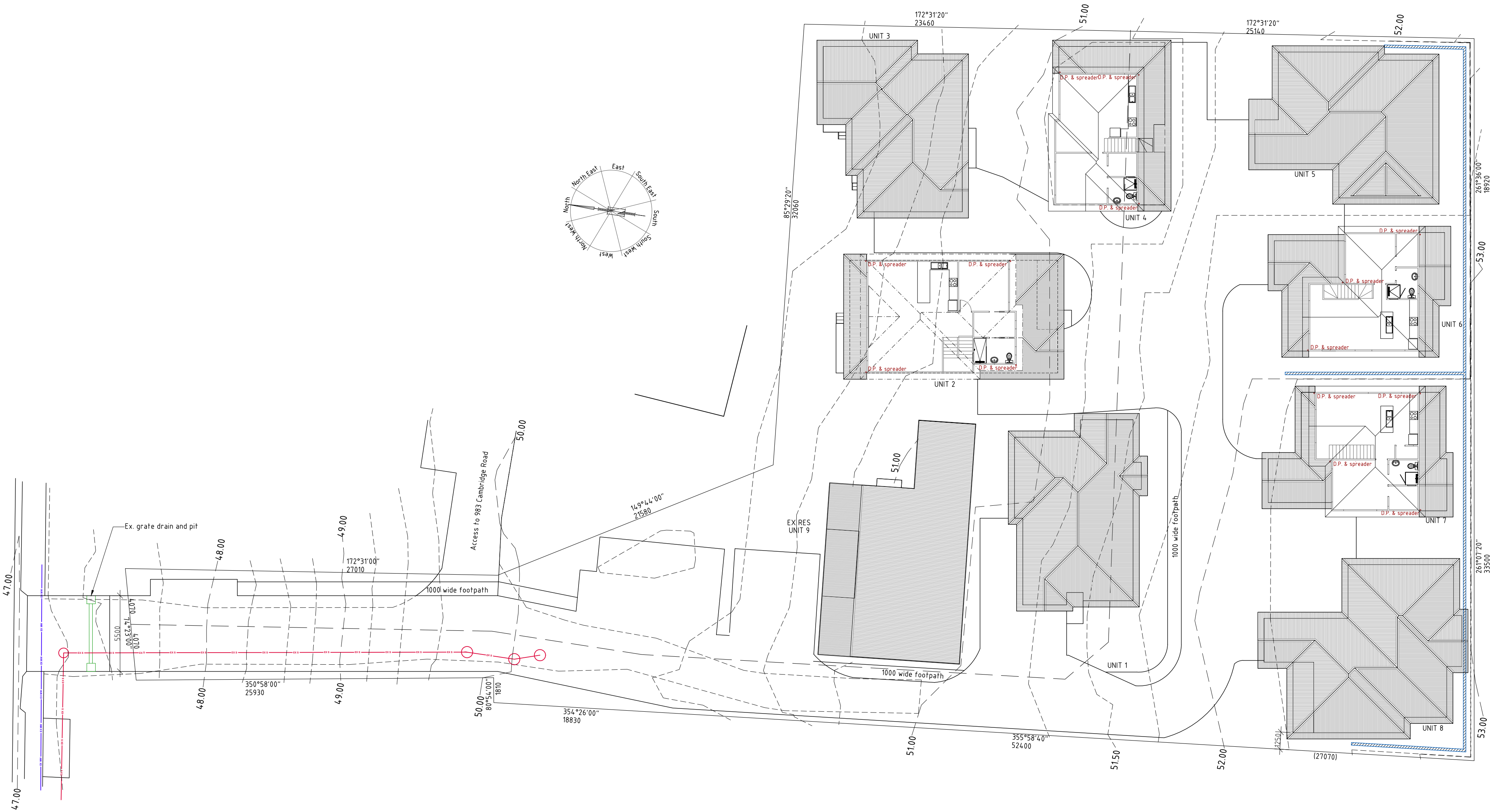
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| | | | | |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------|-------------------------|----------------------------------------------------------------------------------------------------------------|
| PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 981 CAMBRIDGE ROAD CAMBRIDGE | UPPER LEVEL STORMWATER PLAN | | DATE 01/06/23 | DRAWN BY email: gillan7@bigpond.com phone: ph 0400 671 582 Accreditation No. CC6204 copyright 2022 |
| | SCALE 1:200 | AMENDED 04/05/2023 | DRAWING NO. 07 OF 30 | |

WET AREAS (To comply with NCC 3.8.1.2 and AS3740

| VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED | FLOORS AND HORIZONTAL SURFACES | WALLS | WALL JUNCTIONS AND JOINTS | WALL/FLOOR JUNCTIONS | PENETRATIONS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Shower areas (Ensuite & Bathroom) | | | | | |
| Without hob or step-down | Waterproof floor in shower area. Membrane 'M01' Ceramic floor tiles. | Waterproof walls in shower area to min. 150mm above the floor substrate. Membrane 'M01' | Waterproof wall junctions within shower area. Membrane 'M01' | Waterproof wall/floor junctions within shower area. Membrane 'M01' | Waterproof floor penetrations in shower area with Membrane 'M01' |
| With preformed shower base | N/A | Water resistant walls in shower area to min. 1800mm above FFL of the shower. Ceramic tiles | Waterproof wall junctions within shower area. Membrane 'M01' | Waterproof wall/floor junctions within shower area. Membrane 'M01' | Waterproof tap & spout penetrations with 'Waterbar' tap penetration flange & silicone. |
| Area outside shower area (Ensuite & Bathroom) | | | | | |
| For concrete and compressed fibre-cement sheet flooring | Min. water resistant floor of the room. Membrane 'M01' to entire floor of room. Ceramic floor tiles. | N/A | N/A | Waterproof wall/floor junctions. Membrane 'M02' | N/A |
| Areas adjacent to baths and spas (Ensuite & Bathroom) | | | | | |
| For concrete and compressed fibre-cement sheet flooring & inserted baths & spas | Min. water resistant floor of the room. Membrane 'M01' to entire floor of room. Waterproof shelf area with waterstop under the bath lip. Membrane 'M01' Ceramic tiles. | (a) Min. 150mm high ceramic tile splashback to bath perimeter of room. (b) Ceramic tile upstand from floor level to underside of bath lip. | Water resistant junctions within 150mm above bath with white silicone (3xwalls). | Water resistant ceramic tile upstand to extent of bath. | Waterproof tap and spout penetrations in horizontal surface with 'Waterbar' tap penetration flange & silicone. |
| Other areas | | | | | |
| Laundries and WC | Water resistant floor of the room. Ceramic floor tiles | N/A | N/A | Water resistant wall/floor junctions. Membrane 'M02' & ceramic tile skirting. | N/A |
| Walls adjoining sink, basin, or laundry tub | N/A | Water resistant to min.150mm above the vessel, for the extent of the vessel, where the vessel is within 75mm of a wall. Ceramic tiles. | Waterproof wall junctions where a vessel is fixed to a wall with silicone | N/A | Waterproof tap & spout penetrations if within splashback with 'Waterbar' tap penetration flange & silicone. |
| KEY: Membrane 'M01' = Dunlop (or similar) approved shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone & membrane to manufacturers recommendations. Membrane 'M02' = Dunlop (or similar) approved water based acrylic polyurethane membrane applied by either brush or roller in a consistent thickness to manufacturers recommendations. | | | | | |

Shower screens
1800H Semi-frameless shower screens to comply with BCA Table 3.6.5. & AS1288. Minimum 4mm thick Grade A toughened safety glass, labelled to comply with industry standards.

WATERPROOFING OF UNENCLOSED SHOWERS

FLOOR: Waterproof entire floor
WALLS: Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.

WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction

PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB;

FLOORS:Water resistant to entire floor
WALL JUNCTIONS AND JOINTS; Waterproof all wall/floor junctions
Where a flashing is used the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR;
FLOORS: Waterproof entire floor

WALL JUNCTIONS AND JOINTS; Waterproof all wall/floor junctions
Where a flashing is used the horizontal leg must be not less than 40mm

WATERPROOFING

Enclosed shower with preformed shower base

Walls to be water resistant to a height of not less than 1800mm above finished floor level

Waterproof internal & external corners and horizontal joints within a height of 180mm

above the floor level with not less than 40mm

width either side of the junctions

Waterproof all penetrations

HYDRAULIC NOTES:

1. All plumbing shall be in accordance with the Tasmanian plumbing regulations, AS3500 and to the local authority approval.

2. The location of the existing services where shown are approximate only and shall be confirmed on site where possible.

Determine location of existing power, Telstra, water and drainage services prior to commencing new work.

3. Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc unless otherwise approved.

4. Refer to designers drawings and fixture and equipment technical specifications for pipework connections.

5. Make good all disturbed surfaces to match existing

6. Remove all excess soil and surplus materials from site.

7. All plumbing to be installed by a licenced Plumber.

Surface drainage to conform with
BCA Vol2 Part 3.1.2.2. NOTE: 50mm fall required over
the first 1 meter from the building

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Stormwater line (100mm UPVC)

Sewer line (100mm UPVC)

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

a) be protected against the effects of weather and sunlight; and

b) be able to withstand the temperatures within the piping; and

c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping

a) All flow and return internal piping that is -

i) within an unventilated wall space

ii) within an internal floor between storeys, or

iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space

a) All flow and return piping

b) Cold water supply piping and Relief valve pipingwithin 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space

a) All flow and return piping

b) Cold water supply piping and Relief valve pipingwithin 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements

Hot & Cold water nominal diameters

Branch off takes Min DN20

Max off take length 6m DN18

Max off take length 3m DN15

Max off take length 1m DN10

| Insulation Schedule | | |
|--------------------------|-------------|--------------------------------|
| Heated water pipes | | |
| Type | Size Range | Insulation |
| Circulating Line | 32-40 | 25mm Rockwool with foil wrap |
| Branch Line Offtake | 20-25 18 | 19mm Bradflex 13mm Bradflex |
| Cold water pipes exposed | | |
| Type | Size Range | Insulation |
| All | >20 | 13mm Bradflex |
| Other cold watere pipes | | |
| Type | Size Range | Insulation |
| All | All | Not required |

NOTE: Water pipes associated directly with plant equipment shall be insulated in accordance with the manufacturers instructions for a typical installation

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
891 CAMBRIDGE ROAD CAMBRIDGE

PLUMBING NOTES

SCALE 1:100

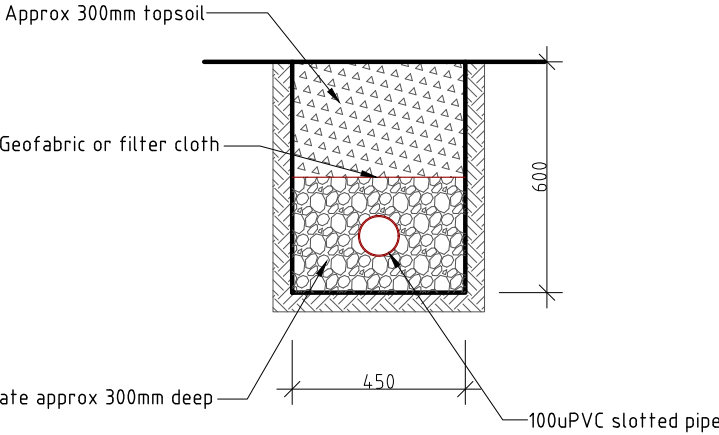
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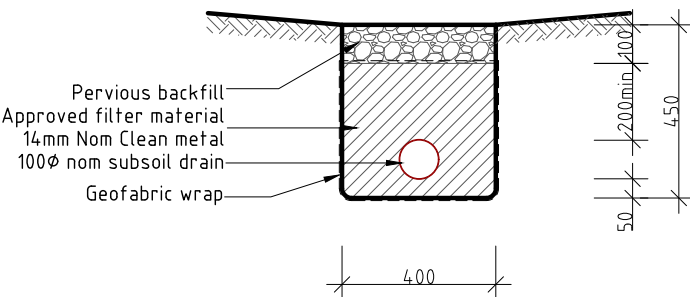
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email: gtilley7@biapond.com
phone ph 0400 671 582

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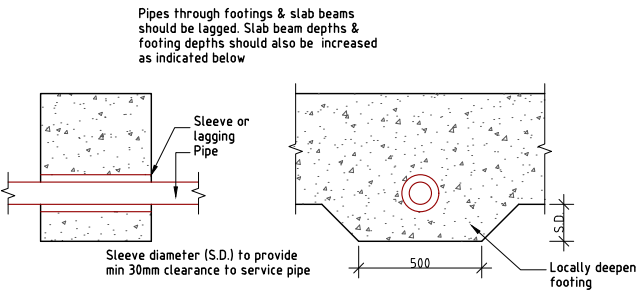
ABSORPTION TRENCH (TYPICAL)



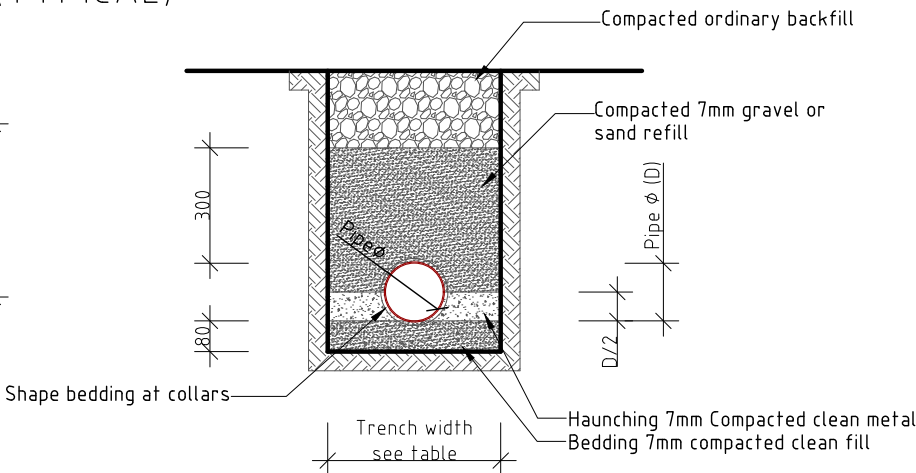
TYPICAL AGG DRAIN DETAIL

NOTE: All materials and construction to comply with AS3500.3.2003

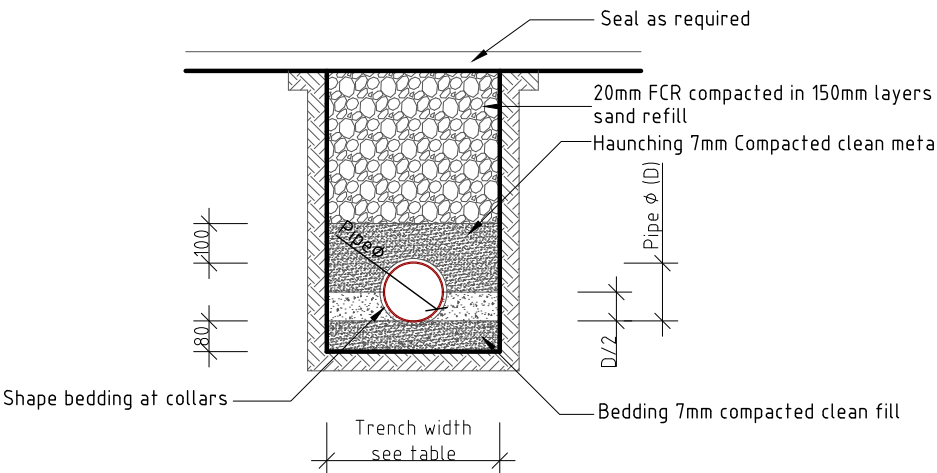
| TRENCH WIDTHS | |
|----------------|------------------|
| Pipe diameter | Min trench width |
| Less than 50mm | 250 |
| 75-100mm | 450 |
| 150-300mm | 600 |
| >300mm | Ø plus 300mm |



FLEXIBLE CONNECTION FOR SERVICE PIPES PASSING THROUGH FOOTINGS



TYPICAL PIPE TRENCH DETAIL
NON-TRAFFICABLE AREAS



TYPICAL PIPE TRENCH DETAIL
TRAFFICABLE AREAS

IMPORTANT NOTICE FOR ATTENTION OF OWNER.
The owner's attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology File 18 and it is the owner's responsibility to maintain the site in accordance with this document.

SunTracker - Shadow Diagrams

981 Cambridge Rd, Cambridge, Tas, 7170
Private Open Space shadowing
June 21. 9am to 3pm
rev05



Jun 21 - 9 am

SunTracker - Shadow Diagrams

981 Cambridge Rd, Cambridge, Tas, 7170
Private Open Space shadowing
June 21. 9am to 3pm



Jun 21 - 12 pm

SunTracker - Shadow Diagrams

981 Cambridge Rd, Cambridge, Tas, 7170
Private Open Space shadowing
June 21. 9am to 3pm



Jun 21 - 2 pm

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

SunTracker - Shadow Diagrams

981 Cambridge Rd, Cambridge, Tas, 7170
Private Open Space shadowing
June 21. 9am to 3pm

Jun 21 - 10 am



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Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

SunTracker - Shadow Diagrams

981 Cambridge Rd, Cambridge, Tas, 7170
Private Open Space shadowing
June 21. 9am to 3pm

Jun 21 - 1 pm

SunTracker - Shadow Diagrams

981 Cambridge Rd, Cambridge, Tas, 7170
Private Open Space shadowing
June 21. 9am to 3pm

Jun 21 - 3 pm



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SunTracker - Shadow Diagrams

981 Cambridge Rd, Cambridge, Tas, 7170
Private Open Space shadowing
June 21. 9am to 3pm

Jun 21 - 11 am



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UNIT 1 POS
Light %
9am: 0%
10am: 0%
11am: 9.16%
12pm: 50.66%
1pm: 87.45%
2pm: 100.00%
3pm: 100.00%

UNIT 2 POS
Light %
9am: 100.00%
10am: 100.00%
11am: 95.00%
12pm: 77.62%
1pm: 56.41%
2pm: 21.95%
3pm: 5.70%

UNIT 3 POS
Light %
9am: 95.200%
10am: 98.04%
11am: 100.00%
12pm: 100.00%
1pm: 100.00%
2pm: 100.00%
3pm: 42.05%

UNIT 4 POS
Light %
9am: 100.00%
10am: 96.33%
11am: 79.66%
11:45am 75.47%
11:45am 68.05%
12pm: 65.12%
1pm: 42.91%
2pm: 00%
3pm: 00%

UNIT 5 POS
Light %
9am: 100.00%
10am: 88.79%
11am: 82.16%
12pm: 60.41%
1pm: 17.08%
2pm: 00%
3pm: 00%

UNIT 6 POS
Light %
9am: 00%
10am: 18.70%
11am: 95.58%
12pm: 100.00%
1pm: 100.00%
2pm: 100.00%
3pm: 32.20%

UNIT 7 POS
Light %
9am: 00%
10am: 91.45%
11am: 95.25%
12pm: 100.00%
1pm: 100.00%
2pm: 100.00%
3pm: 00%

UNIT 8 POS
Light %
9am: 53.12%
10am: 92.58%
11am: 95.81%
12pm: 100.00%
1pm: 100.00%
2pm: 100.00%
3pm: 100.00%

UNIT 9 POS
Light %
9am: 39.58%
10am: 97.08%
11am: 100.00%
12pm: 100.00%
1pm: 100.00%
2pm: 100.00%
3pm: 100.00%

UNIT 1/47 CAMRISE
POS
Light %
9am: 82.00%
10am: 100.00%
11am: 100.00%
12pm: 100.00%
1pm: 100.00%
2pm: 62.87%
3pm: 4.12%

SEE SHEET 08B FOR LIGHT AND
SHADE %s FOR 45 CAMRISE POS

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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SLIM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

SHADOWS

SCALE 1:1000

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01/06/23

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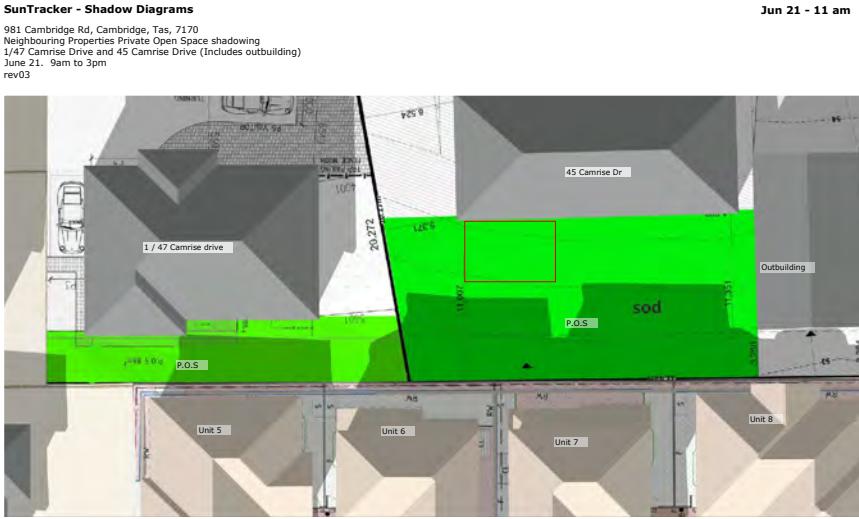
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phone: ph 0400 671 582

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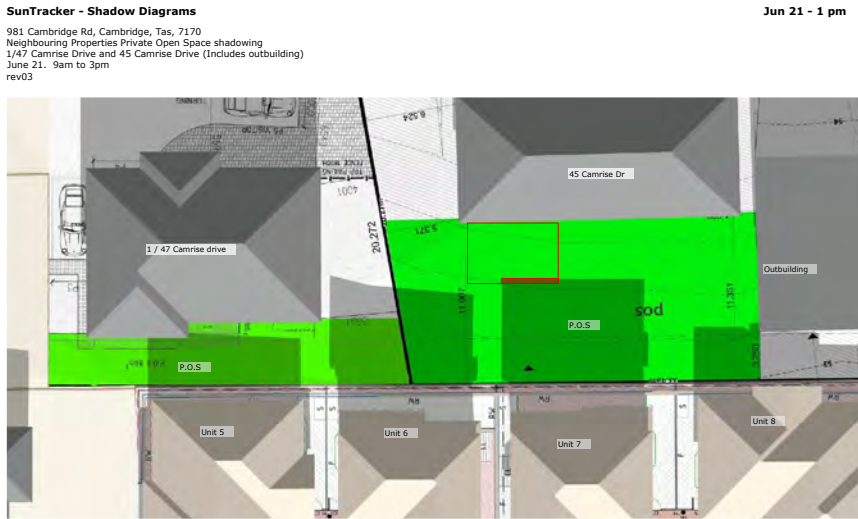
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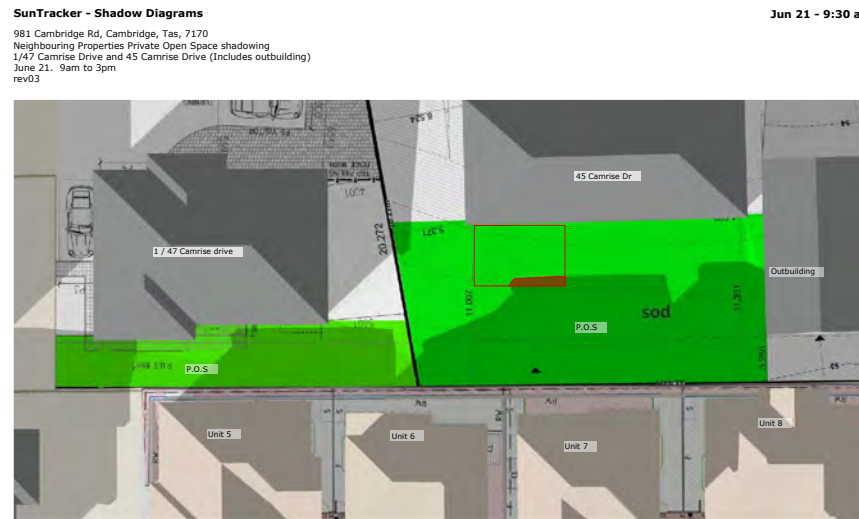
Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111



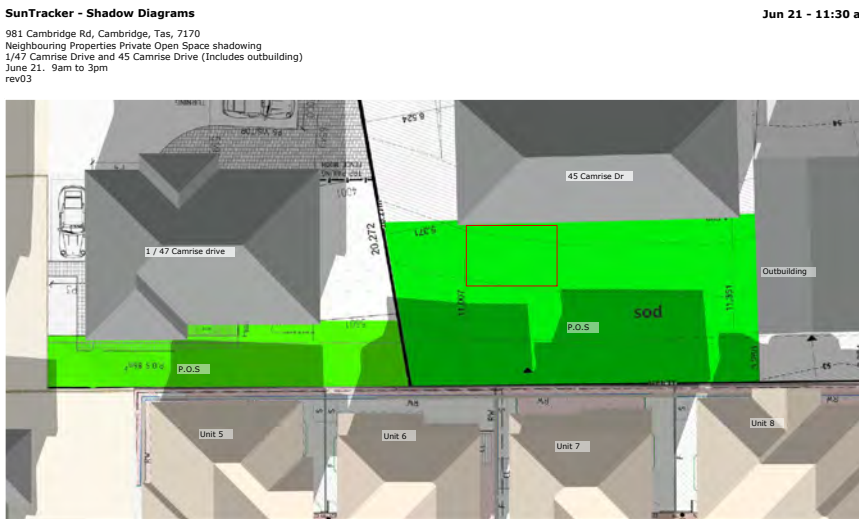
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Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111



Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111



Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

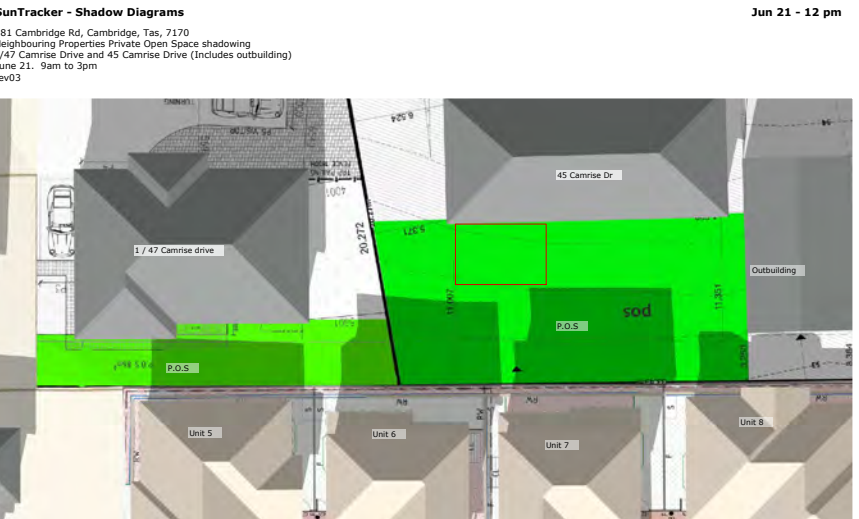


Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

| 45 CAMROSE POS Light % | 45 CAMROSE POS Shadow % |
|------------------------------|-------------------------------|
| 9am: 99.99% | 9am: 0.01% |
| 9:30am 92.00% | 9:30am 8.00% |
| 10am: 100.00% | 10am: 0.00% |
| 10:30am 100.00% | 10:30am 0.00% |
| 11am: 100.00% | 11am: 0.00% |
| 11:30am 100.00% | 11:30am 0.00% |
| 12pm: 100.00% | 12pm: 0.00% |
| 12:30pm 100.00% | 12:30pm 0.00% |
| 1pm: 95.04% | 1pm: 4.96% |
| 1:30pm 80.91% | 1:30pm 19.09% |
| 2pm: 54.12% | 2pm: 45.88% |
| 2:30pm 22.83% | 2:30pm 77.17% |
| 3pm: 21.79% | 3pm: 78.21% |



Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111



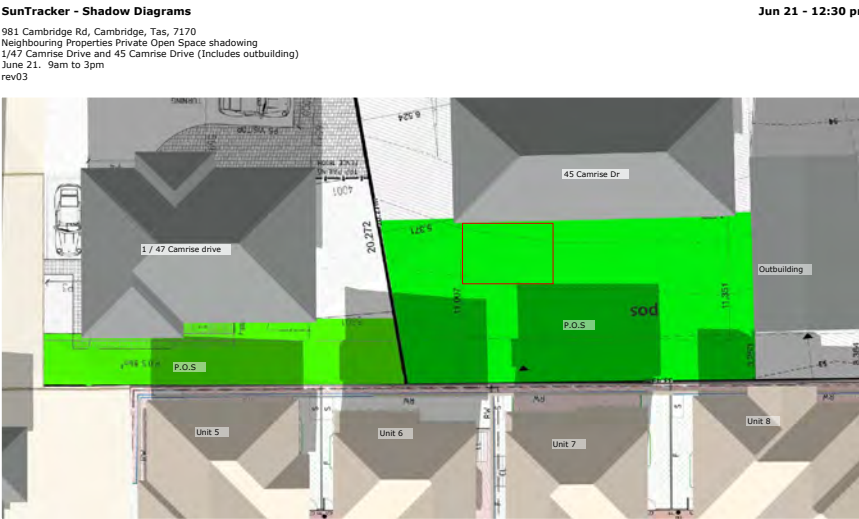
Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111



Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111



Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111



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DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SLIM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

SHADOWS 45 CAMROSE POS

SCALE 1:500

AMENDED

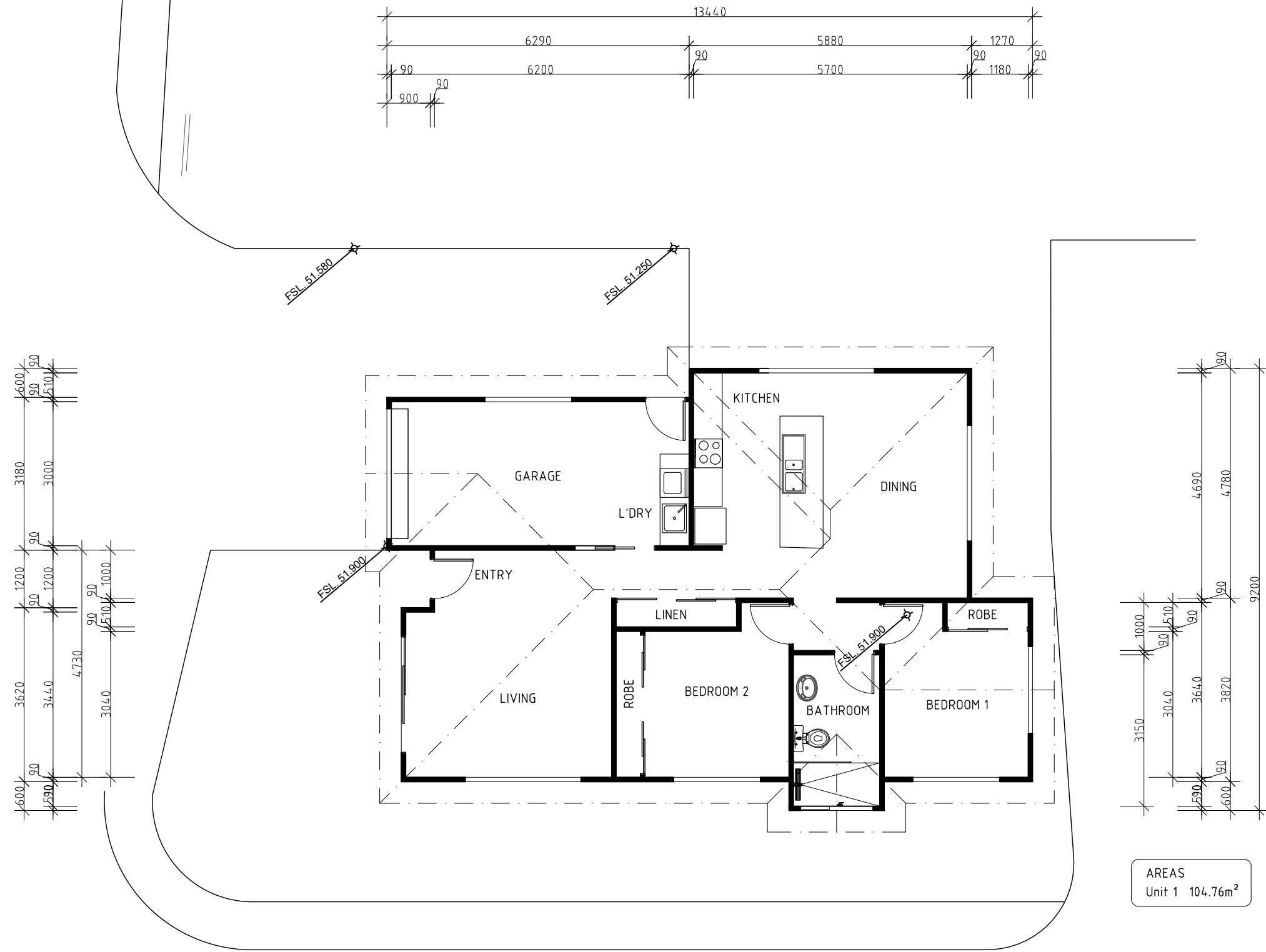
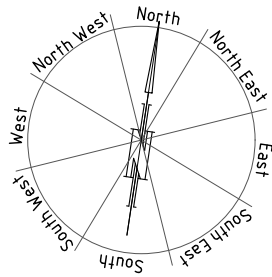
DATE
01/06/23

DRAWING NO.
OBB OF 30

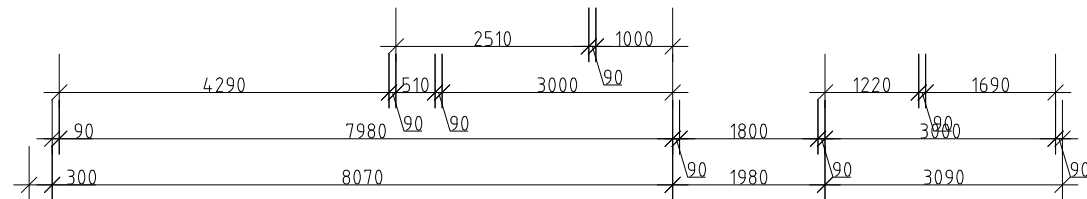
DRAWN BY
email: gillula7@bigpond.com
phone: ph 0400 671 582

Accreditation No. CC620H
copyright 2022

6522



AREAS
Unit 1 104.76m²



UNIT 1

DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 1 PLAN

SCALE 1:100

AMENDED

DATE
01/06/23

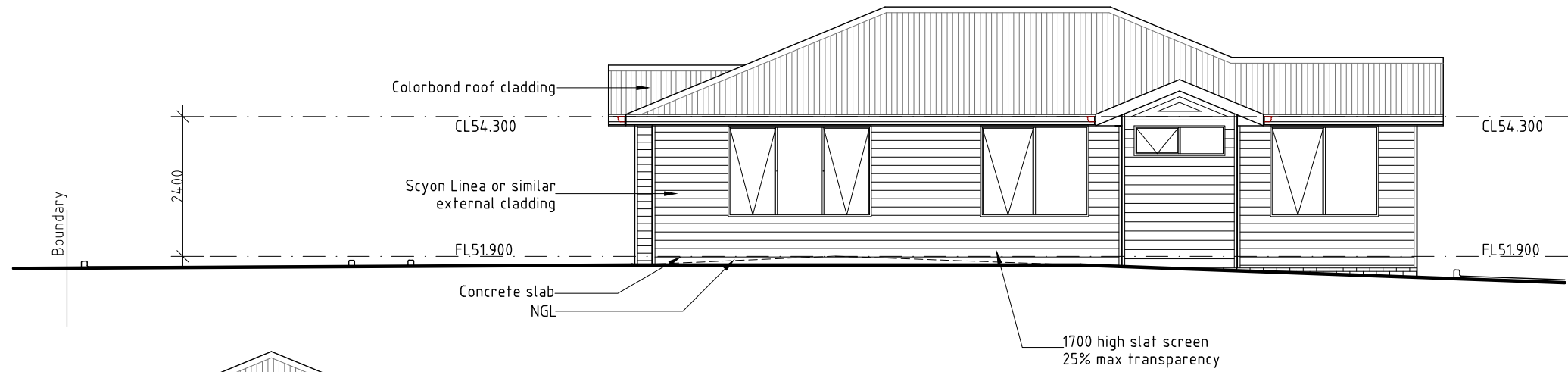
DRAWING NO.
000530

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 1

DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 1 ELEVATIONS

SCALE 1:100

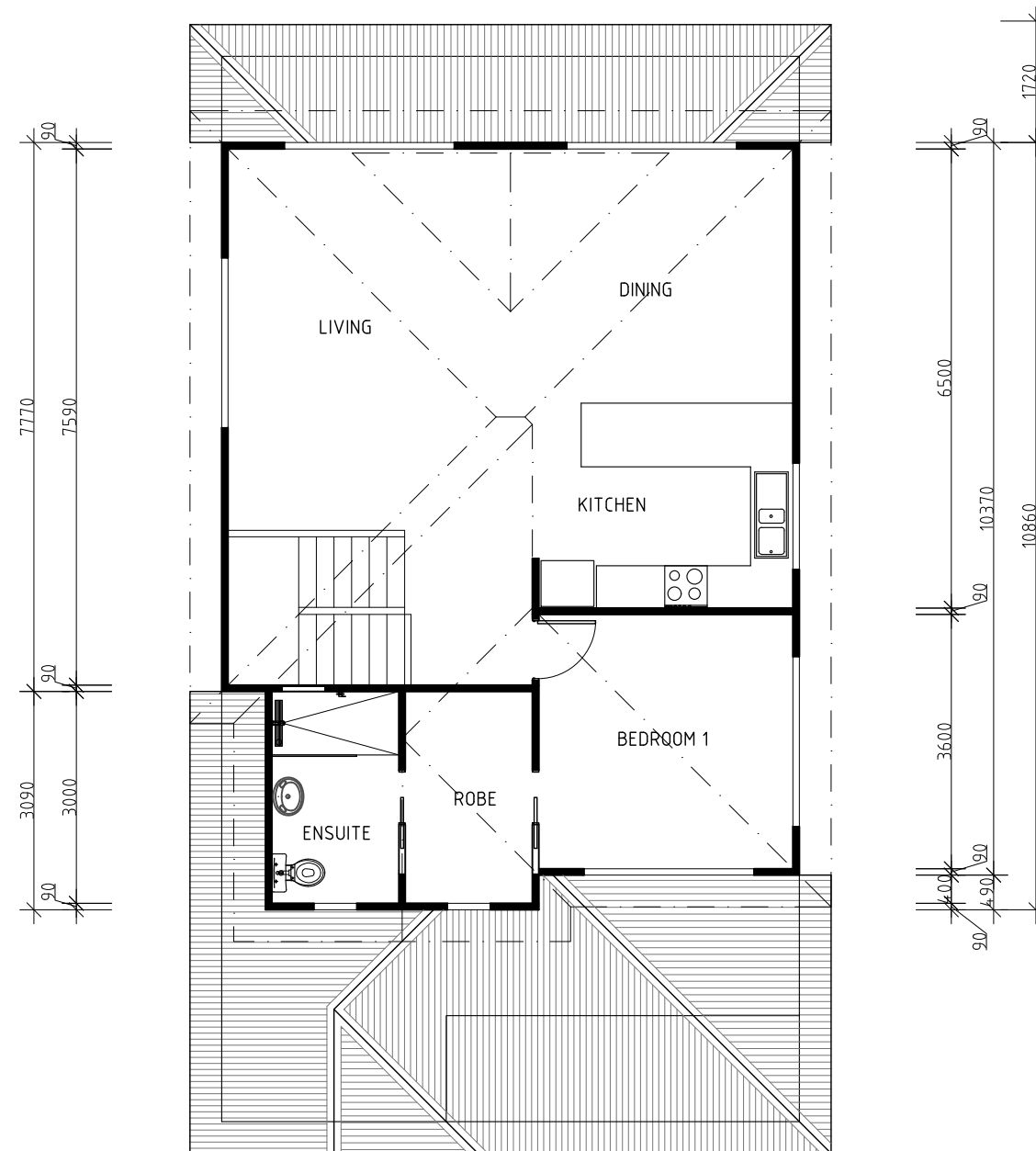
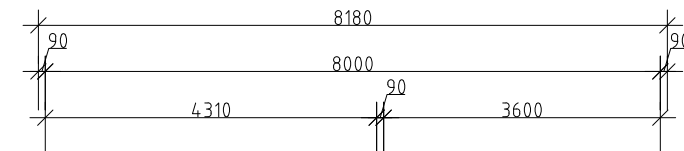
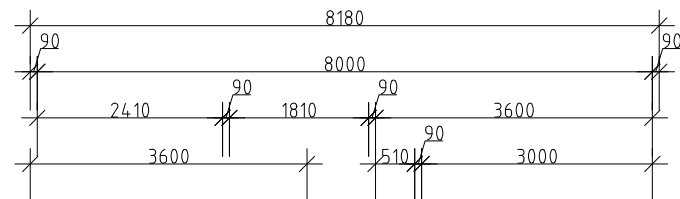
AMENDED

DATE
01/06/23

DRAWING NO.
100610

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H
100610



| | |
|--------------|----------------------|
| AREAS Unit 2 | |
| Lower level | 115.04m ² |
| Upper level | 85.11m ² |
| Total | 200.15m ² |

UNIT 2

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 2 PLAN

SCALE 1:100

| |
|---------|
| AMENDED |
|---------|

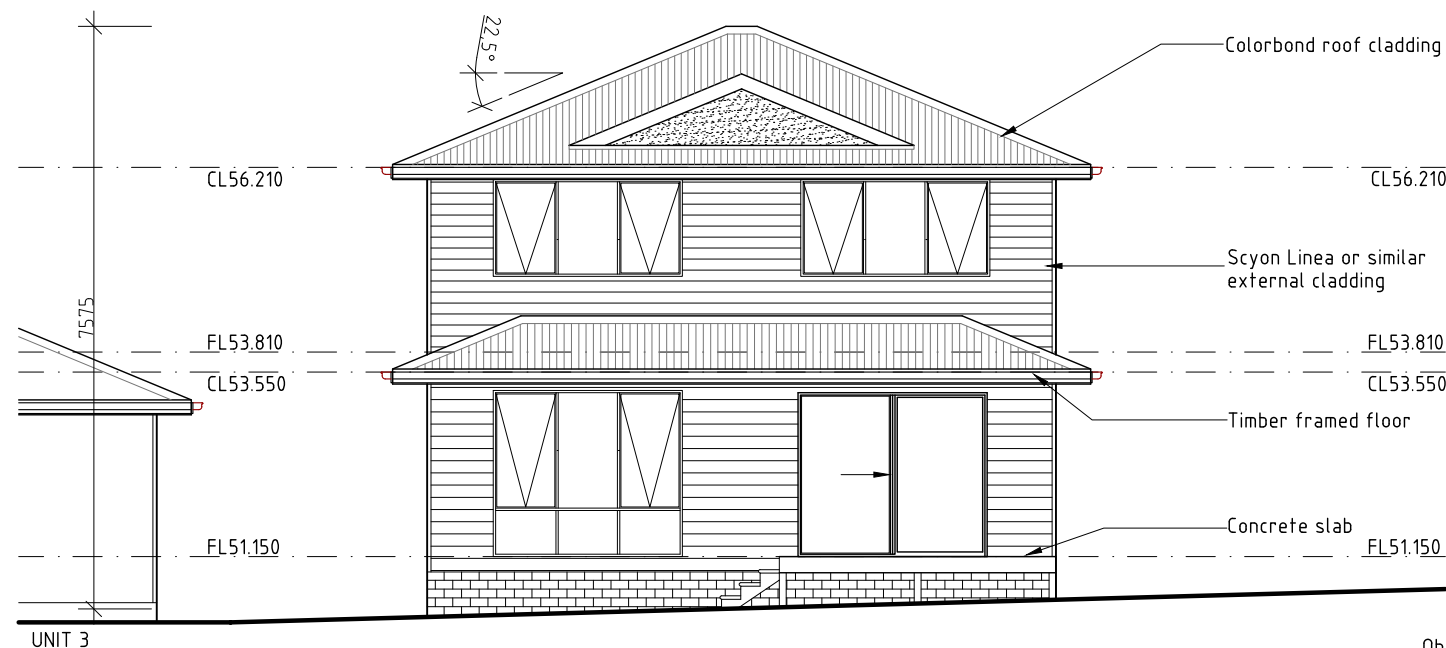
DATE
01/06/23

DRAWING NO.

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H

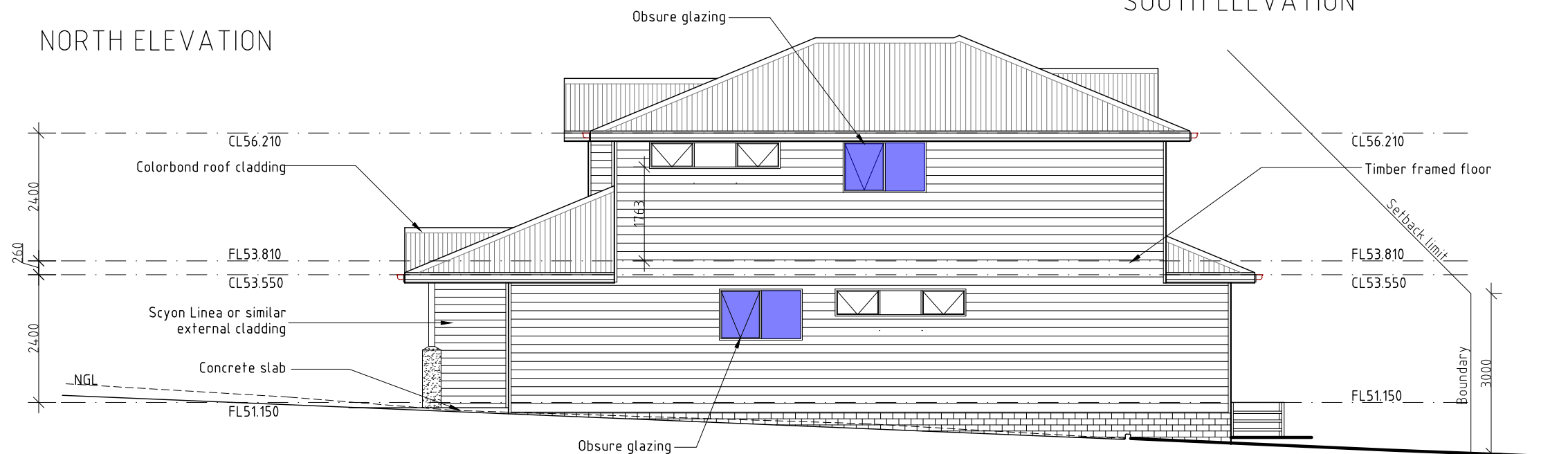
DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION



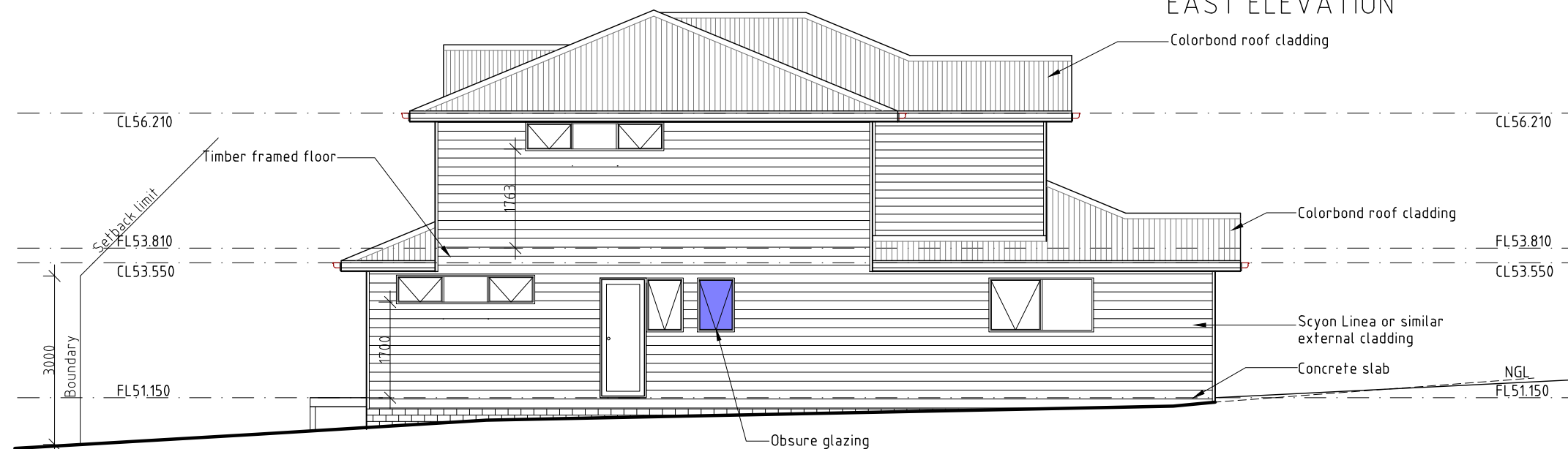
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 2

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 2 ELEVATIONS

SCALE 1:100

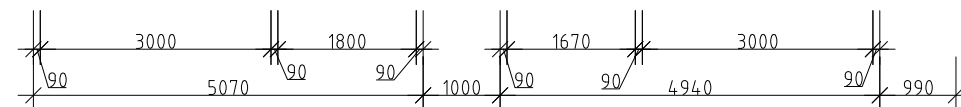
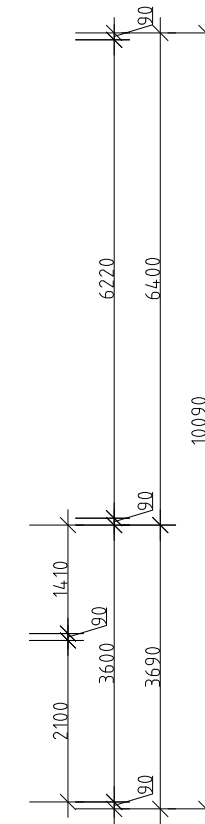
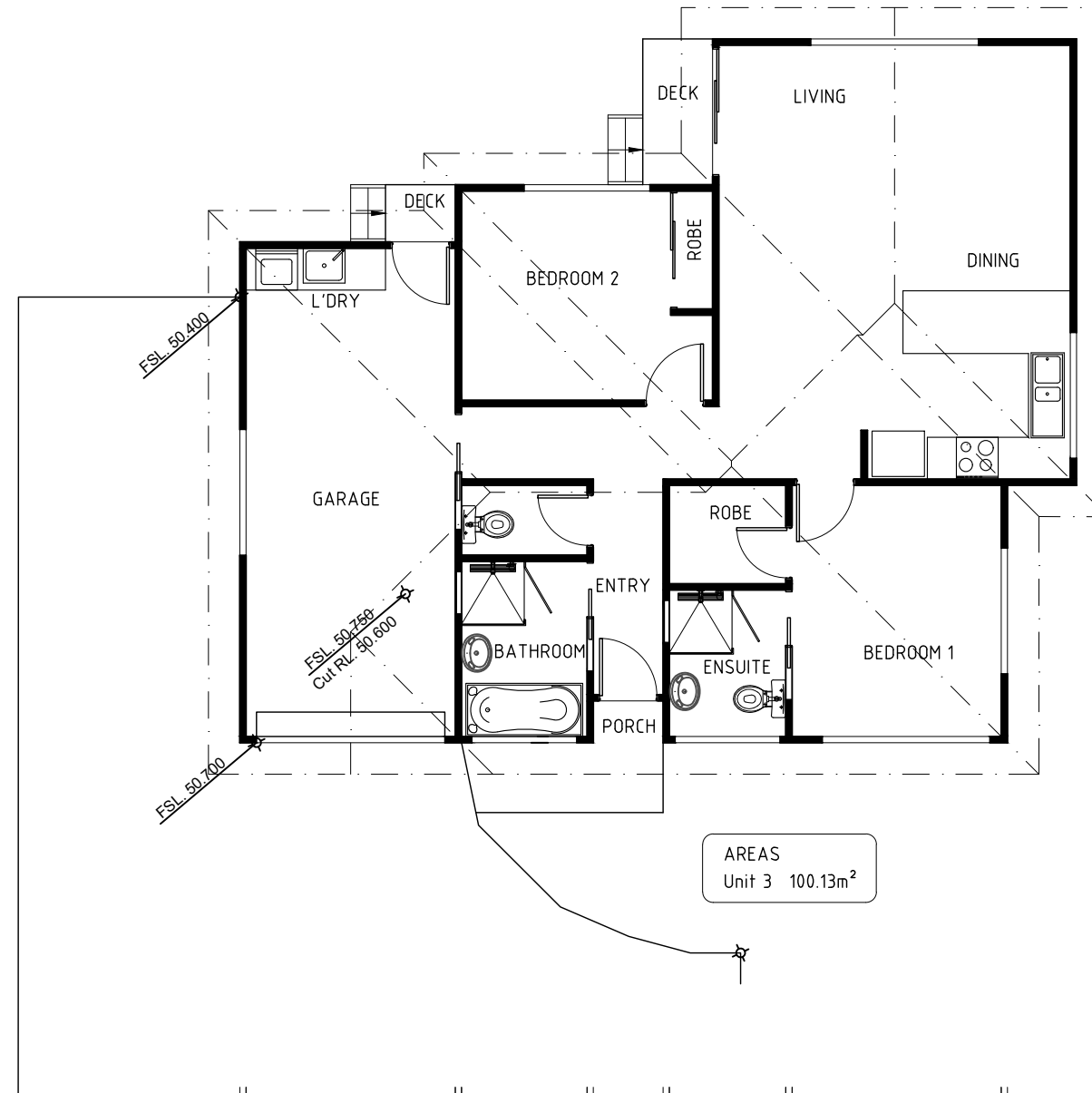
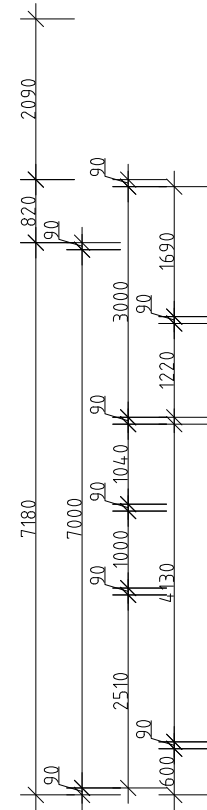
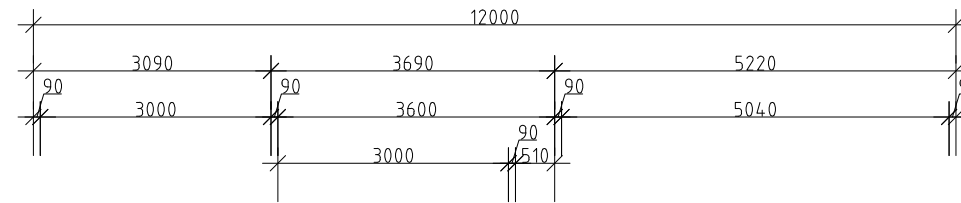
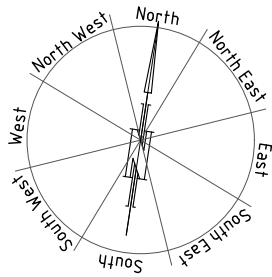
AMENDED

DATE
01/06/23

DRAWING NO.
120560

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H
G Tilley 2022



AREAS
Unit 3 100.13m²

UNIT 3

DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 3 PLAN

SCALE 1:100

AMENDED

DATE
01/06/23

DRAWING NO.
1302560

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H
1302560



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 3

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 3 ELEVATIONS

DATE
01/06/23

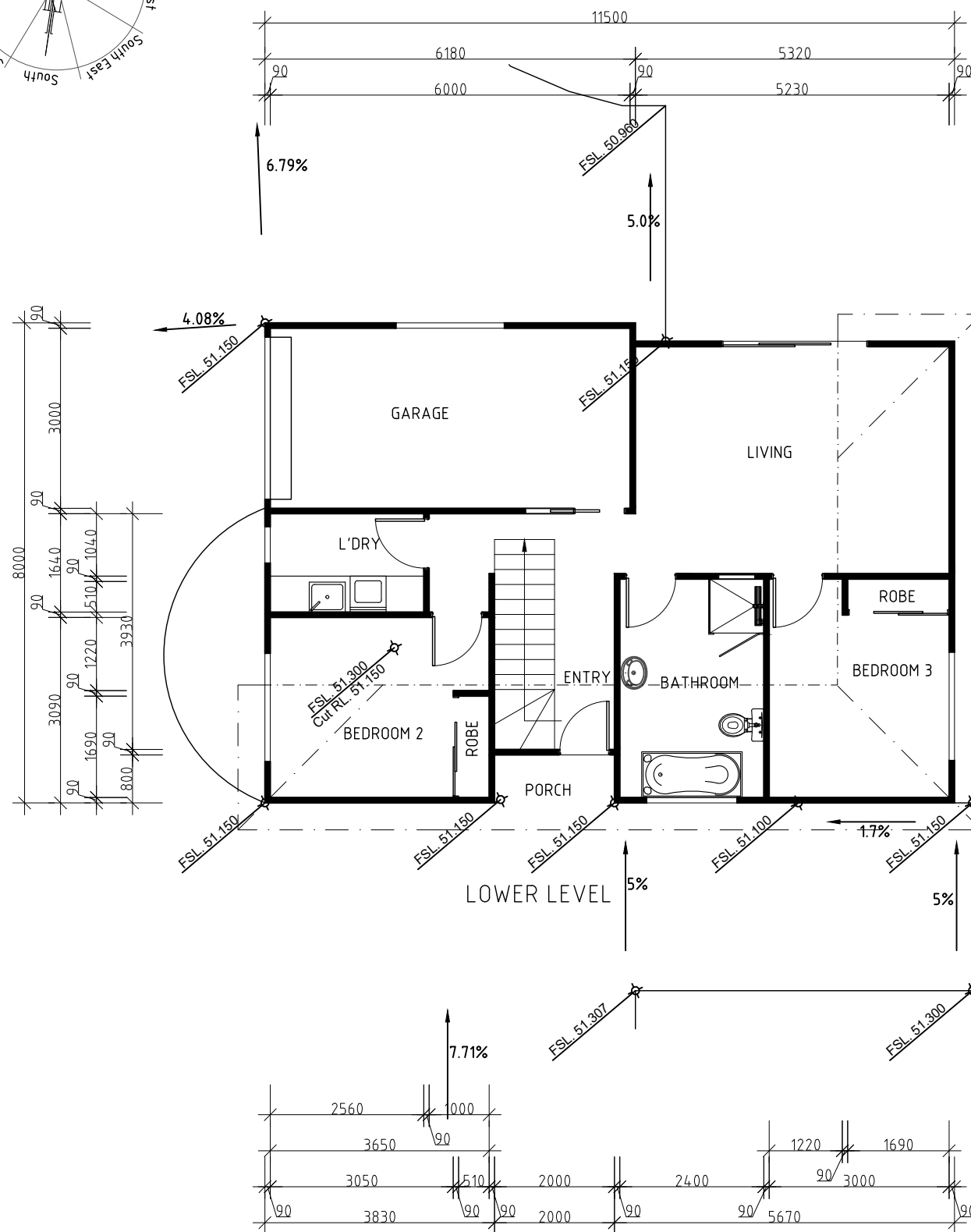
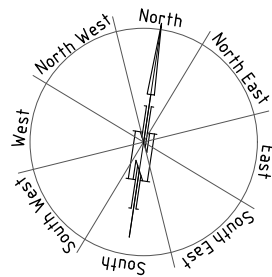
DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

SCALE 1:100

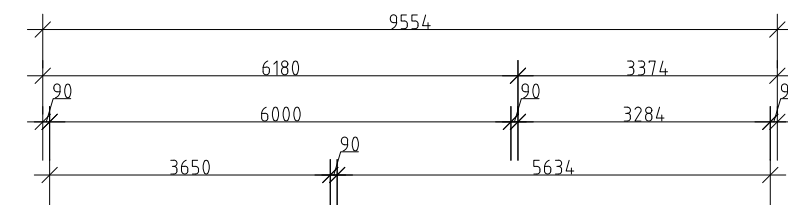
AMENDED

DRAWING NO.
1/20/20

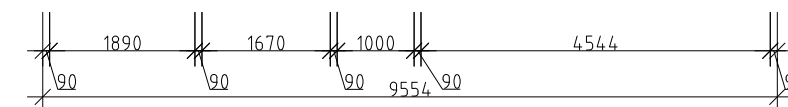
Accreditation No. CC620H



| |
|---------------------------------|
| AREAS Unit 4 |
| Lower level 88.76m ² |
| Upper level 56.62m ² |
| Total 145.38m ² |



UPPER LEVEL



UNIT 4

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 4 PLAN

SCALE 1:100

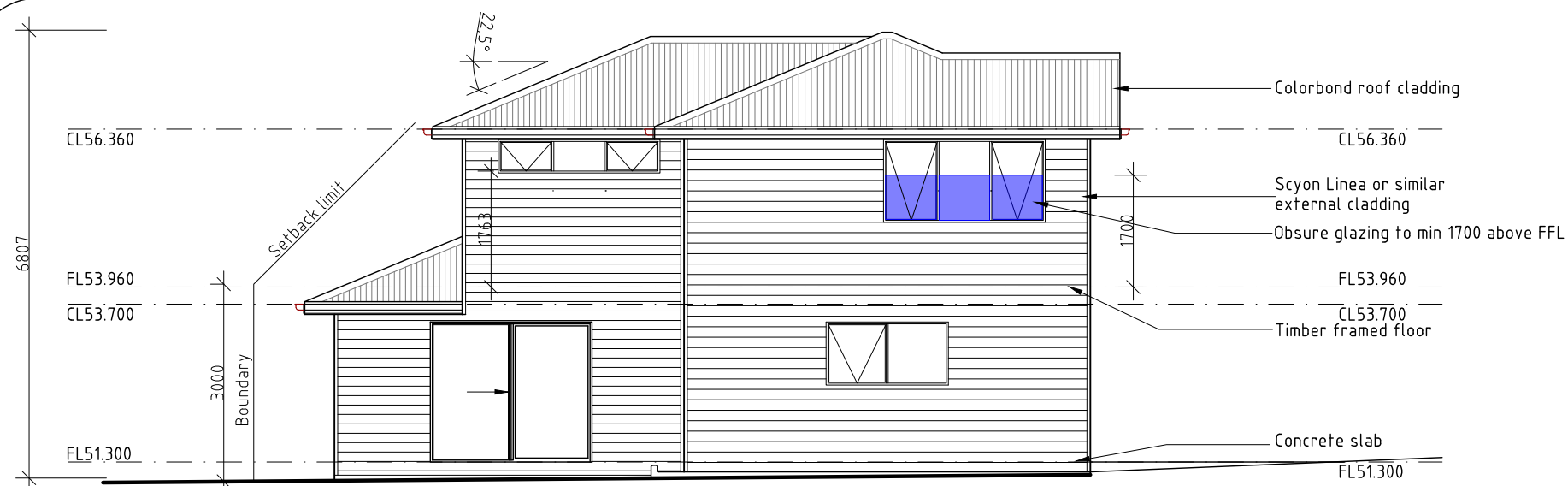
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DATE
01/06/23

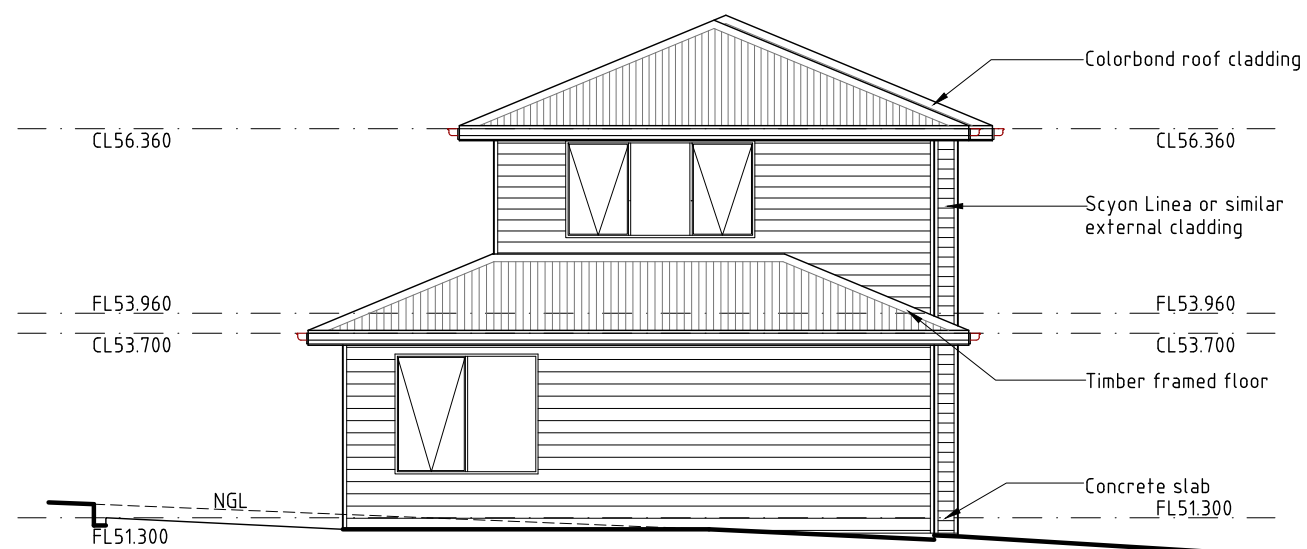
DRAWING NO.
150670

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H
150670



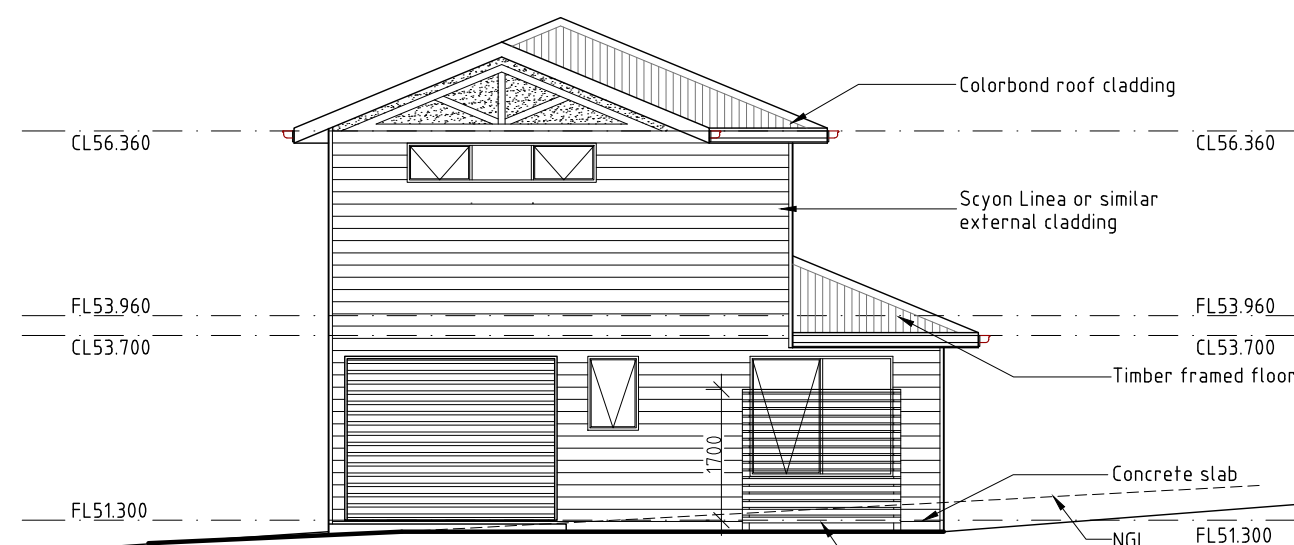
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

UNIT 4

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 4 ELEVATIONS

SCALE 1:100

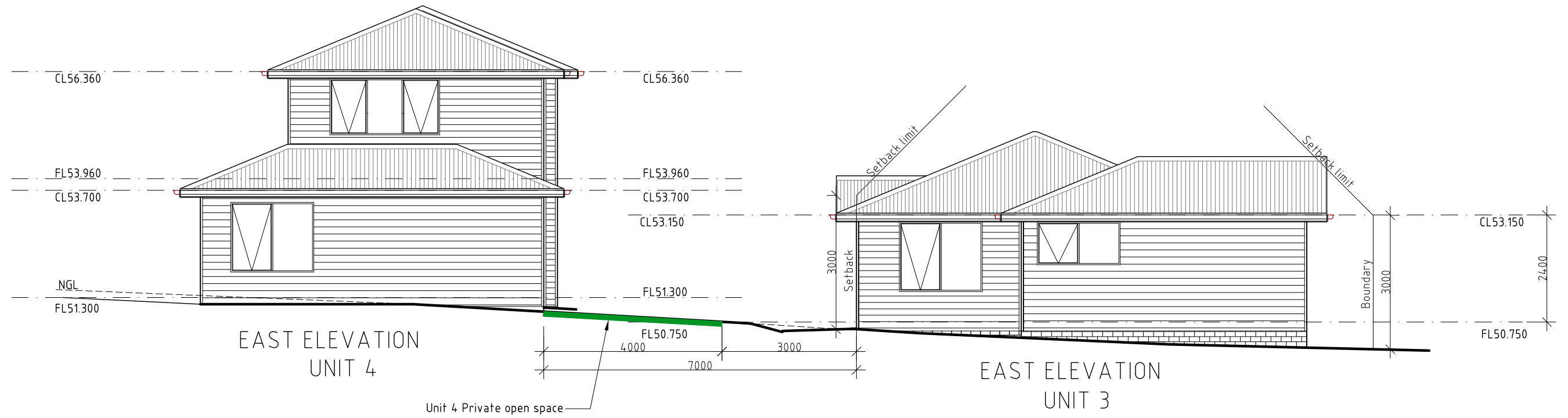
AMENDED

DATE
01/06/23

DRAWING NO.
160660

DRAWN BY G Tilley
email: gtilley7@biopond.com
phone ph 0400 671 582

Accreditation No. CC620H



UNIT 4

DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

EAST ELEVATION UNITS 3 & 4

DATE
01/06/23

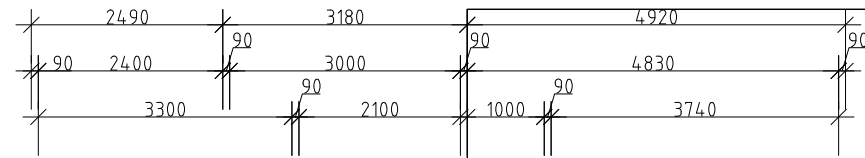
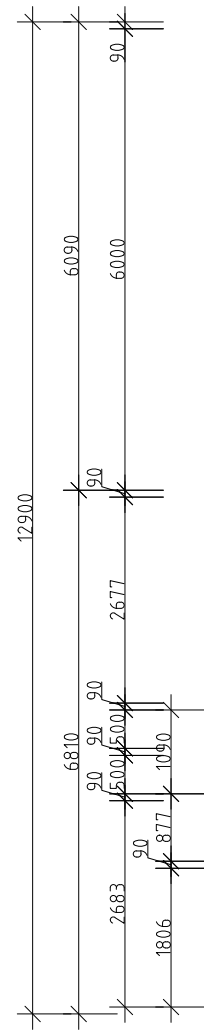
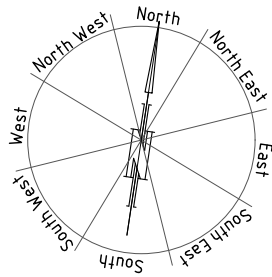
DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

SCALE 1:100

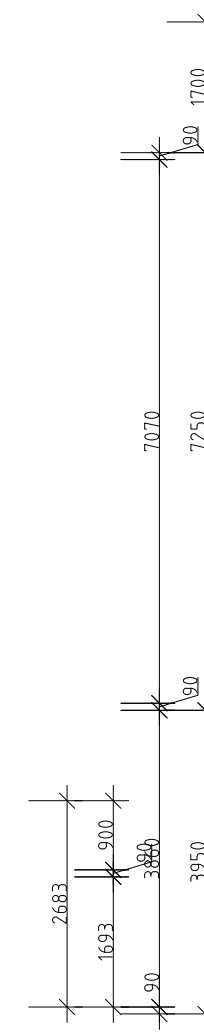
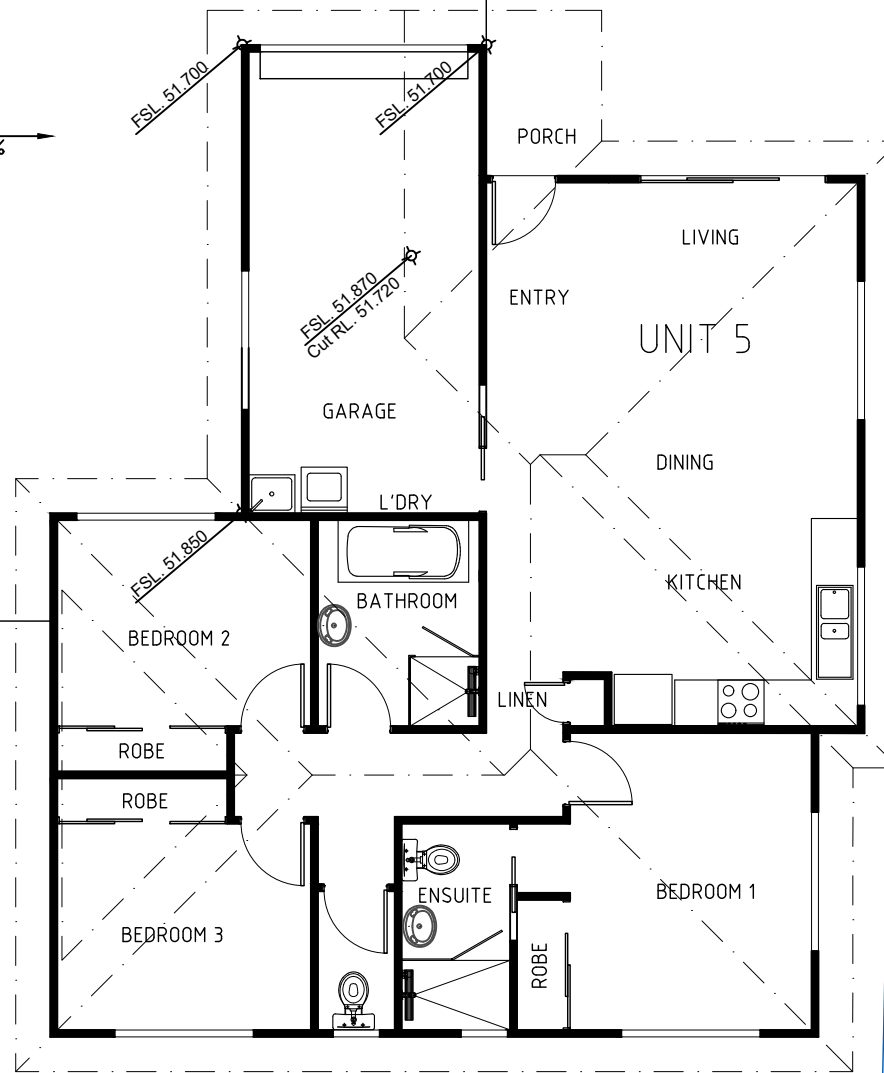
AMENDED

DRAWING NO.
16/05/30

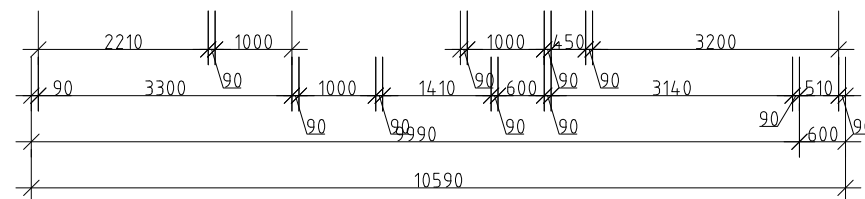
Accreditation No. CC620H
16/05/30



5.0%



AREAS
Unit 5 110.68m²



UNIT 5

DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 5 PLAN

SCALE 1:100

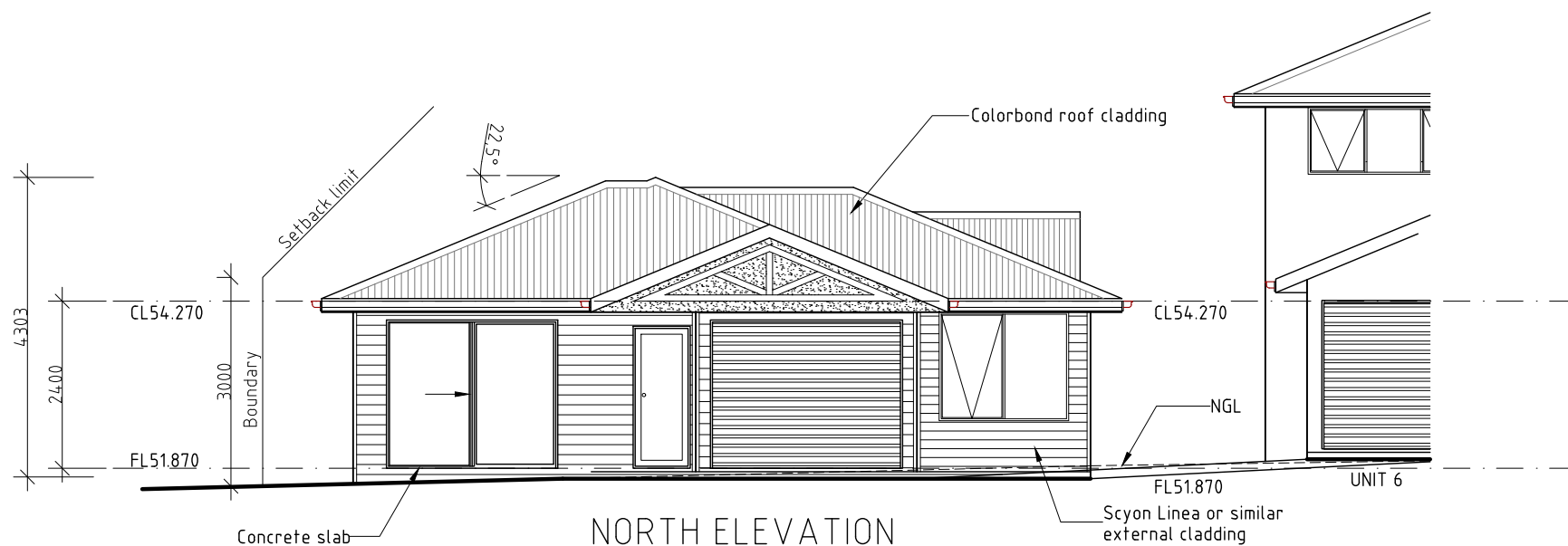
AMENDED

DATE
01/06/23

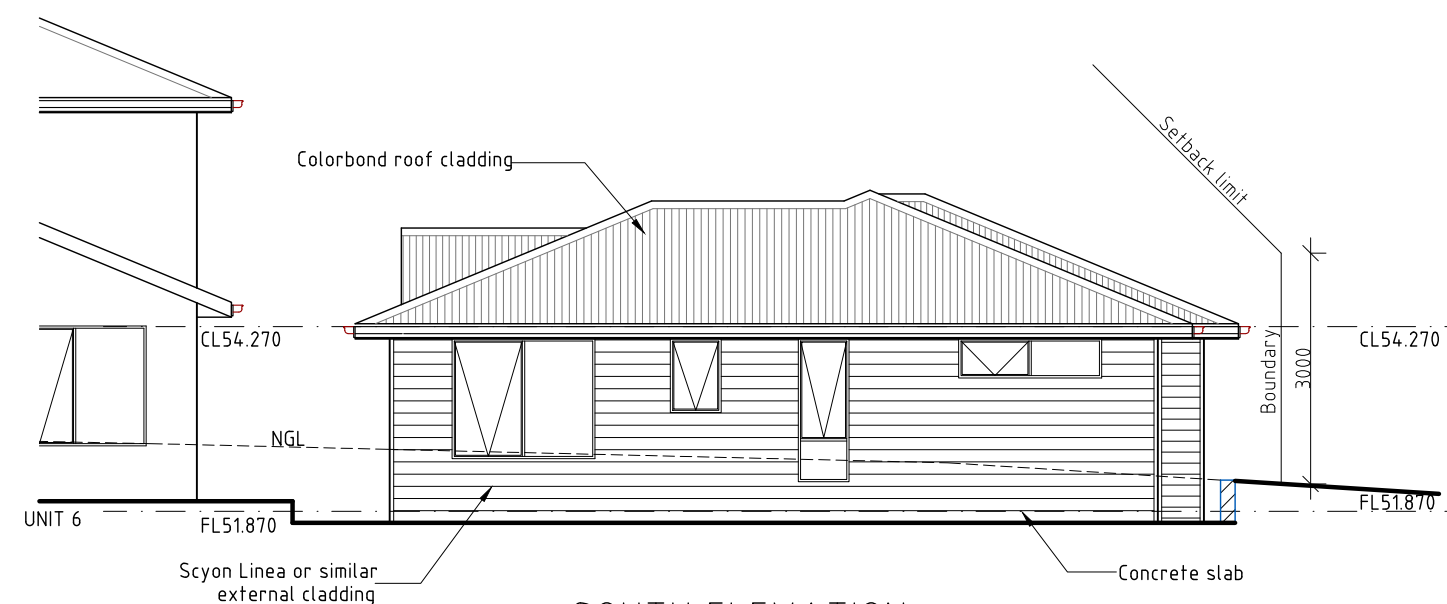
DRAWING NO.
100560

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H
G Tilley 2022



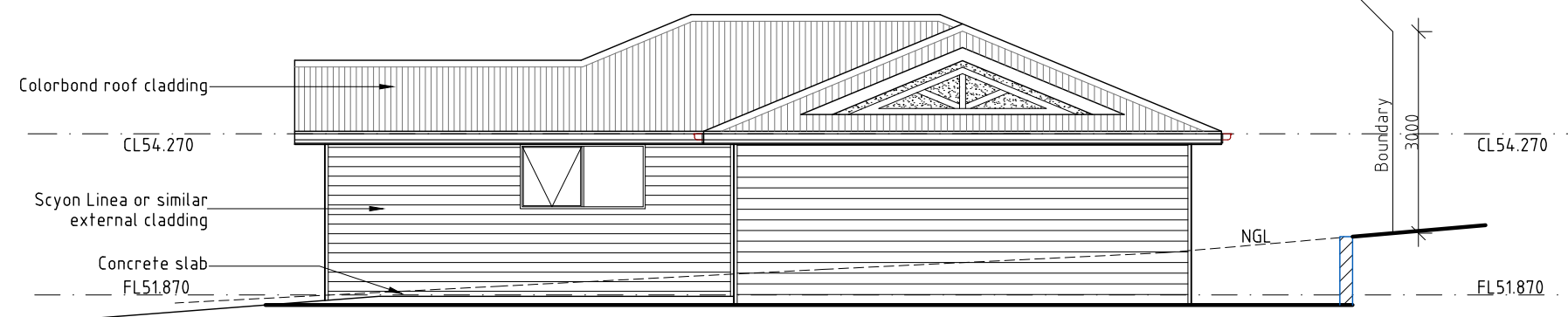
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 5

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 5 ELEVATIONS

SCALE 1:100

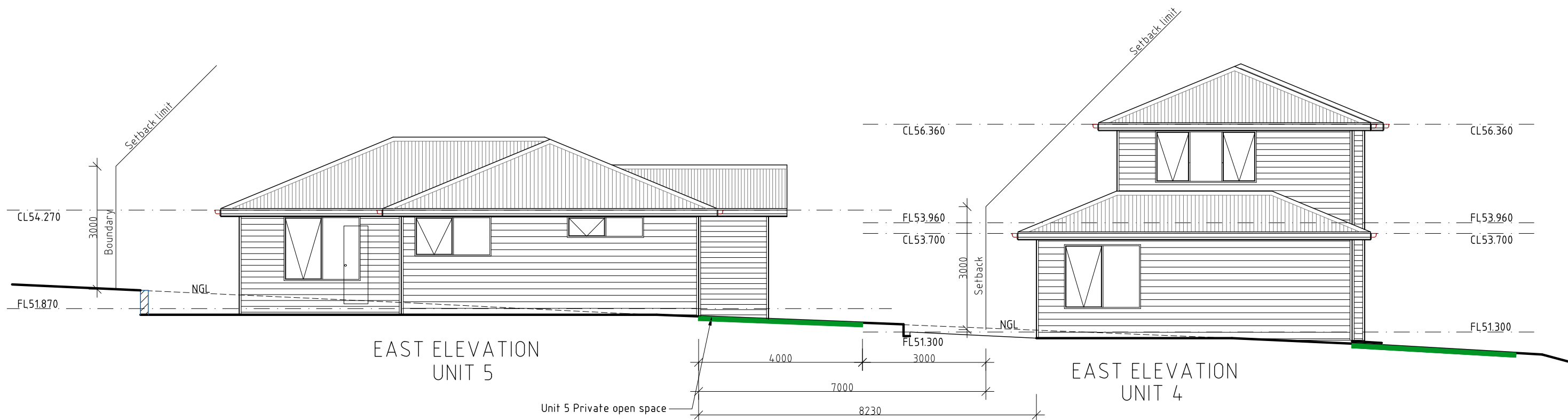
AMENDED

DATE
01/06/23

DRAWING NO.
180610

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H



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UNIT 5

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

EAST ELEVATIONS UNITS 4 & 5

DATE
01/06/23

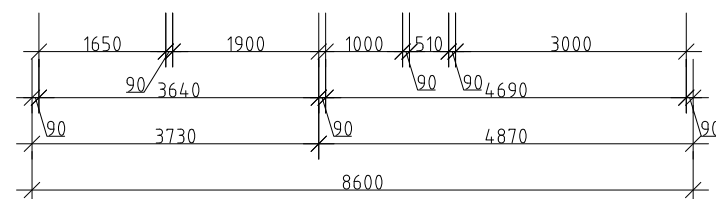
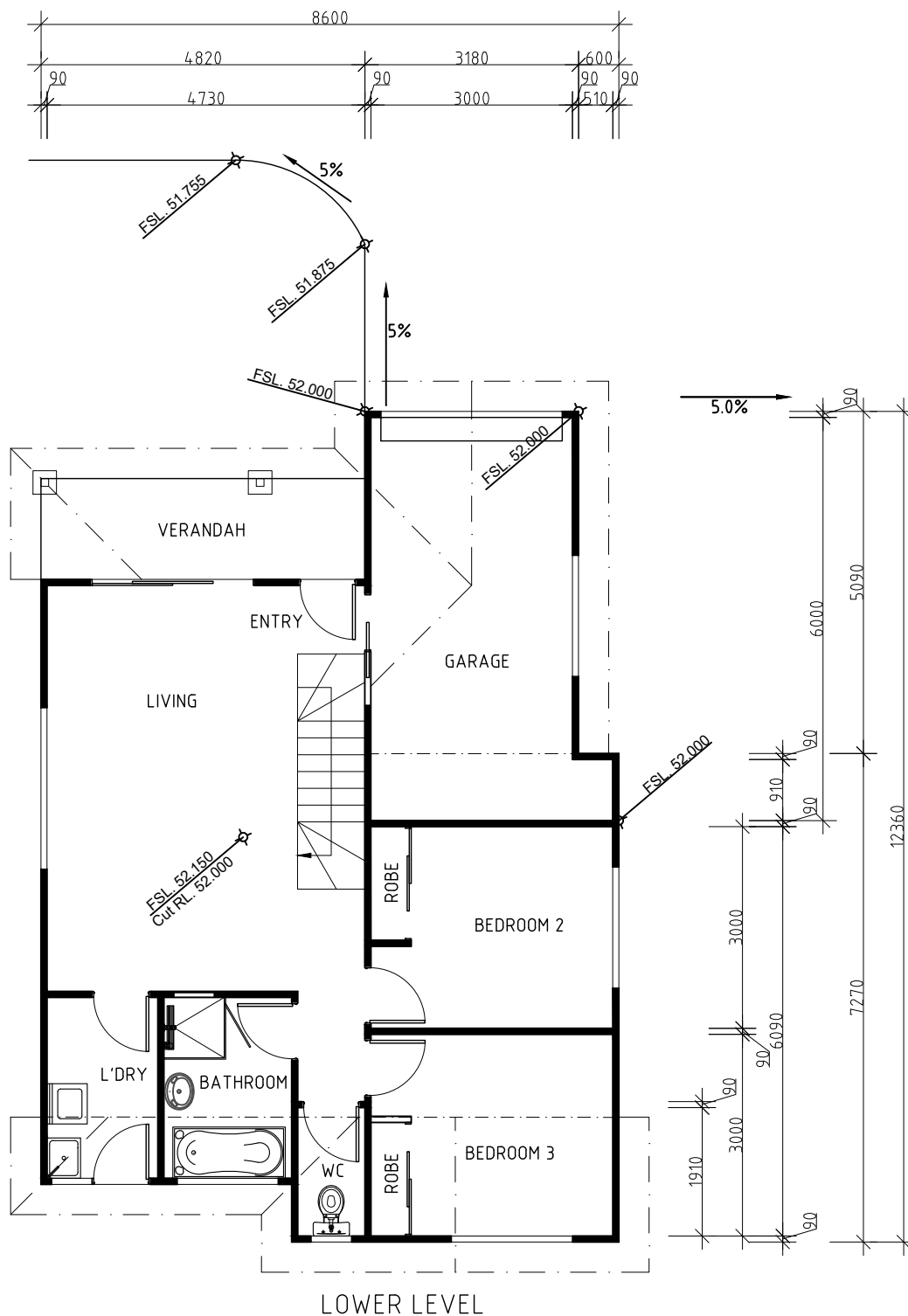
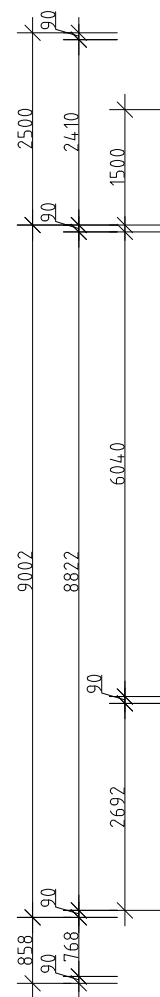
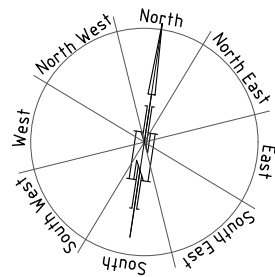
DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

SCALE 1:100

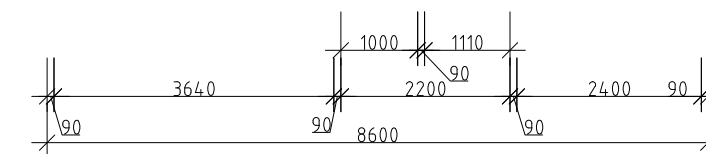
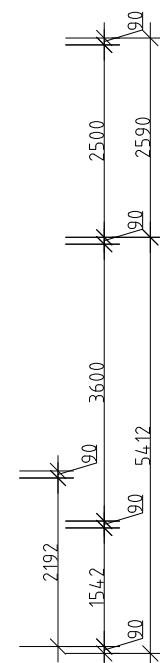
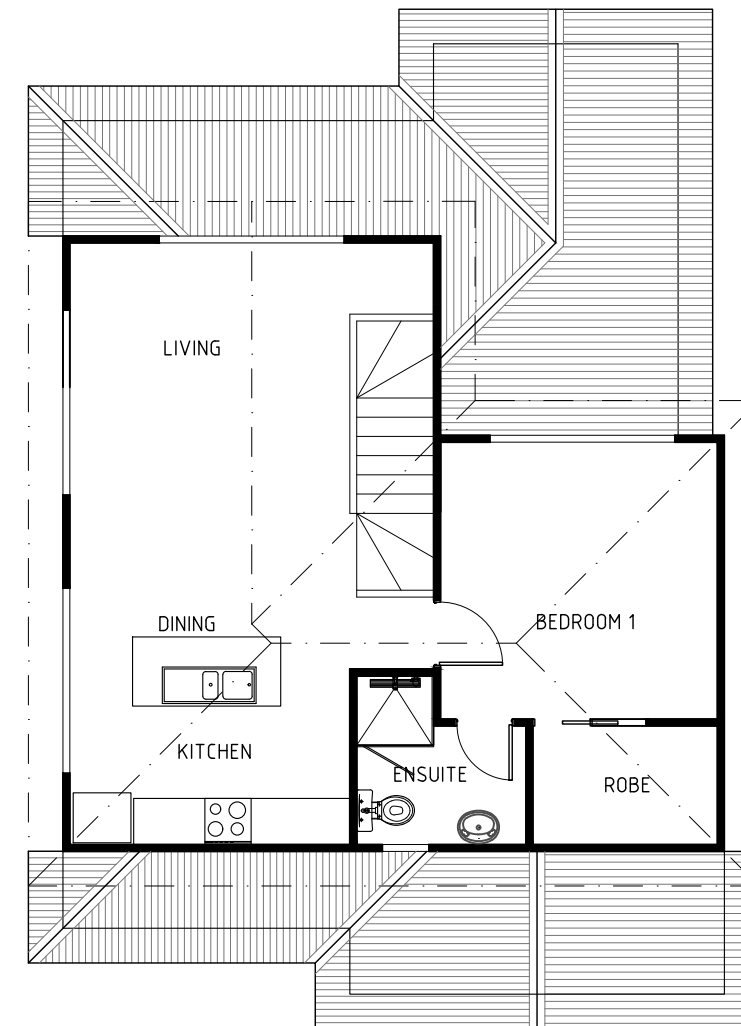
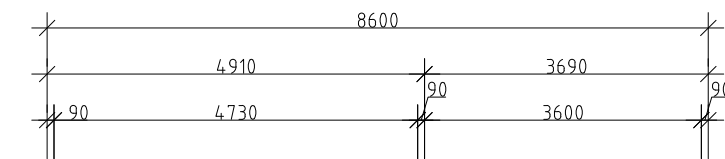
AMENDED

DRAWING NO.
1810530

Accreditation No. CC620H
1810530



| | |
|--------------|----------------------|
| AREAS Unit 6 | |
| Lower level | 87.99m ² |
| Upper level | 59.26m ² |
| Total | 147.25m ² |



UPPER LEVEL

UNIT 6

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 6 PLAN

DATE
01/06/23

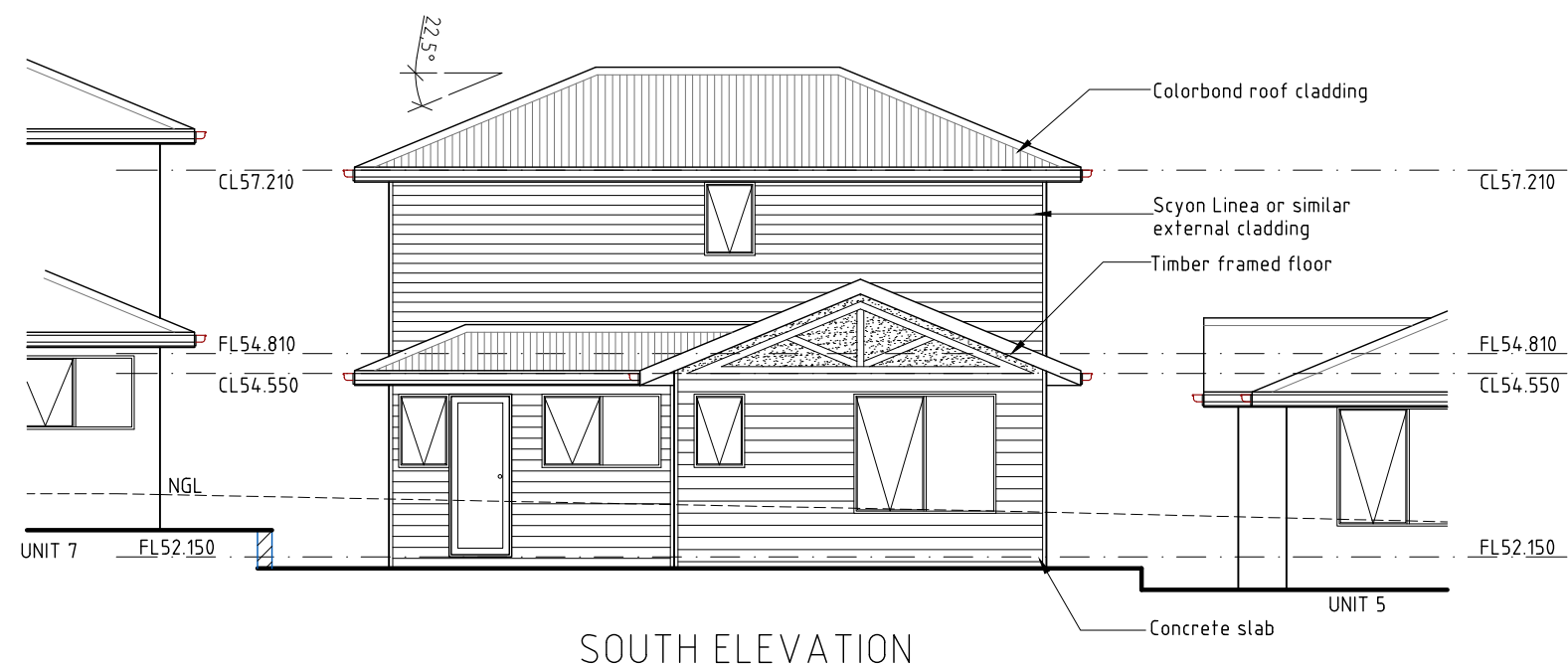
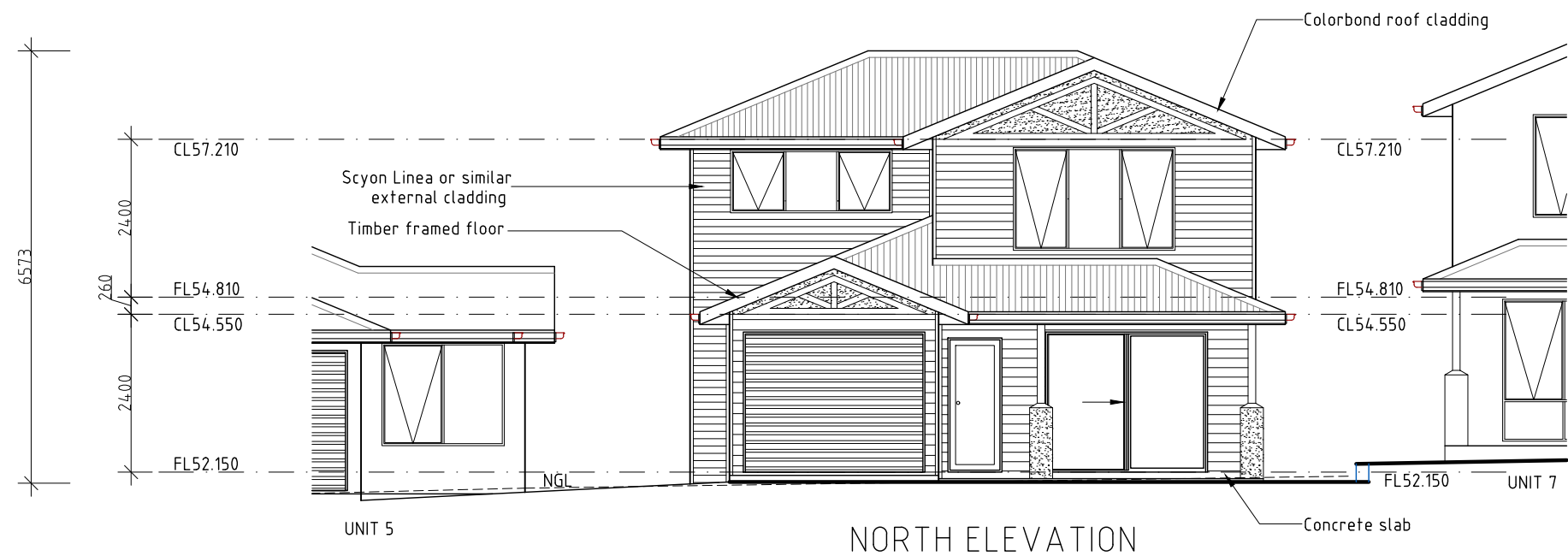
DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

SCALE 1:100

AMENDED

DRAWING NO.
1902560

Accreditation No. CC620H
1902560



UNIT 6

DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 6 ELEVATIONS

SCALE 1:100

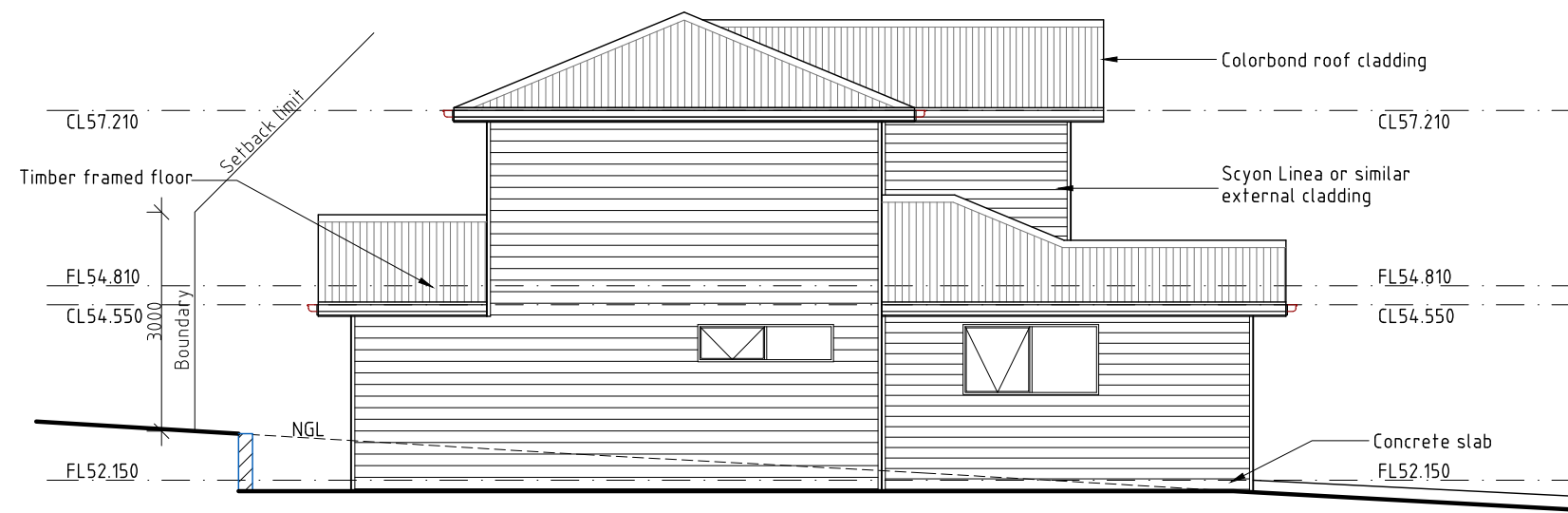
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DATE
01/06/23

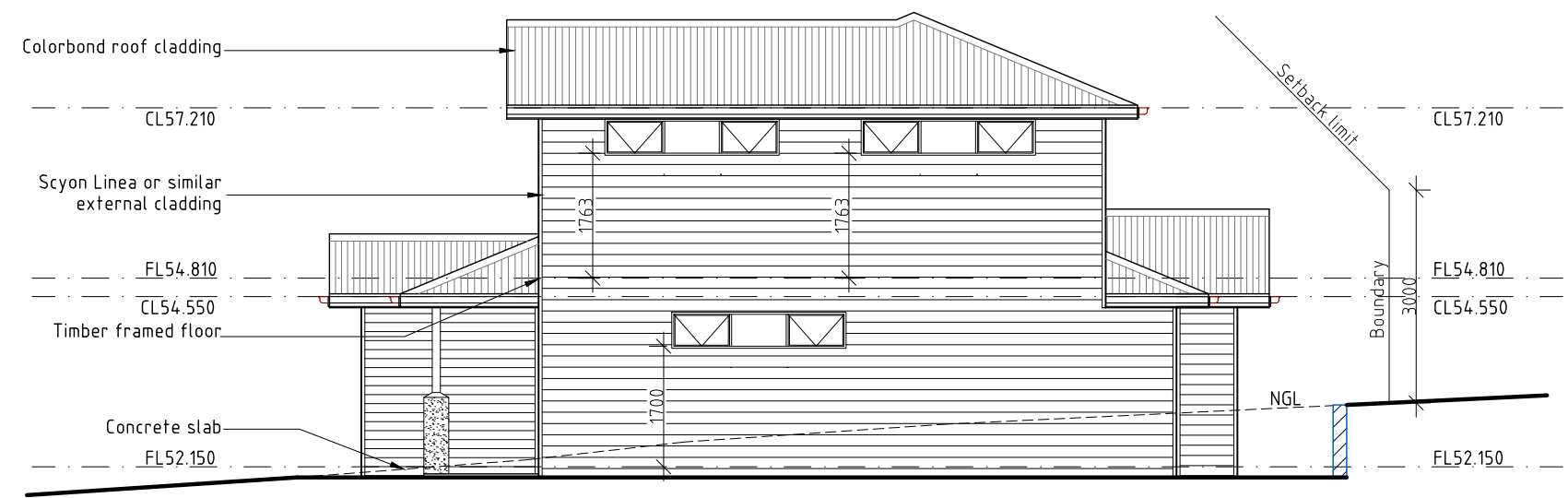
DRAWING NO.
20-05-30

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No. CC620H
20-05-30



EAST ELEVATION

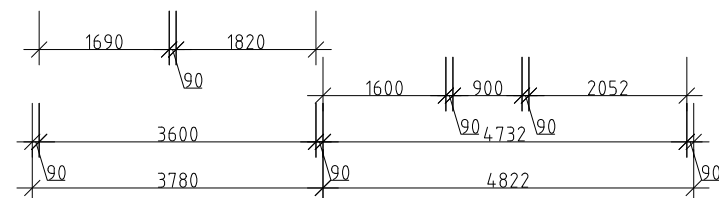
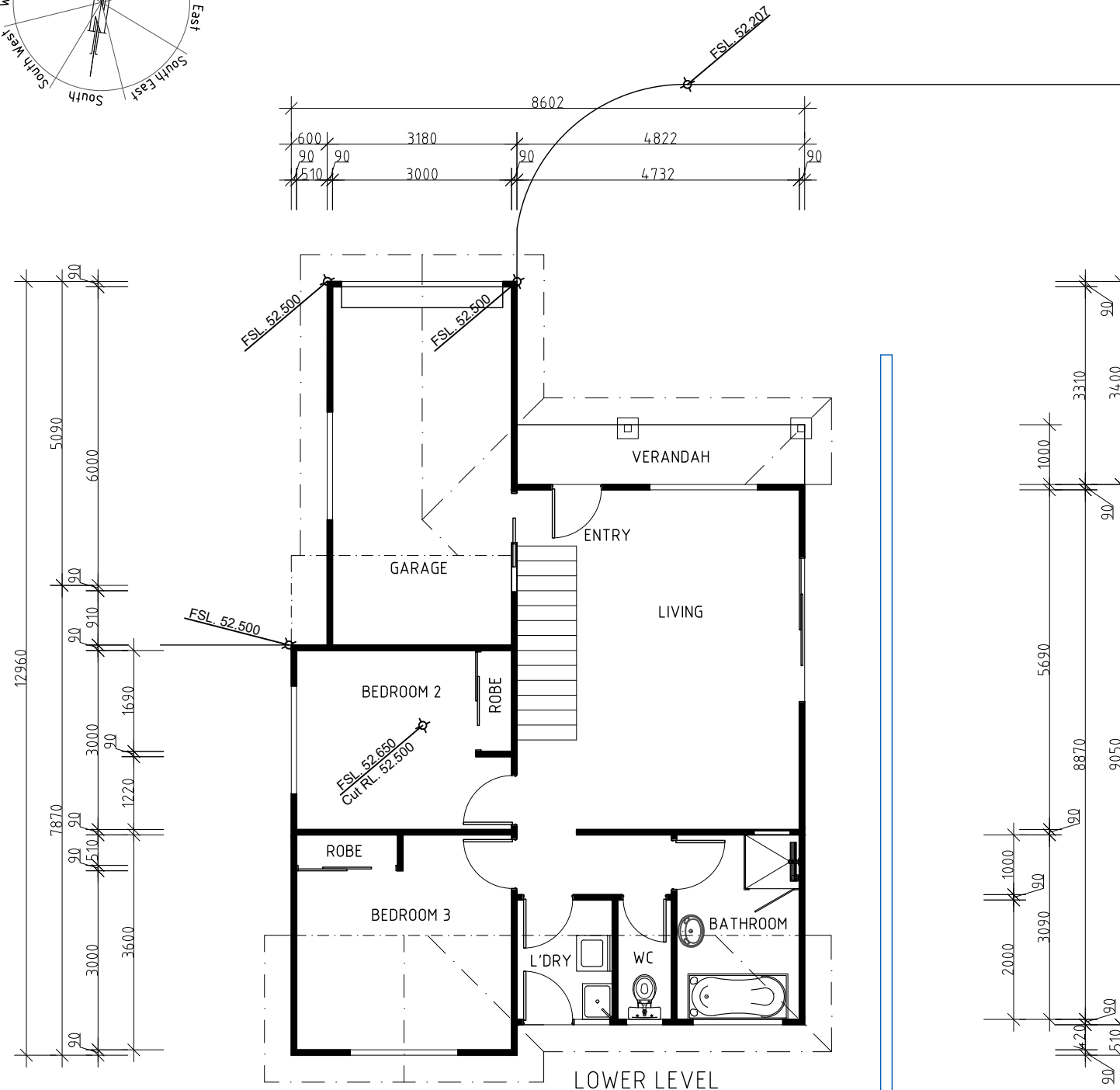
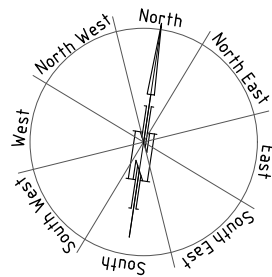


WEST ELEVATION

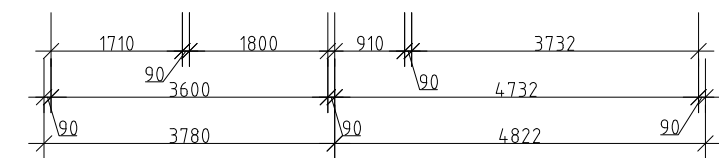
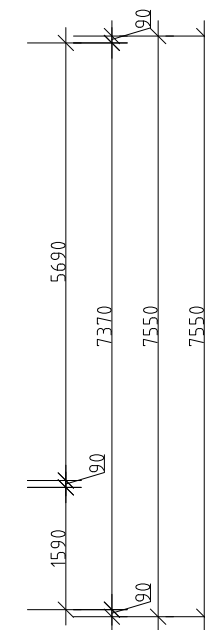
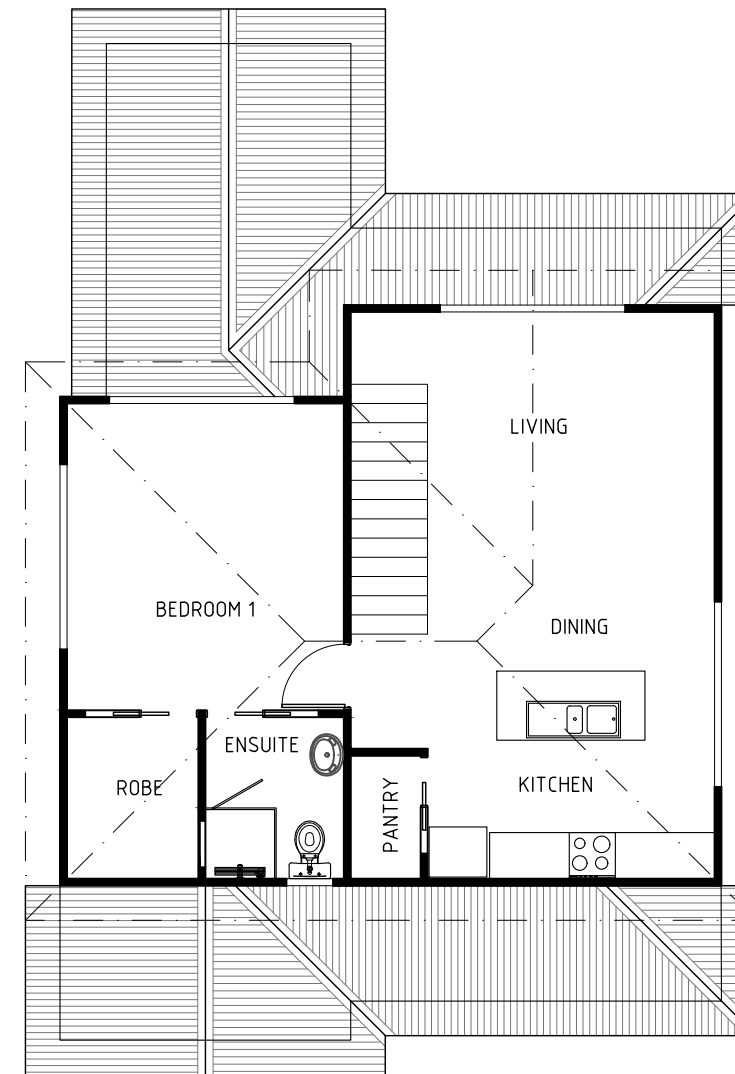
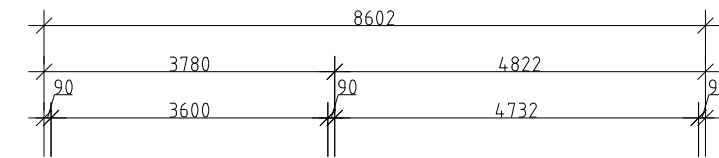
UNIT 6

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

| | | | | |
|-------------------------------------------------------------------------------------------------------------------|-------------------|---------|------------------------|---------------------------------------------------------------------------|
| PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 981 CAMBRIDGE ROAD CAMBRIDGE | UNIT 6 ELEVATIONS | | DATE 01/06/23 | DRAWN BY G Tilley email: gtilley7@biapond.com phone ph 0400 671 582 |
| | SCALE 1:20 | AMENDED | DRAWING NO. 2023-00 | Accreditation No.CC620H G Tilley 2022 |



| |
|---------------------------------|
| AREAS Unit 7 |
| Lower level 88.95m ² |
| Upper level 60.53m ² |
| Total 149.48m ² |



UNIT 7

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 7 PLAN

SCALE 1:100

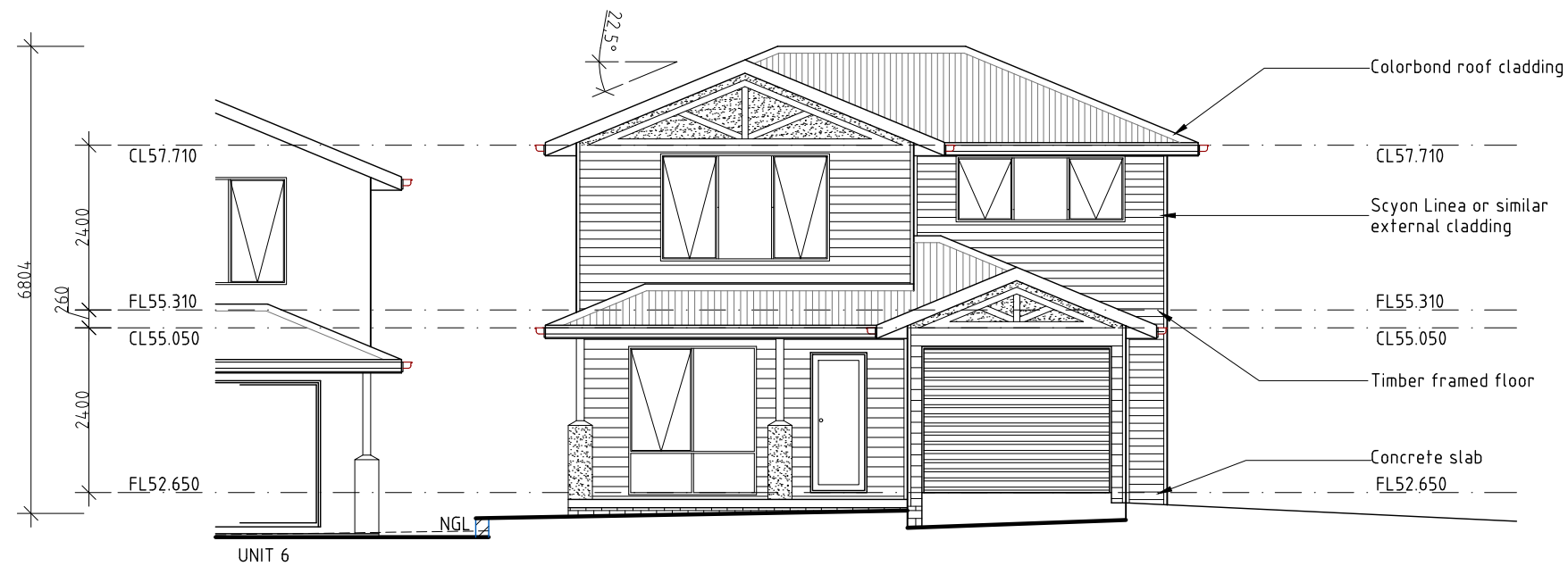
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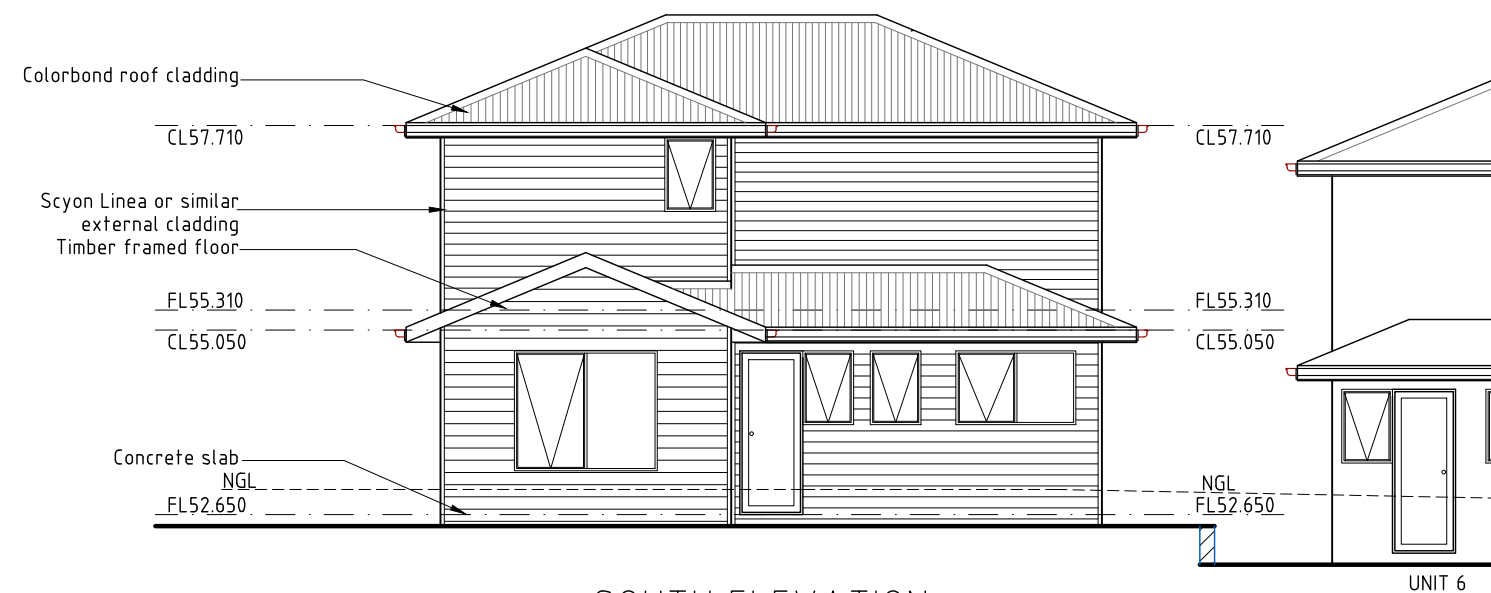
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20/06/2022

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

Accreditation No.CC620H



NORTH ELEVATION



SOUTH ELEVATION

UNIT 7

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 7 ELEVATIONS

DATE
01/06/23

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

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AMENDED

DRAWING NO.
20-05-70

Accreditation No. CC620H
20-05-70

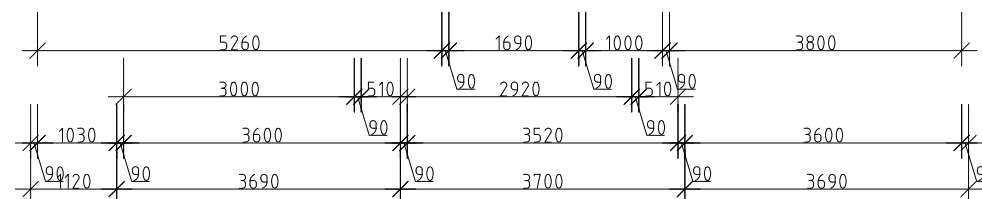
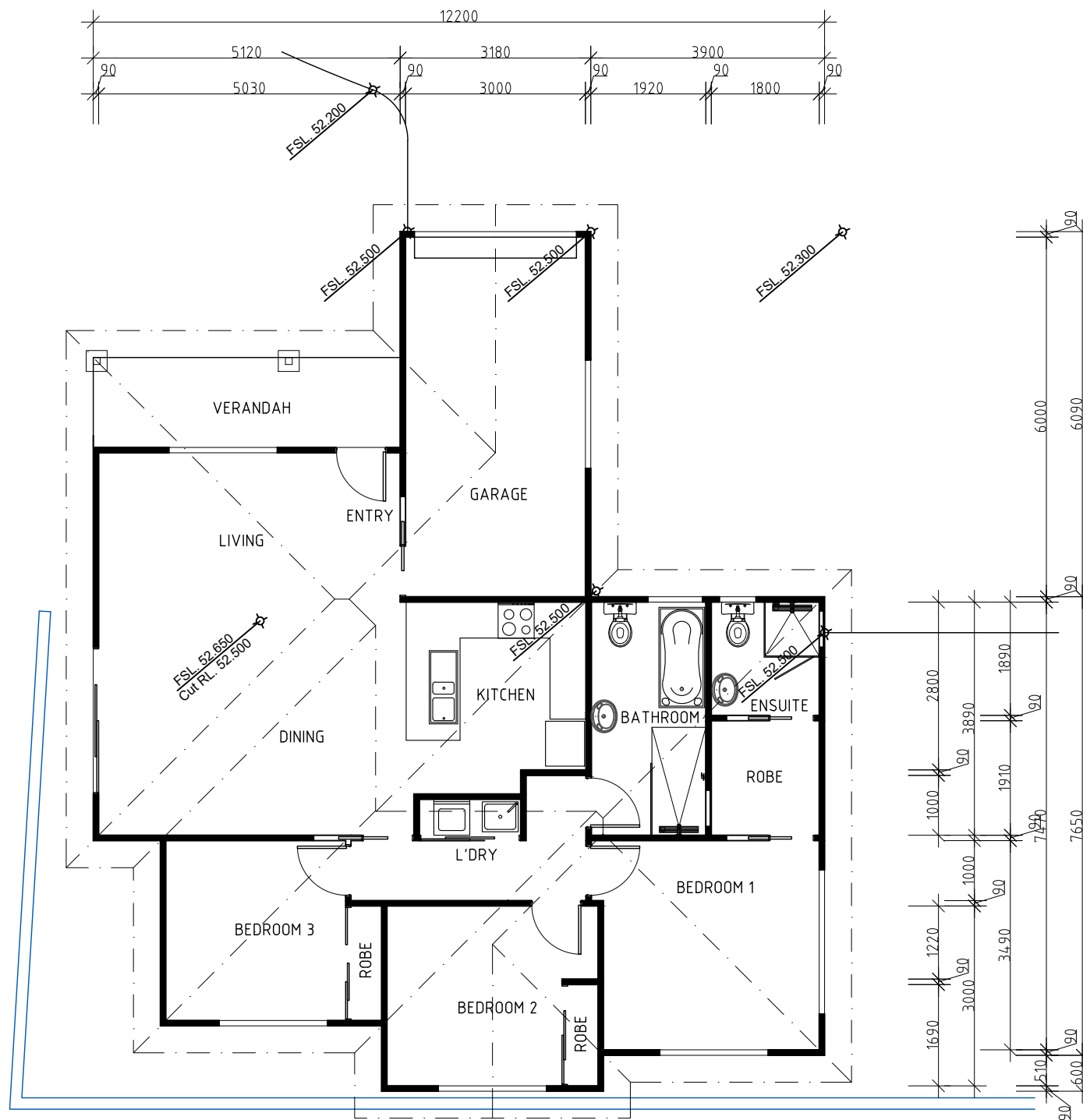
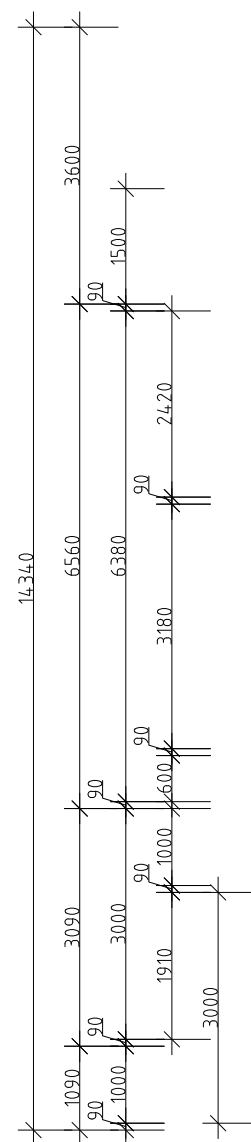
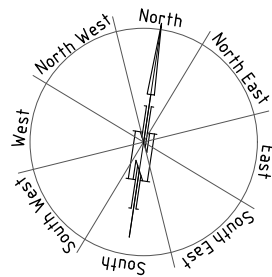


UNIT 7

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

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AREAS
Unit 8 121.84m²

UNIT 8

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 8 PLAN

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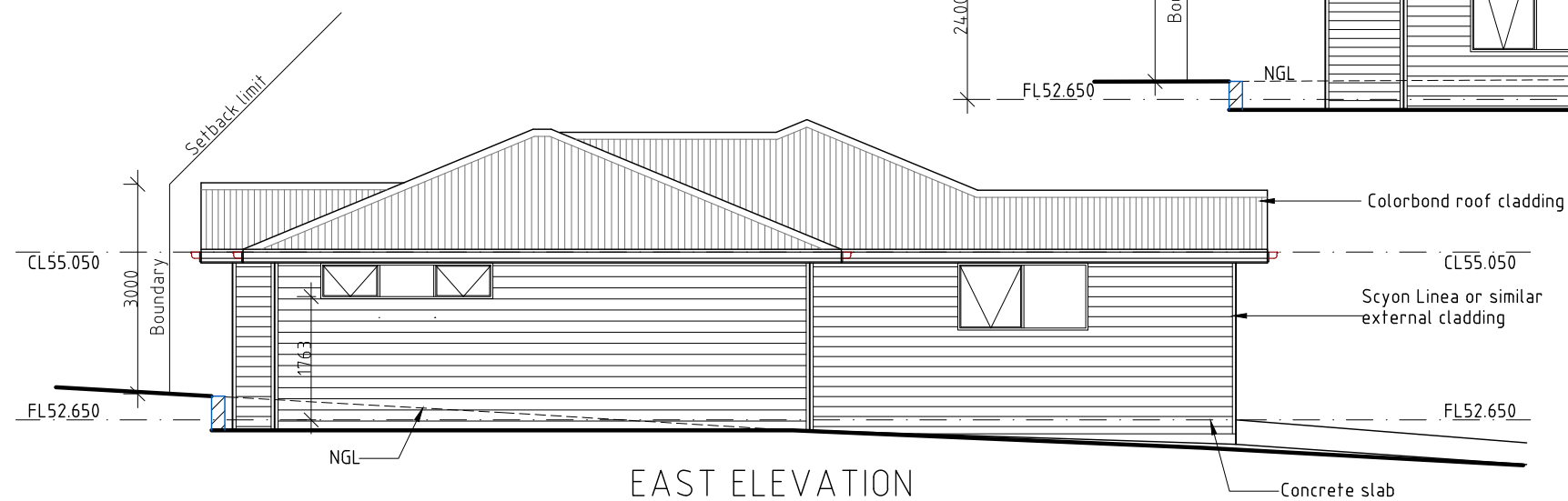
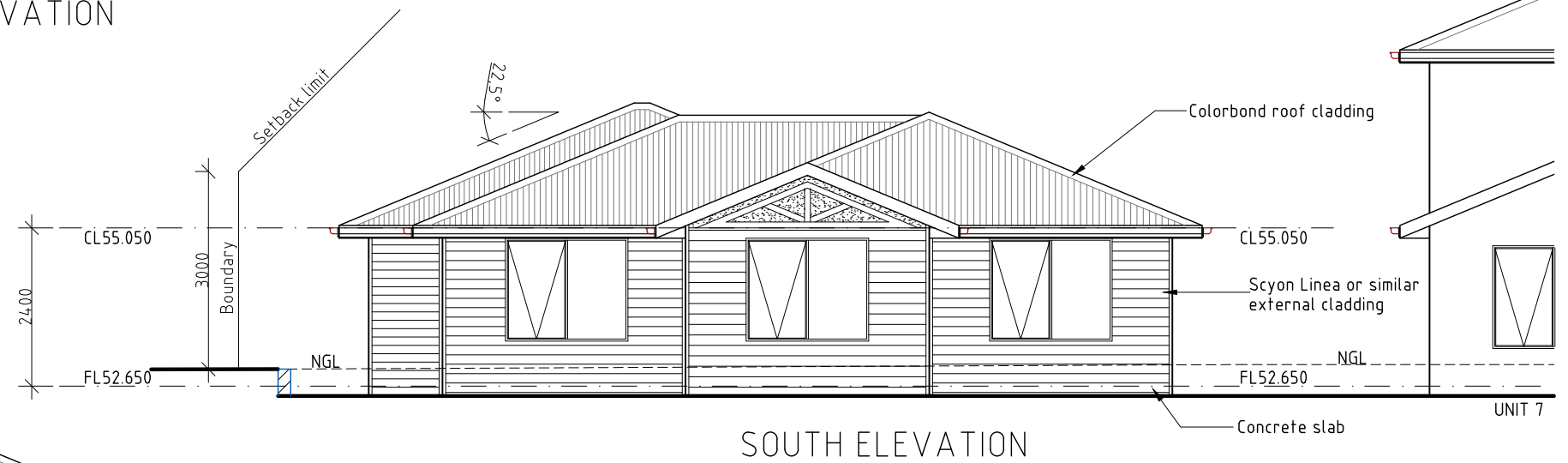
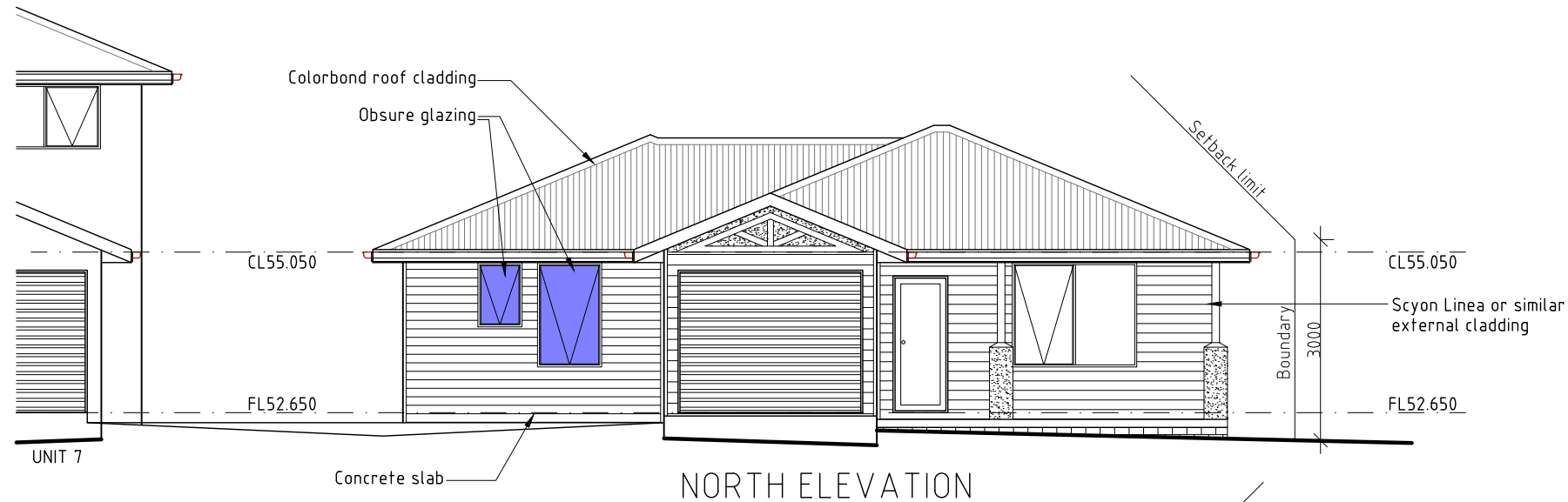
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20-05-70



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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 8 ELEVATIONS

DATE
01/06/23

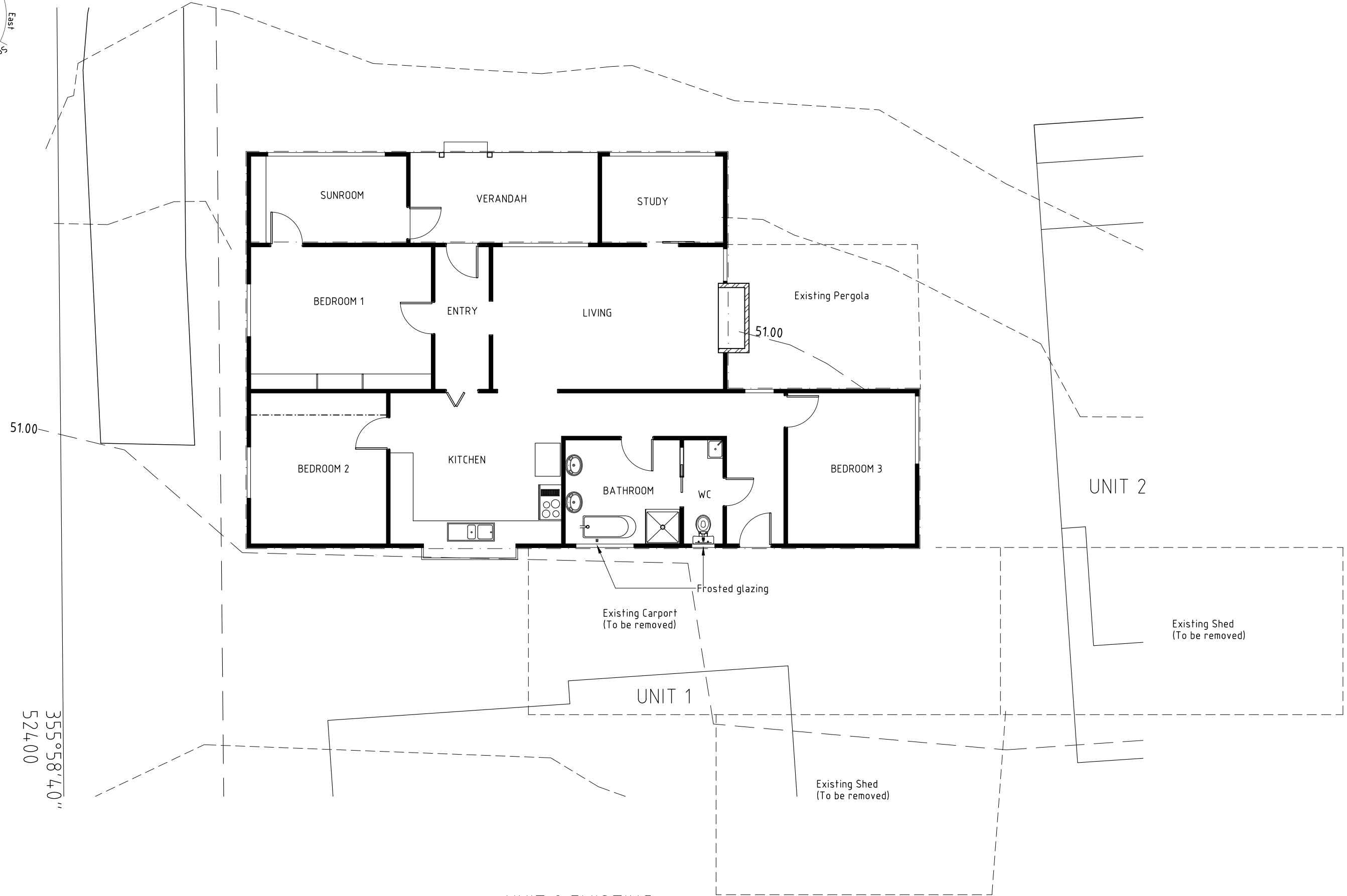
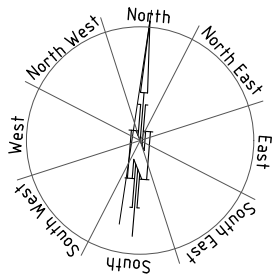
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phone ph 0400 671 582

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AMENDED

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21-05-760

Accreditation No. CC620H
21-05-760



DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

UNIT 9 EXISTING

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 8 PLAN

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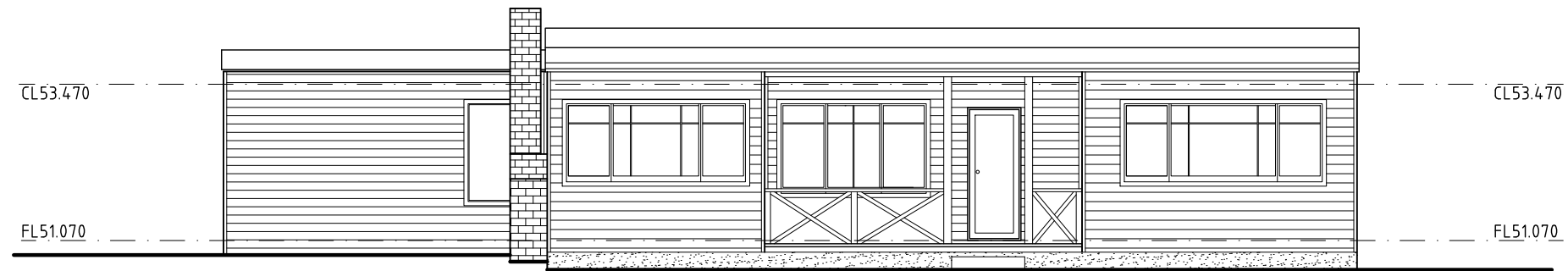
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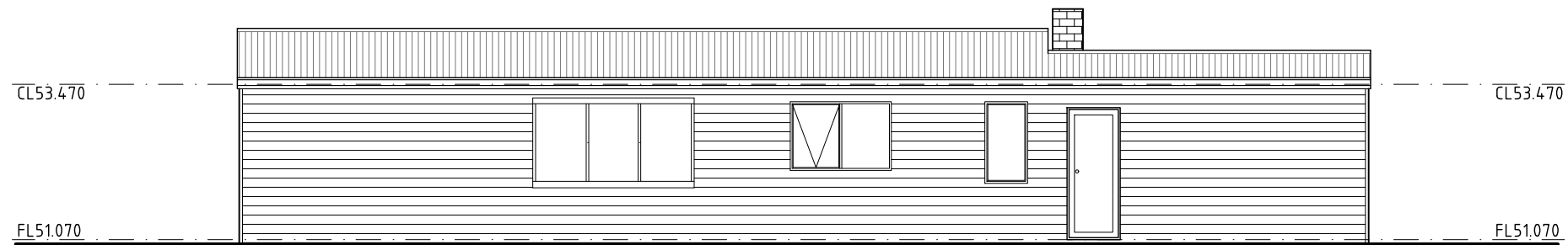
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21/05/20

DRAWN BY G Tilley
email: gtilley7@biapond.com
phone ph 0400 671 582

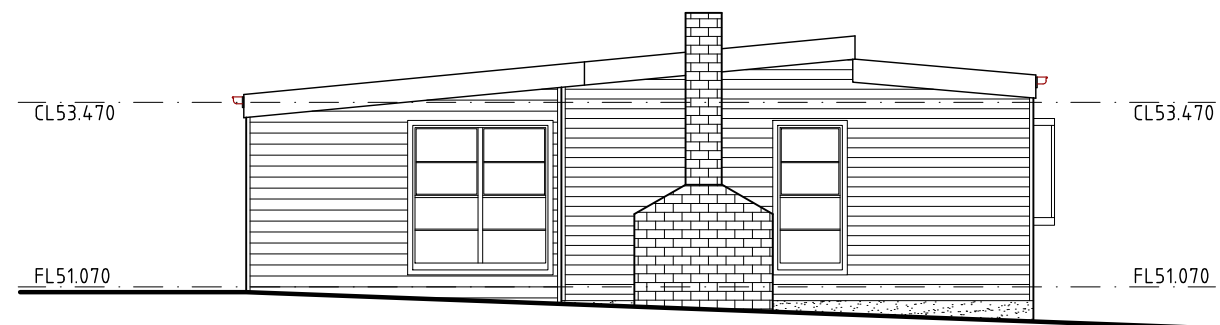
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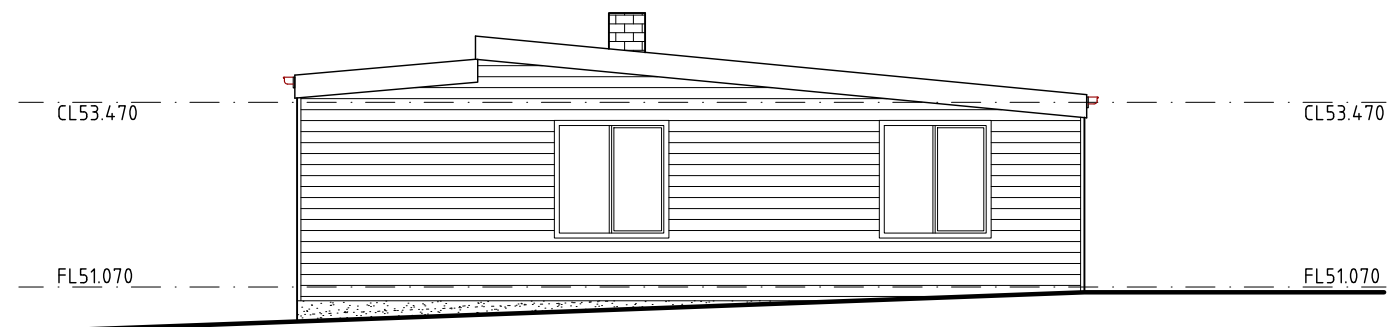
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 9 EXISTING

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 8 ELEVATIONS

DATE
01/06/23

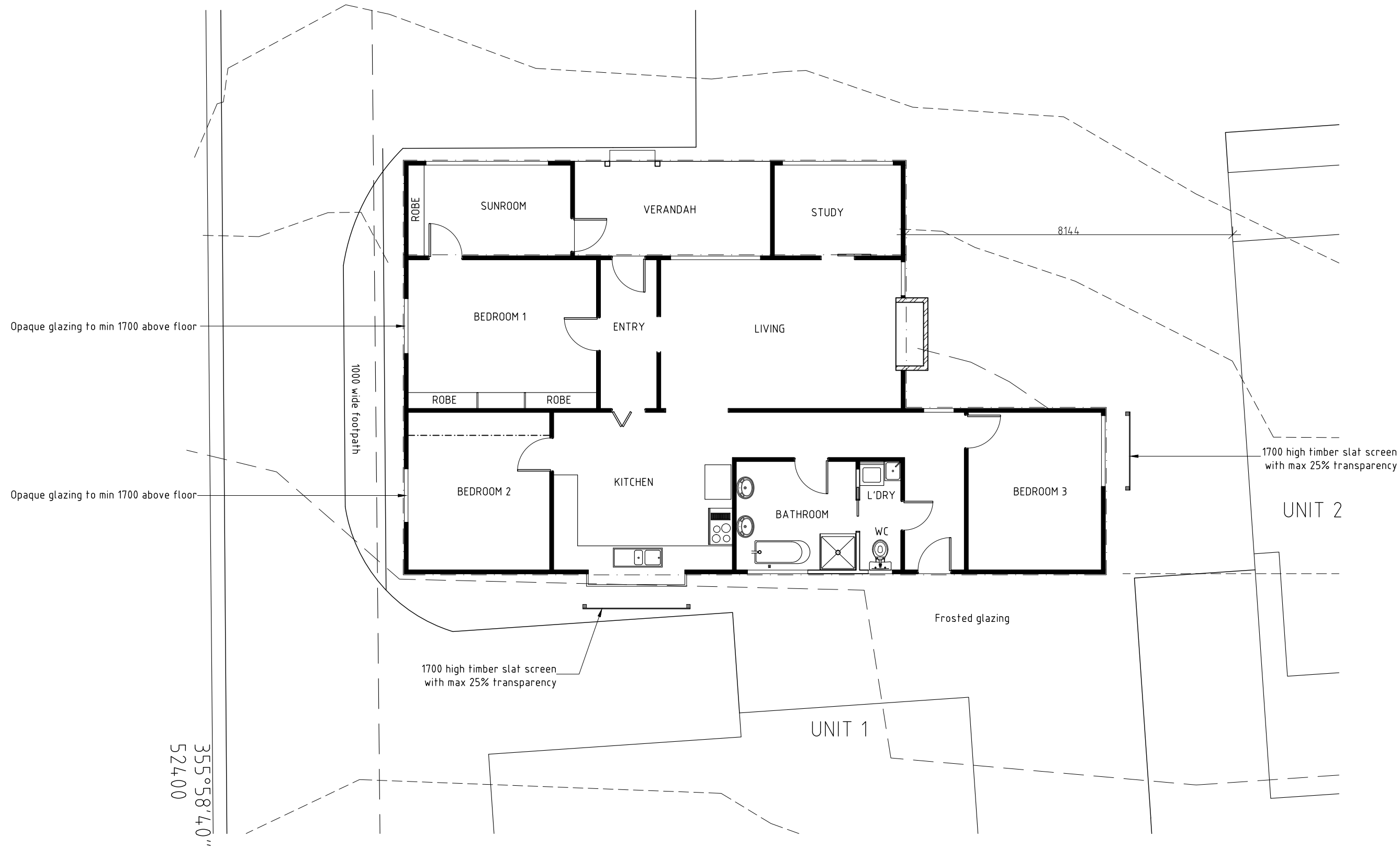
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phone ph 0400 671 582

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28-05-20

Accreditation No.CC620H
28-05-20



UNIT 9 PROPOSED

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 2 DETAILS

DATE
01/06/23

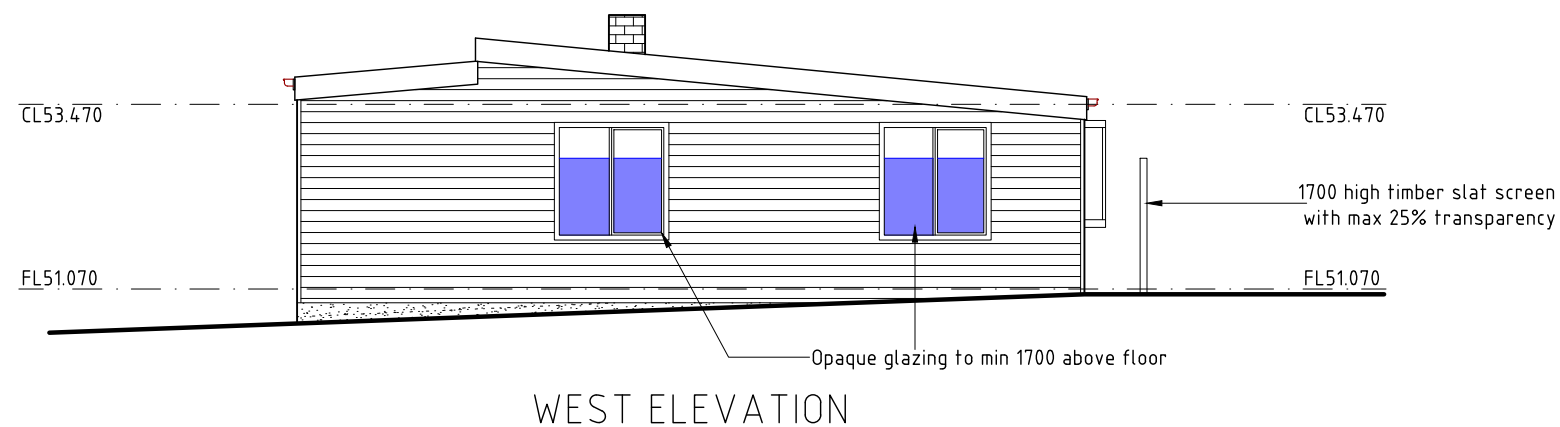
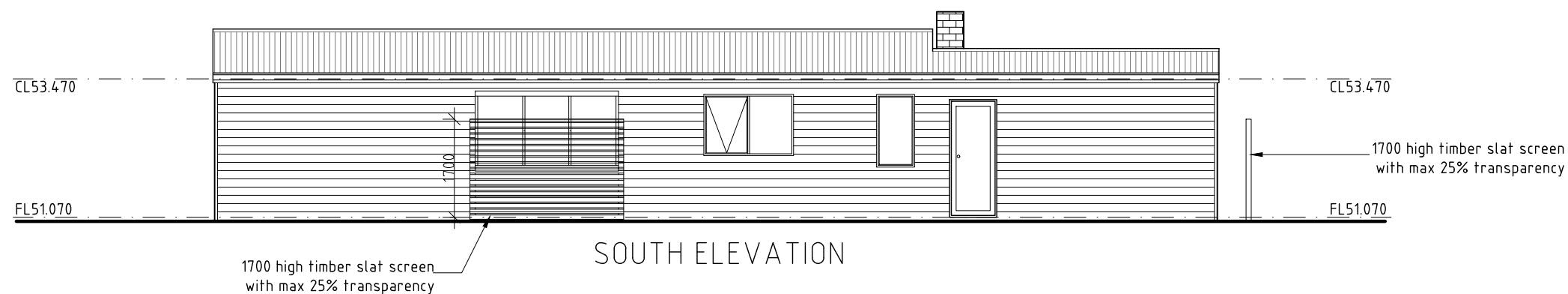
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phone ph 0400 671 582

SCALE 1:20

AMENDED

DRAWING NO.
20-05-70

Accreditation No.CC620H
20-05-70



UNIT 9 PROPOSED

DEVELOPMENT DRAWINGS ONLY
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PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
981 CAMBRIDGE ROAD CAMBRIDGE

UNIT 2 DETAILS

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01/06/23

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SCALE 1:20

AMENDED

DRAWING NO.

Accreditation No.CC620H

Attachment 3

Site Photos: 981 Cambridge Road, Cambridge



Photo 1: The site when viewed from Cambridge Road.



Photo 2: The neighbouring dwelling at 983 Cambridge Road when viewed from the reciprocal right of way.



Photo 3: The existing dwelling when viewed from the proposed internal driveway.



Photo 4: The view towards the rear boundary from within the lot proper.

7.3 DEVELOPMENT APPLICATION PDPLANPMTD-2023/034520 – 24 RICHMOND VALLEY ROAD, RICHMOND – CHANGE OF USE TO RESOURCE DEVELOPMENT (CHRISTMAS TREE FARM)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Christmas Tree Farm (Resource Processing) at 24 Richmond Valley Road, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and subject to the Signs Code, the Car Parking and Sustainable Transport Code, the Road and Railway Assets Code, the Flood-Prone Areas Hazard Code, the Bushfire-Prone Areas Code and the 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 19 July 2023 with the consent of the applicant.

CONSULTATION

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

- Proposed new access on Walworth Road;
- Traffic generation and congestion along Walworth Road;
- Incompatible with quiet rural living character of the area;
- Fire safety; and
- Use classification.

RECOMMENDATION:

A. That the Development Application for Change of Use to resource development (Christmas tree farm) at 24 Richmond Valley Road, Richmond (Cl Ref PDPLANPMTD-2023/034520) be approved subject to the following conditions and advice:

1. GEN AP1 – ENDORSED PLANS.
2. NON-STANDARD CONDITION – 1 Portable signs are to be removed outside of business operating hours.

Business operating hours are 10am – 4pm Saturday and Sunday, for four consecutive weekends, beginning the final weekend of November each year.

3. **ENG A1 – NEW CROSSOVER.**
Replace “Each lot” with “The new access from Walworth Road.”
Replace “3.0m” with “3.6m.” Replace “[TSD-R09 (Urban) or TSD-R03 (Rural)] (copy available from Council).” with “TSD-R03 (Rural) (copy available from www.lgat.tas.gov.au).” After “www.lgat.tas.gov.au” add “A works in Road Reservation Permit must be obtained prior to the commencement of works.” After “concrete” add “All works related to this access must be completed prior to the commencement of use. This access is only to be used during the business access and to be closed off all other times.”
4. **ANG A6 – GRAVELLED CAR PARKING.**
Replace “Driveways, parking areas and other areas accessible to vehicles” with “The internal parking areas and other areas accessible to vehicles.” Delete “Details of the construction must be submitted to and approved by Council’s Group Manager Asset Management prior to the commencement of any works. ”

ADVICE

- a. This Permit will lapse after two years from the date on which it is granted unless the development/use has been substantially commenced. Upon request, under Section 53(5A) of the Land Use Planning and Approvals Act 1993, Council may grant an extension of time for a further two years. A further two years may be granted upon request under Section 53(5B) of the Land Use Planning and Approvals Act 1993. Any such requests must be made in writing and within six months of the day on which the permit has lapsed.
 - b. This is a town planning permit only. Please be aware that a building permit and/or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council’s Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.
 - c. Non-compliance with this permit is an offence under Section 63 of the Land Use Planning and Approvals Act 1993 and may result in enforcement action under Division 4A of the Land Use Planning and Approvals Act 1993 which provides for substantial fines and daily penalties.
 - d. Seek advice from a Building Surveyor in relation to the proposal which may increase the bushfire attack level which may potentially impact the existing dwelling on the allotment.
- 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-2023/034520 – 24 RICHMOND VALLEY ROAD, RICHMOND – CHANGE OF USE TO RESOURCE DEVELOPMENT (CHRISTMAS TREE FARM) /contd...

ASSOCIATED REPORT**1. BACKGROUND**

The site has an existing dwelling, constructed prior to 2000.

As part of the application landowner's consent was required for the establishment of a new accessway to the site along Walworth Road. Landowner's consent was approved by Council's Chief Executive Officer on 12 May 2023.

A preliminary planning assessment was undertaken in early 2023 (PDPLIMPLN-2023/034244), advising the applicant that a discretionary planning permit would be required for the proposed use and development.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Rural Living under the Scheme.

2.2. The proposal is discretionary because it does not meet the applicable 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 11 – Rural Living Zone;
- Section C1.0 – Signs Code
- Section C2.0 – Car Parking and Sustainable Transport Code;
- Section C3.0 – Road and Railways Assets Code;
- Section C12.0 – Flood-Prone Areas Hazard Code;

- Section C13.0 – Bushfire-Prone Areas Code; and
- C16.0 – Safeguarding of Airports Code.

2.4. Council’s assessment of this proposal must 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

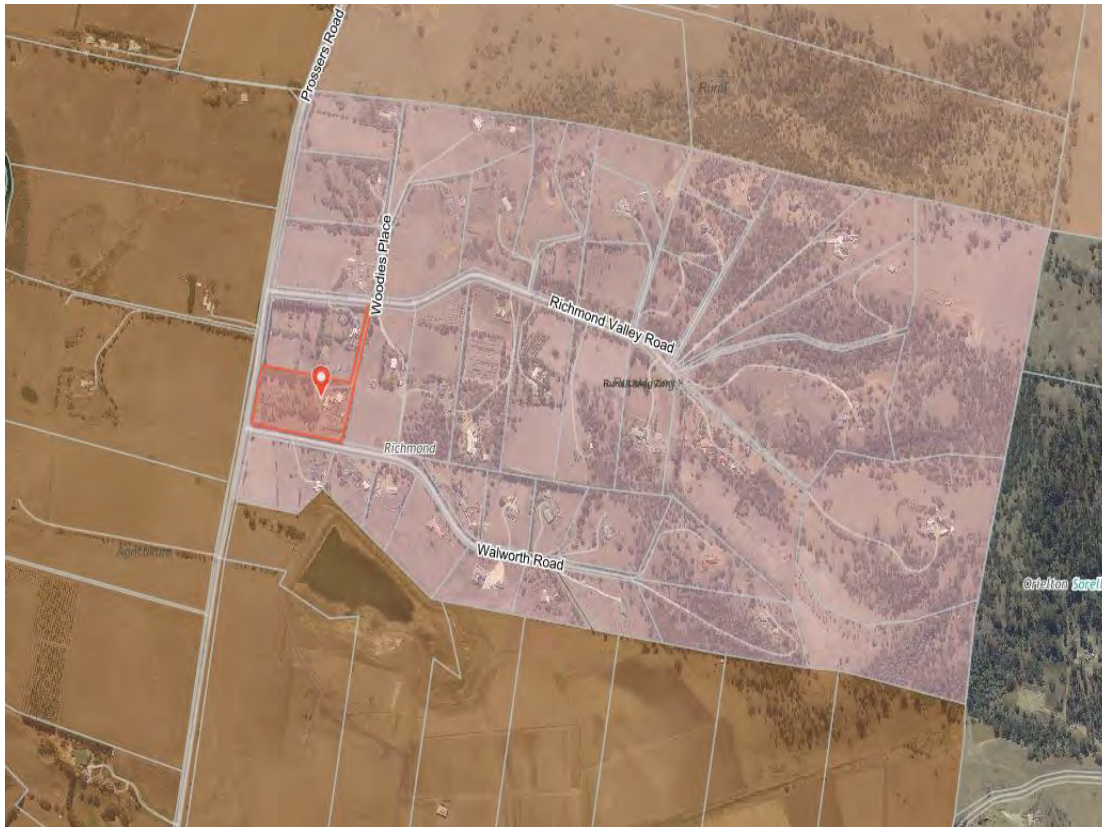
3.1. The Site

The site is a large 25,080m² rectangular block with a long access running from the north-eastern corner to Richmond Valley Road. The site has two additional frontages to Prossers Road and Walworth Road.

The site is predominantly flat, and is encumbered by a number of code overlays, namely the Road and Railway Assets Code, the Flood-Prone Areas Hazard Code, the Bushfire-Prone Hazard Areas Code and the Safeguarding of Airports Code.

There is no provision of reticulated sewerage or water to the site, nor is there any Council owned stormwater infrastructure servicing the site.

The immediate surrounding areas to the east of the subject site are characterised by a number of larger residential blocks. Surrounding this, land is predominantly for agricultural and rural use (See Map 1 below). The historic town of Richmond is located 1.5km south-west of the site.



Map 1 - Subject Site and Surrounds

3.2. The Proposal

The proposal is for partial change of use, from residential to Resource Development for use of the land as a Christmas Tree Farm. As part of the proposal a part of the land will be used for the cultivation and harvesting of pine trees, which will then be sold as Christmas trees. Trees will be available to purchase for four weekends starting in the final week of November each year. During this time, the operating hours will be from 10am to 4pm Saturday and Sunday.

Trees will be cultivated in two fenced areas of approximately 1800m² and 2940m² respectively. Trees will be lopped using battery operated chainsaws to minimise noise pollution.

A new access for the business is proposed along Walworth Road, 140m from Prossers Road and ample parking areas are provided on-site for prospective purchasers.

A 5.8m by 5.8m prefabricated steel shed in light green is proposed for equipment storage and point of sale. The shed has a front setback of 24m from Walworth Road.

A number of signs are proposed for the site including:

- four portable signs, two located at the site access and two on the corner of Walworth Road and Prossers Road, to be removed outside of business operating hours; and
- two flag signs, located in the south-west corner of the site, facing to Prossers Road. Both flag signs are proposed to have a clearance of 2.4m from the ground and a maximum area of 2m².

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

All proposed signage meets exemption C1.4.1 under the Signs Code, and an assessment against this Code is therefore not required.

The proposal does not require an assessment against the Flood-Prone Areas Hazard Code because the use is exempt under C12.4.1 (b) (iv) and the development is not within a mapped Flood-Prone Area.

The proposal does not require an assessment against the Bushfire-Prone Areas Code because it is not for a subdivision or a hazardous or vulnerable use.

The proposal does not require an assessment against the Safeguarding of Airports Code because the proposed development height is below the Obstacle Surface Layer (OSL) height of 147m, and it is located outside the airport noise attenuation area.

The proposal meets all the Scheme's applicable Acceptable Solutions of the Rural Living Zone, the Car Parking and Sustainable Transport Code and the Road and Railway Assets Code with the exception of the following.

11.0 Rural Living Zone

- **Clause 11.4.1** – the proposed outbuilding, which is to be associated with the newly established use, increases the site coverage, which is already more than 400m². The proposal therefore cannot meet the acceptable solution, which requires a site coverage of not more than 400m².

The application must be considered pursuant to the Performance Criteria P1 of Clause 11.4.1 as follows.

| Clause | Performance Criteria | Assessment |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11.4.1 – P1 | <p><i>“The site coverage must be consistent with that existing on established properties in the area, having regard to:</i></p> <p><i>a) the topography of the site;</i></p> <p><i>b) the capacity of the site to absorb runoff;</i></p> <p><i>c) the size and shape of the site;</i></p> <p><i>d) the existing buildings and any constraints imposed by existing development;</i></p> <p><i>e) the need to remove vegetation;</i></p> <p><i>f) and the character of development existing on established properties in the area.”</i></p> | <p>The proposed site coverage is consistent with that which is existing on established properties in the area, having regard to:</p> <p>The site is predominantly flat, with an extremely minor ascending gradient from west to east of 1 in 30. The topography of the site is such that runoff can be easily absorbed, as per the zone’s objective.</p> <p>The site is a large 25,080m² site, with ample capacity to absorb runoff. The inclusion of a 33.6m² outbuilding will have minimal impact on the site’s ability to absorb runoff.</p> <p>The site is a large rectangular lot, with a long access to Richmond Valley Road.</p> <p>A dwelling and associated outbuildings exist on the site. These structures, however, are not practically located for the purposes of the proposed outbuilding, which will be used for equipment storage and point of sale for the proposed use.</p> <p>The proposed outbuilding is 33.6m², and minimal land clearing is required for construction, if at all. Additionally, the site has no documented priority vegetation.</p> <p>Surrounding area is not defined by the Scheme. However, previous tribunal decisions have required it to not contain an area that it is too large to dilute the assessment or be too narrow to result in a meaningless assessment.</p> |

| | | |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Many of the sites proximate to the subject site have site coverages more than 400m², including those along Richmond Valley Road and Walworth Road. This can be observed particularly at 54 Richmond Valley Road, which has a site coverage in excess of 800m².</p> <p>Therefore, the site coverage proposed by the application is consistent with the requirements of the Performance Criteria and meets the objective of the standard.</p> |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

5. REPRESENTATION ISSUES

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

5.1. Proposed new Access on Walworth Road

Representors are concerned about impacts of the proposed access on Walworth Road. Representors are particularly concerned about traffic impacts this will cause along Walworth Road, specifically the potential of prospective customers getting lost and instead continuing along Walworth Road.

- **Comment**

The proposal is assessed as complying with clause C2.6.3 Number of accesses for vehicles - A1, given the proposed access off Walworth Road is the only one along that frontage. Further to this, the new crossover was assessed by Council's engineers, who were satisfied it would not cause any increase in detriment to other road users. As such, the landowner's consent for the access was granted by the CEO on 12 May 2023.

In relation to the possibility of customers getting lost when trying to access the site, the applicant has proposed signage to direct traffic to the site.

Traffic Generation and Congestion

Representors have raised concerns regarding the amenity impacts of traffic generation as part of the proposal, and the impacts this may have on the neighbouring properties. Additional concerns were raised by one representor, who believed the additional traffic generation would create disturbance to their on-site domestic animals.

- **Comment**

The proposal, relating to the traffic generation, has been assessed against the Road and Railway Assets Code, and is deemed to comply with the acceptable solution A1.4 under clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction. The traffic generated as part of the use is not considered to be increasing the annual average daily traffic to and from the site by 40 vehicles movements per day. While the applicant has suggested that 30 vehicles could be accessing the site during four weekends of the year, when averaged over 365 days, this does not result in an increase of 40 vehicles movements per day.

Incompatible with quiet Rural Living Character of the Area

Representors have raised concerns regarding the incompatibility to have a “commercial enterprise” in an area known for its “quietness of rural living.”

- **Comment**

While neighbourhood character is not required to be assessed as part of this application, the proposed use is deemed to resonate with the objectives of the Rural Living Zone, given the proposal is for a compatible use that does not adversely impact on residential amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.

Fire Safety

Representors raised concerns regarding the fire safety of the proposed use.

- **Comment**

The Bushfire-Prone Areas Code is not an applicable code as part of the assessment of the application, given the proposal is not for subdivision, or a use that is a vulnerable use or hazardous use. Despite this, advice is recommended to be added to the permit, requesting the applicant to seek further advice from a Building Surveyor in relation to the proposal and the impacts of the proposed use in regard to bushfire attack level.

Use Classification

One representor holds the belief that the use should be prohibited in the zone given “plantation forestry” is an individual use not allowed in the Resource Development use in the zone.

- **Comment**

Plantation forestry is a defined term in the scheme and means “*the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use.*” The proposed use is not for planting, management and harvesting of trees for commercial wood production, rather the trees are for ornamental purposes only, therefore is not considered to be prohibited under the zone. As such, the use for Resource Development, as a Christmas tree farm, is considered to be a discretionary use under the Rural Living Zone and is assessed as meeting the objectives of the zone and any additional applicable standards.

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 or any other relevant Council policy.

9. CONCLUSION

The proposal is recommended for approval, with conditions.

Attachments: 1. Proposed Planning Permit Conditions and Advice (2)
2. Location Plan (1)
3. Proposal Plan (1)
4. Site Photo (2)

Robyn Olsen
ACTING HEAD CITY PLANNING

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

PROPOSED PLANNING PERMIT CONDITIONS AND ADVICE

24 Richmond Valley Road, Richmond

General Conditions:

- 1 The use or development must only be undertaken in accordance with the endorsed plans and any permit conditions and must not be altered without the consent of Council.
- 2 Portable signs are to be removed outside of business operating hours.

Business operating hours are 10am – 4pm Saturday and Sunday, for four consecutive weekends, beginning the final week of November each year.

- 3 The new access from Walworth Road must be provided with a minimum 3.6m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing TSD-R03 (Rural) (copy available from www.lgat.tas.gov.au). A works in Road Reservation Permit must be obtained prior to the commencement of works. This access must be inspected by Council's Development Works Officer prior to sealing or pouring new concrete. All works related to this access must be completed prior to the commencement of use. This access is only to be used during the business access and to be closed off all other times.

Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by Council to the owner.

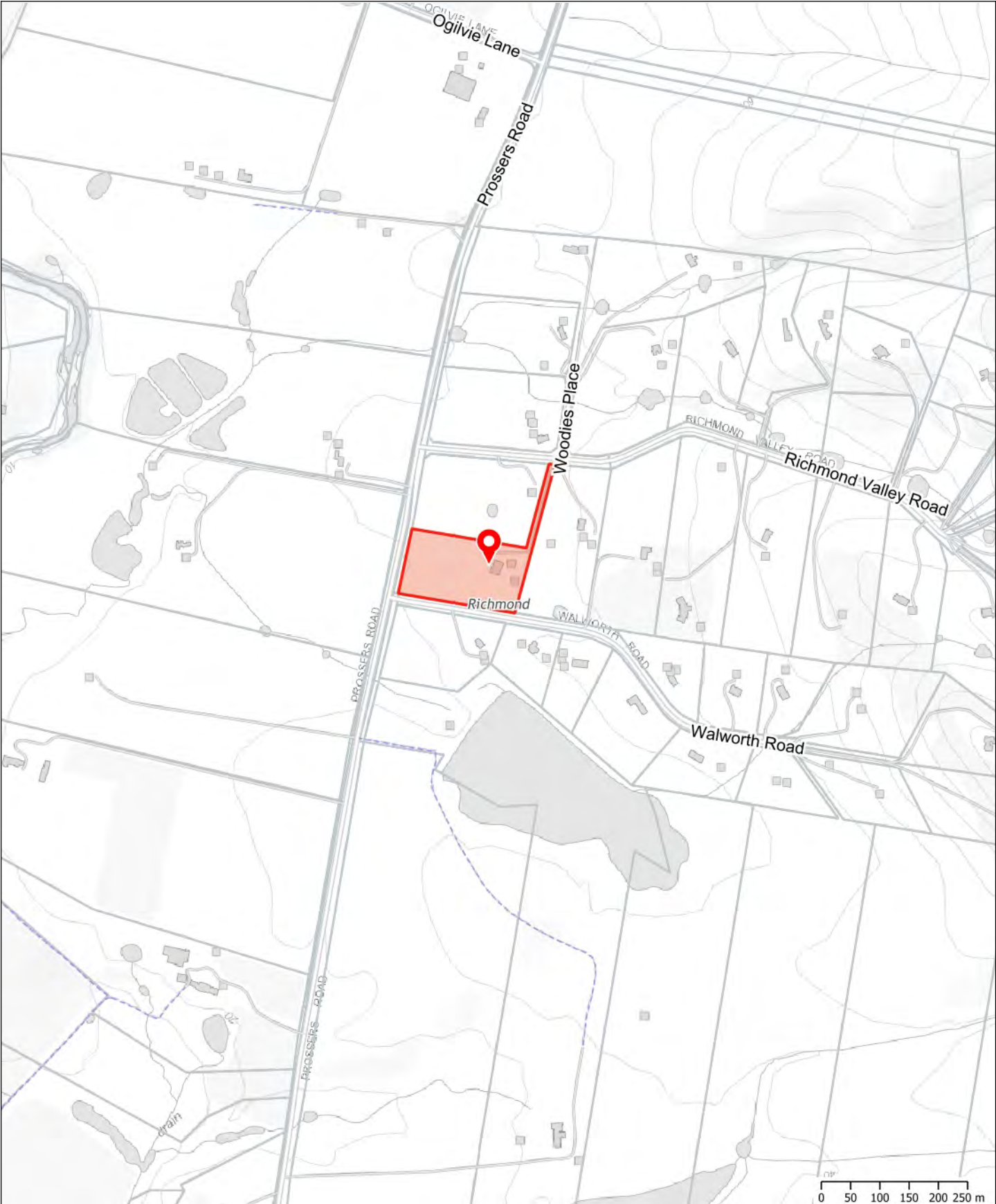
- 4 The internal parking areas and other areas accessible to vehicles must be constructed with a gravel surface of suitable thickness prior to the commencement of the use.



The following advice is also provided:

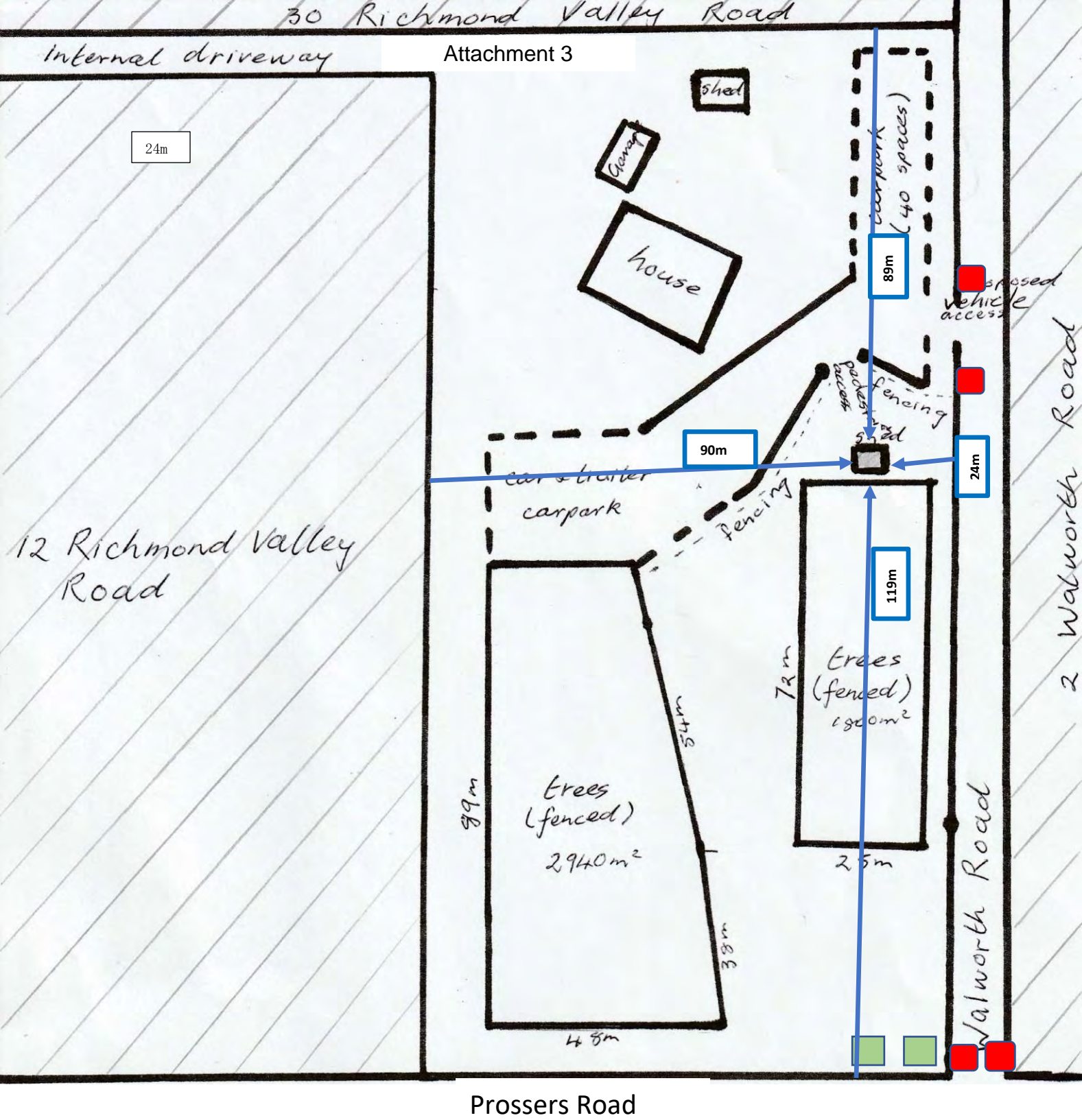
- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the *Land Use Planning and Approvals Act 1993* Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the *Land Use Planning and Approvals Act 1993*. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.

- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.
- c. Non-compliance with this permit is an offence under Section 63 of the *Land Use Planning and Approvals Act 1993* and may result in enforcement action under Division 4A of the *Land Use Planning and Approvals Act 1993* which provides for substantial fines and daily penalties.
- d. Seek advice from a Building Surveyor in relation to the proposal which may increase the bushfire attack level which may potentially impact the existing dwelling on the allotment.



Attachment 2



| | | | |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------|
|  <p>Clarence... a brighter place</p> | This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties. | 5/07/2023 |  |
| | | 1:9028 | |



Scale 1:100

| 24 Richmond Valley Road Richmond | |
|-------------------------------------------------------------------------------------|-----------------|
|  | = portable sign |
|  | = flag |

Attachment 4



Image 1: property frontage to Prossers Road, eastern elevation



Image 2: property frontage to Prossers Road, eastern elevation



Image 3: property frontage to Walworth Road and approximate location of newly proposed crossover and site access, southern elevation

8. REPORTS OF OFFICERS

8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil Items.

8.2 ASSET MANAGEMENT

Nil Items.

| |
|---------------------------------|
| 8.3 FINANCIAL MANAGEMENT |
|---------------------------------|

Nil Items.

8.4 GOVERNANCE**8.4.1 LAUDERDALE YACHT CLUB – LEASE OF PUBLIC LAND (EXTENSION OF LEASED AREA)****EXECUTIVE SUMMARY****PURPOSE**

To consider leasing an additional 115m² of public land to the Lauderdale Yacht Club in accordance with the *Local Government Act 1993* (Tas).

RELATION TO EXISTING POLICY/PLANS

Council's Leased Facilities Pricing and Term of Lease Policy, Recreation Needs Analysis 2019, Strategic Plan 2022 and Active Living Strategy 2022 are relevant.

LEGISLATIVE REQUIREMENTS

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

CONSULTATION

Consultation has occurred between Council officers and representatives of the Club. Public consultation will take place in accordance with the requirements of section 178 of the *Local Government Act 1993* if the recommendations are adopted.

FINANCIAL IMPLICATIONS

Any costs associated with consultation and implementation will be borne by Council and will be accommodated within existing approved budgets.

RECOMMENDATION:

That Council:

- A. In accordance with section 178 of the *Local Government Act 1993*, gives notice of its intention to dispose of public land by lease to the Lauderdale Yacht Club of an area of 115m² of public land immediately adjacent to the lower north-western boundary of the existing leased area at 5 Kirra Road, Roches Beach, as shown on the plan forming Attachment 1 to the Associated Report;
- B. Authorise the Chief Executive Officer to take all actions necessary to complete public notification of Council's intent to dispose the Land by lease in accordance with section 178 of the Act;
- C. If no objections to the proposed disposal of the public land are received within the statutory notification period, authorise the Chief Executive Officer to amend the terms of the existing lease to the Lauderdale Yacht Club to incorporate the additional leased area, in accordance with Council's Leased Facilities Pricing and Term of Lease Policy; or

- D. In the alternative to recommendation C, above, require a further report to Council to consider the proposed disposal if any objections are received during the statutory notification period.

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

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** The Lauderdale Yacht Club (“the Club”) has leased Council land at 5 Kirra Road, Roches Beach from Council since 31 October 1979. The lease was most recently renewed on 19 March 2020 for a term of ten years. Council approved the lease (including the disposal of public land required to accommodate it) at its meeting on 30 September 2019.
- 1.2.** When the lease was last renewed in 2020, the area of land leased to the club was extended to include an area of Council owned land to the north. The area currently leased to the club (including the area extended in 2020) is shown outlined in red in figure 1 below.



Figure 1: Current lease footprint

- 1.3. The Club has requested that Council alter its existing leased area by extending the lower north-western boundary by 2.5m to the north-west to accommodate a new storage shed, and also allow for the future demolition and replacement of existing sheds. This would require an additional strip of land measuring 2.5m wide by 46m long (115m² in total).
- 1.4. Because the additional land is public open space, Council is required to follow the process for the disposal of public land under section 178 of the *Local Government Act 1993*.

2. REPORT IN DETAIL

- 2.1. The Lauderdale Yacht Club has leased Council land at 5 Kirra Road, Roches Beach since 1979 and has developed clubrooms and storage areas on the site.
- 2.2. The site is located in a large area of public open space off Kirra Road at Roches Beach, which is adjacent to the beach itself and neighbouring properties.
- 2.3. In 2021, the Club received a \$40,000 grant from the Tasmanian Government to purchase three new training boats, and construct a new storage shed on the property. The existing storage sheds, which are used to house sailing boats and equipment, are old and becoming dilapidated.
- 2.4. The grant funds have been used to purchase the new boats and new storage shed. The shed has been delivered to the site but is not yet assembled. The proposed new shed is a typical Colorbond, off-the-plan, shed with a footprint of 128m² (16m x 8m) and is approximately 4.5m high at its highest point.
- 2.5. As required under the terms of its lease, club has sought Council's permission to construct the shed. Council officers subsequently met with club officials on-site on 21 March 2023 and again on 2 June 2023 to identify the best location and orientation of the proposed shed.

2.6. In identifying the best location for the shed the following issues were relevant to both Council and the club:

- (a) maintaining acceptable lines of sight and not creating a visual barrier or reducing passive surveillance within the immediate area;
- (b) maintaining circulation space within the leased area for club activities (such as rigging boats on race days) and vehicle and pedestrian access;
- (c) potential impacts on surrounding properties; and
- (d) the need to allow for the future expansion of storage facilities at the club.

2.7. Figure 2 below, shows the agreed most optimal solution for the new shed taking the above factors into account. This would see the front of the new shed aligned with the existing sheds on the property, which is necessary for vehicle movement and maximising space. However, as can be seen, it would also require the new shed to extend beyond the boundaries of the existing lease.



Figure 2: Footprints of proposed and existing storage sheds (approximate).

- 2.8.** To accommodate the shed, and also any future demolition and replacement of existing sheds of similar dimensions, it is proposed to extend the relevant part of the lease boundary by 2.5m to the north-west.
- 2.9.** The additional land proposed for disposal is the area shown in green on Figure 3 and Figure 4, below.



Figure 3: Proposed area of land for disposal (shown in green)



Figure 4: Accessway and approximate dimensions of land proposed for disposal (approximate)

2.10. A detailed plan of the proposed area for disposal is at Attachment 1.

2.11. The area is located between the lower north-western boundary of the club’s lease and a neighbouring property. It is an approximately 10-metre-wide strip of land identified in Council’s land register as public land. In practice, however, the land serves only as a buffer to the neighbouring property and a vehicle and pedestrian access to Council-owned land to the north. The proposal would therefore not result in any material loss of public open space.

2.12. Because the lease would be for a term greater than five years, it constitutes a “disposal” of public land under the *Local Government Act 1993* (“the Act”).

2.13. The process for disposing of public land is set out in section 178 of the Act. This requires Council to:

- (a) publish a notice of intention to dispose of (lease) the land on at least two occasions in a daily newspaper circulating in the area (including a notification of the right to object to the proposed disposal);
- (b) display a copy of the notice on the boundary of the land for 21 days;
- (c) consider any objections lodged before making a decision to take or not take any action; and

- (d) notify any person who lodged the objection of their right to appeal Council's decision.

- 2.14.** Narrowing that access by 2.5m, as proposed, would still provide a width of 7.5m, which is more than enough room for heavy and service vehicles and is unlikely to impact the amenity of the neighbouring property or cause any other adverse impacts. There is also no need to prune or trim any of the existing trees. There would be no detrimental loss of public open space if the additional area of land was leased to the club, given its limited use and location.
- 2.15.** If subsequently approved, it would be necessary for the club to amend the boundary fencing of the leased area to accommodate the additional leased area. The Club would be required to pay any costs associated with this.
- 2.16.** The additional leased area would be incorporated into the existing lease for the remainder of its term, which expires in March 2030.
- 2.17.** The lease rental for the club is approximately \$1,000 per annum (indexed annually). If approved, Council officers will review the annual lease amount to determine whether an increase is necessary due to the additional land.
- 2.18.** Council officers have explored the following alternative options for the siting of the shed with the Club, none of which are considered viable:
- Reducing the size of the shed so no additional land is required: This is not viable as the unassembled shed has already been paid for and delivered.
 - Locating the shed on the rear boundary without encroaching into the public land: This is technically possible, but not optimal, as it would cause a significant loss of space in the main entry area to the club which is used for vehicle and pedestrian circulation and rigging boats on race days.

- Locating the shed in the extended leased area approved in 2019 to the north of the clubrooms: This is not practical, as the equipment and boats to be stored in the shed (which include the club's rescue boat and other safety equipment) would be located too far away from the main vehicle entry point and access to the beach.

2.19. In view of the above, the proposed location of the shed, which requires the additional 115m² of land proposed for disposal, is considered to be the best overall solution.

3. CONSULTATION

3.1. Community Consultation Undertaken

Consultation has occurred between Council officers and representatives of the Club. An owner of an adjacent property also attended the meeting on-site on 2 June 2023 and is aware of the proposal.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Nil.

3.4. Further Community Consultation

If the recommendations in this report are approved, Council will undertake public notification of the proposed disposal as required under section 178 of the Act, inviting the community to raise any formal objection to the lease of the land.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's *Recreation Needs Analysis 2019* recommended that Council support the Lauderdale Yacht Club to plan and develop appropriate facility improvements at its current site.

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

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

- 4.3.** Council’s *Active Living Strategy 2022* within *Priority 2: Great Spaces* identifies that Council will provide contemporary sport, recreation, exercise, and leisure (SREL) facilities and spaces, and specifically: *“Identify projects that maximise use and increase diversity of use of existing facilities and spaces.”*
- 4.4.** Supporting the current and future growth of the Club by supporting the proposed land disposal to accommodate the shed is consistent with the above objectives.

5. EXTERNAL IMPACTS

Owners of neighbouring properties will have the opportunity to review and comment (via an objection) on the proposal if they have concerns. The proposal would not result in any material loss of public open space, so will not negatively impact the use of the council-owned land.

6. RISK AND LEGAL IMPLICATIONS

Council is required to comply with the process for the disposal of public land under section 178 of the *Local Government Act 1993* before it can lease any public land for a period of more than five years.

7. FINANCIAL IMPLICATIONS

There are no material financial implications. Any minor costs associated with public notification will be accommodated within existing approved budgets. Any costs associated with amending the lease and updating the boundary fence will be borne by the Club.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** When the Club's current lease was considered by Council in 2019, the proposed extension to the leased area attracted six objections from adjacent property owners. These are detailed in the report to the Council meeting on 30 September 2019. It's possible that similar objections may be received during the proposed disposal process. If any objections are received, Council will need to consider these at a future Council meeting before deciding whether to proceed with the disposal, as required under section 178 of the Act.
- 8.2.** A development application for the new shed has been lodged with Council. However, Council has not yet provided its landowner's consent to the Club's development application under the *Land Use Planning and Approvals Act 1993* ("LUPAA"), meaning it has not yet been formally assessed.
- 8.3.** A decision to notify the public of its intention to dispose of the additional land to the club does not constitute Council's landowner's consent or its endorsement of the merits of the application. The development assessment process for the shed will be carried out independently of the proposed land disposal process, however the two can take place concurrently. Landowner's consent under LUPAA is not a pre-requirement to commence the public land disposal process.

9. CONCLUSION

- 9.1.** The Lauderdale Yacht Club has been in existence since 1979 and has developed the Council land at 5 Kirra Road with clubrooms and a storage area. The current lease with the Club is until March 2030.
- 9.2.** The Club has requested that Council extend the lower western boundary of its current leased area by 2.5m to the north-west (an additional 115m² in total) to accommodate a new storage shed.

- 9.3.** It is recommended that the proposed extension of the leased area boundary be progressed in accordance with the process for the potential disposal of public land set out in section 178 of the *Local Government Act* 1993.

Attachments: 1. Plan of Area Proposed for Disposal (1)

Ian Nelson

CHIEF EXECUTIVE OFFICER

ATTACHMENT 1

LOT 11
1.137ha

LAUDERDALE YACHT CLUB
KIRRA ROAD
LAUDERDALE
PROPERTY ID 5217284
V 20808 F 3

BOUNDARY FENCE 41000

BOUNDARY FENCE 10000

BOUNDARY FENCE 39100

BOUNDARY FENCE 16300

BOUNDARY FENCE 17800

EXISTING BOUNDARY FENCE 46000

EXISTING BOATSHED TO BE DEMOLISHED

PROPOSED 16.5 X 8.0m BOATSHED

PROPOSED SHED

PROPOSED NEW BOUNDARY FENCE

CUTTING

CUT 360

STORMWATER GRATE

350 SQ SUMP

90° PVC SW PIPE TO CARPARK GUTTER

CARPARK GUTTER

PUBLIC CARPARK

PUBLIC RECREATIONAL AREA

LYC CLUBROOMS

OUTDOOR BOAT STORAGE

GATE

117.67
20° 21' 10"
19.8
103
102
21' 10"
7
91.12
20° 21' 10"
10000
17600
10000
RL100
RL99.91
RL100.03
RL100.25
RL100
RL99.87
RL99.75
RL100

Area proposed for disposal shown in green

SITE PLAN

FLOOR AREA OUTBUILDING 132m
OUTBUILDING BY OTHERS

ATTACHMENT 1

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1.137ha

LAUDERDALE YACHT CLUB
KIRRA ROAD
LAUDERDALE
PROPERTY ID 5217284
V 20808 F 3

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LYC CLUBROOMS

PUBLIC RECREATIONAL AREA

PUBLIC CARPARK

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Area proposed for disposal shown in green

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CARPARK GUTTER

OUTDOOR BOAT STORAGE

LYC CLUBROOMS

PUBLIC RECREATIONAL AREA

PUBLIC CARPARK

FLOOR AREA OUTBUILDING 132m
OUTBUILDING BY OTHERS

Area proposed for disposal shown in green

SITE PLAN

ATTACHMENT 1

LOT 11
1.137ha

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KIRRA ROAD
LAUDERDALE
PROPERTY ID 5217284
V 20808 F 3

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BOUNDARY FENCE 10000

BOUNDARY FENCE 39100

BOUNDARY FENCE 16300

BOUNDARY FENCE 17800

EXISTING BOUNDARY FENCE 46000

EXISTING BOATSHED TO BE DEMOLISHED

PROPOSED 16.5 X 8.0m BOATSHED

PROPOSED SHED

PROPOSED NEW BOUNDARY FENCE

CUTTING

CUT 360

STORMWATER GRATE

350 SQ SUMP

90° PVC SW PIPE TO CARPARK GUTTER

CARPARK GUTTER

PUBLIC CARPARK

PUBLIC RECREATIONAL AREA

LYC CLUBROOMS

OUTDOOR BOAT STORAGE

GATE

LAUDERDALE YACHT CLUB
KIRRA ROAD
LAUDERDALE
PROPERTY ID 5217284
V 20808 F 3

FLOOR AREA OUTBUILDING 132m
OUTBUILDING BY OTHERS

SITE PLAN

ATTACHMENT 1

LOT 11
1.137ha

LAUDERDALE YACHT CLUB
KIRRA ROAD
LAUDERDALE
PROPERTY ID 5217284
V 20808 F 3

BOUNDARY FENCE 41000

BOUNDARY FENCE 10000

BOUNDARY FENCE 39100

BOUNDARY FENCE 16300

BOUNDARY FENCE 17800

EXISTING BOUNDARY FENCE 46000

EXISTING BOATSHED TO BE DEMOLISHED

PROPOSED 16.5 X 8.0m BOATSHED

PROPOSED SHED

PROPOSED NEW BOUNDARY FENCE

CUTTING

CUT 360

STORMWATER GRATE

350 SQ SUMP

90° PVC SW PIPE TO CARPARK GUTTER

CARPARK GUTTER

PUBLIC CARPARK

PUBLIC RECREATIONAL AREA

LYC CLUBROOMS

OUTDOOR BOAT STORAGE

GATE

LAUDERDALE YACHT CLUB
KIRRA ROAD
LAUDERDALE
PROPERTY ID 5217284
V 20808 F 3

FLOOR AREA OUTBUILDING 132m
OUTBUILDING BY OTHERS

SITE PLAN

ATTACHMENT 1

LAUDERDALE YACHT CLUB
KIRRA ROAD
LAUDERDALE
PROPERTY ID 5217284
V 20808 F 3

BOUNDARY FENCE 41000

GATE

OUTDOOR BOAT STORAGE

103

198

117.67

20° 21' 10"

06

21' 10"

7

BOUNDARY FENCE 10000

GATE

OUTDOOR BOAT STORAGE

102

BOUNDARY FENCES ARE OF LEASE AREA
CLARENCE COUNCIL LEASES THE LAND TO
THE LAUDERDALE YACHT CLUB

OUTDOOR BOAT STORAGE

101

PUBLIC RECREATIONAL AREA

LYC CLUBROOMS

Area proposed for disposal shown in green

EXISTING BOATSHED TO BE DEMOLISHED

STORMWATER GRATE

350 SQ SUMP

CUT 360

RL100.25

PROPOSED 16.5 X 8.0m BOATSHED

PROPOSED SHED

90° PVC SW PIPE TO CARPARK GUTTER

PROPOSED NEW BOUNDARY FENCE

LOT 11
1.137ha

17600

10000

RL100

RL100.03

BOUNDARY FENCE 17800

OUTDOOR BOAT STORAGE

GATE

BOUNDARY FENCE 39100

PUBLIC CARPARK

RL99.87

RL99.75

BOUNDARY FENCE 16300

RL99.91

CARPARK GUTTER

FLOOR AREA OUTBUILDING 132m²
OUTBUILDING BY OTHERS

SITE PLAN

[illegible][illegible]

8.4.2 SEVEN MILE BEACH LOCAL AREA PLAN REQUEST TO CONSULT**EXECUTIVE SUMMARY****PURPOSE**

To approve the second stage of community consultation for the Seven Mile Beach Local Area Plan. This community consultation will include the first stage of community consultation for the Seven Mile Beach Stormwater Management Plan and the first stage of community consultation for the Seven Mile Beach Tree Strategy.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Consultation was undertaken by Niche Planning Studio to inform the preparation of the Seven Mile Beach Local Area Plan for sustainable growth and management of the coastal environment. Since that time, there has been an expansion in focus for the project based on the findings of technical reports and the outcomes of the initial community consultation. The Plan focus shifted from sustainable growth to Placemaking and Public realm outcomes, while maintaining the focus on the coastal environment.

The second stage of consultation is to inform the community of what we have heard from the initial consultation, to highlight the expansion of focus and to introduce the need for the separate and specific Stormwater Management Plan and Tree Strategy. The inclusion of the initial consultation for the Stormwater Management Plan and Seven Mile Beach Tree Strategy is designed to be a cohesive integrated approach for the community to meaningfully contribute to shaping the future of the Seven Mile Beach local area.

FINANCIAL IMPLICATIONS

An amount of \$20,000 was set by Council in the 2023-24 budget for a consultancy to undertake the next stage of consultation and complete the Seven Mile Beach Local Area Plan. The Stormwater Management Plan has \$95,000 funds adopted by Council and Seven Mile Beach Tree Strategy \$25,000 from separate budgeted allocations set aside for each project.

RECOMMENDATION:

That Council approves the next stage of community consultation of the Seven Mile Beach Local Area Plan, including integration of the initial consultation for the Seven Mile Beach Stormwater Management study and the Seven Mile Beach Tree Strategy into the community consultation.

SEVEN MILE BEACH LOCAL AREA PLAN REQUEST TO CONSULT /contd...

ASSOCIATED REPORT**1. BACKGROUND**

Niche Studio was appointed in March 2022 to produce the Seven Mile Beach Local Area Plan (Plan). The brief was to investigate and facilitate sustainable growth and management of the coastal settlement, including protection and enhancement of the special qualities of the area valued by its local community. Technical studies were finalised in mid-2022, and community consultation was undertaken in August and September 2022, with the outcomes of the consultation communicated to Council in December 2022. The draft Plan was presented to Council at a workshop on 8 May 2023 for feedback. It is now appropriate to undertake a further round of community consultation in respect to the draft Plan.

2. REPORT IN DETAIL

2.1. The focus of the initial brief has evolved over the course of the project, because of the findings of technical studies and the outcomes of the community consultation. The consultation showed the community desire to retain the relaxed beachside village character of the township with future residential development on larger lifestyle lots; a need for an iconic building with grocer and café for locals and visitors; upgraded public amenities; enhanced beach access; preservation of natural character; and improved pedestrian movement and amenity on public streets. In addition, there was strong support for sewer upgrades incurring minor additional costs to residents, as well as improvements to drainage across the township. The technical studies revealed the need for further, in-depth investigations of stormwater management in the study area, which will inform future investigations for sustainable growth. This project is outside the scope of the Plan project.

- 2.2.** In response, the project focus shifted to Placemaking and Public realm outcomes for the study area. The Plan (**Attachment 1**) now presents seven key Placemaking themes and outlines 25 key objectives and associated strategies with specific public-realm intervention at its heart. These objectives outline both short to medium term elements of public works and highlight longer-term advocacy and support in areas that are otherwise outside Council’s direct control. The evolved nature of the draft Plan from what was communicated initially needs to be communicated to the community.
- 2.3.** It is proposed to commence the next stage of community consultation for the Plan in mid-July 2023, which aligns with community expectations from previous communication on expected next steps. This will then be followed by the submission of the final Plan with an accompanying consultation report for Council to endorse. Additionally, it is proposed to formalise the discussion of water issues into a dedicated stormwater consultation, as well as incorporating a new related project that focuses on a key community interest around the green natural environment. These additions will complement and extend on topics identified as key areas of interest in the first stage of the Plan work. Some key stakeholder discussions have already commenced including TasWater on the potential for reticulated sewer in the area and also meetings with engineering geologists to understand the hydrological complexities of the groundwater.
- 2.4.** The opportunity to run the three related consultations as an integrated consultation program is designed to make it easier for the community to engage in each key area. This is the most time and cost-efficient approach. The consultation is to be simple with a combined survey with three clear modules and one key date for drop in discussions. The community can participate in any, or all topics depending on their interest in a convenient way.

3. CONSULTATION

3.1. Community Consultation Undertaken

The initial consultation with the local community was aimed to understand the views and aspirations of the residents, visitors and key stakeholders of Seven Mile Beach, with findings incorporated into the Plan. This consultation was successful with a high participation rate.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Not applicable.

3.4. Further Community Consultation

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

- **Consultation/Engagement Plan**

The Engagement plan (**Attachment 2**) sets out the purpose and methodology of the consultation.

- **Consultation Aim**

The aim of the consultation is to communicate the focus shift of the Plan and to initiate consultation on the Seven Mile Beach Stormwater Management Plan and Seven Mile Beach Tree Strategy in an integrated way.

- **Community Engagement Tools**

In accordance with Clause 8 of the Community Engagement Policy 2020, this consultation will be focused as per the Promotion Plan (**Attachment 3**) including undertaken use a letter drop to owners and occupiers within the study area, social media posts, a survey on Council's "Your Say" website and a drop in session.

- **Consultation Timing**

The consultation is anticipated to be open for approximately four weeks until mid to late August. The results of the consultation are expected to be available September 2023.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Annual Plan 2023-2024 under the Strategic goal area "*A people friendly city*".

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

4.2. Council's Annual Plan 2023-2024 under the Strategic goal area "*A well-planned liveable city*".

"2.7 Developing and implementing stormwater catchment management plans for the city."

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

4.3. Council's Annual Plan 2023-2024 under the Strategic goal area "*An environmentally responsible city*".

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

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

The second stage of consultation is within the project budget.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The key purpose of the consultation is to inform the community of the shift in focus of the Seven Mile Beach Local Area Plan and to introduce the intersecting topics concerning development, stormwater, and the green natural environment of Seven Mile Beach. The integrated consultation is the most efficient way to address each of the three elements.

Attachments: 1. Draft Seven Mile Beach Local Area Plan (68)
2. Seven Mile Beach Engagement Plan (6)
3. Seven Mile Beach Promotion Plan (2)

Ian Nelson
CHIEF EXECUTIVE OFFICER

SEVEN MILE BEACH LOCAL AREA PLAN

CLARENCE CITY COUNCIL




Clarence... a brighter place

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Tasmanian Aboriginal People
as the Traditional Owners and ongoing custodians
of lutruwita, Tasmania.

We pay respect to Elders past and present and
recognise their continuing spiritual connection to
the land.



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1. INTRODUCTION

1.1 PURPOSE

The Seven Mile Beach Local Area Plan (LAP) has been developed by Niche Studio for Clarence City Council (CCC) with the assistance of Entura, Urban Enterprise, relevant Government agencies, service authorities, major stakeholders and the local community.

The report has been prepared in accordance with the current *Tasmanian Planning Scheme – Clarence (2021)*.

The LAP informs the ongoing placemaking and public realm strategies for Seven Mile Beach, with a strong emphasis on protecting and enhancing special qualities of the town valued by the local community.

Placemaking and great places generally share four common elements (refer Figure 1): high quality uses and activities; resulting engagement and sociability; connectivity through safe access and linkages and a place where you want to dwell, and feel comfortable.

The LAP and accompanying reports identifies strategies and recommendations to help reflect the high quality aesthetics of Seven Mile Beach and continue to support the local area as a great place. The LAP aims to:

- Set out plans to guide the delivery of quality urban environments in accordance with Tasmanian Government State and Local policy requirements.
- State the vision for how land should be developed and desired outcomes to be achieved.
- Outline the objectives and strategies for land use and development, open spaces, recreation, commercial and community services and facilities, to meet the needs of the local community and visitors to the Study Area.
- Guide urban design and treatments for streetscapes, public spaces and infrastructure and identifies any new infrastructure requirements, in addition to recommending any future amendments to the STRLUS.
- Assist in identifying capital works and community service investments.

Groundwater, surface water and climate change inundation hazards continue to be major areas of concern within Seven Mile Beach. Previous technical studies have identified drainage as an ongoing issue. In addition, extensive community consultation has demonstrated that there is a strong demand for the issues to be addressed for the future of Seven Mile Beach.

These ongoing constraints drive the need for timely solutions to be established as a priority. Clarence City Council have therefore committed to undertake a detailed review, and investigation into potential solutions, as a separate scope of works to the Seven Mile Beach Local Area Plan (2023).

This report and Local Area Plan focuses specifically on public realm and placemaking elements within the study area.

What Makes a Great Place?

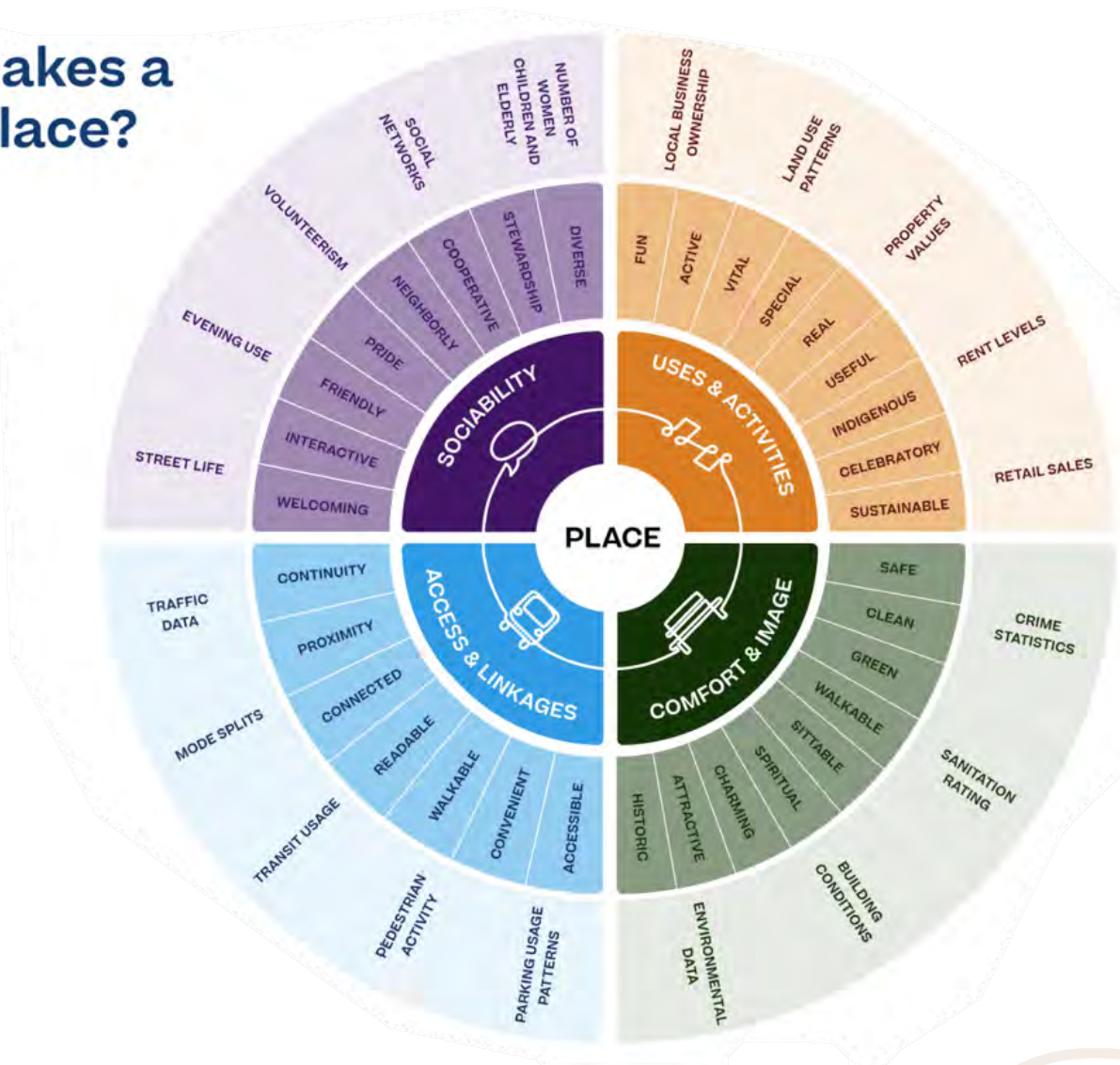


Figure 1: Placemaking Principles (Source: PPS 2023)

1.2 SCOPE

In developing a LAP for Seven Mile Beach, Niche completed a range of background investigations across three individual phases.

Phase 1 included an analysis of the physical opportunities and constraints of the study area.

A background review of relevant policy and strategy documents was also undertaken to ground the LAP in a regional context can be found in Appendix 1.

Reports have been prepared by the following technical consultants in support of this strategic review:

- Housing Supply and Demand Assessment: Urban Enterprise
- Natural Values Assessment: Entura
- Services Analysis: Entura
- Cultural Heritage Assessment: Gondwana Heritage Solutions

These reports are provided to demonstrate the opportunities and constraints which support the development of the LAP. Full copies of these reports can be found in the Appendices.

Phase 2 focused on the community vision and their aspirations for Seven Mile Beach. Niche developed a comprehensive understanding of what elements of the built and natural environments were valued, and which areas of the study area the community would like to see improved.

An extensive process of community consultation was undertaken to inform the development of this Local Area Plan. The focus of consultation with the Seven Mile Beach community during initial stages of development of the LAP was on how residents are living, working and playing in the area.

Five key types of community consultation were undertaken between June and August 2022, in the form of an online survey, intercept surveys, focus group, one-on-one targeted discussions and responses through a dedicated email address. Over 400 people, more than 25% of the Seven Mile Beach community, engaged across the total consultation period. The wide-reaching robust consultation was a success with many responses received, assisting in the formation of the key objections and strategies.

Refer to the Consultation Summary report attached in Appendix 2.

Phase 3 required Niche to investigate identified LAP themes and confirm Council priorities to support key placemaking and public realm objectives, having regard to need, land capability, location, capacity to be serviced, community expectations and the Southern Tasmania Regional Land Use Strategy (STRLUS).

The final plan presented with this report reflects the information collected in each of the phases and allows for a gradual delivery of elements in line with community aspirations.

1.3 OUR PROCESS

RESEARCH

Conduct work internally and with expert consultants to research the local place, including the planning context, with the goal of understanding the environment which we are looking to contribute to.

LISTEN & LEARN

Conduct authentic community and stakeholder engagement, listening to feedback and ideas with the goal of learning about what matters to locals.

DESIGN EXCELLENCE

Through a robust analysis process, understand and achieve 'design excellence' for urban planning and design with the goal of raising the bar for placemaking in the area.



The Vision

Seven Mile Beach is a beachside village with a persevering coastal character and local identity which sits comfortably in its natural surrounds. The local community share a sense of ownership and pride over this local place and the intersection between the private and public realm. The Seven Mile Beach Local Area Plan provides positive and sustainable planning directions for the future of the town, with a focus on social cohesion through quality urban design and vibrant public spaces.

2. SEVEN MILE BEACH – PLACE AND UNDERSTANDING

2.1 LOCAL HISTORY

The region now known as Seven Mile Beach has a rich and diverse history dating back tens of thousands of years.

The municipality of Clarence, including the Seven Mile Beach area, was previously occupied by the *Mumirimina* clan of the Oyster Bay nation. The most populous of the Tasmanian peoples, the Oyster Bay nation occupied 8,500 km² of the south-east, extending from St Patrick's Head to the Tasman Peninsula on the coast, and inland to the Derwent estuary.

There are few direct ethnographic accounts of the lives of southern Oyster Bay clans. Accounts suggest a largely coastal people living with relative ease off an abundant seafood resource and with considerable nearshore seafaring skills. The effect of fires around the coast and inland was frequently observed, both for controlling vegetation and marking the movement of people through the landscape.

The first recorded land grant in the Clarence municipality was in 1807, with 4455 acres granted in the Seven Mile Beach area by 1820. In 1929 the Victorian Forestry Pulp and Paper Co. purchased 3254 acres and planted radiata pines from a nursery established on site. By the late 1930s the plantation covered 2700 acres.

Contemporary developments catered to the growing tourism sector which had been growing exponentially from the 1920s due to the increased availability of motor cars, and a new access road (Surf Road) was constructed in 1927. By 1949 Seven Mile Beach supported 55 houses, a reserve and two shops. Most of the early dwellings were weekenders, fabricated from whatever materials were available in the immediate after-war period when new building materials were in short supply.



Figure 2 - Early settlement at Seven Mile Beach (Source: Gondwana 2023)

2.2 UNIQUE BEACHSIDE COMMUNITY

Seven Mile Beach has evolved into a unique local beachside community located approximately 17 kilometres east of the town of Rosny Park, on the eastern side of the river Derwent. The settlement fronts a 10 km south-east facing sandy and stony beach, with the waters of Frederick Henry Bay forming the southern boundary.

In addition to the residential area, Seven Mile Beach also supports Club Wyndham, Westland Nurseries, Clarence City Council open space assets, One Hill Estate Lifestyle Village and Hobart Airport owned land. These areas are all included within the LAP study area.

Specifically, the local context of the study area and land use in the surrounding vicinity are as follows:

- To the **north** of the area, Royal Hobart Golf Club borders the site, alongside Llanherne Golf Course, with Hobart International Airport located north east of Grueber Avenue. The suburbs of Acton Park and Cambridge are further north, with the Tasman Highway traversing through.
- To the **south** of the area, Seven Mile Beach has clear viewlines overlooking the peak of Single Hill. The coastline stretches south west towards Roches Beach and further south, the major suburb of Lauderdale.
- To the **west** of the area, large rural lots of Acton Park are sprawled out, with the large expanse of Mount Rumney Conservation Area beyond. Route C330 (Acton Road) runs north south, with Estate Drive and Seven Mile Beach Road branching off to provide access to the study area.
- To the **east** of the area, the site looks towards a large expanse of softwood tree plantations, continuing down the peninsula of Frederick Henry Bay. There is also a notable large sand spit in operation east of Hobart Airport.

The Study Area includes land outside of the STRLUS UGB. The Study Area is shown enclosed in a purple border in Map 1.



Figure 3 - Seven Mile Beach Study Area (Source: Clarence City Council 2022)

2.3 CLARENCE SETTING

The broader locality of Clarence is a mix of urban, rural, and coastal communities, enterprises and environments. Clarence is a growing City, with the largest residential population (approximately 62,396 as of the 2021 census) in southern Tasmania. Located on the eastern side of the Derwent River, it covers an area of 377.2 square kilometres, with over 191 kilometres of coastal frontage to the Derwent Estuary, Storm Bay, Frederick Henry Bay, and Pitt Water.

The coastline boasts some of southern Tasmania's most popular recreational beaches and supports an aquaculture industry. Urban and natural areas along the Derwent's eastern shore are prominent features of the Hobart sub-region. Significant built elements include the Rosny Park central business area, the Bellerive Oval sports stadium and the residential areas stretching along the coastline southwards to Tranmere. Outside of the established urban areas, the coastal communities of Seven Mile Beach, Clifton Beach, Cremorne, South Arm and Opossum Bay remain popular lifestyle communities. These coastal settlements, once characterised as shack communities with limited services, have evolved into satellite seaside commuter settlements.

Seven Mile Beach is located 14km from Hobart and serviced with five bus routes to Rosny Park and Hobart City. Services are limited, although it benefits from a local store and good access to beach recreation opportunities and golf courses. There is a range of environmental values, and the settlement is un-serviced with piped infrastructure, is relatively low lying with a highwater table and exposed to coastal hazards.

Seven Mile Beach had a residential population of 1,467 in 2021, after experiencing a period of strong population growth (2.7%) over the preceding five years. Compared to greater Tasmania, the town has a slightly higher median age (46 compared to 42), reflecting the prevalence of retirees within the community, including within a recently developed retirement village. The average household size is slightly higher than the median Tasmanian average (2.6 compared to 2.4), highlighting the attractiveness of the beach-oriented lifestyle available in the community to families with children.

The town is primarily occupied by permanent residents, most of which are owner-occupiers, with only 3% of houses unoccupied on Census night. Seven Mile Beach has become an affluent area that is primarily made up of professional working couples with children and relatively wealthy retirees. Most (if not all) residents are attracted to the area due to the town's strong lifestyle attributes, as well as its proximity to the Hobart CBD.



Figure 4 - Seven Mile Beach demographics (Source: ABS)

3. COMMUNITY VALUES

Seven Mile Beach community have a positive outlook for the future of their township.

Overall, residents and visitors alike share a common vision of Seven Mile Beach as a beachside community with upgraded road, footpath, sewer, and stormwater/drainage infrastructure which celebrates the proximity to the beach and the setting within natural bushland.

In keeping with the family and coastal lifestyle that is currently present, residents value improved public open space areas, including park facilities and a wider range of outdoor activities such as a surf club and pump/bike tracks. Limited development is supported to ensure the retention of a low-scale character; however, the need for improved community and local retail or destination facilities is recognised.

Various groups of the community have a strong desire to support an upgrade to the existing Seven Mile Beach Store to support local residents and increase amenity of the area. In addition, discussions surrounding further retail and mixed-use opportunities, as well as public facilities through additional storeys is welcomed. Enhancing the vibrancy of the neighbourhood is also another community desire.

The current village character and community values is strong with many residents expressing satisfaction with the facilities and close community atmosphere.

The local community consider the unique character and lifestyle of Seven Mile Beach to be a key factor in their love for the area. Any LAP for the area then, must consider how any upgrades to the public realm or direction for placemaking ventures can be incorporated with consideration for the amenity and infrastructure currently existing within the community.

The community at Seven Mile Beach clearly articulated the following points of discussion.

- The community appreciate the relaxed village character of the township and there is subsequently no desire to increase density. This does not directly correlate with no desire for growth.
- The community value the residential nature of the township and would prefer any future development to be aligned with larger lots as opposed to medium/high density development.
- The changing demographic with increase in younger families requires improved facilities, such as parks and playgrounds that suit a broader age range of children.
- The community's primary focus is on the upgrade of drainage, upgrade of footpaths and improvements to the road condition.
- There is strong support for the upgrade of sewerage headworks, albeit knowing this may come with additional cost to homeowners.
- Given that there is not anticipated to be a large population increase, any commercial growth should be as a destination, such as an iconic building with local grocer and café.
- Visitors commented on the need for improved beach facilities, such as showers, cafes, seating.
- Traffic volume is not a priority concern for the majority of the community surveyed.

4. EMERGING COMMUNITY THEMES

From the extensive consultation conducted by Niche, several common themes emerged that guided the development of the Local Area Plan. The following chapters discuss our analysis of each theme.

HOUSING

MOVEMENT & ACCESS

NATURAL VALUES

CULTURAL HERITAGE

OPEN SPACE & COMMUNITY

RETAIL, COMMERCIAL & TOURISM

SERVICING & UTILITIES

5. HOUSING

The Seven Mile Beach locale is unique in its close proximity to Hobart city, whilst maintaining a coastal village atmosphere. Framed by the dominant Single Hill to the west, the vast shoreline and seascape views across the bay, the beach is enjoyed by the local residents and many visitors.

Urban Enterprise was engaged to conduct a housing analysis (attached in Appendix 3). The report found that most dwellings in the town are separate dwellings, with no other housing types observed with the exception of the recently constructed retirement village.

Seven Mile Beach has a substantially higher share of households with children than the state average (39% compared with 25%), reflecting the lifestyle appeal of the town for families. Seven Mile Beach also has a low share of rental households (8%) in comparison to the state average (26%).

Findings also indicate that the town is primarily occupied by permanent residents, and despite its coastal setting, does not perform a material role in terms of holiday homes or holiday rentals. The average household size is slightly higher than the Tasmanian average (2.6 compared with 2.4), which is primarily due to the substantial number of family households located in the township. Nevertheless, it is evident that Seven Mile Beach presents an unparalleled opportunity for future residential living.

5.1 CONSULTATION OUTCOMES

- Participants considered the current housing typology to be mixed and would prefer future housing to consist of larger lifestyle lots and suburban homes.
- Most residents did not support overdevelopment and did not want to see an increase of density within the community.
- In regard to drainage, residents had a desire for the current issues to be resolved prior to new developments occurring. Additionally, there was also a preference for future housing to be climate adaptive and built away from dunes. Clarence City Council will be undertaking a detailed investigation external of the Local Area Plan scope.

One Hill Estate

- The retirement village have plans to expand the village, by providing additional housing this may free up family size homes in the main residential area. Existing village has 50 dwellings and a club house, the proposal is for an additional 50 in Stage 2 of the development and ancillary retail/facilities.



Figure 5 - Various housing typologies in Seven Mile Beach

5.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To protect the existing built form character within Seven Mile Beach.
 - a) Establish design guidelines reflective of the unique beachside coastal character.
 - Ensure view lines to Single Hill are maintained.
 - Use local materials compatible with the local landscape.
 - Front gardens should incorporate native and indigenous plants where appropriate.
 - Housing should minimise disturbance and changes to existing ground levels (cut and fill) by utilising alternative building techniques, where appropriate, such as suspended floors and split levels.
 - Lots should be oriented to allow for dwellings which maximise passive solar access.
 - Lot design should consider view lines and allow for both public and private views to water bodies and landscaped open areas as relevant.
 - b) Consider the development of a Specific Area Plan for Seven Mile Beach to control consistent built form standards i.e., setbacks, height etc.
2. To provide diverse housing options that caters to a range of household types.
 - a) Support housing that enables people to 'age in place'. This may include consideration for aged care, retirement living and dependent units.
 - b) Provide opportunities for affordable and social housing units in close proximity to public transport and areas of key amenity.
3. To ameliorate increased risk to property through drainage concerns.
 - a) Consider independent studies into surface water and groundwater inundation and potential impact on residential properties.
 - b) Avoid residential densification until suitable drainage solutions can be sought.
 - c) Investigate potential flood-adapted building designs and guidelines for implementation, including appropriate flooring levels of new buildings, and minimisation of impervious surface.
 - d) Investigate use of Water Sensitive Urban Design (WSUD) for stormwater retention in new developments.

6. MOVEMENT AND ACCESS

The LAP seeks to develop a legible network hierarchy that facilitates a high level of connectivity within and surrounding Seven Mile Beach, supporting active and public transport.

Road Network

The residential area of Seven Mile Beach consists of a small grid network of streets accessed from the east and west by two key sub-arterial roads.

The following road classifications are evident through Seven Mile Beach:

- Seven Mile Beach Road (east of Estate Drive) – Sub Arterial
- Seven Mile Beach Road (west of Estate Drive) – Collector
- All other roads (except access roads) – Local Roads

All roads have a speed limit of 50km/hr, with a small section at 60km/hr at the entry from Estate Road.

Key roads within the township include Lewis Avenue, Esplanade, Seven Mile Beach Road and Surf Road:

- Lewis Avenue has a straight alignment on flat grade. It is sealed to a width of around 9.7m to the southeast of the Woodhurst Road/subdivisional road intersection and around 6.3m to the northwest of the intersection. There is no kerb and gutter along the road.
- Esplanade and Seven Mile Beach Road within the built-up area also have straight alignments on a flat grade. Esplanade has a sealed width of around 7.5m with no kerb and gutters.
- Seven Mile Beach Road is sealed to a width of 7.8m and has a width of 6.0m between edge line markings. There also is a centreline marking along this road but no kerb and gutters.
- Surf Road is sealed to a width of approximately 7m with some traffic calming devices, and intermittent centreline markings.

Traffic assessments undertaken within the last five years indicate the daily traffic volume along Esplanade is around 2,700 vehicles/day. The daily traffic volume on Lewis Avenue immediately to the northwest of the Surf Road junction is 80 vehicles/hour in the morning peak hour and 133 vehicles/hour in the afternoon peak hour.

Peak hour turning traffic volume surveys undertaken at the Seven Mile Beach Road/Estate Drive junction earlier this year found the traffic volume on Seven Mile Beach Road to the east of the junction was 310 vehicles/hour during both peak hours, indicating the daily traffic volume along Seven Mile Beach Road is around 3,100 vehicles/day.

Road cross sections and character

Seven various streetscapes together with kerb and gutter treatments and footpath qualities, exist throughout the township as illustrated below.



Figure 6 - Seven various road treatments within Seven Mile Beach

This lack of consistent character is evident through the various use of footbaths (concrete, asphalt, crushed rock), drainage (spoon drains vs underground drainage with associated pits) and roadside nature strips (kerbs, unsealed).

Council has historically used the Tasmanian Municipal Standard Drawings to define the relevant road reserve widths. A consistent approach to their application should be adopted. Suggested cross sections in accordance with these standards are found on the following page:

Figure 7b - Suggested uniform cross sections for Seven Mile Beach (Adapted from Tas Municipal Standard Drawings)

Public Transport

Public transport includes Metro Bus route 635, the service runs between Seven Mile Beach and Hobart City via Rosny.

Bus stops are located on Lewis Avenue near to the Surf Road junction and to the southeast of the Woodhurst Road junction. There are also bus stops located on Seven Mile Beach Road

The bus route currently operates infrequently on weekdays, only operating twice a day on weekdays and more regularly on weekend. The service could become more frequent with increased demand from future residential development.

Constructed road kerb, pavement and drainage to urban standards are evident at each of the bus stops/bays located within Seven Mile Beach:



Figure 8 - Urban standard bus bay construction

Tangara Trail

Locally, the Tangara Trail is a web of interconnecting trails between Seven Mile Beach and South Arm. It weaves between property boundaries and provides connectivity for horse riders, mountain bikers and trail walkers. Specifically, the trail extends around the periphery of the study area linking Seven Mile Beach Road with Gruber Avenue.

Beach Access and Parking

There are several access points to Seven Mile Beach, including near the Seven Mile Beach shop, at Lewis Park, off Grueber Avenue and off Surf Road via Pittwater Road.

These access points are a variety of vehicular and pedestrian access, although none offer universal all-weather access. All abilities access to the beach is not currently provided.

State level day use areas are specifically located along the length of Seven Mile Beach with Day Use Area 1 opposite Club Wyndham and Day Use Area 2 accessing near the intersection of Grueber Avenue and Surf Road.

6.1 CONSULTATION OUTCOMES

- An overwhelming majority of responses identified the need to upgrade road and footpath infrastructure. This ranged from better all-weather and accessibility-friendly footpaths to better drainage to minimise retention of water on roads and footpaths after rain events.
- Commentary regarding increased traffic primarily related to concerns over the proposed subdivision on Lewis Road.
- Minimal commentary was received in regard to parking overflow areas.
- Many residents noted water pooling on roads after periods of rainfall, impacting road surfaces and travel paths. As this has been an ongoing concern, Clarence City Council will undertake a detailed review and analysis of drainage and inundation within the Seven Mile Beach area.

6.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To prioritise safe pedestrian movement and amenity on public streets and public spaces for all members of the community.
 - a) Ensure a footpath is provided on one side of every local road and on both sides of every sub-arterial road in accordance with the suggested cross sections.
 - b) Upgrade all footpaths to provide all-weather and accessibility-friendly access to key destinations including the beach, parkland areas, bus stops and local shop.
 - c) Investigate traffic calming measures along Lewis Road to encourage slower traffic volumes.
 - d) Provide safe pedestrian crossings at key crossing locations.
2. To establish an integrated transport network that encourages walking and cycling within Seven Mile Beach.
 - a) Promote way finding with landmarks and signage.
 - b) Provide shared paths along sub-arterial and collector roads that utilise utility easements and waterways.

- c) Provide street furniture to support active transport opportunities such as rest points and water fountains.
 - d) Connect recreational trails such as the Tangara Trail, with trails and destinations outside the Local Area Plan.
 - e) Provide safe connected cycling opportunities through infrastructure improvements to road reserves, including street trees and vegetation for shade.
 - f) Provide for end-of-trip facilities such as bicycle racks at destination points such as community facilities, parks and along the foreshore reserve.
3. To ensure that public transport is efficient and accessible throughout the precinct.
- a) Negotiate and support initiatives by Department of State Growth – Public Transport branch to improve services within Seven Mile Beach.
 - b) Consider feasibility of re-alignment of existing bus route to increase catchment and accessibility of public transport to the Seven Mile Beach community.
 - c) Encourage the provision and maintenance of suitable and accessibility-friendly bus shelters which should provide shade, rest opportunities, and be positioned on flat segments of the road to ensure high visibility for bus drivers and awaiting passengers.
4. To integrate the existing parking areas safely within the movement network to cater for both resident and visitor demand.
- a) Ensure all parking areas are clearly signed to prevent traffic conflict.
 - b) Ensure the identification of sufficient all-weather accessible parking for people with a disability.
 - c) Consider the allocation of multi-purpose parking areas which can be used as overflow parking for peak summer visitors, and for community events/temporary uses at other times.



7. NATURAL VALUES

A flora and fauna assessment was conducted in the study area by Entura (refer to Appendix 4 for further details) in May 2022.

Seven Mile Beach consists of fourteen vegetation communities in total. Four of these are described as native vegetation communities, eight modified vegetation communities, covering 83% of the study site, and two other natural environments. Two of the native vegetation communities, *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland (occupying 12.1 ha of the study site), and the freshwater aquatic sedgeland and rushland wetland community (covering 0.9 ha of the study site), are listed as threatened community types under Schedule 3A of the Tasmanian Nature Conservation Act (2002).

One flora species recorded as threatened under the Tasmanian Threatened Species Protection Act (1995), *Bolboschoenus caldwellii*, a sedge which grows in shallow water, was confirmed to be present within the study site in multiple locations along Acton Creek. Two other threatened flora species (both daisies) have been previously recorded adjacent to the study site boundaries but were not observed during the flora survey period.

A total of 112 species were recorded during the flora survey, and 46 of these were introduced species, including three declared weed species:

- *Chrysanthemoides monilifera* subsp. *Monilifera* (boneseed).
- *Cirsium arvense* var. *arvense* (Californian thistle).
- *Asparagus scandens* (asparagus fern).

Eight threatened fauna species have been previously recorded in the study area; of these, it is considered likely that three species may reside within the study area, with the additional five bird species potentially using various ecosystems within the study site as habitat for foraging during specific times of the year.

The three threatened fauna species considered most likely to reside within the study area are:

- Eastern barred bandicoot (*Perameles gunnii gunnii*).
- Tasmanian devil (*Sarcophilus harrisii*).
- Forty-spotted pardalote (*Pardalotus quadragintus*).

Of note are observations of the eastern bettong (*Bettongia gaimardi*) recorded in 2020 and 2021 within the study area, a species of conservation significance in Tasmania. A sighting of a southern brown bandicoot (*Isodon obesulus affinis*), another species of Tasmanian conservation significance, occurred during the field surveys on Woodhurst Road.



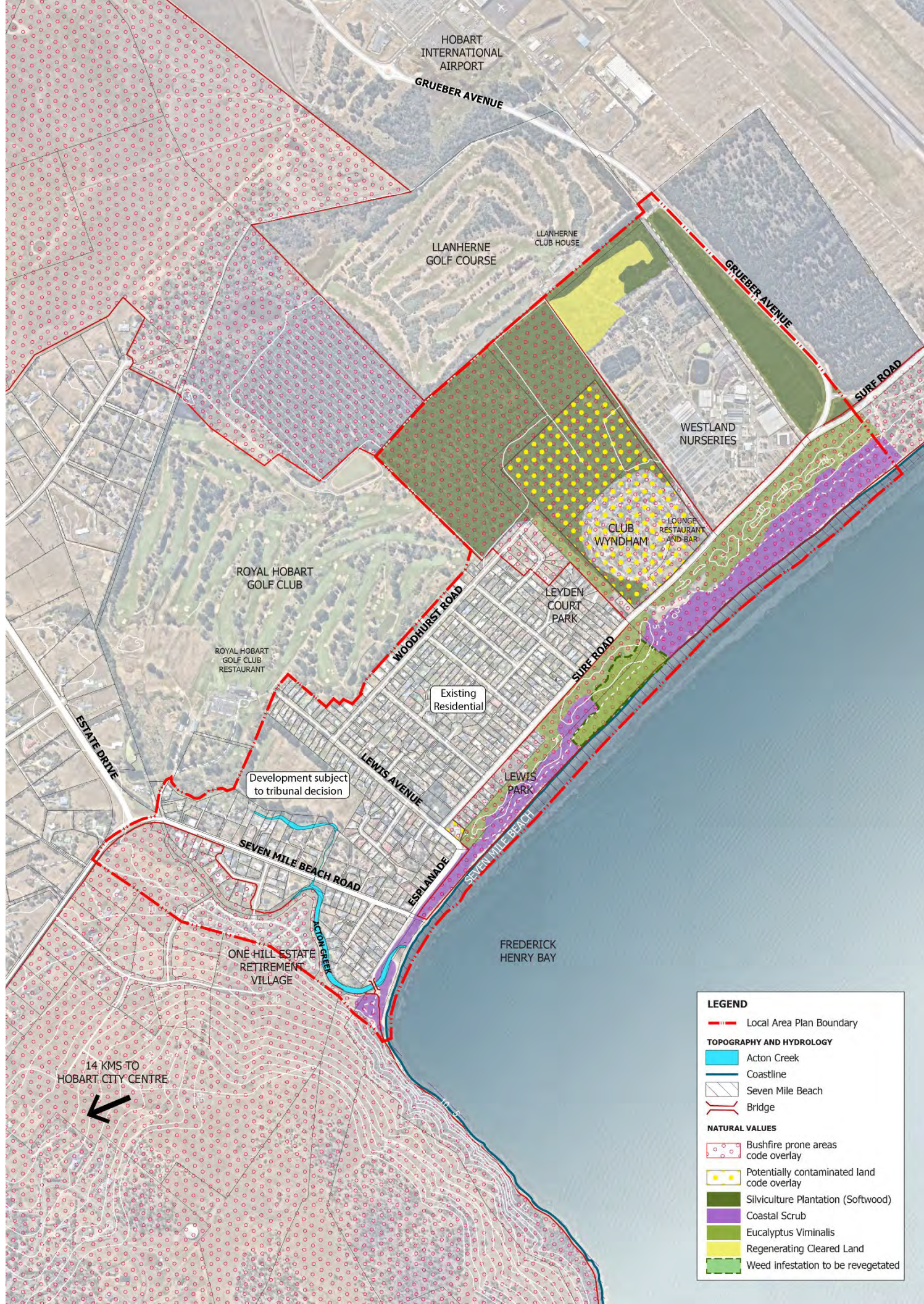
Figure 4: Vegetation within Seven Mile Beach (Source: Gondwana)

7.1 CONSULTATION OUTCOMES

- A large majority of respondents identified water management features to be the key environmental concern, which included rising water table, inundation and flooding, drainage, and stormwater.
- Respondents identified native fauna and running/walking trails as important features of local parks, however also identified that park and park facilities should be upgraded.
- The Natural Resource and Grants Committee provided feedback that the sense of place within the Seven Mile Beach study area should be enhanced through urban tree canopy improvements, and protection of remnant vegetation in the coastal woodland and beach vegetation communities, and the Single Hill remnant woodland. Additional concerns included stormwater management, ongoing management of public trees within the streetscape, and staged removal of exotic tree species, including pines.
- Rising water tables are a concern for remnant vegetation, as they often result in increased salinity and waterlogging of soils, leading to vegetation die-off. Clarence City Council will undertake a detailed review and analysis of drainage and inundation within the Seven Mile Beach area.

7.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To preserve the existing natural values of the Seven Mile Beach environment.
 - a. Protect, where possible, healthy large remnant white gums (*Eucalyptus viminalis*).
 - b. Provide ongoing maintenance of public trees within the streetscape to minimise risk on life and property.
 - c. Staged removal of exotic tree species, including pines and replant with native vegetation.
2. To enhance the existing natural character of Seven Mile Beach valued by the residents.
 - a. Encourage the extensive landscaping of roads, transport and movement corridors with canopy trees and ground level planting, specifically along Seven Mile Beach, Surf Road and Lewis Avenue.
 - b. Protect the integrity of the existing topography of the land in ongoing maintenance works and private building applications.
 - c. Remove and revegetate the identified weed infestation area with the coastal reserve.
 - d. Provide habitat for local native species, where practical in open spaces.
3. To maximise tree canopy cover in accordance with the Seven Mile Beach Urban Tree Strategy.
 - a. Increase planting of trees at identified locations within urban Seven Mile Beach.
 - b. Ensure coverage within active and passive open space and public spaces.



LEGEND

Local Area Plan Boundary

TOPOGRAPHY AND HYDROLOGY

Acton Creek

Coastline

Seven Mile Beach

Bridge

NATURAL VALUES

Bushfire prone areas
code overlay

Potentially contaminated land
code overlay

Silviculture Plantation (Softwood)

Coastal Scrub

Eucalyptus Viminalis

Regenerating Cleared Land

Weed infestation to be revegetated

8. CULTURAL HERITAGE

Aboriginal Heritage

As stated, the municipality of Clarence, including the Seven Mile Beach area, was previously occupied by the *Mumirimina* clan of the Oyster Bay nation.

Gondwana Heritage Solutions has provided an extensive cultural heritage report (attached in Appendix 5).

In summary, no Aboriginal sites have been recorded and no Aboriginal cultural materials observed within the current study area although to date very few studies have been undertaken. While evidence suggests that the coastal landforms along Seven Mile Beach are not highly sensitive for physical heritage, the principles of engaging with traditional owners should still apply as the area may hold other values for the Aboriginal community.

Aboriginal community representative groups, including the Tasmanian Aboriginal Centre and regional community organisations continually stress the importance of early and meaningful engagement on land planning matters and to expand the range of values and issues to be considered to include contemporary cultural values and opportunities for Aboriginal empowerment, self-determination and healing.

The *Interpreting Aboriginal Heritage in Clarence* (2019) plan indicated that community members were passionate about a potential visitor's information centre or history room, but this has not been actioned to date.

Historic Heritage

Gondwana Heritage Solutions also undertook detailed investigations of Historic Heritage within the study area. A search of heritage databases and lists at agency, Local, State and Commonwealth level indicated there are no heritage places listed within the study area.

However, there is one TPS Specific Area Plan that intersects the LAP site. The Single Hill SAP encompasses the portion on the west side of Acton Creek and has objectives for protecting and enhancing natural values and for maintaining its visual integrity as viewed from the surrounding area including Acton, Seven Mile Beach and Fredrick Henry Bay. It does not contain specific requirements for historic or Aboriginal heritage values management.



Figure 5: Seven Mile Beach LTO Plan 445, 1967 (Source: Gondwana)

8.1 CONSULTATION OUTCOMES

- Heritage values of Seven Mile Beach is not generally known to most participants.
- Aboriginal Heritage Tasmania has also been consulted. It is accepted that there has been some ground disturbance in the coastal areas as a result of the removal of the pine plantation which is not a good indicator for preserving intact heritage sites. Similarly, the existing plantation backing onto the golf course—situated on older low-relief dunes—also appear to be historically ripped and mounded.

8.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To integrate tangible and intangible heritage and historical values from the area with public open space and community facilities.
 - a. Retain and celebrate local historic and aboriginal values where appropriate.
 - b. Educational/informative signs/plaques to be included in public spaces.
 - c. Co-locate a visitor information/local history centre with a community facility.
 - d. Investigate opportunities for provision of public art.
2. To develop a process for engaging with the Aboriginal community to understand the range of potential intangible heritage values within Clarence municipality, including the Seven Mile Beach area.
 - a. Support the creation of a forum for discussing planning matters more broadly, rather than on a project basis.
 - b. Support implementation of Clarence City Council's draft Reconciliation Action Plan.
3. To ensure ongoing opportunities to assess and understand cultural heritage sites are identified.
 - a. Undertake a post-vegetation reduction assessment of public land along Acton Creek prior to any proposal for creek site works, including recreational infrastructure or rehabilitation.
 - b. To provide information to landowners and developers of their responsibilities under the *Aboriginal Heritage Act 1975* and encourage the use of AHT's Unanticipated Discovery Plan when undertaking ground disturbing works.



9. OPEN SPACE & COMMUNITY FACILITIES

The LAP provides for a network of open spaces and associated infrastructure and services to meet the needs of the future community and integrates the natural attributes of the area, including connections to the beach and Acton Creek. With predicted growth in population, including the movement of young families to the area, the provision of well-connected, accessible and planned open space is integral to a Local Area Plan.

Active Open Space

A draft masterplan for proposed Active Open Space occupying the council-owned land at 74 Beach Road, in the north of the study site, was prepared for Council, but ultimately not implemented.

During community consultation for the Seven Mile Beach LAP, a lack of active open space recreational opportunities in the form of ovals or sportsgrounds within the study site was noted. Submissions from sporting associations indicated that there is an additional lack of facilities in the region to cater for development and growth in sports. Additionally, some associations (for example, basketball and netball) were actively looking for the capacity to accommodate national-level competition venues.

Passive Open Space & Playgrounds

Two key parklands are located in Lewis Park and Leyden Court Park. Both parks support children's playgrounds, and Council's recently adopted *Inclusive Play Policy* highlights the need for these spaces to cater for all ages and abilities. Lewis Park also contains outdoor fitness equipment and community facilities comprising of a community hall, public toilets and barbeques.

The Lewis Park Community Hall is a small facility that has been used previously by mothers' groups, but the only current ongoing usage is 2 hours on a monthly basis by a cancer care group. The hall has an approximate capacity limit of 15, and a small onsite kitchenette.

As with much of the open space within the study site, residents primarily use Seven Mile Beach for recreational walking or running, and the Tangara Trail traverses the western and northern boundaries of the site at 74 Beach Road. Other notable trails within the study site include a gravelled coastal trail (suitable for prams and bicycles) behind the dunes, and a trail along Acton Creek.

There are four Day Use Areas (numbered 1 to 4), which limit human occupation specifically to day use and do not include overnight sleeping accommodations. Public toilets are located at Day Areas 1 and 3.

Seven Mile Beach Fire Brigade

Seven Mile Beach has a volunteer fire brigade, affiliated with the Tasmanian Fire Service. The volunteer unit is based out of facilities located at 76 Surf Road and comprises vehicle and equipment storage.



Figure 6: Lewis Park and existing facilities



9.1 CONSULTATION OUTCOMES

Feedback from council committees, including the *Clarence Positive Ageing and Disability Access and Inclusion Advisory Committees* was that play spaces should be developed to be inclusive of all community members, as well as required upgrades to gravelled or unsurfaced tracks and trails to be universally accessible. Upgrades to the tracks and trails network to enable bypassing of carparks, especially around Day Area 2, was also feedback received from the *Tracks and Trails Committee* and the *Bicycle Advisory Committee*.

The *Events Special Committee* responded that there is a lack of suitable community facilities to host Council events such as the Clarence Jazz Festival. Committee members would like to see improved infrastructure and access to power suitable for the hosting of small events within the community. The need for community facilities suitable to host structured events for young people was also highlighted in feedback received from the *Youth Advisory Committee*.

Those who wanted improved community facilities recommended a community hub (such as library, hall or meeting space), sporting facilities (including surf club, skate/bike facilities, pump tracks), and playgrounds.

Future upgrades to existing and new community facilities will need to consider drainage and inundation constraints. Clarence City Council will be undertaking a detailed review and analysis of drainage and inundation within the Seven Mile Beach area.

9.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To upgrade existing open space areas to cater for the active and passive recreation needs of the community.
 - a. Upgrade existing open space assets and facilities to include play and exercise equipment for all ages and abilities generally in accordance with the Local Area Plan concept plans. With an increasing number of families moving into the area, the demand for pump tracks and bike facilities should be considered.
 - b. Ensure sufficient provision of seating, shading and lighting to encourage safe park usage for all.
 - c. Design new footpaths to reflect key desire lines throughout the public realm.
 - d. Upgrade all existing footpaths to be universally accessible.
 - e. Incorporate interpretive signage and artwork within parkland areas to reflect First Nation and settler cultural heritage stories.
 - f. Consider the identification of active open space uses within existing parkland areas or within future investigation areas owned by Council.
 - g. Provide additional amenities for public use including BBQ facilities, waste bins, and a new toilet block (if required).

2. To develop pedestrian connections between key open space areas.
 - a. Implement recommendations from the 2022 Street Tree Review including extending street tree planting and creating connected arteries of open space through the precinct.
 - b. Remove overgrown vegetation to improve key pedestrian access routes and improve the feeling of safety within the public realm.
3. To improve landscaping (soft and hard) within the public realm.
 - a. Integrate new plantings of suitable trees and native vegetation within local parks and open space.
 - b. Utilised landscaping to provide informal resting and passive recreation.
 - c. Provide a sense of arrival and individual park identity through quality design.
 - d. Implement a town-wide weed management plan.
 - e. Replace and upgrade poor quality vegetation within parkland areas.
4. To upgrade existing community facilities to meet the varying needs of both residents and visitors over time.
 - a. Consider upgrade or redevelopment of the Lewis Park Community Hall and outdoor facilities/infrastructure within the park to support small community events.
 - b. Investigate the option to incorporate infrastructure for small community events into future upgrades to parks and community facilities.
 - c. Upgrade existing tracks and trails network to enable bypassing of carparks, especially around Day Area 2.
 - d. Improve existing community facilities at accessible locations with active and passive space.
5. Provide high quality facilities that reflect the beachside demand from both residents and visitors alike.
 - a. Consider opportunities for the colocation of a surf club with any proposed redevelopment of the local store.
 - b. Upgrade the new toilet block opposite Club Wyndham to improve drainage issues.
 - c. Provide beachside facilities such as beach showers, drinking water taps, and/or foot wash taps at key access points along the beach.
 - d. Identify and construct a universally accessible accessway to the flattest part of the beach as identified in the Local Area Plan concept plan.
 - e. Ensure location of all parking areas are clearly signed to prevent traffic conflict.

- f. Ensure all parking bays are clearly demarcated and traffic flow within parking areas is clearly signed to prevent traffic conflict.
- 6. To design high quality, safe community facilities that build upon the local sense of place.
 - a. Ensure that the architecture of new buildings and any prominent additions respond to the surrounding character of the area.
 - b. Identify opportunities for facilities to incorporate public art to enhance identity.
 - c. Design and locate community facilities to promote passive surveillance opportunities.
 - d. Implement “Crime Prevention through Environmental Design” (CPTED) design principles when developing public places.
 - e. Apply a user centred approach to ensure these spaces are accessible, flexible, safe, intuitive and overall will create a positive experience for community.
- 7. To ensure new community facilities are accessible by passive and active modes of transport.
 - a. Community facilities should be located on transport corridors.
 - b. Developments should have adequate and safe on-site parking for cars and bicycles, and where required, bus drop off areas and pick up areas, appropriate service access for deliveries and accessible parking for people with disabilities.
 - c. Community facilities must be designed to front and have a dedicated pedestrian path to the entrance from a public street, with car parks located away from the main entry.
- 8. To provide for sustainable development of community facilities in coastal areas affected by climate change.
 - a. Ensure that future development of community facilities is not undertaken within 30m of the foreshore.
 - b. Ensure that any new community facilities will not be subject to inundation whether achieved by the elevation of floor levels, construction form, ability of the building to be raised or other substantiated means.

Figure 9 - Draft Concept Sketch Lewis Park

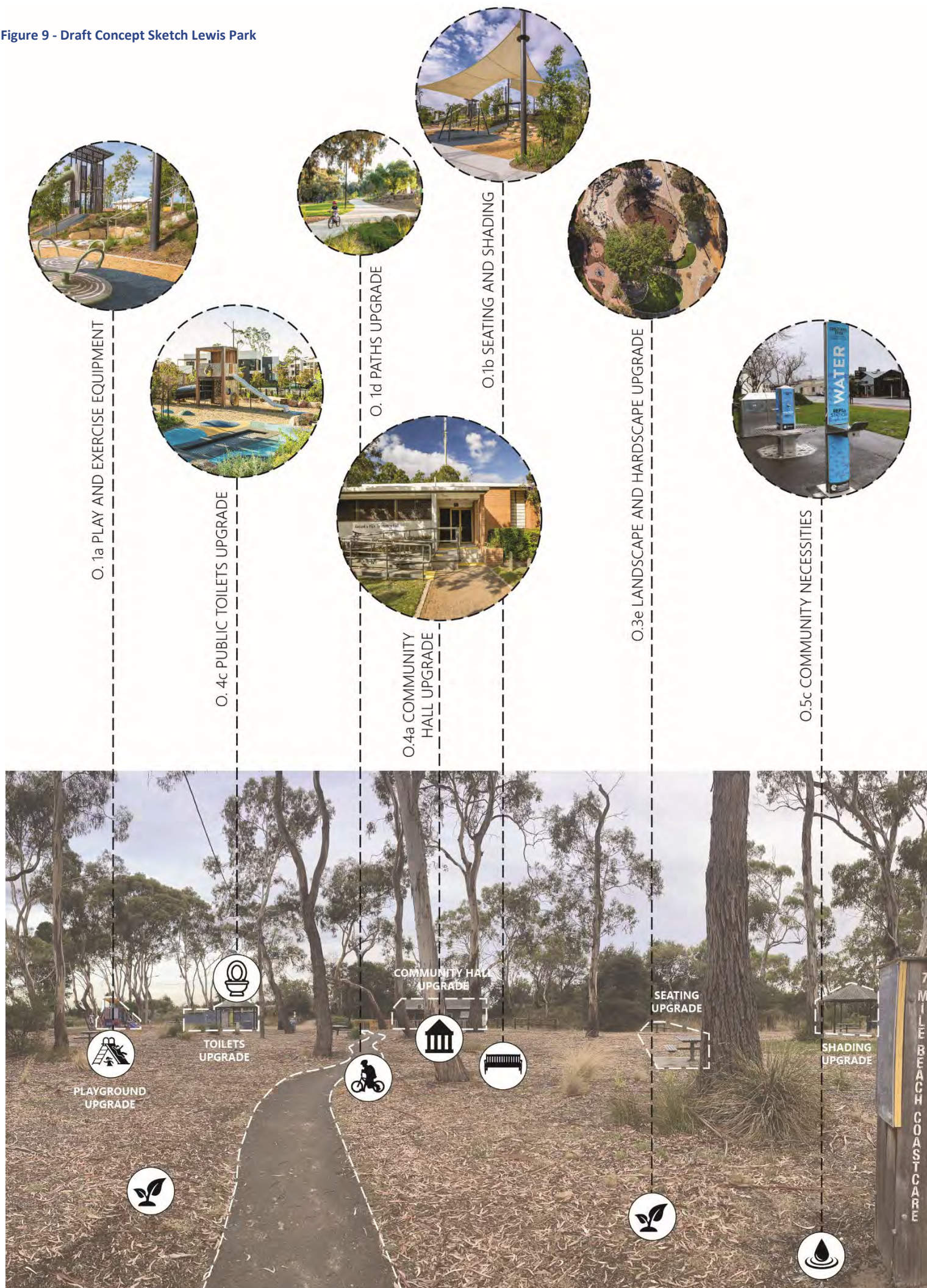


Figure 11 - Draft Concept Sketch Leyden Park





LEGEND

- Local Area Plan Boundary
- TOPOGRAPHY AND HYDROLOGY**
 - Acton Creek
 - Coastline
 - Seven Mile Beach
 - Bridge
- COMMUNITY FACILITIES**
 - Upgraded Community Facility
 - Upgraded Local Open Space
 - Upgraded Car Parking
 - Revegetated land

10. RETAIL, COMMERCIAL & TOURISM

Commercial facilities and employment opportunities are a key component of residential amenity. Employment provides a platform for an attractive and liveable place in which communities can thrive.

Existing areas of retail/commercial and tourism within Seven Mile Beach include:

- Seven Mile Beach Local Store
- Club Wyndham Accommodation, Lounge, Restaurant and Bar
- Westland Nurseries

The existing One Hill Estate Retirement Village also supports a small number of local employees.

Directly abutting the site are some key employment areas including:

- Hobart International Airport
- Royal Hobart Golf Club
- Llanherne Golf Course
- Llanherne Sand Spit

A new golf course project is in the middle of construction at Seven Mile Beach and a second golf course has been proposed at Five Mile Beach with the initial assessment going through the panel stage of the Tourism EOI process. This new golf precinct is located to the north of Seven Mile Beach LAP and easily accessed from Grueber Avenue.

The Hobart Airport Master Plan was recently prepared in 2022 and was formally approved in 2023. The Master Plan proposes the location of Light Industrial land uses within the LAP. Discussions have been had with the airport to instead suggest short term accommodation which would be more in fitting with the adjacent golf course developments and less impact on the delicate beachside natural environment. The final Master Plan is expected to be released in May 2023.

Importantly, research shows that visitors that come to Tasmania to pursue interests such as golfing are more likely to stay longer and spend more, which benefits our local communities and the broader economy.

Commercial facilities within the Seven Mile Beach site are at the core of the functionality of the community, complementing employment opportunities.

There is evidently a lack of extensive retail offering at Seven Mile Beach. *The Clarence City Council Economic Development Plan (2016 – 2021)* identifies the study area to provide enhanced recreational tourism, building on Hobart's increased levels of interstate and overseas tourism.

The town already has several attributes which present the opportunity to attract a greater level of visitor expenditure which could increase local business activity and employment, especially:

- Natural amenity, including beach frontage and views and other quality natural landscapes, presenting opportunities for hospitality and possibly events.
- Existing visitation to the surrounding golf courses and the Hobart Airport; and the future golf course currently under construction further east of the airport.
- The high-income profile and strong representation of families and retirees, conditions which are likely to drive visitation to friends and relatives and expenditure at hospitality and recreation focused businesses.

Observations also find the town has limited capacity for new residential developments. Any additional population which may be accommodated in any future development would be unlikely to result in any material increase in overall township population such that the town could support neighbourhood level retail and associated services (i.e., anchored by a small supermarket).



Figure 10 - Various commercial operations within Seven Mile Beach

10.1 CONSULTATION OUTCOMES

Cafe/Corner Store

- The Seven Mile Beach Store landowners have expressed an interested upgrading the current store to a multi-storey (3-4 storeys) development. Other complimentary uses could include a pharmacy, restaurant, gym, TCM butcher and grocer etc. Additionally, the location is suitable to accommodate Surf Life Saving Club facilities such as public toilets and showers.
- The most anticipated commercial and retail facility is a café, preferably located beachside similar to that of The Beach House at Blackmans Bay.
- Upgraded local/corner store would also be appreciated by the community.

Royal Hobart Golf Club (RHGC)

- The RHGC will remain at the current site with no plans to move. Proposed future ideas include developing an open space area for short course golf and mini golf.

Llanherne Golf Course

- The Llanherne Golf Course is not looking to expand or change locations, only considering redeveloping their on-site workshop and upgrading current infrastructure.

Westland Nurseries

- There are no plans for Westland Nurseries to relocate or expand their current business. The existing use as a nursery will continue as is.

Future upgrades to existing and new buildings/facilities will need to consider drainage and inundation constraints. Clarence City Council will be undertaking a detailed review and analysis of drainage and inundation within the Seven Mile Beach area.



LEGEND

- Local Area Plan Boundary
- TOPOGRAPHY AND HYDROLOGY**
 - Acton Creek
 - Coastline
 - Seven Mile Beach
 - Bridge
- COMMERCIAL FACILITIES**
 - Upgraded Retail Facility
 - Proposed Major Tourism Zone

10.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To provide vibrant and attractive retail and commercial premises for residents and visitors of Seven Mile Beach.
 - a. Consider opportunities for mixed-use built form (maximum three storeys) for Seven Mile Beach Corner Store.
 - b. Ensure a high degree of permeability and circulation around the retail core.
 - c. Ensure that developments are highly accessible to shared pathways.
 - d. Minimise impact on the amenity of the centre associated with deliveries and loading, waste storage and vehicle parking.
2. To provide for local retail and convenience employment opportunities to meet the needs of existing and future residents.
 - a. Retail core to provide for a range of tenancies suitable for a mix of local convenience retail, health, community and other services.
 - b. Local retail and convenience should be easily accessible from the road network with any centre having direct vehicular access to a connector road accessible via public transport.
 - c. Ensure the ongoing support of temporary uses such as food vans to aid to the vibrancy of Seven Mile Beach local offerings.
3. To provide additional short stay accommodation elsewhere within the Seven Mile Beach LAP.
 - a. Tourist accommodation should be investigated in the precinct adjacent to Grueber Avenue to encourage state level investment in the area.
 - b. Additional short stay accommodation could be considered as an ancillary use on existing residential landholdings subject to minimum lot size considerations and design outcomes.



11. SERVICING & UTILITIES

Existing residents in Seven Mile Beach have access to potable water, onsite effluent systems, electricity, and telecommunications. Entura undertook a detailed review of all services provided, as well as discussions with TasWater (see attached memorandum in Appendix 6).

As discussed, all items regarding surface water and groundwater and potential climate change implications are not part of the LAP scope – Placemaking and Public Realm.

Detailed commentary regarding each service is provided below:

Water

Water supply to Seven Mile Beach is provided via a reticulated system from the Single Hill reservoir. A DN200 feeder pipe runs from the reservoir along Acton Road and Seven Mile Beach Road to Lewis Avenue at Seven Mile Beach. A combined DN150 and DN100 pipe looped through the Seven Mile Beach township provides domestic and fire services. There does not appear to be any pressure issue with the water supply, and no analysis has been undertaken on supplying future water requirements. It is noted, at least one of the golf courses receive recycled (treated) wastewater for irrigation of their grounds.



Waste-water Treatment

Seven Mile Beach households currently utilise onsite waste-water treatment (each individual household treats and disposes of wastewater generated on their own lot).

Systems used vary; some are older septic tank systems with soakage trenches, while some households employ newer aerated wastewater treatment processes with a connected irrigation system. These septic systems can fail during heavy rainfall events and subsequent rising groundwater tables.

Potential future options already under consideration by Council and the community is to develop a pressurised sewerage system, connected to the existing sewerage treatment plant (STP) near Hobart Airport. This process requires due diligence and risk management, as the process is complex. Considered a “Service Introduction” process, the relevant policies will need to be followed which will require collaboration between Council, TasWater and community.

Electricity

Electrical supply is provided to the Seven Mile Beach Community by TasNetworks. Electricity infrastructure is currently all provided above-ground, but future investigations could include analysis of feasibility for community battery supply, linked with support for residential solar power initiatives.

Telecommunications

Seven Mile Beach residents have access to the national broadband network, and the study area is serviced with both Telstra and Optus mobile phone coverage.

11.1 CONSULTATION OUTCOMES

- The improvement of sewer infrastructure in the area was overwhelmingly supported with the majority of residents at intercept surveys recognising that financial contributions would be required.
- Improvement in stormwater, drainage and water table management were also identified as key concerns for respondents when it came to utilities and services in the Seven Mile Beach area.
- Many members of the community also expressed the NBN internal connectivity could be improved, and support for undergrounding electrical infrastructure. TasWater have raised concerns around the capacity of the existing infrastructure to accept additional wastewater, and operational considerations (odour control, lack of automation, impact on existing network with requirements for additional infrastructure works). Additionally, installation and maintenance costs would need to be shared with the community, highlighting the importance of community desire for this upgrade.

Clarence City Council will be undertaking a detailed review and analysis of drainage and inundation within the Seven Mile Beach area.

11.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To ensure all lots continue to have access to potable water, reticulated sewerage, electricity and telecommunications.
 - a. Appropriately identify and zone land for utilities use.
 - b. Delivery of underground services must be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges.
 - c. TasNetworks must ensure all future development of electricity wire is to be placed underground.
 - d. Developers should contribute proportionally to the cost of any system upgrade considered necessary to facilitate any possible developments.
2. To ensure planning for service infrastructure takes into consideration natural topography, character, natural values and vistas.
 - a. Utilities must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites.
 - b. Above ground utilities should be located outside of key view lines and screened with vegetation, as appropriate.
3. To provide for sustainable development of public infrastructure in coastal areas affected by climate change.
 - a. Ensure that the design of public infrastructure considers public safety during events arising from climate change.

12. LOCAL AREA PLAN

The Seven Mile Beach Local Area Plan reviews seven key Placemaking Themes and outlines 25 key objectives and associated strategies that have a specific public-realm intervention at their heart.

These objectives enable the short to medium term implementation of key public works within the LAP area to ensure the ongoing realisation of the Seven Mile Beach vision.

The community strongly voiced their desire for immediate upgrades to a number of existing facilities within the LAP area including footpaths, public park upgrades and community halls.

Longer term aspirations around the redevelopment of the local centre and provision of sewer infrastructure are outside the realm of Council's control, but have been noted in this plan for consistency and ongoing support.

UPGRADED FOOTPATHS



SIGNAGE AND WAYFINDING



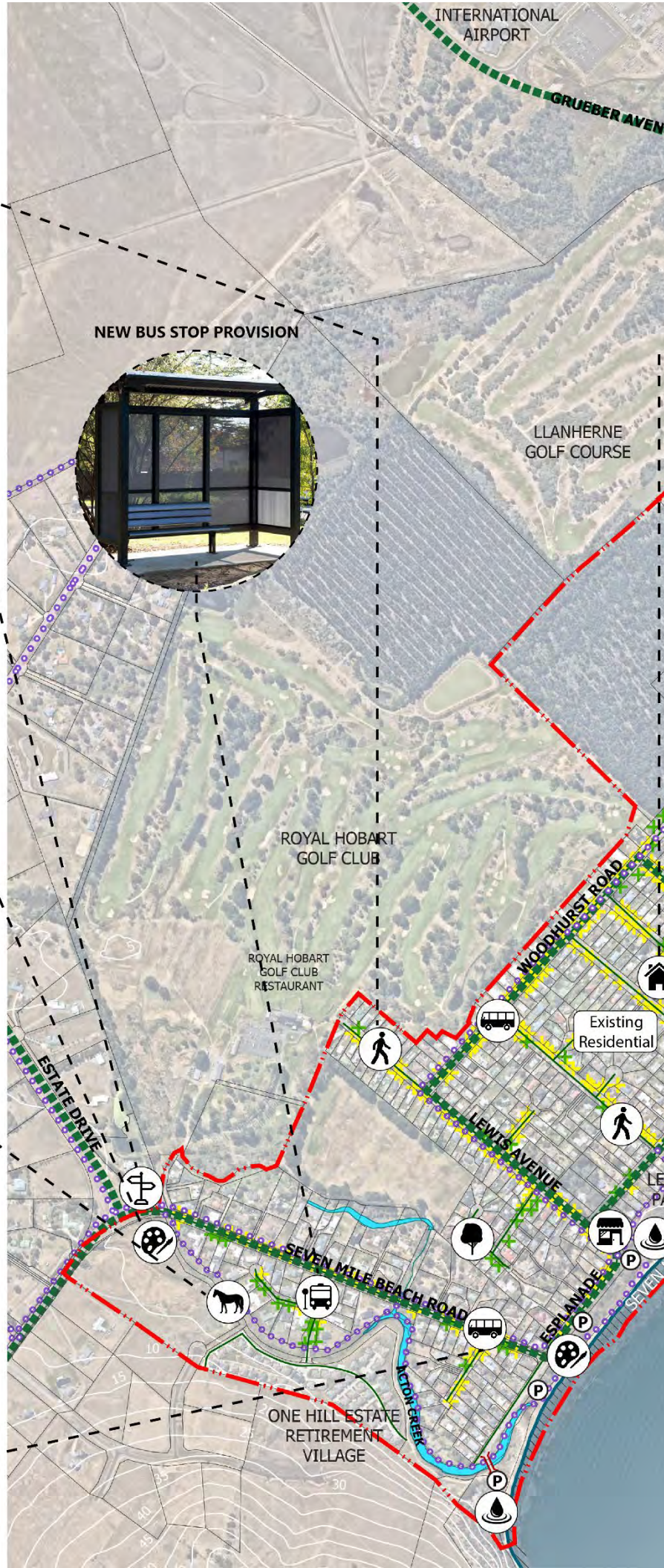
PUBLIC ART AS LANDMARKS

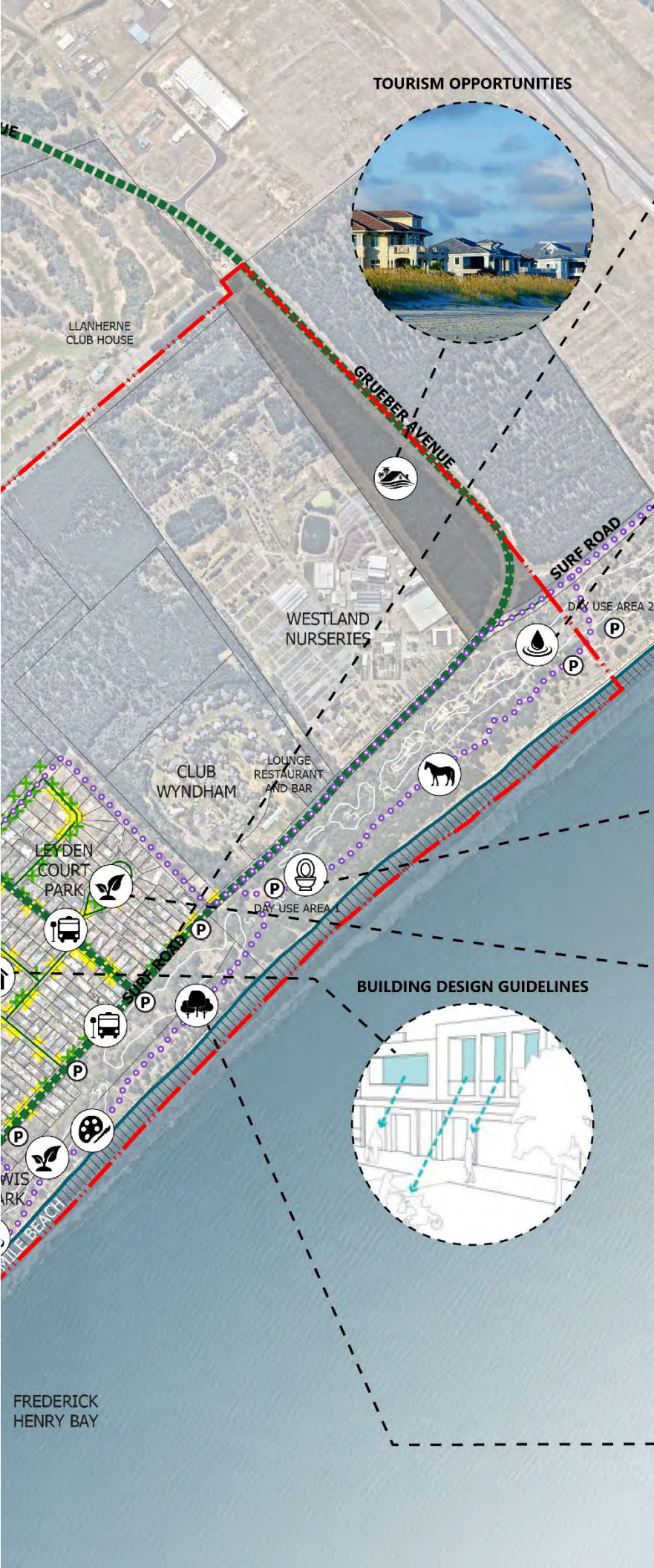


UPGRADED TANGARA TRAIL



NEW BUS ROUTES





TOURISM OPPORTUNITIES



URBAN GREENING



BEACHSIDE FACILITIES



NEW PUBLIC TOILETS



LOCAL PARK UPGRADES



CLEARING AND REVEGETATION



13. PRIORITIES AND IMPLEMENTATION

13.1 PRIORITIES

To ensure successful implementation of the Seven Mile Beach Local Area Plan – Placemaking and Public Realm, the following priorities and timeframes should be considered:

Short Term = <12 months | Medium Term = 1-5 years | Long Term = 5-10+ years

| HOUSING | | SHORT | MEDIUM | LONG |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------|
| 1a | Establish design guidelines reflective of the unique beachside coastal character. | | | |
| 1b | Consider the development of a Specific Area Plan for Seven Mile Beach to control consistent built form standards i.e., setbacks, height etc. | | | |
| 2a | Support housing that enables people to 'age in place'. This may include consideration for aged care, retirement living and dependent units. | | | |
| 2b | Provide opportunities for affordable and social housing units in close proximity to public transport and areas of key amenity. | | | |
| 3a | Consider independent studies into surface water and groundwater inundation and potential impact on residential properties. | | | |
| 3b | Avoid increased run off through residential densification until suitable drainage solutions can be sought. | | | |
| 3c | Investigate potential flood-adapted building designs and guidelines for implementation, including appropriate flooring levels of new buildings, and minimisation of impervious surface. | | | |
| 3d | Investigate use of Water Sensitive Urban Design (WSUD) for stormwater retention in new developments. | | | |

| MOVEMENT & ACCESS | | SHORT | MEDIUM | LONG |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------|
| 1a | Ensure a footpath is provided on one side of every local road and on both sides of every sub-arterial road in accordance with the suggested cross sections. | | | |
| 1b | Upgrade all footpaths to provide all-weather and accessibility-friendly access to key destinations including the beach, parkland areas, bus stops and local shop. | | | |

| | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1c | Investigate traffic calming measures along Lewis Road to encourage slower traffic volumes. | | | |
| 1d | Provide safe pedestrian crossings at key crossing locations. | | | |
| 2a | Promote way finding with landmarks and signage. | | | |
| 2b | Provide shared paths along sub-arterial and collector roads that utilise utility easements and waterways. | | | |
| 2c | Provide street furniture to support active transport opportunities such as rest points and water fountains. | | | |
| 2d | Connect recreational trails such as the Tangara Trail, with trails and destinations outside the Local Area Plan. | | | |
| 2e | Provide safe connected cycling opportunities through infrastructure improvements to road reserves, including street trees and vegetation for shade. | | | |
| 2f | Provide for end-of-trip facilities such as bicycle racks at destination points such as community facilities, parks and along the foreshore reserve. | | | |
| 3a | Negotiate and support initiatives by Department of State Growth – Public Transport branch to improve services within Seven Mile Beach. | | | |
| 3b | Consider feasibility of re-alignment of existing bus route to increase catchment and accessibility of public transport to the Seven Mile Beach community. | | | |
| 3c | Encourage the provision and maintenance of suitable and accessibility-friendly bus shelters which should provide shade, rest opportunities, and be positioned on flat segments of the road to ensure high visibility for bus drivers and awaiting passengers. | | | |
| 4a | Ensure all parking areas are clearly signed to prevent traffic conflict. | | | |
| 4b | Ensure the identification of sufficient all-weather accessible parking for people with a disability. | | | |
| 4c | Consider the allocation of multi-purpose parking areas which can be used as overflow parking for peak summer visitors, and for community events/temporary uses at other times. | | | |

NATURAL VALUES

SHORT

MEDIUM

LONG

| | | | | |
|----|--------------------------------------------------------------------------------------------|--|--|--|
| 1a | Protect, where possible, healthy large remnant white gums (<i>Eucalyptus viminalis</i>). | | | |
|----|--------------------------------------------------------------------------------------------|--|--|--|

| | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--|--|
| 1b | Provide ongoing maintenance of public trees within the streetscape to minimise risk on life and property. | ongoing | | |
| 1c | Staged removal of exotic tree species, including pines and replant with native vegetation. | | | |
| 2a | Encourage the extensive landscaping of roads, transport and movement corridors with canopy trees and ground level planting, specifically along Seven Mile Beach, Surf Road and Lewis Avenue | | | |
| 2b | Protect the integrity of the existing topography of the land in ongoing maintenance works and private building applications. | ongoing | | |
| 2c | Remove and revegetate the identified weed infestation area with the coastal reserve. | | | |
| 2d | Provide habitat for local native species, where practical in open spaces. | | | |
| 3a | Increase planting of trees at identified locations within urban Seven Mile Beach. | | | |
| 3b | Ensure canopy coverage within active and passive open space and public spaces. | | | |

CULTURAL HERITAGE

SHORT MEDIUM LONG

| | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--|--|
| 1a | Retain and celebrate local historic and aboriginal values where appropriate. | ongoing | | |
| 1b | Educational/informative signs/plaques to be included in public spaces. | | | |
| 1c | Co-locate a visitor information/local history centre with a community facility. | | | |
| 1d | Investigate opportunities for provision of public art. | | | |
| 2a | Support the creation of a forum for discussing planning matters more broadly, rather than on a project basis. | | | |
| 2b | Support implementation of Clarence City Council's draft Reconciliation Action Plan. | | | |
| 3a | Undertake a post-vegetation reduction assessment of public land along Acton Creek prior to any proposal for creek site works, including recreational infrastructure or rehabilitation. | | | |
| 3b | To provide information to landowners and developers of their responsibilities under the <i>Aboriginal Heritage Act 1975</i> and encourage the use of AHT's Unanticipated | ongoing | | |

| | | |
|--|----------------------------------------------------------|--|
| | Discovery Plan when undertaking ground disturbing works. | |
|--|----------------------------------------------------------|--|

| OPEN SPACE AND COMMUNITY FACILITIES | | SHORT | MEDIUM | LONG |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------|
| 1a | Upgrade existing open space assets and facilities to include play and exercise equipment for all ages and abilities generally in accordance with the Local Area Plan concept plans. With an increasing number of families moving into the area, the demand for pump tracks and bike facilities should be considered. | | | |
| 1b | Ensure sufficient provision of seating and lighting to encourage safe park usage for all. | | | |
| 1c | Design new footpaths to reflect key desire lines throughout the public realm. | | | |
| 1d | Upgrade all existing footpaths to be universally accessible. | | | |
| 1e | Incorporate interpretive signage and artwork within parkland areas to reflect First Nation and settler cultural heritage stories. | | | |
| 1f | Consider the identification of active open space uses within existing parkland areas or within future investigation areas owned by Council. | | | |
| 1g | Provide additional amenities for public use including BBQ facilities, waste bins, and a new toilet block (if required). | | | |
| 2a | Implement recommendations from the 2022 Street Tree Review including extending street tree planting and creating connected arteries of open space through the precinct. | | | |
| 3a | Integrate new plantings of suitable trees and native vegetation within local parks and open space. | | | |
| 3b | Utilise landscaping to provide informal resting and passive recreation. | | | |
| 3c | Provide a sense of arrival and individual park identity through quality design. | | | |
| 3d | Implement a town-wide weed management plan. | | | |
| 3e | Replace and upgrade poor quality vegetation within parkland areas. | | | |

| | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--|--|
| 4a | Consider upgrade or redevelopment of the Lewis Park Community Hall and outdoor facilities/infrastructure within the park to support small community events. | | | |
| 4b | Investigate the option to incorporate infrastructure for small community events into future upgrades to parks and community facilities. | | | |
| 4c | Upgrade existing tracks and trails network to enable bypassing of carparks, especially around Day Area 2. | | | |
| 4d | Improve existing community facilities at accessible locations with active and passive space. | | | |
| 5a | Consider opportunities for the colocation of a surf club with any proposed redevelopment of the local store. | | | |
| 5b | Upgrade the new toilet block opposite Club Wyndham to improve drainage issues. | | | |
| 5c | Provide beachside facilities such as beach showers, drinking water taps and/or foot wash taps at key access points along the beach. | | | |
| 5d | Identify and construct a universally accessible access way to the flattest part of the beach as identified in the Local Area Plan concept plan. | | | |
| 5e | Ensure location of all parking areas are clearly signed to prevent traffic conflict. | | | |
| 5f | Ensure all parking bays are clearly demarcated and traffic flow within parking areas is clearly signed to prevent traffic conflict. | | | |
| 6a | Ensure that the architecture of new buildings and any prominent additions respond to the surrounding character of the area. | ongoing | | |
| 6b | Identify opportunities for facilities to incorporate public art to enhance identity. | | | |
| 6c | Design and locate community facilities to promote passive surveillance opportunities. | | | |
| 6d | Implement "Crime Prevention through Environmental Design" (CPTED) design principles when developing public places. | ongoing | | |
| 6e | Apply a user centred approach to ensure these spaces are accessible, flexible, safe, intuitive and overall will create a positive experience for community. | ongoing | | |
| 7a | Community facilities should be located on transport corridors. | | | |

| | | | | |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 7b | Developments should have adequate and safe on-site parking for cars and bicycles, and where required, bus drop off areas and pick up areas, appropriate service access and accessible parking for people with disabilities. | | | |
| 7c | Community facilities must be designed to front and be directly accessed from a public street with car parks located away from the main entry. | | | |
| 8 (a-b) | To provide for sustainable development of community facilities in coastal areas affected by climate change. | | | |

RETAIL, COMMERCIAL & TOURISM

SHORT

MEDIUM

LONG

| | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--|--|
| 1a | Consider opportunities for mixed-use built form (maximum three storeys) for Seven Mile Beach Corner Store | | | |
| 1b | Ensure a high degree of permeability and circulation around the retail core. | | | |
| 1c | Ensure that developments are highly accessible to shared pathways. | | | |
| 1d | Minimise impact on the amenity of the centre associated with deliveries and loading, waste storage and vehicle parking. | | | |
| 2a | Retail core to provide for a range of tenancies suitable for a mix of local convenience retail, health, community and other services. | | | |
| 2b | Local retail and convenience should be easily accessible from the road network with any centre having direct vehicular access to a connector road accessible via public transport. | | | |
| 2c | Ensure the ongoing support of temporary uses such as food carts to aid to the vibrancy of Seven Mile Beach local offerings. | ongoing | | |
| 3a | Tourist accommodation should be investigated in the precinct adjacent to Grueber Avenue to encourage state level investment in the area. | | | |
| 3b | Additional short stay accommodation could be considered as an ancillary use on existing residential landholdings subject to minimum lot size considerations and design outcomes. | | | |

SERVICING & UTILITIES

SHORT

MEDIUM

LONG

| | | | | |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--|--|
| 1a | Appropriately identify and zone land for utilities use. | <i>ongoing</i> | | |
| 1b | Delivery of underground services must be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges. | | | |
| 1c | TasNetworks must ensure all future development of electricity wire is to be placed underground. | | | |
| 1d | Developers should contribute proportionally to the cost of any system upgrade considered necessary to facilitate any possible developments. | <i>ongoing</i> | | |
| 2a | Utilities must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites. | | | |
| 2b | Above ground utilities should be located outside of key view lines and screened with vegetation, as appropriate. | | | |
| 3 (a-c) | To provide for sustainable development in coastal areas affected by climate change. | | | |



13.2 FUTURE CONSIDERATIONS

In the longer-term Council should consider the possibility of the following uses within the Seven Mile Beach LAP:

- **Investigation Areas**

Two possible investigation areas could be identified in the northern portion of the LAP behind Club Wyndham and Westland Nurseries. These areas currently support existing pine plantations and rural areas. Both provide a level of passive recreation to the existing community but have previously been the subject of investigations for active open space options. There may also be an opportunity for this area to facilitate infrastructure solutions to long term servicing and drainage concerns in the area.

- **Retirement Village Expansion**

Opportunity exists for potential expansion of the existing One Tree Hill to the North towards the intersection of Estate Drive and Seven Mile Beach. This expansion would facilitate a change to the existing Urban Growth Boundary and low-density residential zone and therefore should be supported by strong strategic planning. This area is also relatively low lying and drainage solutions should first be offered.

- **Golf Course Subdivision** (subject to tribunal decision)

Council is awaiting decision of the relevant planning appeal for the golf course subdivision currently being considered at the Tribunal. Any decision from this appeal should result in a reconsideration of the LAP.

- **Reticulated Sewer Lines Extension**

TasWater has raised concerns around the capacity of the existing infrastructure to accept additional wastewater, and operational considerations. Any desire for upgrade from the community will need to await an internal capacity study from TasWater which may take up to ten years to progress.

- **Commercial Facility Upgrade**

The owner of the local store has expressed an interest to upgrade the existing building to a three or four storey building with locally responsive architecture. Discussions have been had to enable a surf lifesaving/community facility or similar within this building. This opportunity could be considered by Council following any upgrades to the proposed reticulated sewer lines.

- **Proposed Major Tourism Zoning**

The land in the northern sector of the LAP adjacent to the intersection of Grueber Avenue and Surf Road should be considered for Short Stay Accommodation rather than the Light Industrial zoning proposed within the Hobart Airport Master Plan.



13.3 MONITORING

The Seven Mile Beach Local Area Plan should be reviewed **annually** to ensure the vision and key objectives are reflected in the ongoing development of the precinct. Similarly, as the precinct changes over time, the Local Area Plan should be reviewed to ensure the vision and key objectives reflect the needs and preferences of the local community.

It is recommended that a review of the Seven Mile Beach Local Area Plan vision and key objectives against the Clarence Planning Scheme is undertaken every **five years** to ensure that the Scheme and the Local Area Plan are aligned.

Further, it is recommended that the Seven Mile Beach Local Area Plan is reviewed in **fifteen years** to ensure that the vision and key objectives are still reflective of the existing community preferred strategic direction.

The following policy cycle highlights the key phases of implementing a strategic plan. Community consultation should be undertaken at each phase, with participation from a diverse representation of the community encouraged.

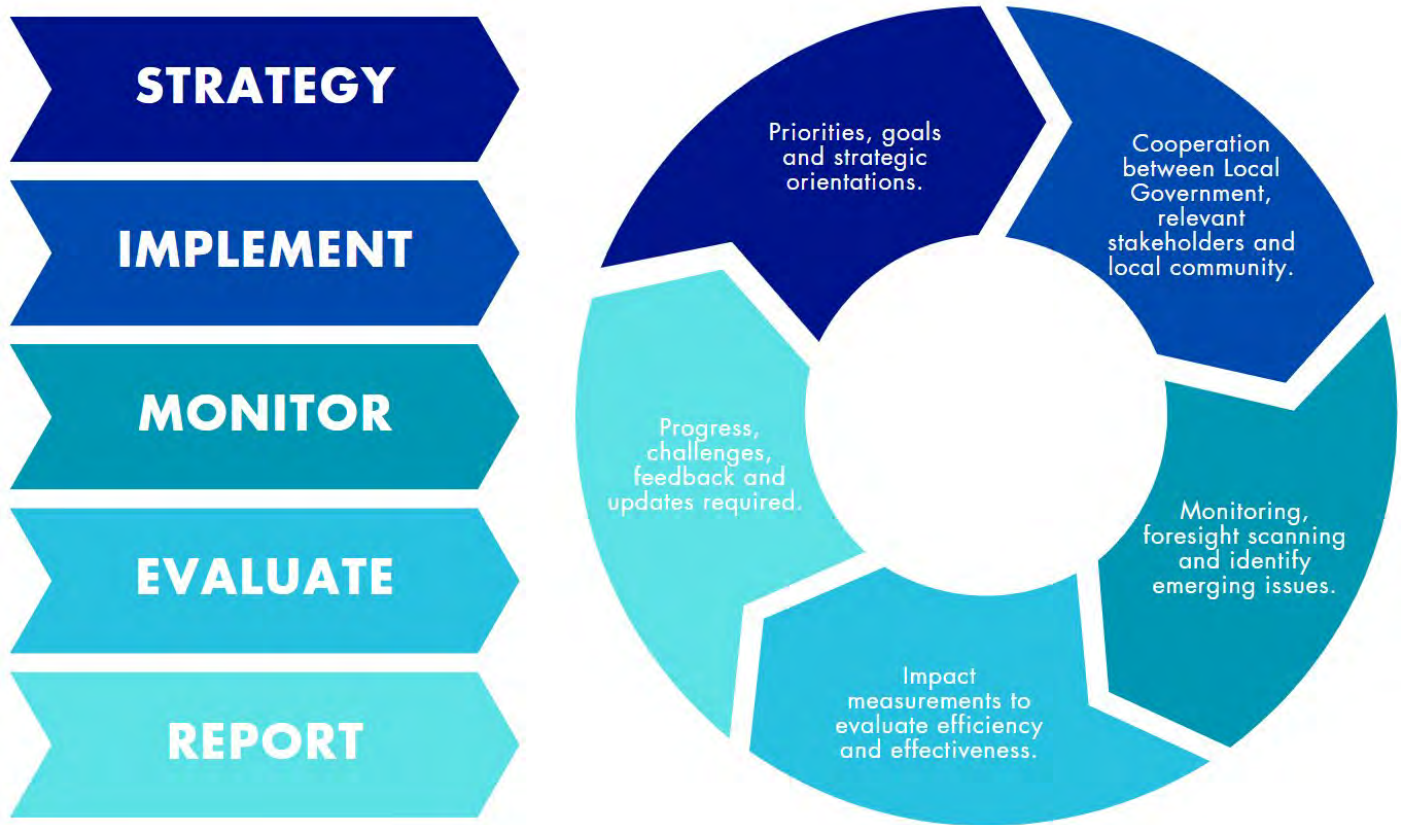


Figure 11: Interpretation of policy cycle key phrases.

Seven Mile Beach Engagement & Consultation Plan June 2023

This document outlines the background of the recent Local Area Plan consultation in the Seven Mile Beach area and plan for Stage 2. Also included is a proposal to combine three upcoming consultations into one for a cohesive integrated approach for the community to meaningfully contribute to shaping the future of Seven Mile Beach:

- Local Area Plan
- Stormwater Management Plan &
- Seven Mile Beach Tree Strategy

The key advantages of combining these into one engagement plan is improve the overall experience for the community and reduce the risk of respondent fatigue. This may also be beneficial by increasing the perception within the community of a co-ordinated and timely response to the issues raised in the recent Stage One consultation for the LAP. The key challenge will be in communicating this well which will require working closely with the communications team for the duration. Also ensuring the consultants clearly understand the boundaries of each consultation to assist with a successful joint drop-in session.

We are requesting approval to commence these engagements as a combined approach as outlined below in more detail.

Overall Background

The Southern Tasmania Regional Land Use Strategy (STRLUS) identifies the existing Seven Mile Beach area within the Urban Growth Boundary (UGB), as a minor satellite seaside commuter settlement of Greater Hobart. There are important planning considerations concerning the form and growth of the settlement and how its community is serviced.

In 2022 a Seven Mile Beach Local Area Plan consultation was undertaken with the community as part of a key input into the preparation of a Local Area Plan for the sustainable growth and management of Seven Mile Beach (as it was communicated to the community at the time), including protection and enhancement of the special qualities of the area values by its local community. The Consultation Summary is now available to read in the [document library](#). We had strong engagement in Stage 1 with 393 responses overall, 77% of which were residents within the study area. The community voiced their desire for upgrades to several existing facilities within the LAP area including footpaths, public park upgrades and community halls. Some longer-term community aspirations include elements outside direct council control, including redevelopment of the local centre and provision of sewer infrastructure.

Communicating back to the community and key stakeholders

The initial consultation report was shared in December 2022 on the Your Say Page, as well as a post on council's website, Facebook (including the community Facebook pages) and Eastern Shore Sun. It was also proposed that a pop-up community event take place in mid-2023 to discuss water issues in the area. This community event will now be a key date in this proposed stage of consultation. A key change from the earlier stage is making Stage 2 primarily for the local community. In stage 1 visitors to the area were a key group targeted for feedback, but for this stage there is a key focus on living in

Seven Mile Beach so it will be an intentional focus to engage with local residents and businesses. Other participants won't be excluded from contributing, but won't be intentionally targeted.

What next for the project and consultation within Seven Mile Beach?

The Local Area Plan has now been prepared by the consultants and reviewed by Council officers as well as presented to Council at a council workshop for feedback. The Seven Mile Beach Local Area Plan reviews seven key Placemaking Themes and outlines 25 key objectives and associated strategies that have a specific public-realm intervention at their heart. These objectives outline both short to medium term elements of public works as longer-term advocacy and support in areas outside council's direct control. The draft LAP differs from intent communicated in stage 1 and has less of a focus on sustainable growth, this change will need to be communicated carefully.

We propose commencing the next stage of community consultation for the LAP in July 2023 which aligns to community expectations from previous communication on expected next steps from Stage 1. This will then be followed by the submission of the final Local Area Plan with an accompanying consultation report. Additionally, we propose formalising the discussion of water issues into a dedicated stormwater consultation as well as incorporating a new related project that focuses on a key community interest around the green natural environment. These additions will compliment and extend on topics identified as key areas of interest in the first stage of the LAP work.

So, for this coming stage we propose three overlapping, consultations each led by appropriate experts:

Consultation 1: The expected next stage of the draft Local Area Plan consultation.

Consultation 2: The promised focus on water issues in the area, which was a feature of feedback in Stage 1 to inform a Stormwater Management Plan.

Consultation 3: A new element to be added is the Seven Mile Beach Urban Tree Strategy consultation including an initial expression of interest in having large trees on resident's private land. Trees, habitat, and a strong overall appreciation of the natural landscape of Seven Mile Beach was another key topic of feedback in Stage 1 of the LAP. Community concern over loss of significant canopy trees has been shared previously.

There is an opportunity to run the three consultations over the same time period to make it easier for the community. Council can communicate them collectively and manage respondent fatigue and overall costs. The idea is to keep it simple and there will be combined survey with three clear modules and one key date for drop in discussions. The community can participate in any, or all, topics depending on their interest in a simple way.

The risk of separately them and pushing one or more to later in the year is that we may get respondent fatigue and appear to be avoiding topics. The proposed approach gives an opportunity to build trust and confidence through an integrated engagement approach. We also have a nice opportunity to balance more positive topics along with the more issue focused ones which has the potential to be a better overall experience for the community.

Consultation Purpose

The key purpose across the engagements is to inform the community on intersecting topics for Seven Mile Beach across development, water, and the green natural environment including canopy trees. By having them together we are aiming to demonstrate to the community that we are addressing the multiple areas of interest and concern in a timely manner.

1. The Seven Mile Beach Local Area Plan reviews seven key placemaking themes and outlines key objectives and associated strategies that have a specific public-realm intervention at their heart. We will assess how well supported the key elements of LAP are and gain feedback on prioritisation. Critical to support for this will be the community understanding that key water issues are being investigated alongside.
2. Water issues are of particular interest and concern to the community and council is committed to developing a Stormwater Management plan. A large majority of respondents identified water management features to be the key environmental concern, which included rising water table, inundation and flooding, drainage, and stormwater. Understanding these issues and problems facing the community in more detail will be a key focus of the survey and the drop-in discussion session. Also, we will ensure we provide an opportunity to share ideas for improvements and anything that is already working there or elsewhere. Asking the community for their ideas and their help as well as investigating issues. Community feedback will inform the Stormwater Management Plan along with flood mapping and other expert advice.
3. The LAP gives some guidance on trees for council owned land and there is an opportunity to expand on this. The Seven Mile Beach Tree Strategy consultation is at the very beginning stage of this project, it will take the principles of the overall tree strategy and developing one for the area. We will identify the level of community interest in small and medium shrubs and large canopy trees to help to inform the next stages of this work. This is linked as a project due to the high level of interest in the natural environment within Seven Mile Beach and proactively managing a potential expectation that action on replacing canopy trees is already overdue. Additionally, trees and green cover is linked to water issues and this provides a relevant place for comments and submissions from community members who want to comment on this connection. A simple survey module will also act as an expression of interest to identify residents open to having further discussions about native plantings on their properties

Timings

A four-week consultation period is proposed from Tuesday 18 July to Monday 14 August. Some of the consultation period will be within School holidays but key activities and at least two weeks will be outside the time. (School holidays: Saturday 8 July - Monday 24 July 2023). Both the high level of interest in Stage 1 and the relative ease of reaching the community through the two community Facebook groups, gives us a high degree of confidence in being able to promote the engagement without extending the time we keep it open. We will also promote the activity as 'coming up' ahead of time on council Your Say.

The key activity will be a drop-in session with experts in attendance is being planned for Saturday 29 July at a location within the area (Wyndham Resort is booked for 10-2pm).

Documents

Relevant documents will be provided to the community alongside the survey and other engagement activities, as relevant for each individual consultation. These will be available on council Your Say pages and at the drop-in session.

Engagement/Consultation Plan in detail

Indicative timings to be finalised – Tuesday 18 July to Monday 14 August proposed as the key dates
 Stage 1: Preparation and Planning

| Timing | Activities |
|------------------------------------|------------------------------------------------------------------------------------------------------------|
| Week Commencing: 12/06/2023 | Cross Functional initial briefing meeting to share key consultation needs |
| | Set up meeting with teams and consultants for deeper understandings to develop questionnaire |
| 26/06/2023 | LAP – met with Vanessa and Niche |
| | Stormwater Management Plan – met with Scott & Hannah |
| | Tree Strategy – met with Emma Little Inspiring Place |
| | Development of engagement plan and engagement tools |
| | Development of communications plan |
| | Stakeholder identification: community groups, key authorities, local schools, businesses & landholders etc |
| | Consideration of dates and times for activities |
| | Plan support materials for promotions |

Stage 2: Key Stakeholder interviews, survey live and other activities

| Timing | Activities |
|------------------------------------|----------------------------------------------------------------------------------|
| Week Commencing: 03/07/2023 | Set up Your Say page, and surveys |
| Week Commencing: 17/07/2023 | Start reaching out to Stakeholders interviewed in the LAP stage 1 for interviews |
| Survey live dates | Tuesday 18 July to Monday 14 August |
| Week Commencing: 26/07/2023 | Drop in forum 29 July 10-2pm Wyndham Resort |

Stage 3: Reporting on the consultation (engagement report)

- *Parts of the overall report will be incorporated into the separate projects*

| Timing | Activities |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Week Commencing: <i>ideally within a month of the end of the consultation</i> | Sharing draft consultation report internally and to project partners (Alexis) |
| | Sharing final report externally via Your Say and other forums back to the community mid-September |
| Week Commencing: <i>within a month of the end of the consultation</i> | Memo or workshops with Council |
| Consultation review | Lessons learnt – what worked well/ didn't documented for improvements over time |

Community Survey - General flow and topics for the survey (to be refined):

Introduction

Describing the three overlapping consultations and the module approach to the survey. The community is welcome to complete all sections or any questions they want to contribute in.

Local Area Plan module

Assess level of community support for each key part of the draft LAP. Approach is a survey and interactive activities at drop-in session on the following topics.

- Understanding community level of support and key focus priorities (drawing in already planned changes in the area eg roads)
- Some areas to cover in the survey
 - o Vision statement feedback – what is liked, missing from the vision
 - o Support for the seven themes/objectives
 - o Prioritisation of the strategies/actions sitting under the themes
 - o Other specific elements
 - Parks/outdoor spaces - support for the two public realm plans (individual elements of the park plans)
 - Footpath standardisation
 - Road cross section improvements – eg Esplanade, Woodhurst rd

Stormwater Management Plan module:

Understand water issues from a community perspective to help inform the plan.

- Some key areas to cover
 - o General issues and concerns
 - o Specific issues and problems personally experienced
 - Rising water table
 - Inundation and flooding
 - Standing water after high rainfall events
 - Drainage
 - Stormwater
 - Sewerage
 - Something else
 - o Ideas for actions and improvements – what does the community feel could be areas to investigate and consider for solutions? (Ensuring we are not promising, but giving an opportunity to hear the ideas and desires)
 - o Other areas of specific interest or concern/info needs perhaps
 - Rainwater harvesting (tanks)
 - Golf course run off concerns
 - Seven Mile Beach water quality (sampling)
 - Acton creek water quality
 - Sediment in local creek
 - Ducks (native duck population)
 - Wastewater treatments/maintaining wastewater
 - Failures in wastewater
 - Frequency of water quality tests
 - Interest in being connected to the sewer
 - Impacts of climate change

Seven Mile Beach Tree Strategy module:

In recent years the tree canopy in Seven Mile Beach has reduced without sufficient replacement planting of future large trees (many reasons for this including a lack of appropriate council owned sites). We want to understand the natural environment and tree canopy issues and

opportunities from the community perspective. We would also like help identifying possible large tree sites, both on council and private land. Possible inclusion of an expression of interest (TBC).

- Some key areas to cover
 - General issues and concerns around the natural environment with a focus on native vegetation and canopy trees
 - Ask for help in suggesting solutions to increasing tree cover and large tree canopy replacement, as well as increasing general native planting.
 - Anything else needed as community input

Demographics:

- Key standard questions including suburb, age, gender, life-stage



Clarence... a brighter place

Seven Mile Beach promotion plan

Purpose:

Inform Seven Mile Beach residents and broader community of consultation on the Seven Mile Beach Local Area Plan, groundwater/stormwater planning and options for the future of council's tree strategy. This consultation is being conducted by Niche Consultants, who are leading the Local Area Plan. External groundwater experts and council's internal Engagement and Communications departments.

Anticipated start date: 14 July 2023

Anticipated end date: 14 August 2023

| Promotion tool | Platform | Y | N | Target audience | Proposed timeframe | Primary comms | Follow up comms | Statutory requirement | Comments |
|------------------------------------------|---------------------|---|---|-----------------|--------------------|---------------|-----------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STAGE 2: Consultation with public | | | | | | | | | |
| Mailout | Letter to residents | ✓ | | | | ✓ | | | This be a specific mailout/letter drop to be sent to residents living in the impacted area, advising them of the community drop-in session as well as providing details of the online platform to provide feedback and source further pointing |

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

| Promotion tool | Platform | Y | N | Target audience | Proposed timeframe | Primary comms | Follow up comms | Statutory requirement | Comments |
|----------------------|----------------------------------------------------------------------------------------------|---|---|-----------------|--------------------|---------------|-----------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Council publications | City of Clarence News | | ✗ | | | | | | |
| | Eastern Shore Sun | | ✗ | | | ✓ | | | Included in regular consultation ad. |
| Social media | CCC Facebook page | | ✗ | | | | | | |
| | Facebook groups (Seven Mile Beach Support) & (Seven Mile Beach Neighbourhood OFFICIAL Group) | ✓ | | | | ✓ | | | FB Post calling for Seven Mile Beach groups' members to head along to the community pop-up session, participate in the online survey or contact council representative. |
| Online | Your Say website | ✓ | | | | ✓ | | | Your Say survey – 4 weeks commencing mid-July |
| | CCC website | ✓ | | | | ✓ | | | Addition to Seven Mile Beach page pointing toward Your Say – with a general tile Your Say tile on homepage pointing. |
| Signage | Corflute signage | ✓ | | | | ✓ | | | 7 signs positioned in visually accessible spots within the area. |
| | Promotion posters | | ✗ | | | | | | |

8.4.3 REQUEST TO PARTICIPATE IN SIGNIFICANT PROFESSIONAL DEVELOPMENT TRAINING**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider a request from Councillor Bree Hunter to participate in an Australian Institute of Company Directors' Course in September 2023.

RELATION TO EXISTING POLICY/PLANS

Council's adopted Councillor Allowances and Expenses Policy 2023 recognises the importance of professional development and an appropriate level of understanding of the broader responsibilities for the role of councillor. Requests for participation in significant professional development training require referral to Council for determination.

LEGISLATIVE REQUIREMENTS

Not applicable.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

Council's adopted Councillor Allowances and Expenses Policy 2023 provides up to \$12,500 per annum for elected member participation in significant professional development training. This is in addition to the \$6,500 allocation made to each councillor over their four-year term on council. While a councillor may submit a request at any time to participate in such training, Council will consider the total remaining budget in determining approval to attend.

RECOMMENDATION:

That Council approves Councillor Hunter's request to attend an Australian Institute of Company Directors' course in September 2023, in accordance with the Councillor Allowances and Expenses Policy 2023.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. Council's adopted Councillor Allowances and Expenses Policy 2023 recognises the importance of on-going professional development training for elected members. Councillors can make a request to participate in significant professional development training in accordance with the requirements of the policy. These requests are to be determined by Council.

- 1.2. Councillor Hunter has submitted a request to participate in an Australian Institute of Company Directors' course to be held in September 2023.

2. REPORT IN DETAIL

- 2.1. Council's adopted Councillor Allowances and Expenses Policy 2023 recognises the importance of Councillors attending professional development training. In addition to Councillor attendance at Local Government Association of Tasmania professional development training, Council's Policy also provides an allocation of up to \$12,500 each year for participation by Councillors in significant professional development programs. These programs must provide development in regard to strengthening understanding and performance of duties and responsibilities related to the role of an elected member.
- 2.2. Councillor Hunter has requested attendance at an Australian Institute of Company Directors' course scheduled for September this year.
- 2.3. Requests for participation in significant professional development training under this section of the policy can only be approved by resolution of Council.
- 2.4. The Australian Institute of Company Directors (AICD) is the largest director membership organisation in the world and its training program aims to develop skills and capabilities in governance and policy leadership.
- 2.5. The content of the course requested by Councillor Hunter provides an overview of the practice of directorship and the mindset of a director as a leader of an organisation, before examining directors' duties and legal environment, risk oversight, strategy contribution, financial performance analysis, and measuring board effectiveness. The content is delivered across 10 modules spanning five days.
- 2.6. The Australian Institute of Company Directors also offers membership opportunities. Council's Policy provides for payment of membership of bodies and organisations whose activities are relevant to the role of councillors and where the councillor actively participates in the body.

2.7. In the case of the AICD, course costs are considerably lower for members than non-members. The cost quoted by the AICD for the course being requested by Councillor Hunter is \$8,449 for members (membership fee for 1 year - \$840 making the total cost \$9,289) and \$11,849.00 for non-members. Given the significant difference in cost, should Council agree to Councillor Hunter's request it would be recommended that she also apply for membership of the AICD.

3. CONSULTATION

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's adopted Councillor Allowances and Expenses Policy 2023 makes provision for Councillors to request participation in significant professional development training. The request made by Councillor Hunter is in accordance with the Policy.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

Council's adopted Councillor Allowances and Expenses Policy 2023 provides up to \$12,500 per annum for elected member participation in significant professional development training. This is in addition to the \$6,500 allocation made to each councillor over their four-year term on Council. Requests to attend the significant professional development training must be presented to Council for determination. While a councillor may submit a request at any time to participate in such training, Council will consider the total remaining budget in determining approval to attend.

8. ANY OTHER UNIQUE ISSUES

Not applicable.

9. CONCLUSION

9.1. Councillor Hunter has submitted a request to attend an Australian Institute of Company Directors' Course in September 2023.

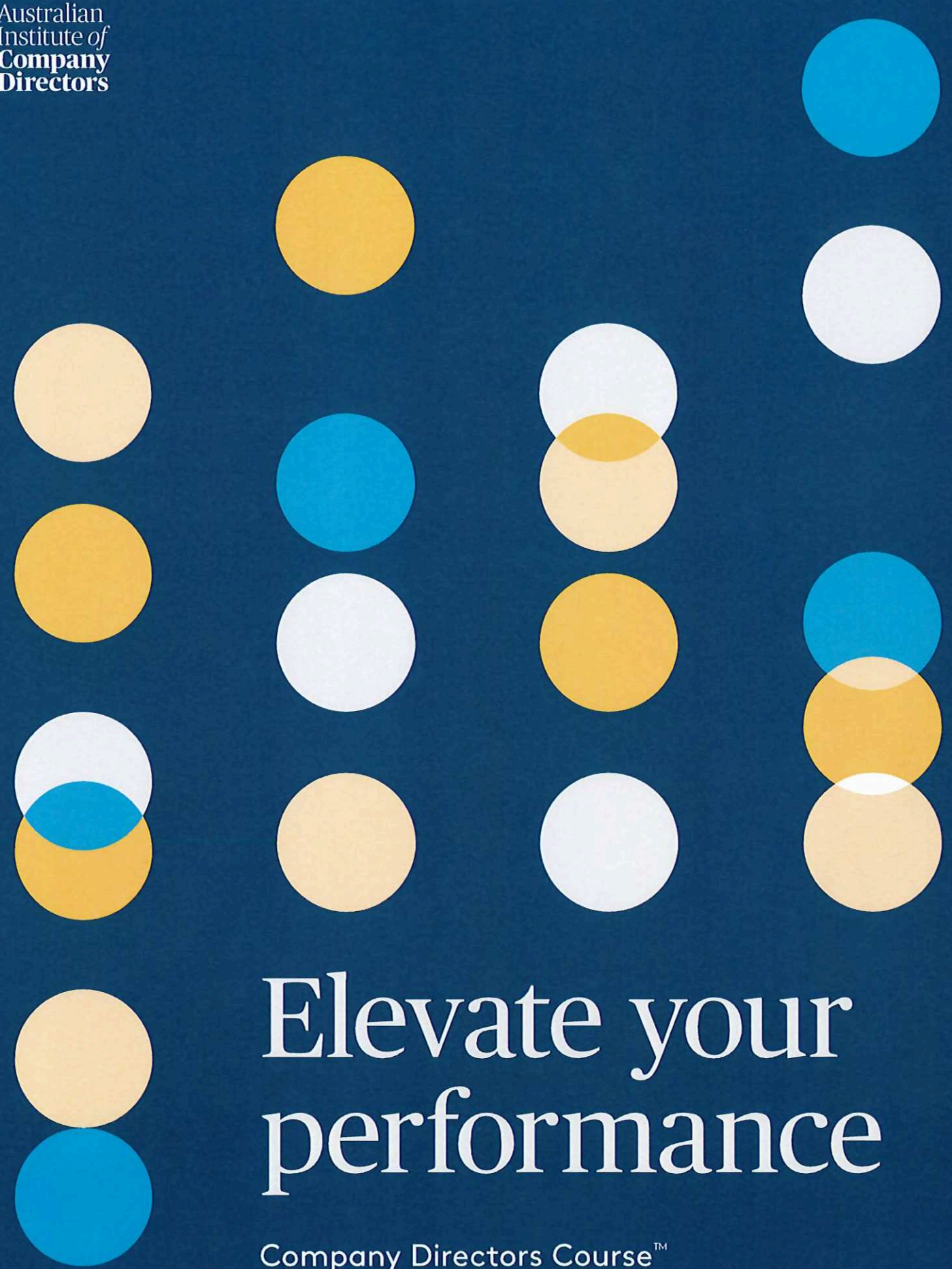
9.2. The request is made in accordance with Council's adopted Councillor Allowances and Expenses Policy 2023. It is a matter for Council to determine the request.

Attachments: 1. Outline of Course Content (12)

Ian Nelson

CHIEF EXECUTIVE OFFICER

Australian
Institute of
**Company
Directors**



Elevate your performance

Company Directors Course™

Elevate your performance

An opportunity to enhance your directorship knowledge and meet like-minded peers

As the business landscape evolves, so too does the role of the company director. Faced with constantly changing duties and responsibilities, today's director needs to keep up-to-date with the latest developments in governance to manage both their own and their organisation's performance. Not only does ongoing professional development ensure currency and relevance, it also serves to stimulate critical thinking.

The *Company Directors Course* is designed to help you develop your skills as a director and further your director career as well as strengthen your understanding of the principals and practices of good governance. This dynamic and well-recognised course will equip you with thorough knowledge of the responsibilities of directors and board members.

Established in 1975, our flagship course is updated annually to ensure it remains current, relevant and reflective of good practice. It also provides outstanding networking opportunities across a wide variety of industries and sectors. With more than 35,000 past participants, our *Company Directors Course* is one of the most established director programs in the world and has played a vital role in founding director knowledge and governance standards in Australia.

Is this course right for you?

The *Company Directors Course* is designed for those wishing to further their directorship skills and knowledge. Participants include new and experienced practicing directors, from publicly listed, private, government and not-for-profit organisations.

We also have international, Indigenous, university and public sector versions of the course to meet your specific needs. Enquire to find out more about these variations.

“The course sharpened my awareness of the key aspects of director duties and responsibilities.

It was particularly useful in preparing for a transition from executive life to NED roles.”

Gary Bailey

Company Directors Course participant

How will you benefit?

The *Company Directors Course* provides you with a comprehensive coverage of the major issues associated with your role as a director in today's business environment and equips you with skills and knowledge to take your practice of directorship to new heights.

Upon completion of this course, participants should be able to:

- Outline the duties and practices of directorship and the boards functions and responsibilities.
- Analyse the responsibilities and functions of directors and officers considering the key questions directors should ask about their legal environment and its impact on board decision-making.
- Examine the board's roles in developing a culture that is appropriate for the risk appetite/ tolerance of the organisation and the board's role in developing and executing strategy.
- Develop financial literacy and examine the board's role in driving organisational performance.
- Examine effective decision-making, board dynamics, the impact of individual and collective performance and how a constructive board culture can create value for an organisation.
- Apply the course learning through experiential learning activities.

What can you expect?

Delivered in a variety of formats, you have the choice between five days of facilitated learning or independent, self-paced study. The course will develop your director skills by exploring the director's role and responsibilities. Updated annually to ensure relevancy for today's and tomorrow's directors, you will embark on a well-known curriculum that is written and reviewed by practising directors. You will undertake interactive working sessions through relevant case studies, brought to life with media assets to apply and reinforce your knowledge.

Who delivers the course?

Each course draws upon a variety of facilitators. Our facilitators are selected based on their in-depth knowledge of the subject, together with experience of board environments, as well as their ability to engage and connect with participants.

Overview

What will you learn?

| | |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DAY 1 | Governance and the Practice of Directorship Outlines the duties and practices of directorship and the boards functions and responsibilities. |
| DAY 2 | The Legal Environment Focuses on the responsibilities and functions of directors and officers and considers the changing legal environment and its impact on board decision making. |
| DAY 3 | Risk and Strategy Examines the board's role in developing a culture that is appropriate for the risk appetite/ tolerance of the organisation and the board's roles in developing and executing strategy. |
| DAY 4 | Financial Literacy and Performance Focuses on financial literacy for directors and examines the boards' role in driving organisational performance. |
| DAY 5 | Achieving Board Effectiveness Examines effective decision-making, board dynamics, the impact of individual and collective performance and how a constructive board culture can create value for an organisation. Applies course learning through an experiential learning activity. |



Additional eLearning courses

You will also receive complimentary access to the *Interpreting Financial Statements* and *The Director Mindset* eLearning courses.

Learning formats

The *Company Directors Course* is delivered in a variety of formats to suit your individual circumstances

In-classroom facilitated sessions

Face-to-face facilitated sessions are offered in a variety of formats, including:

- Five full days (consecutive or over two weeks)
- One day per week for five weeks

Face-to-face facilitated sessions provide an intimate learning environment filled with inter-personal connections and networking.

This format is best suited to those who value closely working and socialising with peers face-to-face and who learn best in a classroom-style learning environment.

Prior to the facilitated sessions there is six weeks pre-reading time for participants to review the course materials.

Residential format

The residential delivery of the *Company Directors Course* provides an opportunity to engage in dynamic learning and professional development, away from the distractions of daily life. Facilitated by nationally sourced facilitators, the course is held at specially selected venues over a five-day period.

In-house

Our in-house *Company Directors Course* is delivered by expert facilitators face-to-face in the confidential surrounding of your own boardroom or venue of your choice.

Over five days, your board or executive, can learn together in a collaborative environment.

International

Our *International Company Directors Course* provides an in-depth examination into the role and responsibilities of a director operating in a global context.

Company Directors Course Online

The *Company Directors Course Online* blends the best of online learning with a support model that engages participants with their peers and expert facilitators. Featuring five days of virtual classrooms spread over five weeks, the course also includes:

- Integrated pre-reading time, including two weeks pre-reading time prior to the first virtual classroom, and a week between each day of live learning.
- An introductory Faculty Lead session prior to the first virtual classroom to introduce your facilitators, peers, and the teaching approach of the course.
- Interactive virtual classroom sessions* spread one day a week over five weeks, which include discussion-based group work, online activities and case study analysis.
- A Meet the Director session after the virtual classrooms to help embed learning and apply theory to the current governance agenda.
- The support of a Learning Support Executive who will facilitate progress through the course, and support throughout the assessment period.

*A reliable internet connection (4mbps), microphone and webcam are required to complete the course.

Company Directors Course Self-paced

The Self-paced format provides flexibility for learners who prefer to determine their own study schedule. Participants studying in this format can manage their own learning and benefit from the ability to progress through the materials independently, and in their own time. Although this is a self-driven learning approach, you are not alone. Those that select this option will find that they are supported through a series of videos, discussion forum with peers, and the opportunity to connect with an online dedicated tutor.

Participants enrolled in the self-paced format have six months to complete the course and assessment.

Participants have access to the AICD's learning portal, MyLearning which contains useful resources such as electronic course materials, webinars and preparatory eLearning courses.

Hard copy notes will also be sent to participants.

Participants in all formats of the *Company Directors Course* are strongly encouraged to undertake the course assessment. Those who successfully complete and can demonstrate a track record of governance may qualify for the GAICD post nominal – the defacto director requirement in Australia.

Preparation, assessment & awards

What preparation is required?

Course materials are sent to you prior to the commencement of the pre-reading period of your course. Pre-reading periods are below.

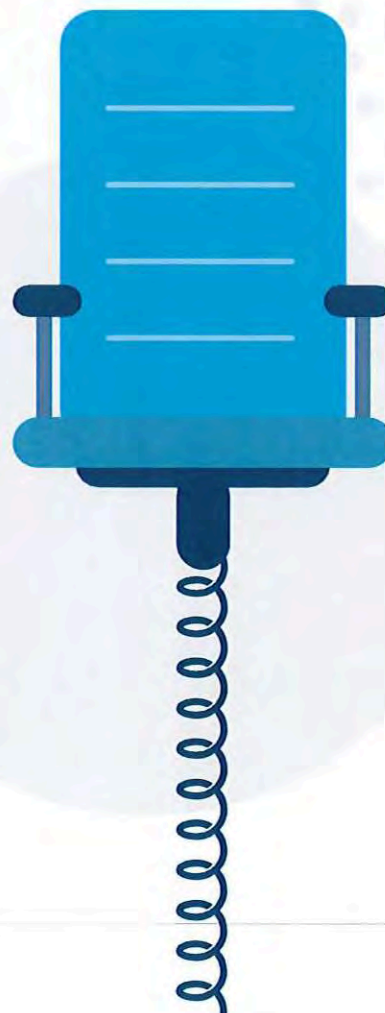
Face-to-Face sessions: six weeks prior to your first day of classroom learning

Company Directors Course Online: two weeks prior to your first virtual classroom.

Company Directors Course Self-paced: Pre-reading does not apply. Materials are sent prior to your course commencement date.

In addition to the hard copy materials, soft copies and eLearning materials are accessible via MyLearning the AICD Learning Management System.

Pre-reading is estimated at 60-80 hours and the facilitated sessions are designed with the understanding that all participants have completed the reading prior to attending. Materials become valuable reference documents during the course, in preparation for the assessment and throughout the coming years as a director.



Assessment

The assessment is comprised of three tasks: quiz, exam and assignment. All three tasks must be successfully completed with a pass mark of 65 per cent to achieve the *Company Directors Course* award.

Timeline

All assessment tasks, including any required re-sits, must be completed within three months of the last day of the course attended. For Self-paced participants, the assessment period is six months from receiving the course materials.

| Task | Requirement |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple choice quiz | <ul style="list-style-type: none"> • 20 questions • 60 minutes |
| Long answer examination | <ul style="list-style-type: none"> • Four questions • 105 minutes |
| Assignment | <ul style="list-style-type: none"> • Multipart report of 3,000 words (+/-10 per cent) • Based on one of two case studies provided |
| Submission timing | <ul style="list-style-type: none"> • All assessment tasks must be completed within three months from the course attendance date. • For self-paced participants the assessment timeframe has been built into the six-month course duration. |
| Grades | <ul style="list-style-type: none"> • A result of 65 per cent or above is required for each task. • One resit is available per task. Refer to the Participant Assessment Information booklet for fee details. • Results are reported as a grade: <ul style="list-style-type: none"> - Pass: minimum of 65 per cent was achieved - Pass with Order of Merit: a result on or over 80 per cent on each task on the first attempt - Resit: a result of less than 65 per cent was achieved and a resit is required - Not successful: a result of less than 65 per cent was achieved on the resit attempt |

How many Director Professional Development units will you earn?

Attendance at a minimum* of four out of five days of the course will earn you 50 DPD units. If you successfully complete the assessments, you will also earn a further 10 DPD units.

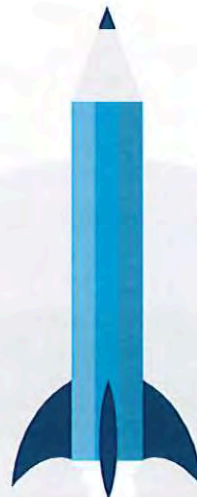
Forming part of the **Core** in the *Company Directors Corporate Governance Framework™*, this course will provide you with overarching learning in all the critical elements of directorship.

Note: Participants that successfully complete the assessment requirements and can demonstrate a track record of governance may qualify for the GAICD post nominal – the defacto director requirement in Australia.

*Minimum attendance not applicable to *Company Directors Course Online*.

Is the *Company Directors Course Award* recognised by universities?

Eighteen Australian universities recognise the AICD's *Company Directors Course* and provide credit transfer for enrolled candidates who have successfully passed the *Company Directors Course* assessment. Further information can be found via the **AICD website**.



Your pathway

Professional development pathway

We have a range of offerings designed to meet your development needs at each stage of your director journey. The diagram below illustrates where this course fits within our wider education portfolio and can be used to help you create a personalised development pathway that meets your director aspirations.

Starting level courses are ideal for new and aspiring directors looking to establish foundational knowledge.



Strengthening level courses are designed for practising directors who seek to refine their skills and improve their performance.



Mastering level courses are appropriate for experienced directors who wish to take their skills to new heights.

Company Directors Course

This course is at strengthening level, making it ideal for those who want to develop their knowledge of the performance as well as the compliance issues of directorship and those wanting to develop and grow their directorships. Forming part of the Core in the Company Directors Corporate Governance Framework, this course will provide you with overarching learning in all the critical elements of directorship.



For more information or to enrol please contact

t: 1300 739 119

e: contact@aicd.com.au

aicd.com.au/cdc

8.4.4 DRAFT TASMANIAN PLANNING POLICIES - SUBMISSION TO TASMANIAN PLANNING COMMISSION**EXECUTIVE SUMMARY****PURPOSE**

To note Council's submission made to the draft Tasmanian Planning Policies on 23 June 2023.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

The *Land Use Planning and Approvals Act 1993* is relevant.

CONSULTATION

The draft Tasmanian Planning Policies (TPPs) were advertised by the State Planning Office from 19 September 2022 to 1 November 2022. Clarence made a brief submission to that consultation process.

The TPPs are now being considered by the Tasmanian Planning Commission (TPC) in accordance with the required process under the *Land Use Planning and Approvals Act 1993* (LUPAA). The TPC's consultation process closed on 26 June 2023.

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION:

That Council:

- A. Notes the letter from the Chief Executive Officer included as Attachment 1 to the Associated Report.
- B. Endorses the letter as Council's formal submission to the Tasmanian Planning Commission in relation to the draft Tasmanian Planning Policies.

ASSOCIATED REPORT**1. BACKGROUND**

The *Land Use Planning and Approvals Act 1993* (LUPAA) was amended in 2015 to include the preparation of the Tasmanian Planning Policies (TPPs). Section 12D of LUPAA specifies how the exhibition of the draft TPPs must be undertaken, and the consultation period was undertaken in accordance with these requirements.

2. REPORT IN DETAIL

2.1. The draft TPPs were prepared by the State Planning Office (SPO) under instruction from the Minister for Planning (the Minister). The Minister then directed the TPC to undertake exhibition in accordance with the requirements of section 12D of LUPAA. The draft TPPs were exhibited for public comment until Monday 26 June 2023. The TPC will hold public hearings regarding the matters raised in representations received and provide a report to the Minister within 90 days of the close of exhibition. When providing their report, the TPC is restricted in their consideration of the draft TPPs to:

- (a) a summary of the issues raised in the representations in relation to the draft of the TPPs; and
- (b) a statement as to whether the Commission is satisfied that the draft of the TPPs meet the TPP criteria; and
- (c) a statement as to whether there are any matters of a technical nature, or that may be relevant, in relation to the application of the TPPs to –
 - i. the Tasmanian Planning Scheme; or
 - ii. each regional land use strategy – if the TPPs were made under section 12G(2) in terms of the draft of the TPPs.

2.2. The Tasmanian Planning Policies are a planning instrument that aim to provide consistent, high-level planning policy direction that will guide planning outcomes delivered through Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS). The TPPs need to be implemented through these other planning instruments, so they are not self-executing and cannot be used to directly over-ride decisions on development applications made under other parts of the land use planning system. Figure 1 below shows how the TPPs fit into the planning system. Section 12B of LUPAA provides that the TPPs may relate to: (a) the sustainable use, development, protection or conservation of land; (b) environmental protection; (c) liveability, health and wellbeing of the community; (d) any other matter that may be included in a planning scheme or a regional land use strategy.

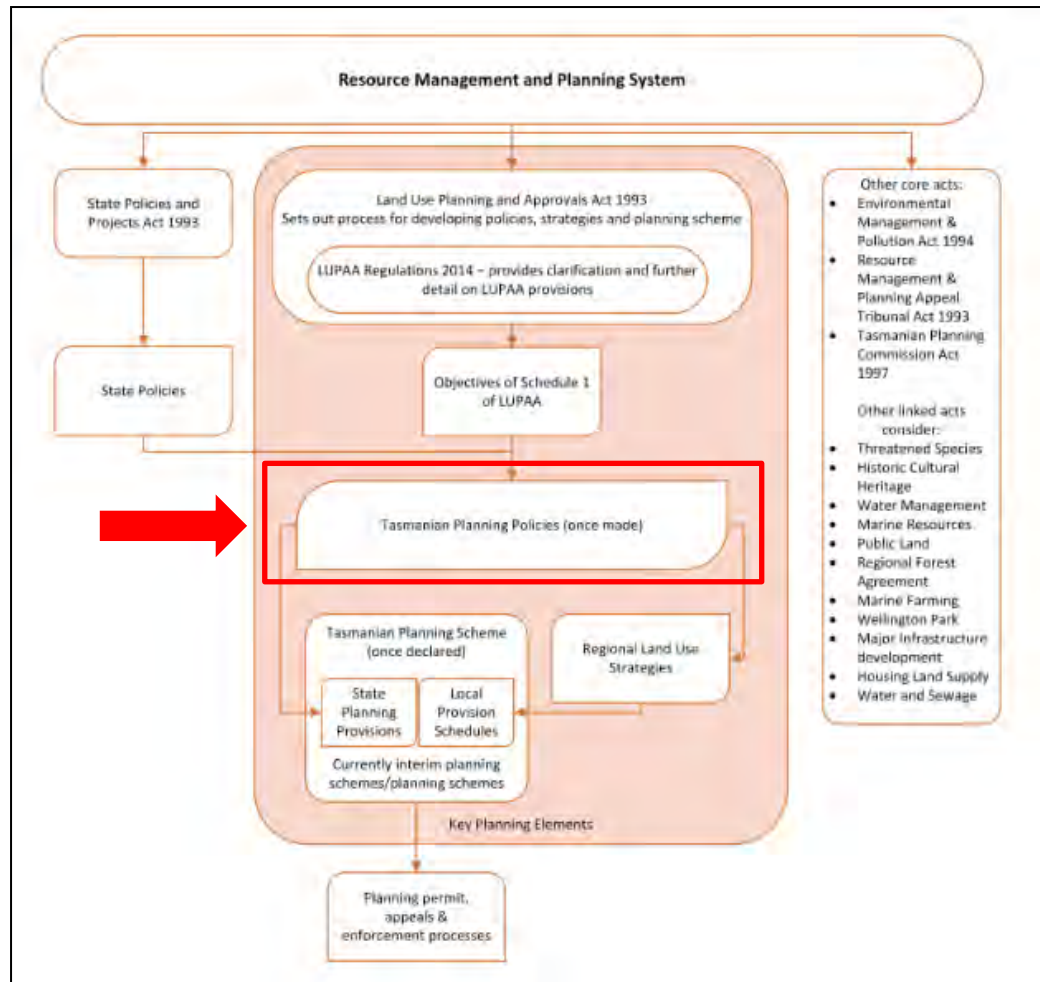


Figure 1 – Tasmanian Planning System at a Glance (Source: [Planning Reform : Tasmanian planning system at a glance](#))

- 2.3.** Council’s proposed submission to the Tasmanian Planning Commission was discussed at a council workshop on 13 June 2023 to gain elected members’ feedback prior to finalising.
- 2.4.** Given the closing date for submissions was 26 June 2023, which was also the next available Council meeting date, a response signed by the Chief Executive Officer was forwarded to the Tasmanian Planning Commission on 23 June 2023. That response (**Attachment 1**) is now provided via this report for endorsement as Council’s formal submission to the TPC.

2.5. In preparing Clarence's submission, it was considered that there were several areas in which the TPP's could be improved, including:

- Linking each TPP to the relevant UN Sustainable Design Guidelines to enable better implementation across spatial scales and stakeholders;
- Strengthening the focus on Climate Change Action, by including a specific Climate Change Action TPP, or including Climate Change Action principles in each TPP or as a minimum incorporating the Climate Change Statements into the operative parts of each TPP;
- Reviewing the suite of TPPs to verify that they address the planning system output requirements for all existing State Government policy areas;
- Using terminology consistent with the Act to remove confusion during implementation;
- Improving alignment with the Schedule 1 Objectives of the Act, to ensure intended planning outcomes achieve sustainable development;
- Reducing the number of policies, for example where matters are already addressed by State Policies;
- To facilitate implementation, providing greater clarity for each TPP on the following:
 - the planning outcomes to be addressed and how to measure achievement of the TPP aim (i.e., the TPP objective). There is significant research available on defining planning outcomes, for example the Measuring what Matters – Planning Outcomes Research Report, by the Royal Town Planning Institute from November 2020;
 - specifying the intended planning instrument where they are to be applied;
 - using terminology that is consistent with established planning instruments and providing clarity on the meaning of terms not already defined, such as infill development, under-utilised land, higher density residential, and the intended “operational response” to verbs such as improve, facilitate, enable, support;

- identifying the source of the “best evidence” data and defining the “decision maker(s)” involved at the different spatial scales; and
- Reviewing the TPPs to ensure they only have regard to matters which can be delivered by the land use planning system.

2.6. It was noted that the TPPs are being “retrofitted” into an existing planning instrument hierarchy, where the instruments it seeks to influence already exist while also being prepared concurrently with the drafting of the Regional Planning Framework, and the review of the State Planning Provisions (SPPs).

The concurrent timing of these planning reform activities complicates the assessment of the TPPs, because it creates uncertainty about the content and implementation of TPPs. In providing comment, the aim was to keep the wider planning reform activities in mind.

2.7. Notwithstanding that the wider planning reform activities are excluded from the scope of this consultation, it is recommended that the Commission considers how the TPPs integrate into the Regional Planning Framework, and whether the TPPs provide the necessary forward-looking, future oriented guidance for the SPPs review to achieve the Schedule 1 Objectives of LUPAA.

2.8. Given the identified implementation matters, it is recommended that the Commission consider amendments to LUPAA so that Part 1, Section 8A Guidelines, is expanded to provide the Commission with the ability to “issue guidelines for the purpose of assisting planning authorities in respect of (c) the implementation and operation of the Tasmanian Planning Policies”.

2.9. The draft was submitted as set out in **Attachment 1**.

3. CONSULTATION

3.1. Community Consultation Undertaken

Consultation on the TPPs was open to all to provide feedback by 26 June 2023.

Hearings about the representations made to the draft TPPs will be open to all those who made submissions.

3.2. State/Local Government Protocol

The TPC has undertaken the exhibition of the TPPs in accordance with the requirements of LUPAA.

3.3. Other

Not applicable.

3.4. Further Community Consultation

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Annual Plan 2023-2024 under the strategic goal area "*A people friendly city*".

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

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

Nil.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

Following a council workshop, a submission was providing feedback on the draft TPPs under the Chief Executive Officer's signature. This submission maintains Council's right to be heard and make comment at any upcoming hearing conducted by the TPC. It is anticipated that the TPPs will be finalised and approved before the end of 2023. Formal endorsement of the Chief Executive Officer's submission is sought.

Attachments: 1. Clarence Submission to the TPPs (12)

Robyn Olsen
ACTING HEAD CITY PLANNING

23 June 2023

City Planning
REQ2023-075575

Mr John Ramsay
Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
Hobart, TAS 7001
Via email: tpc@planning.tas.gov.au

Dear Mr Ramsay,

Thank you for the opportunity to make a submission on the Draft Tasmanian Planning Policies (TPPs). The Clarence City Council is pleased to see the implementation of the TPPs, which are considered key land use planning instruments guiding sustainable land use and development for the future.

Within that context, our submission is based on a review of the TPPs against both Clarence City Council Strategic Plan 2021-2031¹ (Council's Strategic Plan) and Section 12B Contents and purposes of Tasmanian Planning Policies in the *Land Use Planning and Approvals Act 1993* (the Act).

Council's Strategic Plan

Firstly, Council's Strategic Plan has adopted six priority areas from of the United Nations (UN) Sustainable Development Goals (SDGs) and these form unifying themes across the supporting strategies. To facilitate better integration across the various levels of government in the pursuit of common planning outcomes, it is recommended that each TPP recognise the relevant SDG.

Our recommendation is consistent with the recommendations from the Premier's Economic & Social Recovery Advisory Council (PESRAC) which demonstrated clear linkages to the aspects covered by the SDGs. In addition, the PESRAC report clearly recommends alignment of its Sustainability Vision with the SDGs and support for government wide adoption.

¹ [Strategic Framework - City of Clarence : City of Clarence \(ccc.tas.gov.au\)](#)

Secondly, based on the review, we conclude that there is general alignment with several Council's strategies, including the Active Living Strategy, the Wellbeing Strategy, and the Digital Strategy. However, priority mismatches or gaps were identified in the Cultural Creative Strategy, and the Sustainability Strategy. For example, it is considered that the TPPs do not allocate the same sense of urgency to the issues of climate change action (including community capacity building in relation to risks), waste reduction (via closed loop production), protection of the environment, arts and cultural contributions to the economy, and better integration of traditional first nations knowledge into planning.

These gaps are concerning, as they indicate that there is limited or no direct support from the land use planning system for matters that have been identified as important to the Clarence community. It also suggests that council may need to expend more energy and resources in engaging and collaborating with other stakeholders, within a reduced legislative framework despite the fact that a number of these substantive matters were designed to align with State Government policies and strategies, for example the "Cultural and Creative Industries Strategy"², and the "draft Waste and Resource Recovery Strategy 2022"³.

A particular area of concern is the appropriate management of community expectations with regard to natural hazard events that are projected to increase in frequency and intensity. Based on the Sixth Assessment Report⁴ from the Intergovernmental Panel on Climate Change (IPCC) urgent action is required now to limit further warming of the atmosphere. It is therefore concerning that on the one hand decisions are to be based on "balanced consideration and judgement derived from evidence"⁵, yet on the other hand there is no Climate Change Action planning policy based on the IPCC report.

In fact, the Climate Change Statements provided in the pre-amble to each policy target area, are not included in the operative parts of the TPPs which are outlined in the general application guidelines on page 3. Neither are they specifically listed as elements that are "not intended to have operative effect" in paragraph 2 on the same page. Such lack of clarity on the role these statements play, is considered a major oversight and it is strongly recommended that the Climate Change Statements, as a minimum, are added to the operative parts of the TPPs.

Council's preference would be for either a specific Climate Change Action policy or key climate change principles included in each TPP.

² [Cultural and Creative Industries Recovery Strategy: 2020 and Beyond \(stategrowth.tas.gov.au\)](https://stategrowth.tas.gov.au/)

³ [Draft Tasmanian Waste Strategy \(wrr.tas.gov.au\)](https://wrr.tas.gov.au/)

⁴ [Final Warning: The key things you need to know from the IPCC's Sixth Assessment | Climate Council](#)

⁵ General Application principle No. 7) page 4 draft TPP

Section 12B

Attachment 1 provides further details on matters of concern relating to both content and implementation that arose from the review of the TPPs against Section 12(B) of the Act. However, in summary, it is our view that the TPPs as drafted do not align with section 12(B)1 and section 12(B)4 including the Schedule 1 Objectives of the Act, and would benefit from greater clarity relating to implementation matters.

Opportunities for improvement

It is our view that there are both content and implementation matters that need to be resolved to ensure the TPPs achieve their purported intent of providing ‘direction to guide planning outcomes’.

In our view, opportunities for improvement to the TPPs include:

- Linking each TPP to the relevant UN SDGs to enable better implementation across spatial scales and stakeholders;
- Strengthening the focus on Climate Change Action, by including a specific Climate Change Action TPP, or including Climate Change Action principles in each TPP or as a minimum incorporating the Climate Change Statements into the operative parts of each TPP;
- Reviewing the suite of TPPs to verify that they address the planning system output requirements for all existing State Government policy areas;
- Using terminology consistent with the Act to remove confusion during implementation;
- Improving alignment with the Schedule 1 Objectives of the Act, to ensure intended planning outcomes achieve sustainable development;
- Reducing the number of policies, for example where matters are already addressed by State Policies;
- To facilitate implementation, provide greater clarity for each TPP on the following:
 - the planning outcomes to be addressed and how to measure achievement of the TPP aim (i.e., the TPP objective). There is significant research available on defining planning outcomes, for example the *Measuring what Matters – Planning Outcomes Research Report*, by the Royal Town Planning Institute from Nov 2020⁶,
 - specifying the intended planning instrument where they are to be applied,
 - using terminology that is consistent with established planning instruments and providing clarity on the meaning of terms not already defined, such as infill development, under-utilised land, higher density residential, and the intended ‘operational response’ to verbs such as improve, facilitate, enable, support.

⁶ [RTPI | Measuring What Matters: Planning Outcomes Research](#)

- identifying the source of the 'best evidence' data and defining the 'decision maker(s)' involved at the different spatial scales.
- Reviewing the TPPs to ensure they only have regard to matters which can be delivered by the land use planning system.

General Comments

It is noted that the TPPs are being 'retrofitted' into an existing planning instrument hierarchy, where the instruments it seeks to influence already exist; whilst also being prepared concurrently with the drafting of the Regional Planning Framework, and the review of the State Planning Provisions (SPPs). The concurrent timing of these planning reform activities complicates the assessment of the TPPs, because it creates uncertainty about the content and implementation of TPPs. In providing our comments, we have sought to keep the wider planning reform activities in mind.

Notwithstanding that the wider planning reform activities are excluded from the scope of this current consultation, we recommend that the Commission considers how the TPPs integrate into the Regional Planning Framework, and whether the TPPs provide the necessary forward-looking, future oriented guidance for the SPPs review to achieve the Schedule 1 Objectives of the Act.

Given the identified implementation matters, it is further recommended that the Commission, consider amendments to the Act so that Part 1, Section 8A Guidelines, is expanded to provide the Commission with the ability to "issue guidelines for the purpose of assisting planning authorities in respect of (c) the implementation and operation of the Tasmanian Planning Policies".

Thank you again for the opportunity to make a representation. Should you wish to discuss any part of our submission, please contact Indra Boss on 6217 9566 or by e-mail to cityplanning@ccc.tas.gov.au

Yours sincerely



Ian Nelson
Chief Executive Officer

Encl: Attachment 1 – TPP assessment against Section 12B of the Act

ATTACHMENT 1 - TPP assessment against Section 12B of the Act

Section 12B Contents and purpose of Tasmanian Planning Policies

Section 12B of the Act has four subparts and a summary of the TPPs assessment against each subsection and issues identified is provided below.

1) Assessment against Section 12B (1) of the Act

The purposes of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –

(a) the Tasmanian Planning Scheme; and

(b) the regional land use strategies.

The review highlighted that the TPPs are drafted in such a manner, so that it is considered unlikely that their aims or principles will be achieved or applied into the lower order planning instruments, namely the Regional Land Use Strategies (RLUS), State Planning Provisions (SPPs) and Local Provision Schedules (LPS). Matters identified include:

- No clear definition or measures for the intended planning outcome, or aim of the policy,
- Confusion created by using different terminology between the Act and the Operative Parts of the TPPs (namely, Aim becomes Objective; Principle becomes Strategy), noting that the latter terms have quite different meanings, leading to confusion,
- Strategies listed do not identify the instrument to which they apply, which is considered problematic as the instruments operate at different spatial and temporal scales, and
- Planning outcomes rely on contributions from other stakeholders in the development process, and the legislative constraints of the TPPs excludes many use and development categories that materially impact on planning outcomes. It is not clear how these inputs are to be captured or translated into the spatial elements of the lower order planning instruments and what relationship the TPPs have to the Regional Planning Framework, which is also under current development.

2) Assessment against Section 12B (2) of the Act

The TPPs may relate to the following:

(a) the sustainable use, development, protection or conservation of land;

(b) environmental protection;

(c) liveability, health and wellbeing of the community;

(d) any other matter that may be included in a planning scheme or a regional land use strategy.

The use of the word ‘may’, indicates that the TPP content can be flexible so as to evolve and respond to land use planning matters as they arise. This approach is supported, but in our view, it also highlights that the number of TPPs could be reduced to capture those matters where a change in direction is required to ensure the STRLUS, SPP and LPS are consistently focused on current issues and the desired future planning outcomes. It is noted that the existing instruments have already been assessed against the State Policies, and Schedule 1 Objectives of the Act, therefore the TPPs need to only provide guidance for new or proposed changes to the lower order instruments, with existing or unchanged provisions considered compliant.

In our view, such a paring back to essentials, would ensure that the TPPs add value to the existing legislative framework, rather than adding unnecessary duplication, thereby simplifying their implementation.

3) Assessment against Section 12B (3) of the Act

The TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies.

The use of the word ‘may’, again indicates that this is not a mandatory element of the legislation.

The TPPs are considered to provide generic guidelines but not specify the way they are to be implemented in to the STRLUS, SPPs and LPs.

As previously stated, the TPPs do not sufficiently define the planning outcomes or aims, nor do they provide clarity where the strategies are to be implemented. Yet the drafting of the TPP strategies is very detailed, and in an several instances reads like strategies that would normally be included in the RLUS, or are at such a level of detail that they read like Scheme provisions, rather than providing principles or guidelines. However, this is not made explicit and therefore different stakeholders could form different views as to when and where the strategies apply.

Furthermore, the General Application guidelines require that all policies be considered and that there is no order or hierarchy associated with the application of the TPPs. This approach is considered problematic because:

- The number of matters to be considered, a total of 34 policies with 254 strategies, appears excessive and is considered unwieldy,
- Competing objectives are to be resolved “based on balanced consideration and judgement derived from evidence”. What is meant by balanced ? Do all objectives have equal status and priority, or is there weighting? Furthermore, no details are provided about the agreed source of ‘evidence’ or indeed the ‘entity’ that is to make the judgement. This lack of clarity would be problematic in any future hearings.

- The policy application statement for many policies is limited to one word, namely State-wide. If the matter is of State-wide relevance, why is it not being addressed as a State Policy in accordance with the *State Policies and Projects Act 1993*?

Therefore, although the TPPs provide generic guidelines to satisfy this legislative requirement, there are significant opportunities for improvement. It is strongly recommended that the Commission reviews this aspect of the TPPs and provide specific guidelines for stakeholders.

4) Assessment against Section 12B (4) of the Act

The TPPs must –

- (a) seek to further the objectives set out in [Schedule 1](#) ; and*
- (b) be consistent with any relevant State Policy.*

Assessment against 12B(4) (a) the Schedule 1 objectives

In Part 1 , section 2 sustainable development is defined as meaning:

sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.*

It is noted that the draft TPPs use alternative terms such as ‘sustainable growth’ and ‘sustainable economic development’. The use of these terms leads to the conclusion that referencing such objectives fundamentally means the TPPs are not aligned with the Schedule 1 objectives.

In a closed system there are physical limits to growth per se, that is why the term sustainable development was initially coined. Inclusion of the term economic, creates a further departure as it elevates the economy above the other foundational concepts of environment and society, which is counter to the definition.

Noting that Part 1 section 1(d) articulates that economic development is to be in accordance with the objectives in paragraphs 1(a), 1(b) and 1(c), with 1 (a) where the purpose of the planning system is defined as “to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity”. [emphasis added]

Table 1 below, provides a detailed assessment if the TPPs against the Schedule 1 objectives.

Table 1 Detailed assessment against the Schedule 1 objectives

| Schedule 1 -Objectives | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PART 1 – Objectives of the Resource Management and Planning System of Tasmania | |
| Provision | Draft TPPs commentary |
| 1. The objectives of the resource management and planning system of Tasmania are – | |
| (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and | Not met , for example: Inconsistent strategies within Policy 1.1 Growth, including 1.1.3 strategies 2, 7 and 8; where strategy 8 allows for expansion beyond the urban growth boundary. Policy 2.1 Biodiversity within 2.1.3 strategies 2 and 5, allocate lower priority to natural values than social and economic benefits. These examples are considered, fundamentally counter to the sustainable development definition. |
| (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and | Not met , for example: Inconsistent strategies within Policy 2.0 Environmental Values and Policy 4.0 Sustainable Economic Growth are not aligned with the sustainable development definition. The lack of clarity around implementation and overlap with State Policies makes it unlikely that the TPPs would achieve this objective. |
| (c) to encourage public involvement in resource management and planning; and | Not met Whilst draft Policy 7.1 Public Engagement seeks to further this aim; 7.2 Strategic Planning is more targeted at key stakeholders, and the anticipated outcome of 7.3 Regulation is to move more use and development into Exempt, No Permit Required and Permitted pathways, which effectively remove them from public involvement. Furthermore, specific consideration to engage early and deeply with local indigenous communities on strategic planning matters is missing from all elements of TPP 7. |
| (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and | Not met As outlined above the contradictions and competing aims between Policies 2.0 Biodiversity, 3.0 Environmental Hazards and 4.0 Sustainable Economic Development do not further this objective. |
| (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State. | Not met The draft TPPs aims are not clearly expressed in achievable or measurable terms. Therefore, it is not clear how the different spheres of Government, the community and industry in the State will interact. More work is required to clarify the implementation mechanisms |

| Schedule 1 -Objectives | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PART 2 – Objectives of the Planning Process Established by this Act | |
| Provision | Draft TPPs commentary |
| The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule – | |
| (a) to require sound strategic planning and co-ordinated action by State and local government; and | Not met. The draft TPPs lack clarity on how the policies are to be implemented including what role stakeholders play and how this will be coordinated. |
| (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and | Met The TPPs are planning instruments that seek to establish the required elements. But as noted more work is required to clarify the implementation mechanisms and measures of success. |
| (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and | Met The TPPs have regard to these matters. But as noted given the ubiquitous impact of Climate Change on all aspects of our world, could be strengthened by including a standalone Climate Change Action Policy, or clearer Climate Change Action principles in each policy or as a minimum incorporate the Climate Change Statements into the operative parts of the TPPs. |
| (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and | Not met. The draft TPPs present contradictions and conflicting priorities within and between Policies. Difficult to integrate given broad application principles, lack of ‘defined sources of evidence’ and apparent duplication of State Policy content. |
| (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and | Not met. The TPPs are constrained to matters of the Act and cannot directly address the land use implications of the wider RMPS, including Aboriginal Heritage. Apart from requiring land to be allocated for their use, the process by which this is to occur is not well articulated. It is not clear how the TPPs interact with the proposed Regional Planning Framework and whether this would provide the necessary detail. |
| (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and | Met Several policies including 1.2 Liveability, 1.6 Design, seek to further this objective. |
| (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and | Met Several policies including 2.0 Environmental Values, 2.4 Landscape Values, and 6.0 Cultural Heritage seek to further this objective. |
| (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and | Met Several policies including 3.0 Environmental Hazards, 5.0 Physical Infrastructure seek to further this objective. |

| Schedule 1 -Objectives | |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| PART 2 – Objectives of the Planning Process Established by this Act | |
| Provision | Draft TPPs commentary |
| (i) to provide a planning framework which fully considers land capability. | Met Several policies including 1.0 Settlement, 2.0 Biodiversity and 3.0 environmental Hazards seek to further this objective. |

Although several of the Schedule objectives are considered met, as detailed above, given the general application principle states that all policies must be considered, then it follows that the draft TPPs do not further the Schedule 1 objectives.

Assessment against 12B(4) (b) the State Policies

It is noted that the regional land use strategies and planning schemes are already required to demonstrate alignment with State Policies. Council's review focused on the *State Policy on the Protection of Agricultural Land 2009 (PAL)*, and a more limited review of the *State Policy on Water Quality Management 1997*.

Reviewing TPP 4.1 Agriculture, with the PAL, identified that many of the TPP 4.1 strategies are basically rewording of the PAL and provide limited additional information, as shown in the example in Table 2 below.

Table 2 Comparison of State Policy Content with draft TPPs relating to Agriculture

| Principle in State Policy | Strategy in TPP |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as growth medium. | 2. Protect land that is identified as being within the higher classes of agricultural capability by designating it specifically for agricultural use and development or for purposes that prevent the permanent loss of conversion of the land's agricultural potential. |

While this could be construed as an argument to claim that the TPPs are aligned with the PAL, in our opinion it is duplication that introduces potential confusion by using inconsistent terminology and, as a consequence, the risk of inconsistent application. For example, 'land that is identified as being within the higher classes of agricultural capability' rather than the PAL defined term of 'prime agricultural' land as detailed below:

"Prime agricultural land" means agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

In this scenario the TPP does not add value or create greater clarity for implementation, but rather leads to potential confusion, by not using the existing defined terminology.

In our opinion, assessment against State Policies should only be required, where a new TPP falls within the remit of a State Policy.

Staying with TPP Policy 4.1 Agriculture of the 12 strategies listed in Policy 4.1 Agriculture those considered additional to the State Policy content are listed in Table 3 below.

Table 3 TPP Policy 4.1 Strategies relevant to the State Policy on the Protection of Agricultural land.

| TPP Strategy | Comments |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Identify agricultural land, and potential agricultural land, and apply contemporary land capability classification mapping systems, that include access to irrigation water as a criteria of land capability, that identifies and maps the capability of land to sustain long term agricultural uses as a criterion, including under forecast climate change scenarios. | <p>This strategy details the data that is to be collected and mapped to guide the application of zones in planning schemes.</p> <p>However, this will result in a classification system of agricultural land that is potentially at odds with the State Policy, raising the questions:</p> <ul style="list-style-type: none"> • Should the TPPs rely on different source data to the State Policy? • Would it be more appropriate to update the definition of Prime Agriculture in the State Policy to reflect the identified need? |
| 6. Encourage the protection of viable agricultural uses by preventing the fragmentation of agricultural land. | <p>How and who determines what makes for a ‘viable’ agricultural use? Surely many matters beyond the planning system play a role.</p> <p>A more relevant TPP strategy would be:</p> <p><i>Prevent fragmentation of prime agricultural land.</i></p> <p>Such a TPP strategy would align with State Policy Principles 1 and 2.</p> |
| 10. Support the retention of small farms close to urban areas and acknowledge the contribution, or potential contribution, that they make in supplying local producer to farm gate market, agrifood economy and tourism. | <p>What is meant by agrifood economy and tourism? Is this something different to Agritourism as defined in the TPP glossary?</p> <p>If not, then again for consistency and ease of understanding the term agritourism should be used on the TPP strategy.</p> <p>This strategy is also of interest, as it has direct implications for TPP 1.1 Growth, Strategy 2 and 8. However, the alignment between them is not as clear as it could be, given the Growth policy strategies are only concerned with “agricultural land, with more productive classes of agricultural capabilities” (2d iv) or “having regards to...agricultural capabilities” (8b).</p> <p>Perhaps to remove any doubt, rather than rewrite the agriculture aspects - the Growth strategies should just state – in accordance with TPP 4.1?</p> |

As the above demonstrates, the new TPP content is not written to clearly align with nor does it provide greater clarity on how it is to be applied into the lower order planning instruments. Rather the issue of non-consistent terminology is evident, further reducing the strategies' effectiveness.

Similar duplication, lack of clarity and direct linkage, arise from a comparison of the Environmental Values TPPs and the State Policy on Water Quality and Management. The latter is a detailed document and incorporates many requirements to protect environmental values and preserve water quality.

Therefore, it is not clear how the draft TPPs provide any greater clarity on how they implement the State Policy requirements into the regional land use strategies or planning schemes. In our view, those TPP strategies that duplicate State Policy content, should be removed to simplify implementation.

The State Policies provide clear direction on their purpose, objectives and principles, and name the planning instruments to which they apply. The State Policies are sufficiently detailed to enable an assessment as to whether a planning scheme or a regional land use strategy is consistent with the State Policy.

Therefore, it is considered that the draft TPPs do not comply with s12B(4).

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION - COUNCILLOR MULDER
VOICE REFERENDUM**

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

- “A. That Council notes the Uluru Statement from the Heart.
- B. That Councillors support the establishment of a ‘Voice to Parliament’ as proposed in the National Referendum”.

EXPLANATORY NOTES

1. Clarence City Council is developing a Reflect Reconciliation Action Plan.
2. The Uluru Statement from the Heart, inter alia, calls first the establishment of a ‘Voice to Parliament’.
3. Councillors have a responsibility to debate this important issue ahead of the National referendum.

T Mulder
COUNCILLOR

CHIEF EXECUTIVE OFFICER’S COMMENTS

A matter for council.

**9.2 NOTICE OF MOTION - COUNCILLOR WARREN
VOICE REFERENDUM**

In accordance with Notice given, Cr Warren intends to move the following motion:

“That Council:

- A. Notes that it has previously supported development of a Reflect Reconciliation Action Plan, which is now substantially progressed;
- B. Provides its support for the Uluru Statement from the Heart and the principles for reform and recognition contained within the Statement, acknowledging past injustices and the need for a better future;
- C. Encourages the Clarence community to engage thoughtfully and respectfully as they educate themselves and others about this important opportunity the Referendum presents.”

EXPLANATORY NOTES

- 1. Clarence City Council has a significant role in supporting the wellbeing of the community it represents.
- 2. Clarence City Council has affirmed its status as a Welcoming City and strives to build and support an inclusive community that recognises and celebrates diversity.
- 3. [The Statement - Uluru Statement from the Heart](#) is an invitation to walk together with First Nations people for a better future for all Australians.
- 4. Clarence City Council has committed to developing a Reconciliation Action Plan which reflects on the rich cultural history of Clarence dating back tens of thousands of years and identifies ways to work with First Nations peoples to share and celebrate this history whilst recognising the impact of colonisation on the traditional owners of these lands.
- 5. Council has a role to play in ensuring its community have access to accurate and credible information in an environment where misinformation abounds.

B Warren
COUNCILLOR

CHIEF EXECUTIVE OFFICER’S COMMENTS

A matter for council.

10. COUNCILLORS' 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 Chief Executive Officer of a question in respect of which the Councillor seeks an answer at the meeting).

Cr Hulme has given notice of the following questions:

1. ROKEBY STAGE 3 CORRIDOR PLAN

Has the Tasmanian Government provided Council with any expected timeframes for work on South Arm Road between Pass Road and Acton Road (the “Rokeby Stage 3 Corridor Plan”) including upgrading the intersection between South Arm Road and Acton Road?

2. WORKPLACE HEALTH & SAFETY REVIEW

- a. Has Council accepted the recommendations of Edge Legal’s Workplace Health & Safety Review prepared for the Local Government Association of Tasmania?
- b. If not, which recommendations are not accepted and why?
- c. What progress has been made towards implementing the recommendations Council has accepted?
- d. What else is Council doing to avoid or minimise psychosocial risks to elected representatives, staff, volunteers, contractors and members of the public in Council workplaces, including (but not limited to) bullying, harassment, discrimination and violence?

10.2 ANSWERS TO QUESTIONS ON NOTICE

10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Cr Goyne

What point are we at with the Cat Management Act, with the possibility of enforcing management policies as we do with our Dog Management Policy as far as fining owners of wandering cats in line with the new 2023 Cat Management Policy guidelines?

ANSWER

Taken on notice

(Further information) The Southern Tasmanian Cat Management Strategy will be presented to a workshop in late 2023 by Dr Sara Beloush, the Southern Tasmanian Cat Coordinator. Adoption of this strategy will pave the way for the development of a Council Cat Policy. A Cat Policy Working Group has been identified for this Policy.

Cr James

1. Has a date been established for Council to pay the 2.44 million dollars to Chambroad in accordance with the sale and development agreement?

ANSWER

(Chief Executive Officer) We are still involved in a dispute resolution process which has progressed to mediation, so at this point in time I cannot give a firm timeline.

2. When will Council receive payment for the sale of the blocks in respect to the boulevard development at Kangaroo Bay?

ANSWER

(Chief Executive Officer) I cannot give you a definitive date, we need to finalise issues related to the sale agreement for that site which are also tied to some revisions on the development application at the present time.

Cr Hulme

I asked a question last meeting about the unallocated or unspent developer car parking contributions in relation to car parking. We have recently had some information circulated on headworks charges, some of those go back to 2009. I believe and I wonder whether we would also be able to have a workshop to look at what is holding up some of those contributions being spent, particularly those that were provided a long time ago?

ANSWER

(Mayor) Part of the City Heart process would involve car parking in the city heart area.

(Chief Executive Officer) We can certainly have a workshop discussion if that is the will of Council to do that but given that we have had a number of bites at answering this question I might ask that we get the totality of the issue and the question on paper so that we can then respond to it fully and completely rather than taking it a bite at a time and then at end of that process if there is a need for a workshop session we can certainly do that.

(Further information) Advice will be provided to councillors outlining the principles, practices and reasons underpinning Council's management and utilisation of developer contributions. Should councillors wish to then hold a workshop to discuss the issue, that will be scheduled.

Cr Mulder

I refer to the Howrah Beach shoreline track and the continuing problems with canine faeces in what is supposed to be an on-lead area. What on lead enforcement is occurring in this area and will Council consider some of the more innovative signage to ensure that people that are running on this track:

- a. keep their dogs on a lead; and
- b. clean up after their dogs?

ANSWER

Taken on notice

(Further information) Wentworth Park is patrolled daily as part of a ranger's normal patrols, with patrols increasing following a complaint of poor dog behaviour in the park.

During the warmer months patrols are conducted several times per day, as rangers are also checking Bellerive and Howrah Beaches. So far this year, we have received three emailed requests regarding dog faeces being left uncollected, one related to Rosny and the other two being in the Lauderdale/Roches Beach area.

We have also received three phone calls regarding dog faeces being left on the Clarence Foreshore Trail. Following these concerns, and in line with our procedure, we have increased patrol frequency in this area.

Rangers are collaborating with the Communications Team to develop responsible dog messaging stickers to be installed on the dog waste bins and along high use pathways. It is planned for these messages to include QR codes referring to Council's website and providing details on any regulations, leash requirements as well as reminders to clean up after your dog.

10.4 QUESTIONS WITHOUT NOTICE

A Councillor may ask a Question without Notice of the Chairman or another Councillor or the Chief Executive Officer. 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 Chief Executive Officer 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 TENDER T1489-23 ALMA STREET BELLERIVE CHILDREN'S SERVICES BUILDING AND PLAYGROUND UPGRADE

11.3 TENDER T1464-22 PINDOS PARK, CONSTRUCTION OF PLAYGROUND AND LANDSCAPE WORKS

11.4 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;
- matters relating to actual or possible litigation involving the council; and
- applications by Councillors 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”.