

COUNCIL MEETING
MONDAY 20 NOVEMBER 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

Nil.

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 30 October 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
Confidential Legal Briefing	
Draft Richmond Master Plan	
Skylands	
External Consultations:	
• Australian Government Aviation Green Paper	
• Tasmanian Government Planning Assessment Panels	
• Tasmanian Government Fire and Emergency Service Legislation	6 November
Council Chambers Redevelopment	
Confidential Briefing – AFL High Performance Centre	13 November

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

September Quarterly Report pending.

Representative Reporting

- **SOUTHERN TASMANIAN REGIONAL WASTE AUTHORITY**

Representative: Cr Warren (Mayor's nominee)
Cr Hunter (Proxy)

Quarterly Reports

The Southern Tasmanian Regional Waste Authority has distributed its Quarterly Report for the period ending 30 September 2023 (refer Attachment 1).

RECOMMENDATION:

That the Report of the Southern Tasmanian Regional Waste Authority for the Quarter ending 30 September 2023 be received by Council.

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES



REPORT

REPORT TO:	STRWA LOCAL GOVERNMENT FORUM
PREPARED BY:	PAUL JACKSON CEO
SUBJECT:	QUARTERLY REPORT
REPORT DATE:	30 SEPTEMBER 2023

SUMMARY

The Rules of the STRWA provides:

13 Quarterly reporting

13.1 The Southern Tasmanian Regional Waste Authority (STRWA) must provide a report to Members as soon as practicable after the end of March, June, September and December in each year.

13.2 The quarterly report must include:

- (a) A statement of the STRWA's general performance; and
- (b) A statement of the STRWA's financial performance.

GENERAL PERFORMANCE

IMPLEMENTATION OF THE STRATEGIC PLAN

WLF Accounting and Advisory has been engaged to develop STRWA's inaugural Strategic Plan. This is a significant piece of work for STRWA and has involved comprehensive engagement with stakeholders including a survey, interviews and a member workshop with councils at our October Forum.

The Plan is aimed to be completed by March 2024.

ANNUAL REPORT

A draft annual report has been prepared as part of the regular end of financial year requirements. The report only covers a relatively short period of time since STRWA's commencement, but it has provided an opportunity to explain the background to the establishment of STRWA and what the STRWA hopes to achieve.

EMERGING STRATEGIC ISSUES AND STRATEGIC PROJECTS

Rethink Waste

STRWA has worked actively this quarter to support whole of state conversations about waste communication and education and in particular the role of Rethink Waste.

A workshop is being held in early November with other regional waste bodies, the Tasmanian Waste and Resource Recovery Board and Department of Natural Resources and Environment Tasmania to develop a strategic plan for Rethink Waste. This Plan will determine the scope of Rethink's operations which will allow an appropriate delivery model, governance model and funding requirements to follow.

The need for education to support behavioural change has been consistently raised by STRWA members and other stakeholders as an important activity. The intent of the workshop is to clarify the role that Rethink Waste will play, in supporting circular economy goals through education and awareness, going forward.

Cleanaway Contract

The contract with Cleanaway Pty Ltd for the processing of recycling materials in the southern region of Tasmania at its materials recovery facility (MRF) has been novated from the City of Hobart to STRWA (the City of Hobart undertook a joint procurement and entered into a contract on behalf of all councils in the south with the intention that STRWA would assume responsibility for managing that contract once it was established). This now provides an opportunity to access data relating to the operation of the MRF and ensure that key messages are available to the community (see Officer Network below).

Regular reporting from Cleanaway against the KPIs contained in the contract are now provided to STRWA and subsequently to council officers.

Stakeholder Engagement

Member Councils

STRWA is engaging directly with its member councils through attending council workshops or briefings. This has occurred with approximately half the councils in the region and provides an opportunity for STRWA to outline its current approach and future plans as well as hear directly from elected members in the region on key issues. If you would like use to make contact directly with your council at any time, please contact our CEO.

Newsletter

The provision of a regular newsletter is ongoing with the latest edition being released in September 2023. These will be provided approximately quarterly.

<https://mailchi.mp/8dca4e2ed3cd/strwa-newsletter-issue-7-september>

Regional Bodies

Regular meetings occur with Cradle Coast Waste Management Group (CCWMG) and the Northern Tasmania Waste Management Program (NTWMP) as well as with the Local Government Association of Tasmania (LGAT) in relation to waste related issues. Collaborating across the State is critical to the ongoing success of improving waste outcomes in the State.

Tasmanian Waste and Resource Recovery Board

The Tasmanian Waste and Resource Recovery Board (TWRRB) hosted a strategic alignment workshop in Hobart on Wednesday 20 September 2023. The workshop was attended by senior representatives from the TWRRB, the three primary regional waste management bodies including CCWMG, NTWMP and STRWA and the Department of Natural Resources and Environment (NRE).

The purpose of the workshop was to strengthen strategic alignment on shared Tasmanian waste management priorities, explore opportunities for increased collaboration, better understand respective roles and responsibilities, and identify potential strategic initiatives for the near term.

The workshop identified four potential high level strategic initiatives for improved waste management and resource recovery in Tasmania:

1. **Collective governance**—working together to share information, collaborate on projects and coordinate activities for shared benefit at the local, regional, and state level.
2. **Data management framework**—improving collection, analysis, and use of waste and resource recovery data to inform investment priorities and evidence-based decision making and planning.
3. **Investment framework**—improved state-wide approach to targeting grants and other investments to leverage existing programs and activities.
4. **Behaviour change programs**—developing consistent and integrated state-wide public education and information platforms and programs to support individual, community and industry behaviour change.

There was agreement to establish an informal working group comprising the CEOs of the TWRRB, CCWMG, NTWMP, STRWA to be a primary mechanism for ongoing collaboration and coordination of program development and delivery across Tasmania.

Litter Management Plan

MRA Consulting has been contracted to develop a litter management plan for the southern region of Tasmania. This work is well underway and is at a stage of engaging with relevant stakeholders, including councils, which follows the background research and context setting that has already been completed. The draft plan will be presented to council officers in early December, and it is expected that this will be completed before the end of this year.

Officer Network

A network of waste officers within southern councils has been established with its first meeting held in August 2023. This provides a great opportunity to coordinate activities across councils in the region as well as sharing knowledge and resources.

One initiative already delivered arising from this group is the development of social media material explaining what items can and can't be recycled through the southern MRF. This was pursued in conjunction with Cleanaway because of Cleanaway being a standing item on the agenda for these meetings. This material has also been circulated to individual councils for use as appropriate.

OTHER MATTERS

Garage Sale Trail

STRWA provided a subsidy to councils in the region to participate in this year's program. 8 southern councils are participating out of 10 in the whole of Tasmania. This initiative has been explored as a

trial to assist in determining how best to support these kinds of initiatives and consider a framework to guide investment.

Reactive and Responsive Actions

STRWA has provided submissions in response to the MRF Protocol arising from the container refund scheme and also in relation to the Federal Government's proposed introduction of paper and cardboard export regulation.

STRWA is actively monitoring the State Government's consultation process in relation to its Sustainability Strategy.

FINANCIAL MATTERS

Profit and Loss Statement – 30 September 2023

Account	Jul-Sep 2023
Trading Income	
1030-02 - State Government - Grants	590,411.00
Total Trading Income	590,411.00
Gross Profit	590,411.00
Operating Expenses	
Employee Expenses	47,064.10
Board Expenses	
2020-01 - Board Fees	11,852.75
2020-05 - Board Expenses	1,162.69
Total Board Expenses	13,015.44
Office Expenses	
2030-03 - Printing & Stationary	94.87
2030-04 - Computer & IT Equipment	363.57
2030-06 - Subscriptions & Licences	1,729.19
2030-07 - Telephone & Internet	237.26
2030-08 - Sundry Office Expenses	9.09
Total Office Expenses	2,433.98
Other Expenses	
2040-03 - Accounting and Auditing Costs	4,236.09
2040-05 - Consultants	260.00
2040-06 - Banks Fees	15.14
2040-08 - Insurance Costs	10,533.22
2040-11 - Graphic Design & Website	1,482.00
2040-15 - Officer Network	282.73
Total Other Expenses	16,809.18
Project costs	
2050-05 - Garage Sale Trail	7,000.00
Total Project costs	7,000.00
Total Operating Expenses	86,322.70
Net Profit	504,088.30

CONCLUSION

The above report highlights the activities of the STRWA for the quarter ending 30 September 2023.

4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 30 October and 6 and 13 November 2023 have been circulated to Councillors.

WEEKLY BRIEFING REPORT 6 NOVEMBER 2023

Advice was provided in the Weekly Briefing Report dated 6 November 2023 regarding the outcome of the Planning Appeal lodged against Council's decision to refuse the Development Application PDPLANPMTD-2022/029919 at 4 Lincoln Street, Lindisfarne for three multiple dwellings.

Council at its closed meeting of 28 August 2023, agreed to enter into a consent agreement to resolve the appeal following mediation as part of the appeal process. Council's decision also required that the reasons for entering into the consent agreement were to be made publicly available as soon as possible after the Tasmanian Civil and Administrative Tribunal (TASCAT) had approved the consent agreement resolving the appeal. TASCAT has now handed down its decision directing council to issue a permit for the application on the basis of amended plans.

As per Council's decision of 28 August the reason for resolving the appeal via a consent agreement is:

"That the proposal encapsulated by the amended plans now complies with clause 8.4.3 P2 relating to site coverage and private open space for all dwellings and 8.4.4 P1 relating to sunlight to private open space of multiple dwellings".

Each representor to the development application has been notified directly of the decision, including reasons.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 30 October and 6 and 13 November 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:

1. WALKING TRACK WITHIN SD-2011/30

At council meeting on 30 October 2023, I asked about the remaining walking tracks shown in Figure 3 in DPO 17 of SD-2011/30 that permit condition 9 states “Walking tracks must be constructed by the applicant.....prior to the sealing of public open space lots” Public open space lots have been handed over to council several years ago and these tracks are yet to be constructed. Is council going to enforce this condition onto the applicant or construct these tracks themselves as with Fairisle to Kuynah track with applicant contribution and when will these tracks be completed?

2. WASTE MANAGEMENT

Is council currently drafting a process to map dumped rubbish and/or new comprehensive waste management policy and guidelines, if so, are landcare groups involved with its development and do council have an estimated time for its implementation?

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

At Council's Meeting of 30 October Mr Bradley Walker of Howrah asked the following question.

PUBLIC OPEN SPACE LOT 105 IN SD-2003/69

It is believed the question relates to Lot 101 off Raleigh Court, Howrah, as Lot 105 is privately owned land. This land is subject to a number of subdivisions, planning approvals and completed planning permits. Officers are investigating council's records in relation to the fencing. Following this we will correspond with Mr Walker and include an answer in the agenda of the next council meeting.

ANSWER

In addition to the response provided at the Meeting of 30 October, Mr Walker has been provided with further information which included the following:

Based on previous queries from Mr Walker, it is understood that this question relates to the footway between 31 and 33 Raleigh Court, Howrah which is Lot 101 on sealed plan 142580. For clarification Lot 105 in SD-2003/69 is part of 38 Buckingham Drive, Howrah and is not public open space.

The footway between 31 and 33 Raleigh Court, Howrah is public open space in council ownership. The planning permit required the developer to fence the public open space. The fence has been installed on the western boundary, the boundary shared with 23 and 31 Raleigh Court.

A fence has not been installed on the eastern boundary. The original permit requiring the fence is effectively spent and council is not able to require the developer to install fencing on that boundary. As the landowner, council is not required to contribute to boundary fencing in accordance with section 7 of the *Boundary Fences Act 1908*.

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.

Council's Public Question Time Policy can be found on Council's website at [Public Question Time - City of Clarence : City of Clarence \(ccc.tas.gov.au\)](https://www.ccc.tas.gov.au/public-question-time)

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

7 PLANNING AUTHORITY MATTERS

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

7.1 DEVELOPMENT APPLICATION PDPLANPMTD-2023/038716 – 11 ELINGA STREET, HOWRAH - DWELLING AND DEMOLITION**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling and Demolition at 11 Elinga Street, Howrah.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

This report 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 a statutory 42 day period. An extension was agreed with the applicant and the period now expires on 22 November 2023.

CONSULTATION

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

- Overshadowing;
- Height;
- Bulk;
- Privacy; and
- Site coverage

RECOMMENDATION:

A. That the Development Application for Dwelling and Demolition at 11 Elinga Street, Howrah (C1 Ref PDPLANPMTD-2023/038716) be approved subject to the following condition and advice.

1. GEN AP1 – ENDORSED PLANS.

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 receiving a written request, the application may be extended for two years.

- b. This is a town planning permit only. Please be aware that a building permit and/or 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, including substantial fines and daily penalties.
- 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 site is developed with a single dwelling approved by building permit application B-1963/8549.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
 - Section 5.6 – Compliance with Applicable Standards;
 - Section 6.10 – Determining Applications;
 - Section 10 – General Residential Zones;
 - Section C2.0 – Parking and Sustainable Transport Code; and
 - Section C16.0 – Safeguarding of Airports Code.

- 2.4.** The site is covered by the Safeguarding of Airports Code and is within the identified obstacle limitation area (OLA). However, the site sits between 12.6m AHD and 16.8m AHD, lower than the 147m OLA, and is therefore exempt from the provisions of the Code.
- 2.5.** 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 regular rectangular lot, sized 673m². The 18.29m frontage faces Elinga Street to the east and the site has views towards the Derwent River to the west. The site slopes from Elinga Street down towards the west from 16.8AHD down to 12.6AHD.

The site is located within an established residential setting with the adjoining properties developed with one and two storey dwellings.

The site contains an existing dwelling towards the front of the lot as well as an existing outbuilding.

3.2. The Proposal

The proposal is to demolish the existing dwelling and outbuilding. The existing dwelling is a two-bedroom, one bathroom dwelling.

The proposed development includes the construction in the place of the above-mentioned demolished building, of a one storey dwelling, with a large subfloor space with a 30-degree roof pitch.

The new dwelling includes four bedrooms, three bathrooms and three living spaces. The proposal also includes a single car garage. The dwelling has a floor area of 336.5m², and includes a 30.14m² deck to the rear. Another small deck is proposed for the northern side of the dwelling, with a staircase running down the northern side of the dwelling towards the rear.

The dwelling has a maximum height of around 8.792m. The dwelling has a setback of 4.5m from the frontage and 6.7m from the front title boundary to the garage. The dwelling is setback from the southern boundary 1.5m and the northern boundary between 1.54m and 3m.

The dwelling contains an area with one bedroom, bathroom and sitting room with kitchenette. This space is only accessible through the dwelling and is unable to be used as a self-contained dwelling, therefore has not been assessed as a secondary dwelling.

An amended set of plans was provided after the completion of the advertising period, with the only change being windows 11 and 12 switched from a standard size to “highlight” windows to meet the acceptable solution for Clause 8.4.6 Privacy for all dwellings. The assessment is undertaken against the amended plans. The application was not required to be re-advertised because the amended plans bring the proposal into conformity with an applicable acceptable solution, effectively removing the discretionary assessment of the proposal against that standard.

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.

In this instance the proposal involves demolition of the existing dwelling and outbuilding, which is permitted under Clause 7.9.1 of the Scheme.

4.4. Compliance with Zone and Codes

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

General Residential Zone

- **Clause 8.4.2 in relation to building envelope** – The proposal does not meet the requirements for 8.4.2 Setbacks and Building Envelopes for All Dwellings A3, specifically as the northern, eastern and southern side elevations of the proposed building would protrude the 45-degree angle of the prescribed building envelope.

The proposal relies on Performance Criteria P3 of Clause 8.4.2 as follows.

Clause	Performance Criteria	Assessment
8.4.2 A3	<i>“The siting and scale of a dwelling must:</i>	
	<p><i>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i></p> <p><i>(ii) overshadowing the private open space of a dwelling on an adjoining property;</i></p>	<p>The proposed development is not considered to cause an unreasonable loss of amenity to adjoining properties as per the following assessment:</p> <p>Shadow diagrams and shadow models have been submitted with the application demonstrating the development’s effects on the adjoining property to the south (13 Elinga Street). No 13 Elinga Street would not be unreasonably impacted by overshadowing to the habitable rooms because the proposed development is set lower than the neighbouring property. The shadow diagrams indicate that these habitable windows are not impacted from 9am until 12pm, which is considered reasonable.</p> <p>The private open space of the property to the south of the proposed dwelling, at 13 Elinga Street, includes the entire rear garden area, excluding the existing concrete driveway. This area exceeds 230m² in size, and gently slopes down to the west. According to the shadow diagrams submitted by the applicant, 13 Elinga Street receives in excess of three hours of sunlight on 21 June and is not unreasonably impacted by overshadowing caused by the proposed development.</p>

		<p>Please see Table 1 below for overshadowing calculations.</p> <p>The shadow diagrams provided show that by 12pm there is no overshadowing over the properties at 104 and 106 Tranmere Road. Therefore, further shadow diagrams were not required to show these properties.</p>
	<p><i>(iii) overshadowing of an adjoining vacant property; or</i></p> <p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</i></p>	<p>Not applicable - there are no adjoining vacant properties.</p> <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</i> [2019] TASRMPAT, 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</i> [2008] TASRMPAT 262 at [42], 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 proposed dwelling front façade is of a similar height to the dwelling façades along Elinga Street reaching a height of 6.87m.</p>

		<p>However, this height increases to 8.792m as the site slopes down towards the rear of the site.</p> <p>The proposed dwelling has distinct contrasts in the finish of exterior walls acting to reduce the bulk and scale of the subfloor and ground floor level sections of the dwelling.</p> <p>The dwelling has a large footprint; however, this meets the acceptable solutions relating to site coverage and is therefore not assessed in relation to bulk.</p> <p>The buildings in the surrounding area form modest one and two storey dwellings with private open space areas separating dwellings from side and rear boundaries. The proposed dwelling is considered to be of a similar scale to the surrounding dwellings and is in harmony with the built form in the area.</p> <p>For the above reasons, the proposal satisfies performance criteria (a) of the standard.</p>
	<p><i>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i></p>	<p>The proposed development has a 1.5m setback from the southern boundary, and 1.5m to 3m setback from the northern boundary, which is compatible with the setbacks displayed within the surrounding area, and in particular, the adjoining dwellings to the north and south of the subject site.</p> <p>For the above reasons, the proposal satisfies performance criteria (b) of the standard.</p>

	<p>(c) <i>not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</i></p> <p>(i) <i>an adjoining property; or</i></p> <p>(ii) <i>another dwelling on the same site.</i>”</p>	<p>The proposed development is not considered to cause an unreasonable reduction in sunlight to an existing solar energy installation as per the following assessment:</p> <p>Not applicable - according to a desktop analysis of recent aerial images of the area, there are no solar installations to the south of the proposed dwelling.</p> <p>Not applicable - there are no other dwellings on this site.</p> <p>For the above reasons, the proposal satisfies performance criteria (c) of the standard.</p>
--	---	---

Table One:

Time:	9am	10am	11am	12pm	1pm	2pm	3pm
Area of POS overshadowed:	230.00	186.00	133.80	86.03	25.44	25.78	18.92
Percentage of POS overshadowed:	100%	81%	58%	37%	11%	11%	8%

5. REPRESENTATION ISSUES

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

5.1. Overshadowing to Neighbouring Properties

The representors are concerned that the shadow diagrams did not include properties to the west.

- **Comment**

The shadow diagrams provided show that at midday the overshadowing is completely on the block to the north of the subject site. Therefore, the properties to the east of the subject site are free of overshadowing by 12pm and would receive the three required hours of sunlight to the respective private open space and dwelling in the morning. As such, further modelling was not requested from the applicant.

5.2. Height and Bulk

The representors are concerned that the overall height and bulk of the proposed residence is out of keeping with the neighbourhood.

- **Comment**

The height and bulk of the dwelling has been assessed as part of the above assessment and is considered to comply with the applicable standard.

5.3. Privacy

The representors are concerned that the rear deck overlooks properties to the east of the subject site.

- **Comment**

The deck is over 4m from the rear boundary and 3m from the side boundary, as a result it meets the acceptable solutions for *8.4.6 Privacy for all dwellings*.

5.4. Site Coverage

Concern has been raised about the site coverage exceeding 50%.

- **Comment**

The proposed dwelling meets the acceptable solution of *8.4.3 Site coverage and private open space for all dwellings A1*, with site coverage of less than 50%, at 49.6%.

5.5. Oceana Drive Residential and Bushland Specific Area Plan

The representors are concerned that the proposal does not meet the requirements of the Oceana Drive Residential and Bushland Specific Area Plan.

- **Comment**

The site is not covered by the *Oceana Drive Residential and Bushland Specific Area Plan* and is not applicable to the assessment of this application.

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

The application is consistent with Council's adopted Strategic Plan and other relevant Council policies.

9. CONCLUSION

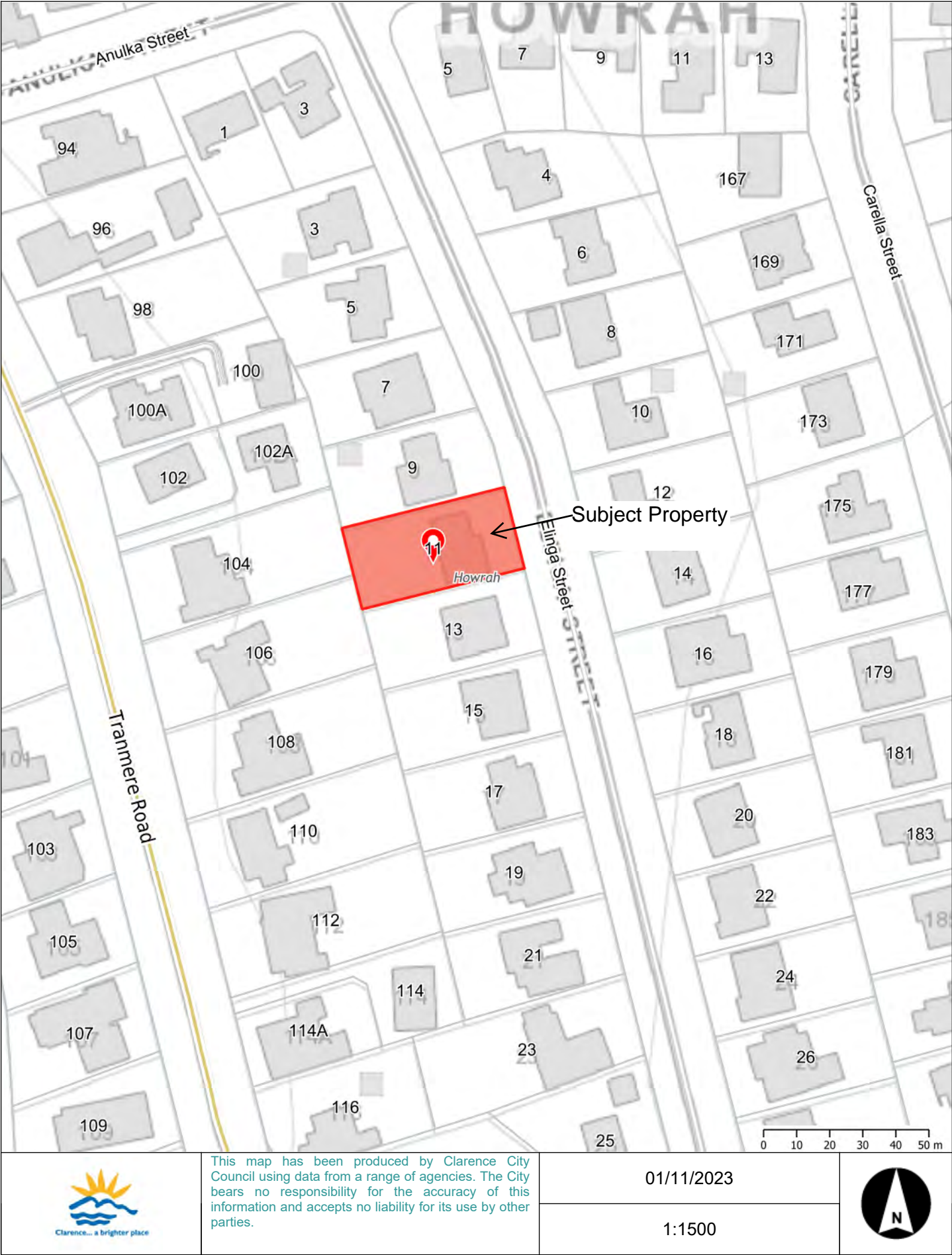
The proposal is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plans (24)
3. Site Photos (2)

Robyn Olsen
ACTING HEAD OF CITY PLANNING

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

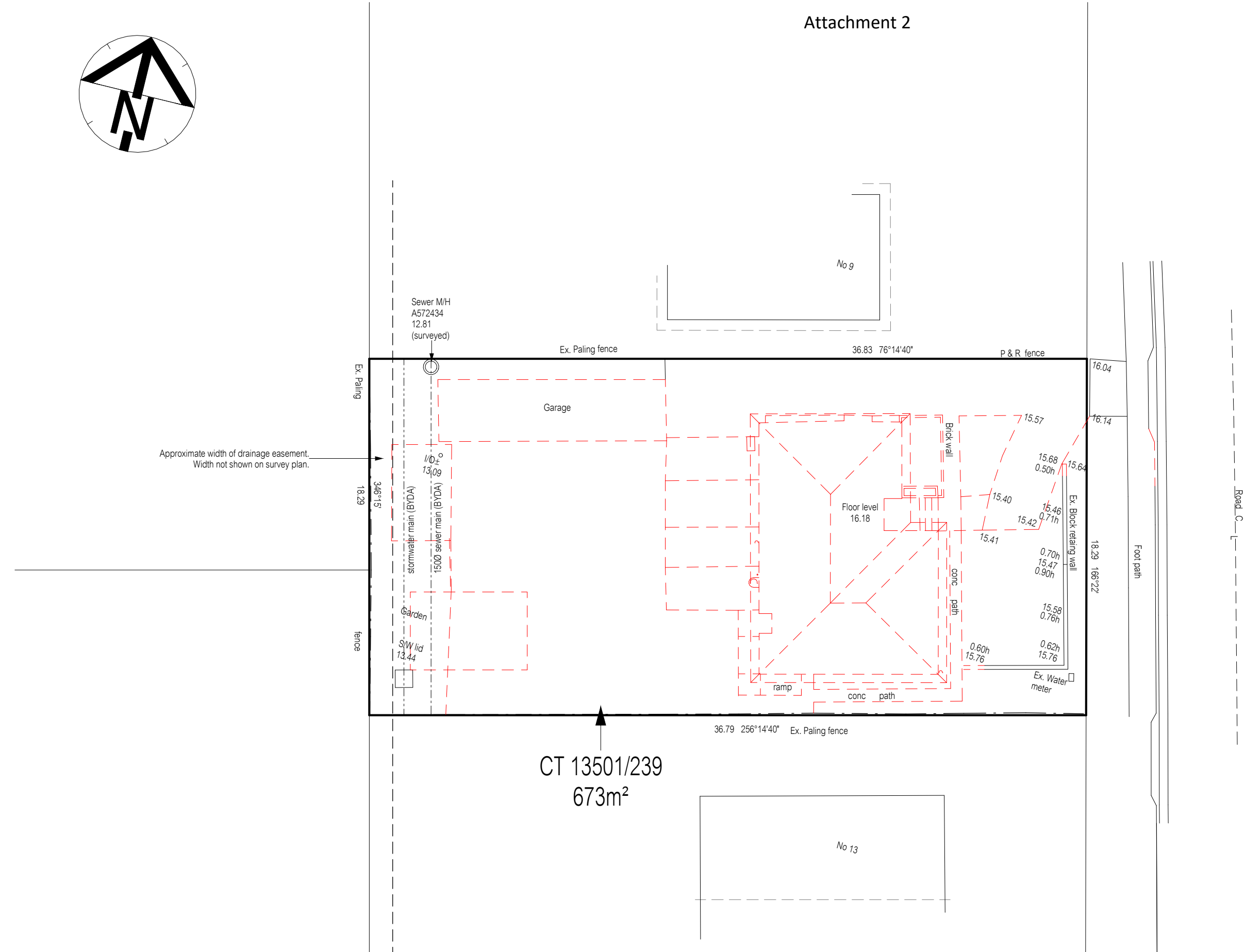
Attachment 1



Attachment 2

This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were not marked at the time of survey and have been determined by plan dimensions only, not by field measurement. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from the records of relevant information where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made hereon. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

- NOTES:
1. DATUM FOR HEIGHTS IS APPROXIMATE AHD
 2. CONTOUR INTERVAL IS 0.20 METRE
 3. BEARINGS ON APPROXIMATE MGA.
 4. LEVELS ARE ACCURATE AS AT DATE OF SURVEY



No.	Date	Int.	Amendment changes as per cover sheet
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LEGEND

 - To be demolished or modified.

 - To remain unchanged.

- Notes
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 - All materials to be installed according to manufacturers specifications.
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Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

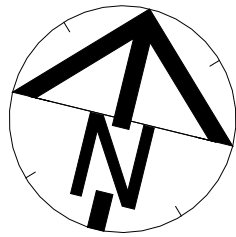
Client / Project info

PROPOSED CULSHAW & FRANCIS RESIDENCE

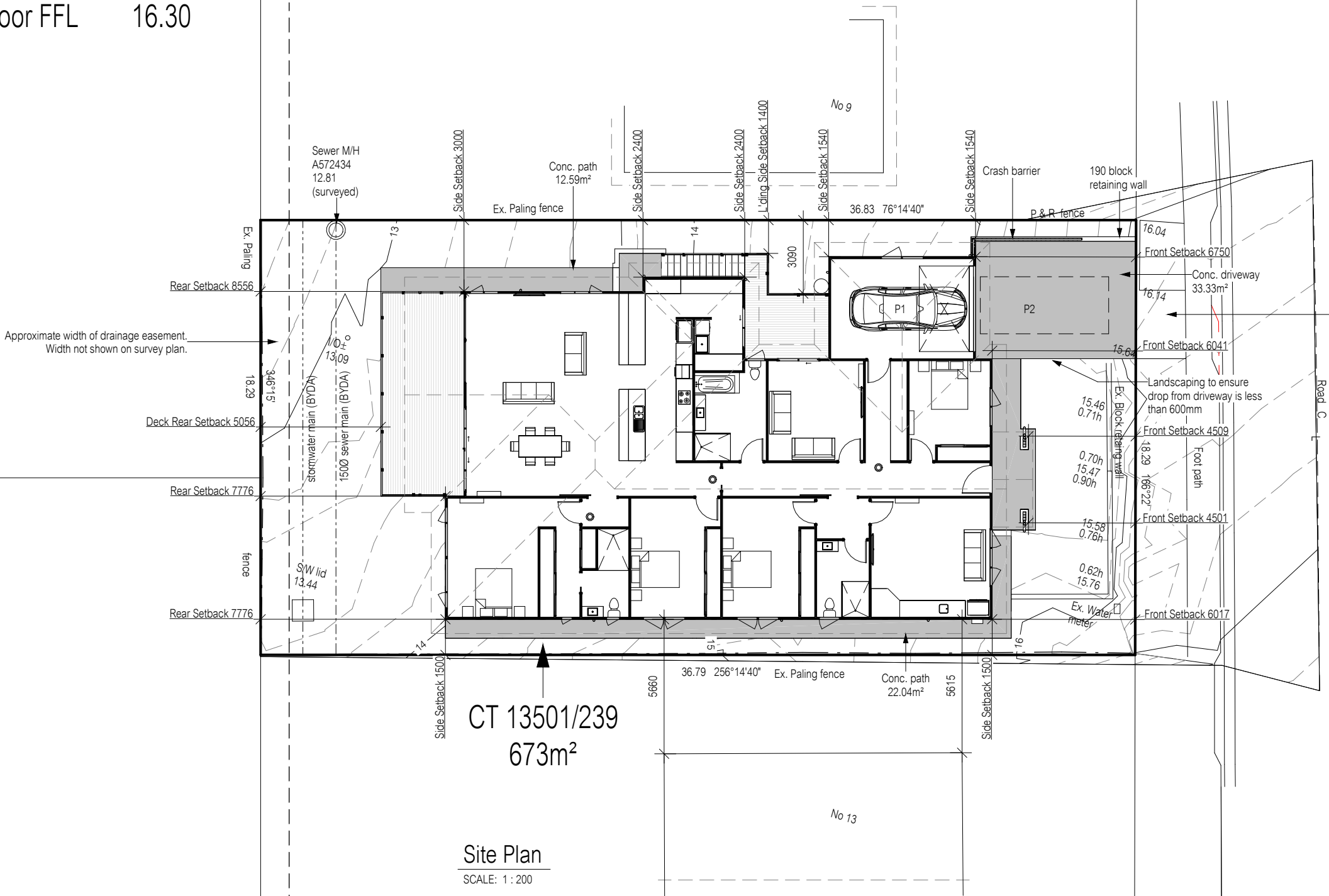
11 Elinga Street,
HOWRAH



EXISTING / DEMOLITION SITE PLAN		
Drawn	ST	AP2023-2257
Date	8 September 2023	Sheet
Scale	1:200	
01/03		



Ground Floor FFL 16.30



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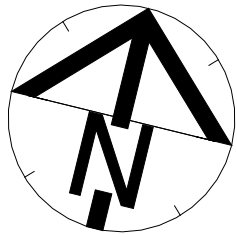
Existing apron & crossover to be widened in accordance with the LGAT Tasmanian Standard Drawings (TSD-R09 & TSD-E01).

ELINGA STREET



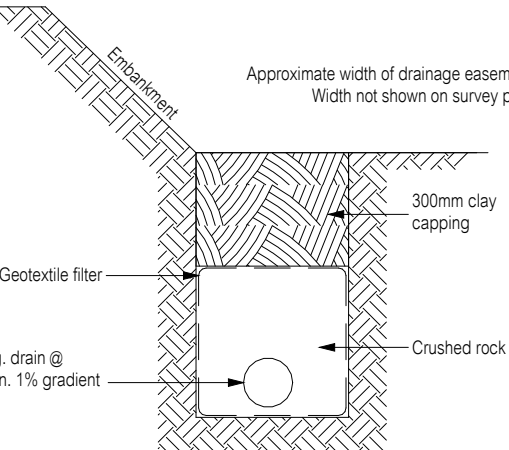
EXPLANATORY NOTES:		
TASMANIAN PLANNING SCHEME - CLARENCE		
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 336.50m² Proposed site coverage (excl. eaves up to 0.6m): 333.89m² (49.61%)

			<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info	<div>blue gum</div> <div>DESIGN + BUILD</div> <div></div>	SITE PLAN	
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnelli) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Elinga Street, HOWRAH		Drawn ST	AP2023-2257
							Date 8 September 2023	Sheet
							Scale 1 : 200	01a/03
							Agency Attachments - 11 Elinga Street, Howrah, Pa...	
No.	Date	Int.	Amendment changes as per cover sheet					

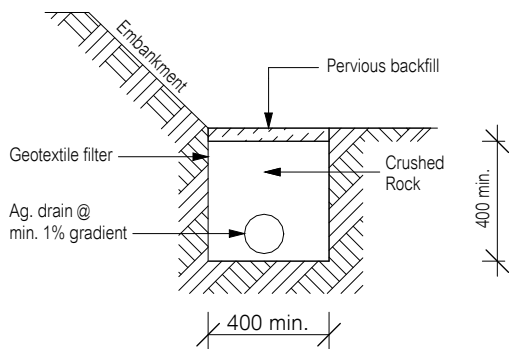


Where ag drain is < 1.5m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale

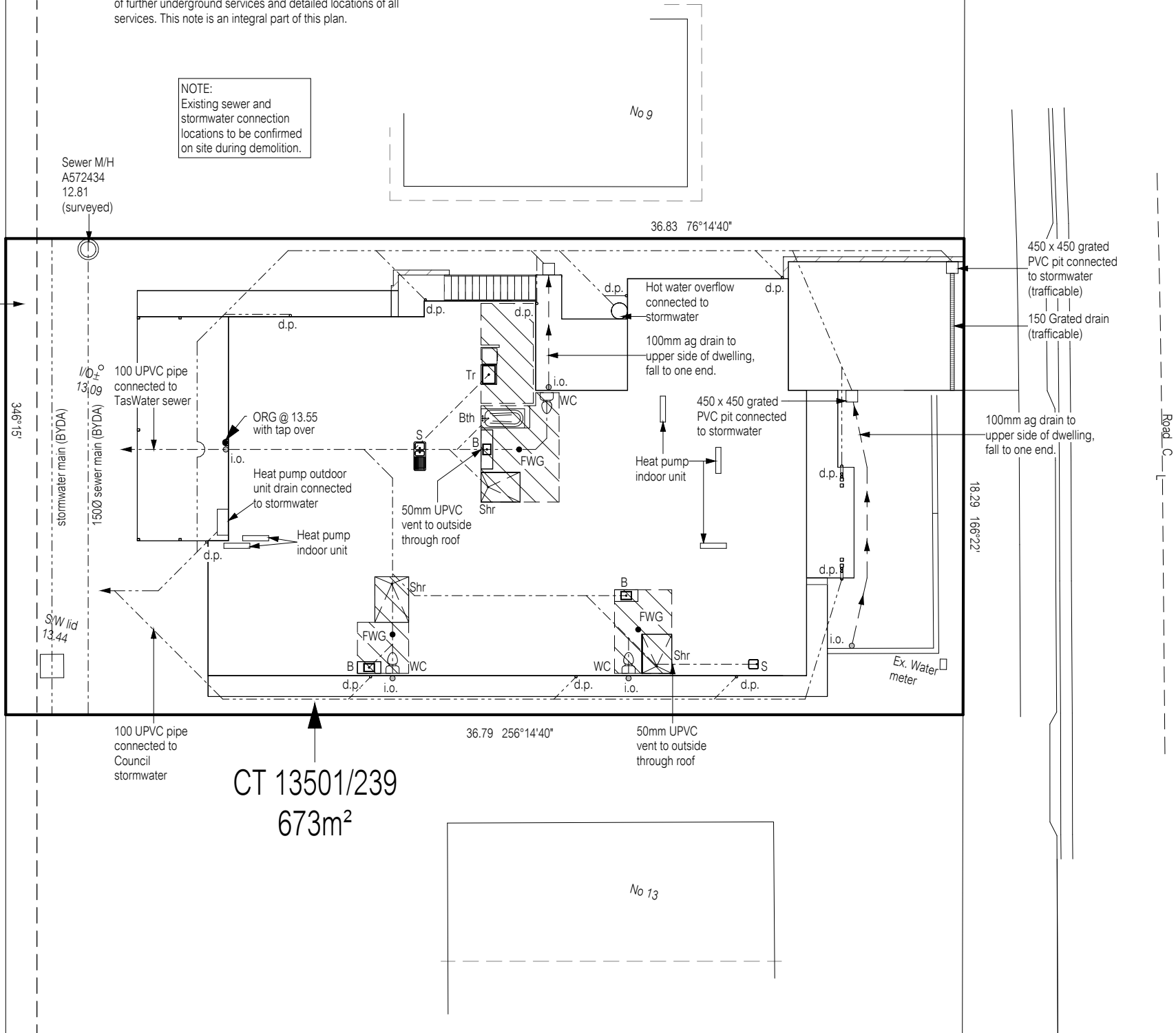


TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

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NOTE:
Existing sewer and stormwater connection locations to be confirmed on site during demolition.



DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400
Shr	Shower	400 (Note 3)
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
ORG	Overflow Relief Gully	1000
FWG	Floor Waste Gully	650 (Note 2)
----- Sewer Line (1000 UPVC) (unless noted otherwise)		
----- Stormwater Line (1000 UPVC) (unless noted otherwise)		
----- Stormwater Line (1500 UPVC) (unless noted otherwise)		

NOTES:

1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 500 required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50



ELINGA STREET

Refer to Roof Plan for downpipe calculations

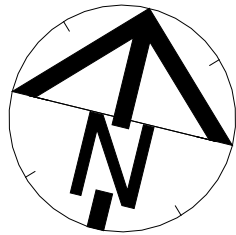
All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 900 downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²



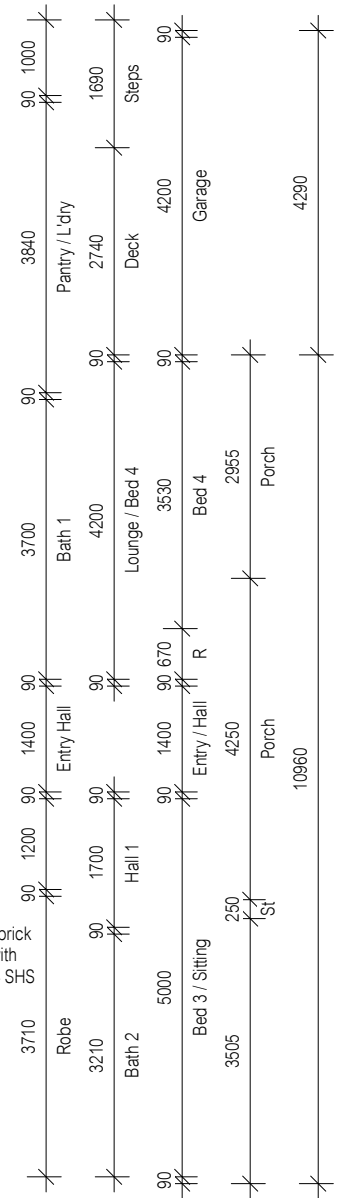
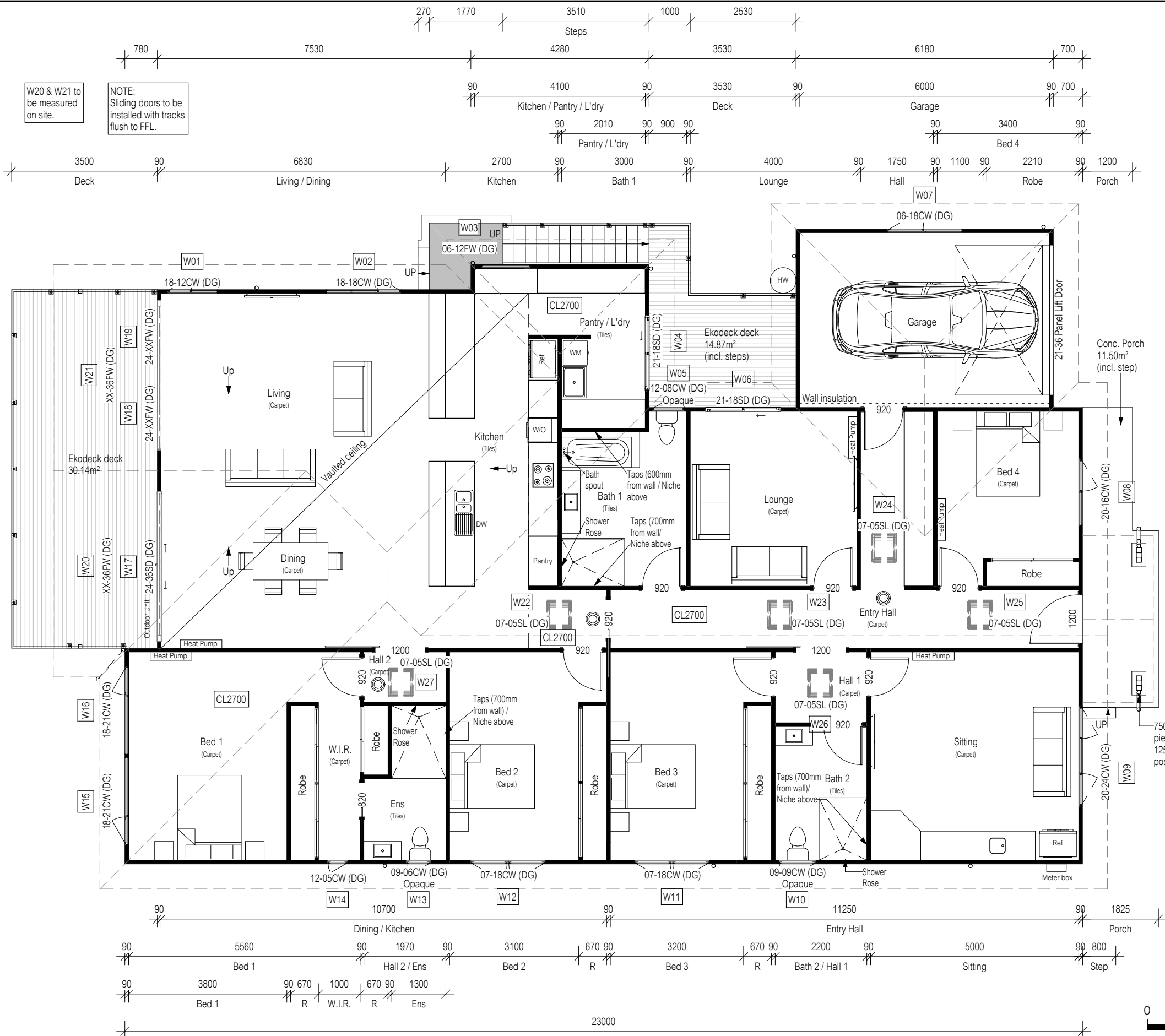
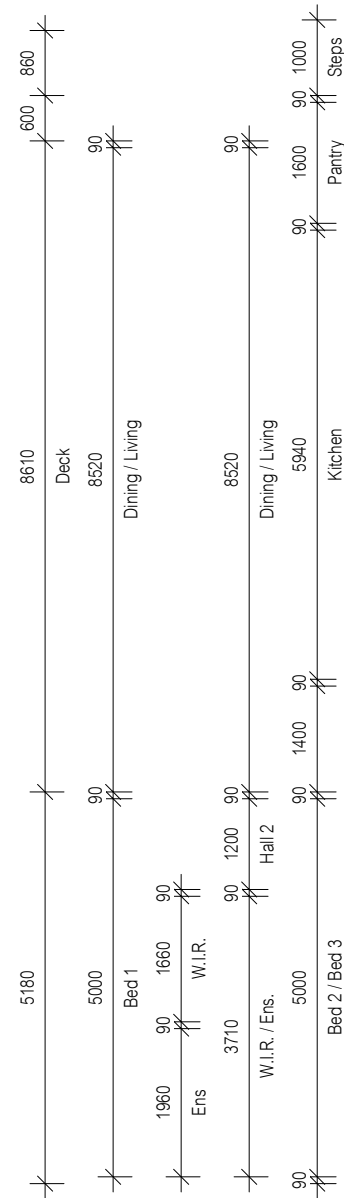
Soil classification: TBC			<p>- Wet areas to comply with NCC 10.2 and AS3740</p>	<p>Notes</p> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Do not scale from these drawings.• No changes permitted without consultation with designer.	Designer:	Client / Project info		DRAINAGE PLAN		
Refer to Soil Report for nominated founding depth and description of founding material.					ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnelli) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Elinga Street, HOWRAH		Drawn	ST	AP2023-2257
All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3:2003								Date	11 September 2023	Sheet
Amendment changes as per cover sheet								Scale	1 : 200	01b/03

Agenda Attachments - 11 Elinga Street, Howrah, Page 1



W20 & W21 to be measured on site.

NOTE:
Sliding doors to be installed with tracks flush to FFL.



A	3 Nov. 23	ST
No.	Date	Int.

Floor Area = 310.07sqm

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Notes
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Client / Project info

PROPOSED CULSHAW & FRANCIS RESIDENCE
11 Elinga Street,
HOWRAH



FLOOR PLAN

Drawn	ST	AP2023-2257
Date	8 September 2023	Sheet
Scale	1:100	

02/03

◆ - W15 & W16 Protection of openable windows to comply with N.C.C. 11.3.7 & 11.3.8



SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor ventilation 6000mm² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959.

e.g. Pvoid 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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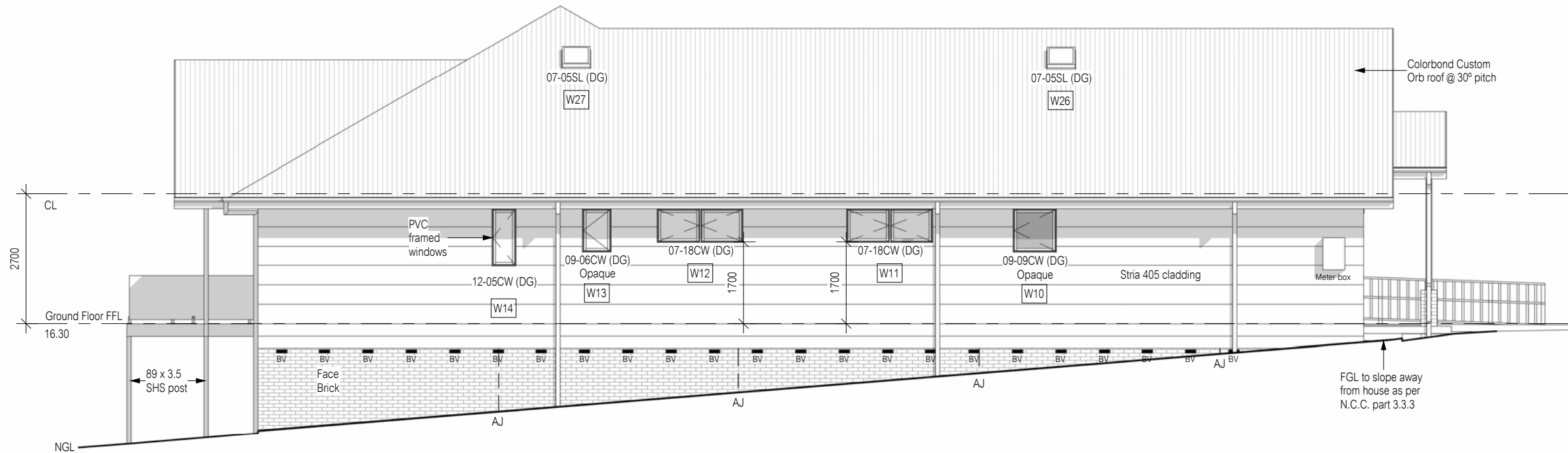
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Client / Project info	
PROPOSED CULSHAW & FRANCIS RESIDENCE	
11 Elinga Street, HOWRAH	



ELEVATIONS SHEET 1	
Drawn	ST
Date	8 September 2023
Scale	1 : 100
AP2023-2257	
Sheet	
03/03	



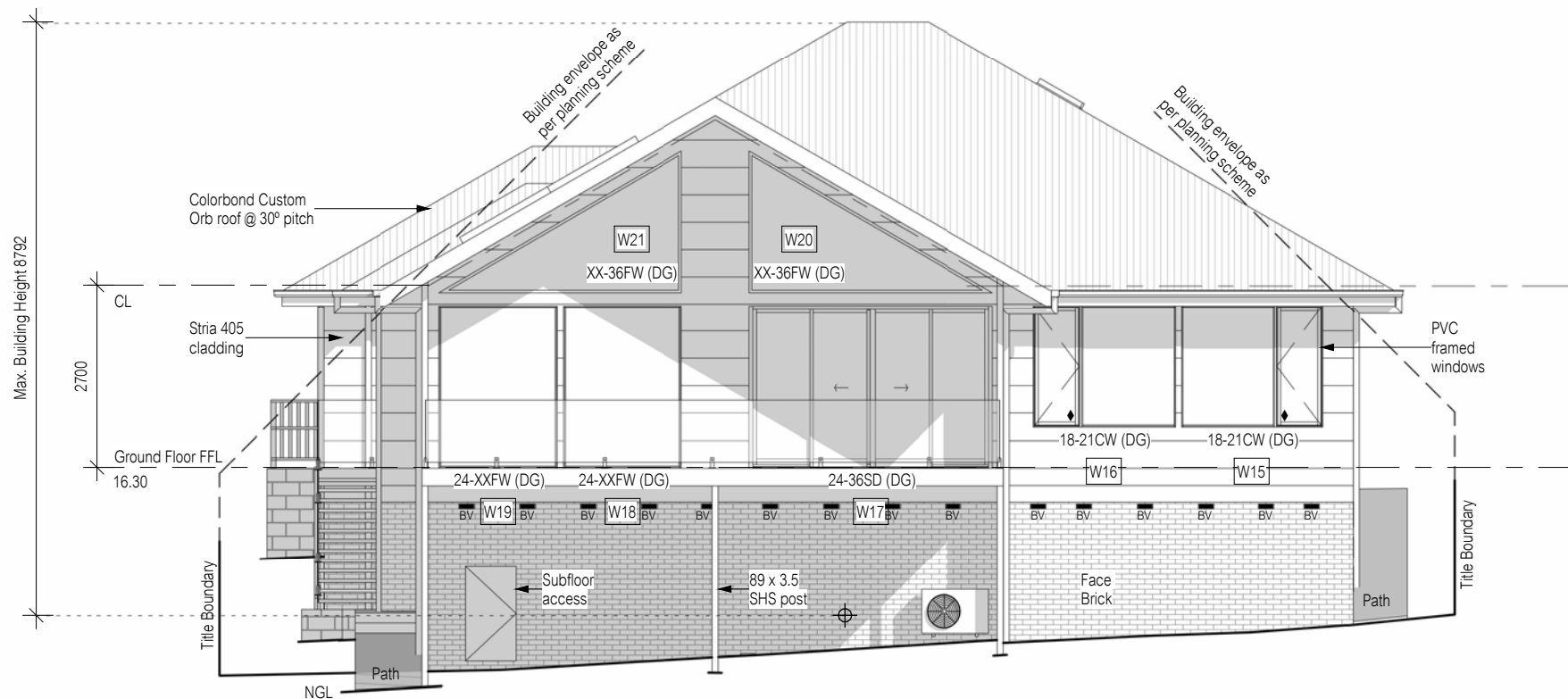
Material	Colour
Colorbond Roof	Wallaby
Face Brick	Grey
Stria 405 cladding	Dune

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

All windows to be set at 2400 head height unless noted otherwise.

♦ - W15 & W16 Protection of openable windows to comply with N.C.C. 11.3.7 & 11.3.8

South Elevation



West Elevation

SUB-FLOOR VENTILATION CALCULATIONS (as per N.C.C. 6.2.1)

- Minimum Sub-floor Ventilation 6000mm² per metre of subfloor perimeter (for Climatic Zone C where ground isn't sealed with impervious membrane)
- Vents to be evenly spaced around perimeter of dwelling.
- Vents to be located within 600mm of corners.
- If located within a bushfire prone area, vents to be BAL compliant as per AS3959. e.g. Pryda 230 x 75 metal vent spaced every 1048mm around subfloor perimeter.

A	3 Nov. 23	ST
No.	Date	Int.

Amendment changes as per cover sheet

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

Notes

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PROPOSED CULSHAW & FRANCIS RESIDENCE
11 Elinga Street,
HOWRAH

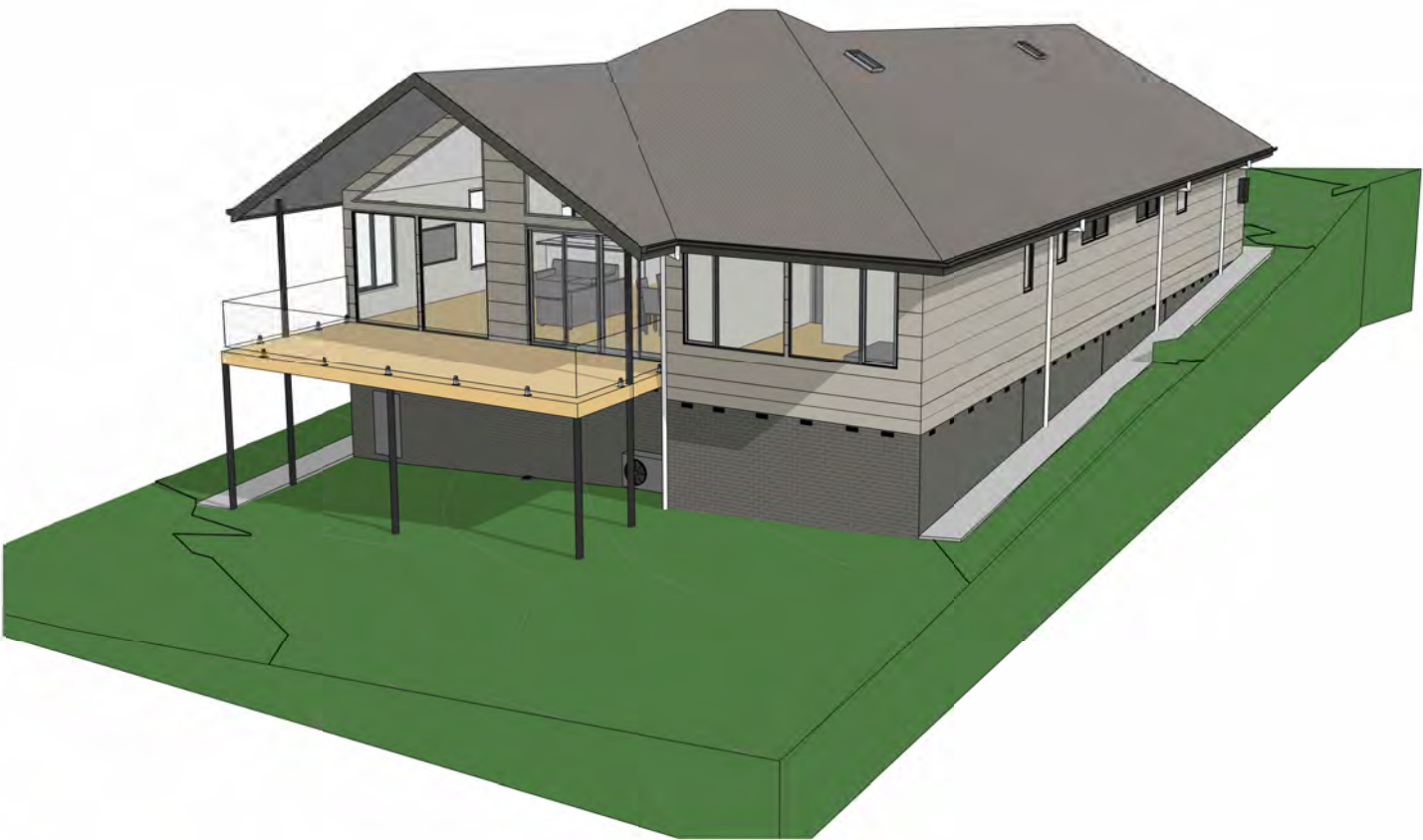


ELEVATIONS SHEET 2

Drawn	ST	AP2023-2257
Date	8 September 2023	Sheet
Scale	1 : 100	

03a/03

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A	3 Nov. 23	ST
No.	Date	Int.

Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

- Notes
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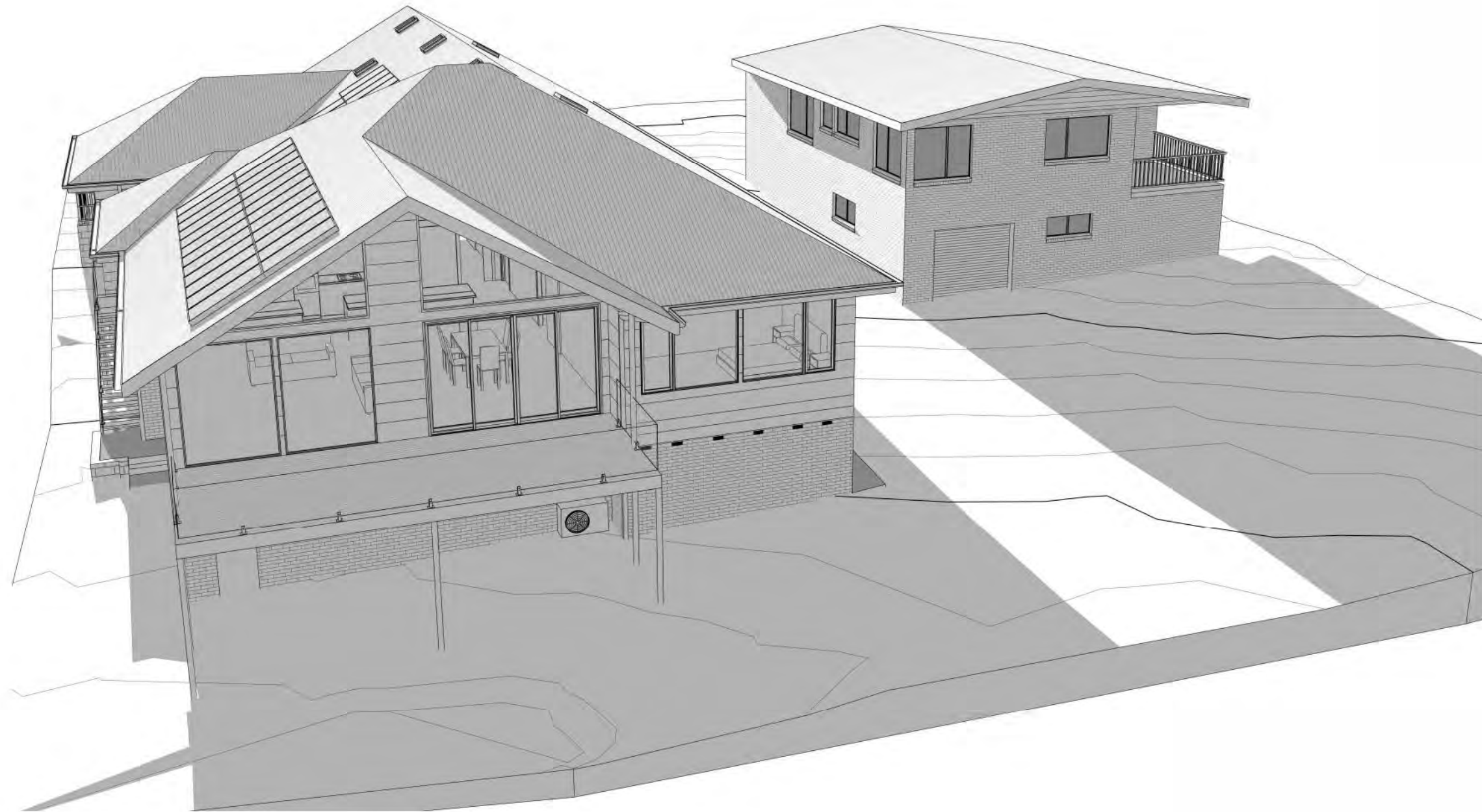
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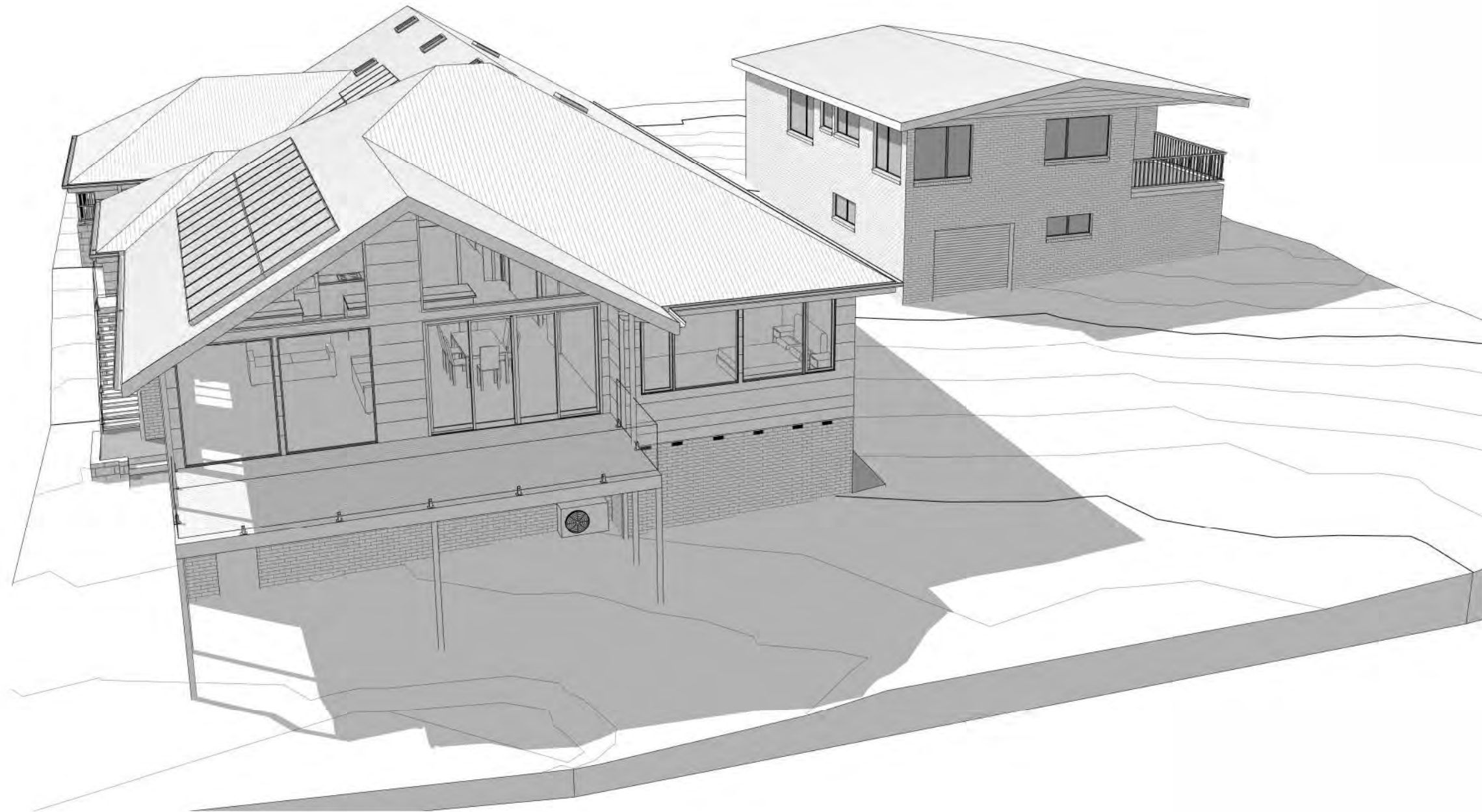


PERSPECTIVE VIEWS		
Drawn	ST	AP2023-2257
Date	11 September 2023	Sheet
Scale		03b/03



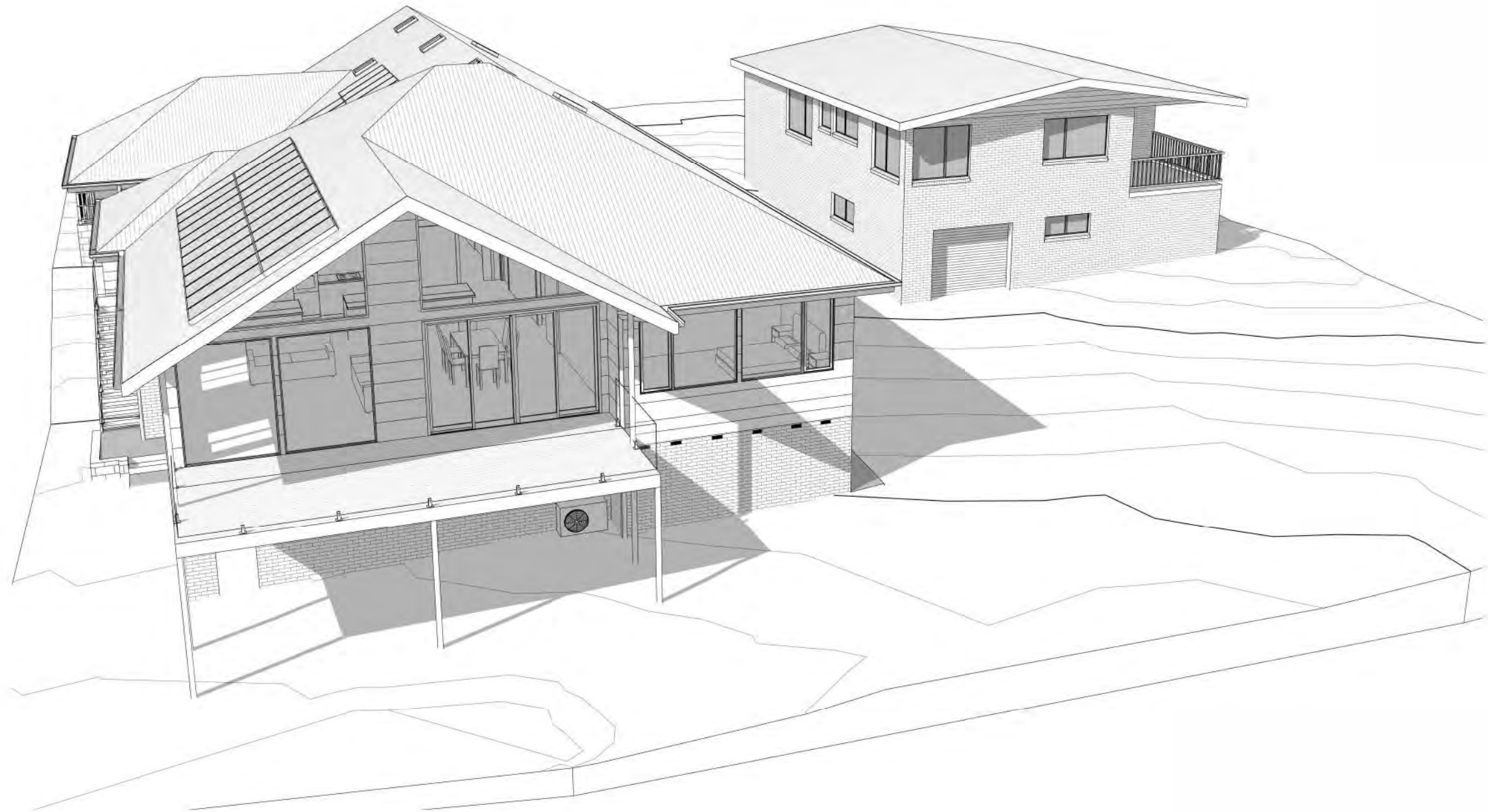
<div>NOTES</div> <ul style="list-style-type: none">LATITUDE: -42°54'LONGITUDE: 147°25'Surrounding topography information from LIDAR data.Ground terrain for development site derived from detail survey.			<div>Notes</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Do not scale from these drawings.No changes permitted without consultation with designer.		<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>		<div>Client / Project info</div> <div>PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Elinga Street, HOWRAH</div>		<div>blue gum</div> <div>DESIGN + BUILD</div>	SHADOW DIAGRAM - 21/03/24	
										9am	
										Drawn	ST
										Date	8 August 2023
Amendment changes as per cover sheet											Sheet
											N/A


No.	Date	Int.	Amendment changes as per cover sheet
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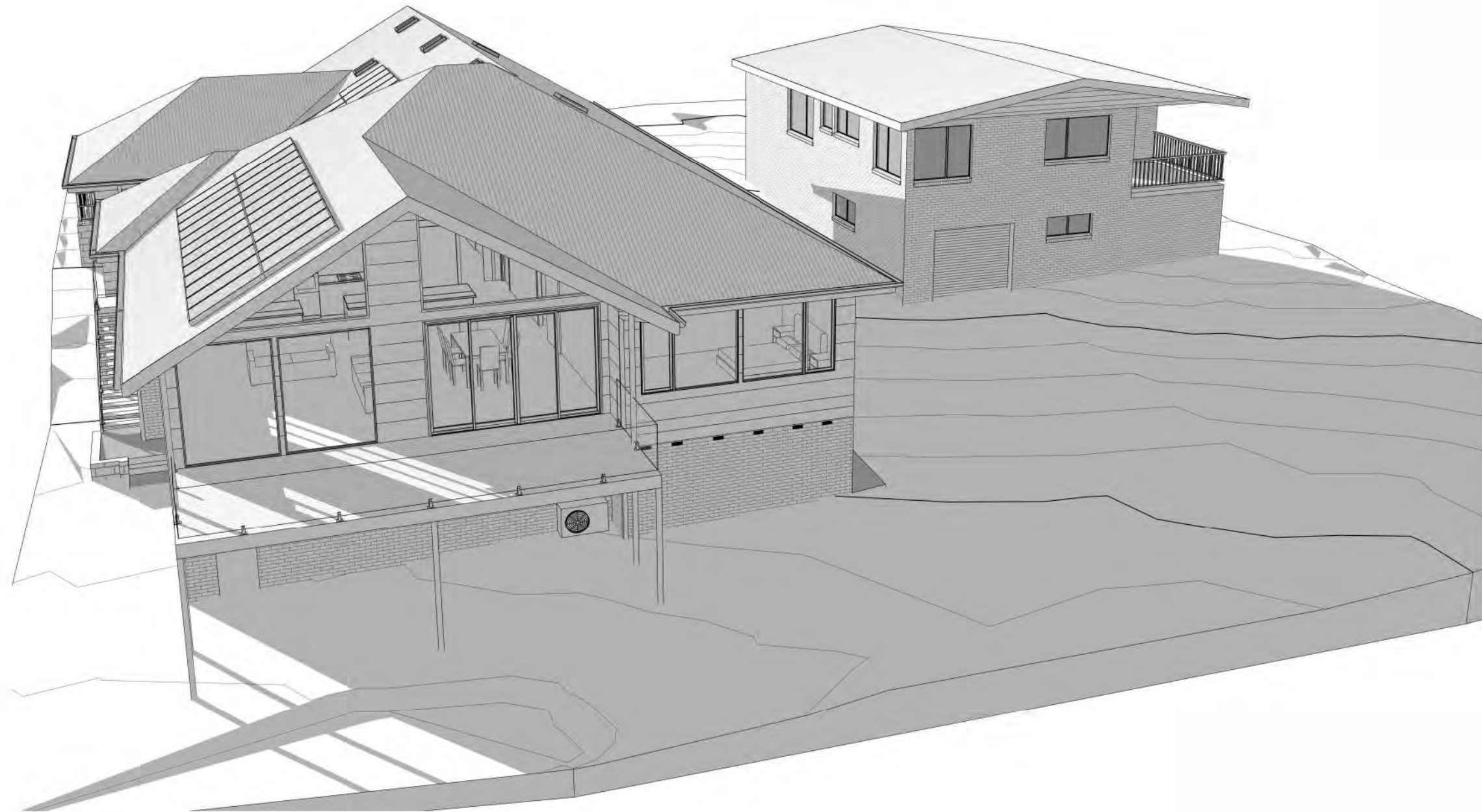


<div>NOTES</div> <ul style="list-style-type: none">LATITUDE: -42°54'LONGITUDE: 147°25'Surrounding topography information from LIDAR data.Ground terrain for development site derived from detail survey.	<div>Notes</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Do not scale from these drawings.No changes permitted without consultation with designer.	<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD</div> <div>PO BOX 21</div> <div>NEW TOWN</div> <div>LIC. NO. CC2204H (A. Strugnell)</div> <div>Ph: (03) 6231 4122</div> <div>Fx: (03) 6231 4166</div> <div>Email:</div> <div>info@anotherperspective.com.au</div>	<div>Client / Project info</div> <div>PROPOSED CULSHAW & FRANCIS RESIDENCE</div> <div>11 Elinga Street,</div> <div>HOWRAH</div>	<div>blue gum</div> <div>DESIGN + BUILD</div>	SHADOW DIAGRAM - 21/03/24		
					12pm		
					Drawn	ST	AP2023-2257
					Date	8 August 2023	Sheet
Amendment changes as per cover sheet			N/A				

No.	Date	Int.	Amendment changes as per cover sheet
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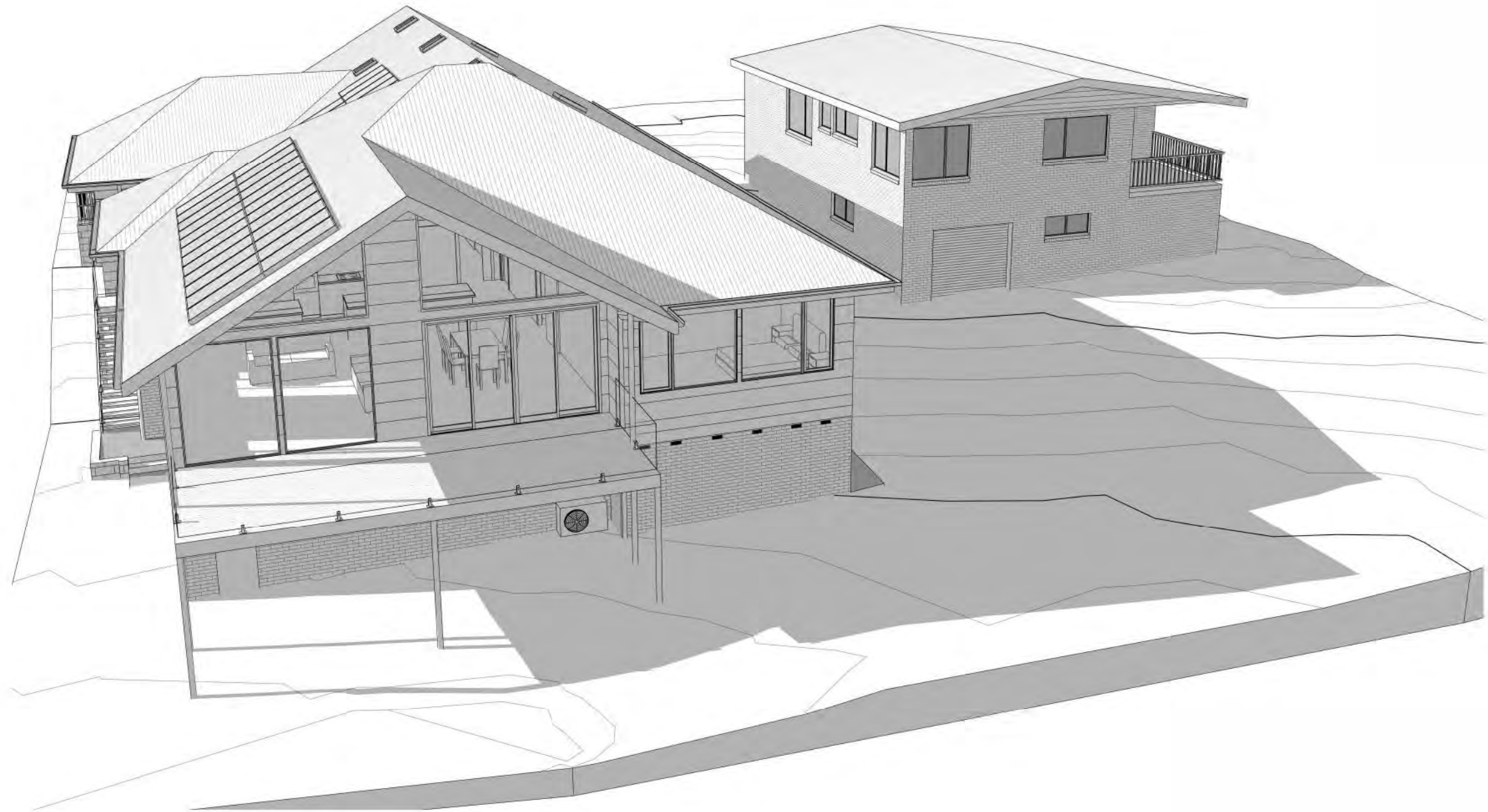
<div>NOTES</div> <div><ul style="list-style-type: none">LATITUDE: -42°54' LONGITUDE: 147°25'Surrounding topography information from LIDAR data.Ground terrain for developement site derived from detail survey.</div>	<div>Notes</div> <div><ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Do not scale from these drawings.No changes permitted without consultation with designer.</div>	<div>Designer:</div>	<div>Client / Project info</div>	<div><div>blue gum</div><div>DESIGN + BUILD</div><div></div></div>	<div>SHADOW DIAGRAM - 21/03/24</div>		
		<div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>PROPOSED CULSHAW & FRANCIS RESIDENCE</div> <div>11 Elinga Street, HOWRAH</div>		<div>3pm</div>		
					<div>Drawn</div>	<div>ST</div>	<div>AP2023-2257</div>
					<div>Date</div>	<div>8 August 2023</div>	<div>Sheet</div>
			<div>Scale</div>	<div>N/A</div>			
<div>Amendment changes as per cover sheet</div>							




<div>NOTES</div> <ul style="list-style-type: none">LATITUDE: -42°54' LONGITUDE: 147°25'Surrounding topography information from LIDAR data.Ground terrain for development site derived from detail survey.	<div>Notes</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Do not scale from these drawings.No changes permitted without consultation with designer.	<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>Client / Project info</div> <div>PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Elinga Street, HOWRAH</div>	<div>blue gum</div> <div>DESIGN + BUILD</div>	SHADOW DIAGRAM - 21/06/24		
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					Date	8 August 2023	Sheet
					Scale		N/A

Amendment changes as per cover sheet

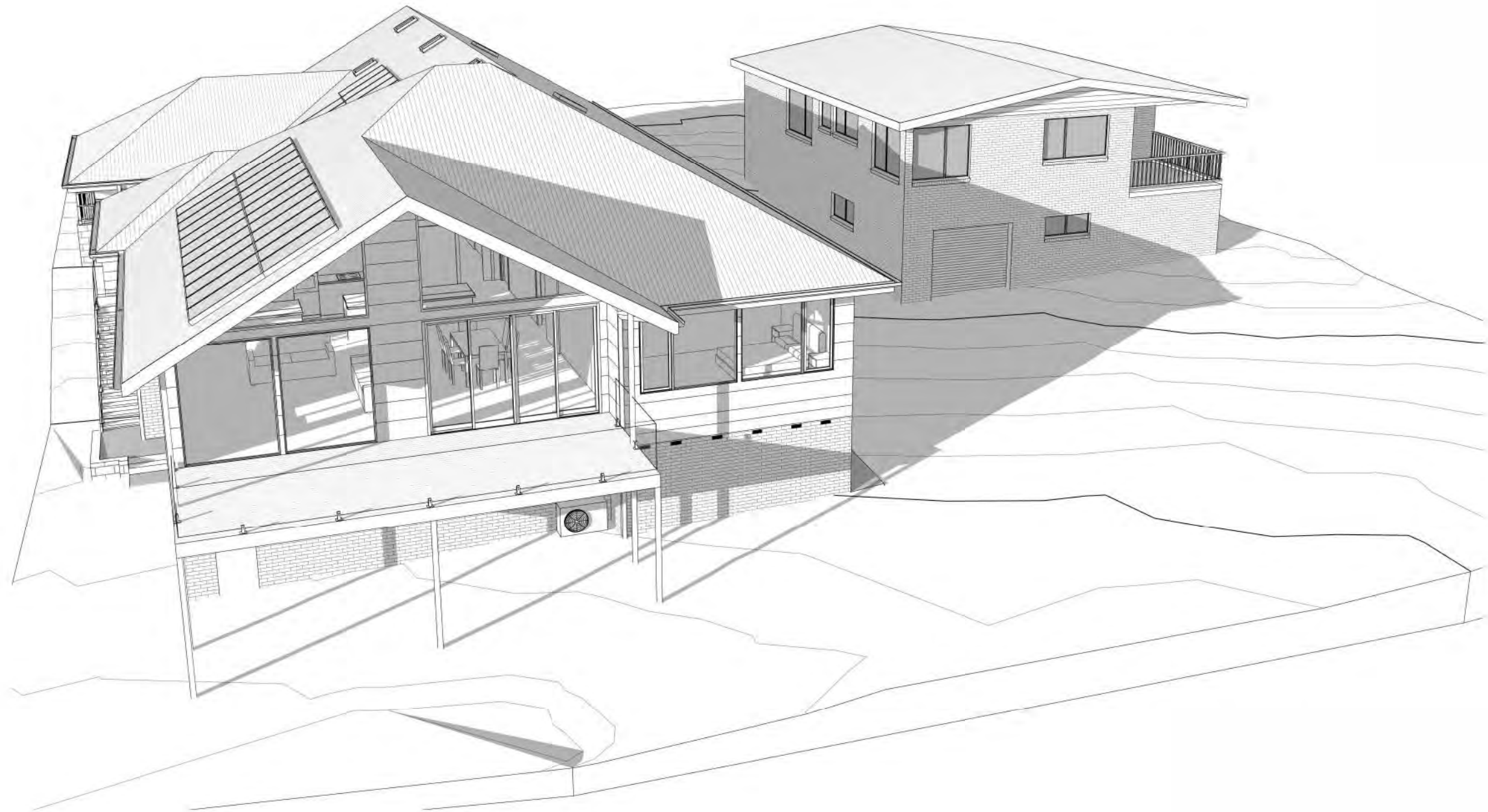
Agenda Attachments 11 Elinga Street, Howrah, Bayside



<div>NOTES</div> <ul style="list-style-type: none">LATITUDE: -42°54' LONGITUDE: 147°25'Surrounding topography information from LIDAR data.Ground terrain for development site derived from detail survey.	<div>Notes</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Do not scale from these drawings.No changes permitted without consultation with designer.	<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>Client / Project info</div> <div>PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Elinga Street, HOWRAH</div>	<div>blue gum</div> <div>DESIGN + BUILD</div> <div></div>	<div>SHADOW DIAGRAM - 21/06/24</div> <div>12pm</div>		
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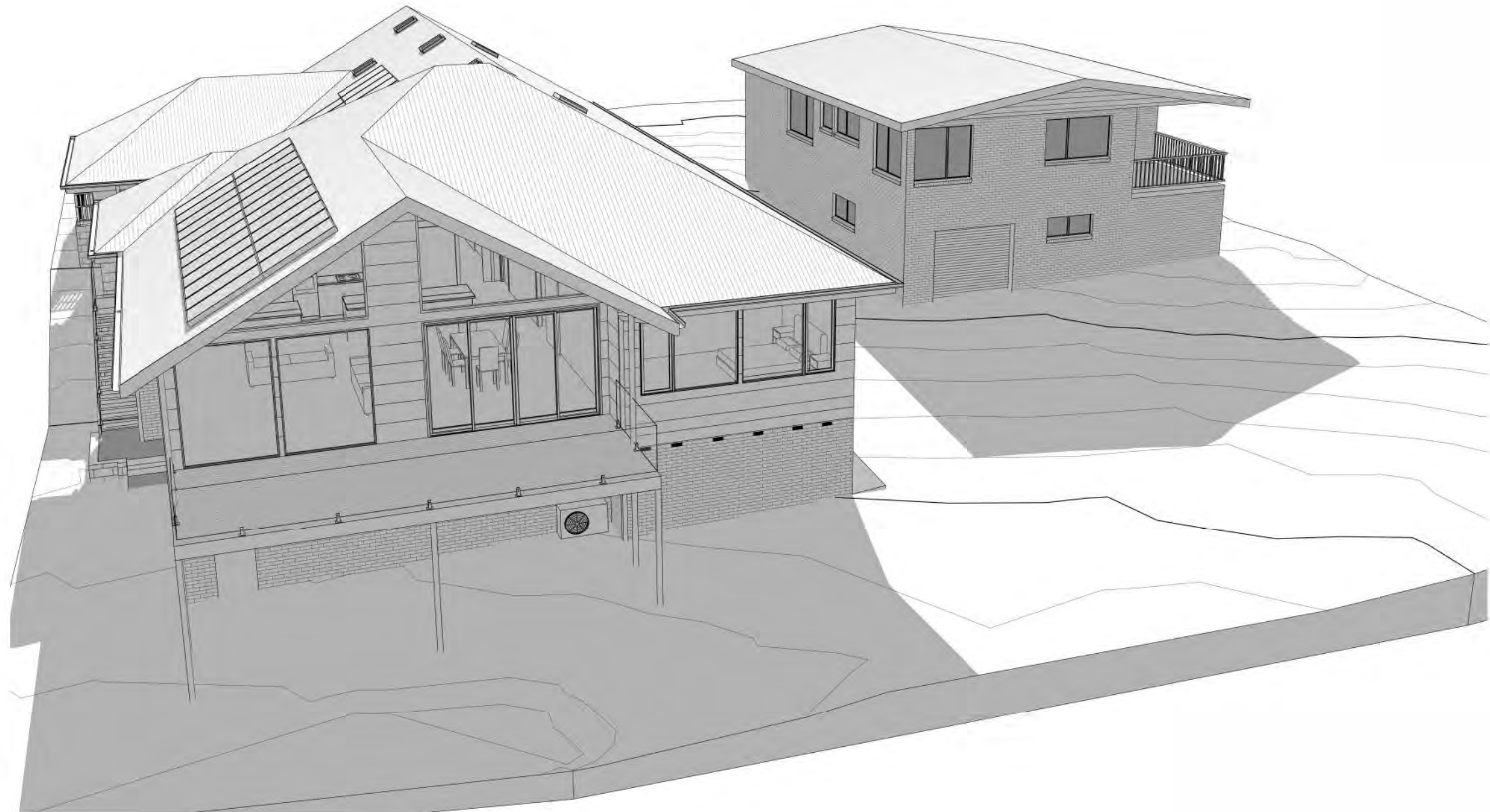
Amendment changes as per cover sheet

Agenda Attachments - 11 Elinga Street, Howrah Page 13 of 27

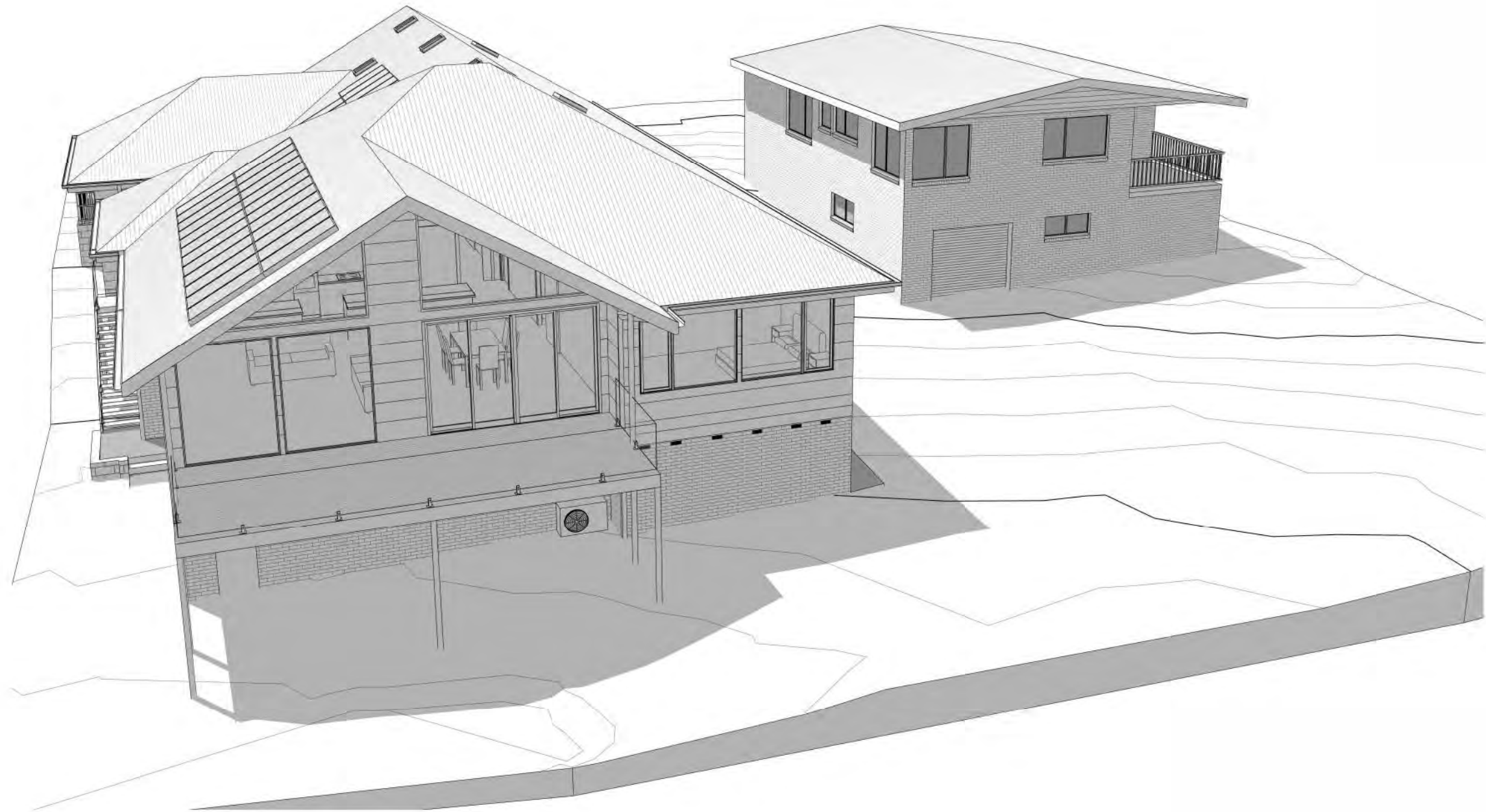


<div>NOTES</div> <ul style="list-style-type: none">LATITUDE: -42°54' LONGITUDE: 147°25'Surrounding topography information from LIDAR data.Ground terrain for development site derived from detail survey.		<div>Notes</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Do not scale from these drawings.No changes permitted without consultation with designer.	<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>Client / Project info</div> <div>PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Elinga Street, HOWRAH</div>	<div>blue gum</div> <div>DESIGN + BUILD</div>	<div>SHADOW DIAGRAM - 21/06/24</div> <div>3pm</div> <table><tr><td>Drawn</td><td>ST</td><td>AP2023-2257</td></tr><tr><td>Date</td><td>8 August 2023</td><td>Sheet</td></tr><tr><td>Scale</td><td></td><td>N/A</td></tr></table>	Drawn	ST	AP2023-2257	Date	8 August 2023	Sheet	Scale		N/A
Drawn	ST	AP2023-2257													
Date	8 August 2023	Sheet													
Scale		N/A													
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No.	Date	Int.	Amendment changes as per cover sheet
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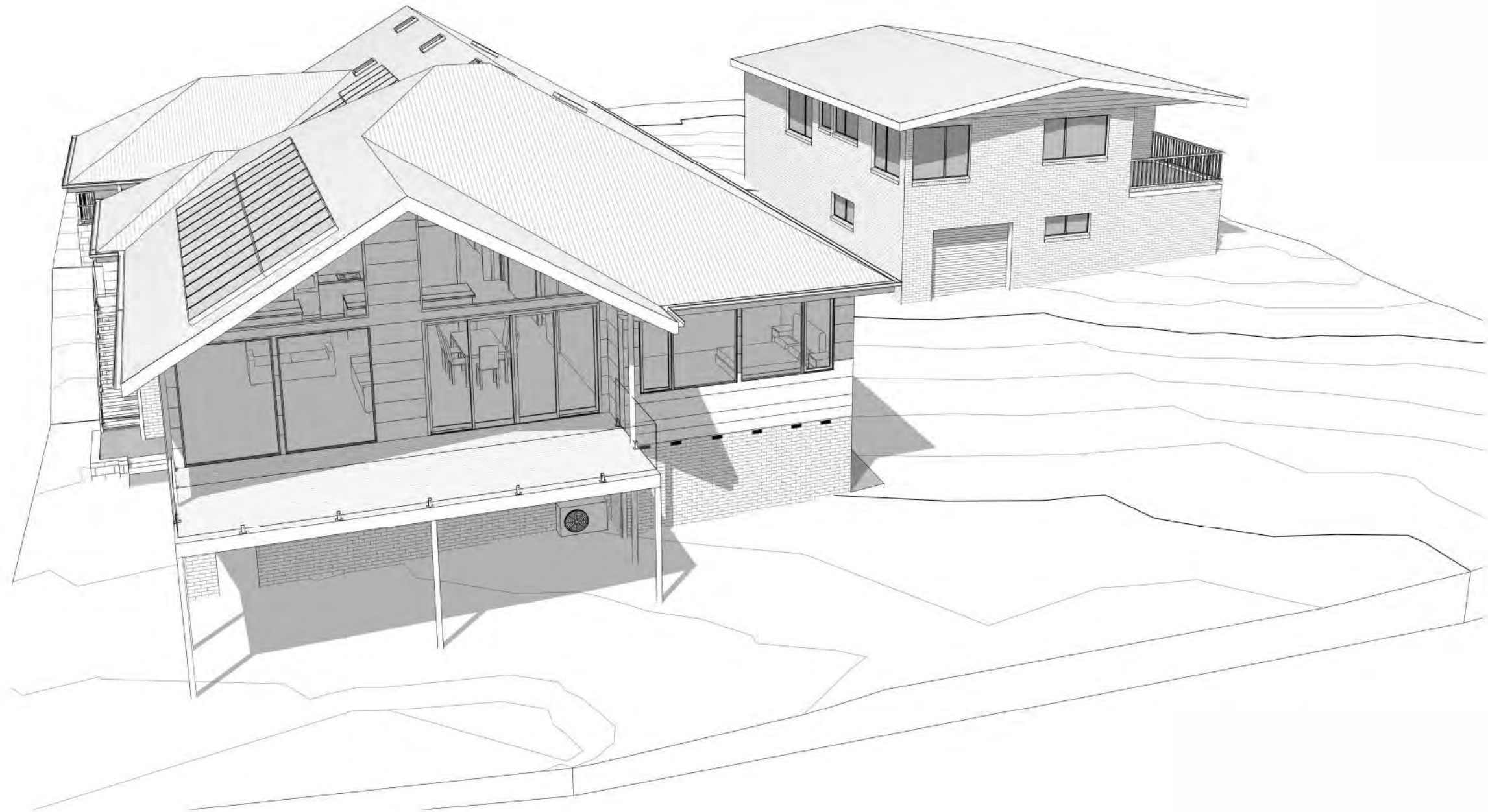
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		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Elinga Street, HOWRAH		9am		Sheet N/A
					Drawn	ST	
					Date	8 August 2023	
					Scale		
Amendment changes as per cover sheet					Agenda Attachments 11 Elinga Street Howrah Page		



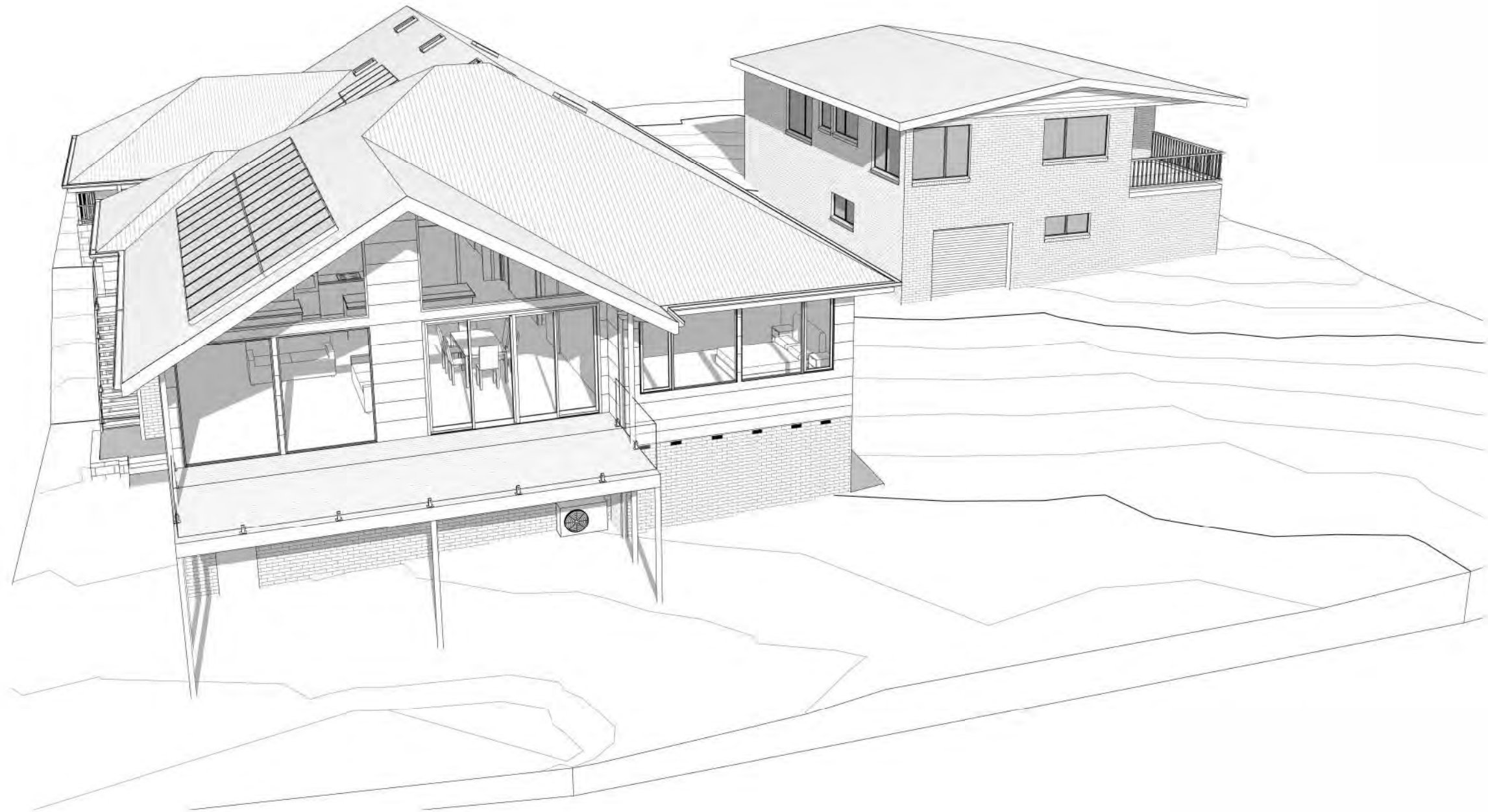
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				<div>Date</div> <div>8 August 2023</div> <div>Sheet</div>			
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Amendment changes as per cover sheet

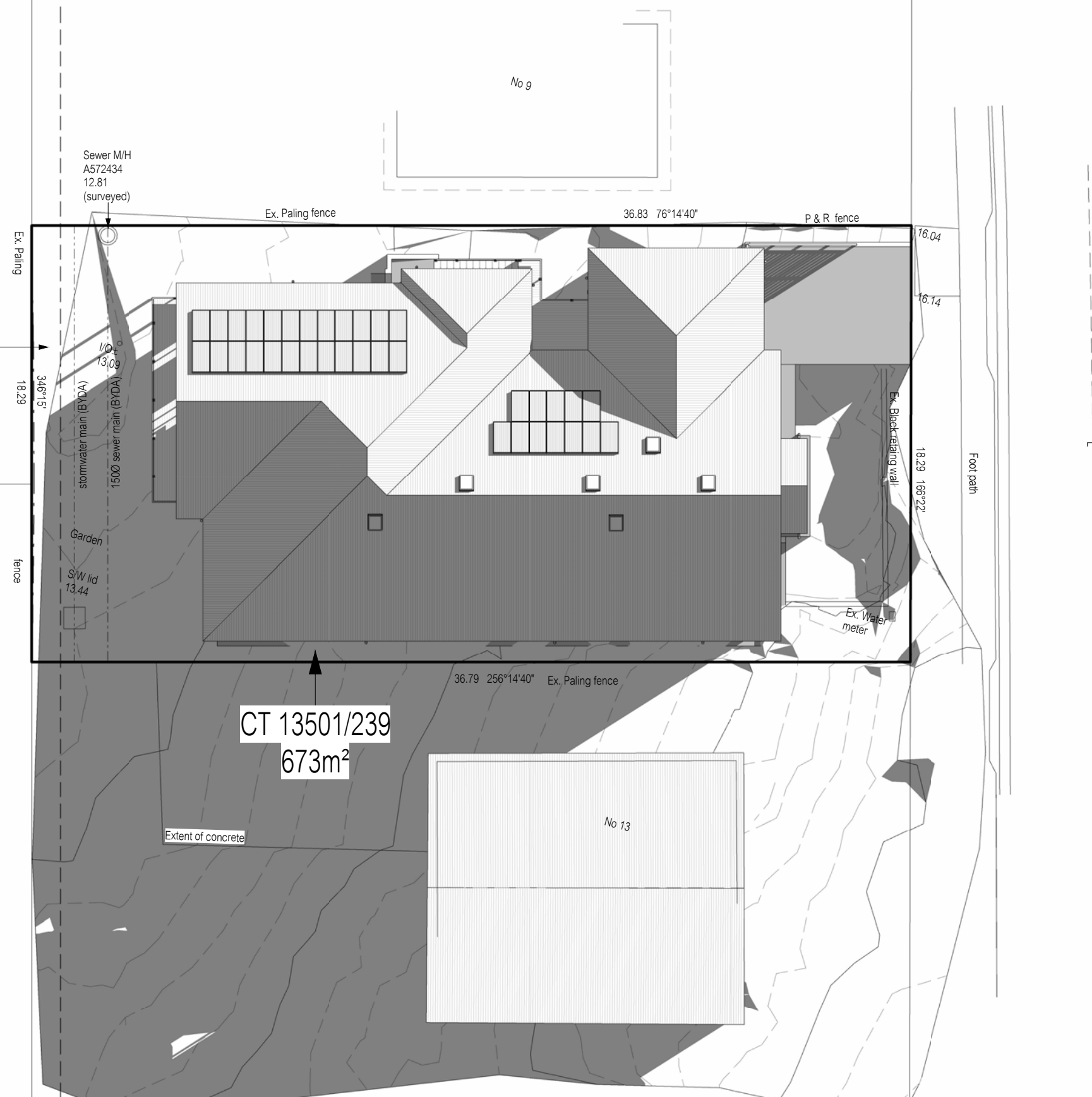
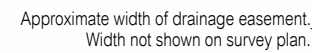
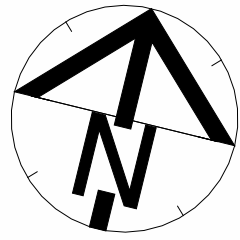
Agenda Attachments 11 Elinga Street Howrah Page



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Drawn	ST	AP2023-2257												
Date	8 August 2023	Sheet												
Scale		N/A												
<div>Amendment changes as per cover sheet</div> <div>Agenda Attachments - 11 Elinga Street, Howrah Page 17 of 27</div>														



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Amendment changes as per cover sheet		<div>Agenda Attachments - 11 Elinga Street, Howrah, Page 18 of 27</div>				



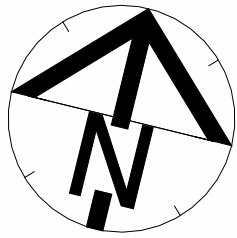
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NOTES:

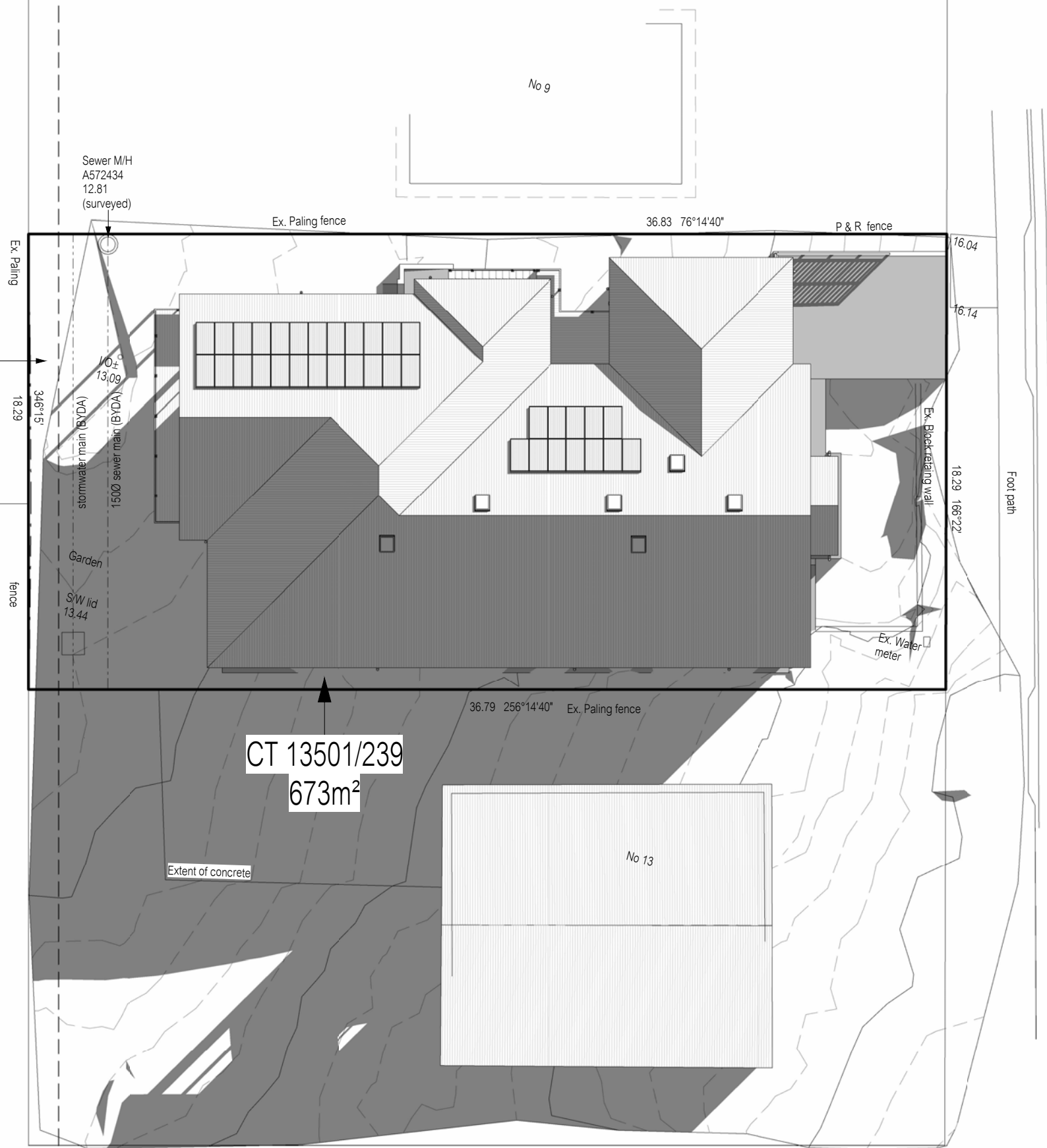
1. DATUM FOR HEIGHTS IS APPROXIMATE AHD
2. CONTOUR INTERVAL IS 0.20 METRE
3. BEARINGS ON APPROXIMATE MGA.
4. LEVELS ARE ACCURATE AS AT DATE OF SURVEY

ELINGA STREET

<div>NOTES</div> <ul style="list-style-type: none">LATITUDE: -42°54' LONGITUDE: 147°25'Surrounding topography information from LIDAR data.Ground terrain for development site derived from detail survey. <div>Amendment changes as per cover sheet</div>	<div>Notes</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Do not scale from these drawings.No changes permitted without consultation with designer.	Designer:	Client / Project info	<div>blue gum</div> <div>DESIGN + BUILD</div>	SHADOW DIAGRAM - 21/06/24				
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnelli) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Eiling Street, HOWRAH		9am		Drawn	ST	AP2023-2257
					Date	22 September 2023	Sheet		
					Scale	1 : 200	N/A		



Approximate width of drainage easement.
Width not shown on survey plan.



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ELINGA STREET

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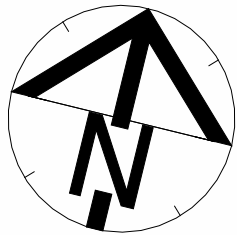
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Designer:	Client / Project info
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnelli) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED CULSHAW & FRANCIS RESIDENCE 11 Elinga Street, HOWRAH

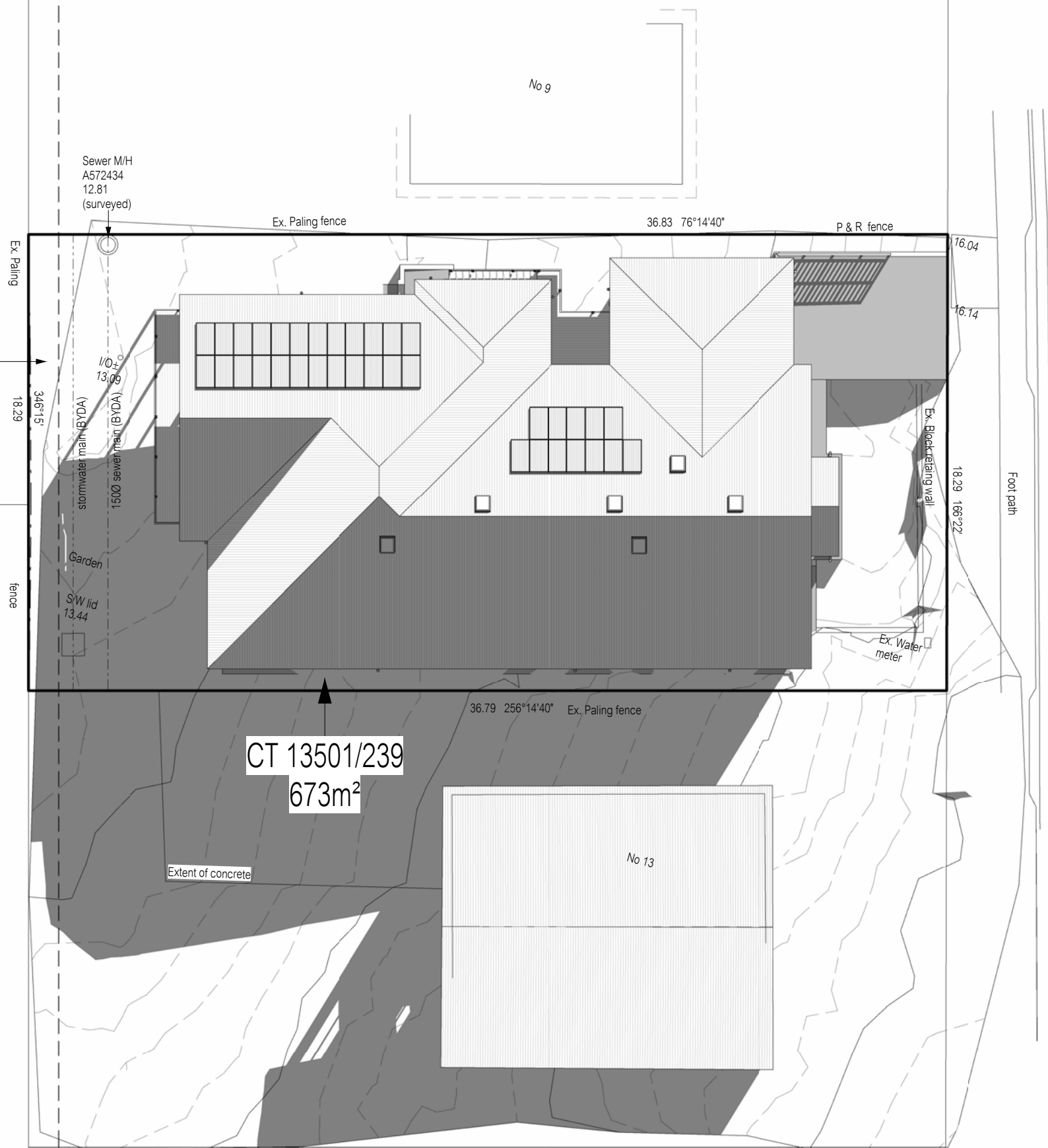


SHADOW DIAGRAM - 21/06/24		
10am		
Drawn	ST	AP2023-2257
Date	22 September 2023	Sheet
Scale	1 : 200	N/A
Attachments - 11 Flings Crest, Housh, Bay		

No.	Date	Int.
Amendment changes as per cover sheet		



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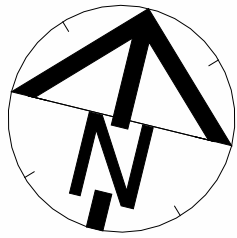
Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnelli)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
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info@anotherperspective.com.au

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PROPOSED CULSHAW & FRANCIS RESIDENCE
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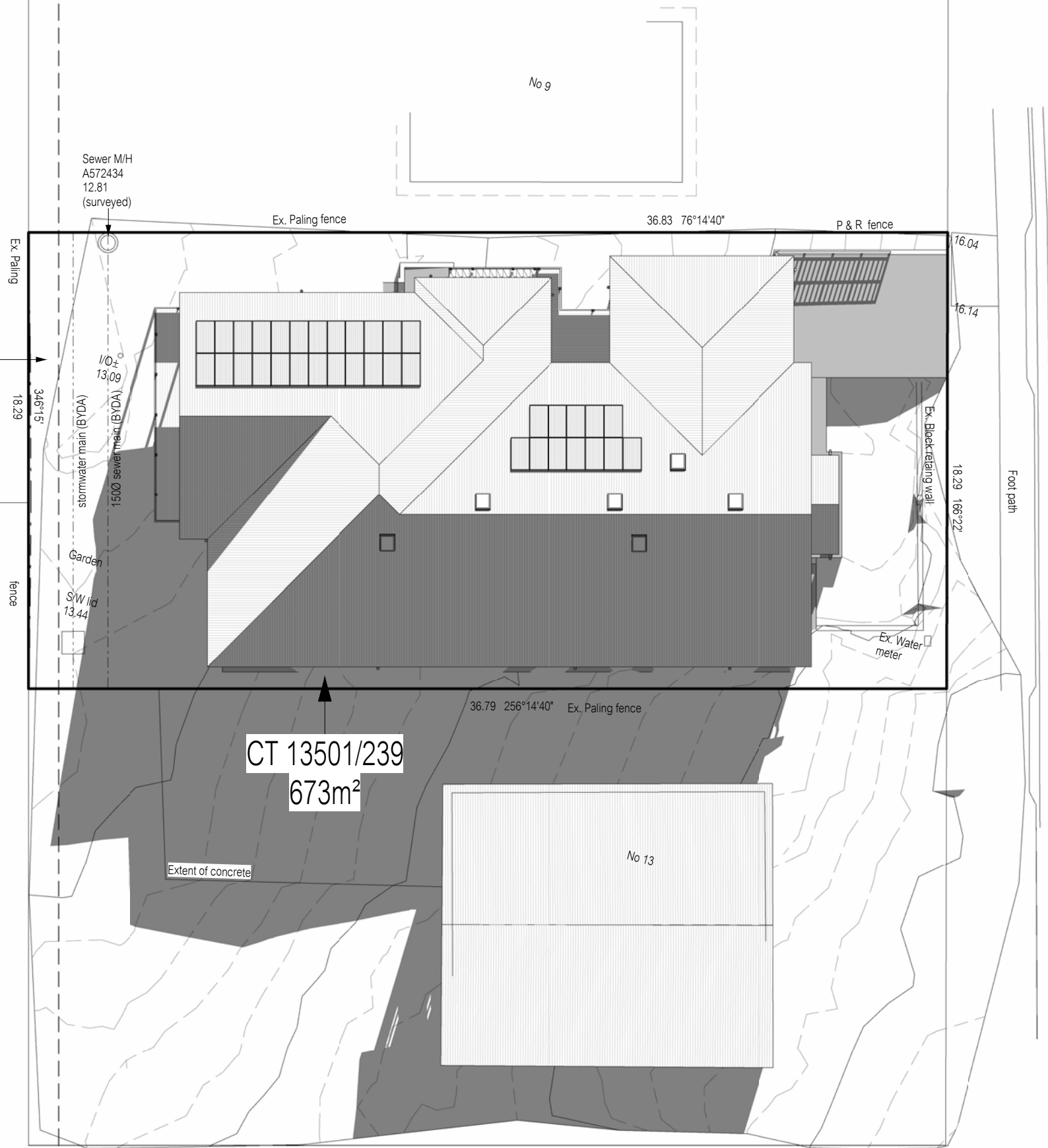


SHADOW DIAGRAM - 21/06/24		
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Drawn	ST	AP2023-2257
Date	22 September 2023	Sheet
Scale	1 : 200	N/A

No.	Date	Int.	Amendment changes as per cover sheet
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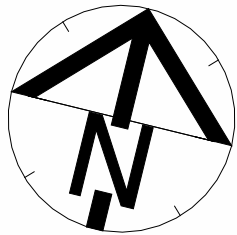
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PO BOX 21
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Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

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PROPOSED CULSHAW & FRANCIS RESIDENCE
11 Elinga Street,
HOWRAH

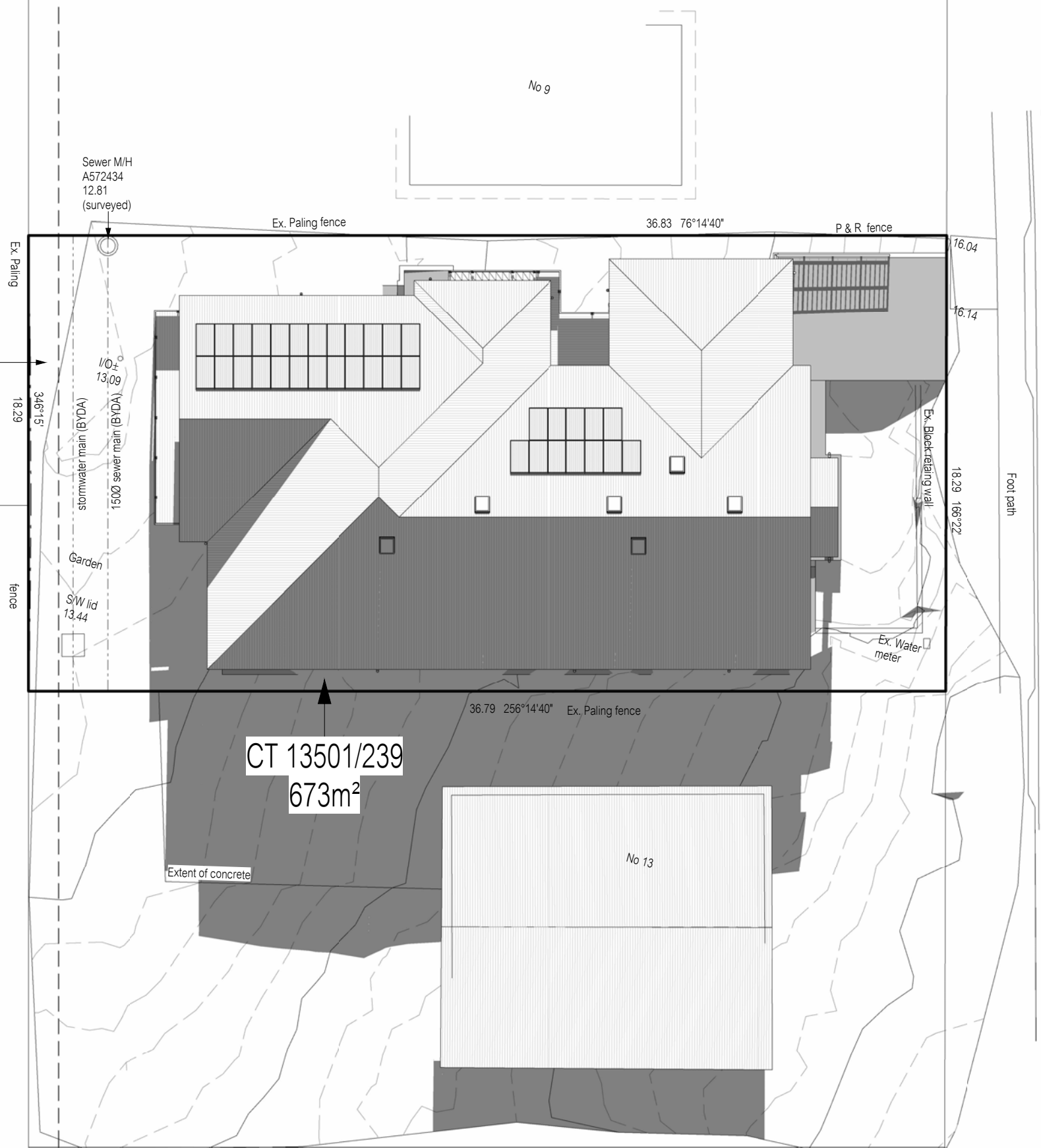


SHADOW DIAGRAM - 21/06/24		
12pm		
Drawn	ST	AP2023-2257
Date	22 September 2023	Sheet
Scale	1 : 200	N/A

No.	Date	Int.
Amendment changes as per cover sheet		



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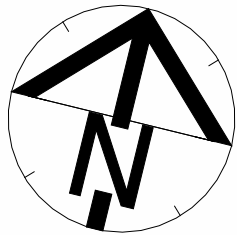
PROPOSED CULSHAW & FRANCIS RESIDENCE

11 Elinga Street,
HOWRAH

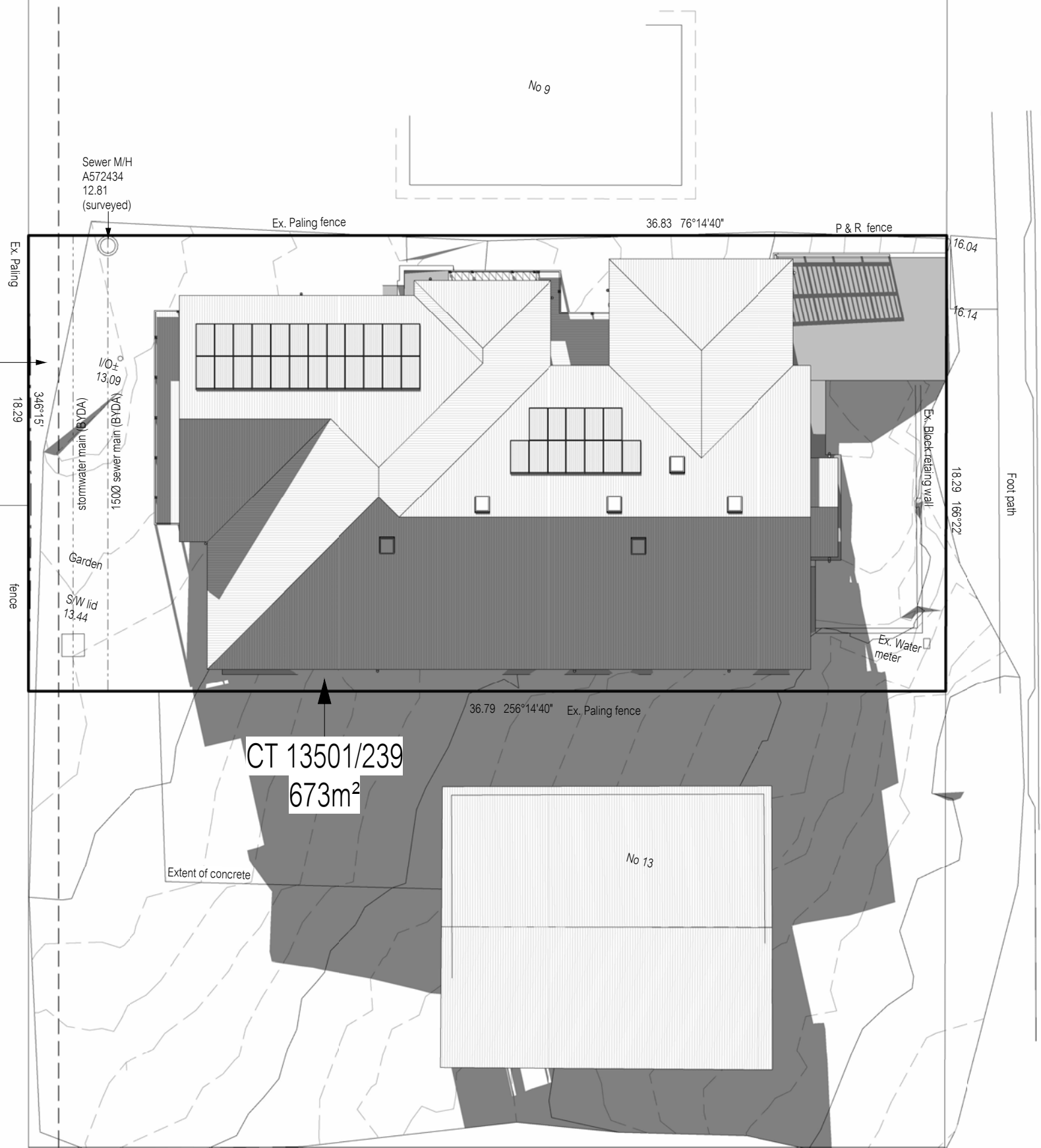


SHADOW DIAGRAM - 21/06/24		
1pm		
Drawn	ST	AP2023-2257
Date	22 September 2023	Sheet
Scale	1 : 200	N/A

No.	Date	Int.
Amendment changes as per cover sheet		



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 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnelli)
Ph: (03) 6231 4122
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info@anotherperspective.com.au

Client / Project info

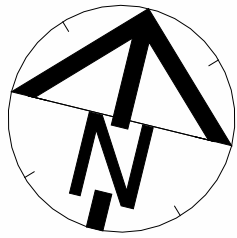
PROPOSED CULSHAW & FRANCIS RESIDENCE

11 Elinga Street,
HOWRAH

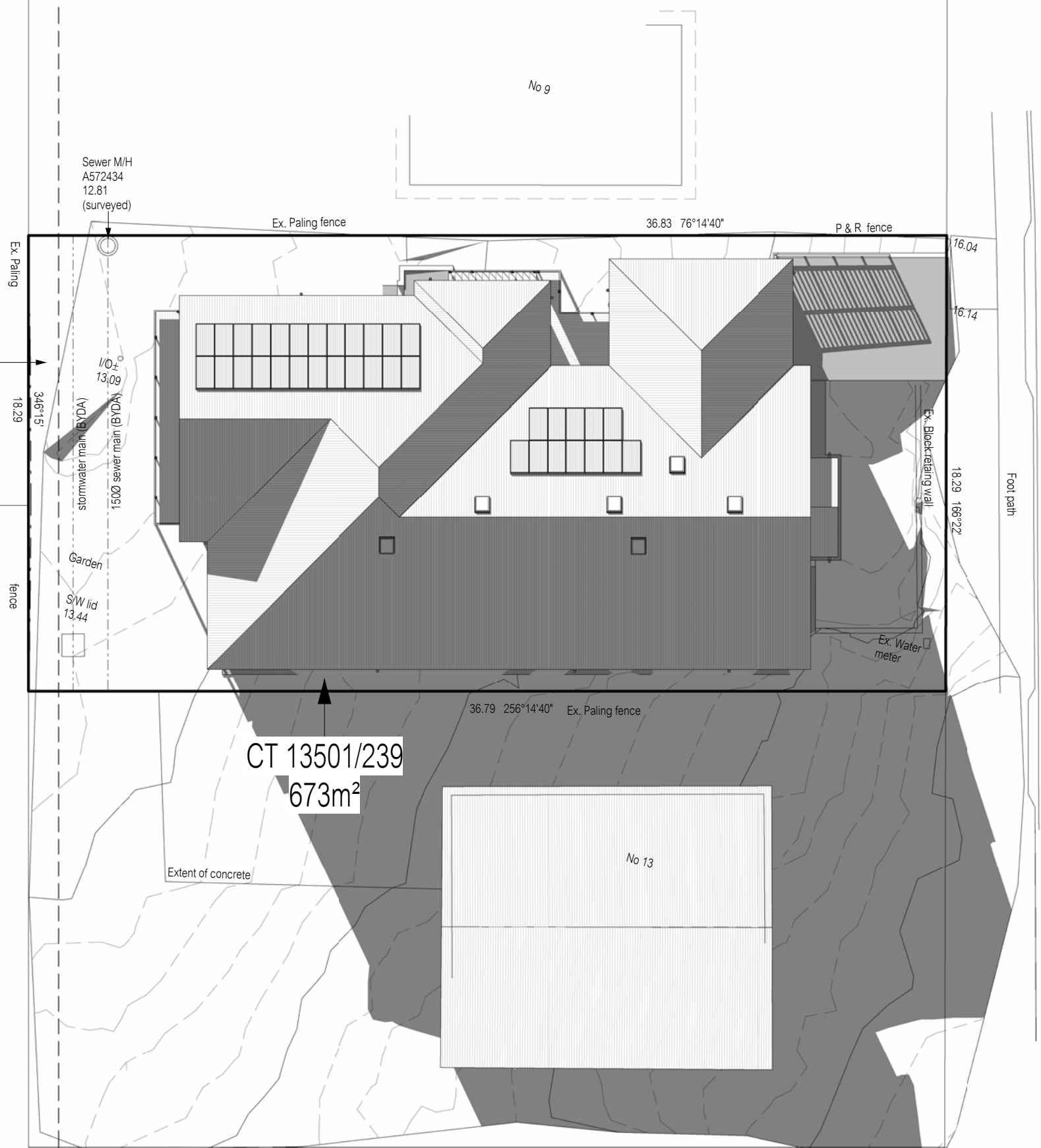


SHADOW DIAGRAM - 21/06/24		
2pm		
Drawn	ST	AP2023-2257
Date	22 September 2023	Sheet
Scale	1 : 200	N/A

No.	Date	Int.
Amendment changes as per cover sheet		



Approximate width of drainage easement.
Width not shown on survey plan.



This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were not marked at the time of survey and have been determined by plan dimensions only, not by field measurement. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from the records of relevant information where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made hereon. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

- NOTES:
1. DATUM FOR HEIGHTS IS APPROXIMATE AHD
 2. CONTOUR INTERVAL IS 0.20 METRE
 3. BEARINGS ON APPROXIMATE MGA.
 4. LEVELS ARE ACCURATE AS AT DATE OF SURVEY

ELINGA STREET

- NOTES
- LATITUDE: -42°54'
LONGITUDE: 147°25'
 - Surrounding topography information from LIDAR data.
 - Ground terrain for development site derived from detail survey.

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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Client / Project info
PROPOSED CULSHAW & FRANCIS RESIDENCE
11 Elinga Street,
HOWRAH



SHADOW DIAGRAM - 21/06/24		
3pm		
Drawn	ST	AP2023-2257
Date	22 September 2023	Sheet
Scale	1 : 200	N/A

No.	Date	Int.	Amendment changes as per cover sheet
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Attachment 3



Photo 1: Site viewed directly from Elinga Street.



Photo 2: Site viewed from Elinga Street



Photo 3: Property access viewed from Elinga Street

8. REPORTS OF OFFICERS

8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil Items.

8.2 ASSET MANAGEMENT

8.2.1 RICHMOND VILLAGE MASTERPLAN - COMMUNITY CONSULTATION

EXECUTIVE SUMMARY

PURPOSE

To present the draft Richmond Village Masterplan and seek Council’s approval to release the draft masterplan for community consultation to coincide with the commemoration of the Richmond Bicentenary from December 2023.

RELATION TO EXISTING POLICY/PLANS

Council’s Strategic Plan 2021 – 2031 is relevant.

LEGISLATIVE REQUIREMENTS

Not applicable.

CONSULTATION

Extensive community consultation was undertaken during July 2023 to understand the community’s issues and identify a future vision for Richmond Village. Further consultation on the draft masterplan is proposed in this report.

FINANCIAL IMPLICATIONS

Costs associated with undertaking the community consultation on the draft Richmond Village Masterplan will be accommodated within existing budgets.

RECOMMENDATION:

That Council:

- A. Approves the release of the draft Richmond Village Masterplan for community consultation.
- B. Authorises the Chief Executive Officer to coordinate community consultation to obtain feedback on the draft masterplan and to report the consultation outcomes to a future Council meeting.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1. The report presents the draft Richmond Village Masterplan (**masterplan**) to Council and recommends Council approves its release for community consultation. The draft Richmond Village Masterplan is **Attachment 1**.

- 1.2.** If approved, it is proposed to conduct community consultation over the upcoming summer period, coinciding with the commemoration of the Richmond Bicentenary.
- 1.3.** Council commenced masterplan initiatives in November 2020 in response to a growing need from the Richmond community for investment in and improvements to its public spaces.
- 1.4.** Limited investment and strategic planning in the Richmond township over the past 20 to 30 years has led to various issues that require attention to ensure Richmond's public spaces complement its rich heritage and guarantee a sustainable future for the village. These include poor accessibility and walkability, uneven and inconsistent footpath and road treatments, poor wayfinding and directional signage, and inefficient parking and traffic management.
- 1.5.** The draft masterplan has been shaped by extensive research and consultation with the Richmond community and external stakeholders. It seeks to capture the vision put forward by the community through feedback and conversations during both the consultation process conducted in July, but also a previous consultation conducted in 2021 and ongoing conversations and feedback over the preceding years.

2. REPORT IN DETAIL

- 2.1.** The purpose of the Richmond Village Masterplan is to identify future public realm projects across the village centre which captures the community's vision and presents a plan that can be implemented incrementally while remaining aligned to the long-term vision and strategy. Importantly, it celebrates Richmond's rich heritage and improves the public spaces in and around the village centre.

- 2.2.** The masterplan focuses on Bridge Street, Franklin Street, the Franklin Street carpark, Forth Street and the Village Green and seeks to enhance the function of streetscapes and public spaces within Richmond, respecting and celebrating the heritage value and history of the village. A map showing the project area is on Page 7 of the draft masterplan.
- 2.3.** The objectives of the masterplan project for Richmond Village are to:
- (a) celebrate, protect and draw inspiration from Richmond’s unique heritage, character, and identity;
 - (b) sensitively upgrade Richmond Village to be more welcoming, inclusive and accessible for all residents and visitors;
 - (c) enhance the visitor experience with spaces, places and infrastructure designed to encourage people to wander, explore, discover, play, learn and enjoy;
 - (d) facilitate walkability and wayfinding for improved accessibility and inclusiveness;
 - (e) support local events, celebrations, tour groups and markets; and
 - (f) address parking and vehicle movements including coaches, tour buses, caravans, campers and RVs to decentralise and as a secondary issue to the public realm.
- 2.4.** The project has been funded by reallocating money via Council budget approvals from previously endorsed projects in and around Richmond Village, to develop the masterplan.

Process to Date

- 2.5.** Council engaged external consultants Realm Studios in February 2022 to lead development of the masterplan. Realm was engaged through an open, and very competitive, public quotation process. Realm is leading a team of subconsultants across various disciplines, including traffic and movement, signage and wayfinding, graphic design, lighting, Aboriginal cultural advice and civil engineering.

- 2.6.** Stage 1 (visioning) of the project commenced in February 2023, with a detailed literature review, extensive tours and inspections of the project area, a detailed place analysis, consultation with external Council stakeholders and a walk on country with Council’s Aboriginal heritage consultant to understand the pre-colonial history of the Richmond and Coal River Area.
- 2.7.** Initial consultation with internal and external stakeholders began in May and included workshops with the Richmond Advisory Committee and small business owners and operators from Richmond Village and the Coal River.
- 2.8.** Community consultation was conducted from 3 July 2023 to 31 July 2023, and received a strong and positive response. Further information about the stakeholder and community consultation process and findings is set out in part 3 (below) of this report.
- 2.9.** Development of the draft masterplan and designs subsequently commenced, drawing on the findings from the initial research and information gathering phase and community consultation.
- 2.10.** A preliminary draft masterplan was presented to Councillors on 7 November 2023 for comment and feedback. The draft has since been revised to the attached version which is now recommended for public release.

Masterplan Overview

- 2.11.** The draft Richmond Village Masterplan is made up of the following:
- an overview of the historical and contemporary context;
 - a summary of the community engagement process to date;
 - Richmond Village context analysis;
 - an outline of the community’s vision for the village;
 - masterplan designs bringing together the above elements and detailing proposed public realm improvements;

- suggested steps for implementing the masterplan; and
- an overview of funding opportunities.

2.12. The research and consultation process identified five key “Place Principles” which are layered together to create a systematic and integrated approach to the masterplan designs. These are:

1. Country and truth-telling;
2. Environment and greening;
3. Access and linkages;
4. Culture and activities; and
5. Comfort and image.

2.13. Each Place Principle is discussed in detail, and results in a series of recommended strategies to implement.

2.14. These are ultimately captured through the masterplan designs on Pages 40 to 54 of the draft masterplan. The designs include plans to upgrade footpaths and intersections and improve connectivity and wayfinding through the village, upgrades to green spaces, including the Village Green, the river corridor and bridge, among other things.

3. CONSULTATION

3.1. Community Consultation Undertaken

- **Community and Stakeholder Consultation May to July 2023**

Extensive community and stakeholder consultation was undertaken from late May until the end of July 2023. Consultation activities included:

- a workshop with the Richmond Advisory Committee on 17 May 2023;
- a workshop for Richmond and Coal River Valley businesses at Wattlebanks Function Centre in Richmond on 27 June 2023;

- a community survey through your Say Clarence, which was open from 3 July 2023 to 31 July 2023 and received 59 responses, as well as an invitation to provide written submissions;
- pop-up information stalls at the Richmond Market on 9 July 2023 and 30 July 2023 from 10am to 3pm; and
- a drop-in session for two full days at the Richmond Supper Room on 14 and 15 July 2023.

The masterplan project and opportunities for consultation were widely promoted before and during the consultation period. Promotion activities included:

- an addressed mailout to all residents of the Richmond and Dulcote localities (approximately 2,000 letters) with details of the consultation and contact information of project team members;
- a door-knock of all businesses on Bridge Street with an invitation to the business workshop and information about the masterplan process;
- posts on Council's Facebook page throughout the consultation period;
- a dedicated page on the Your Say Clarence website;
- printed postcards advertising consultation at various premises in Richmond;
- an article in the Coal River Valley News newsletter distributed to Richmond residents in hard and electronic form;
- corflute signage installed at various prominent locations in Richmond Village; and
- attendance by Council officers and consultants at Coal River Tasmania Tourist Association networking events and distribution of information and invitations to their network.

In-person consultation activities were well attended, with around 100 individual conversations between project team members and residents and visitors during the four sessions.

- The community survey was mostly completed by residents of Richmond, which is to be expected given all residents were notified and given a link through the mailout. A summary report of the responses to the community survey is included as **Attachment 2**.
- The following key themes emerged during the community consultation process:
 - **Access and walkability:** The village is vehicle focused and not pedestrian friendly, with uneven and narrow footpaths, a lack of accessibility and absence of dedicated crossing points on Bridge Street. There were also concerns about the lack of all-abilities access to and from Richmond Bridge and riverbank area, with the only accessible route via a long walk from the Bathurst Street carpark.
 - **Vehicle movement and pedestrian safety:** Residents were concerned about traffic congestion during peak periods and unsafe speeds on Bridge Street. It was noted that Richmond is still a thoroughfare for traffic between Cambridge and Sorell despite the construction of the bypass in 2019. There were also concerns about heavy vehicle traffic on the Richmond Bridge, lack of pedestrian access on the bridge and associated safety concerns, particularly for school students.
 - **Balancing tourism with the needs of residents:** While respondents were supportive of tourism and the benefits it brings to Richmond, it was noted that the lack of signage or information and other facilities led to adverse impacts on the township, particularly around parking and high numbers of visitors being concentrated in specific areas.

- **Aboriginal heritage and recognition:** There is little to no formal recognition of indigenous history of Richmond and Coal River area and it is difficult to find information. There is a focus on post-colonial heritage and a need for more recognition of the Mumirimina people of the Richmond and Coal River region, who were devastated by colonial settlement.
- **Street trees and vegetation:** There was a strong desire for increased greening and shade through planting street trees and the revegetation of key areas.
- **Parking:** It was noted that the main visitor carpark off Franklin Street is poorly laid out and underutilised due to poor signage. Similarly, the carpark in Forth Street and outside the Richmond Gaol is poorly marked and inefficiently planned. On-street parking on Bridge Street is poorly planned, leading to visitors and tourists parking for long periods, in what should be shorter term parking spaces for people visiting businesses on the main street.
- **Signage and wayfinding:** Wayfinding throughout the village is substandard making it difficult for visitors to find their way around or easily access key sites. Signage is cluttered, inconsistent and detracts from the character of the village.
- **Preservation and celebration of heritage:** There was a strong desire to celebrate Richmond's post-colonial cultural heritage through proper recognition of historic buildings and sights through means like lighting, access, direction and information signage.
- **Night-time economy and street lighting:** The lack of a night-time economy or facilities to encourage visitors to stay in Richmond, rather than visit for short day trips, was a frequent comment. It was noted that the lack of street lighting on Bridge Street was a barrier to activating the business area of the township of an evening.

- The articulation of these issues through the consultation process led to the formulation of the following proposed community vision statement, which seeks to capture the needs and desires of the community and their deep connection and affection for their home:

“Inspired by the rich tapestry of natural and cultural heritage, Richmond is envisioned as a village where the past is cherished, and the future is inclusive to all. Thoughtfully crafted streets and public spaces will shape a flourishing, accessible, and inviting place, that not only celebrates the narratives of the land and its people but also ensure their preservation for generations to come.”

3.2. State/Local Government Protocol

There is a need for direct engagement with various State Government agencies on the draft masterplan, and particularly the Department of State Growth, which manages the Heritage Protection Plan for the Richmond Bridge. The project team has been liaising with various agencies through the process and will engage directly with them during the next stage of consultation.

3.3. Other

The project team acknowledges the Richmond Advisory Committee as a key stakeholder in the masterplan process and will also engage directly with the committee during the next phase of consultation.

3.4. Further Community Consultation

It is recommended the draft masterplan is approved for release for community consultation from 8 December 2023 to 4 February 2024.

Although community consultation would not normally take place over the summer holiday period, it has always been intended to present the draft masterplan to the community as part of the bicentenary commemorations, as a way of looking toward the future while commemorating the past.

If approved, consultation will commence during the Richmond Bicentenary launch weekend on 9 and 10 December 2023, with an on-site pop-up stall in the Village and would run through until 4 February 2024. Details of proposed consultation activities are set out in the Consultation Promotion Plan in **Attachment 3**.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The following objectives within Council’s Strategic Plan 2021-2031 are relevant in the context of the preparation and need for the masterplan:

Goal Area	Objective	Strategy
A people friendly city	Liveability	1.1 Enhancing the liveability of activity centres, community hubs and villages through urban design projects. 1.3 Recognising our Tasmanian Aboriginal people and developing a Reconciliation Action Plan.
	Promoting Health	1.11 Continuing to develop and maintain a quality open space network.
A well-planned liveable city	Roads and transport	2.5 Providing and prioritising a safe, reliable, and accessible pedestrian network.
	Public buildings and community facilities	2.10 Ensuring quality civic architecture which is responsive to place and adaptable for the needs of the community
	Land use planning and urban design	2.13 Enhancing natural and built amenities to create vibrant, accessible activity centres and community hubs through quality urban design. 2.17 Ensuring heritage values of historic places and precincts are protected.
A prosperous and creative city	Not applicable	3.5 Building and facilitating productive networks and relationships based on common interests with business groups, regional bodies, other councils, and other levels of government. 3.14 Adopting policies and strategies to enhance the quality of life by using emerging technology to improve the efficiency of city infrastructure and services for the benefit of the community, business and visitors.
An environmentally responsible city	Not applicable	Protecting natural assets within council-managed land through the development and review of strategies in relation to bushfire, weed, land and coastal management.

Goal Area	Objective	Strategy
Governance and leadership	Not applicable	5.4 Communicating with our community about what we do. 5.5 Engaging with our community and stakeholders through the continued implementation of our Community Engagement Policy.

5. EXTERNAL IMPACTS

- 5.1.** Being a public realm masterplan that addresses different elements across a wide area, the draft masterplan has numerous external impacts, particularly in relation to the traffic network in and around Richmond, heritage preservation and impacts on crown and privately owned land.
- 5.2.** The project team has compiled a detailed list of external stakeholders ranging from state government agencies, transport providers, community and business associations and private landowners who would be most impacted by the proposed plans. All external stakeholders will be contacted directly as part of the upcoming consultation process and invited to provide comment or meet with the project team.

6. RISK AND LEGAL IMPLICATIONS

- 6.1.** The draft masterplan seeks to articulate a vision for the future of Richmond Village but is currently still in development. Its implementation over time would give rise to various risk and legal considerations, particularly in relation to impacts on crown or private land and/or heritage listed places such as the Richmond Bridge.
- 6.2.** These would need to be identified and addressed on a project-by-project basis as the masterplan is implemented in coming years.
- 6.3.** There are no material risk management or legal implications arising from the proposed release of the masterplan for community consultation.

7. FINANCIAL IMPLICATIONS

- 7.1.** The final masterplan will include an implementation plan, which will contain recommendations for future projects required for its implementation, including high-level cost estimates for each. Council is not yet in a position to properly consider the future cost implications of implementing the masterplan until a draft masterplan implementation plan is available.
- 7.2.** In-terms of costs arising as a direct consequence of the recommendations in this report, the current project budget incorporates allowances for consultation expenses, which will be accommodated within existing budgets.

8. ANY OTHER UNIQUE ISSUES

- 8.1.** The Richmond community has embraced the masterplan process with positivity and enthusiasm. But as custodians of the township, both long-term and recent residents are passionate and have strong opinions about how it can and should be improved.
- 8.2.** The project team has observed that the community is prepared to have robust but overall positive and cooperative discussions about the masterplan proposals and issues impacting the town, and has been thankful for the open, frank and constructive way the community has enthusiastically embraced the consultation process.
- 8.3.** As such, while there is likely to be a divergence of strong opinions on some ideas proposed in the masterplan, the project team is confident that the upcoming consultation will trigger further conversations and debates that will benefit the final masterplan designs.
- 8.4.** A number of the current initiatives in the Masterplan are traffic related. It is likely one of the top five projects from the Implementation Plan will be to undertake a traffic modelling exercise to understand, evidence test masterplan proposals and ultimately consider vehicle movements around and through the township. Liaison with the Department of State Growth and key stakeholders will be included in this process.

9. CONCLUSION

- 9.1.** The draft Richmond Village Masterplan has undergone a detailed consultation and development process.
- 9.2.** The draft masterplan reflects the views and opinions of the Richmond community, visitors and various other stakeholders and seeks to encapsulate them in a design addressing key issues and creates a well-connected, well designed and accessible village with outstanding public spaces, and which celebrates the area's rich pre and post-colonial history.
- 9.3.** It is recommended Council approve the commencement of community consultation for the draft masterplan, with the results to be presented to a future workshop and Council meeting.

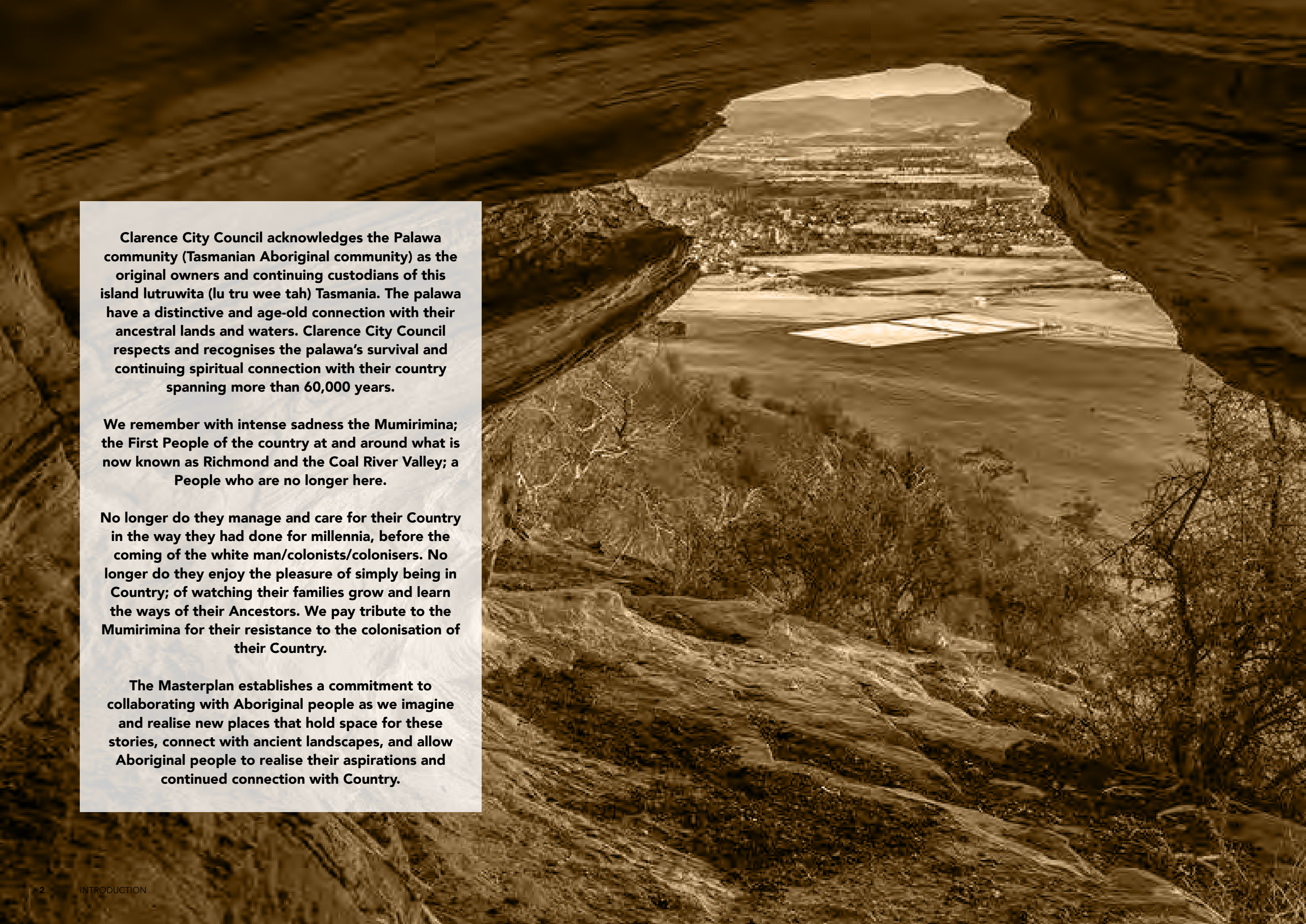
Attachments: 1. Draft Richmond Village Masterplan (74)
2. Consultation Report – Stage 1 Consultation (20)
3. Draft Consultation Promotion Plan (7)

Ross Graham

HEAD OF INFRASTRUCTURE AND NATURAL RESOURCES

RICHMOND VILLAGE

PUBLIC REALM MASTERPLAN 2023



Clarence City Council acknowledges the Palawa community (Tasmanian Aboriginal community) as the original owners and continuing custodians of this island lutruwita (lu tru wee tah) Tasmania. The palawa have a distinctive and age-old connection with their ancestral lands and waters. Clarence City Council respects and recognises the palawa's survival and continuing spiritual connection with their country spanning more than 60,000 years.

We remember with intense sadness the Mumirimina; the First People of the country at and around what is now known as Richmond and the Coal River Valley; a People who are no longer here.

No longer do they manage and care for their Country in the way they had done for millennia, before the coming of the white man/colonists/colonisers. No longer do they enjoy the pleasure of simply being in Country; of watching their families grow and learn the ways of their Ancestors. We pay tribute to the Mumirimina for their resistance to the colonisation of their Country.

The Masterplan establishes a commitment to collaborating with Aboriginal people as we imagine and realise new places that hold space for these stories, connect with ancient landscapes, and allow Aboriginal people to realise their aspirations and continued connection with Country.



Image: X

RICHMOND VILLAGE PUBLIC REALM MASTERPLAN

CLARENCE CITY COUNCIL

November 2023

PREPARED FOR



CONSULTANT TEAM

REALMstudios

Movement & Place

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FPOV

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Revision:	Status:	Date:	By:	Checked:
A	Draft Report	06/11/23	FD	AH

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1.1 INTRODUCTION

A COMPREHENSIVE VISION

Richmond has experienced limited investment in its public spaces over the past 20-30 years. This has led to a number of issues that require attention to ensure that Richmond's public spaces compliment its rich heritage and guarantees a sustainable future for the village.

To respond to these opportunities and challenges, Clarence City Council has prepared a Public Realm Masterplan (the Plan). The Plan will deliver a long-term vision for Richmond Village. It will aim to enhance and improve the overall look, feel, and liveability of the village while respecting and celebrating its significant heritage and history.

Focusing on Bridge St and the Village Green, the Plan will be a strategic guide for council to cohesively plan, fund and implement works to enhance the experience for locals and tourists visiting Richmond.

Development of this Plan has been shaped by extensive research and consultation with the Richmond community. The Plan demonstrates how the community's vision, and design principles – guided by best practice design and planning principles – can create a well-designed and connected village for locals and tourists.

PURPOSE

The purpose of the Plan is to identify future public realm projects across the village centre. It will include plans to upgrade footpaths and intersections and improve connectivity and wayfinding through the village, upgrades to green spaces, the river corridor and bridge. It will celebrate Richmond's rich heritage and improve the public spaces in and around the Village Centre.

CONTENT

The Plan is made up of:

- A historical and contemporary context
- A summary of the community engagement process to date
- Village context analysis
- A community vision for the village
- Drawings that detail the proposed improvements
- Suggested steps for implementing the Plan
- Funding opportunities.

WHAT IS PUBLIC REALM?

Public realm refers to the physical and social spaces that are accessible and shared by the public, that contribute to the city's overall character, operations and quality of life. This encompasses streets, squares, laneways, forecourts, parks and open spaces.

On a social level, the public realm is the glue that holds great places together. People meet, sit, relax, eat, play, explore, reflect, debate, dissent, and do business in the public realm.

A high-quality, well-designed public realm is an essential element of any liveable place.

PROCESS

This Plan is an evolution of previous planning work.
XXXXXXXXXX

The investigation is undertaken at two different scales. At the village-wide scale, the study examines Richmond’s position within the Coal River Valley and items that will improve the broader workings of the village. At the village center, it explores detailed design outcomes (refer to plan on page 7 for study boundaries).

The Plan is supported by a comprehensive program of community and stakeholder engagement. This process started in May 2021, continuing through to the development of the Plan, and its final delivery in February 2024.

TIMELINE



FUN FACT ABOUT RICHMOND:

Richmond was surveyed by James Meehan, who named the Coal River after the coal he found there. Richmond quickly became a rich agricultural area, Tasmania’s major wheat-producing region. Sheep and cattle also flourished. A bridge over the Coal River, completed in 1825, facilitated travel to the east coast. A town grew up around it, a natural stopping place. In 1824, Lt-Governor Sorell proclaimed the township of Richmond, the name coming from David Lord’s nearby property, Richmond Park, from which land was taken for the site. In 1825, Richmond was an integral part of Lt-Governor Arthur’s system of police districts, with a gaol, courthouse, barracks and watch house. Businesses were established: inns, blacksmiths, saddlers, stockyards, tanneries, a market place, brick and lime kilns, a windmill and general stores. In 1835, Richmond was the third-largest district in Tasmania.



1.2 CONTEXT

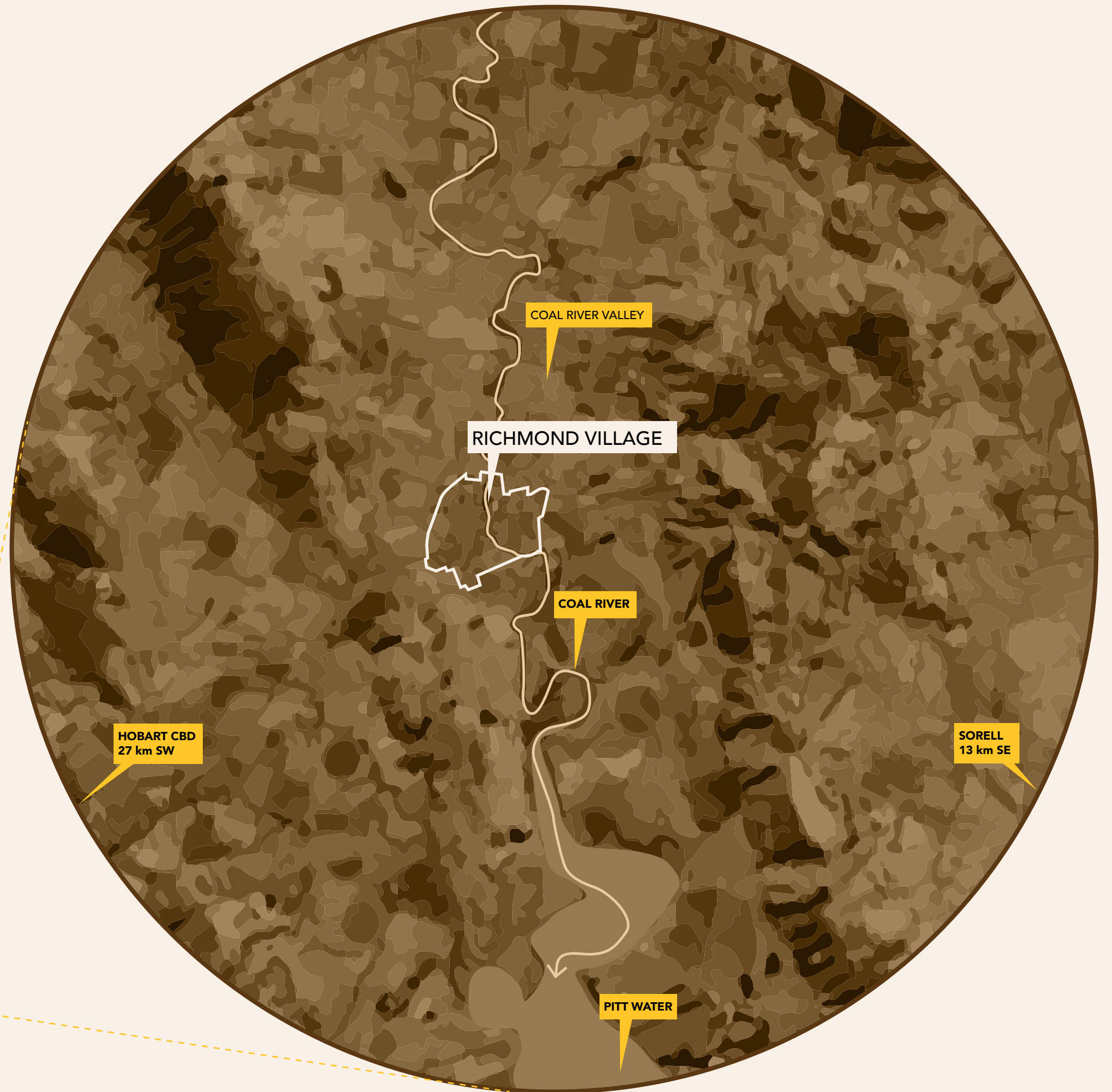
VALLEY, VILLAGE, CENTRE

VALLEY

The Coal River Valley is a picturesque region located in southern Tasmania. Known for its scenic beauty and fertile soils, the valley is characterised by rolling hills, vineyards, orchards, and farmlands.

The name “Coal River Valley” comes from the historic coal mining activities that took place in the area during the 19th century. While coal mining is no longer a prominent industry, the valley’s rich history and heritage can still be explored in various places, including Richmond.

The Coal River Valley is a popular destination for tourists and locals, offering an easy escape from the city. Visitors can indulge in the valley’s abundant local produce, and enjoy the region’s natural beauty and experience Historic Georgian architecture .



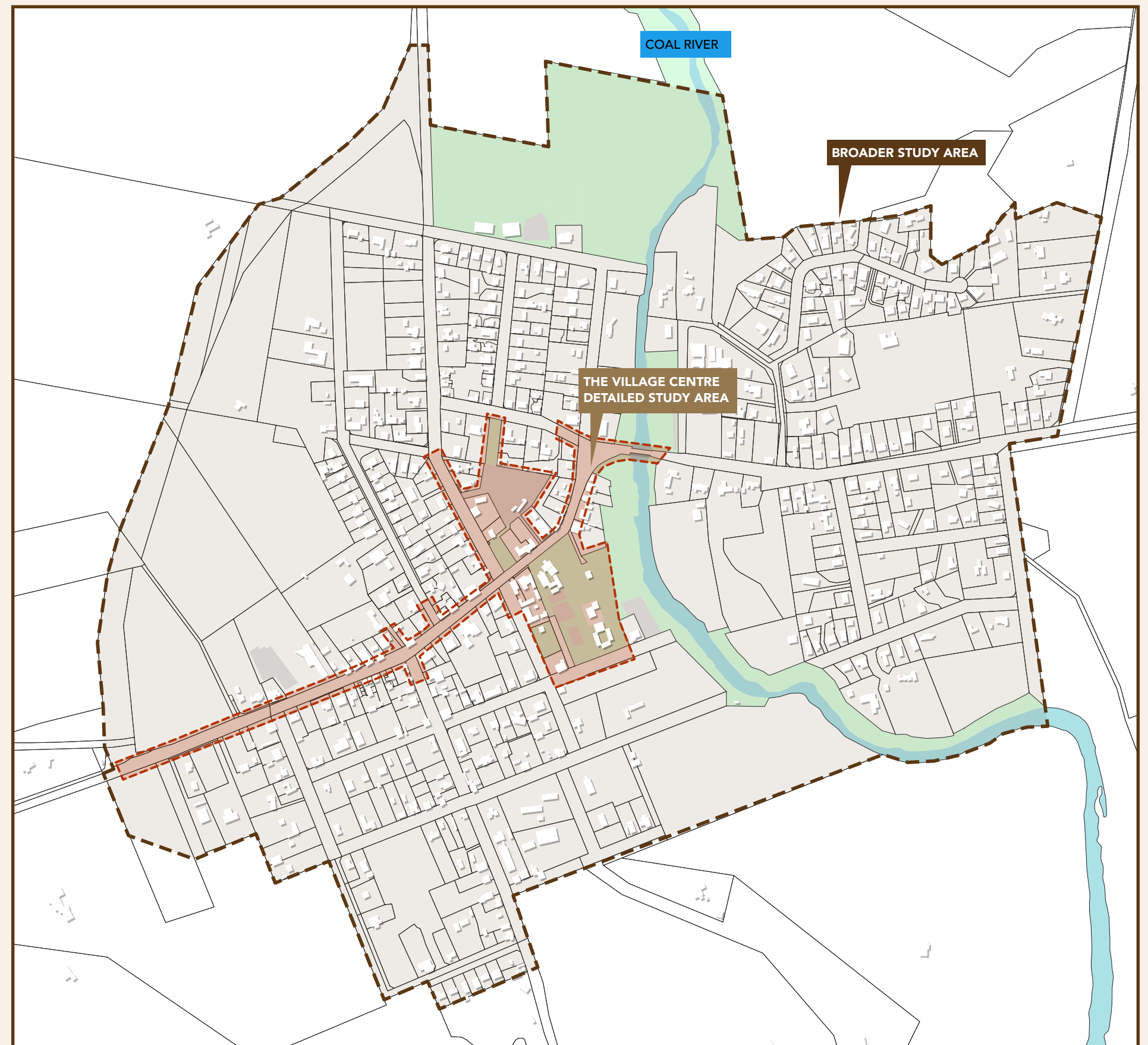
VILLAGE

Richmond is a historic village and the largest town in the Coal River Valley. It is a short 25 minute drive northeast of Hobart and 15 minutes from the Hobart Airport. Richmond's population is relatively small, a total of 1,583 residents were recorded in the 2021 census. This is a close-knit community, and one that values the village's heritage and actively preserves its historic buildings and landmarks.

Despite its modest size, Richmond attracts a steady stream of visitors from around Tasmania and beyond, drawn by its charming streets, historic Georgian architecture, and quaint atmosphere. The Village becomes a bustling tourist destination, especially on weekends and during the peak summer season. Over 200,000 tourists flock to Richmond yearly.

In addition to its historic significance and tourism, Richmond remains at its core, an agricultural centre, contributing to the region's economy through farming and related industries. The community relies on the services provided in the village for everyday needs, including food and medicine, education, recreation facilities, and other amenities. It is important that as Richmond moves into the future it maintains these critical elements of services to the long-term community.

This Plan presents an opportunity to explore ways in which the broader village and the centre of Richmond might begin to further realise the potential of this place. For this reason, the Plan will explore opportunities at two scales: the broader study area and the detailed study area.



THE VILLAGE CENTRE

1. Bridge Street: A Step Back in Time

Historic Bridge Street transports visitors to a bygone era. The cobblestone-paved street cuts through the centre of the village, lined with historic buildings from the 19th and early 20th Century which are steeped in charm and history.

2. The Village Green: A Picturesque Gathering Place

As you stroll down Bridge Street, you'll find the Village Green, inviting locals and visitors to gather under towering oak and elm trees. It is a meeting point, a venue for community events, and a place for children to play.

3. Richmond Bridge: An Icon of Colonial Heritage

At the northern end of Bridge Street is the Richmond Bridge, Australia's oldest bridge. Its stately arches stretch across the Coal River, and it is a drawcard for sightseers, photographers, and history enthusiasts.

4. Richmond Court House: A Pillar of History

On Bridge Street, the Court House is a historic and elegant piece of Georgian architecture, built in 1825. It is now functioning as a community centre.

5. The Town Hall: A Community Hub

Adjacent to the Village Green, the Town Hall is a historic sandstone building which hosts community events, from performances to farmers' markets.

6. Richmond Gaol: A Haunting Echo of the Past

The Richmond Gaol is a sombre reminder of the town's convict history. Now a popular museum, visitors can hear stories and reminders of early settler and convict lives.

7. Richmond Riverbank Park

8. Tasmanian Gingerbread House

9. Village Green Play Area

10. St Johns Catholic School

11. Saleyard Corner Park

12. Public Toilets

13. Bus Interchange

14. Franklin Street Car Park

15. Forth Street Car Park

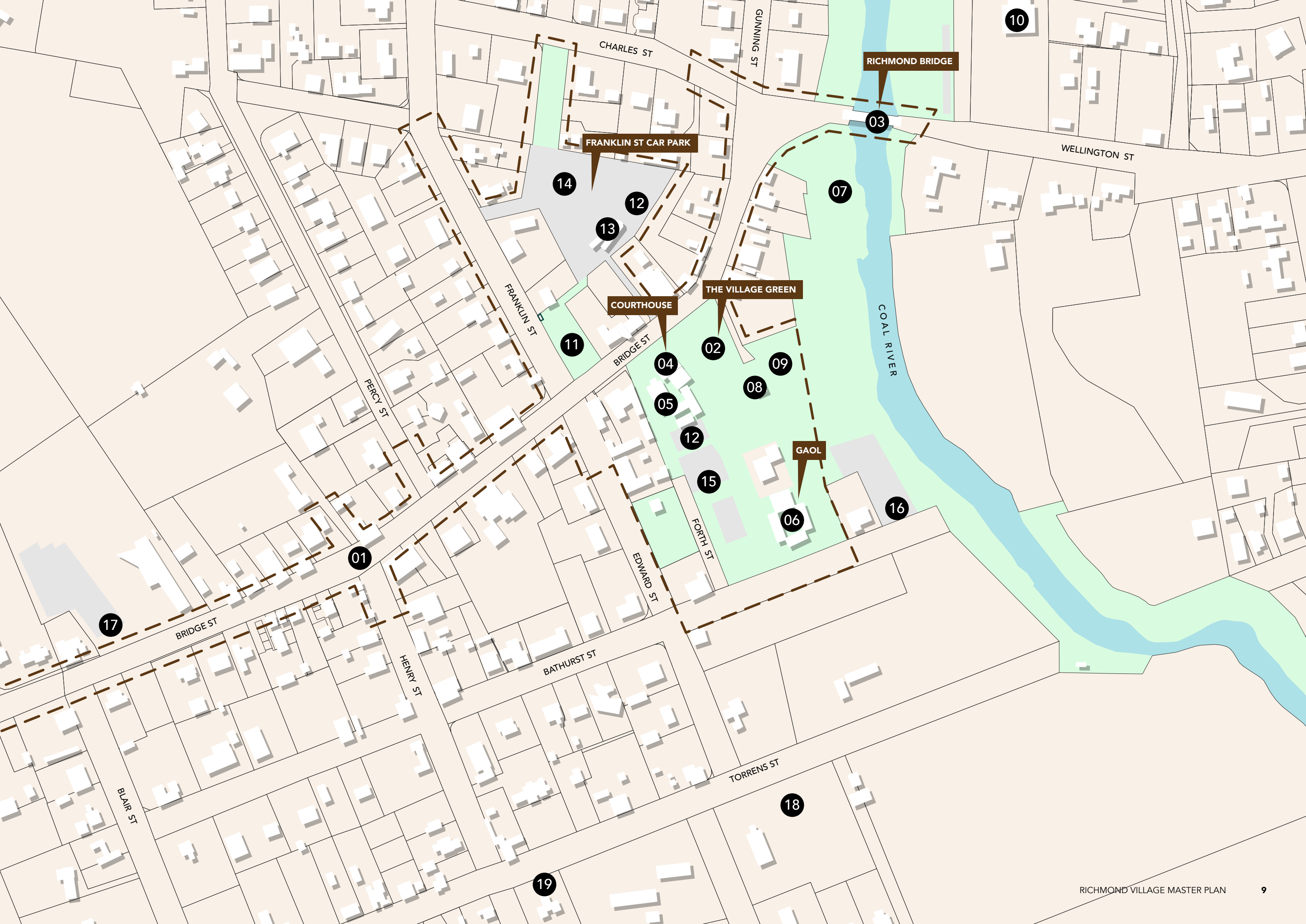
16. Bathurst Street Car Park

17. Amaze

18. St Lukes Anglican Church

19. Richmond Primary School





CHARLES ST

GUNNING ST

RICHMOND BRIDGE

WELLINGTON ST

FRANKLIN ST CAR PARK

THE VILLAGE GREEN

COURTHOUSE

GAOL

COAL RIVER

BATHURST ST

TORRENS ST

HENRY ST

BRIDGE ST

BRIDGE ST

FRANKLIN ST

PERCY ST

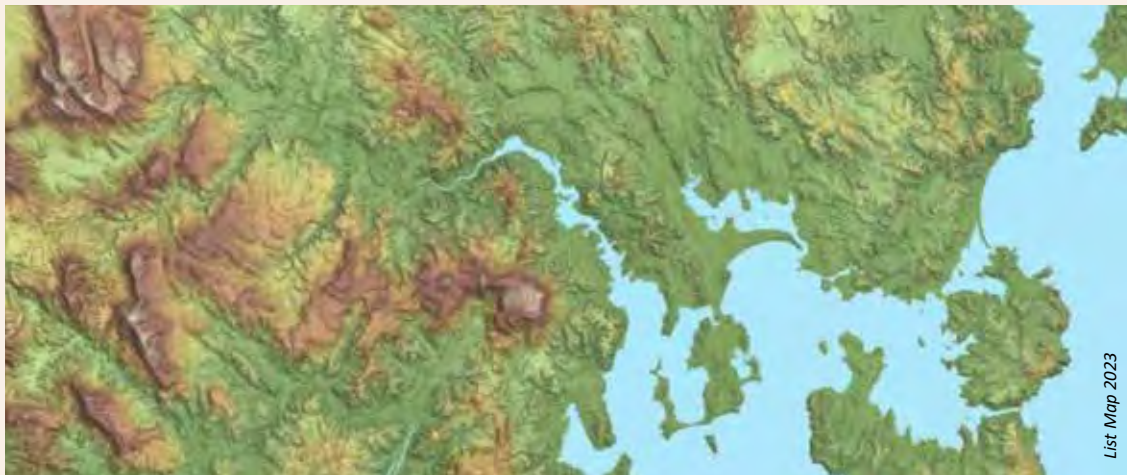
BLAIR ST

EDWARD ST

FORTH ST

1.3 PLACING RICHMOND

SETTLEMENT MORPHOLOGY - EVOLUTION OF A 'CROSSING PLACE'



Landforms and waterplanes of south east Tasmania

Deep Time :

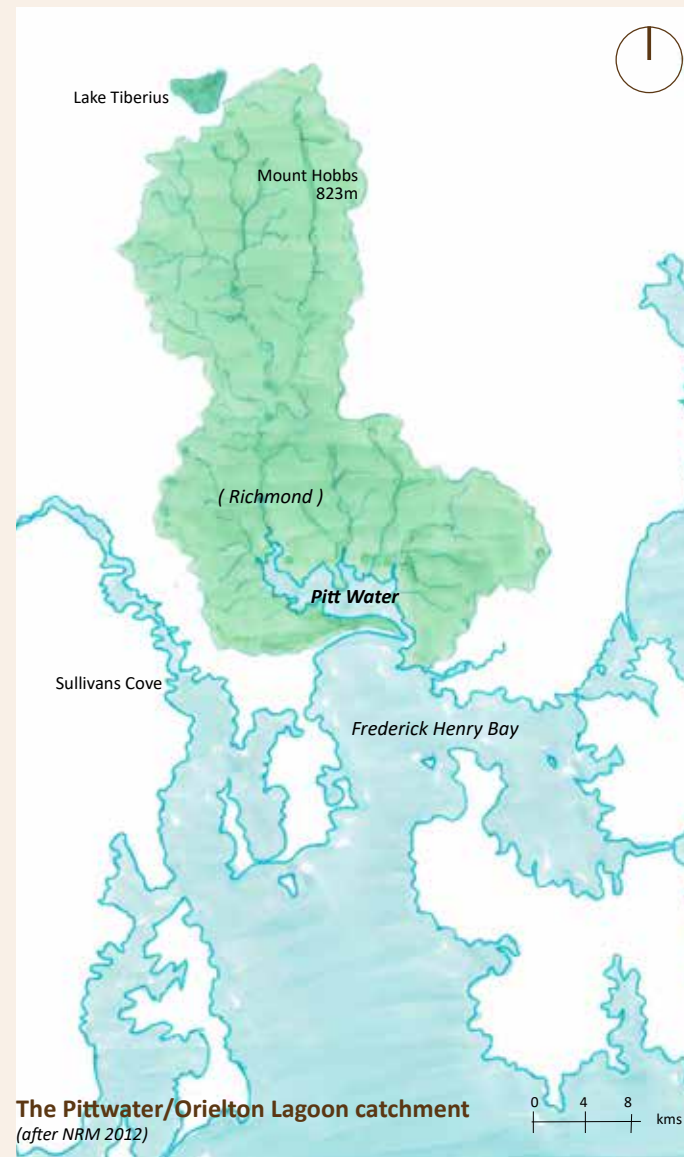
Aboriginal people of Lutruwita (Tasmania) have been here since the time of Palawa, the First Ancestor who was created by Muyini and Rrumitina, two star brothers. For millenia the Mumirimina families had lived within their country, their cultural practices informed by the environment and long-standing traditions, interacting with the landscape in a way that enhanced nature's awe-inspiring capacity of renewal, rebirth and continuance. Reciprocity was key to the survival of all species.

This was the way of the Mumirimina until 1803 – the coming of white people. Their existence was under threat from the beginning, and before long they would be no more. Here, in what is now known as Richmond and the Coal River Valley, Mumirimina People watched as more of their country was carved up and gifted to colonists. With the laying of the 'founding stone' and subsequent completion of the (Richmond) Bridge more of the Mumirimina was able to be accessed and gifted to colonists. Descendants of many of the original colonists granted acres of Mumirimina land continue to reap the benefits today. While acknowledging the horrific circumstances under which Richmond and the Coal River Valley has grown, this is not about blaming or shaming. It is however, important that the present and future community of Richmond and the Coal River Valley should never forget.

Such a tragedy for the Mumirimina, who are no longer here, and the surviving Palawa Community of today.



This painting by Tasmanian Aboriginal artist Allan Mansell depicts the Stringray in the Sky. Known to most as the Coalsack Nebula, Tasmanian Aborigines/Palawa people know this dark space within the Milky Way as Lata (a word for 'stringray').



Catchment : Pittwater / Orielton Lagoon

The catchment lies in a North – South direction. The headwaters of the Coal River rise in the hills east of Tunnack at an elevation greater than 520m. (Nearby Mt. Hobbs rises to 823m) A graben valley form and fault lines in combination with erosion resistant dolerite, have generally controlled the Coal River drainage system. (Davies et al 2002) Historically the Coal River was ephemeral in its flow, especially during the summer months. As a shallow stream with a rocky riverbed, it was tidal below a natural 'crossing place', a location now known as 'the Bridge'. The river is a 'riffle and pool' sequence ('riffle' – shallow gravel bar over which water flows rapidly with a ruffled surface) The resulting 'Chain of ponds'; gave rise to areas of still water and reeds (Davies pers. com), also recognised as places of abundance.

Aboriginal nations of South East Tasmania

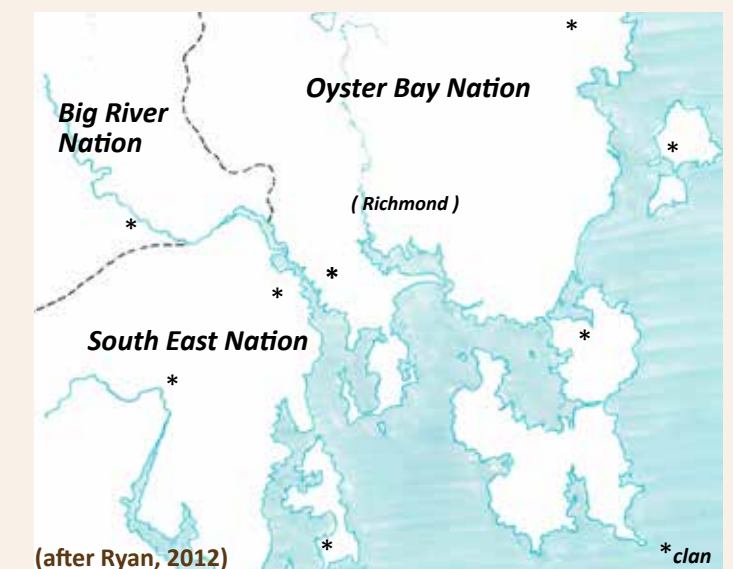
The Mumirimina were part of the largest Nation of Lutruwita (Tasmania), called by white people the Oyster Bay Nation.

Mumirimina territory was around Pittwater and Risdon (including what is now known as Richmond and the Coal River Valley). Tribal boundaries were geographical features such as rivers, lagoons, and mountains.

Embracing Pittwater near the coast, the Coal River area was a fertile location, with an abundance of resources, including freshwater resources, marine resources, land animals, birds (and their eggs), and plants. All of which provided sustenance and enabled the people to continue with culture such as basket weaving as they came together in this important place within Country.

Agreements between the Mumirimina and the Big River people had been negotiated regarding accessing each other's territory. They would come together at significant times to hunt and celebrate together. We pay our respect to their Elders, past and present. Any physical evidence of the Mumirimina having been in this part of their country has either been severely impacted or destroyed forever due to the building of hard infrastructure, such as roads and dwellings, and European agricultural practices.

We look to the Palawa Community of today, who survived against all odds, to ensure that the existence and legacy of the Mumirimina are never forgotten. No matter what now stands where the Mumirimina once stood; where Mumirimina families once played, laughed, and held ceremony; and the People are no more, their footprints remain in their Country. Their spirit remains within their Country.



Invasion and Land Alienation

Europeans arrive from the sea, waterways provide access to the interior.

Initial exploration of SE Tasmania from Risdon Cove by surveyor James Meehan (Nov. 1803), finds coal in river valley to the east, before crossing a chain of ponds (Orielson Rivulet) to a 'vast plain' of at least 2000 acres 'with scarcely a tree on' (Tardif p.80). Aboriginal fire stick farming has been shown to generate 'a grassland kept clear for centuries' (Gammage p.75)

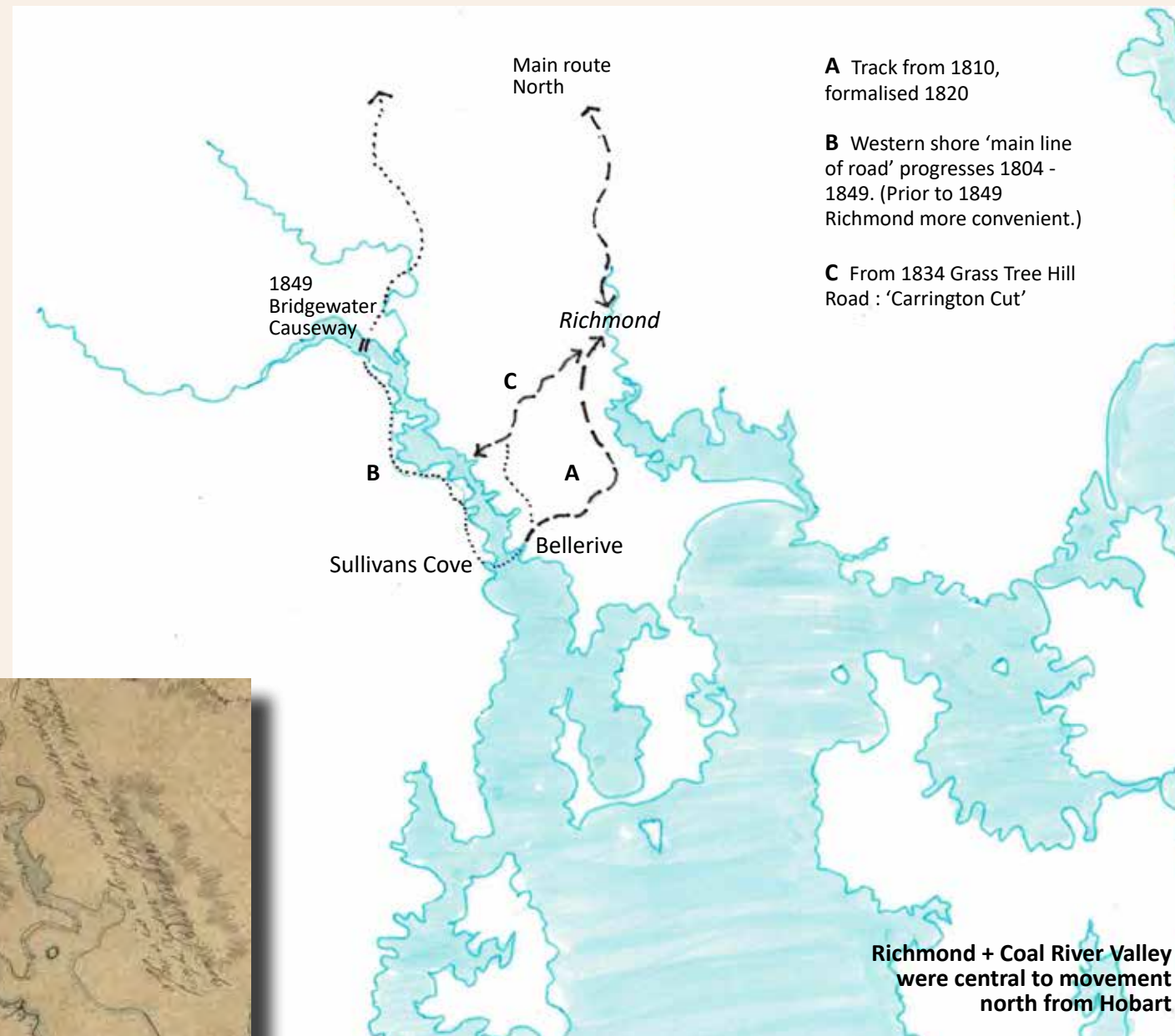
Between 1808 – 1813 over 42,000 acres of land was taken, including 'grants' at Pittwater, Orielson, Cambridge (Morgan, p. 16) Soon after the Coal River district was settled. During the 1820's the European population of the colony boomed. Land 'grants' encouraged the development of the pastoral industry. In turn this lead to violence between Aboriginal people and settlers over land and food supplies. (Snowden p.64)

Right (Detail) TAHO: Meehan's Traverse (late 1803, early 1804) notes 'good pasturage' in the valley to the east.

Below: Land grants reached their peak in 1823 and marked the spread of settlement out from Hobart. (Plan c.1845) Detail : AF396-1-1075

Far right : Prior to the Gatty Dam, the stream was shallow with a rocky riverbed. (Photo: c.1890) AUTAS001131821613

Far right lower: The tidal flow and character of the Coal River prior to silting. NS 479-1-57



Colonisation – Richmond a natural focus

A place of scattered farms, the environs of the Coal River was one of four areas of settlement in the south. It was closely linked to the acquisition of land and the establishment of pastoralism and agriculture, relying on convicts to provide cheap labour. Land grants soon became proportional to the amount of capital the settler could bring to the colony. (Snowden p.65)

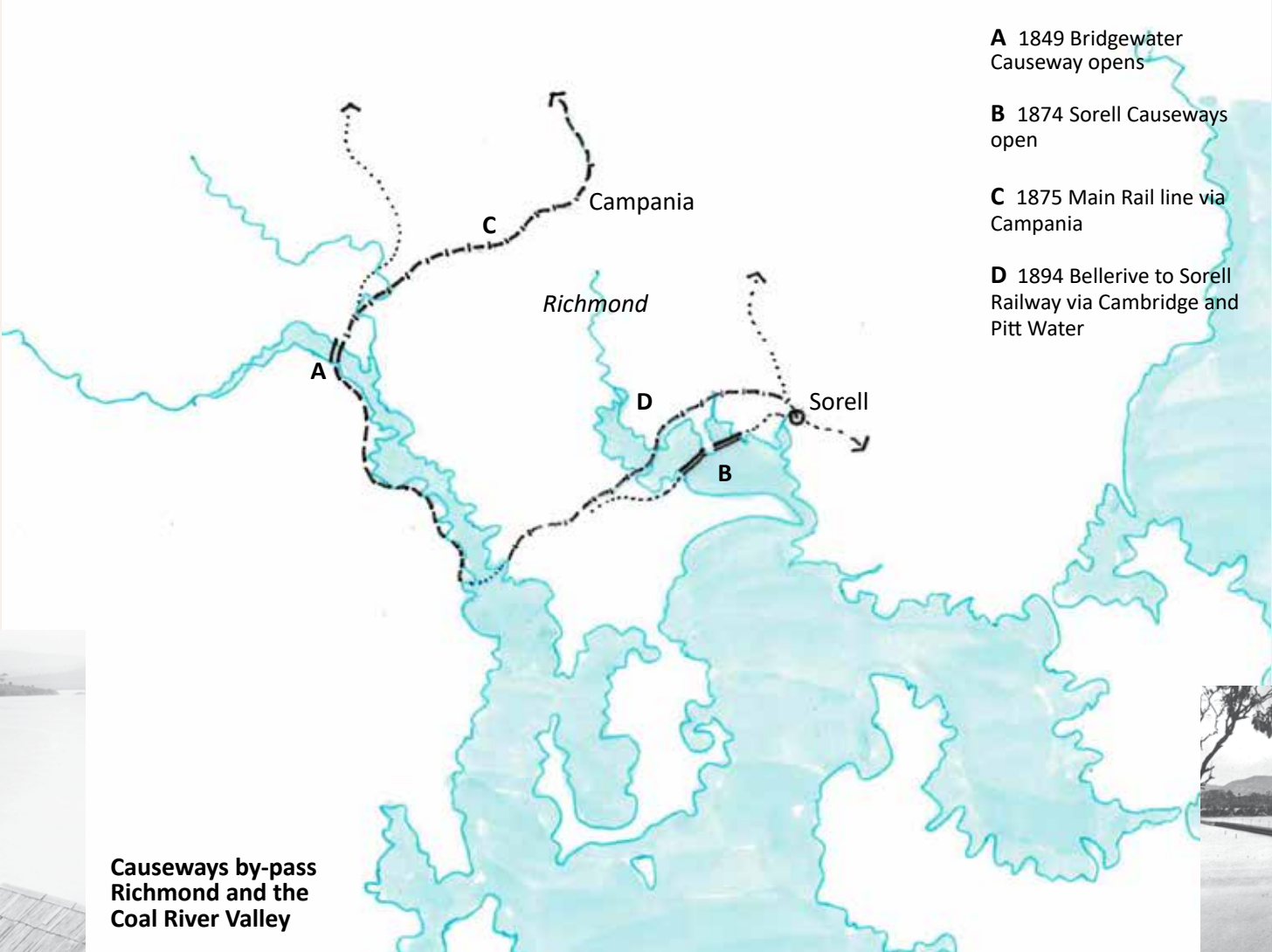
Kangaroo Point at Bellerive provided the staging point (or 'ferrying place') for developing the south east, with a licensed ferry service from 1816. By this time the Coal Valley was already a major wheat producing area, even dubbed 'the granary of Australia'. (Alexander, p.346) Being on the route north from Hobart (prior to the Bridgewater causeway) a bridge across the Coal River was soon proposed. By the time it opened in 1825 the town of Richmond had been proclaimed and by 1827 it had become the centre of a large Police District. In 1835 Richmond was the third largest town in Tasmania.



Regional expansion by-passes Richmond

Access from Pitt Water to the fertile pasturage of the Coal Valley was supplemented by a track from Kangaroo Point by 1810. Formalised as a 'highway' by then Gov. Sorell in 1820, it meant by the time the bridge was proposed in the early 1820's, all 'available' land was taken by new settlers in the Coal Valley.

A shorter route between the Derwent and Richmond was proposed in 1832 via Grass Tree Hill by then Gov Arthur. Colloquially known as the 'Carrington Cut', (Arthur's property at Richmond was 'Carrington') it ran from the ferry at Risdon over Grass Tree Hill. With the potential to be 'carried through to Colebrookdale it opens a line of communication with all eastern parts of the island' (Newitt p.113) The convict gang involved 139 persons by the time it was completed in 1839. (Alexander p.42)



- A 1849 Bridgewater Causeway opens
- B 1874 Sorell Causeways open
- C 1875 Main Rail line via Campania
- D 1894 Bellerive to Sorell Railway via Cambridge and Pitt Water

By 1849 the long anticipated causeway across the Derwent at Bridgewater was completed. The necessity to travel via Richmond, when journeying north from Hobart, was diminished.

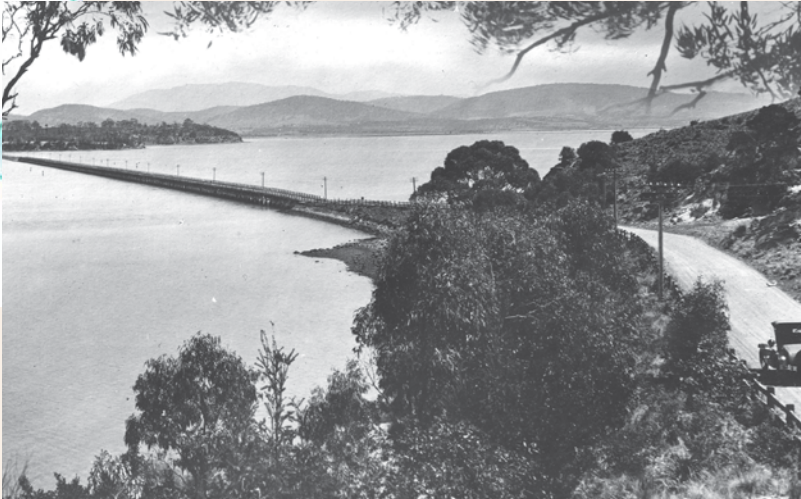
Major changes to transport also occurred with the construction of the causeways across Pitt Water. Although planned from the 1850's they were not opened until 1874. Halving the time to travel between Hobart / Bellerive and Sorell, they further removed the need to travel via Richmond when travelling east. Prior to this, produce from the Pitt Water area was generally carried by water to market in Hobart - a distance of some 40 miles. (64kms) (op cit. p.39) Pitt Water has since been recognised as a RAMSAR site of international significance. (Davies p.17)

Largely in response to the new Sorell causeways, Richmond became a 'quiet country backwater' (Alexander p.354) It's population in 1868 numbered 1608 while nearly a century later (1957) it was 1680.



Causeways by-pass Richmond and the Coal River Valley

Left above: The Sorell Causeway opened 1874 NS1013-1-829
Left below: The road east from Bellerive was known as 'the Richmond Road'. (Bellerive c.1870) TAHO
Right above: Midway Point was named long before the causeways were built NS479-1-60
Right below: Pitt Water and the Cambridge aerodrome. (c.1954) The remains of the Sorell Railway causeway (from 1892) right top of frame. AB713-1-4019
Inset: The cutting for the line across Pitt Water c.1892. NS 1013-1-974



From 1875 the main rail line passed through Campania to the north of Richmond. A railway from Bellerive to Sorell was built within the next twenty years necessitating a further smaller causeway across Pitt Water. Opened in 1892 the 22km line via Tunnel Hill stopped at Cambridge, also bypassing Richmond. Ultimately it proved unprofitable.

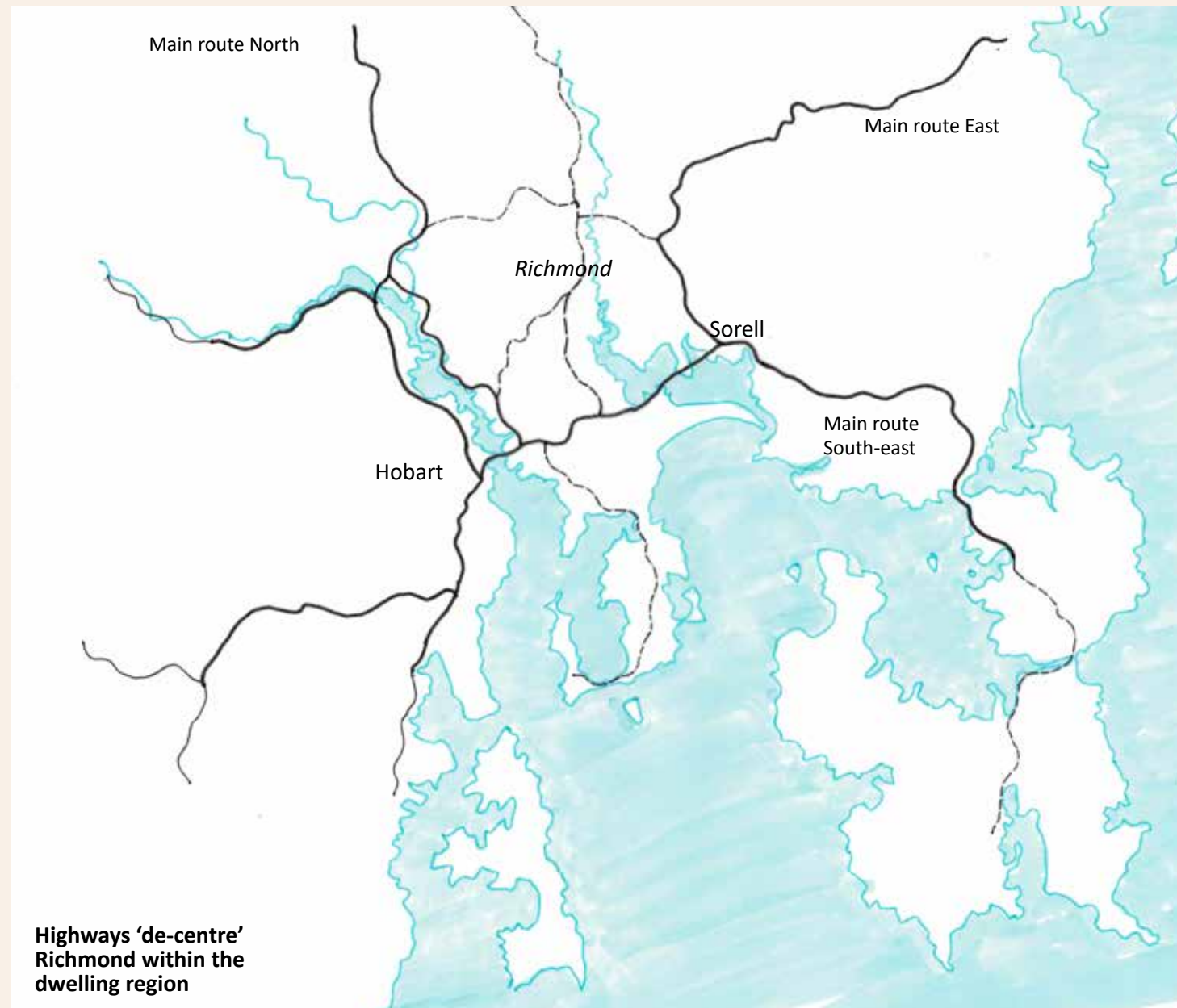
The environmental impact of progressive phases of causeway infrastructure contributed to the silting of the Coal River mouth. (NRM p.54/ 55)

The nature of the Coal River has changed significantly during the twentieth century. Most notably the construction of the Gatty Dam downstream of the bridge, raised the water level above the weir, also causing erosion of the riverbanks. (Snowden p.31) Prior to its construction, the Coal River near the Bridge was characterised as a shallow stream with a rocky riverbed. Later in 1986, the construction of the Craighourne Dam further modified natural flows.

As Sorell booms, Richmond 'plateaus'

Regional transport infrastructure (coupled with an historical absence of regional urban consolidation policy) has under-pinned population growth in Sorell. It is now the leading population growth area in the state, also accommodating increasing tourism traffic.

The causeways now form integral 'infrastructure corridors' supporting growth within Greater Hobart. (DSG, 2022) While they contributed to Richmond becoming a backwater in the 19th and 20th centuries, inadvertently they have helped 'insulate' the valley setting and its village focus in the 21st.



Above: Remnant colonial era cottage Dulcot, Coal River Valley. Photo by Leigh Woolley 2023

Bottom : The Coal River Valley viewing south - east. (2006) NS 6335-1-1

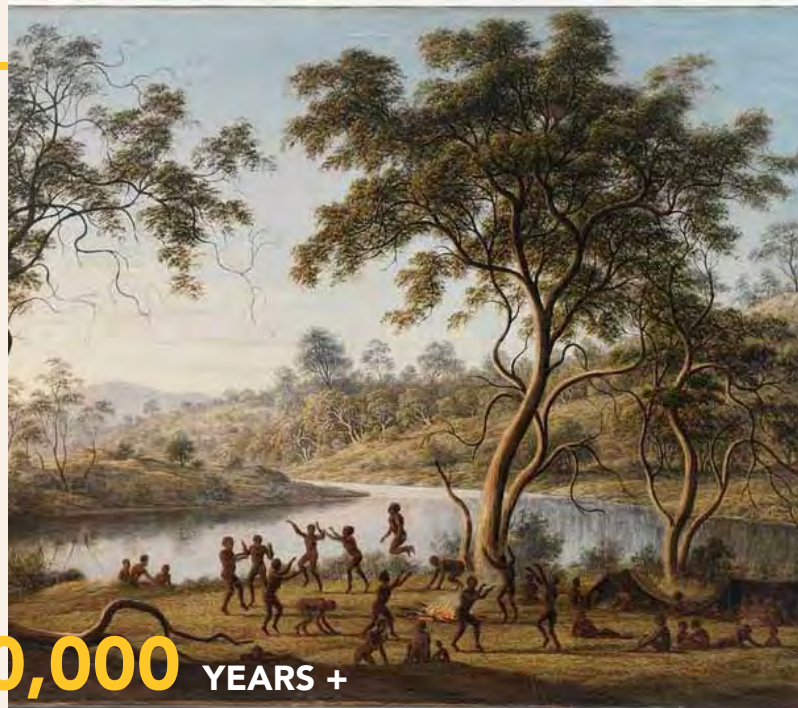
Below : Tasman Highway intersection at Sorell (c.1965) confirms the towns pivotal role in movement east NS 3306-1-30



1.4 HISTORIC CONTEXT

COUNTRY, COLONIALISM, CONTEMPORARY CENTRE

Richmond lies on the unceded lands of the Oyster Bay Nation. Before colonisation, the land was part of the territory of the Mumirimina band, who lived on the land around Pittwater and Risdon. The mumirimina people moved widely within the Oyster Bay Nation, including between inland and coastal sites, which provided rich hunting and harvesting grounds across the seasons.



60,000 YEARS +

ABORIGINAL PEOPLE DANCING AT NEARBY BRIGHTON, TASMANIA JOHN GLOVER, 1767-1849



1820

THE COURTHOUSE AND GAOL WERE BUILT IN 1825-26

In 1803, the British established a settlement at Risdon Cove. And from 1804-1834 land grants were given to free settlers, former convicts, and military personnel. In 1820 Lieutenant-Governor William Sorell ordered the survey of the Coal River Valley, for land grants. In 1824, Richmond was officially established as a town, and settlers quickly went to the area to profit from the natural resources that were managed by the Mumirimina people. This however was the beginning of a bloody conflict between European settlers and Tasmanian Aboriginal people.

1829, MARCH: RICHMOND, COAL RIVER. A REPORT IN THE HOBART TOWN COURIER STATED THAT: "ONE BLACK NATIVE WAS BROUGHT IN ON FRIDAY BEING ONE OF A PARTY OF SIX, THE FIVE OTHERS WERE SHOT IN THE PURSUIT."

(Hobart Town Courier 1829: March 7)

From 1826, following rapid pastoral expansion, taking advantage of resources and food sources, the Aboriginals were pushed further away from their homes, by British settlers. This created discontent and competition, culminating in armed resistance against the settlers. Robinson echoed Chief Tongerlongter of the Oyster Bay tribe, writing that:

"(T)he reason for their outrages upon the white inhabitants was that they and their forefathers had been cruelly abused, that their country had been taken away from them, their wives and daughters had been violated and taken away, and that they had experienced a multitude of wrongs from a variety of sources."

In 1830, The Black Line operation took place, which saw a series of conflicts between the settlers and Aboriginal people. This cumulated in driving Aboriginal people from their ancestral homelands and out of the towns.



1830

TASMANIAN ABORIGINAL PEOPLE AT OYSTER COVE, 1868.

Photo: National Library of Australia



KALAMARUWINYA AND PILUNIMINA, AT OYSTER COVE, 1858

At the turn of the century, Richmond was already an established village with a rich history dating back to the early 19th century. During the early 1900s, the village continued to thrive as a small agricultural center, with farming and grazing being the primary economic activities in the surrounding areas. The village's population remained relatively stable during this time.



Forced labour of convicts was used to construct many of the heritage buildings in Richmond.



2023

In recent years, there has been some development on the outskirts of Richmond, with new residential and commercial buildings being constructed. However, the town's historic center has been largely preserved. With limited public investment in the past 20 years Richmond has rested on its rich history and heritage, and is now in desperate need of enhancement to meet contemporary standards and sustainable longevity.



2033

This masterplan will be founded on Richmond's rich histories, its current context, and its future aspiration and sustainability. It will find connections to Country, to history, community, culture, and the natural environment.

In the 1990s, there was a growing interest in historical and cultural tourism, and Richmond's well-preserved heritage buildings and the iconic Richmond Bridge attracted visitors looking to experience the colonial history of Australia. As a result, tourism in the town began to flourish during this period.

1.5 RICHMOND TODAY

PLACE, PEOPLE, PROCESSES

ENVIRONMENTAL POSITIONING

An integrated landscape

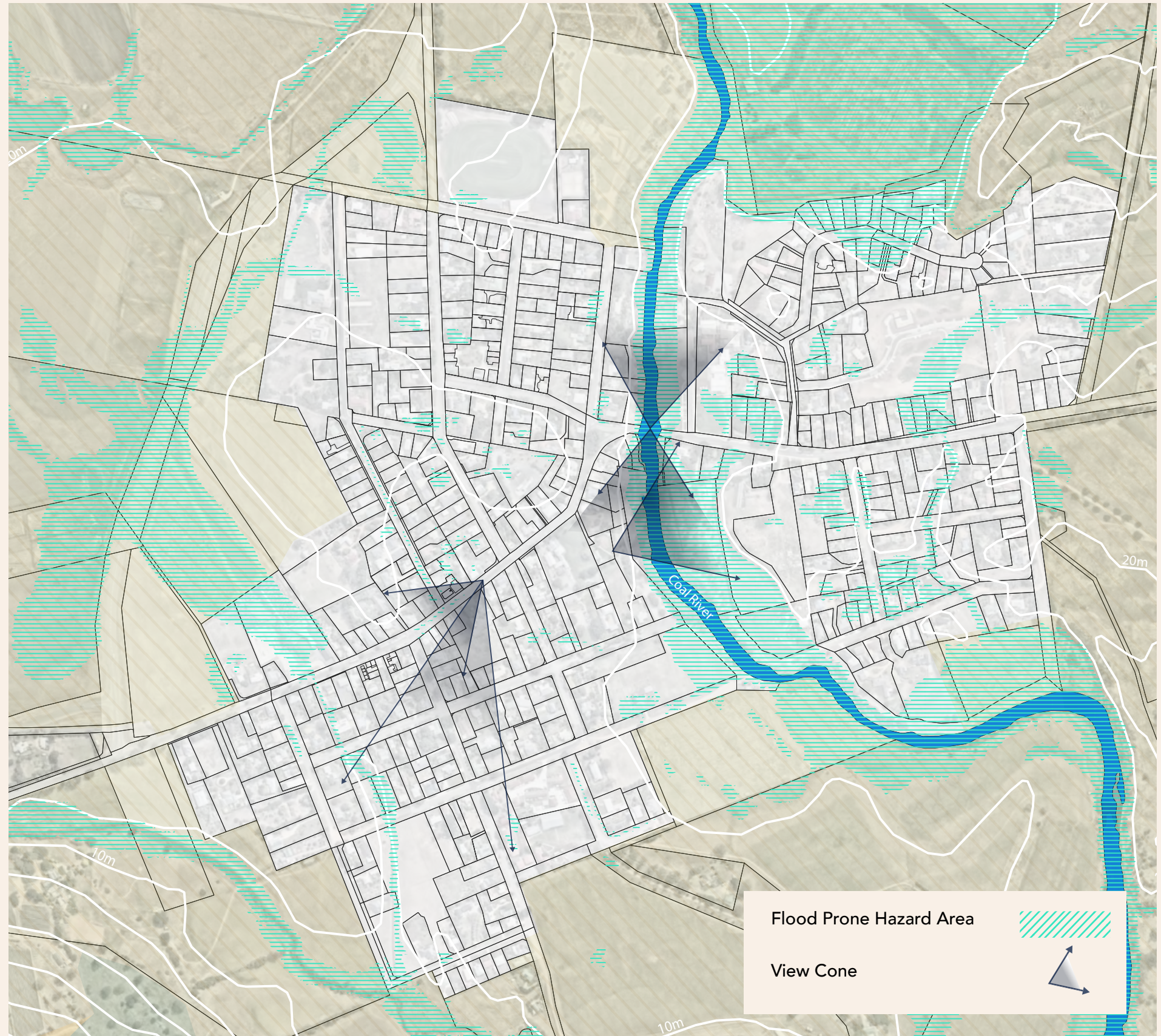
- The Village is framed by modified agricultural land, grasslands and remnant patches of dry eucalypt forest and woodlands on the surrounding hills.
- Key views of Richmond include the surrounding landscape: Butchers Hills to the SW and Brinktop to the NE.
- Street greening is currently limited within the Village and must consider climatic constraints: Dry spells and changing climate require consideration of species selection.

Coal River Corridor

- The Coal River is prone to dry spells and flooding.
- The Coal River is a vital biodiversity corridor for flora and fauna, connecting the low lying nature reserves at Pitt Water to Gravelly Ridge Conservation Area in the north.
- The Pitt Water Nature Reserve is a RAMSAR listed wetland site, home to diverse coastal, intertidal and marine habitats. Agricultural land use has impacted the river habitat over time with high levels of erosion, sedimentation, nutrient loads and weed infestation.

Stormwater and drainage

- The flood prone hazard area overlay on the adjacent map indicates flooding risk in the Village from the Coal River, Pages Creek and their minor tributaries.
- Local drainage creates localised issues due to limited hydraulic capacity of some kerb types within the Village. The streets need to play a greater role in managing stormwater in key locations that currently experience flooding - notably at the intersection of Percy and Bridge Street and between 20 and 22 Bridge Street.



SOCIAL POSITIONING

Healthy Community

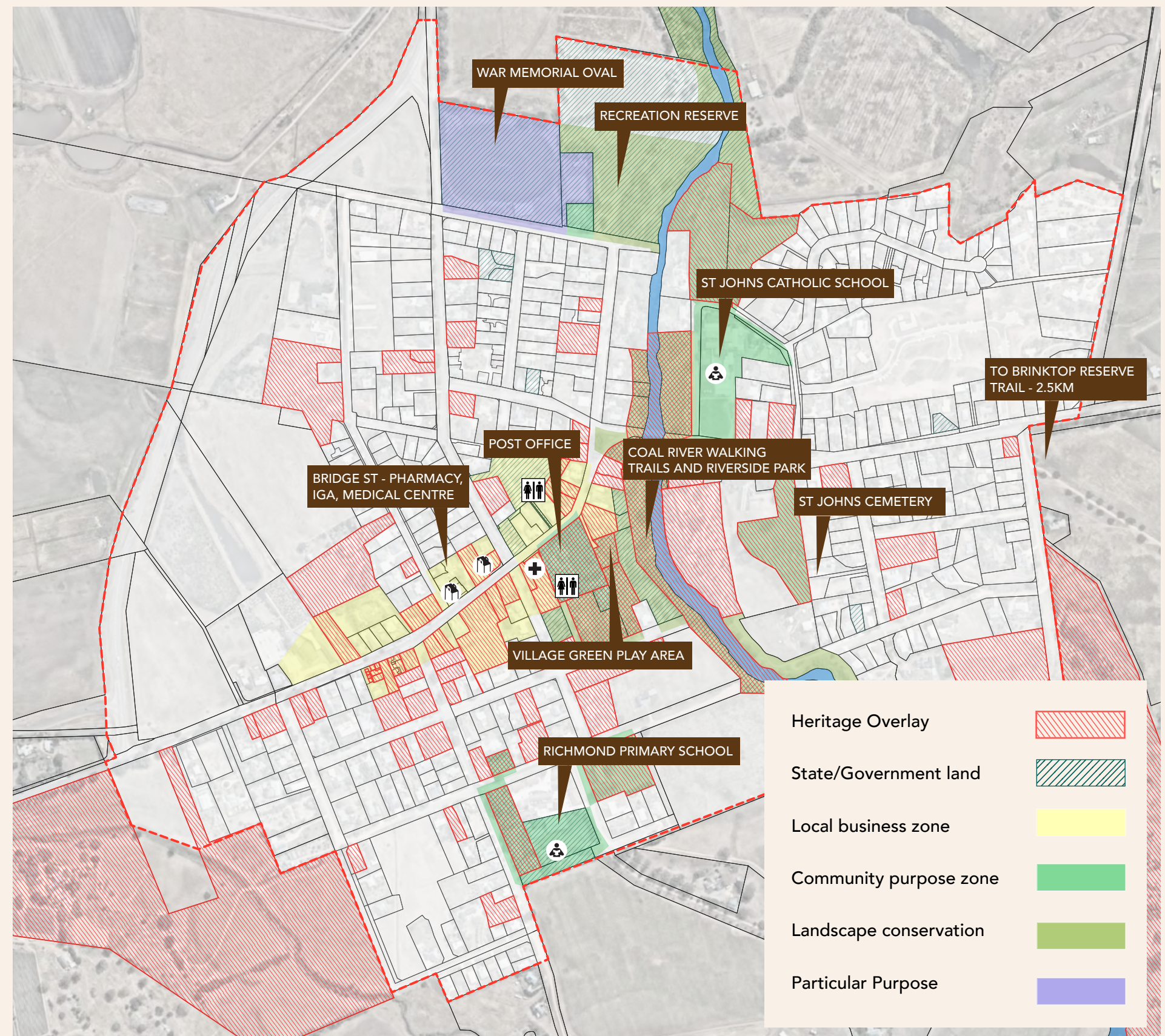
- Current active recreation provision in Richmond include the Recreation Reserve which has a football club, tennis club, skateboard park and BMX track.
- Walking trails include the Coal River Walking Track and the Brinktop Reserve and Richmond Park Track.
- At the Village Green there is a play area that caters for younger children.
- Richmond has an active community and high participation in local events and groups forming a strong social fabric.

Amenities

- Richmond serves the local communities daily needs such as groceries, pharmacy and education. These are predominantly located along Bridge Street. It is important that these services continue to support the local community.
- As a popular tourist destination, amenities must support local and visitor needs including toilets, information points, parking, wayfinding and seating.
- The Franklin Street public toilets are currently underutilised due to poor design and wayfinding.

Heritage

- Much of the village is protected with a heritage overlay and many buildings are heritage listed. With a high proportion of Georgian buildings and heritage architecture, the look and feel of the village is highly defined by this colonial character.
- The rich historical and cultural heritage, fosters a sense of community identity and pride.
- There is limited viability or respectful acknowledgment and inclusion of First Nations' histories or culture.



ECONOMIC POSITIONING

Sustainable Tourism

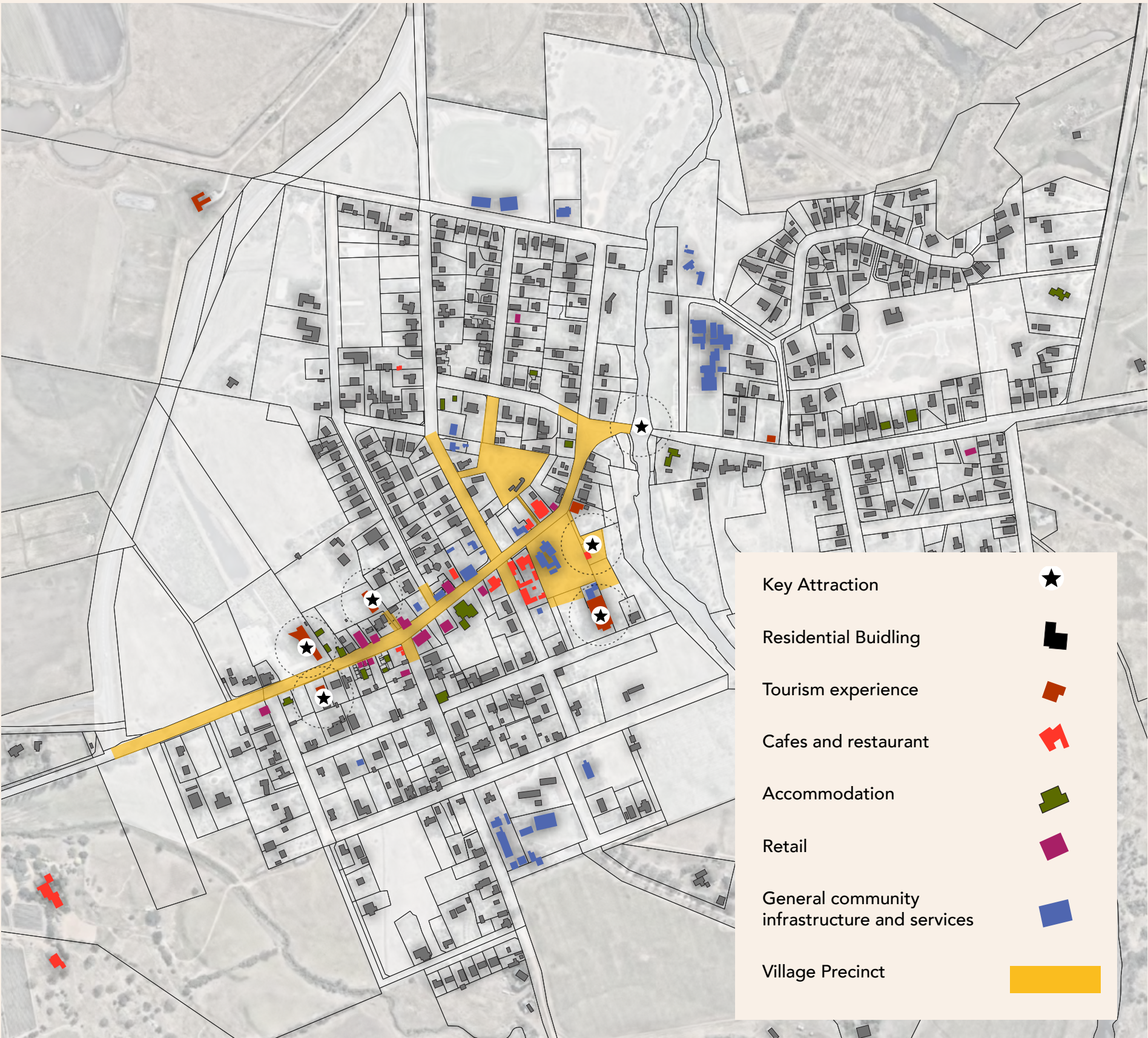
- In close proximity to Hobart and the Airport, the economy of Richmond is defined by its location in the profitable Coal River Valley and colonial heritage draw cards.
- There is a need for balance between tourism growth and meeting the current and future needs of residents.
- There is no dedicated visitor information center. Visitor information is key in ensuring a sustainable tourism economy. Provision of physical and digital information will ensure visitors know where to go, what to do, and when events are on.

Night-time Economy

- Few businesses in town are open in the evenings. This includes food and beverage offerings for visitors staying overnight.

A Rural Centre

- Richmond services a wider local community that require the continued provision of services and amenities.
- Richmond is a place where people reside and commute locally and elsewhere to work.
- There has been growth over time for boutique producers, fine food, and wineries in the Coal Valley. Connections between the wider region and the Village will become vital for shared growth and future sustainability.



MOBILITY POSITIONING

Pedestrian Connectivity

- On Bridge Street there is a lack of safe and compliant footpaths, limited shading, poor lighting at night, and safe pedestrian crossings.
- Currently there is one pedestrian crossing across the Coal River, at the Richmond Bridge. Additional crossing points may help to increase connectivity.
- General wayfinding is discombobulating across the Village Centre. The existing signage is varied in style, colour and aesthetic.

Vehicle movement

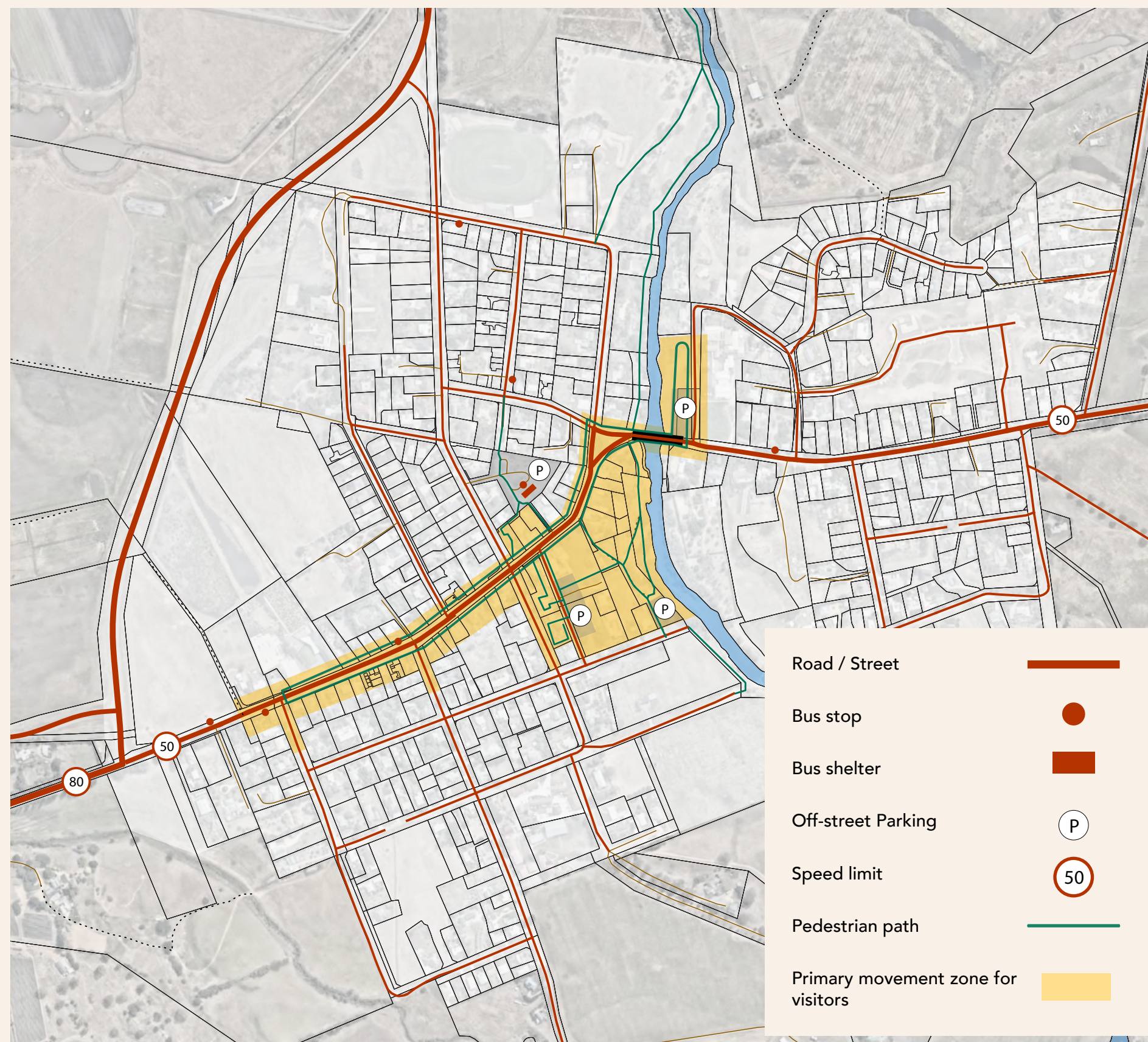
- Since the construction of the village bypass, Bridge Street has not been appropriately downgraded from a broader connector to a local high-street condition.
- Vehicle movement has a strong presence in the village and is in need of reconfiguration to better cater for pedestrian prioritisation, safety and place-making.

Vehicle parking

- On-street parking along Bridge Street is currently unrestricted reducing safety, access to local businesses and the overall village experience.
- Off-street parking is underutilised and there is opportunity to improve its legibility and use for visitors.

Bus and Coach Access and parking

- Dedicated routes, parking, and drop-off areas for buses and tourist coaches are provided in the Franklin Street Car Park. These patterns negatively impact the functionality of the car park and broader Village.
- The existing bus facilities are not legible from Bridge Street.



1.6 A LOCAL PERSPECTIVE

A COMMUNITY INFORMED VISION

COMMUNITY VISION STATEMENT

Inspired by the rich tapestry of natural and cultural heritage, Richmond is envisioned as a village where the past is cherished, and the future is inclusive to all. Thoughtfully crafted streets and public spaces will shape a flourishing, accessible, and inviting place, that not only celebrates the narratives of the land and its people but also ensure their preservation for generations to come.

A comprehensive consultation process has been undertaken with numerous stakeholder groups and community members. This engagement has consistently identified a number of considerations that this plan aims to address.

KEY PARTICIPANTS

- Community & Local Residents
- Richmond Bicentenary Committee
- Richmond Advisory Committee
- Local businesses including: Richmond gaol, Hobart Botanicals, Amaze, Pooseum, IGA, Service station, Wattle Banks, Prospect House, Czegs, Coal Valley Cider, Richmond Bakery, The Richmond Arms Hotel. And tour operators: Experience Tasmania, Coal River Valley Explorer Bus, Red Decker, Coal River Cruises.
- Council Staff

ENGAGEMENT ACTIVITIES TO-DATE

Several engagement activities have been undertaken as part of the development of the draft plan. These include:

Richmond Streetscape Survey (2021)

This body of work was conducted by Clarence Council in 2021. The survey feedback identified what respondents like most, what is least popular and considered the most important elements of the Richmond Village Streetscape.

Stakeholder Design Sprint (May - 2023)

Involved members of the Richmond Advisory Committee and the Richmond Bicentenary Committee. The workshop highlighted key opportunities and challenges for the Village.

Council Consultation (June - 2023)

The Council Staff Design Sprint, further iterated on the previous work highlighting a number of vital focus areas for the Master Plan



CHALLENGES

Street Safety:

- There is no/poor street lighting in the Village centre
- Need for consistent street treatment, dedicated pedestrian crossings, more places to sit and way-finding
- Parking along Bridge Street is regularly used by visitors however blocks their use by local residents and leaves the off-street car parks underutilised
- Traffic issues on Bridge Street caused by heavy vehicles, high speed vehicles, and visitors cruising for parking
- Better accommodating people of all ages and abilities - with consideration for the heritage streetscape features.

Social:

- Need for recreation options for over +5
- Better connections for pedestrians and cyclists.

Economic:

- Limited options for food at night
- Sunday market is mainly tourist focused - not focused on local community needs
- Need for realistic expectations around council budget cycles, and their impact on projects feasibility.

Flooding and Drainage:

- Need to address drainage issues caused in some areas by lack of pits and kerb issues.

Heritage:

- There is a design challenge for balancing heritage preservation with contemporary design to enhance community liveability.



OPPORTUNITIES

Accessibility and Connectivity:

- Prioritise walking and cycling through improved footpaths, crossings, and wayfinding
- Address challenges with parking, and public transport
- Enhance river crossings
- Consider closing streets
- More inclusive facilities for disabled individuals
- Wayfinding / branding opportunity for plaques to enhance uniform signage and storytelling
- Provide more activities for teenagers and all ages.

Heritage and Cultural Integration:

- Integrate First Nations' perspectives, stories, and culturally safe places into the design
- Cultural stories to be told through design and interpretation
- Create a visitor map app with QR codes to promote the history and story of the buildings.

Sustainability and Nature:

- Incorporate sustainable practices and water-sensitive urban design
- Emphasize ecology, water systems, and re-vegetation along riverbanks
- Enhanced street greening and shade.

Night-time Economy and Tourist Experience:

- Promote night-time activities
- Improve visitor communication
- Need to identify and accommodate the needs of locals vs needs of tourists.
- Need for better lighting at night.



BIG IDEAS

Idea 1: Closure of Forth Street to vehicles, making it a place for people and events.

Idea 2: Reducing the bridge down to one lane and providing a signalised crossing for vehicles, reducing the impact of heavy vehicles on the bridge structure and accessible footpaths for all footpath users.

Idea 3: Closure of the Wellington Street slip lane to vehicles, reducing vehicular speeds coming onto Bridge Street and extending the green island as a park gateway to the village.

Idea 4: Provide a direct pedestrian crossing from the Franklin Street car park to the Village Green, whilst improving the car parking outside of the cafe and takeaway on Bridge Street.



2 UNDERSTANDING PLACE

- 2.1 PLACE PRINCIPLES
- 2.2 COUNTRY & TRUTHTELLING
- 2.3 ENVIRONMENT & GREENING
- 2.4 ACCESS & LINKAGES
- 2.5 CULTURE & ACTIVITIES
- 2.6 COMFORT & IMAGE

2.1 PLACE PRINCIPLES

STRATEGIES TO GUIDE THE FUTURE

A holistic site analysis process has been undertaken to understand the characteristics of the Village, based around the engagement outcomes.

To address the challenges, a portfolio of actions/projects will be required to enhance the unique qualities of the village. Central to achieving this will be a systematic design approach embodied through Place Principles.

These principles comprises five interconnected layers centred around the needs of a community. These are;

1. Country & Truth-telling
2. Environment & Greening
3. Access & Linkages
4. Culture & Activities
5. Comfort & Image

EXISTING SITE CONDITIONS:

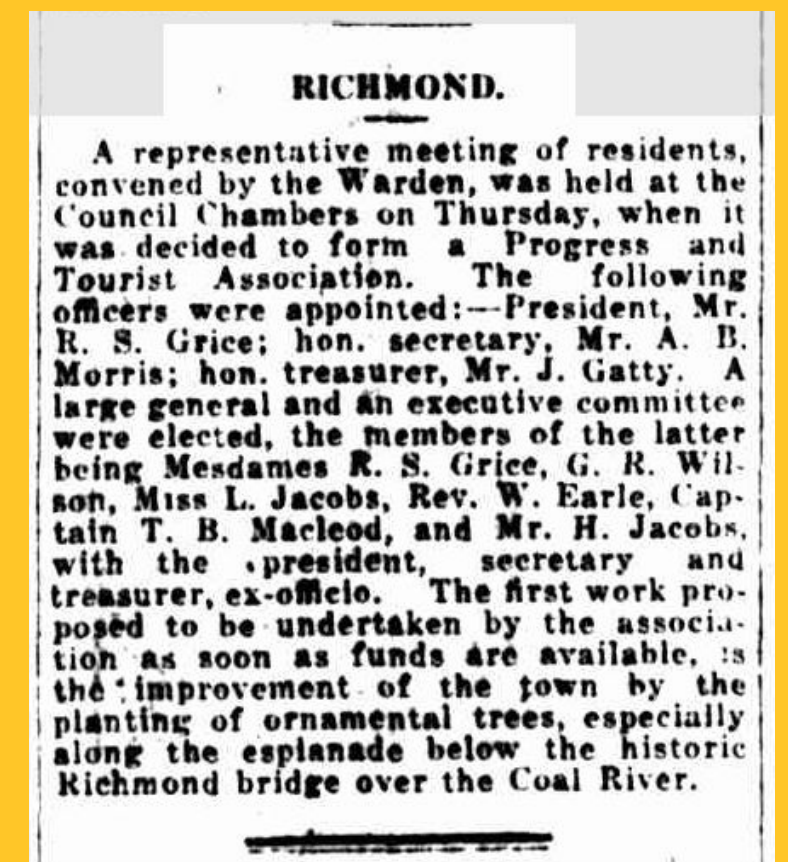




FUN FACT:

Richmond's earliest urban beautification project occurred in 1924. Undertaken by the local community as the Richmond Progress and Tourist Association, it is also representative as one of the earliest examples of the development of Richmond's tourism industry: the planting of the trees along the riverbank from May 1924 (i), followed by 22 trees along Henry and Torrens streets, and an additional 10 trees along Commercial Road, through July and August (ii); of the 22 trees, 14 were planted along Henry Street and 8 in Torrens Street.

When comparing history with today's context, it is apparent that a lot of these trees have been removed over time. To re-establish these trees would not only improve the significance of these historic avenues and increase the understanding of their importance in the community.



2.2 COUNTRY & TRUTH-TELLING

The masterplan provides the opportunity to reawaken the untold memories of the village, and begin the process of rationalising the substantial harm that has been caused to the original owners and uncaded land that the village resides.

Through an understanding of deep time and recent histories, whilst also creating places to reflect and heal, this Plan will make space for truth-telling and consider how acknowledgement and celebration of memory can be embedded into the village.

The Plan will be implemented with Aboriginal people, knowledge holders and cultural practitioners to ensure the village is defined as a place that is in, and on Country.

KEY STRATEGIES

1. **ACKNOWLEDGE WATER:** Establish an understanding of the original state of the natural environment, as well as the social and cultural importance of the river and this place.
2. **ACKNOWLEDGE LAND:** Understand how the village sits within the broader cultural landscape and look beyond the boundaries of the village to create a reading of Country. Consider the surrounding landforms and explore ways of connecting the people to the broader landscape systems and ecology.
3. **ACKNOWLEDGE SKY:** Understand the creation stories of this landscape and therefore our own origins, by looking to the stars for guidance and navigation. A space that encourages people to sit and look up and out to the sky.
4. **TRUTH-TELLING:** A place for deep reflection and telling the truth about the villages foundational history, bringing to light stories of conflict, massacres and dispossession, but also acknowledging the strength and resilience of Aboriginal people and culture.
5. **SHARED HISTORIES:** Post-contact history is very much a shared history – with stories entwined between first peoples, new settlers and migrants. All future interpretation will explore our shared histories.
6. **STORY STONES:** A discovery path connecting Sky, Land and Water with the inclusion of native plantings and areas for children to discover the Aboriginal use of the land. The path would connect the village green, down to and across the river through informal stepping stones. Stepping stones across the river become a reference point to signify the millennia that the Mumirimina lived within the area, with the last couple signifying the date the year the bridge foundation was laid.
7. **HEAL COUNTRY:** Overtime re-vegetate the river corridor with native plantings that reflect the original native landscape. Highlight plant species that are edibles, fibres and/or medicines for Aboriginal people.

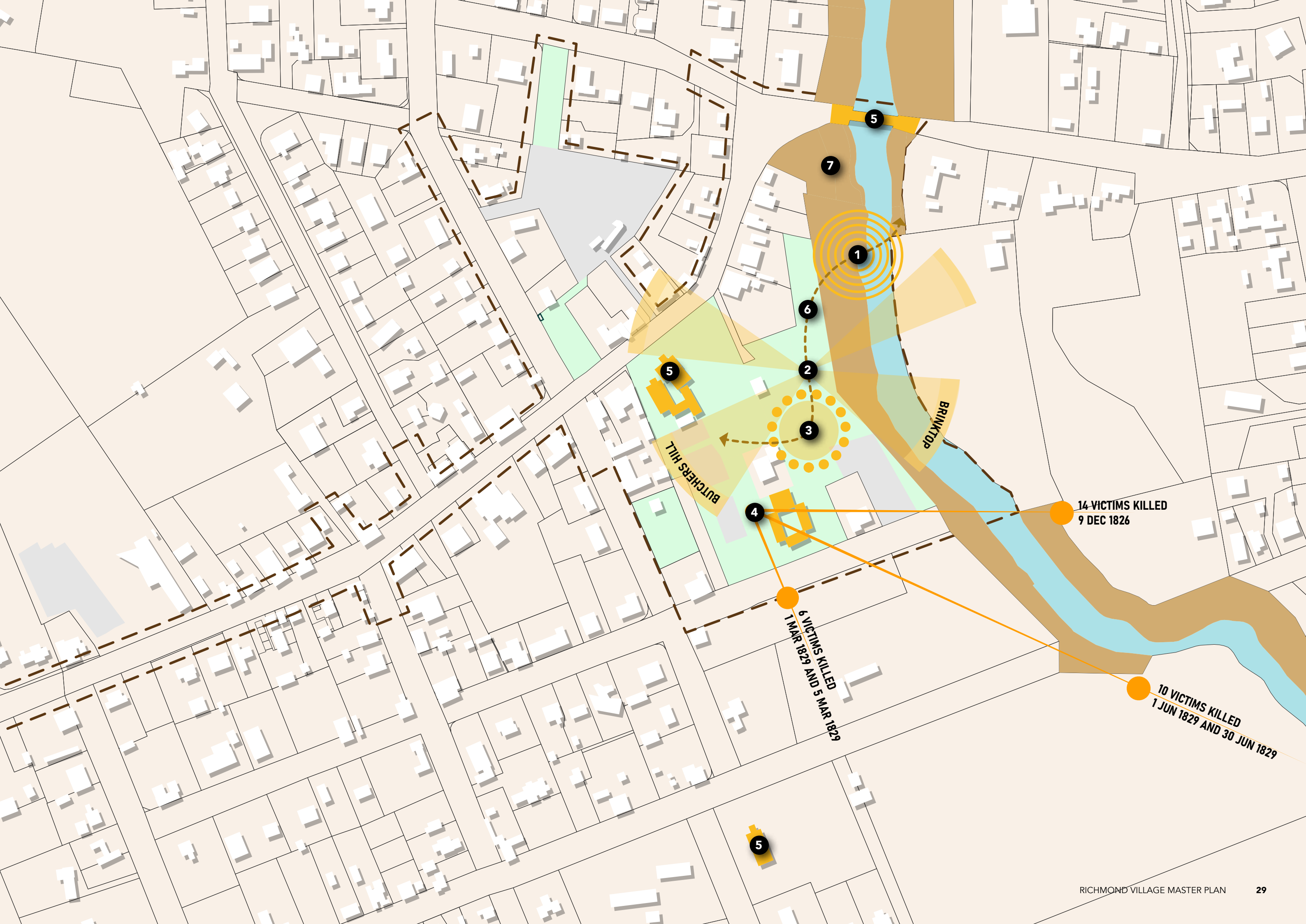


Image Reference

Top: Interpretation marking original gavesite of Trukanini

Middle: tuylini planting

Bottom: Dolomites Lookout - Positioning on Country



2.3 ENVIRONMENT & GREENING

The Village is defined by the environment in which it sits. The masterplan provides an opportunity to enhance the landscape setting of the centre both aesthetically and performatively.

Integrated green spaces will provide a place for both people and nature. This approach will have many benefits. It will support ecosystem services, provide habitat for local flora and fauna, manage stormwater, provide shade on hot days, and provide opportunities for recreation and tourism in nature. The Village Green, River Corridor, and local streets will form the connective tissue. Importantly, improved greening will provide social well-being and economic benefits for visitors and locals alike.

KEY STRATEGIES

- 1. Explore ways in which the creek line can become a gateway to the village, whilst providing improved flood protection to the neighbouring properties.
- 2. Convert asphalt along Bridge Street into areas for increased tree planting, understorey planting and integrated stormwater management in garden beds.
- 3. Explore opportunities with the Tasmania Parks and Wildlife Services to expand the Village Green as part of a connected green space to the south.
- 4. Increase tree planting across parking areas to reduce solar heat and stormwater run-off.
- 5. Deliver street tree planting along key local streets to delineate key walking trails for visitors and local connections for residents, with improved tree canopy shade provision for summer months.
- 6. Overtime re-vegetate the river corridor with native plantings that reflect the original landscape and enhance the river as a biodiversity corridor for fauna.
- 7. Engage with residents adjacent to the river corridor to explore possible options for public access along the rivers edge.



Image Reference

Top: Greening of car parking areas

Middle: Integrated stormwater management in streets

Bottom: Native river environment



2.4 ACCESS & LINKAGES

Historically, travel by foot prevailed as the primary means of journeying through Country and the village streets. Private vehicles have heavily impacted the ‘village feel’ and functionality of the village for both visitors and locals. This is best demonstrated by the vestiges of former State Road infrastructure along Bridge Street. The prioritisations of private vehicles in the centre is essential.

This masterplan recognises the pivotal role that access and linkages play in fostering a connected and pedestrian-friendly environment. At the core of this endeavour is the acknowledgment that pedestrian movement should take precedence to encourage individuals to choose walking as their mode of transit, allowing them to immerse themselves in the Village’s charm, amenities, and attractions.

Through strategic improvements to access and linkages, this masterplan envisions a Village where the act of parking one’s car becomes an invitation to embark on a journey of exploration by foot, fostering a vibrant and welcoming atmosphere.



Image Reference

Top: Raised pedestrian crossings

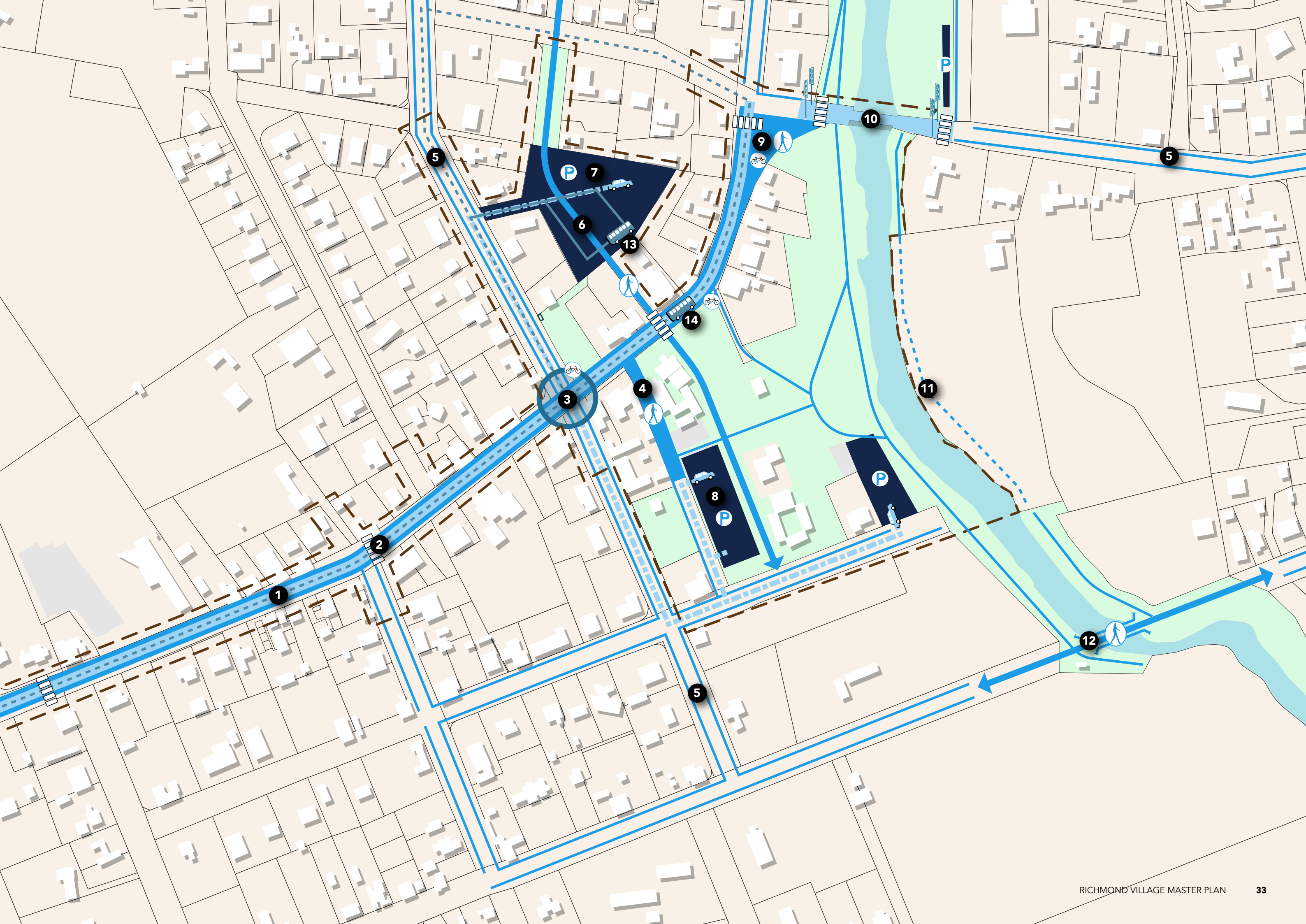
Middle: Improved pedestrian environment

Bottom: Pedestrian footbridge

KEY STRATEGIES

1. Widen footpaths along Bridge Street with raised pedestrian treatments at all side streets.
2. Improve Bridge and Wellington Street crossings through raised pedestrian crossings at 100m spacings.
3. Provide real-time information directing vehicles into off-street parking locations.
4. Convert Forth Street and the parking areas at the front and rear of the Courthouse into a public plaza.
5. Deliver improved footpaths align key local streets.
6. Define a north/south pedestrian spine with improved access and wayfinding to off-street parking as well as throughout the Village.
7. Reconfigure off-street car park to accommodate additional spaces.
8. Combine off-street car park areas to increase efficiency.
9. Close slip lane to vehicles reducing vehicle speeds turning onto Bridge Street and providing a new gateway park.
10. Reduce Bridge traffic down to one lane through signals, to improve pedestrian access and damage to the Bridge.
11. Explore options with adjacent residents to provide a connected path along the banks of the river.
12. Improve pedestrian permeability across Coal River through a new footbridge connecting Torrens Street to Jacombe Street above the existing weir.
13. Improve the existing bus interchange configurations
14. Option to integrate the bus interchange on Bridge Street.





2.5 CULTURE & ACTIVITIES

The colonial culture and activities of the Village have had a profound influence in shaping the vibrant community and tourism economy that is currently found in Richmond.

Nurturing a thriving cultural scene and providing a spectrum of engaging activities for all will be a crucial in establishing a village that not only cherishes its cultural heritage but also offers a diverse range of experiences to its residents and visitors. The aspiration of the masterplan is to cultivate an environment where community thrives and the village itself stands as a dynamic hub of cultural expression, social interaction and sustainable economies.

This section delves into how these principles converge to weave a tapestry of cultural richness and activities, ensuring that every corner of Richmond is infused with a spirit of vibrancy and community.

KEY STRATEGIES

1. Upgrade and Expand the existing playground responding to historic themes of the Old Mill and providing play for a broader age range.
2. Enhance the lookout and improve the interface between the Village Green and river corridor.
3. Work with Parks and Wildlife to develop a community gathering space.
4. Upgrade the Village Green drainage to support large scale events throughout the year.
5. Develop a Village Square and laneway along Forth Street into the northern section of the car park, defining the area around the Village Hall, Court House and Post Office at the heart of the community.



Provide dedicated tourist information points providing visitors with easily accessible information. on events, things to do and attractions. Option to support this with a digital platform.



Adapt parking for outdoor dining and commercial activity to support local businesses.



Define a trail head in the centre of the village, providing information for broader exploration by visitors along five defined trails:

- Richmond Southern Heritage Trail
- Richmond Northern Heritage Trail
- Village Heart Trail
- Richmond Park Trail
- River Loop Trail



Explore a historic timeline along Forth Street telling the linear histories of Richmond.

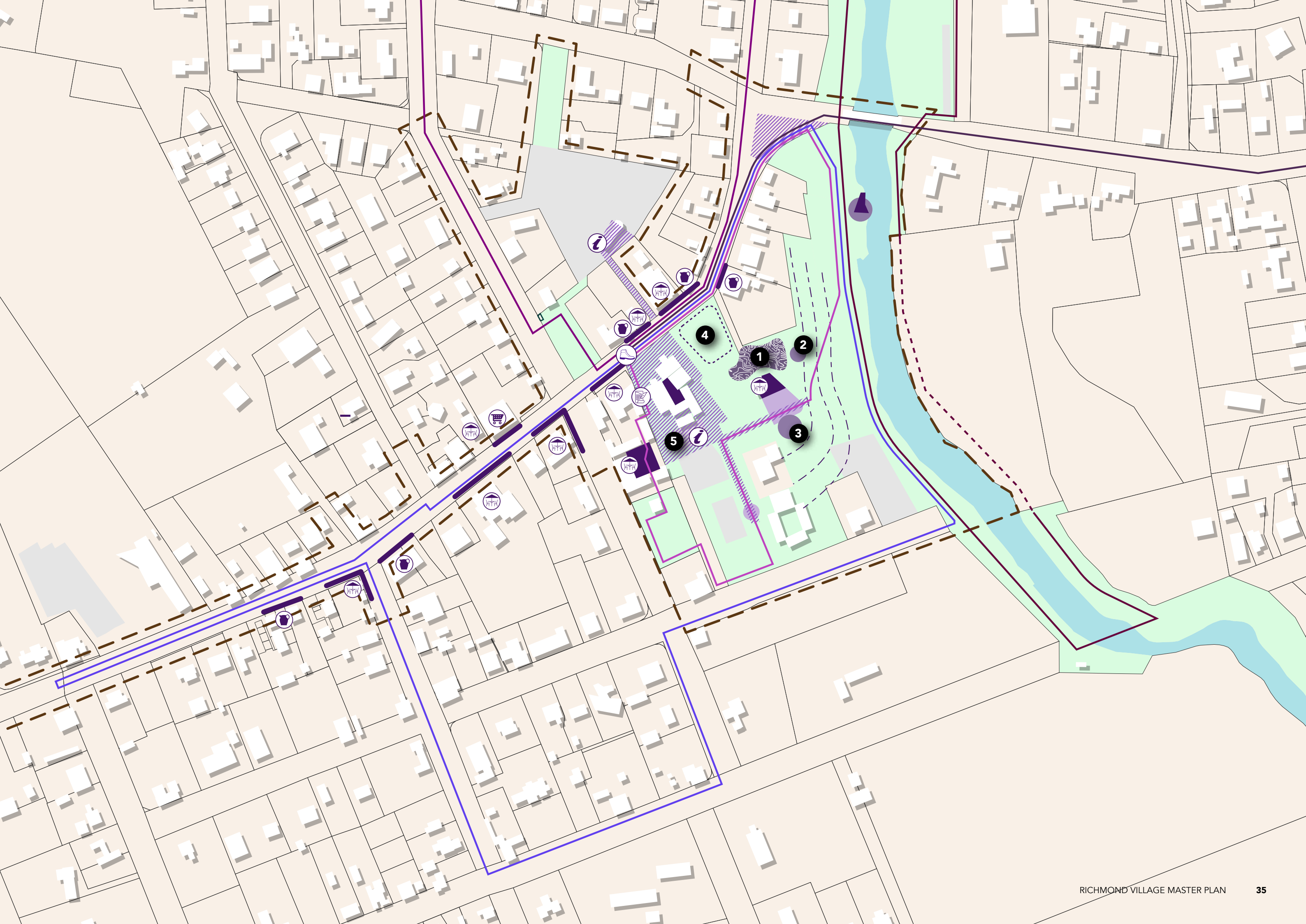


Image Reference

Top: Play area reflecting local histories

Middle: Flexible outdoor market space

Bottom: Digitally and physically accessible visitor information



2.6 COMFORT & IMAGE

The Village is made up of a tapestry of spaces that not only reflect the historical essence and natural beauty of the Village but also elevate the everyday experiences of its residents and visitors.

The comfort and image of the image is what makes it a desirable place to live and visit. In cultivating an environment that envelops all who traverse its streets and squares in a sense of ease, while simultaneously projecting an image that resonates with the village’s rich heritage and vibrant future.

The masterplan aspire to conjure a harmonious union of aesthetics and functionality, weaving a narrative of comfort and identity that threads through every corner of Richmond.

KEY STRATEGIES

1. Establish gateways at the northern and southern extent of Bridge Street.
2. Provide seating at intervals no greater than every 50 metres along Bridge Street.
3. Improve pedestrian safety at junctions through raised table crossings and lighting.
4. Link sites of interest at night by illuminating the north/south pedestrian spine. This will help to promote universal access and safety, extending habitable spaces of the Village that can evolve and extend nocturnal trade and visitor experience.
5. Explore accent lighting on character buildings to enhance the architectural character of Richmond, through vertical lit surfaces that establishing a visual hierarchy throughout the Village.
6. Light pedestrian trails between Bridge Street, the Village Green and the Bridge to highlight circular routes through a delicate night environment that invites visitors to extend their stay and experience.
7. Turn spaces for cars into spaces for people, through materiality, planting, lighting and activation.
8. Improve pedestrian safety and lighting in off-street parking areas.
9. Control lighting to minimise excess spill and concentrate lighting on amenity and circulation.
10. Explore options for standard signage design guidelines for businesses along Bridge Street.

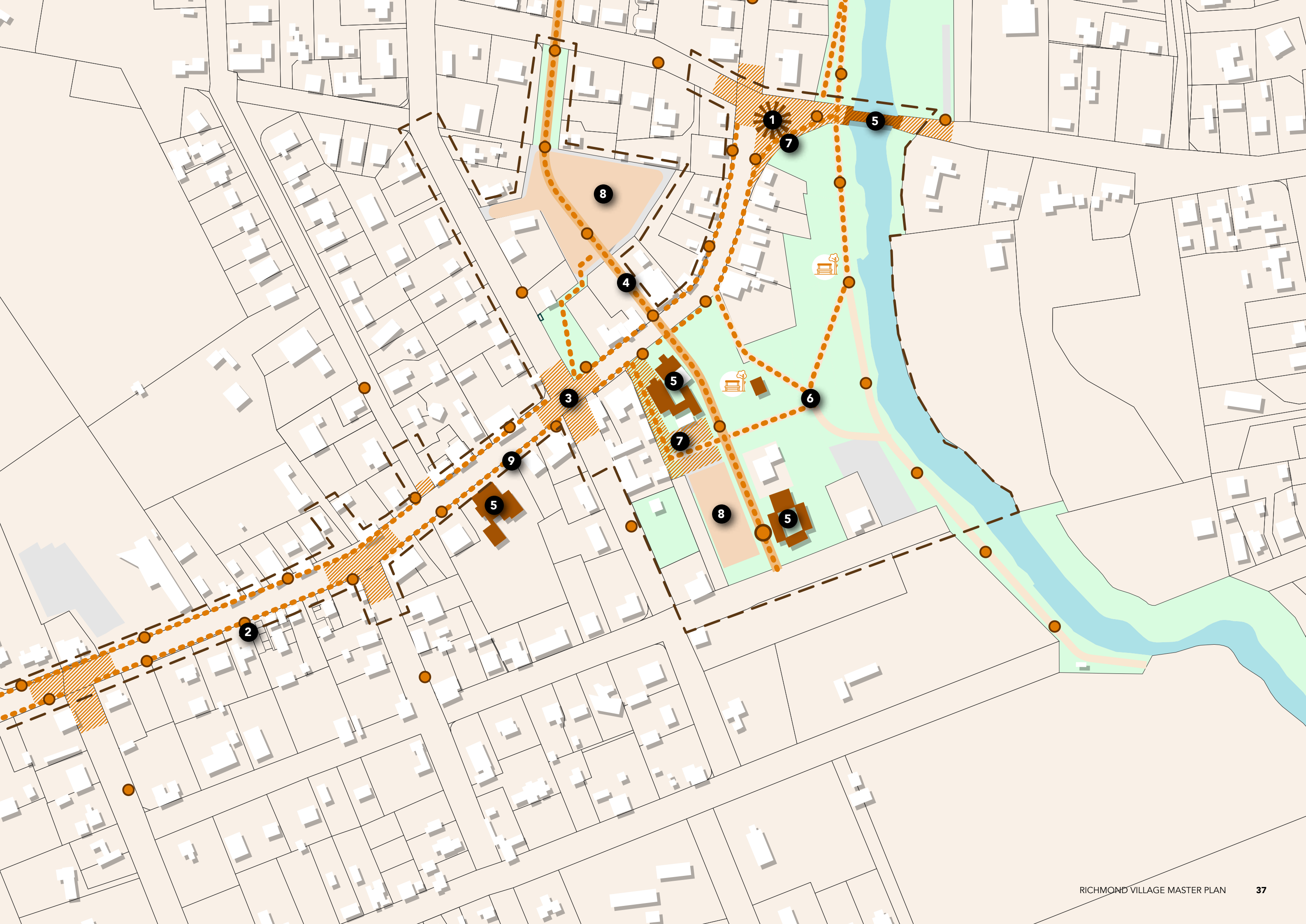


Image Reference

Top: Considered lighting of heritage buildings

Middle: Pedestrian scale lighting

Bottom: Consistent shop signage strategies





3 PROPOSALS

- 3.1 THE MASTERPLAN
- 3.2 THE BRIDGE
- 3.3 VILLAGE SPINE
- 3.4 TYPICAL JUNCTION
- 3.5 TYPICAL INTERSECTION
- 3.6 VILLAGE SQUARE
- 3.7 PLAY SPACE

3.1 The Masterplan

The main elements of the Masterplan describe how the vision for the site can be realised over the coming decades.

The Masterplan is organised into several key proposals. The Place Principles (Section 2) come together to create the physical foundation to achieve the Masterplan’s vision through these spatial proposals.

KEY PROPOSALS

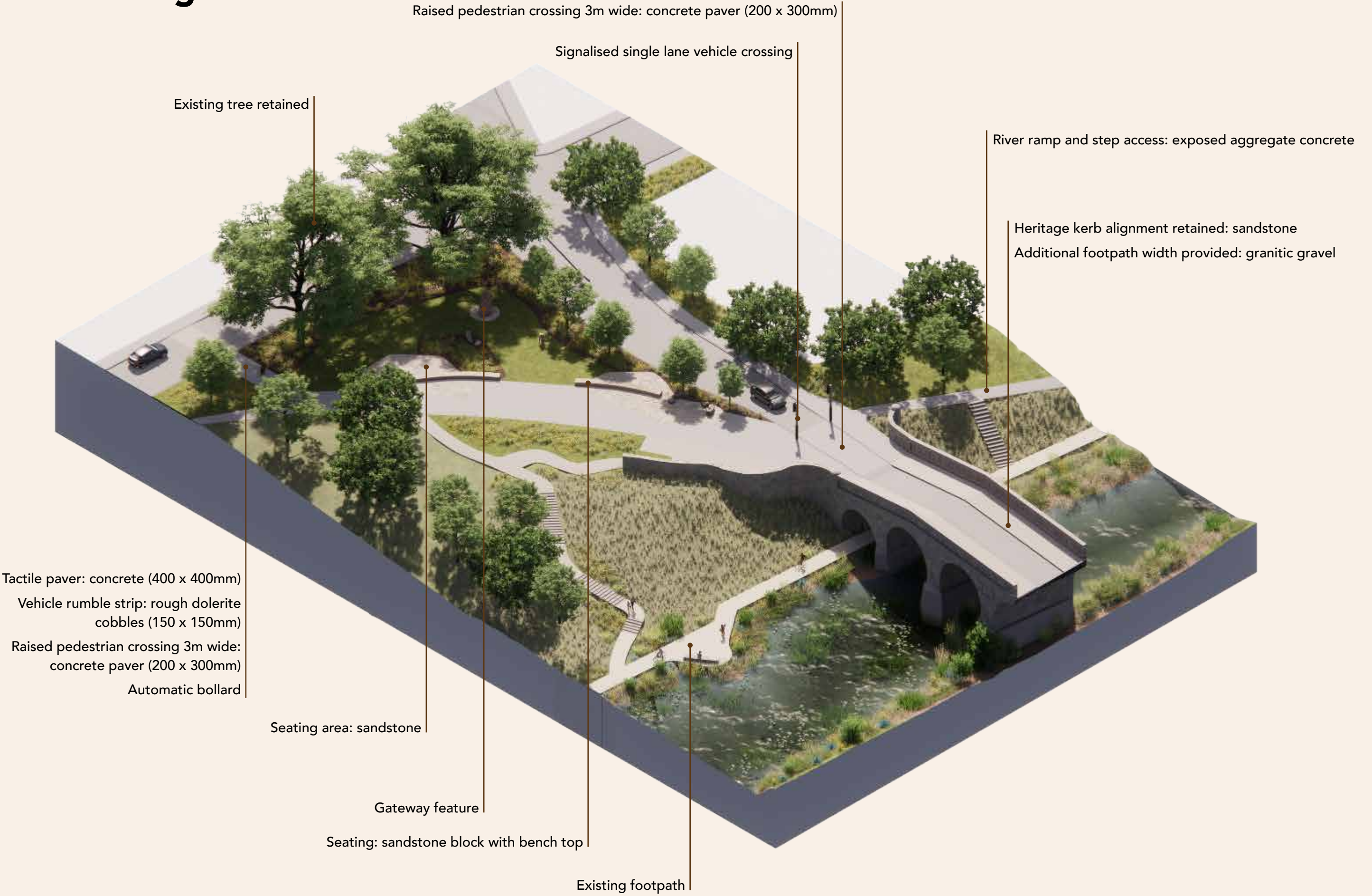
- 1. The Bridge.
- 2. Village Spine (north)
- 3. Typical Junction
- 4. Typical Intersection
- 5. Village Square
- 6. Play Space
- 7. Rivers Edge
- 8. Gathering Space
- 9. Village Spine (south)
- 10. Forth Street Carpark
- 11. Franklin Street Carpark



Please note, that the plan opposite has been prepared for demonstration purposes only. It aims to convey the vision and key proposals of the Masterplan. The detailed design of streets and open spaces are not within the scope of the Masterplan. These details will be secured through future detailed design processes.



3.2 The Bridge





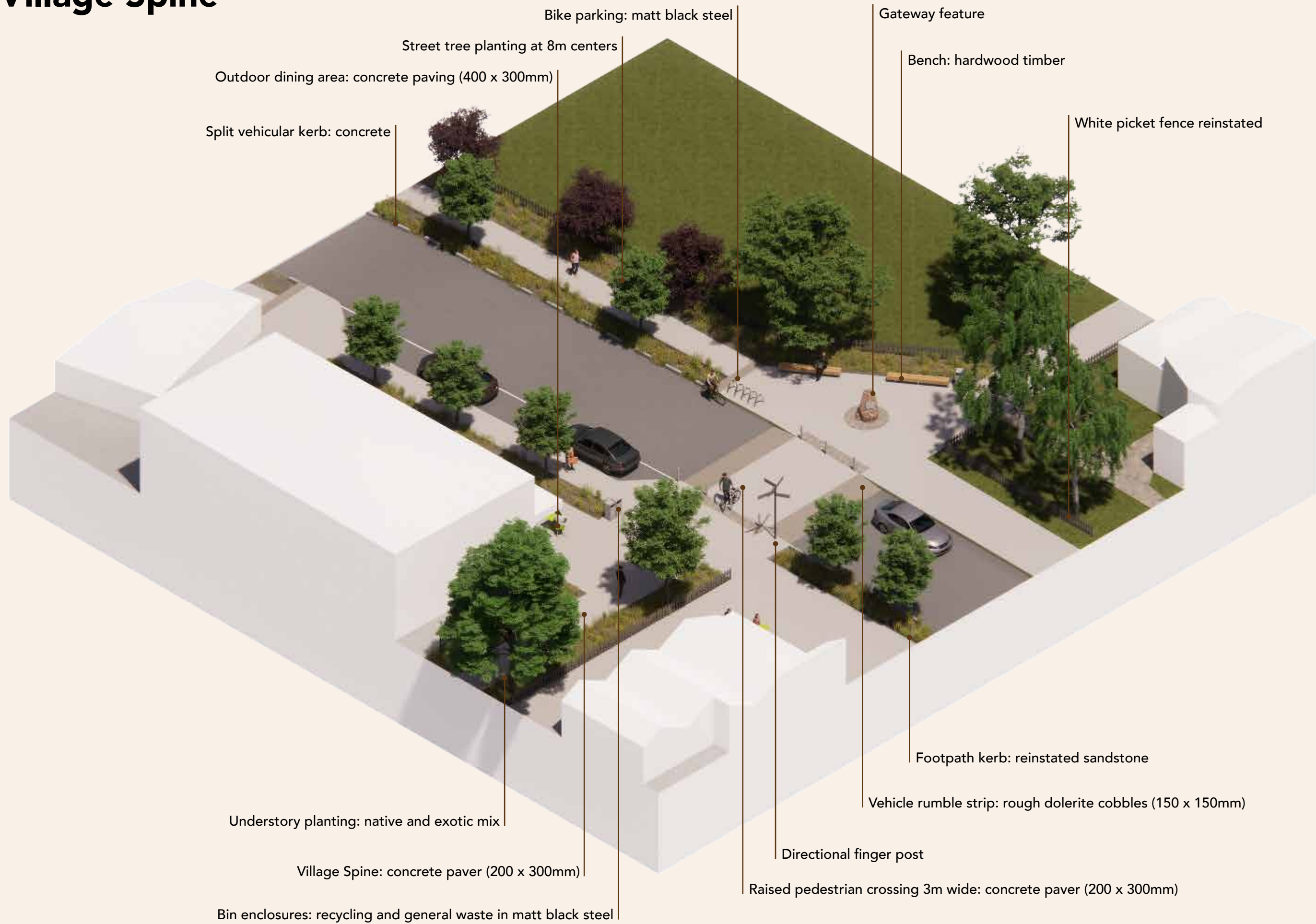
Legend

- 1 1.8m wide footpath resurfaced
- 2 7m wide street carriage way
- 3 Proposed pedestrian crossing
- 4 Proposed street planting
- 5 Existing trees retained
- 6 Proposed gateway feature/artwork
- 7 Slip lane removed to create a park
- 8 Traffic lights
- 9 One-way risen table carriage way
- 10 Heritage path alignment retained and widened
- 11 Proposed ramp access to river
- 12 Existing river access path
- 13 Existing river walk path

Scale 1:150,000 @ A3

0 5 10km

3.3 Village Spine





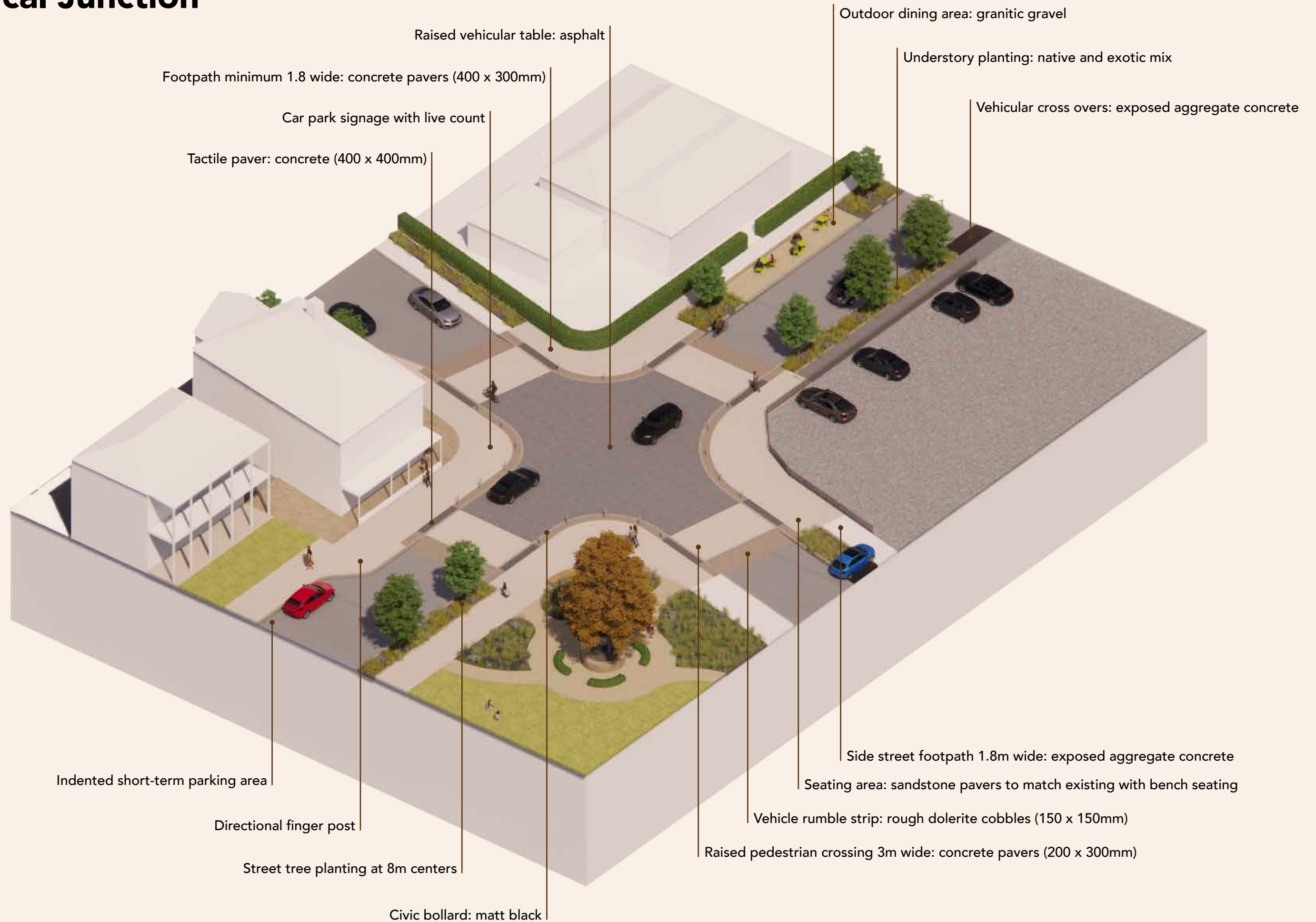
Legend

- 1 Path connection to Recreation Reserve
- 2 Reconfigured car park layout (xx spaces)
- 3 Proposed Information Point
- 4 Relocated toilets and bus interchange
- 5 Upgraded connection to Saleyard Corner Park
- 6 Upgraded laneway connection
- 7 Spill out area for commercial activities
- 8 Proposed street planting
- 9 Proposed parallel street parking
- 10 Pedestrian crossing
- 11 Proposed village Green entry space
- 12 1.8m wide footpath resurfaced
- 13 Village Green boundary improved

Scale 1:150,000 @ A3

0 5 10km

3.4 Typical Junction





Legend

- 1 1.8m wide footpath resurfaced concrete
- 2 Proposed pedestrian crossing
- 3 Improved pedestrian zones
- 4 Risen junction
- 5 Wayfinding node
- 6 Proposed gateway feature/artwork
- 7 Slip lane removed to create a park
- 8 Traffic lights
- 9 One-way risen table carriage way
- 10 Heritage path alignment retained and widened
- 11 7m wide street carriage way
- 12 Existing river access path
- 13 Existing river walk path

Scale 1:150,000 @ A3

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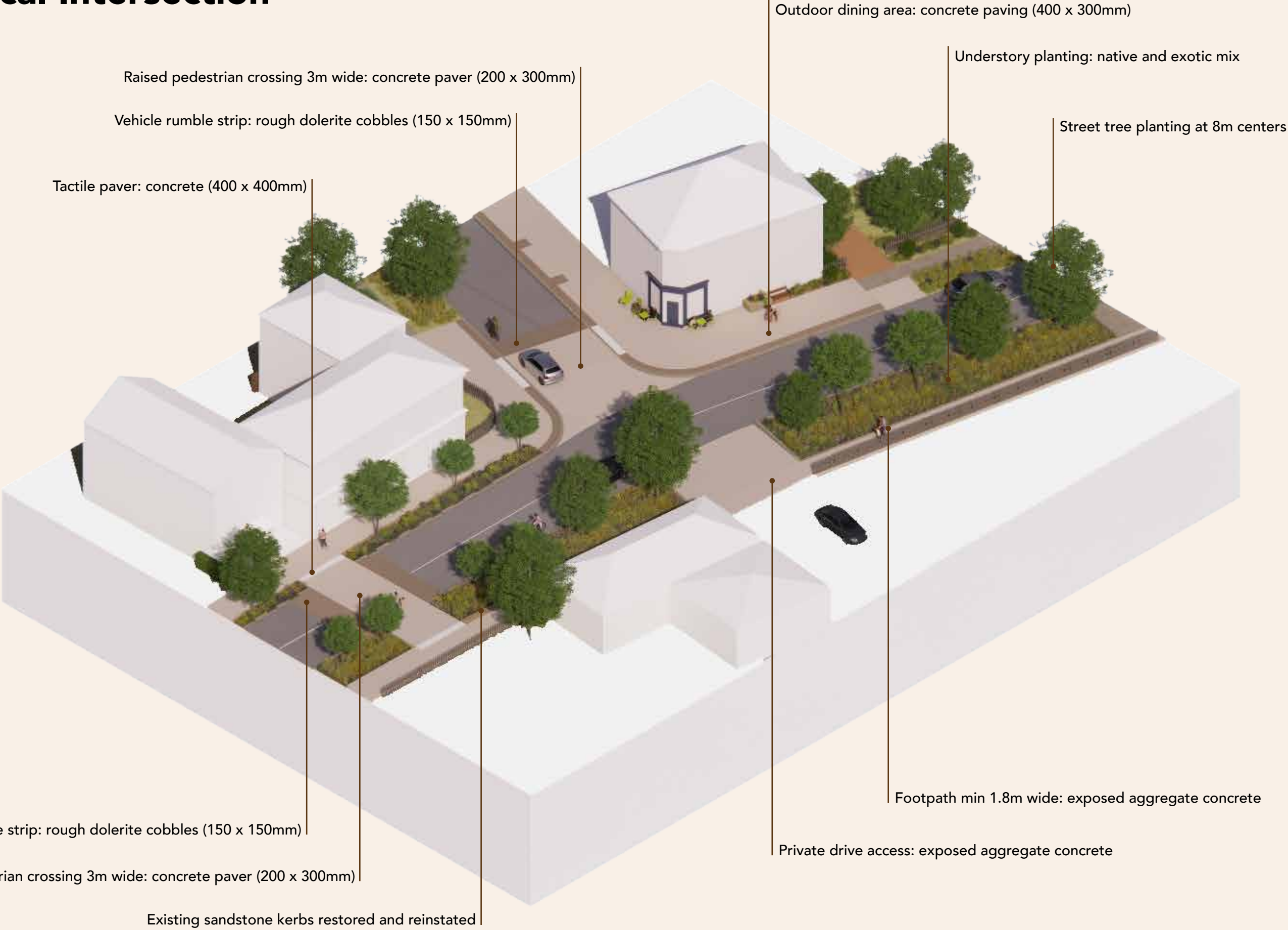
5

10km

RICHMOND VILLAGE MASTER PLAN

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3.5 Typical Intersection





Legend

- 1 1.8m wide footpath resurfaced concrete
- 2 Proposed pedestrian crossing
- 3 Improved pedestrian area
- 4 Proposed risen crossing
- 5 Proposed outdoor dining space
- 6 Proposed tree planting
- 7 7m wide street carriage way
- 8 Existing private driveway access points
- 9 Proposed garden bed

Scale 1:150,000 @ A3

0 5 10km



3.6 Village Square





Legend

- 1 Short stay parking
- 2 Town Hall Plaza
- 3 Forth Street pedestrian zone
- 4 Richmond timeline interpretative signage
- 5 Village Square (flexible events space)
- 6 Seating areas
- 7 Relocated toilet amenities
- 8 Information point
- 9 Village Spine
- 10 Police Station access (automatic bollard)
- 11 Reconfigured car park
- 12 Restricted vehicle access (automatic bollard)

Scale 1:150,000 @ A3

0 5 10km

N

3.7 Play Space

TBC



Legend

- 1 Mill play structure
- 2 Viewing deck
- 3 Interpretation panel: Acknowledging Land
- 4 Aboriginal plant use trail
- 5 Outdoor seating area
- 6 Play space expanded and integrated
- 7 Interpretation panel: Acknowledging Sky
- 8 Village Green

Scale 1:150,000 @ A3

0

5

10km



4 COMPONENTS

4.1 MATERIALS & FURNISHINGS

4.2 LIGHTING

4.3 WAYFINDING

4.4 INTERPRETATION

4.5 PLANTING

4.6 SECTIONAL APPLICATION

4.1 Materials & Furnishings

The materials and furniture have been selected for their historic references to place, textural quality, warmth and sustainable properties. Strategies used to guide the material choices for the site include:

- Colours that reflect the natural, cultural and heritage values of the area
- Materials inspired by landscape and heritage architecture
- Contemporary lines, sensitively overlaying natural and heritage forms

Core Materials:

- Sandstone - raw and natural, pecked and crushed
- Metal - rusted, forged or cast metals and powdercoated aluminium and steel
- Timber - warm hardwood for comfort and softness

Pedestrian Paving



Feature areas - local sandstone paver to match existing



Feature areas - restored cobble stone



Street footpath - exposed aggregate concrete



Bridge St. footpath - paver in limestone pebble 300 x 200mm



Park paths - granitic gravel



Play space - coarse play sand

Vehicular Paving



Vehicular Lanes - asphalt



Vehicular rumble strip - basalt cobble



Parking Spaces - granitic gravel

Edges



Back of footpath - corten steel



Footpath edge - restored sandstone



Street edge - split concrete kerb

Traffic Management



Bollard - hardwood timber square profile



Civic bollard - steel w. matt black finish



Parking block - timber



Automatic bollard - steel w. matt black finish



Informal bollard - sandstone boulder



Bike rack - steel w. matt black finish



Bench on sandstone block



Seat free standing



Informal seat - sandstone boulder

Seating



Seats on sandstone block



Picnic Table Setting

Amenity



Bespoke Shelter - steel w. matt black finish and hardwood timber



Recycling and rubbish bins - steel w. matt black finish



Water Fountain - steel w. matt black finish



Barbecue - steel w. matt black finish

4.2 Lighting

Lighting will embrace principles of non-intrusive lighting, an enchanting night environment, and preservation of the night sky. Treatment will provide safety and functionality, incorporating feature lighting to highlight landmarks, and implementing measures to reduce light pollution,

A balance will be struck between aesthetics and environmental responsibility, creating an inviting and charming night time ambiance for residents and visitors alike. Strategies used to guide the lighting choices include:

- Apply ‘just enough’ illumination, to minimise energy waste and improve connection to the night environment.
- Use colour temperatures of less than 2700K.
- Using adaptive controls such as sensors, dimmers, and timers rather than an ‘always on’ approach.
- Minimise glare through effective aiming and appropriate luminaire specification.
- Enhance the environment to provide not only a safe but also a comfortable and inviting space for all to inhabit.
- Encourage wayfinding and promote safe exploration and orientation of the Village.
- Integrate lighting at a range of locations and scales, including street furniture, steps, bollards, poles, and handrails to provide accents.
- Create atmosphere and enhance visual interest.
- Facilitate the safe night time use. Key to this is providing vertical illumination; while minimising glare as it prevents extended vision along pathways.
- Ensure viable procurement options and promote, where possible, local solutions to ensure sustainable outcomes and longevity.

Bridge Street



Street Column

Strict light output controls to minimise excess spill light and concentrate lighting to areas of amenity, circulation, and roadways.

Parks, pedestrian links & car parks



Bollard

Highlight off-street pedestrian connections by directing low level lighting towards the ground.

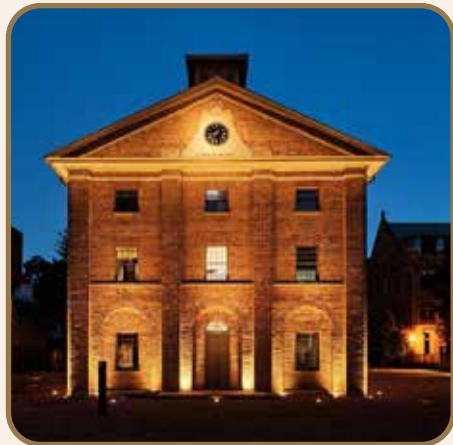
River park edge



Inground

Low ground lighting along river side pathways to minimise the impact on the natural environment.

Feature structures, buildings & trees



Uplighting

Create stop and dwell moments with feature lighting highlighting form, texture and heritage.

4.3 Wayfinding

Signage will focus on simplicity in type, font, colour, material and size. A reduced and refined palette will reduce visual noise and clutter that detracts from the heritage, natural environment, and ambiance of the village. Strategies used to guide wayfinding include:

- A consistent design aesthetic that unifies signage and helps reinforce the scale and feel of the village.
- Provide guidelines for commercially orientated signage so that cultural, directional and public amenity is easier to find.
- Clear human scale wayfinding to assist visitor movement.
- Balance heritage preservation with contemporary design to reinforce community pride.
- Remove highway scale signage and infrastructure.
- Reduce the amount of signs in the village.
- Consolidate the information on signage.
- Help people locate themselves (geographically and historically)
- Create a village map that identifies key locations, amenities and recreational opportunities. Locate this at one or more key nodes (parking lot, Bridge Road, future visitor centre) and enable digital expansion.
- Direct tourist traffic to carparks to keep street parking for locals.
- Use font, colour and materiality in wayfinding objects to enable story telling.
- Consider integrating interpretation elements with wayfinding objects.



4.4 Interpretation

Interpretation will engage and educate visitors on the history and continuing cultural significance of Richmond from the Aboriginal history of the area through settler time and into the 21st Century, via stories that are fresh, engaging and that challenge perspectives.

Overarching themes will help establish a framework for interpretation:

- 01 Acknowledging Sky: Creation story and gathering place
- 02 Acknowledging Water: cultural importance of the river/crossing
- 03 Acknowledging Land: Broader cultural landscape/reading of Country and viewing point
- 04 Truthtelling: Richmond's foundational history and the resilience of Tasmanian Aboriginal people and culture
- 05 Bridge: history of the bridge and Richmond as a place of connection
- 06 Church: Architect and construction, convict labourers and freedom and 20th century immigration
- 07 School: school history, old ways / new ways and seeds for the future
- 08 Brinktop Trailhead: Caring for/managing country



01 Acknowledging Sky
We are star people
We are connected to our Ancestors, through story,
and through the dark skies of the night.



02 Acknowledging Water
layna ngayapi - Water is life

Truth
no

telling
de TBC



05 Richmond Bridge - Connection



06 Brinktop Walk Trailhead



03 Acknowledging Country

Land, Sea and Sky Country are all connected. What we do in one part of Country affects all others.



07 Richmond Primary School



08 St Lukes Anglican Church

4.5 Planting

The planting used in the landscaping provides an opportunity to maintain elements of the colonial character of Richmond, while restoring and revealing elements of the local ecological communities that existed before settlement. This includes the remnant grasslands and grassy woodlands that remain a feature of the hills of the Coal River Valley.

ENDEMIC PLANTS



EXOTIC PLANTS



Bridge Street Mix

Enhancing the character and legibility of Bridge Street through a carefully curated mix of plants that reference Richmond’s heritage, whilst providing a striking mix of plant species running along the streets. Broadleaf trees will provide pedestrian shade in summer.



Village Green Mix

A spectral of native and exotic plants that enhance the existing park setting. Large feature trees will provide places of gathering and retreat, whilst generous borders of perennials define the edges.



Car Park Mix

To manage rain water surface run-off, water loving plants will be selected for there filtering properties. Trees will be planted between parking spaces to reduce surface heat and solar glare, whilst highlighting key pedestrain routes.



River Corridor Mix

Understanding Weeds will be slowly removed from the rivers edge and replaced with endemic natives that support local fauna habitat. Culturally significant native plants will be integrated to reveal local Aboriginal foods, medicines and fibres.

BRIDGE STREET MIX

Street Trees



Figure 1: Liquidambar styraciflua - Liquidambar, Sweet Gum

Park Trees



Figure 14: Liriodendron tulipifera - Tulip Tree



Figure 17: Eucalyptus viminalis - White Gum



Figure 15: Eucalyptus rubida- Candle Bark



Figure 16: Acacia melanoxylon - Blackwood

Shrubs



Figure 2: Leucophyta brownii – Cushion Bush



Figure 3: Correa alba - White Correa



Figure 6: Salvia rosmarinus- Rosemary



Figure 11: Lavandula angustifolia - Lavender



Figure 12: Westringia brevifolia - Short-leaf Westringia



Figure 13: Melaleuca squamea - Swamp Melaleuca

Understory



Figure 4: Lomandra longifolia - Common Sagg



Figure 5: Hylotelephium spectabile - Sedum



Figure 7: Poa labillardierei - Tussock Grass



Figure 8: Austrostipa stipiodes - Coastal spear grass



Figure 9: Pimelea filiformis - Trailing Riceflower



Figure 10: Brachyscome nivalis - Cutleaf Daisy

VILLAGE GREEN MIX

Park Trees



Figure 23: *Liriodendron tulipifera* - Tulip Tree



Figure 26: *Eucalyptus viminalis* - White Gum



Figure 24: *Eucalyptus pulchella* - White Peppermint



Figure 25: *Acacia melanoxylon* - Blackwood

Shrubs



Figure 18: *Dodonaea viscosa* - broadleaf hopbush



Figure 19: *Correa alba* - White Correa



Figure 20: *Kunzea ambigua* - White Kunzea



Figure 21: Rose 'Iceberg'



Figure 22: *Westringia brevifolia* - Short-leaf Westringia



Figure 27: *Banksia marginata* - Silver Banksia

Understory



Figure 28: *Lomandra longifolia* - Common Sagg



Figure 29: *Hylotelephium spectabile* - Sedum



Figure 30: *Poa labillardierei* - Tussock Grass



Figure 31: *Austrostipa stipiodes* - Coastal spear grass



Figure 32: *Pimelea filiformis* - Trailing Riceflower



Figure 33: *Brachyscome nivalis* - Cutleaf Daisy

RIVER CORRIDOR MIX

CAR PARK MIX

Park Trees




Figure 40: Eucalyptus viminalis - White Gum



Figure 37: Eucalyptus rubida- Candle Bark



Figure 39: Acacia mearnsii - black wattle




Figure 38: Acacia dealbata - Silver wattle



Figure 48: Eucalyptus ovata - Swamp Gum (Northern Car Park)



Figure 50: Pyrus calleryana 'Capital'- Ornamental Pear (Southern Car Park)

Shrubs



Figure 41: Banksia marginata - Silver Banksia



Figure 35: Kunzea ambigua White Kunzea



Figure 45: Dodonaea viscosa - broadleaf hopbush



Figure 36: Solanum laciniatum - Kangaroo Apple



Figure 49: Juncus pallidus - Pale Rush



Figure 47: Ficinia nodosa - Knobby Club Rush

Understory



Figure 34: Lomandra longifolia - Common Sagg



Figure 42: Poa labillardierei - Tussock Grass



Figure 43: Diplarrena morea - White flag iris



Figure 44: Themeda triandra- kangaroo grass



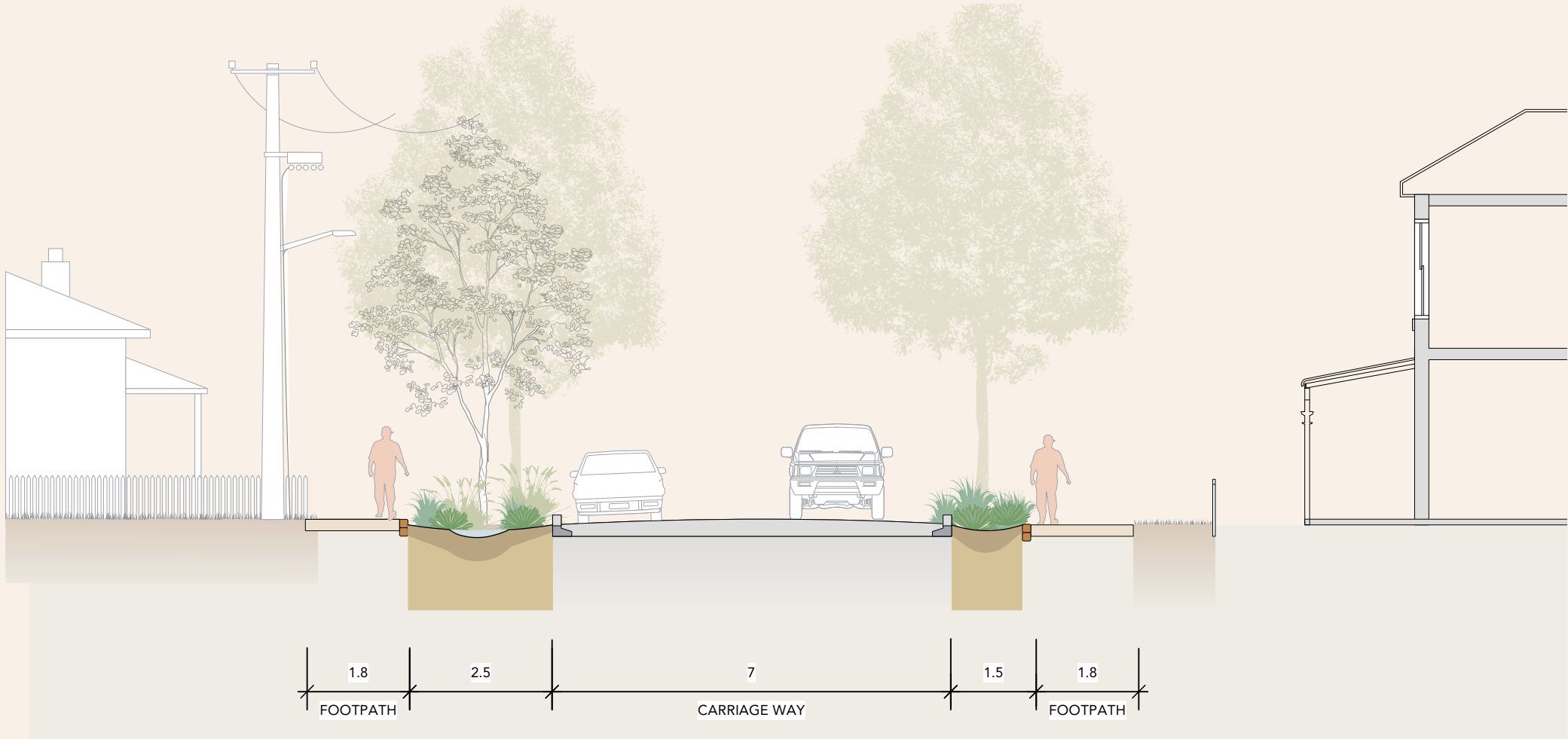
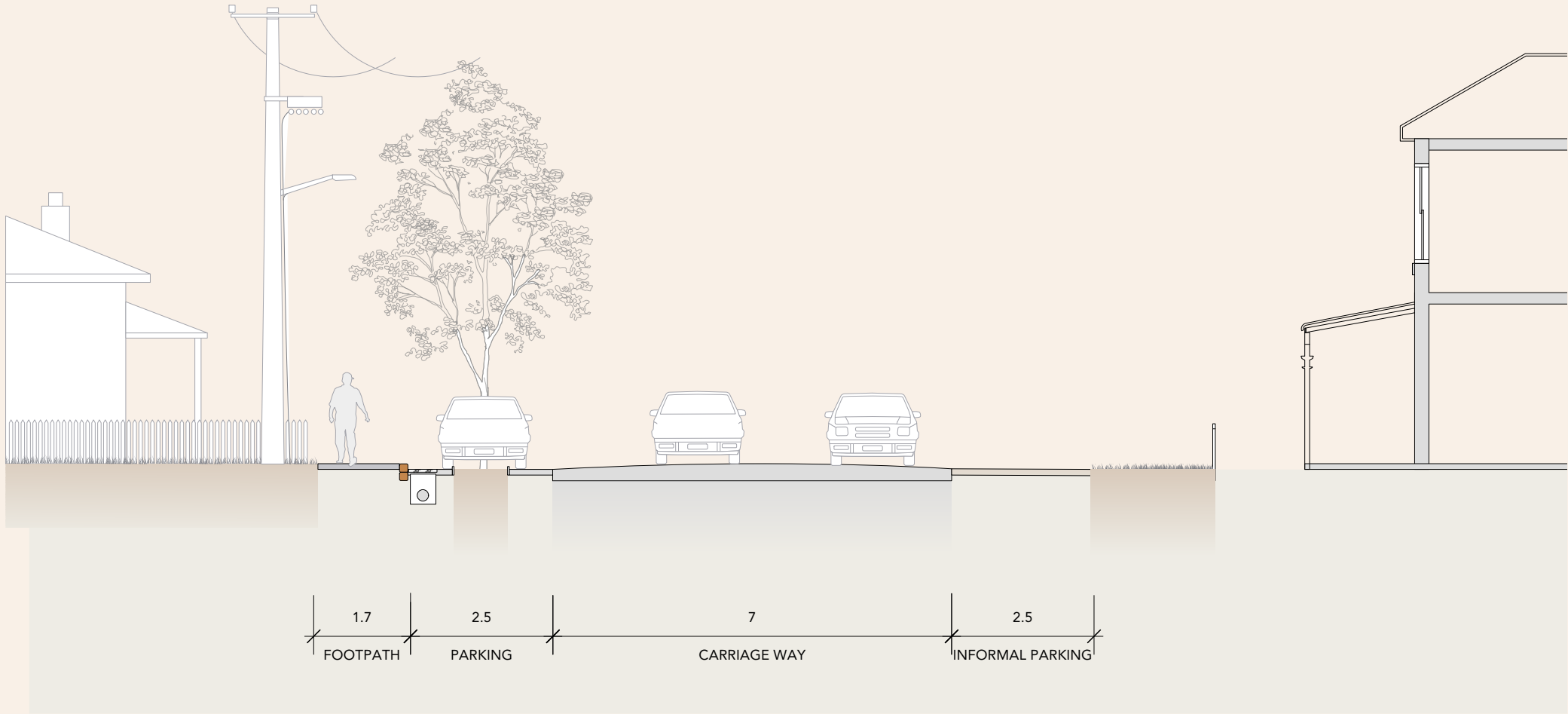
Figure 46: Dianella tasmanica - Tasman Flax Lily



Figure 51: Diplarrena morea - White flag iris

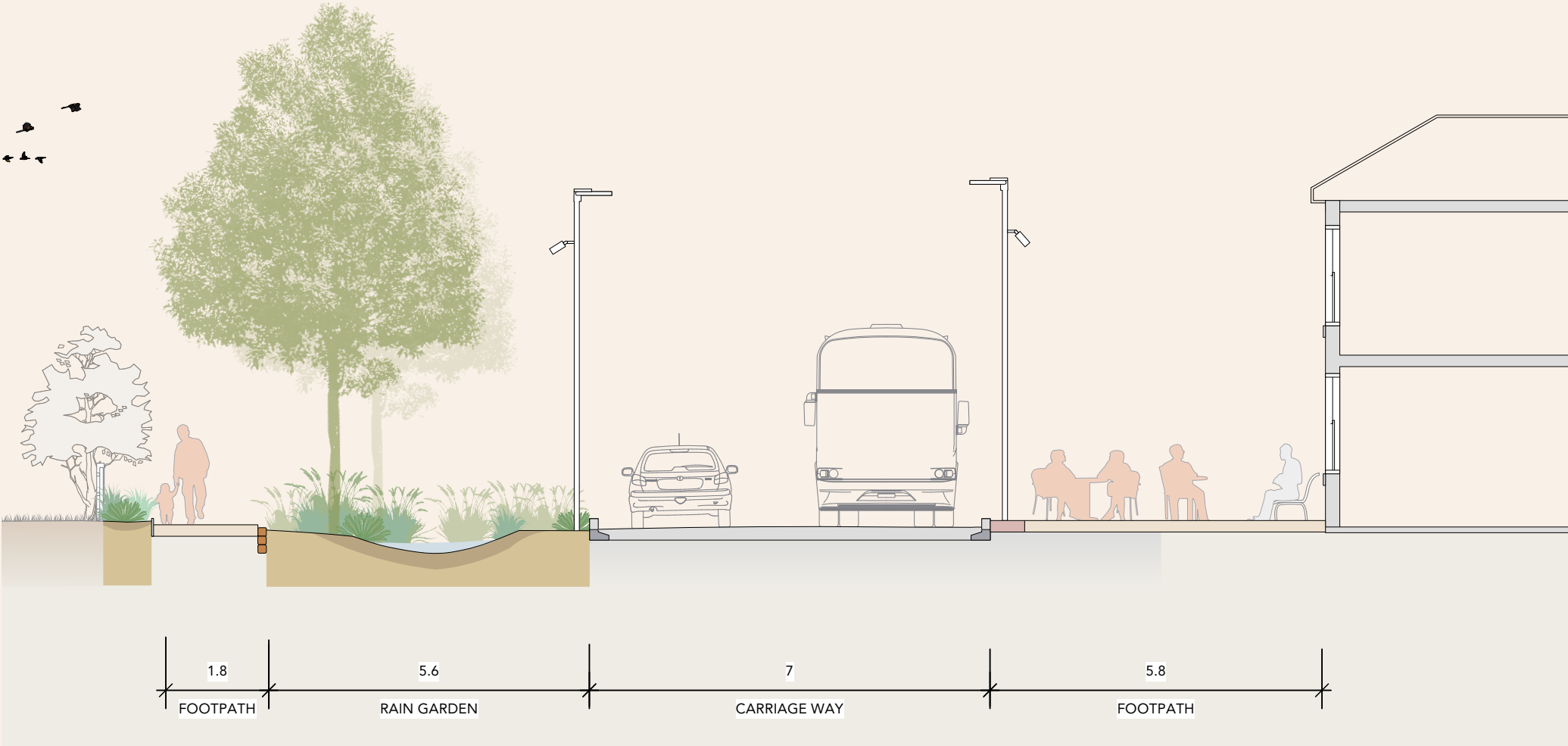
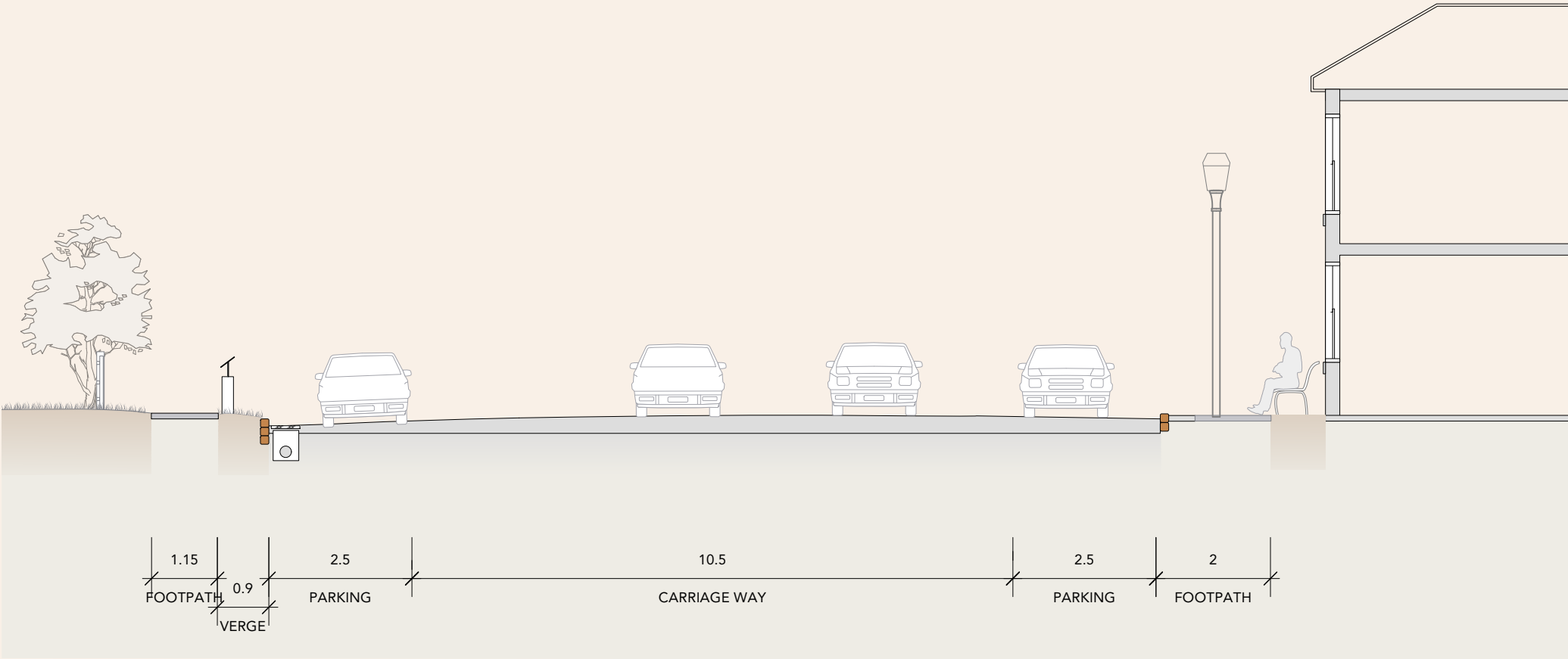
4.6 Sectional Application

SECTION 1: BRIDGE ROAD SOUTH



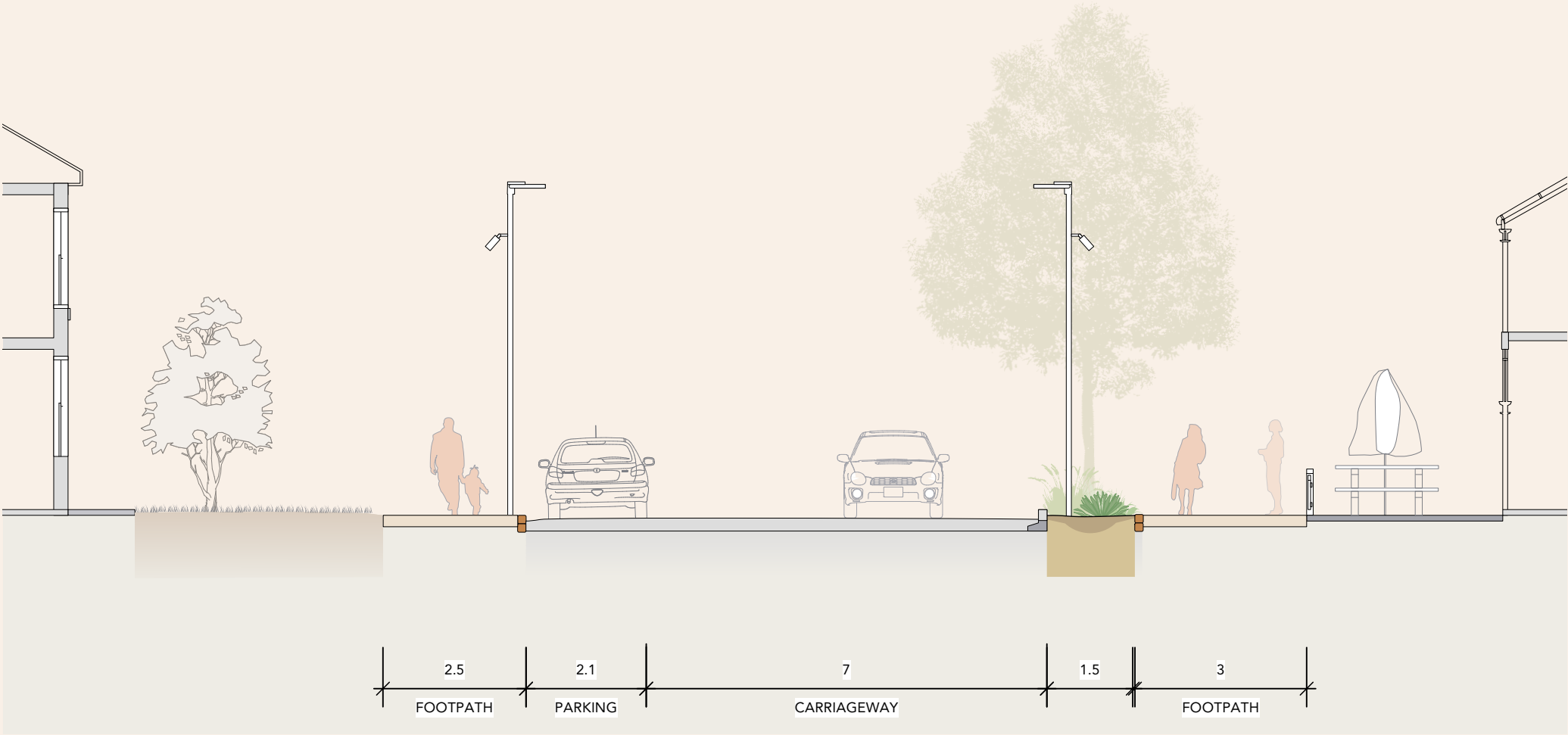
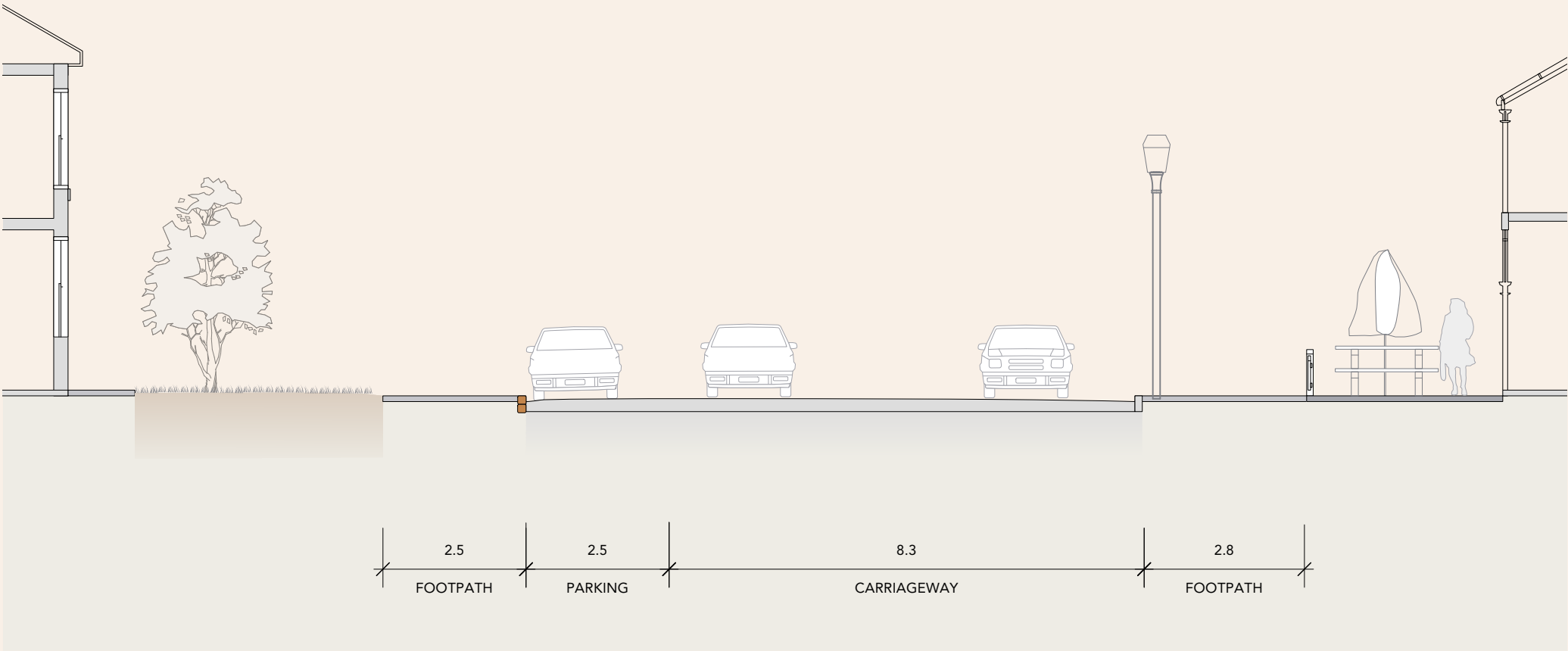
Location N.T.S.

**SECTION 2: BRIDGE ROAD /
HENRY STREET INTERSECTION**



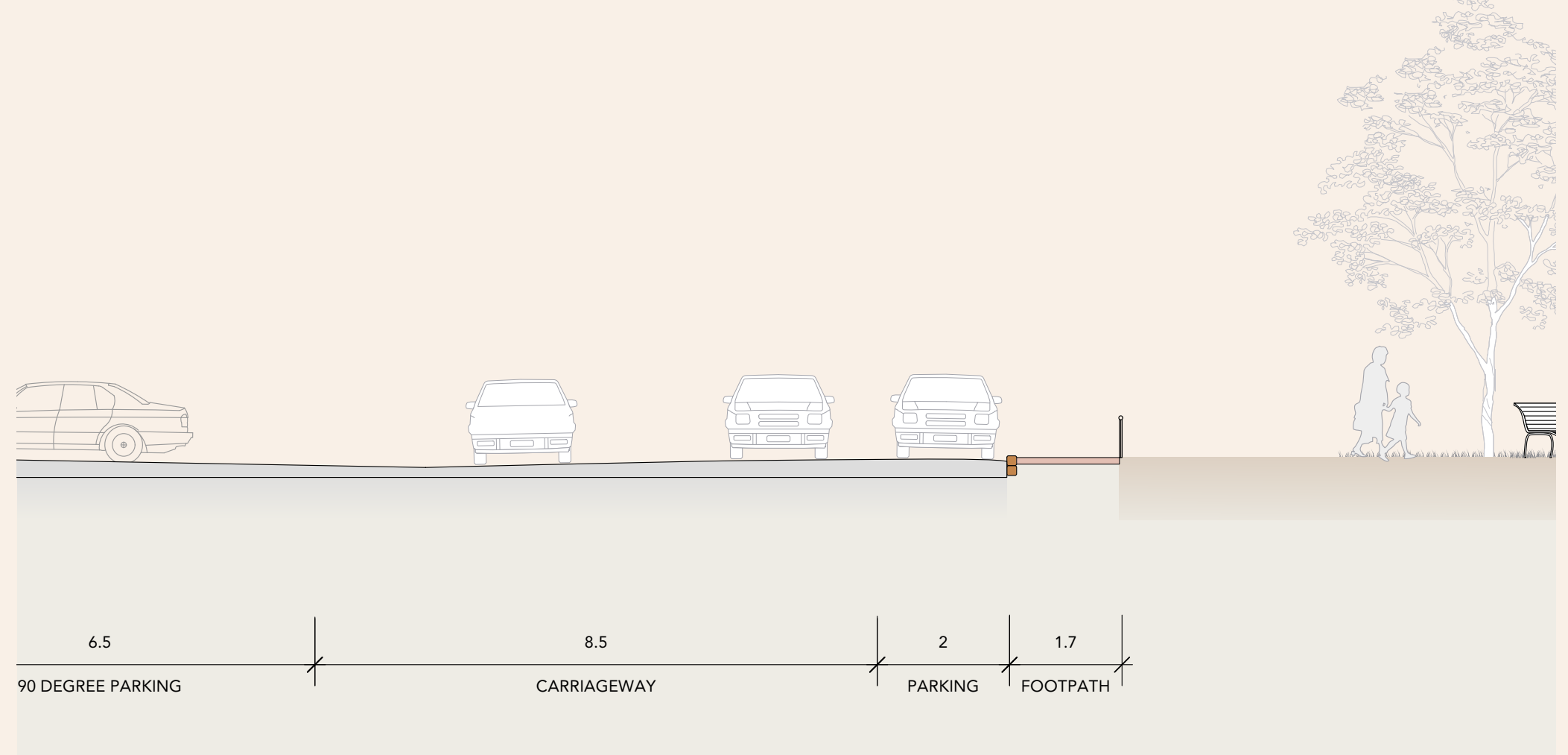
Location N.T.S.

SECTION 3: BRIDGE ROAD / PERCY STREET INTERSECTION



Location N.T.S.

SECTION 4: BRIDGE ROAD / VILLAGE GREEN



Location N.T.S.





5 IMPLEMENTATION

5.1 DELIVERY

5.2 NEXT STEPS

5.1 DELIVERY

The Masterplan will be delivered over 20+ years. Thoughtful phasing of infrastructure will make sure it is always a place that is safe and accessible for all.

The public realm will be delivered over time, and as investment becomes available. The delivery process will make sure that decisions continue to be informed by community and stakeholder priorities.

Phasing Principles

The following phasing principles guide the development of the public realm:

- The phasing will aim to create the least amount of disruption to services, access and transport connections;
- A temporary information hub will be established to keep the community informed of changes occurring across the site;
- Disruption to business operations will be mitigated where possible;
- Infrastructure will be built as necessary to enable the development.

5.2 NEXT STEPS

Draft to Final Masterplan

To complete the Masterplan, engagement with the community will be undertaken to seek feedback on the concepts. The final Masterplan will be presented to Council for endorsement.



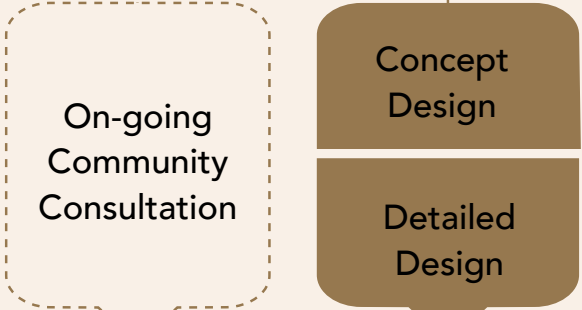
Activation of the Masterplan

On-going community consultation will continue to inform the implementation of the Masterplan. Investigation and feasibility analysis will occur and funding strategies will be explore, this may be through Councils capital works budget, annual budget or through funding grants.



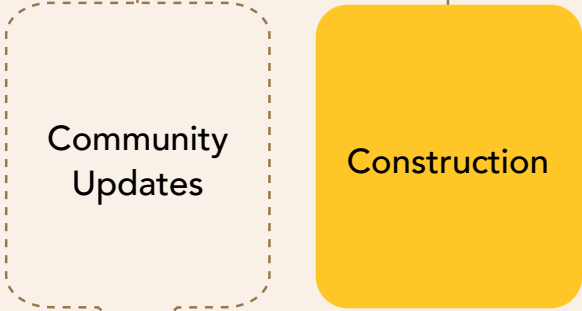
Detailed Planning

On-going community consultation will continue to inform the development of the detailed concepts. Designers and engineers will develop detailed planning of each part of the Masterplan.



Implementation spaces

The community will be engaged with during the construction phase of the Masterplan through regular updates.





city making + liveability

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Clarence City Council

Richmond Village Master Plan Stage 1
Community feedback

August 2023

Richmond Village Consultation

- Table of Contents
 - Project background
 - Methodology & Consultation overview
 - Survey results
 - Next steps
 - Appendix
 - Demographics
 - Engagement summary – sources of traffic
 - Survey questions



Background (from Your Say Clarence website)

Project Overview

Clarence City Council is developing a master plan for Richmond Village.

The Richmond Village Master Plan will develop a long-term vision for Richmond Village by enhancing its streetscape and public spaces to improve amenity for residents and visitors, while also respecting and celebrating its significant heritage and history.

The Master Plan is being developed so Council can cohesively plan and prioritise all future works in Richmond Village to improve its function, amenity and character. It will ensure Richmond continues to develop as a thriving village, proud of its historic heritage and scenic character, welcoming and accessible for all, and a popular destination for tourists and visitors.

What will the Richmond Village Master Plan do?

The Richmond Village Master Plan is being developed in response to feedback from the Richmond community about what needs to be improved in the village to create a better experience for locals and visitors.

Completion of the new Richmond by-pass on Colebrook Road in 2019 transformed Bridge Street from a busy main road into a local main street. This presented a valuable opportunity to re-shape the streetscape to create a more welcoming, accessible and connected village. Council consulted with the Richmond community about how the village is used and enjoyed in 2021 through the Richmond Streetscape Project. We heard the community wanted better footpaths, roads and street lighting, as well as improved wayfinding and arrangements for parking and traffic movement (among other things).

The Richmond Village Master Plan will build on the 2021 feedback and present designs for upgrades to Bridge Street (from Colebrook Rd to the Richmond Bridge), the Village Green, Franklin Street (including car park/bus interchange and laneway connecting to Bridge Street) and Forth Street. You can view a map of the project area in the 'Documents' section on the right.

The Master Plan will present obvious improvements, such as to footpaths, road surfaces and lighting. It will also encourage ease of movement and inclusive access for pedestrians and address other connectivity and wayfinding challenges (such as high gutters and uneven surfaces). It will aim to design the roads and footpaths to make it more efficient and easier to navigate for locals and workers, while also accommodating tourists and visitors and addressing the challenges that come with welcoming large numbers of people and vehicles during peak periods.

Ways to enhance public areas such as the Village Green, to better integrate them into the village and make them more enjoyable for people of all ages will also be a key focus. The Master Plan will include a materials and finishes palette to ensure any future works are consistent with and enhance the historic character of the village.

Overall, the Master Plan will capture the essence and character of Richmond, celebrating its heritage and history and allowing it to be better enjoyed and valued by everyone.

How will the Richmond Village Master Plan be created?

Development of the Richmond Village Master Plan will be driven by detailed research and consultation with the Richmond community.

This will include direct consultation with people who live, work in and visit Richmond, as well as with the local business community.

Stage 1 of community consultation will be open from 3 July to 31 July 2023.

Our project team and designers will consult extensively with the Richmond community, and use the information, feedback and ideas to prepare draft master designs between August and November.

A draft Richmond Village Master Plan will be released for further community consultation and feedback in late 2023 to coincide with the Richmond Bicentenary celebrations.

Details of how you can share your feedback and ideas directly with the people who will prepare the Master Plan are provided below and on the right of this page.

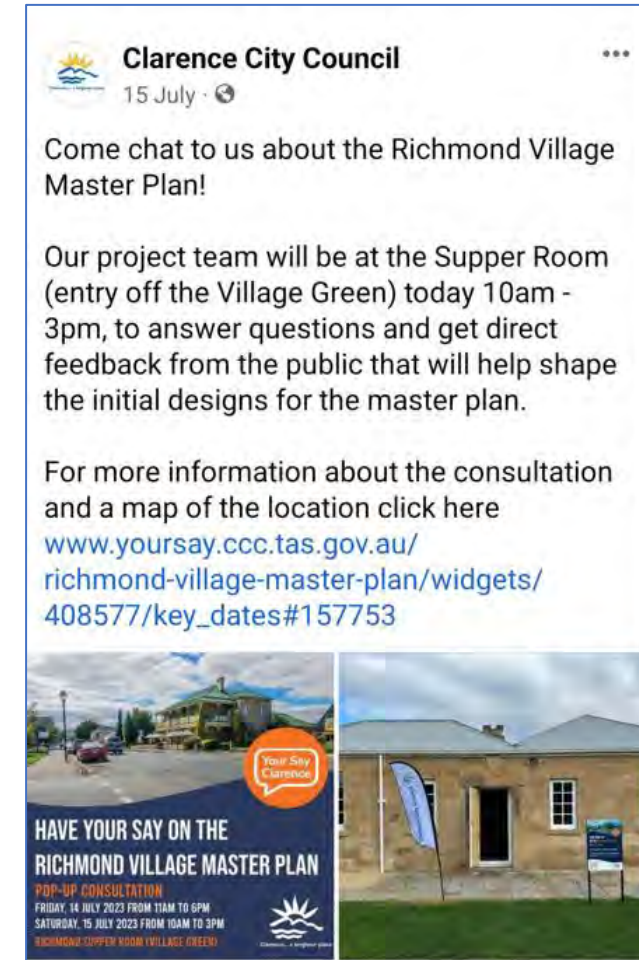


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Consultation methodology

- Timeframe:
 - Four weeks from 3 July to 31 July 2023
- Key consultation activities
 - Pop-ups at the Richmond Village Market on two occasions
 - Pop-up days at the Richmond Supper Room (Village Green)
 - Business workshop event
 - Your Say survey online
- Responses:
 - 59 survey responses, both online and hard copies
 - Over 100 conversations during the pop-up session
- Communication and promotion key moments:
 - Letters into mailboxes
 - Invitations to local businesses
 - Corflutes at key locations
 - Council website and featured on council Your Say page
 - Weekly Facebook posts throughout consultation period

Facebook post example



What is liked the most about Richmond Village

- The elements most liked include the heritage, village atmosphere and friendly community. A strong appreciation of the river and natural spaces is evident.

FRIENDLY COMMUNITY

A lovely friendly atmosphere with warm local people.

All the friendly business

Sense of community, small shops, parks and walk-ways in close proximity

I love the village feel, connecting with locals, the friendliness of people.

A feeling of community and welcome, which I really appreciate as a resident. Local businesses are friendly and helpful. There are lots of lovely walks around the village to enjoy the gardens and buildings and views.

The community spirit within Richmond, the maintenance of the Richmond Football Club grounds, The Village Green, Saleyard corner and the Bridge rose garden are all kept to a high standard.

The quiet country atmosphere and the rural community spirit

A friendly, quiet and pleasant place to live. Tourists and other visitors are welcome and add to the atmosphere. of the historic village. It is also a very pleasant place for retirees to live and it is mainly level for walking!!

RIVER AND NATURAL SPACES

The riverfront area.

Like the local country feel of the village and the natural spaces like the riverbank walk

The green public spaces, the cafes, tourism and shops

Good access and nice environs generally. Reasonably well laid out

Walking tracks.

HERITAGE

The main road/entrance to Richmond into the heritage listed old buildings. It is jaw-dropping, stunning when you enter the village area.

The gorgeous old buildings, village scenery, peaceful even when crowded.

Still has the feel of living in an historic village setting, love it

The historic architecture is lovely and unique.

The sandstone heritage buildings, the authentic history of the town

VILLAGE FEEL

The village feel is perfect and the general landscape and access are good.

Enjoy the village atmosphere when all the tourists have left.

I love the 'shopping street' vibe of Bridge St, and the artisan shops, along with the feel of walking through a historical town.

The strong sense of history. Proud community spirit. Peace and quiet...

OTHER VIEWS

There's not much that's working. The town is full of tourists who are unsafe when walking across the bridge or indeed on the path towards the bridge ..

Nothing to like very busy and not set up for the increase in traffic and visitors. The bridge steps are out of character with the site an eyesore!

Very little, it's a mish mash of styles and qualities of surfaces on the roads and footpaths



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Changes or improvements?

- Focus on people and pedestrian safety commonly mentioned. Reduced speed limits and safer ways to cross the road along with better footpaths suggested.

PARKING

Encourage the use of the car park / bus park behind the Richmond village store by creating a user friendly public green space and some other tourist type attraction.

Create a large car park on the edge of town near Amaze or the bike park for tourists to park their vehicles and walk around town.

Tourists always park on yellow lines, they don't understand what that means... A no parking sign would cut down on confusion.

CARS, ACTIVE TRAVEL, CHARGING POINTS

Cars speed on the main street and it can be hard to cross the road safely.

Adding Electric Vehicle Charging Point to the bus/car area would put Richmond on another map! I know I spend time and money in the places I stop to charge the car.

no vehicles in the main street, better parking areas away from main street

Active travel (cycling) facilities would be great - I haven't found any yet (recent homeowner). Occasional bus service to connect Richmond village to Tolpuddle estate would be great too.

FOOTPATHS

Footpaths, beautiful street scapes ie flowers/trees, seating along footpaths, signs regarding no standing, more bins, better signage to where the tourist venues are, definitely a fenced dog park and better use village green.

The curbs on the main street are very high in places and this is difficult to negotiate with a pram or for our older people

THINGS TO DO

Improved night time activities/bar/restaurant.

Playgrounds are obviously second or third grade. Visitors need to have areas to relax, while the kids play on the state of the art playgrounds. Check out what Launceston offers near the silos at Invermay, or even the latest facility at Kingston.

Better areas for kids to play - improve the bike track with seats bbq to encourage the usage. Richmond Green Park isn't big enough given the amount of visitors and the just the general increase of families to the Richmond area.

SIGNS & SAFETY

Need adequate parking, an information centre about the historic sites, location and times of facilities and clear directions for traffic, parking, pedestrians.

Footpaths could be improved, zebra crossing zones to allow safer crossing of roads, pram/wheelchair accessibility near the bridge to go down to the walk way by the river.

Better road surface and paths better toilet facilities increased security safe pedestrian crossing s making main street traffic free

TREES AND BRIDGE

There are not enough Trees in Richmond. I like to visit other towns that have many trees lining the streets that provide beautiful colour in the autumn and shade in the summertime and Richmond does not do this well

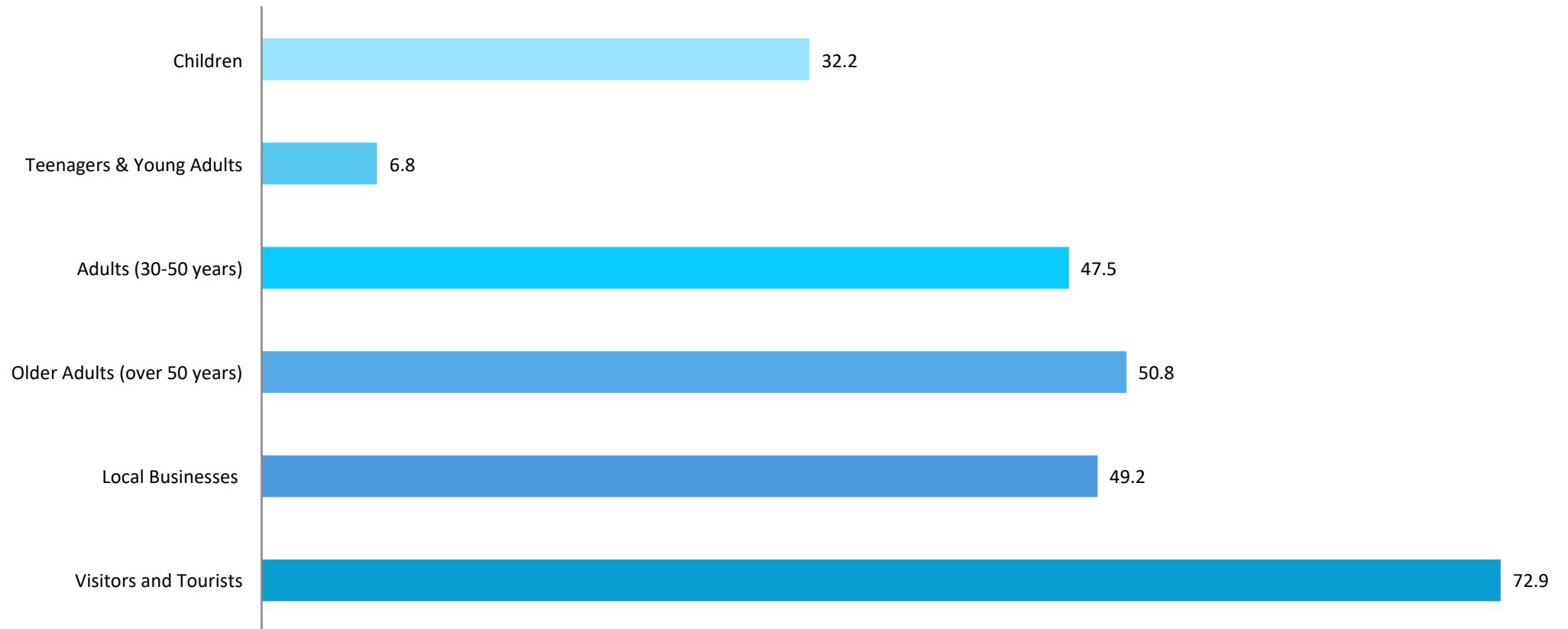
Traffic flow, make the bridge a walking zone for everyone, really make this a feature. People come from all over the world to see it, feel it, read about it and tourists have to wait for the cars to go before taking their photos.



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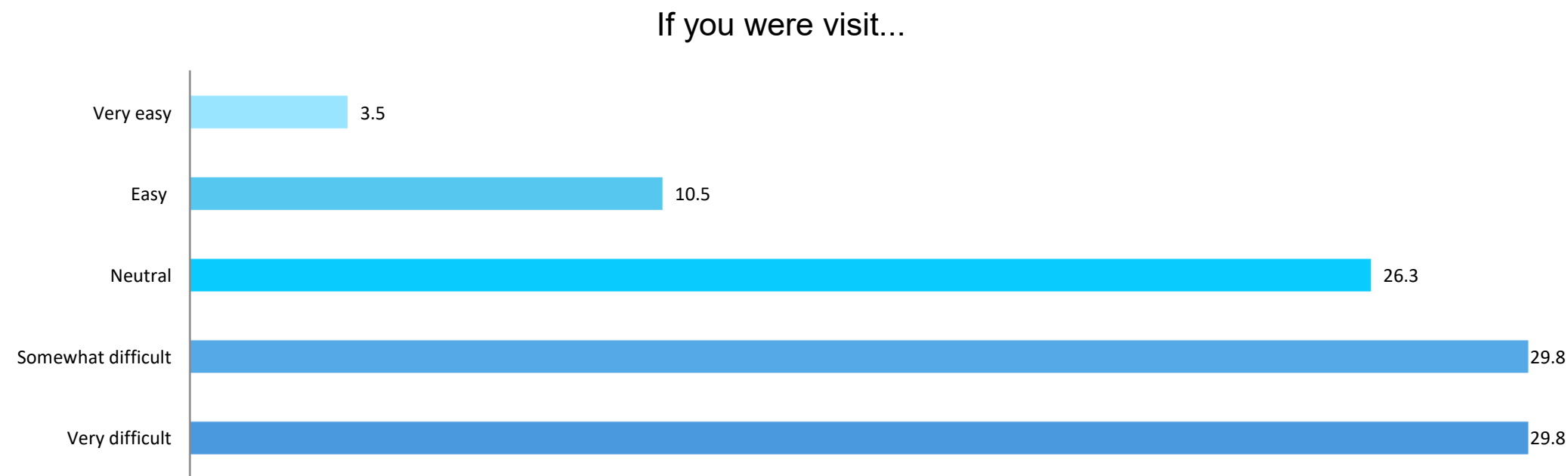
Perceived needs being met

- Children and young people are generally seen as the groups whose day to day needs are not currently being met in Richmond
- Visitors and Tourists are perceived as the group the village works best for at present



Ease of finding historical information

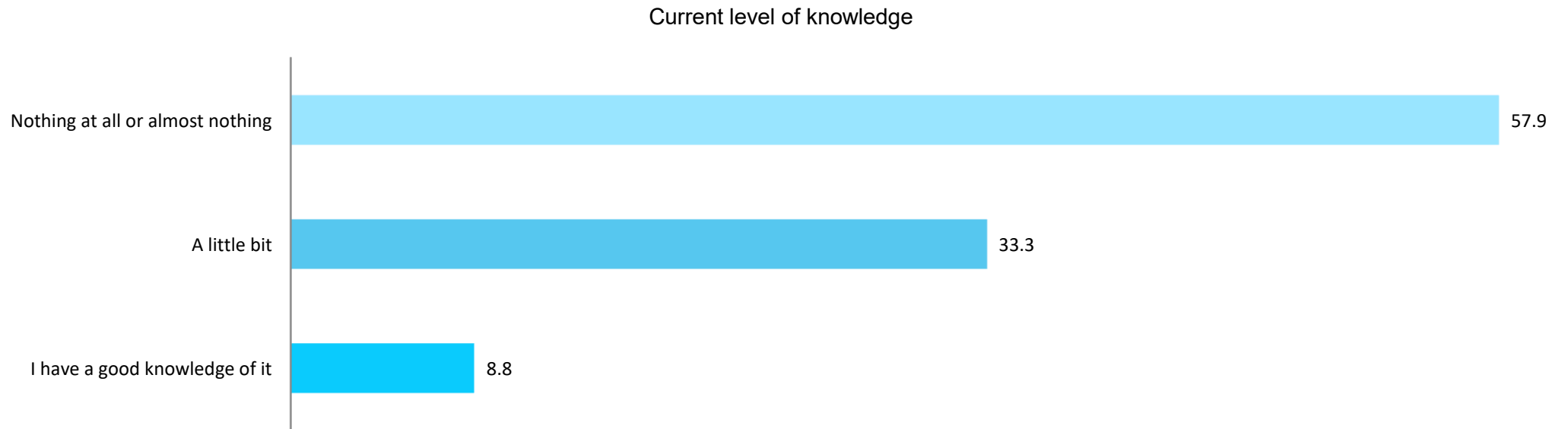
- XXX



If you were visiting for the first time, how easy or difficult would it be to find information about Richmond's Tasmanian Aboriginal and Colonial history and heritage?
n=59 responses

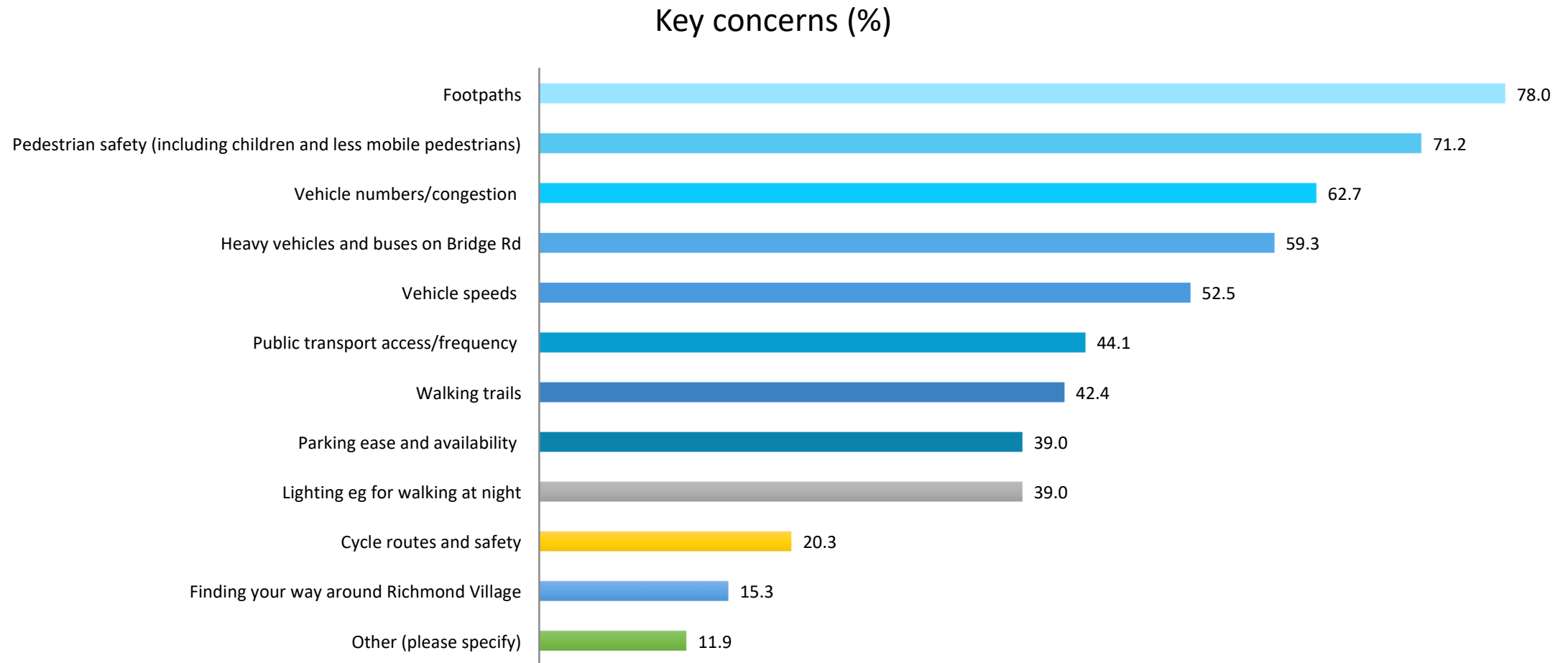
Local indigenous history knowledge

- Most have minimal knowledge about the original inhabitants of Richmond and surrounds.
- An opportunity for information and education for both the local community and visitors to the area.



Traffic, Movement and Safety

- Footpaths and pedestrian safety are key concerns
- Congestion, heavy vehicles and speed also concerns for many



Thinking about Traffic, Movement and Safety. Do you have any concerns about any of the following within Richmond Village? (multiple response reported as proportion of people who agreed with each statement)

N=59

Traffic, Movement and Safety cont...

- Some other specific concerns were mentioned

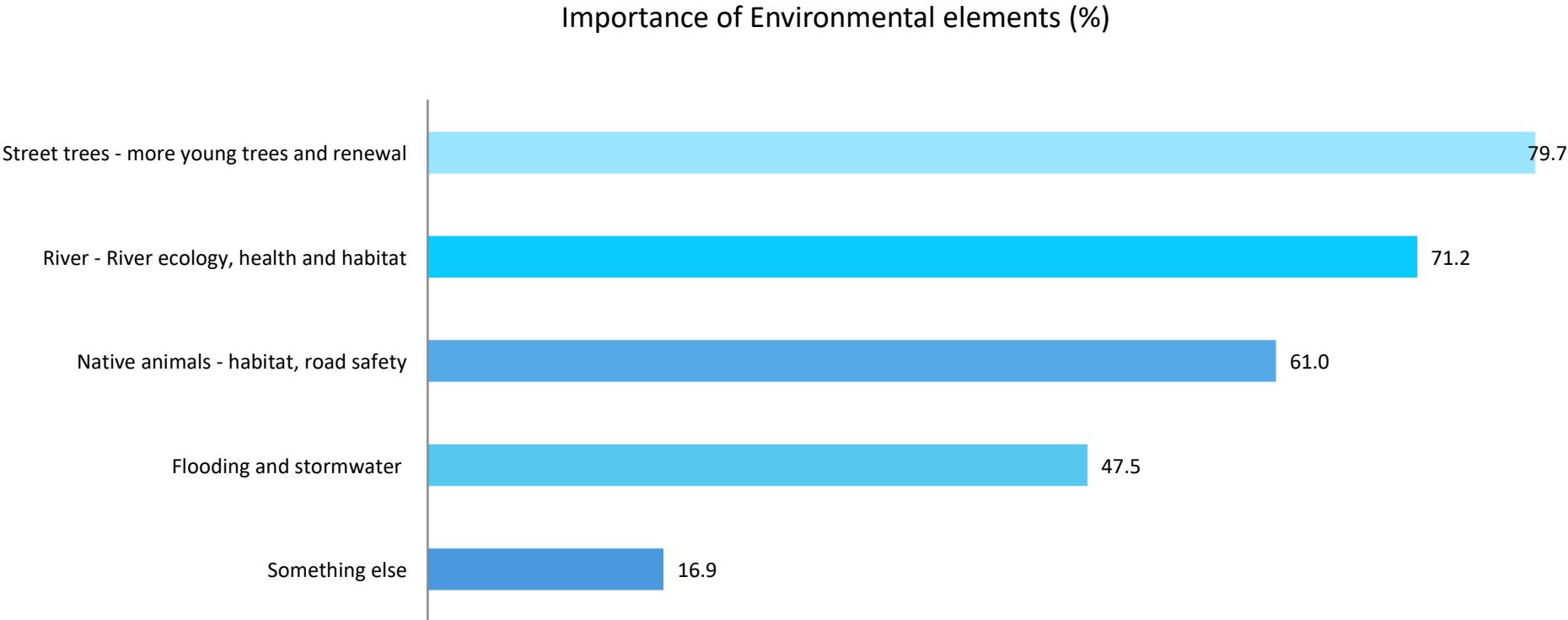
Key concerns (%)



- Use Oatlands street scape as a guide to preserving the ambience of an historical street scape. Richmond has become a hotchpotch of signage and road and footpath surfaces, and a parking nightmare which is not policed regularly.
- Tourists don't understand that they can't park against a yellow line and also tourists enjoy walking/standing in the middle of the street/bridge to take photos.
- Signage for no stopping zones with yellow lines. Close off exit from IGA onto Bridge street, which will reduce the number of incidents and near misses as you have to pull out half way anyway to see to the right as exiting and the other exit is safer onto Franklin St.
ban all heavy vehicles, there is no need for them in the main road except deliveries. Trucks can go around and buses can route to interchange including tourist buses.
- Roads in very poor condition or non-existent
- In my street (Walworth road) we do not have the option for letterboxes, we have to have a PO Box. I work full-time at the RHH and don't have time to stop at PO for mail before and after work. The only time I can drop in is on weekends when village is full of tourists, no parking available and postal spaces are taken by the markets. Do residents have no rights???? We can't have a letter box and we can't park to get out mail! I'm very upset about this. I have written to the responsible person at Aust Post and they said I would have to get a petition to request a change to letterboxes and it probably wouldn't change anyway.
We need resident dedicated car parking in order to access our letterboxes. Even the posties complain that they often can't get a spot on weekdays to unload deliveries.
- Footpath surfaces and crossings that are OK for prams
- If I didn't drive, it would be very difficult to live in Richmond. Example: my next-door neighbour, her doctor moved away from Richmond to Cambridge Park. She is well into her 80s, still fit, but it was a blow to her. Good job she has friends who still drive!

Importance of Environmental elements

- XXX



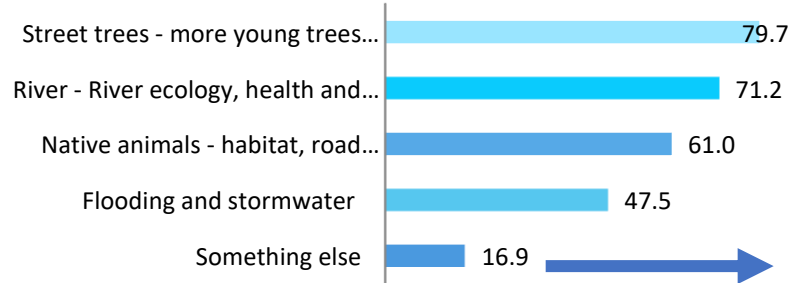
Which of the following environmental elements do you think are important for the Richmond Village master plan to consider?

N=59

Importance of Environmental elements

- Extra individual comments of environmental elements of importance

Importance of Environmental elements (%)



- When the Richmond Green development began we had Tasmania Devils and Eastern Spotted Quolls come through out properly on camera. The so called environmental discovery done prior to the development was a farce and clearly disturbed endangered animals.
- Street trees should be mature as possible. Young trees and renewal implies continued removal of mature trees that have the temerity to grow over 5mtrs. That is the last thing we want. Do not remove any more such trees please. Encourage natural growth along the river banks. Some open grass areas with shade trees is good for humans but also the natural trees, bushes and reeds along the banks for birds, fish and maybe even platypus.. Please maintain/ reinstate the lower pathway near the weir
Need caution signage to be aware of animals on the road dawn and dusk. Unfortunately the Grass tree hill road both sides is slaughterhouse alley for the wildlife with some 5 to 10 animals run over almost every night.
- Street trees should be mature as possible. Young trees and renewal implies continued removal of mature trees that have the temerity to grow over 5mtrs. That is the last thing we want. Do not remove any more such trees please. Encourage natural growth along the river banks. Some open grass areas with shade trees is good for humans but also the natural trees, bushes and reeds along the banks for birds, fish and maybe even platypus.. Please maintain/ reinstate the lower pathway near the weir
Need caution signage to be aware of animals on the road dawn and dusk. Unfortunately the Grass tree hill road both sides is slaughterhouse alley for the wildlife with some 5 to 10 animals run over almost every night.
- Something else: Street trees should be mature as possible. Young trees and renewal imply continued removal of mature trees that have the temerity to grow over 5mtrs. That is the last thing we want. Do not remove any more such trees please. Encourage natural growth along the riverbanks. Open grass areas with shade trees are good for humans, also the environment is important for the birds, fish and maybe even platypus! Please maintain/ reinstate the lower pathway near the weir.
- Rubbish
- no vehicles parking in town
- More Street lighting in Streets leading off main street
- Less is more. Keep it simple so as not to distract from the heritage street scape. Refer to original street scape in old village photos.
- Less homes being built! Richmond is becoming far too populated!
- Bike paths, walking paths around perimeter of Richmond. People are pushing prams, walking dogs outside Village where there are no footpaths because village is full of tourists



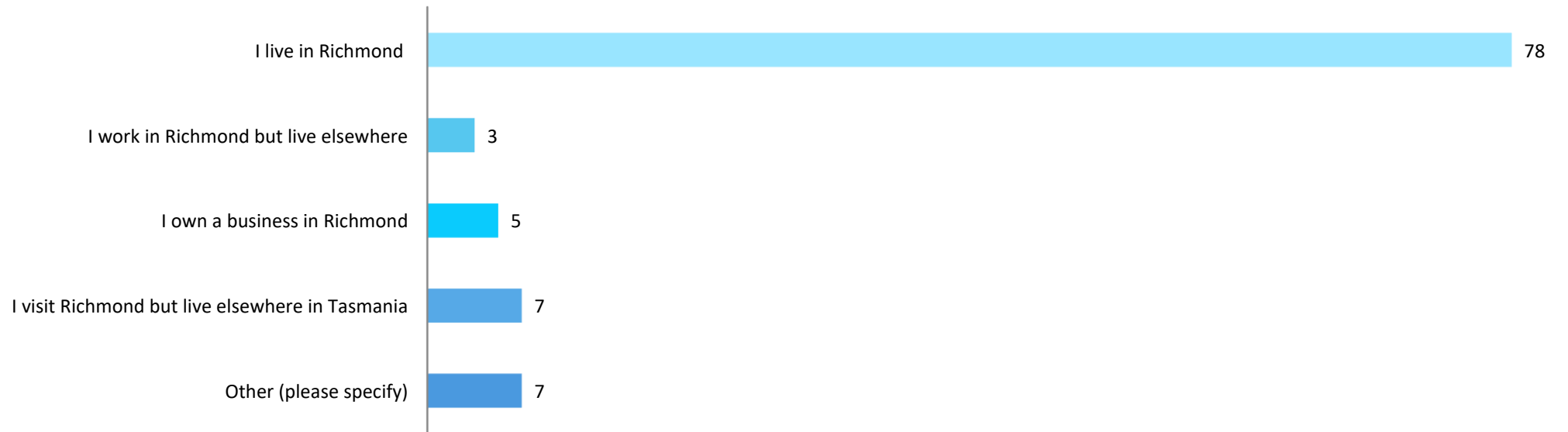
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Which of the following environmental elements do you think are important for the Richmond Village master plan to consider?

N=59

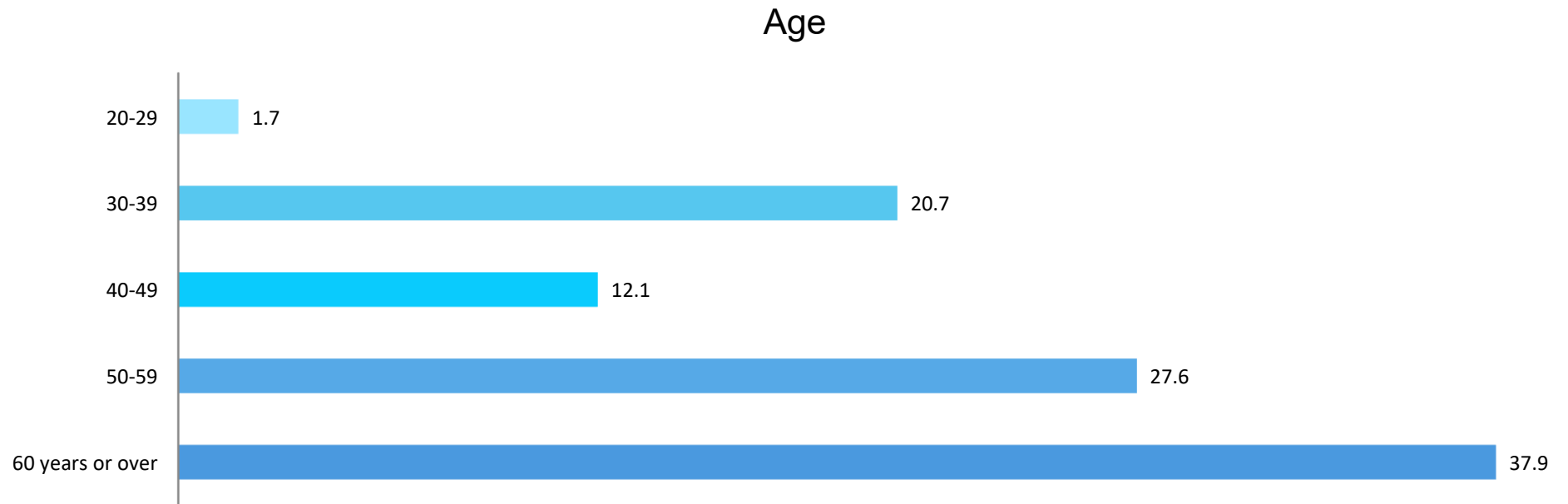
Relationship to Richmond

- We heard mostly from local residents for Stage 1 in the survey
- The timing for Stage 2, which is designed to coincide with the bicentennial and summer busy months, will assist with broader feedback



Age

- Age ranges of participants



Project Timeline

Where to now?

Next steps

What next?

There will be a further round of consultation to provide feedback to inform changes to the draft before the plan is finalised and presented to council

What next?

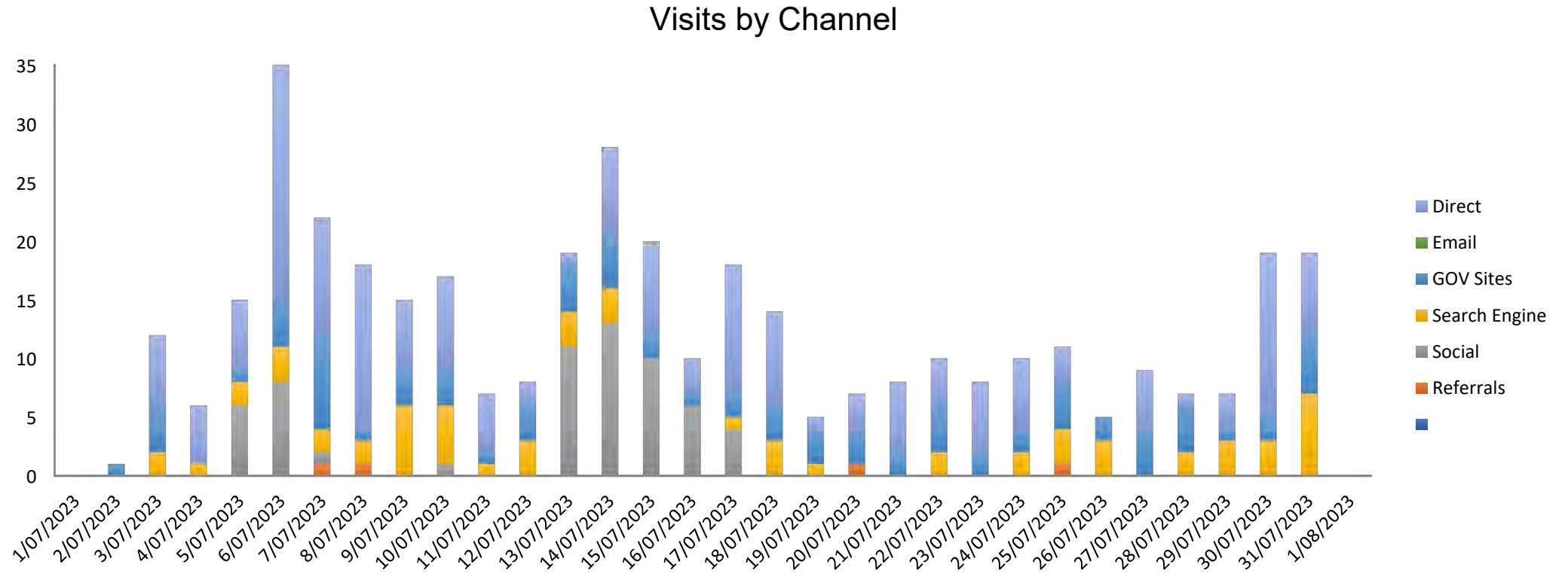
The community feedback will contribute to the development of the Richmond Village Draft Master Plan



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Key channels for Your Say engagement

- Strong response from the direct channel and a lessor role for social media



What was asked

Online survey

Richmond Village Master Plan

Your Say Clarence

Richmond Village Master Plan - Community Survey

Thank you for taking part in this survey about Richmond Village. We are looking to better understand what you like and value about where you live as well as any challenges to help inform the Richmond Village Masterplan.

The survey should take no longer than 10 minutes to complete, depending on your answers.

These questions will start with understanding what you like most today and what you would like to see change. We will then delve into some specific key topics including making Richmond Village overall design more people-friendly, accessibility and safety, history and heritage, environment, tourism, and transport and movement.

We are looking forward to hearing your opinions. We assure you that your responses will be kept strictly confidential and data will be reported in an aggregated form that will not identify you.

Thinking about Richmond Village overall. Please tell us what you like the most? What is currently working well?

And now please tell us what you think could change or be improved about Richmond Village?

Making Richmond people-friendly

In this section, you can tell us how we can better accommodate people of all ages and abilities to enjoy and be active in Richmond.

Thinking about all the people who live, work or visit Richmond. Which groups do you feel Richmond Village currently works for?

(Choose all that apply)

- ☐ Children
- ☐ Teenagers & Young Adults
- ☐ Adults (30-50 years)
- ☐ Older Adults (over 50 years)
- ☐ Local Businesses
- ☐ Visitors and Tourists

Richmond Village Master Plan

Your Say Clarence

Accessibility

What do you think could be done to make Richmond Village better at accommodating all ages and abilities?

Richmond's Heritage and History

In this section, we want to find out how we can respectfully acknowledge both the Tasmanian Aboriginal and colonial history of Richmond through the Richmond Village Master Plan.

If you were visiting for the first time, how easy or difficult would it be to find information about Richmond's Tasmanian Aboriginal and Colonial history and heritage?

(Choose any one option)

- ☐ Very easy
- ☐ Easy
- ☐ Neutral
- ☐ Somewhat difficult
- ☐ Very difficult

How could the Richmond Village Master Plan make it easier for locals and visitors to Richmond to learn more about all Richmond's history?

How much do you know about the Tasmanian Aboriginal history of Richmond and the surrounding area?

(Choose any one option)

- ☐ Nothing at all or almost nothing
- ☐ A little bit
- ☐ I have a good knowledge of it

Do you have any other suggestions or comments about how the master plan can respectfully acknowledge more of the history of



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What was asked continued...

Online survey

Richmond Village Master Plan

Your Say Clarence

Richmond?

Movement, Accessibility, Safety, and Comfort

What can we do to make the streets of Richmond easier to get around, safer, more accessible, and comfortable?

Thinking about Traffic, Movement and Safety.

Do you have any concerns about any of the following within Richmond Village?

(Choose all that apply)

- ☐ Vehicle numbers/congestion
- ☐ Heavy vehicles and buses on Bridge Rd
- ☐ Vehicle speeds
- ☐ Public transport access/frequency
- ☐ Pedestrian safety (including children and less mobile pedestrians)
- ☐ Footpaths
- ☐ Walking trails
- ☐ Cycle routes and safety
- ☐ Parking ease and availability
- ☐ Finding your way around Richmond Village
- ☐ Lighting eg for walking at night
- ☐ Other (please specify)

What do you think could be done to make the streets of Richmond easier to get around, safer, more accessible, and comfortable?

Richmond Village Master Plan

Your Say Clarence

Places for Locals and Tourists in Richmond

Tell us how we might accommodate the needs of locals and manage the sustainable growth of Tourism in Richmond Village into the future.

What is needed in Richmond Village to make the place better for local residents and businesses?

And what ideas do you have to make Richmond Village a sustainable tourist destination?

Services in Richmond Village.

What do you feel is lacking or could be improved about the services that are available?



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What was asked continued...

Online survey

Richmond Village Master Plan

Your Say Clarence

Design

The design elements of Richmond's streetscape will have a profound impact on its character and overall look and feel. In this section you will be able to tell us how we could incorporate design excellence into the Richmond Village Master Plan.

What would outstanding design for Richmond's streetscapes and public areas look like to you?

Note: Design can incorporate many things, such as the layout of public spaces, signage, streetscapes, etc. If the public space in Richmond Village were to be designed in a way that you considered to be perfect, describe how this would look and what features you would like to see.

Environment, Water and Ecology

The natural environment in Richmond Village includes a number of key elements including the river, natural environment and habitat, the Village Green and other green spaces and landscaping including street trees.

Which of the following environmental elements do you think are important for the Richmond Village master plan to consider?

(Choose all that apply)

- ☐ Street trees - more young trees and renewal
- ☐ Flooding and stormwater
- ☐ River - River ecology, health and habitat
- ☐ Native animals - habitat, road safety
- ☐ Something else

Richmond Village Master Plan

Your Say Clarence

About you

Lastly, please tell us a bit about yourself and your relationship with Richmond. You can also leave any final comments in this section.

What is your relationship with Richmond (choose the option that most applies)

(Choose any one option)

- ☐ I live in Richmond
- ☐ I work in Richmond but live elsewhere
- ☐ I own a business in Richmond
- ☐ I visit Richmond but live elsewhere in Tasmania
- ☐ I am a tourist from interstate or overseas
- ☐ Other (please specify)

Note: For this question, 'Richmond' includes other areas in and around Richmond, such as Dulcote and parts of the Coal River Valley.

What suburb do you live in?

What is your age?

(Choose any one option)

- ☐ Under 19 years
- ☐ 20-29
- ☐ 30-39
- ☐ 40-49
- ☐ 50-59
- ☐ 60 years or over

Do you have any other comments or feedback about Richmond and the master plan that you would like us to consider?



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Consultation Promotion Plan

Draft Richmond Village Master Plan

Purpose

The purpose of the promotion of Stage 2 community consultation for the Richmond Village Master Plan is to:

1. Inform residents of Richmond and surrounding areas, and the wider Clarence community, of the draft Richmond Village Master Plan and encourage residents to engage with the consultation process and provide comments and feedback.
2. Promote opportunities for residents to have their say and participate in engagement activities
3. Ensure objectives 1 and 2 are promoted to as many key stakeholders (external and community) people as possible

Consultation is being conducted by the internal project team from Asset Management with assistance from the appointed consultants, Realm Studios.

Council's Communications and Community Engagement Teams are advising on and approving all communication, consultation, and engagement plans.

Anticipated start date: 27 November 2023

Anticipated End Date: 4 February 2024 (9 Weeks)

Consultation is taking place of the summer and school holidays to coincide with the commemoration of the Richmond Bicentenary. The standard four-week consultation period has been extended to compensate for this. It is anticipated that the interest in Richmond and higher visitation numbers associated with the Bicentenary and peak tourist season will generate interest in the master plan, despite this traditionally being challenging to get strong engagement during this period.



Promotion tool	Platform	Y	N	Target audience	Proposed timeframe	Primary comms	Follow up comms	Statutory requirement	Comments
STAGE 2: Refinement									
Media	Media event		×					×	
	Media release		×						
	Eastern Shore Sun	✓		Residents of Clarence and the Eastern Shore	December issue – Editorial due by 30 November	✓			
Mailout	Letter to residents	✓		All residents in Richmond Locality	To be posted for delivery in week beginning 27 November 2023	✓		×	Mail-merged letter to all residents in the Richmond and Dulcot localities.
Council publications	City of Clarence News		×					×	
	Other (specify)		×					×	
Advertisement	Mercury		×					×	
	Eastern Shore Sun		×					×	
	Facebook	✓		Residents of Richmond and wider Clarence areas	27 November – 31 January 2023	✓		×	Aiming to publicise availability of



Promotion tool	Platform	Y	N	Target audience	Proposed timeframe	Primary comms	Follow up comms	Statutory requirement	Comments
					Dates to be finalised with communications team.				consultation activities to Richmond Community.
Social media	CCC Facebook page	✓		Followers of the Clarence City Council Facebook page.	Throughout consultation. Dates to be finalised with communications team.		✓	✓	Post notifying of draft masterplan and calling for Clarence City residents to participate in the online survey.
	Facebook groups (specify)	✓		Any Richmond Residents pages we are members of.	Throughout consultation.		✓	✗	Share above post to any relevant Richmond Residents group/s on Facebook.
Online	Your Say Clarence website	✓		Broader community.	Go Live on 27 November 2023 Available throughout consultation.	✓		✗	Your Say survey – 9 weeks commencing 27 November 2023
	CCC main website article	✓		Broader community.	27 November 2023	✓	✓	✗	Addition to Your Say Clarence page pointing toward Your Say – tile on



Promotion tool	Platform	Y	N	Target audience	Proposed timeframe	Primary comms	Follow up comms	Statutory requirement	Comments
					Available throughout consultation				homepage advertising the survey.
Signage	Corflute signage	✓		Residents of and visitors to Richmond.	Throughout consultation.	✓		X	4 corflute signs positioned at appropriate entry points and highly visited locations in Richmond (see map below)
	Promotion posters	✓		Richmond community and visitors.	Throughout consultation.	✓		X	A4/A3 Posters to be placed on community notice boards and in shops etc
	Postcards	✓		Richmond community and visitors.	Throughout consultation	✓		X	Small 'postcards' promoting master plan with QR Code link to Your Say Clarence page to promote development of master plan and consultation opportunities.
	Article published in	✓		Richmond Community	Late June 2023	✓		X	Primary means of reaching Richmond



Promotion tool	Platform	Y	N	Target audience	Proposed timeframe	Primary comms	Follow up comms	Statutory requirement	Comments
Stakeholder engagement	Coal River Valley News			Richmond and Coal River Business Community					residential and business communities.
	Article in Coal River Valley Tasmania Tourism Association monthly newsletter								
	Door knock of all businesses on Bridge Street with information about master plan and invitation to provide feedback.	✓		Richmond Business Community	Early December 2023	X	✓	X	Workshop with businesses to be organised, subject to availability over summer period..
On-site promotion	Pop Up Information Sessions	✓		At least two (2) pop-up information stalls during the summer period.	10 December 2023 (Bicentenary launch) Further dates to be confirmed.	✓	✓	X	Sessions will aim to coincide with bicentenary events or high visitation days. Dates and locations to be confirmed in consultation

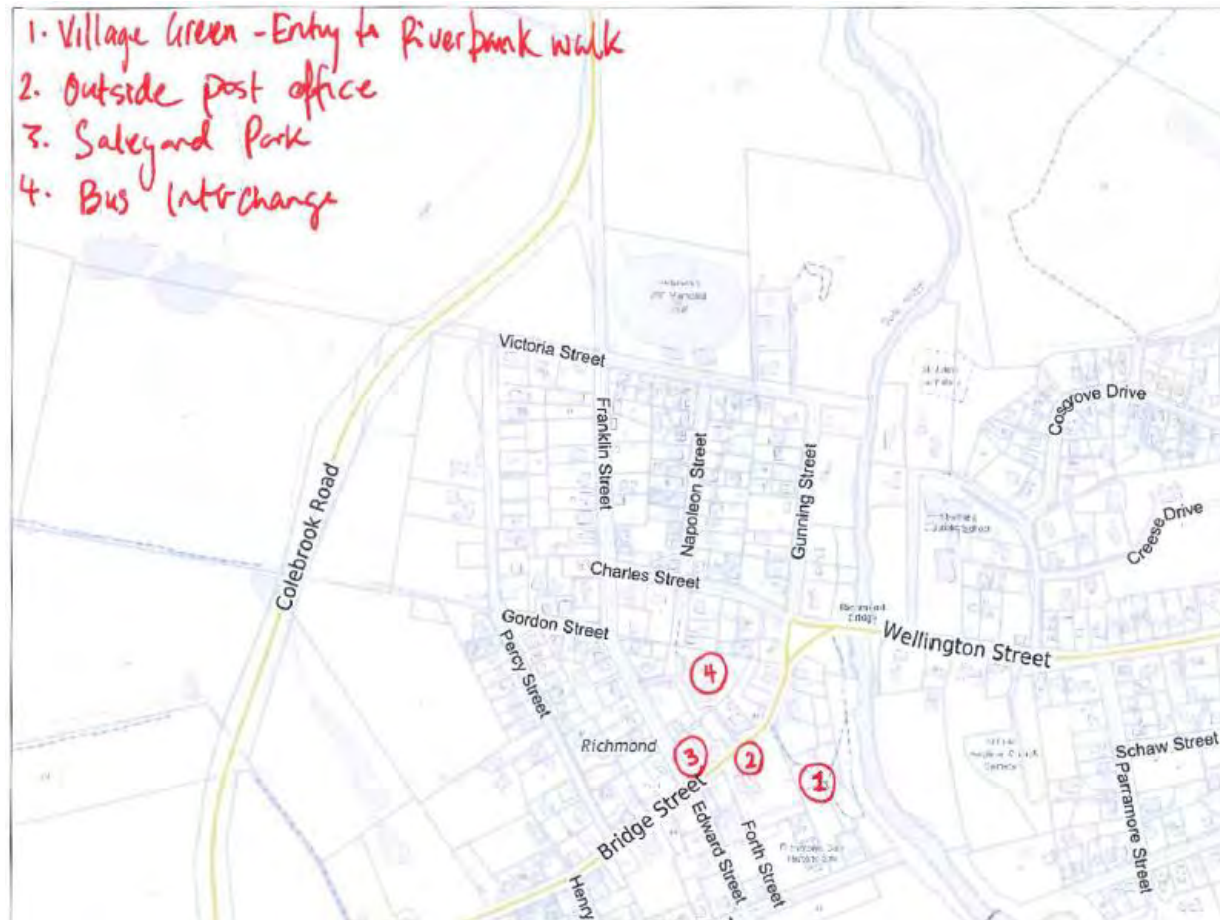


Promotion tool	Platform	Y	N	Target audience	Proposed timeframe	Primary comms	Follow up comms	Statutory requirement	Comments
									with Richmond Advisory Committee and Bicentenary Committee
	A multiple day pop-up stall at a prominent location in Richmond displaying copies of the master plan and other interactive features	✓		Local community and visitors to the area.	Dates to be confirmed	✓	✓	X	Stage 1 consultation used the Richmond Supper Room, which was effective. Dates and locations to be confirmed in consultation with Richmond Advisory Committee and Bicentenary Committee



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1. Village Green - Entry to Riverbank walk
2. Outside post office
3. Sakejand Park
4. Bus Interchange



MAP: Proposed locations for Corflute Signage

8.3 FINANCIAL MANAGEMENT

Nil Items.

8.4 GOVERNANCE**8.4.1 QUARTERLY REPORT TO 30 SEPTEMBER 2023****EXECUTIVE SUMMARY****PURPOSE**

To consider the Chief Executive Officer's Quarterly Report covering the period 1 July to 30 September 2023.

RELATION TO EXISTING POLICY/PLANS

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

LEGISLATIVE REQUIREMENTS

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

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

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

RECOMMENDATION

That the Quarterly Report to 30 September 2023 be received.

ASSOCIATED REPORT

The Quarterly Report to 30 September 2023 has been provided under separate cover.

Ian Nelson

CHIEF EXECUTIVE OFFICER

8.4.2 DEVELOPMENT ASSESSMENT PANEL FRAMEWORK POSITION PAPER SUBMISSION**EXECUTIVE SUMMARY****PURPOSE**

To consider the Development Assessment Panel Framework Position Paper and provide a submission to the State Government.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

The proposed Development Assessment Panel Framework would require changes to the *Land Use Planning and Approvals Act 1993*. This process is being undertaken to inform the preparation of a draft Bill to Parliament expected in early 2024.

CONSULTATION

Councillors were provided with an update by officers at the workshop on Monday 6 November 2023. Council officers participated in one online briefing with Government representatives on the proposed Development Assessment Panel Framework on 13 November 2023.

FINANCIAL IMPLICATIONS

There are no financial costs for Council associated with Council's response to this consultation. However, it is anticipated that there may be financial implications should Development Assessment Panels be implemented under revised legislation.

RECOMMENDATION:

That Council:

- A. Notes the Development Assessment Panel Framework Position Paper released for public comment.
- B. Endorses the submission (Attachment 1 to the Associated Report), to the State Planning Office as feedback on the Development Assessment Panel Framework Position Paper and authorises the Chief Executive Officer to lodge the submission on behalf of Council.

**DEVELOPMENT ASSESSMENT PANEL FRAMEWORK POSITION PAPER
SUBMISSION /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** In March 2023, the Stage Two Interim Report for The Future of Local Government Review (the Report) was released. Within the Report, Reform Outcome 5 – Regulatory frameworks, systems and processes are streamlined, simplified and standardised. This Reform Outcome is a direct response to addressing “perceived and actual tensions between councillors’ roles as community representatives and community representatives and advocates on the one hand, and technical planning authorities on the other.” The Minister for Local Government removed this issue from the Terms of Reference for the Review and referred it to the Minister for Planning for further consideration.
- 1.2.** As a result of the removal of the proposed Reform Outcome from the Review, the Minister for Planning released the Development Assessment Panel (DAP) Framework Position Paper. Submissions to the Position Paper are due by 30 November 2023.

2. REPORT IN DETAIL

- 2.1.** The DAP Framework Position Paper outlines the origin of the proposal being the Future of Local Government Stage Two Interim Report, which identifies “Reform Outcome 5 – Regulatory frameworks, systems and processes are streamlined, simplified, and standardised.” It proposed three reforms being:
1. Remove councillors’ responsibility for determining development applications entirely. All developments would be determined by council planning officers or referred to an independent panel for determination.
 2. Give Councils a framework for the referral of development applications to an independent panel for determination.
 3. Provide guidelines for the consistent delegation of development applications to council officers.

- 2.2.** The proposed DAP Framework is a direct response to Reform 2 above.
- 2.3.** The DAP Framework Position Paper requests feedback on six consultation issues:
1. Types of development applications suitable for referral to a DAP for determination.
 2. Provision of an enhanced role for the Minister to direct a council to initiate a planning scheme amendment under certain circumstances.
 3.
 - i. Incorporating local knowledge in DAP decision making.
 - ii. DAP framework to complement existing processes and avoid duplication of administrative processes.
 4. Resolving issues associated with requests for, and responses to, further information.
 5. Appeal rights and assessment timeframes for DAP determined applications.
 6. Roles of the planning authority post DAP determination of a development application.
- 2.4.** Council officers have prepared a submission that responds to each of these consultation issues.

3. CONSULTATION

- 3.1.** The State held an online information session about the Position Paper on Monday 13 November 2023. The Position Paper is open for public consultation until 30 November 2023
- 3.2.** Further consultation is proposed regarding the draft Bill before it is tabled in Parliament in early 2024.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

If the proposed DAP Framework is implemented, it will have impacts on the planning application process.

6. RISK AND LEGAL IMPLICATIONS

It is unclear at this stage of the consultation process what possible legal implications may arise from the proposed DAP. The submission notes some concerns Council has with the proposed Bill. It is expected that these concerns will be addressed in future consultation stages.

7. FINANCIAL IMPLICATIONS

There are no direct financial implications to Council in making a submission on the Development Assessment Panel Position Paper. Should the Development Assessment Panel be implemented, it is likely that some costs related to referrals to the Panel will be borne by Council.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. Council has received the Development Assessment Panel Position Paper with submissions due by 30 November 2023.

9.2. Council officers have prepared the submission at Attachment 1, which details Council's responses to the issues identified in the Position Paper. The submission is recommended for endorsement by Council.

Attachments: 1. Clarence City Council Submission to the Development Assessment Panel Position Paper (5)

Ian Nelson
CHIEF EXECUTIVE OFFICER



Clarence... a brighter place

Development Application Panel (DAP) Framework Position Paper Submission from Clarence City Council

Thank you for the opportunity to make a submission on the Position Paper regarding the Development Assessment Panel (DAP) Framework. Clarence City Council understands that this proposal directly results from the Interim Report of the Future of Local Government Review. While there may be some potential benefits to broadening the use of DAPs, we consider there to be some fundamental issues with the current proposal.

This submission provides commentary on the questions posed within the position paper, along with other items that should be considered prior to the preparation of a draft Bill for further consultation before finalisation and presentation to Parliament.

Consultation issue 1 – Types of development applications suitable for referral to a DAP for determination

The justification for the proposed DAP Framework originates from the Future of Local Government Review Stage 2 Interim Report (Interim Report) that identified three options to address the conflict between councillors' role as community advocates and their role as a planning authority. While these options have been paraphrased in the position paper, the report provides a broader range of options than simply a DAP Framework:

"Reform 1: Remove councillors' responsibility for determining development applications entirely. All developments would be determined by council planning officers, or referred to an independent panel for determination."

"Reform 2: Give councils a framework for the referral of development applications to an independent panel for determination."

"Reform 3: Provide guidelines for the consistent delegation of development applications to council staff."

To date, there has been little consideration given to other components of the proposed reforms, such as consistent delegations, and the focus has been entirely on broadening the powers of the DAP.

Justification provided in the Interim Report is to remove the issues arising from the perceived conflict between councillors acting as community advocates and councillors sitting as the planning authority. At no time is it suggested that there is a proposal to make the process easier for applicants to usurp the current planning process. Indeed, it is stated in the position paper that *“These statistics indicate that overall, our planning system is already among the fastest, if not the fastest, in the country when it comes to determining development applications.”*.

This suggests that there is no reason to further speed up the process, the proposed DAP Framework should simply be focused on resolving the conflicts that councillors may have. It is for this reason that it is critical that the referral to a potential DAP should be undertaken only by the relevant planning authority.

A response to those types of application to be considered by a potential DAP posed in the position paper, is outlined below.

Application type	Response
Applications for social and affordable housing	Supported, however there have been very few contentious applications submitted to Clarence City Council.
Critical infrastructure	Can already be considered directly by the State.
Applications where Council is the applicant	Supported.
Applications where Councillors express a conflict of interest and a quorum to make a decision cannot be reached	The Planning Authority should refer to a potential DAP.
Contentious applications where Councillors may wish to act as elected representatives supporting the views of their constituents which might be at odds with their role as a member of a planning authority	The Planning Authority should refer to a potential DAP.
Where an applicant considers there is bias or perceived bias on the part of Council or Councillors	The applicant should not refer applications to a potential DAP. There is insufficient information as to how the legislation would define a bias or perceived bias. This can already be tested at TASCAT.
Complex applications where the Council may not have access to appropriate skills or resources	The Planning Authority should refer to a potential DAP.

Application over a certain value (under the proposed Framework is suggests over \$10 million in value, or \$5 million in value and proposed in a non-metropolitan municipality)	Can already be considered directly by State. The stated values may need to be reviewed.
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Another application type that should be considered by a potential DAP is an application made by a Councillor or council staff member. However, this should be at the discretion of the Planning Authority.

The proposed DAP Framework is not consistent with the current planning application process. Should an application be considered to meet the criteria to be determined by the DAP, the application should have progressed through the application process in the usual manner until it is to be considered by the DAP; i.e. the DAP acts as the Planning Authority in the same way as a council acts as the Planning Authority. The application should only be referred at the point the application is required to be assessed for approval or refusal, with the same information provided to the DAP as would be provided to the Planning Authority.

Consultation issue 2 – Provision of an enhanced role for the Minister to direct a council to initiate a planning scheme amendment under certain circumstances

The powers currently delegated to the Minister under section 40C of the *Land Use Planning and Approvals Act 1993* (LUPAA) are sufficient.

There is no justification provided for the potential for this power to be broadened. In fact, in the Interim Report for the Future of Local Government, it says *“The Board supports the important role of councillors in land-use planning and the development of local provision schedules incorporated into the Tasmanian Planning Scheme. This is central to a council’s role in enhancing the long-term wellbeing of the community through ‘place-shaping’, and the Board is not proposing any changes to this role.”*

Strategic planning and the content of the Local Provisions Schedule (LPS) should be left to the Planning Authority to decide. The existing powers provided to the Minister under section 40C of LUPAA relate to the State determined areas of planning, however, LPS’s should continue to be regarded as an extension of the broader municipal plan as established by each local government organisation.

Consultation issue 3 –

- i. Incorporating local knowledge in DAP decision making
- ii. DAP framework to complement existing processes and avoid duplication of administrative process

If the expanded powers of a DAP are to be supported, the current proposed DAP Framework must be altered. The current proposal imposes a significantly higher administration burden than that which is currently required.

Should a DAP process be adopted, the existing development assessment process is sufficient to provide enough information to make a determination. It is also the best way to ensure that local knowledge is incorporated. The existing process is considered to be adequate for a Planning Authority to determine a development application and should therefore also be sufficient for a DAP.

It is particularly burdensome and complex to require public notification to include the assessment report, recommendations and draft permit. Utilising the steps in the proposed DAP Framework would make the process confusing for those who are notified, as it is substantially different from the existing process where this information is not provided. These issues are resolved by having a single point at which the application can be referred to a DAP, at the end of the process.

The proposed DAP Framework should utilise the existing process by which development assessments are considered. While there are existing provisions within LUPAA to consider development applications through a combined permit and amendment process, by the Tasmanian Planning Commission (TPC), these should only apply to development applications where they are combined with an amendment. The existing process of considering development applications could be more simply adapted to result in a DAP decision, with consideration at the Tasmanian Civil and Administrative Tribunal (TASCAT).

The proposed DAP Framework would result in two entities, TASCAT and TPC being responsible for decisions on development assessments. There would have to be a mechanism to ensure consistency of decisions from both parties, or a revision of responsibilities to ensure only one body used to determine development assessments.

Consultation issue 4 – Resolving issues associated with requests for, and responses to, further information

Under section 54 of LUPAA the existing process provides an applicant with the opportunity, during the development assessment, to have requests for further information made by the Planning Authority reviewed by TASCAT. It would seem fair and equitable to maintain TASCAT's authority to review requests for further information during the development assessment process whether considered by a DAP or Planning Authority.

Consultation issue 5 – Appeal rights and assessment timeframes for DAP determined applications

As already noted, there is no justification to change the timeframes for the Planning Authority to prepare the documentation required for a DAP to consider the application.

The proposed timeframes in the DAP Framework do not align with the existing timeframes allowed for development assessments. As timeframes are not relevant to the reason for introducing the broadened powers of the DAP, the timeframes should remain as they are with the addition of the DAP decision as the final stage.

The existing appeal pathway allows third parties to appeal decisions made by a council as the Planning Authority. If the third party appeal rights remain in place, and third parties could appeal a DAP's decision to TASCAT, it is essentially retaining the same pathway. Third party appeal rights are an effective way of keeping decisions accountable and providing natural justice.

Consultation issue 6 – Roles of the Planning Authority post DAP determination of a development application

The proposed process is consistent with those applications currently determined by TASCAT and is therefore supported. However, the format of conditions on permits is critical to ongoing enforcement. The party responsible for each condition (e.g. TasWater) should have conditions delegated as per the existing format of planning authority permits. This way planning authorities are not required to enforce conditions outside of their jurisdiction.

Summary

The existing development assessment framework operates in accordance with the objectives of planning in Tasmania which are:

- “(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*
- (b) to provide for the **fair, orderly** and sustainable use and development of air, land and water; and*
- (c) to **encourage public involvement** in resource management and planning; and*
- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*
- (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.**” [emphasis added]*

The objectives of planning are fundamental to the existing planning framework and should continue to be. From that perspective, the Council's summary position is:

- That the proposed DAP should be limited to a specified range of development application types only.
- Referral of an application to the DAP should be at the discretion of the Planning Authority only.
- Referral to a DAP should occur only at the decision making phase.
- The DAP process should be based on the existing development assessment process and timelines and should not extend to the planning scheme amendment process.
- There should be no changes to the Minister's powers to initiate a planning scheme amendment.

8.4.3 TASMANIA FIRE AND EMERGENCY SERVICES BILL SUBMISSION**EXECUTIVE SUMMARY****PURPOSE**

To consider the draft Tasmania Fire and Emergency Services Bill and provide a submission to the State Government.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Council officers participated in one briefing with Government representatives on the proposed Bill on 19 October 2023. Councillors were provided with an update by officers at the workshop on Monday 6 November 2023.

FINANCIAL IMPLICATIONS

There are no financial costs for Council associated with Council's response to this consultation. However, there is anticipated to be an increase in income due to extra commission on the increased amount of Fire Levy collected on behalf of the State Government.

RECOMMENDATION:

That Council:

- A. Notes the Department of Police, Fire and Emergency Management's draft Tasmania Fire and Emergency Services Bill released for public comment.
- B. Endorses the submission (Attachment 1 to the Associated Report), to the Department of Police, Fire and Emergency Management as feedback on the draft Tasmania Fire and Emergency Services Bill.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. On 28 September 2023 the State Government released the draft Tasmania Fire and Emergency Services Bill which primarily establishes the Tasmanian Fire and Emergency Service (TFES) and introduces a new funding model for the TFES.

- 1.2.** The Bill is the result of more than six years of review and public consultation by the State Government to replace the existing *Fire Service Act 1979*. Despite the long period of State Government review, local government was only made aware of the Bill once it was released for public comment and only given until 27 October to provide a submission. This timeframe for consultation has now been extended to 1 December 2023. On 11 November, Minister Ellis announced that a working group would be established to work on the funding proposal for the fire service levy. No other details were provided.

2. REPORT IN DETAIL

- 2.1.** The existing *Fire Service Act 1979* has been in place for over 44 years and provides for the central administration of the Tasmania Fire Service and the collection of the fire service contribution by councils, amongst other things.
- 2.2.** The proposed Bill will repeal the *Fire Service Act 1979* and introduce a range of legislative changes which will have an impact on councils and their operations.
- 2.3.** The most pertinent proposed changes are summarised below:
- establishment of the Tasmanian Fire and Emergency Service (“TFES”) with the current Tasmania Fire Service to operate under this body and the State Emergency Services to continue to operate under the *Emergency Management Act 2006*
 - introduction of a new funding model to fund the fire and emergency services which includes the introduction of a “property-based levy” to replace the current Fire Service Contribution;
 - abolition of the Insurance Fire Levy; and
 - extension of the current Motor Vehicle Levy to include motorcycles.
- 2.4.** It is critical that Council provides a submission on the draft Bill so that the State Government is aware of the concerns Council has with the draft Bill, in particular, the proposed changes to the funding model.

3. CONSULTATION

3.1. Community Consultation Undertaken

The community has been provided with an opportunity to provide feedback on the draft Bill. This closes on 1 December 2023.

3.2. State/Local Government Protocol

The Department of Police, Fire and Emergency Management released the draft Bill on 28 September 2023 for public comment, with submissions due 27 October 2023. The date for submission has now been extended to 1 December 2023.

3.3. Other

Nil.

3.4. Further Community Consultation

This is a State Government matter. It is unknown when any further community consultation is planned.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

The Bill proposes several significant changes to the existing fire service contribution which will have impacts on Council and its ratepayers.

6. RISK AND LEGAL IMPLICATIONS

It is unclear at this stage of the consultation process what possible legal implications may arise from the proposed Bill. The submission notes some concerns Council has with the proposed Bill. It is expected that these concerns will be addressed in future working group and/or consultation stages.

7. FINANCIAL IMPLICATIONS

7.1. At this stage there is no direct financial implication to Council in making a submission on the draft Bill.

7.2. Council's submission notes that there are significant financial implications for ratepayers with the proposed funding models.

7.3. Council will receive increased income from commission fees for collecting the levy as the overall amount of the levy is set to increase under the proposed funding models.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. Council has received notice of the draft Tasmania Fire and Emergency Services Bill with submissions due by 1 December 2023.

9.2. A draft submission which details Council's concerns in relation to the Bill, in particular, the changes to the funding model which will have a significant impact on Council's community has been prepared (Attachment 1) for Council's consideration and endorsement.

Attachments: 1. Tasmania Fire and Emergency Services Bill Submission (6)

Ian Nelson
CHIEF EXECUTIVE OFFICER

ATTACHMENT 1

Clarence City Council submission on the Draft Tasmania Fire and Emergency Services Bill

Comments on the proposed options for calculating the proposed property-based levy

	Summary	Council comment
Option 1 & Option 2 Funding Models	<p><i>Residential Properties - Option 1</i> Proposes setting a single rate across Tasmania by proposing all residential properties pay a fixed amount of 1%.</p> <p>This would result in some residential areas being negatively impacted. The State Government is proposing to introduce a Rural Transition Guarantee of \$100 to eligible regional households to support the transition years. This would initially be a fixed-term initiative.</p> <p><i>Residential Properties – Option 2</i> Set a two-tiered rate depending on whether the residential property is in a rural or urban area.</p> <p>This option would result in urban areas continuing to pay similar rates as they do now, but the rate would be standardised removing inequities between cities.</p> <p>Regional areas would see a smaller increase than option one, but equalisation would be met between rural areas.</p>	<p>Both funding models will see a significant increase to the overall Fire Levy collected in Clarence. Under Option 1 overall levy collected increases by 43% and Option 2 sees an increase of 48%.</p> <p>Residential properties in Clarence are the least affected of all land use codes. Under Option 1 properties currently classified in urban areas stay relatively the same, however due to the 4% rule for AAV it sees lower valued properties increase by around 20-30%. This will result in a disproportionate impact on those lower valued properties.</p> <p>Residential properties in current fire brigade areas of rural and district will see increases of 200-300% (option 1) and 70% (Option 2). The rural transition guarantee under Option 1 will help, however council requires further information on what is considered rural for this guarantee and if it applies to Clarence's current rural and district zoned properties. We note the rural transition levy was initially mentioned on the TFS website on the release date of the Bill, however it has since been removed, further information is therefore required.</p>

	<p><i>Non-residential properties – both options:</i></p> <p>Both proposals include different rates for other land use classifications. The highest rates are associated with commercial and industrial properties because the State Government consider that the fire and emergency services response at commercial and industrial premises are often of greater risk or complexity than residential property. The proposed rates on various land use codes range from 0.5% to 3.2%.</p>	<p>Current modelling indicates a significant impost on Commercial and Industrial properties in Clarence. Commercial and Industrial properties represent 7.47% of the rate base of Clarence and are currently contributing 6.88% towards the fire levy. Under the proposed funding models, Commercial and Industrial will contribute approximately 30% of the fire levy. The significantly impacted properties are those currently situated in Rural or District Fire Brigades. The average increase in these areas is 1700%. Based on modelling, one property would move from \$2,600 per annum to approx. \$46,000 per annum and another from \$967 per annum to \$20,000 per annum. Commercial and Industrial properties in urban areas are subject to significant increases of 250-300% but it is unknown at this stage if the savings they will be provided with, due to the abolition of the fire levy in their insurance, will offset these increases.</p> <p>Council questions the low value attributed to Land Use codes Community Services (P) and Land Use Code Other (S), which are proposed to be almost half the rate of residential properties. Land use code P and S properties include schools, airports, churches, medical facilities and many large sporting complexes and certainly contradicts the argument given for increasing commercial and industrial codes being “they are larger and more difficult fires”. Council would argue a fire at an airport or Bellerive Oval would take many resources to fight and be more complex than a residential property. These properties should have a similar rate as commercial and industrial.</p>
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		<p>If Crown properties were subject to the fire levy, they would fall under land use code P and again many of these properties are significant and similar in volume and complexity to commercial properties (Risdon Prison for example). Council would also like to see increased transparency on the state government contribution to the fire and emergency services as they are currently exempt from paying the fire levy. This brings into question the actual contribution government is making for their own properties.</p>
<p>Preferred Model or alternative Model</p>	<p>Model 1 Model 2 or alternative council approach?</p>	<p>At this stage it is very difficult to choose either model or suggest council's own solution. Further modelling must be undertaken with State Government. This modelling will need to be based on what is required to fund the new amalgamated Tasmanian Fire Service and State Emergency Services. Without a funding total to work towards it is impossible to calculate accurate levy amounts at the individual property level.</p> <p>There also needs to be consultation and modelling with businesses to ensure the extra funds required are being offset with reduced insurance premiums.</p> <p>Both proposed models cause extreme impost on businesses in our city and without changes made to the land use code rates there would need to be rebates or consideration of phasing in these extra costs.</p> <p>Council is encouraged by the increased concession threshold to 30% and the rural transition guarantee of \$100 in model 1, but these need to be expanded across other land use codes.</p>

Comments on other sections of the Bill

Provision	Summary	Council comment
Section 93(2) of the Local Government Act	New Bill proposes to levy rates against property AAV amounts	Council currently rates for their general rate based on a property's capital value, as provided by the Office of the Valuer General. Any service rates collected (the fire levy being a service rate) needs to also be based on the same category of value of land as the general rate is based on, that is, the capital value (section 93(2) Local Government Act). In 2013/14 Council moved its rating from AAV to Capital value, on the basis that the capital value is a fairer base to use for all rate payers. Council has concerns that the draft Bill requires council to collect the levy based on AAV as the Local Government Act, as currently drafted, would then require council to change its rating system to AAV.
Section 93A of the Local Government Act	Local Government Act requires councils to make a fire service rate for the contribution specified in a notice issued under Fire Service Act 1979	This will need amending in the Local Government Act as the information to be able to apply this levy will be provided by Treasury. This Bill transfers the responsibility to the Treasurer.
Fire Services Act 1979 and Clause 50 of draft Bill	Stipulates that council must receive by the 30th of April each year the contribution it must collect, however the draft Bill states that Treasury will determine AAV rates by 31 May each year.	31 May is too late in the budget process for councils to receive this information – it would need to be provided to councils by April at the latest.

Clause 49 of draft Bill	Head of power for council to collect new TFES-property levy	<p>The current Fire Service Act specifically sets out exemptions for application of the fire service contribution; e.g. it does not apply to Crown owned land.</p>
		<p>The Bill creates a definition of “exempt property” which will be defined under Regulations. At this point, it is not clear what categories of land will be defined as exempt property. Further consultation is required to ensure that there is no significant impact to council and other entities which are currently exempt from paying the fire service contribution.</p> <p>The current Fire Service Act also specifically provides that a council may collect the fire service contribution under section 90 of the Local Government Act 1993, that is, through the collection of rates.</p> <p>The Bill does not make specific reference to the head of power council may rely upon to charge the levy. It is unclear what head of power council can rely upon to require a property owner to pay the levy.</p>
General Comment	Is it still appropriate for council to be required to collect a State Government levy?	<p>As the fire levy is simply a government-based tax, this should be raised by the State Government and not imposed on councils to undertake. Council currently receives 4% of the funds collected as a commission, however this amount needs to go to towards administration tasks involved in raising and collecting this levy. The total fire levy raised is currently paid to the State Fire Service fully in the year raised by four equal instalments. Council is currently carrying over \$250,000 of fire levy debt which requires further administration work and debt recovery costs to recover; this is incurred by council and not the State Government.</p>

		<p>With the levy set to increase significantly, especially for many small businesses in Clarence, it is likely there will be a significant increase in fire levy debt that will remain outstanding at year ends.</p> <p>The draft Bill has no prescribed payment intervals for the repayment of the levy collected and transferred to the TFES – if council is to continue to collect the levy quarterly payments to TFES must also continue.</p>
Communication of new Bill	No information received on this yet	<p>The current consultation process has been poor and further consultation is needed with councils and other stakeholders before this bill progresses for approval.</p> <p>There must also be joint communication from both State Government and Council's when the Bill is ready to be adopted. This is extremely important for the wellbeing of Council staff, as it is our front office staff that will have to deal with rate payer frustration and abuse. The communication needs to clearly explain the reason for increases and that it is a state tax and Councils role is simply collecting the levy.</p>

9. MOTIONS ON NOTICE

Nil Items.

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).

Nil.

10.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Cr Warren

A statement was made in the media that this Council has a position on the Fire Levy which we haven't because we have not discussed it, so my question is there is obviously some information available, I would like to have a more granular analysis of that information because the line that I am hearing in the media is that the proposed scheme is fairer. I want to know if it is significantly increased who is bearing the burden of that, is it the smaller man in the street, is it large companies who can afford it? I would like to see that level of detail and I wonder if that could be made available to us, and could we be provided with an opportunity to discuss that in a workshop so that I can be better informed and answer questions when people ask me and so that we can have a council position not just a mayor position on that particular topic?

ANSWER

(Mayor) This is something that a number of colleagues have raised with me and I thank you for raising it this evening.

(Chief Executive Officer) The intention is to hold a workshop. As you would be aware from a time and space point of view, we need to do that quickly. In the background the Chief Financial Officer has been working with her team on the modelling. We also need to review the legislation because there are other changes proposed as well. That work is underway. We will bring that to a workshop as soon as possible. If I may go one step further, we will do the same with the proposed changes to the planning legislation related to independent panels and that will come to a workshop in the next few weeks as well.

Cr Walker

My imperfect recollection is that it was around October that there was to be an update on the Local Government Board review. Are you Mr Mayor or the CEO able to enlighten us any further on the next stage?

ANSWER

(Chief Executive Officer) The time schedule was to have the Board provide the report to the Minister by 31 October. We anticipate that the Minister may take a period of time to review that report and then make it public. At this point in time, without knowing any precise dates, we would expect something to be released during the course of November.

Cr James

1. I have been advised that we are going to have a reduction in the number of workshops before Christmas. If so, how are we going to be able to communicate to the public where we are at with the Kangaroo Bay hotel development, the Rosny Hill hotel, the Boulevard apartments and the High Performance Centre? I think that these matters will have to be discussed at workshops, will we be able to have workshops to address any of these matters before Christmas so that the public can be informed on progress in relation to those issues?

ANSWER

(Chief Executive Officer) Councillor James is referring to my advice regarding workshops and other arrangements over the Christmas/New Year period. As we have done in previous years, we will suspend workshops from the last council meeting in December and resume at the end of January in order to give everyone a break. The caveat on that, which I think I mentioned in my email, is that if something urgent comes up we will contact councillors and provide information and advice and a workshop if required. As the mediation with Chambroad is scheduled for November that is within the workshop period and we will be able to provide advice to council and public comment if required during November or early December. In terms of the High Performance Centre, we are continuing to work through those issues and if there is a need for an out of session workshop at short notice we will arrange that. In relation to the other matters, I am not expecting anything to occur between now and the end of January.

2. Is council anticipating a new DA to be presented before Christmas regarding the Boulevard development at Kangaroo Bay?

ANSWER

(Chief Executive Officer) In terms of anticipating a DA before Christmas, we are not aware of that; however, we are anticipating a DA at some stage but that needs to link to a discussion about whether council is content to entertain that under the sale and development agreement we have in place; so at this point in time I have no timeframes.

(Question contd) Is there a substantial commencement clause that may have to have occurred before a new D/A is presented on the same subject matter?

ANSWER

Taken on notice.

(Further information) The PDA was varied in June 2020 to allow Hunter to submit a Development Application by 31 July 2020. The PDA does not contain a substantial commencement clause as it is a preferred developer agreement, not a sale agreement. The PDA contemplates Hunter lodging a Development Application and the parties then negotiating a separate Sale Agreement, which would address requirements for substantial commencement by a specific date.

Cr Hulme

1. On 29 August the South Arm Peninsula Residents' Association wrote to all councillors with a request regarding traffic arrangements for market days. Could you advise council of progress with that?

ANSWER

Taken on notice.

(Further information) The South Arm Peninsula Residents' Association Inc (SAPRA) has been previously advised that a vehicle access from the South Arm Oval onto Harmony Lane is not supported due to the existing poor condition of the footpath and the likely outcome that this will deteriorate further if subjected to vehicle traffic.

SAPRA has requested further consideration of their request for a vehicle access ahead of any upgrade works in Harmony Lane. Noting that Harmony Lane has been funded for design work in the 2023-24 roads capital budget, a future funding request will be required for the construction stage.

2. Is there any progress on the Mornington Roundabout

ANSWER

(Mayor) I understand that there was some lively discussion in Canberra at Senate Estimates last week regarding the Mornington Roundabout and I had calls from "both sides of the aisle".

(Head of Infrastructure and Natural Assets) No advice has come through to officers.

(Mayor) I understand it is sitting with the Department of State Growth and the Federal Infrastructure Department, but we will look into that and come back to you because it is something that clearly everyone has an interest in.

(Further information) Officers have contacted the Department of State Growth for an update and will advise when we receive a response.

Cr Hunter

1. My question relates to access to water for the South Arm Peninsula. I understand that a number of residents are struggling to get water at the moment. There is quite a long wait to get the water trucks to deliver because of short supply. My question is whether council has any responsibility to ensure residents south of Lauderdale have access to water and if not, does TasWater?

ANSWER

(Chief Executive Officer) In terms of Council responsibility the short answer is no, but historically we have looked at some extension of the scheme. Essentially the scheme ends at Lauderdale. We did look at some plans for extension to Sandford oval for reticulation of the oval but that has not progressed. In terms of the entirety of the South Arm Peninsula, there are no plans to extend the water all that way and I am not aware of any obligation on TasWater to extend their water districts into rural areas in those circumstances.

2. Does Council have a responsibility to ensure that there are enough water carriers to meet the demand so that people with water tanks can get water?

ANSWER

Taken on Notice.

(Further information) Council officers are not aware of any head of power to ensure there are sufficient water carriers to operate in a particular area. Water carriers operate in a private capacity. Provision of bulk water fill points for water carriers is a matter for TasWater. The closest fill point for the South Arm peninsula is at the old Lauderdale Tip site entrance. It is located at the end of the water service district in Lauderdale.

Cr Ritchie

My question is regarding properties that are required by permit to maintain water tanks for firefighting purposes. Does council keep a register of those properties, and would council consider if we don't already, making those details available to the local firefighting services who may not know where to go to access those water resources in the event of a fire in a regional area? At the moment they do not know where those properties are that are required to have water tanks and then there is another matter of making sure those tanks are full; but first thing's first, do we keep a register and if not, would we consider having one?

ANSWER

(Mayor) On 19 October a number of us attended the South Arm Peninsula Residents' Association Annual General Meeting and the fire representative there provided a brief overview of what they have been doing in the area to ascertain where the tanks were located and to ensure they had water in them.

(Further information) Council is not required to maintain a register of water tanks installed for fire-fighting purposes, or to monitor the level of water in them.

Water tanks that are required to be installed for firefighting purposes, are assessed as part of a bushfire report by the accredited bushfire assessor. The capacity and location of static water supply for firefighting are determined by AS/NZ 2304 and AS/NZ 3959.

Static water supplies must provide a minimum of 10,000 litres per building area and be located within 90m of the building area. They must also comply with the signage provisions of AS/NZ 2304:2019 and TasFire guidelines, being a 300 x 300mm bright red reflective sign with a white W. Signage must be fixed in a prominent position and be clearly visible from the property access on approach from a public road. It is the owners' responsibility to ensure compliance with the standards and guidelines. Council has been advised by TasFire, that their crews do look for the signage when needed.

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 APPOINTMENT OF COMMITTEE MEMBER AND CHAIRPERSON

11.3 PANEL QUOTATION Q1509-23 MICROSOFT ENTERPRISE AGREEMENT

11.4 PROPERTY 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:

- personnel matter;
- contracts and tenders for the supply of goods and services;
- proposals to acquire land or an interest in land or for the disposal of land;
- 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”.