

SEVEN MILE BEACH LOCAL AREA PLAN

CLARENCE CITY COUNCIL



ACKNOWLEDGEMENT OF COUNTRY

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

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

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1. INTRODUCTION

1.1 PURPOSE

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

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

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

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

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

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

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

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

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

What Makes a Great Place?

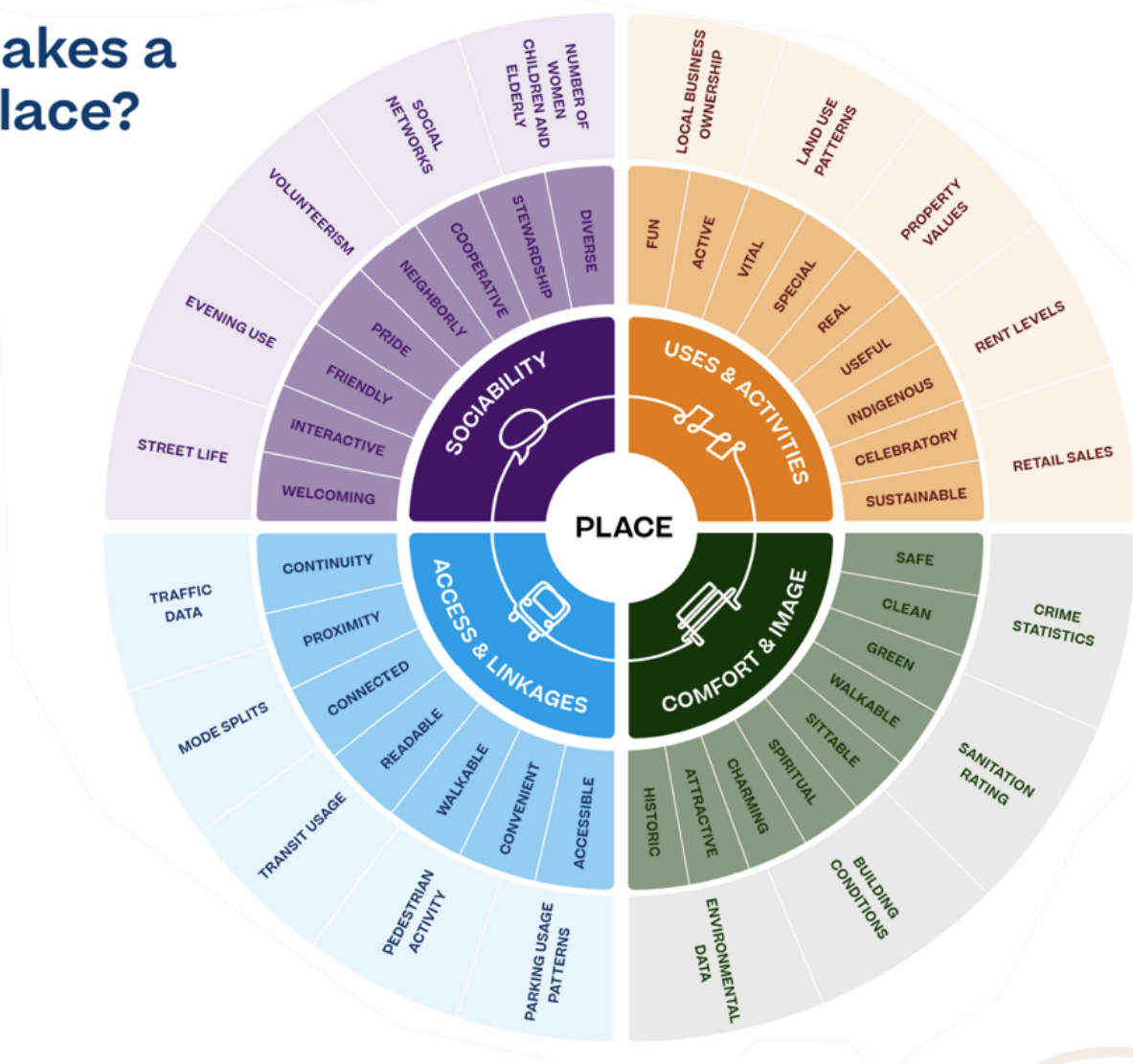


Figure 1: Placemaking Principles (Source: PPS 2023)

1.2 SCOPE

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

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

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

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

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

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

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

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

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

Refer to the Consultation Summary report attached in Appendix 2.

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

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

1.3 OUR PROCESS

RESEARCH

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

LISTEN & LEARN

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

DESIGN EXCELLENCE

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



The Vision

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

2. SEVEN MILE BEACH – PLACE AND UNDERSTANDING

2.1 LOCAL HISTORY

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

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

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

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

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



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

2.2 UNIQUE BEACHSIDE COMMUNITY

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

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

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

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

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

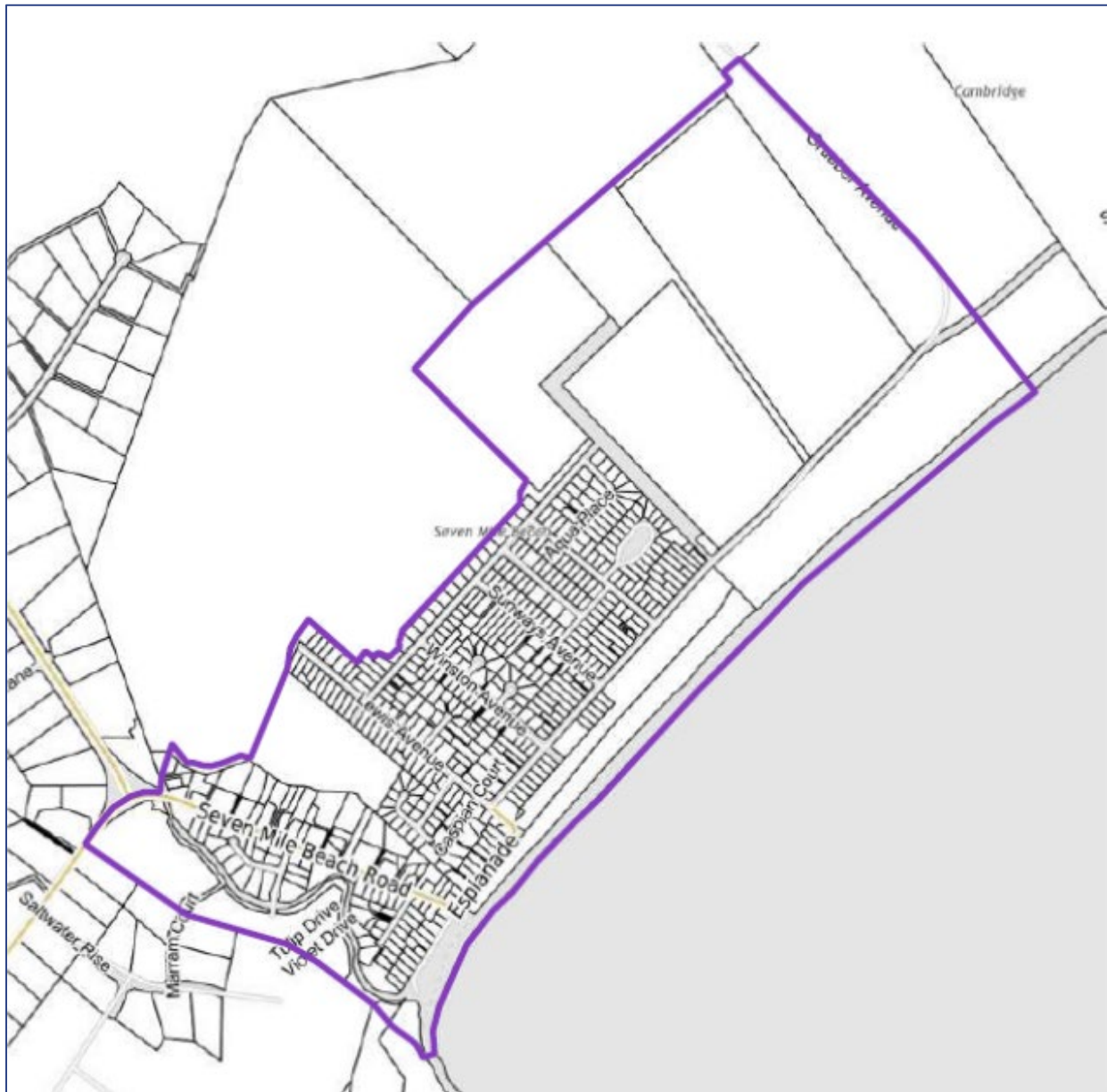


Figure 3 - Seven Mile Beach Study Area (Source: Clarence City Council 2022)

2.3 CLARENCE SETTING

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

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

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

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

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



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

3. COMMUNITY VALUES

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

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

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

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

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

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

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

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

4. EMERGING COMMUNITY THEMES

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

HOUSING

MOVEMENT & ACCESS

NATURAL VALUES

CULTURAL HERITAGE

OPEN SPACE & COMMUNITY

RETAIL, COMMERCIAL & TOURISM

SERVICING & UTILITIES

5. HOUSING

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

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

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

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

5.1 CONSULTATION OUTCOMES

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

One Hill Estate

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



Figure 5 - Various housing typologies in Seven Mile Beach

5.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To understand and manage drainage concerns that may pose a risk to property.
 - a) Investigate surface water and groundwater inundation and potential impact on residential properties.
 - b) Avoid residential densification until suitable drainage solutions can be sought.
2. To protect the existing built form character within Seven Mile Beach.
 - a) Establish design guidelines reflective of the unique beachside coastal character.
 - Ensure view lines to Single Hill are maintained.
 - Use local materials compatible with the local landscape.
 - Front gardens should incorporate native and indigenous plants where appropriate.
 - Housing should minimise disturbance and changes to existing ground levels (cut and fill) by utilising alternative building techniques, where appropriate, such as suspended floors and split levels.
 - Lots should be oriented to allow for dwellings which maximise passive solar access.
 - Lot design should consider view lines and allow for both public and private views to water bodies and landscaped open areas as relevant.
 - b) Consider the development of a Specific Area Plan for Seven Mile Beach to control consistent built form standards i.e., setbacks, height etc.
3. To investigate the provision of diverse housing options that cater to a range of household types.
 - a) Support housing that is inclusive and diverse.
 - b) Advocate for opportunities for affordable and social housing units in close proximity to public transport and areas of key amenity.

6. MOVEMENT AND ACCESS

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

Road Network

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

The following road classifications are evident through Seven Mile Beach:

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

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

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

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

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

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

Road cross sections and character

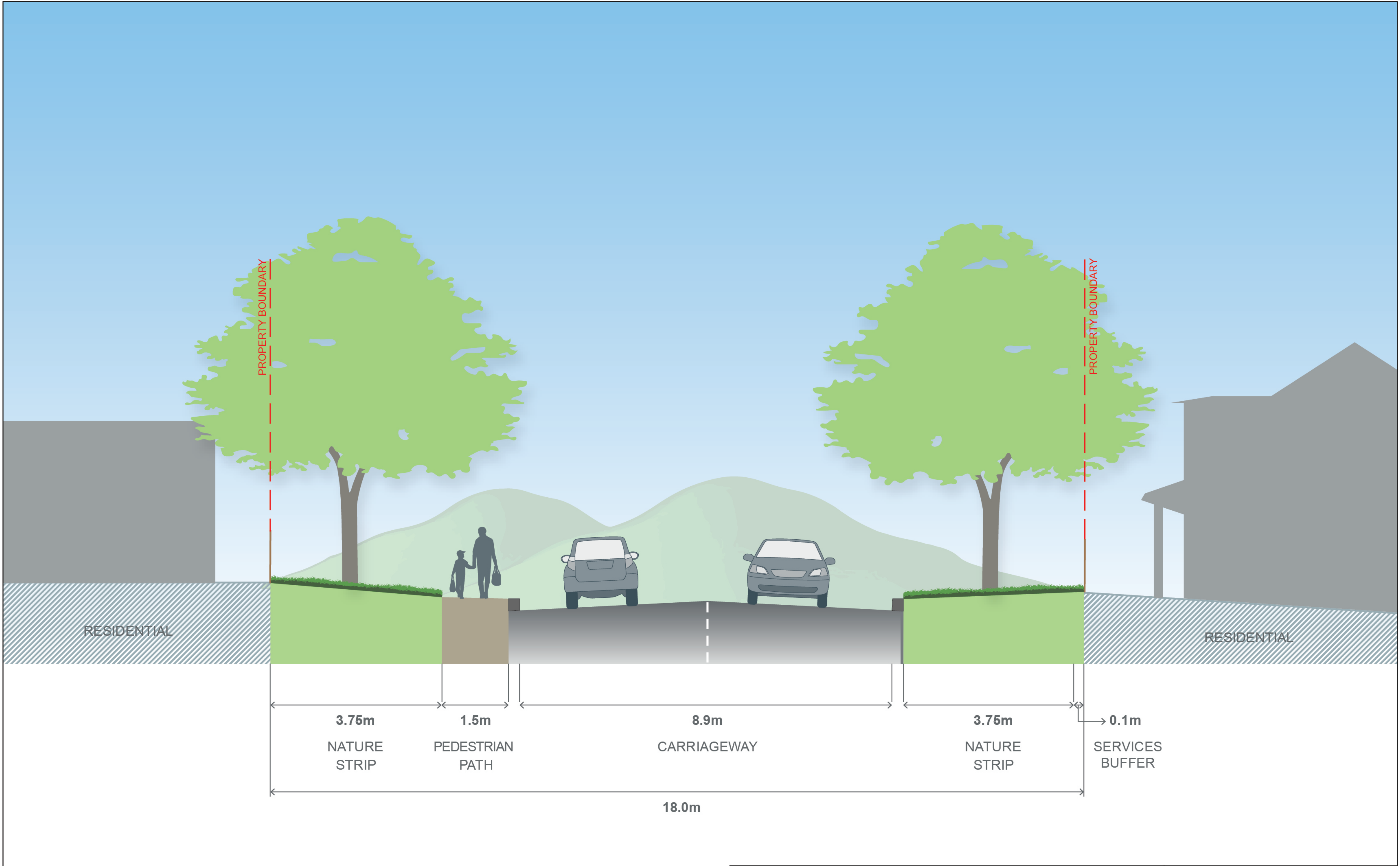
Seven various streetscapes together with kerb and gutter treatments and footpath qualities, exist throughout the township as illustrated below.



Figure 6 - Seven various road treatments within Seven Mile Beach

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

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



Note: Kerb width is subject to change as per detailed design. Additional width to be taken from nature strip as required.

TYPICAL LOCAL ROAD CROSS SECTION

SEVEN MILE BEACH

Aerial supplied by: N/A
Aerial Date Stamp: N/A
Survey supplied by: N/A
Plan Number: NPS1046 - 013
Revision Number: 8
Drawn By: Nivedita Ravindran
Client: Clarence City Council

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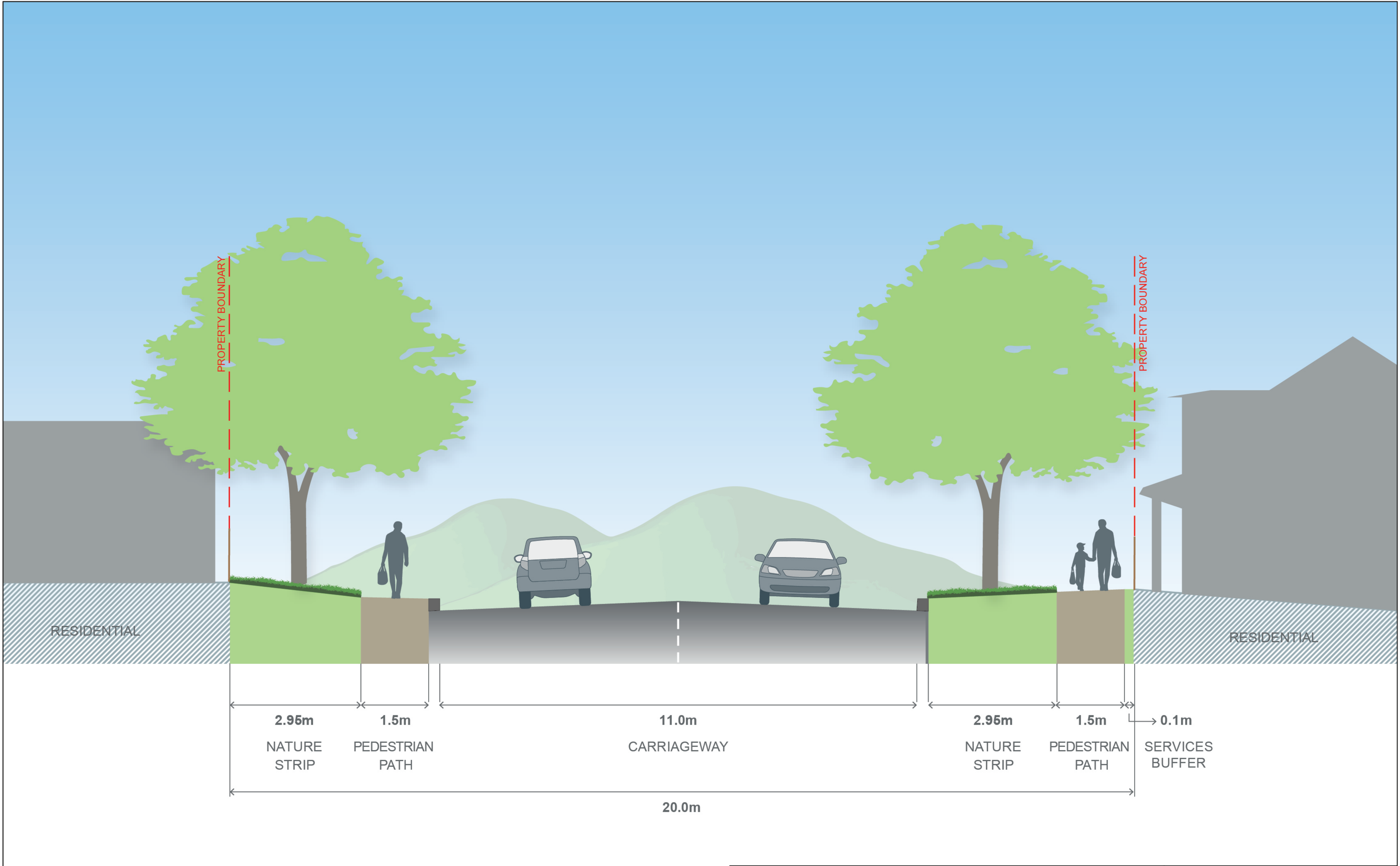
Scale: N/A

Date Issued: 01.05.2023

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Note: Kerb width is subject to change as per detailed design. Additional width to be taken from nature strip as required.

TYPICAL SUB ARTERIAL AND COLLECTOR ROAD CROSS SECTION
SEVEN MILE BEACH

Aerial supplied by: N/A
Aerial Date Stamp: N/A
Survey supplied by: N/A
Plan Number: NPS1046 - 012
Revision Number: B
Drawn By: Nivedita Ravindran
Client: Clarence City Council



0100200300400500600m

Scale: N/A

Date Issued: 01.05.2023

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Public Transport

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

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

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

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



Figure 8 - Urban standard bus bay construction

Tangara Trail

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

Beach Access and Parking

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

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

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

6.1 CONSULTATION OUTCOMES

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

6.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To ensure that public transport is efficient and accessible throughout the precinct.
 - a) Continue to advocate for initiatives by Department of State Growth – Public Transport branch to improve services within Seven Mile Beach.
 - b) Consider potential re-alignment of existing bus route to increase catchment and accessibility of public transport to the Seven Mile Beach community.
 - c) Encourage the provision and maintenance of suitable and accessibility-friendly bus shelters which should provide shade, rest opportunities, and be positioned on flat segments of the road to ensure high visibility for bus drivers and awaiting passengers.
2. To prioritise safe and accessible pedestrian movement and amenity on public streets and public spaces for all members of the community.
 - a) Upgrade all footpaths to provide all-weather and accessibility-friendly access to key destinations including the beach, parkland areas, bus stops and local shop.
 - b) Identify and construct a universally accessible access way to the flattest part of the beach as identified in the Local Area Plan concept plan.

- c) Ensure a footpath is provided on one side of every local road and on both sides of every sub-arterial road in accordance with the suggested cross sections.
 - d) Investigate traffic calming measures along Lewis Avenue to encourage slower traffic volumes.
 - e) Provide safe pedestrian crossings at key crossing locations.
- 3. To establish a transport network that encourages walking and cycling within Seven Mile Beach.
 - a) Review way finding with landmarks and signage.
 - b) Identify and plan for provision of shared paths along sub-arterial and collector roads that utilise utility easements and waterways.
 - c) Investigate opportunities to provide street furniture to support active transport opportunities such as rest points and water fountains.
 - d) Connect recreational trails such as the Tangara Trail, with trails and destinations outside the Local Area Plan.
 - e) Develop a Landscape Plan for streets and key recreational reserves in Seven Mile Beach to incorporate active transport infrastructure, including shade, bike racks and community facilities.
- 4. To integrate the existing parking areas safely within the movement network to cater for both resident and visitor demand.
 - a) Ensure the identification of sufficient all-weather accessible parking.
 - b) Consider the allocation of multi-purpose parking areas which can be used as overflow parking for peak summer visitors, and for community events/temporary uses at other times.
 - c) Ensure location of all parking areas are clearly signed to prevent traffic conflict.
 - d) Ensure all parking bays are clearly demarcated and traffic flow within parking areas is clearly signed to prevent traffic conflict.



LEGEND

- Local Area Plan Boundary

TOPOGRAPHY AND HYDROLOGY

- Acton Creek
- Coastline
- Seven Mile Beach
- Bridge

TRANSPORT

- Car Parking (P)
- Tangara Trail
- Bus Route
- Bus Stops
- Two side footpaths
- One side footpath
- No footpath
- Road and Rail Assets Overlay

7. NATURAL VALUES

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

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

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

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

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

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

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

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

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



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

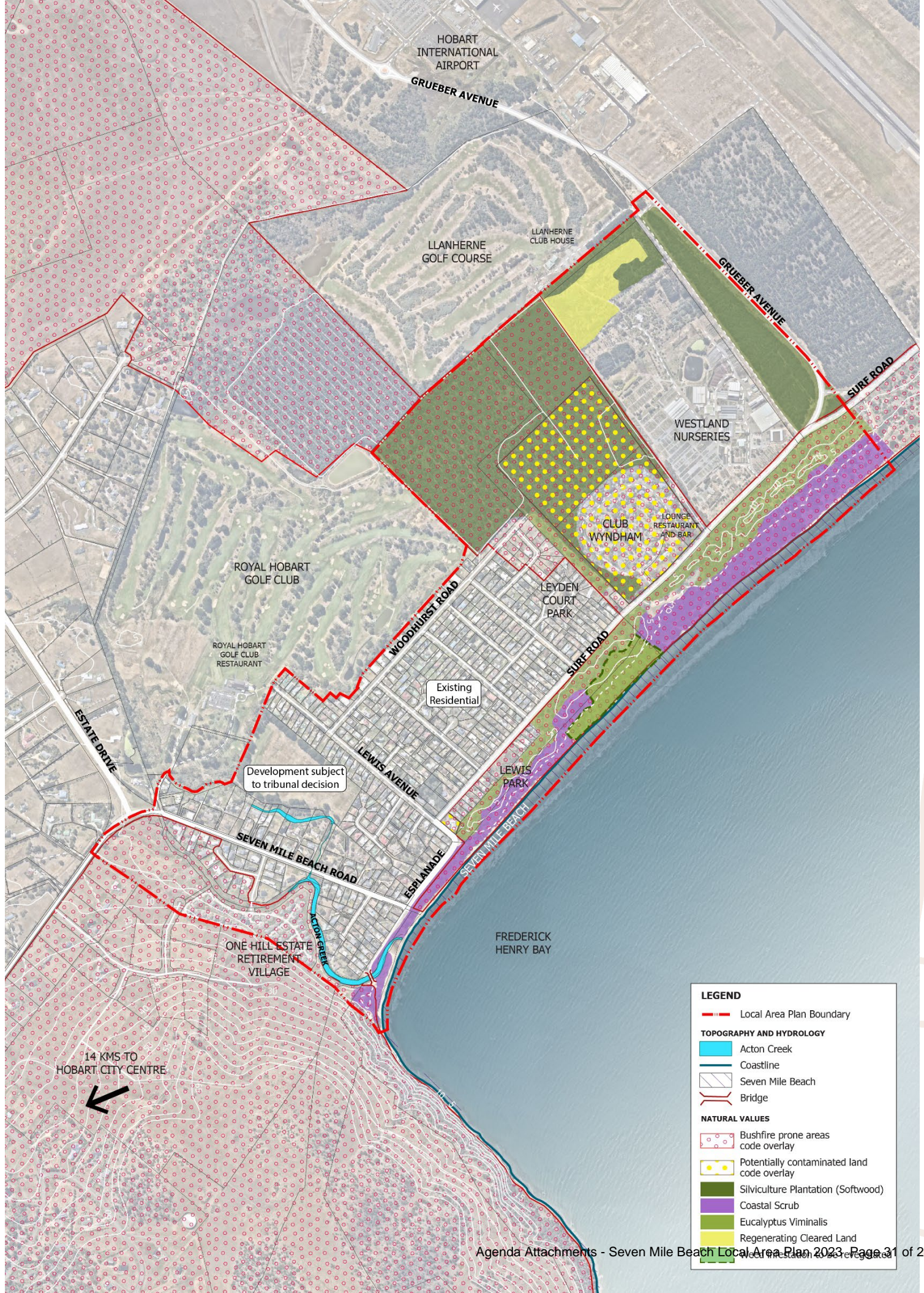
7.1 CONSULTATION OUTCOMES

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

7.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To preserve the existing natural values of the Seven Mile Beach environment.
 - a. Protect, where possible, healthy large remnant white gums (*Eucalyptus viminalis*) in accordance with the Seven Mile Beach Urban Tree Strategy.
 - b. Continue to manage declared and environmental weeds in accordance with the Seven Mile Beach Reserve Activity Plan and Weed Management Strategy for Clarence City Council.
 - c. Provide ongoing maintenance of public trees within the streetscape to minimise risk to life and property.
 - d. Plan for staged removal of exotic species and where appropriate, replant with native vegetation.
2. To enhance the existing natural character of Seven Mile Beach valued by the residents.
 - a. Encourage the extensive landscaping of roads, transport and movement corridors with canopy trees and ground level planting, specifically along Seven Mile Beach, Surf Road and Lewis Avenue.
 - b. Provide habitat for local native species, where practical in open spaces.
3. To maximise tree canopy cover in accordance with the Seven Mile Beach Urban Tree Strategy.

- a. Increase canopy cover within street scape and open spaces through the planting of trees as identified in accordance with the Seven Mile Beach Urban Tree Strategy.



LEGEND

- Local Area Plan Boundary

TOPOGRAPHY AND HYDROLOGY

- Acton Creek
- Coastline
- Seven Mile Beach
- Bridge

NATURAL VALUES

- Bushfire prone areas code overlay
- Potentially contaminated land code overlay
- Silviculture Plantation (Softwood)
- Coastal Scrub
- Eucalyptus Viminalis
- Regenerating Cleared Land
- Wood Pasture and Regeneration

8. CULTURAL HERITAGE

Aboriginal Heritage

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

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

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

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

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

Historic Heritage

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

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

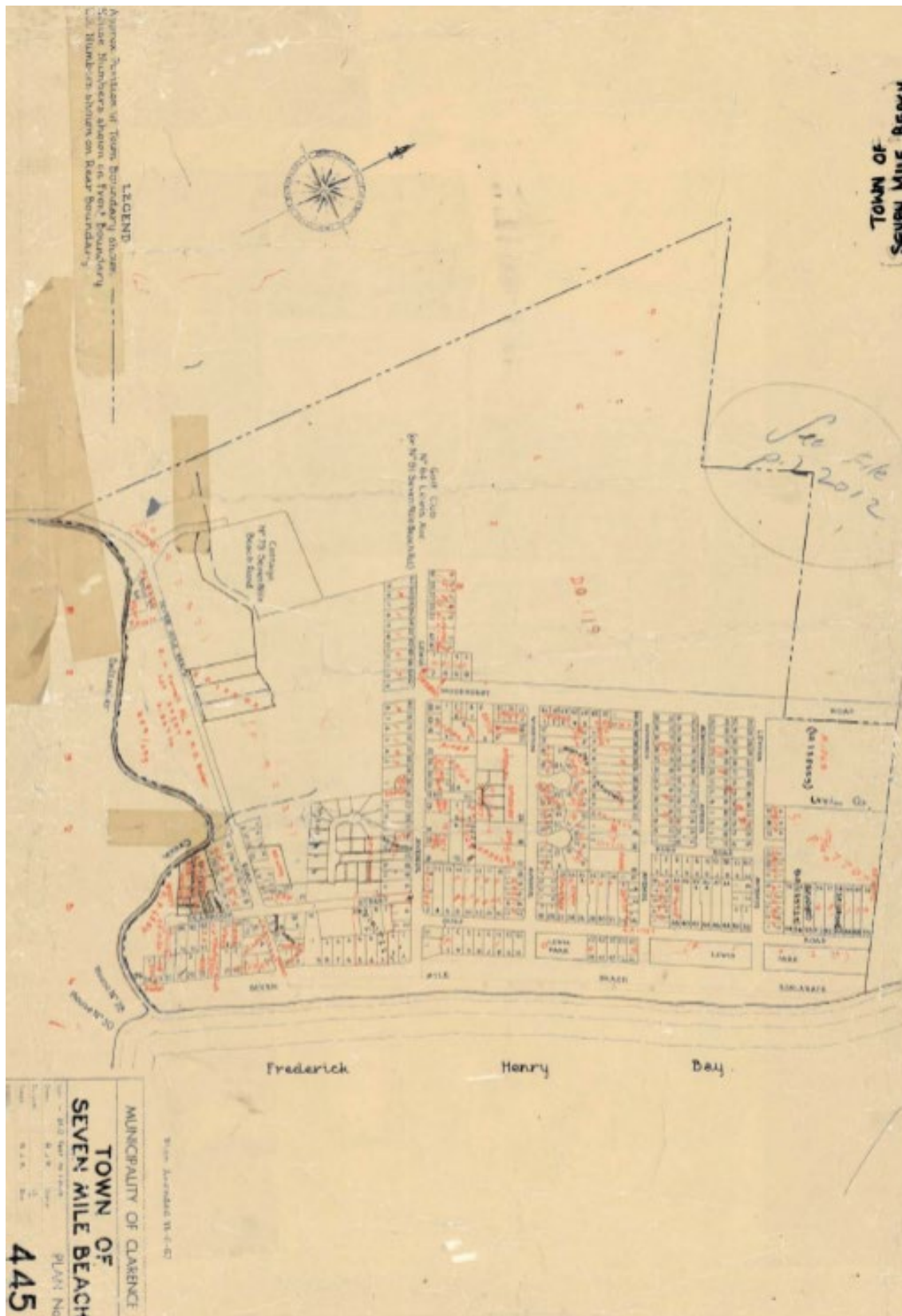


Figure 5: Seven Mile Beach LTO Plan 445, 1967 (Source: Gondwana)

8.1 CONSULTATION OUTCOMES

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

8.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

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



LEGEND

- Local Area Plan Boundary

TOPOGRAPHY AND HYDROLOGY

- Acton Creek
- Coastline
- Seven Mile Beach
- Bridge

CULTURAL HERITAGE

- Areas of cultural heritage significance

9. OPEN SPACE & COMMUNITY FACILITIES

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

Active Open Space

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

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

Passive Open Space & Playgrounds

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

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

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

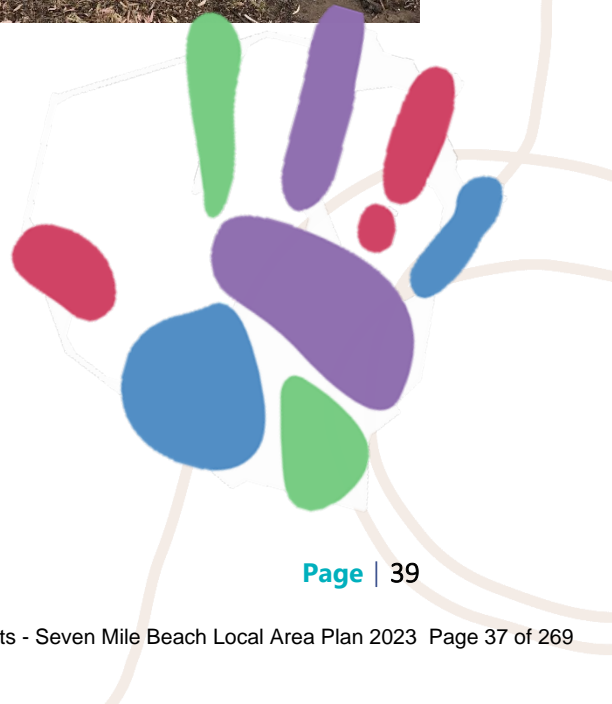
There are four Day Use Areas (numbered 1 to 4), which limit human occupation specifically to day use and do not include overnight sleeping accommodations. Public toilets are located at Day Areas 1 and 3.

Seven Mile Beach Fire Brigade

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



Figure 6: Lewis Park and existing facilities



9.1 CONSULTATION OUTCOMES

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

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

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

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

9.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To provide for sustainable community facilities in coastal areas affected by climate change.
 - a. Review fitness for purpose of existing community facilities particularly in light of drainage and sea level rise.
 - b. Review drainage surrounding the public amenities in the day use area.
 - c. Carefully design any future community facilities to accommodate sea level rise, coastal processes and sensitive coastal environments.
 - d. Ensure that any new community facilities will not be subject to inundation whether achieved by the elevation of floor levels, construction form, ability of the building to be raised or other substantiated means.
2. To develop pedestrian connections between key open space areas.
 - a. Consider opportunities to manage vegetation which separates key connections between open space areas to improve passive surveillance within the public realm.
 - b. Implement recommendations from the Urban Tree Strategy for Seven Mile Beach, specifically extending street tree planting and supporting the creation of connected arteries of open space through the precinct.
3. To improve landscaping (soft and hard) within the public realm.

- a. Continue to work with the community in managing weeds in accordance with Council's Weed Management Strategy.
 - b. Integrate new plantings of suitable trees and native vegetation within local parks and open space.
 - c. Utilised landscaping to provide informal resting and passive recreation.
 - d. Provide a sense of arrival and individual park identity through quality design.
 - e. Replace and upgrade poor quality vegetation within parkland areas.
- 4. To upgrade existing open space areas to cater for the active and passive recreation needs of the community.
 - a. Incorporate recommendations from this Local Area Plan into Council's Open Space Strategy.
 - b. Through master planning for Lewis Park, improve the provision of seating, shading and lighting to encourage safe park usage for all.
 - c. Design new footpaths to reflect key desire lines throughout the public realm.
 - d. Upgrade all existing footpaths to be universally accessible.
 - e. Incorporate interpretive signage and artwork within parkland areas to reflect First Nation and settler cultural heritage stories.
 - f. Through the development of the Open Space Strategy, define the community facilities required to support both locals and visitors to the parks within the study area.
- 5. To ensure new community facilities are accessible by passive and active modes of transport.
 - a. Community facilities should be located on transport corridors, where possible.
 - b. Developments should have adequate and safe on-site parking for cars and bicycles, and where required, bus drop off areas and pick up areas, appropriate service access for deliveries and accessible parking.
 - c. Community facilities should be designed to front and have a dedicated pedestrian path to the entrance from a public street, with car parks located away from the main entry.
- 6. To upgrade existing community facilities to meet the varying needs of both residents and visitors over time.
 - a. Engage with the community on any future upgrades or redevelopment of the Lewis Park Community Hall and outdoor facilities/infrastructure within the park to support small community events.
 - b. Investigate the option to incorporate infrastructure for small community events into future upgrades to parks and community facilities.

- c. Upgrade existing tracks and trails network to enable bypassing of carparks, especially around Day Area 2.
 - d. Improve existing community facilities at accessible locations with active and passive space.
- 7. To provide high quality facilities that reflect the beachside demand from both residents and visitors alike.
 - a. Consider opportunities for the colocation of a surf club with any proposed redevelopment of the local store.
 - b. Where appropriate, provide beachside facilities such as beach showers, drinking water taps, and/or foot wash taps at key access points along the beach.
- 8. To design high quality, safe community facilities that build upon the local sense of place.
 - a. Ensure that the architecture of new buildings and any prominent additions respond to the surrounding character of the area.
 - b. Identify opportunities for facilities to incorporate public art to enhance identity.
 - c. Design community facilities to promote passive surveillance opportunities.
 - d. Implement "Crime Prevention through Environmental Design" (CPTED) design principles when developing public places.
 - e. Apply a user centred approach to ensure these spaces are accessible, flexible, safe, intuitive and overall will create a positive experience for community.

Figure 9 - Draft Concept Sketch Lewis Park







LEGEND

- Local Area Plan Boundary

TOPOGRAPHY AND HYDROLOGY

- Acton Creek
- Coastline
- Seven Mile Beach
- Bridge

COMMUNITY FACILITIES

- Upgraded Community Facility
- Upgraded Local Open Space
- Upgraded Car Parking
- Revegetated land

10. RETAIL, COMMERCIAL & TOURISM

Commercial facilities and employment opportunities are a key component of shaping the overall residential amenity for an area. The availability of local jobs not only sustains the local economy, it builds resilience, fosters innovation and entrepreneurship and creates the foundation for a thriving and desirable place to live.

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

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

The existing One Hill Estate Retirement Village also supports a small number of local employees, providing support services and clinical care.

Directly abutting the site are some key employment areas including:

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

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

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

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

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

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

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

- Natural amenity, including beach frontage and views and other quality natural landscapes, presenting opportunities for hospitality and possibly events.
- The Tangara Trail network provides an opportunity for trail running events, which is a rapidly growing adventure tourism activity.
- Existing visitation to the surrounding golf courses and the Hobart Airport; and the future golf course currently under construction further east of the airport.
- The high-income profile and strong representation of families and retirees, conditions which are likely to drive visitation to friends and relatives and expenditure at hospitality and recreation focused businesses.

Observations also find the town has limited capacity for new residential developments. Any additional population which may be accommodated in any future development would be unlikely to result in any material increase in overall township population such that the town could support neighbourhood level retail and associated services (i.e., anchored by a small supermarket). While additional housing may not substantially increase the population of Seven Mile Beach, opportunities are available for the growth of hospitality, recreation and boutique retail stores to cater for both residents and visitors.





Figure 10 - Various commercial operations within Seven Mile Beach

10.1 CONSULTATION OUTCOMES

Cafe/Corner Store

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

Royal Hobart Golf Club (RHGC)

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

Llanherne Golf Course

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

Westland Nurseries

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

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



LEGEND

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

10.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

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



11. SERVICING & UTILITIES

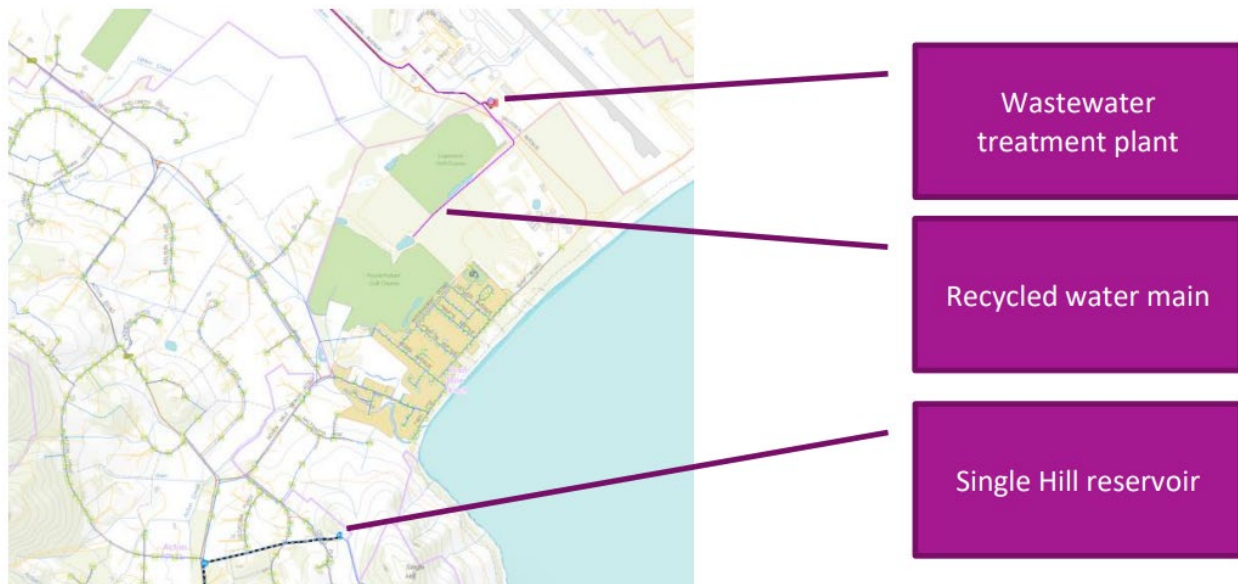
Existing residents in Seven Mile Beach have access to potable water, onsite effluent systems, electricity, and telecommunications. Entura undertook a detailed review of all services provided, as well as discussions with TasWater (see attached memorandum in Appendix 6).

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

Detailed commentary regarding each service is provided below:

Water

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



Waste-water Treatment

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

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

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

Electricity

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

Telecommunications

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

11.1 CONSULTATION OUTCOMES

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

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

11.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

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

12. LOCAL AREA PLAN

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

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

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

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

UPGRADED FOOTPATHS



SIGNAGE AND WAYFINDING



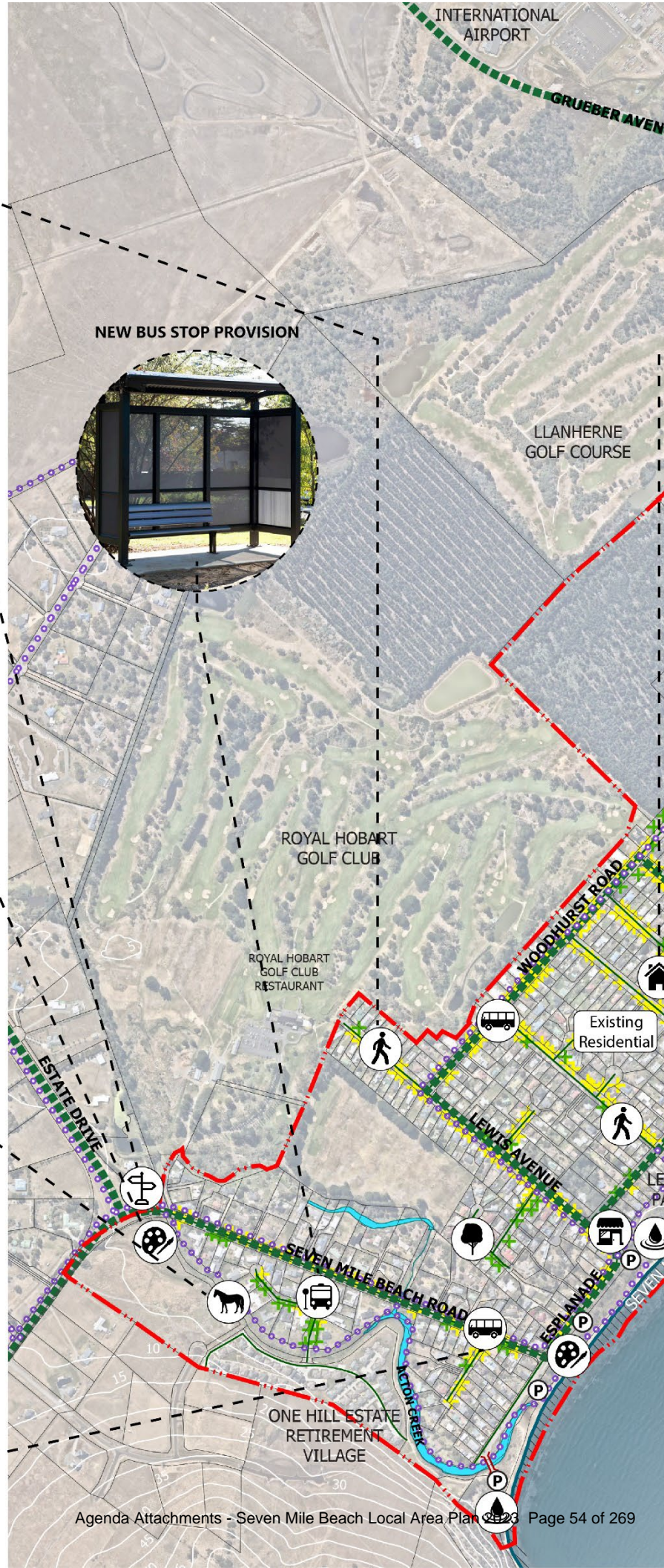
PUBLIC ART AS LANDMARKS

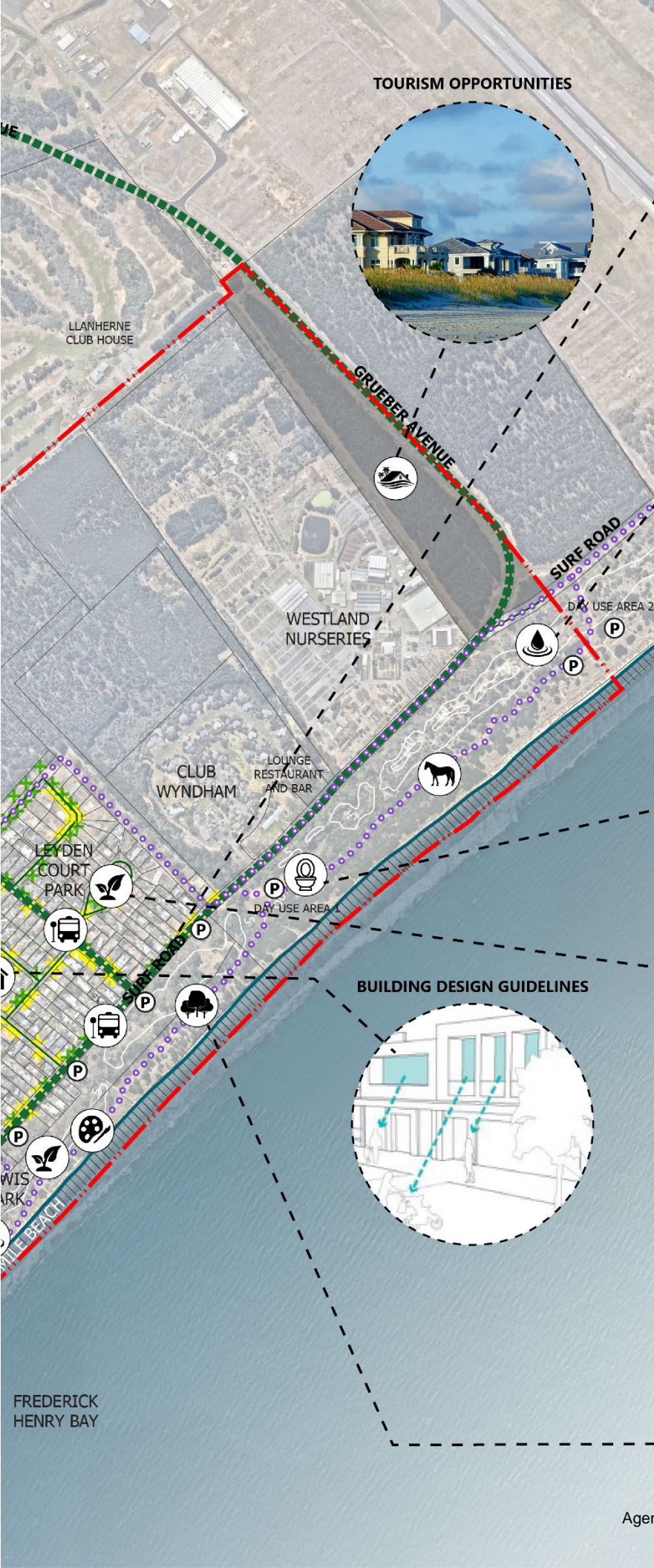


UPGRADED TANGARA TRAIL



NEW BUS ROUTES





URBAN GREENING



BEACHSIDE FACILITIES



NEW PUBLIC TOILETS



LOCAL PARK UPGRADES



CLEARING AND REVEGETATION



13. PRIORITIES AND IMPLEMENTATION

13.1 PRIORITIES

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

Short Term = 3 years | Medium Term = 5-10 years | Long Term = 10+ years

HOUSING		SHORT	MEDIUM	LONG
1	To understand and manage drainage concerns that may pose a risk to property.			
1a	Investigate surface water and groundwater inundation and potential impact on residential properties.			
1b	Avoid residential densification until suitable drainage solutions can be sought.			
2	To protect the existing built form character within Seven Mile Beach.			
2a	Establish design guidelines reflective of the unique beachside coastal character.			
2b	Consider the development of a Specific Area Plan for Seven Mile Beach to control consistent built form standards i.e., setbacks, height etc.			
3	To investigate the provision of diverse housing options that cater to a range of household types.			
3a	Support housing that is inclusive and diverse.			
3b	Advocate for opportunities for affordable and social housing units in close proximity to public transport and areas of key amenity.			

MOVEMENT & ACCESS**SHORT****MEDIUM****LONG**

1	To ensure that public transport is efficient and accessible throughout the precinct.			
1a	Continue to advocate for initiatives by Department of State Growth – Public Transport branch to improve services within Seven Mile Beach.			
1b	Consider potential re-alignment of existing bus routes to increase catchment and accessibility of public transport to the Seven Mile Beach community.			
1c	Encourage the provision and maintenance of suitable and accessibility-friendly bus shelters which should provide shade, rest opportunities, and be positioned on flat segments of the road to ensure high visibility for bus drivers and awaiting passengers.			
2	To prioritise safe and accessible pedestrian movement and amenity on public streets and public spaces for all members of the community.			
2a	Upgrade all existing footpaths to provide all-weather and accessibility-friendly access to key destinations including the beach, parkland areas, bus stops and local shop.			
2b	Identify and construct a universally accessible access way to the flattest part of the beach as identified in the Local Area Plan concept plan.			
2c	Ensure a footpath is provided on one side of every local road and on both sides of every sub-arterial road in accordance with the suggested cross sections.			
2d	Investigate traffic calming measures along Lewis Avenue to encourage slower traffic volumes.			
2e	Provide safe pedestrian crossings at key crossing locations.			
3	To establish a transport network that encourages walking and cycling within Seven Mile Beach.			
3a	Review way finding with landmarks and signage.			
3b	Identify and plan for provision of shared paths along sub-arterial and collector roads that utilise utility easements and waterways.			
3c	Investigate opportunities to provide street furniture to support active transport opportunities such as rest points and water fountains.			

3d	Connect recreational trails such as the Tangara Trail, with trails and destinations outside the Local Area Plan.			
3e	Develop a Landscape Plan for streets and key recreational reserves in Seven Mile Beach to incorporate active transport infrastructure, including shade, bike racks and community facilities.			
4	To integrate the existing parking areas safely within the movement network to cater for both resident and visitor demand.			
4a	Ensure the identification of sufficient all-weather accessible parking.			
4b	Consider the allocation of multi-purpose parking areas which can be used as overflow parking for peak summer visitors, and for community events/temporary uses at other times.			
4c	Ensure location of all parking areas are clearly signed to prevent traffic conflict.			
4d	Ensure all parking bays are clearly demarcated and traffic flow within parking areas is clearly signed to prevent traffic conflict.			

NATURAL VALUES

SHORT MEDIUM LONG

1	To preserve the existing natural values of the Seven Mile Beach environment.			
1a	Protect, where possible, healthy large remnant white gums (<i>Eucalyptus viminalis</i>) in accordance with the Seven Mile Beach Urban Tree Strategy.			
1b	Continue to manage declared and environmental weeds in accordance with the Seven Mile Beach Reserve Activity Plan and Weed Management Strategy for Clarence City Council.			
1c	Provide ongoing maintenance of public trees within the streetscape to minimise risk on life and property.	ongoing		
1d	Plan for staged removal of exotic species and where appropriate, replant with native vegetation.	ongoing		
2	To enhance the existing natural character of Seven Mile Beach valued by the residents.			
2a	Encourage the extensive landscaping of roads, transport and movement corridors with canopy trees and ground level planting, specifically along Seven Mile Beach, Surf Road and Lewis Avenue			
2b	Provide habitat for local native species, where practical in open spaces.			
3	To maximise tree canopy cover in accordance with the Seven Mile Beach Urban Tree Strategy.			
3a	Increase canopy cover within street scape and open spaces through the planting of trees as identified in accordance with the Seven Mile Beach Tree Strategy.			

CULTURAL HERITAGE**SHORT****MEDIUM****LONG**

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

OPEN SPACE AND COMMUNITY FACILITIES**SHORT****MEDIUM****LONG**

1	To provide for sustainable community facilities in coastal areas affected by climate change.			
1a	Review fitness for purpose of existing community facilities particularly in light of drainage and sea level rise.			
1b	Review drainage surrounding the public amenities in the day use area.			
1c	Ensure the design of any future community facilities accommodates sea level rise, coastal processes and sensitive coastal environments.			
1d	Ensure that any new community facilities will not be subject to inundation whether achieved by the elevation of floor levels, construction form, ability of the building to be raised or other substantiated means.			
2	To develop pedestrian connections between key open space areas.			
2a	Consider opportunities to manage vegetation which separates key connections between open space areas to improve passive surveillance within the public realm.			
2b	Implement recommendations from the Urban Tree Strategy for Seven Mile Beach, specifically extending street tree planting supporting the creation of connected arteries of open space through the precinct.			
3	To improve landscaping (soft and hard) within the public realm.			
3a	Continue to work with the community in managing weeds in accordance with Council's Weed Management Strategy.			
3b	Integrate new plantings of suitable trees and native vegetation within local parks and open space.			
3c	Utilise landscaping to provide informal resting and passive recreation.			
3d	Provide a sense of arrival and individual park identity through quality design.			
3e	Replace and upgrade poor quality vegetation within parkland areas.			
4	To upgrade existing open space areas to cater for the active and passive recreation needs of the community.			
4a	Incorporate recommendations from this Local Area Plan into Council's Open Space Strategy.			

4b	Through master planning for Lewis Park, improve the provision of seating and lighting to encourage safe park usage for all.			
4c	Design new footpaths to reflect key desire lines throughout the public realm.			
4d	Upgrade all existing footpaths to be universally accessible.			
4e	Incorporate interpretive signage and artwork within parkland areas to reflect First Nation and settler cultural heritage stories.			
4f	Through the development of the Open Space Strategy, define the community facilities required to support both locals and visitors to the parks within the study area.			
5	To ensure new community facilities are accessible by passive and active modes of transport.			
5a	Community facilities should be located on transport corridors, where possible.			
5b	Developments should have adequate and safe on-site parking for cars and bicycles, and where required, bus drop off areas and pick up areas, appropriate service access and accessible parking.			
5c	Community facilities should be designed to front and be directly accessed from a public street with car parks located away from the main entry.			
6	To upgrade existing community facilities to meet the varying needs of both residents and visitors over time.			
6a	Engage with the community on any future upgrades or redevelopment of the Lewis Park Community Hall and outdoor facilities/infrastructure within the park to support small community events.			
6b	Investigate the option to incorporate infrastructure for small community events into future upgrades to parks and community facilities.			
6c	Upgrade existing tracks and trails network to enable bypassing of carparks, especially around Day Area 2.			
6d	Improve existing community facilities at accessible locations with active and passive space.			
7	To provide high quality facilities that reflect the beachside demand from both residents and visitors alike.			
7a	Consider opportunities for the colocation of a surf club with any proposed redevelopment of the local store.			

7c	Where appropriate, provide beachside facilities such as beach showers, drinking water taps and/or foot wash taps at key access points along the beach.			
8	To design high quality, safe community facilities that build upon the local sense of place.			
8a	Ensure that the architecture of new buildings and any prominent additions respond to the surrounding character of the area.	Ongoing		
8b	Identify opportunities for facilities to incorporate public art to enhance identity.	Ongoing		
8c	Design community facilities to promote passive surveillance opportunities.	Ongoing		
8d	Implement "Crime Prevention through Environmental Design" (CPTED) design principles when developing public places.	Ongoing		
8e	Apply a user centred approach to ensure these spaces are accessible, flexible, safe, intuitive and overall will create a positive experience for community.	Ongoing		

RETAIL, COMMERCIAL & TOURISM**SHORT****MEDIUM****LONG**

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

SERVICING & UTILITIES

SHORT

MEDIUM

LONG

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



13.2 FUTURE CONSIDERATIONS

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

- **Investigation Areas**

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

- **Retirement Village Expansion**

Opportunity exists for potential expansion of the existing One Tree Hill to the North towards the intersection of Estate Drive and Seven Mile Beach. This expansion would require a change to the existing Urban Growth Boundary, the low-density residential zone and the Single Hill Specific Area Plan. Therefore, for any expansion to be considered, it must be supported by strong strategic planning. This area is also relatively low lying and drainage solutions must first be offered.

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

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

- **Reticulated Sewer Lines Extension**

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

- **Commercial Facility Upgrade**

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

- **Proposed Major Tourism Zoning**

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



13.3 MONITORING

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

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

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

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

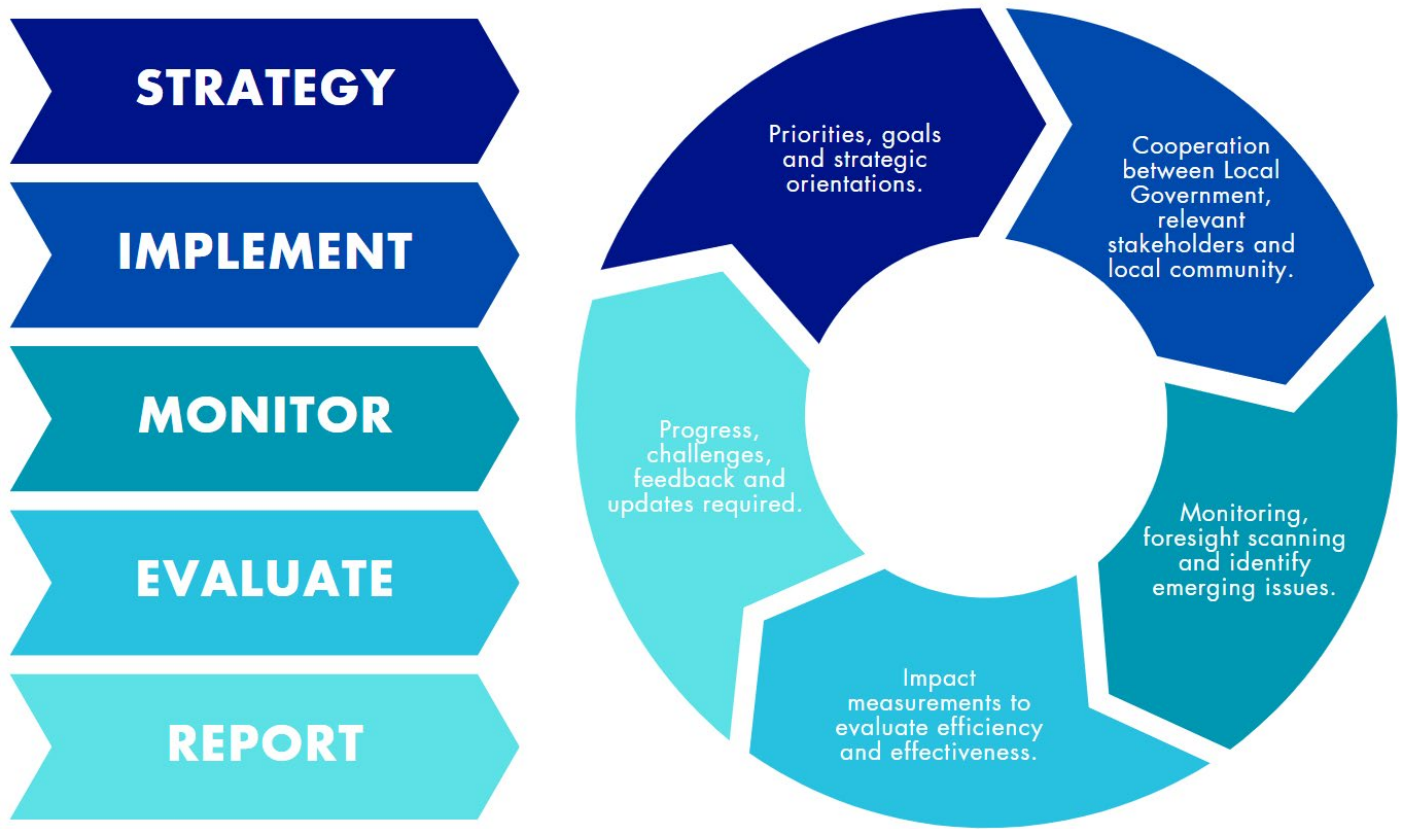


Figure 11: Interpretation of policy cycle key phrases.

APPENDIX 1: Planning Scheme Analysis

PLANNING CONTEXT

Policy Setting

STRLUS 2015 – 2035 (Amended 19 February 2020)

The *Southern Tasmanian Regional Land Use Strategy* (STRLUS) was declared by the Minister for Planning on 9 May 2018, pursuant to section 5A of the *Land Use Planning and Approvals Act 1993* (TAS). The STRLUS identifies a 50/50 ratio of greenfield to infill development, which has subsequently led to the implementation of the Urban Growth Boundary (UGB) to manage residential growth and set a 20 year supply of residential land for the metropolitan area.

The STRLUS proposes the Seven Mile Beach settlement to be a 'Minor Satellite of Greater Hobart'. The existing residential land within the study area has been identified within the UGB, however the land west of Acton Creek and remaining LAP area is not included in the UGB. There are important planning considerations concerning the form and growth of the Seven Mile Beach settlement and how its community is serviced prior to any change proposed to the UGB.

Vision for Greater Hobart 2050

The Clarence City Council is part of the Greater Hobart Committee, which is a collaboration of the Clarence, Glenorchy, Hobart and Kingborough Councils and the Tasmanian Government operating under the framework of the Greater Hobart Act 2019. Councils within the committee are aiming to deliver the 2050 Vision for Greater Hobart, with Clarence's individual vision to be a "vibrant, prosperous, sustainable city".

To deliver the Vision, the committee seeks to focus efforts along the following key themes:

- *Be greater for our people.*
- *Have greater interconnection, but distinct communities.*
- *Have greater resilience.*
- *Be well planned.*
- *Have greater connection.*
- *Plan for growth and change*

In the preparation of the Seven Mile Beach LAP, we have considered each of the themes relating to the Vision for Greater Hobart and have developed outcomes in response to the opportunities and challenges presented.

Council Strategic Documents

A range of planning policies and strategies guide planning within the municipality, each having varying impacts on the LAP study area. The following local strategies were considered as part of the LAP development. A detailed review of relevant content from the documents below is included in a summary table.

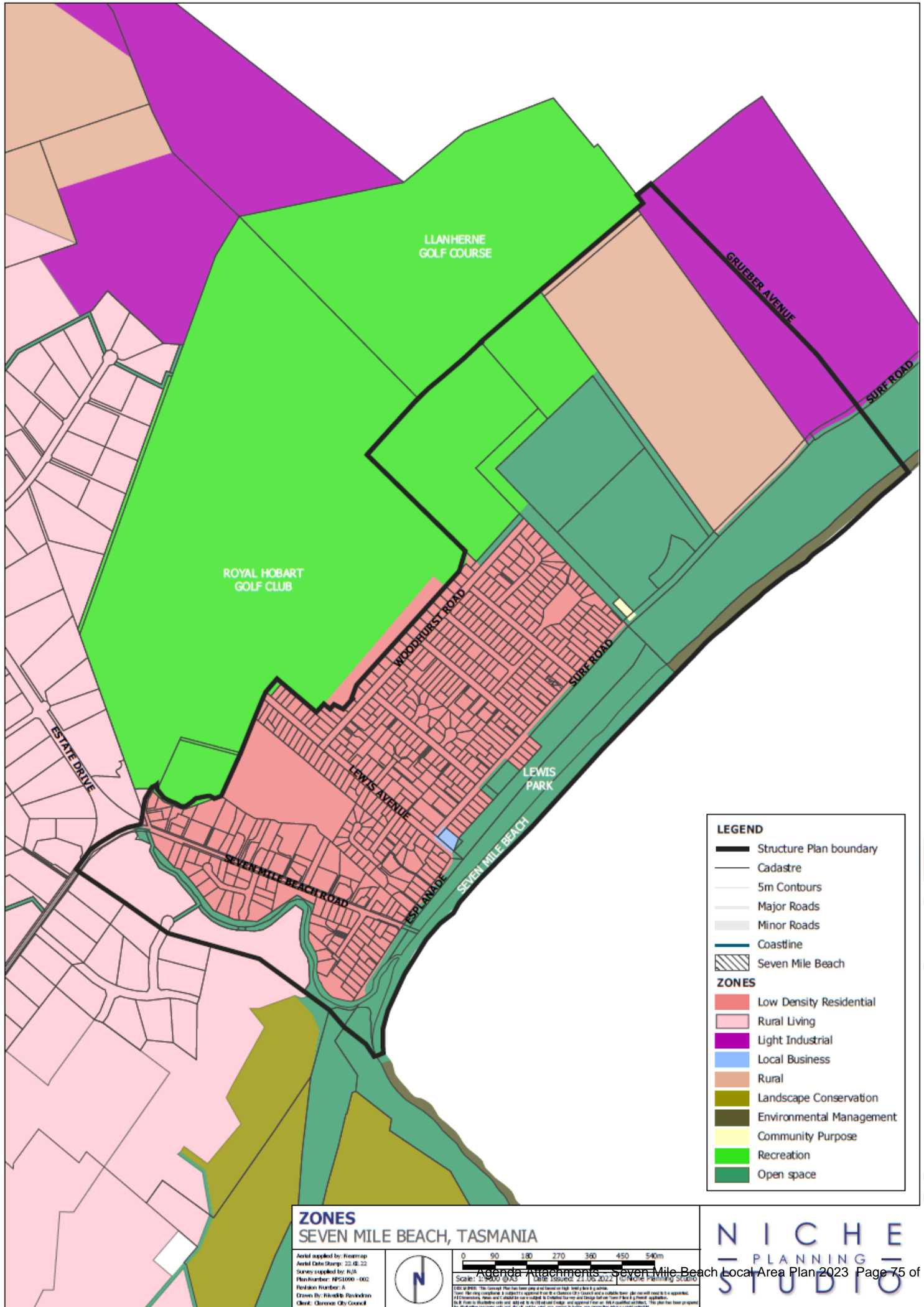
- *Access and Inclusion Plan 2021-2025*
- *Age Friendly Clarence Plan, 2018-2022*
- *CCC Stormwater management procedure for new development, 2021*
- *Clarence Activity Centre Strategy, 2013*
- *Clarence Bicycle Strategy Action Plan, 2013-2017*
- *Clarence Bushland and Coastal Strategy, 2011*
- *Clarence City Council Cultural Heritage Interpretation Plan, 2012*
- *Clarence City Council Economic Development Plan, 2016-2021*
- *Clarence City council Retail Analysis, 2010*
- *Clarence City Council Strategic Plan, 2021-2031*
- *Clarence City Council Tracks and Trails Action Plan, 2015 -20*
- *Clarence Recreation Needs Analysis, 2019*
- *Clarence Tracks and Trails Strategy, 2012*
- *Climate Change Impacts on Clarence Coastal Areas, Clarence City Council, 2008*
- *Coastal Hazards Policy Bushfire Management Plan – Seven Mile Beach Coastal Reserve, 2017*
- *Community Wellbeing Strategy 2022-2032*
- *Cultural Creative Strategy 2022-2032*
- *Cultural History Plan, 2018-2023*
- *Hydrogeology Review of Seven Mile Beach, 2006*
- *Interpreting Aboriginal Heritage in Clarence, 2019*
- *Inclusive Play Policy*
- *Review of 2009 Flooding and Drainage Issues, 2010*
- *Seven Mile Beach Coastal Reserve Activity Plan, 2019-2029*
- *Seven Mile Beach Coastal Reserve Report Card*
- *Seven Mile Beach Sport and Active Recreation Precinct Master Plan, 2014*

Land-use Planning

The Seven Mile Beach study area currently comprises nine planning zones, as shown in Figure 2;

- Low Density Residential, encompassing the majority of dwellings in the area;
- Rural Living, to the southwest of Acton Creek;
- Rural, across the Westland Nurseries landholding;
- Light Industrial to the eastern edge of the area straddling Grueber Avenue;
- Recreation, where the Royal Hobart Golf Club and the Llanherne Golf Course border the north of the study site;
- Open Space along the creek, beachfront and specifically Lewis Park. Also through the central part of the site across the Wyndham Club landholding;
- Environmental Management zoning runs along the eastern section of coastline;
- Small section of Local Business reflecting the current Seven Mile Beach Store;
- Community Purpose reflecting the existing CFA site.

The primary land use within the study area is low density residential, comprising mainly of single detached dwelling on lots, with the exception of the newly constructed retirement village. There is a relatively large percentage of open space within the study area, reflecting the opportunities for recreation and the enjoyment of a beachside lifestyle by community members. Currently, the Light Industrial zoning is occupied with softwood tree plantation, while Westland Nurseries operate within the Rural zone in the east.



LEGEND

- Structure Plan boundary
- Cadastre
- 5m Contours
- Major Roads
- Minor Roads
- Coastline
- Seven Mile Beach

ZONES

- Low Density Residential
- Rural Living
- Light Industrial
- Local Business
- Rural
- Landscape Conservation
- Environmental Management
- Community Purpose
- Recreation
- Open space

ZONES
SEVEN MILE BEACH, TASMANIA

Aerial supplied by: Remap
Aerial Date Group: 22.02.22
Survey supplied by: RJA
Plan Number: NPS1060-002
Revision Number: A
Drawn By: Riverside Revision
Check: Glenorchy City Council

0 90 180 270 360 450 540m
Scale: 1:25000 DATS Date Issued: 22.05.2022 (for more planning studio)

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Other Considerations

A number of other planning considerations exist which are relevant to the long term planning of the township. These are reflected in the relevant Codes of the Clarence Planning Scheme:

- Bushfire-prone Areas Code
- Coastal Erosion Hazard Code
- Coastal Inundation Hazard Code
- Flood-prone Hazard Areas Code
- Natural Assets Code
- Potentially Contaminated Land Code
- Safeguarding of Airports Code
- Road and Railway Assets Code

A brief explanation of each is listed below:

- **Road and Railway Assets Code (C3.0)**

This code applies to a section of Seven Mile Road as it enters the study area, and Surf Road and Gruber Avenue as it exits the study area. Any future proposals to implement a new vehicle crossing, junction or level crossing will need to take this code into consideration.

- **Natural Assets Code (C7.0)**

This code addresses the land along Acton Creek and an associated tributary running behind those lots facing Seven Mile Beach Road. The code also applies along the length of Seven Mile Beach. Any development proposal within the LAP should minimise impacts on water quality and natural assets, coastal and foreshore assets, priority vegetation and threatened fauna species.

- **Coastal Erosion Hazard Code (C10.0)**

This code is found adjacent to the high water mark of Seven Mile Beach reflecting the potential for coastal erosion. The LAP should consider the location of appropriate uses or development that rely upon a coastal location while balancing the risk to people, property and infrastructure.

- **Coastal Inundation Hazard Code (C11.0)**

This code identifies large areas across Seven Mile Beach which may be subject to Coastal Inundation as a result of the recorded AHD. The Clarence LPS highlights high, medium and low hazard band lines together with defined flood levels which should be taken into consideration in the long term planning for Seven Mile Beach.

- **Flood-prone Hazard Areas Code (C12.0)**

This code applies to all land within the study area that is likely to be subject to flooding; namely land adjacent to Action Creek and Seven Mile Beach. The LAP should ensure the appropriate identification of land use to minimise risk and preclude development on land that will unreasonably affect floor flow or be affected by permanent or periodic flood.

- **Bushfire-prone Areas Code (C13.0)**

This code applies to all land to the south-west of Acton Creek, the foreshore reserve and adjacent lands, as well as property to the rear of Club Wyndham. All development and use proposals arising from the LAP should enable the appropriate design, location, servicing and construction to reduce the risk to human life and property, and the cost to the community caused by bushfires.

- **Potentially Contaminated Land Code (C14.0)**

This code applies to the land loosely referred to as Club Wyndham. Any redevelopment proposal for this land needs to ensure development does not adversely impact on human health or the environment.

- **Safeguarding of Airports Code (C16.0)**

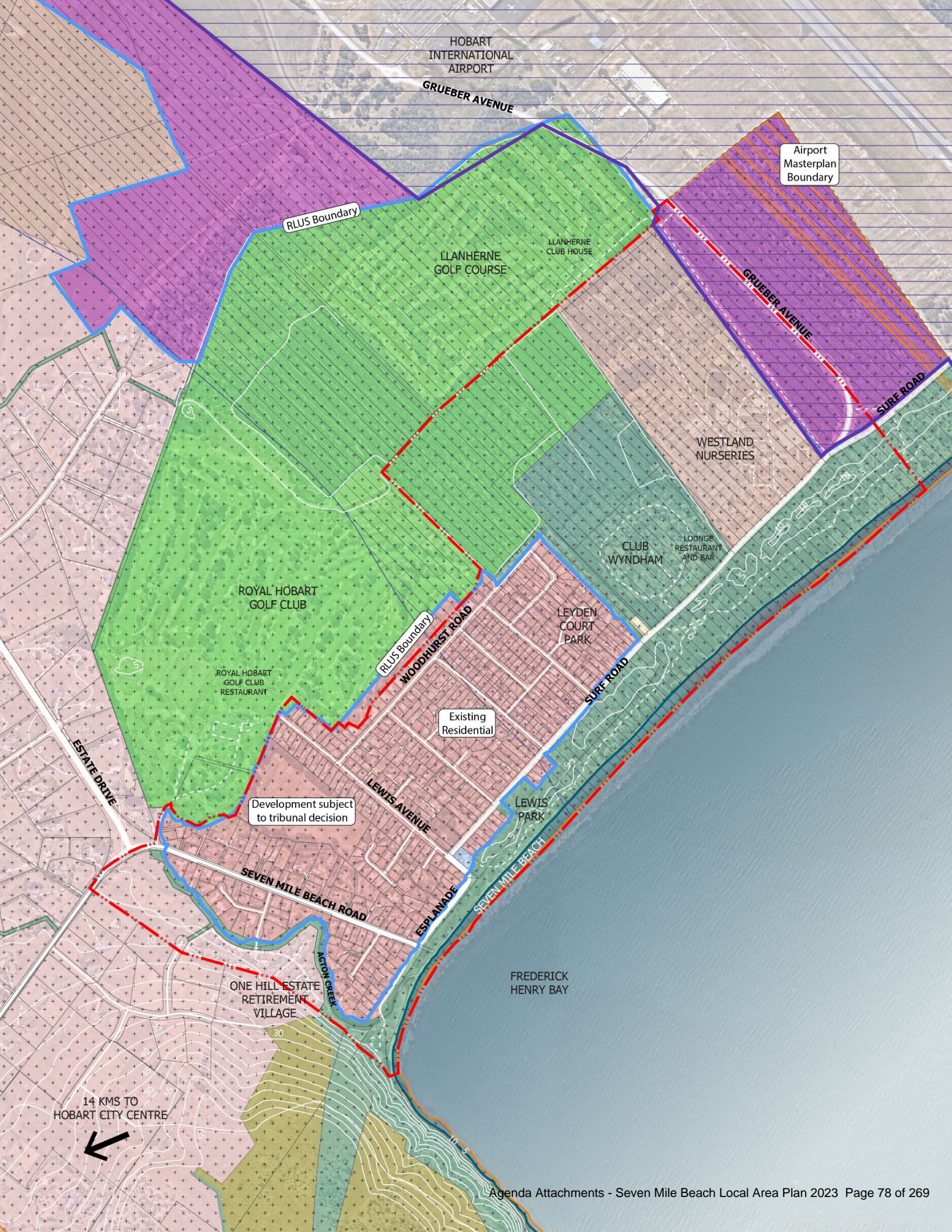
The Safeguarding of Airports Code protects airports from encroachment from incompatible uses, provides for safe air navigation, and encourages use compatible with airport noise exposure patterns. The Code seeks to control sensitive use within the airport noise exposure area and development within an airport obstacle limitation area.

- Half of the study area is covered by the **Airport Noise Exposure Area Overlay**, sensitive uses should not be located within this area.
- The entire study area is covered by the **Airport Obstacle Limitation Area Overlay**, building heights is limited to 47m and no sensitive uses to be located within the area.

A parcel of land within the study area is owned by Hobart Airport, located at the eastern portion of the LAP along Gruber Avenue, the site is currently occupied by pine trees.

Hobart Airport has prepared a preliminary draft 2022 Master Plan (MP 2022) which considers the ultimate land use of this parcel of land within its broader vision for the airport and has defined the land use as Light Industrial.

Preliminary discussions have been held with Hobart Airport to clarify future purposes for the site.



HOBBART
INTERNATIONAL
AIRPORT

GRUEBER AVENUE

Airport
Masterplan
Boundary

RLUS Boundary

LLANHERNE
GOLF COURSE

LLANHERNE
CLUB HOUSE

GRUEBER AVENUE

SURF ROAD

WESTLAND
NURSERIES

CLUB
WYNDHAM

LOUNGE
RESTAURANT
AND BAR

LEYDEN
COURT
PARK

ROYAL HOBART
GOLF CLUB

ROYAL HOBART
GOLF CLUB
RESTAURANT

RLUS Boundary
WOODHURST ROAD

Existing
Residential

SURF ROAD

ESTATE DRIVE

LEWIS AVENUE

Development subject
to tribunal decision

LEWIS
PARK

SEVEN MILE BEACH ROAD

ESPLANADE

SEVEN MILE BEACH

ONE HILL ESTATE
RETIREMENT
VILLAGE

FREDERICK
HENRY BAY

14 KMS TO
HOBBART CITY CENTRE



As part of Phase 1, Niche's investigation and analysis indicated that some gaps exist in Council's knowledge that require further understanding to construct a draft Local Area Plan that fully responds to issues and constraints detected. A summary of our findings are included in the table below.

KEY THEMES	ANALYSIS	OPPORTUNITY
Cultural Heritage		There are currently no Aboriginal Heritage sites documented in Seven Mile Beach, however there is opportunity to share the cultural history of the surrounding areas and educate the local community.
Climate Change and Inundation	<p>Seven Mile Beach is low lying-in character, and areas are currently prone to flooding with high groundwater. This leads to risk of drowning, property damage and pollution/health risk (with the whole area using onsite wastewater treatment).</p> <p>The future climate is hotter, has lower annual rainfalls, and more extreme storms with a rising sea level.</p> <p>The rising sea level will increase mean sea levels by 0.63m to 1.01m by 2100 under higher emission scenarios (where we appear to be tracking) relative to 1995-2014 average. There is lower confidence in the projections after 2100, but some scenarios have sea levels increasing to 5m by 2150 and by 2-7m by 2300 (compared to 1900). Scientists cannot rule out sea level increases up to 15m by 2300. Based on the latest IPCC report, there has been 0.2m rise since 1900, and the current rise is 3.2-4.2 mm/year.</p>	<p>Planning should be started for how Seven Mile Beach will in part or whole:</p> <ul style="list-style-type: none"> • Stay and defend - noting this will be difficult into the far future as the groundwater will rise with the sea level, without any practical way of being cut off. • Adapt - more for new houses, however, will require pressure sewer from a health point of view at some point and potential novel solutions for access. The report states that perhaps some areas of Seven Mile Beach will become a marina in 100 years. • Staged retreat - usually driven by cost for solutions, risk to the community and value of the land, but this would be last resort. Given that most of the area is at the same level, this may be hard to stage.
Ecology	<p>Several native vegetation communities are present within the Seven Mile Beach Reserve and provide suitable habitat for a range of native wildlife, including many bird species.</p> <p>The Reserve provides the opportunity to develop and enhance a wildlife corridor</p>	Community have also expressed concerns regarding the removal of mature gum trees which contribute to the Seven Mile Beach coastal town character, however there is also a desire to remove some trees to protect people and properties from falling

	outside of private property. Connectivity between areas of bushland and coastal environments provides an important ecological link for flora and fauna to enable gene flow between populations and to allow animals to move across the landscape for foraging, nesting and breeding.	branches and trees. Further investigation required into the approach to retain trees.
Community, Recreation & Open Space	We understand there was a Seven Mile Beach Sports and Active Recreation Precinct Masterplan prepared in 2014; however, this precinct has now been relocated elsewhere. Extensive community engagement was undertaken, and many expressed their wishes to focus on recreational trails instead, and worried that the precinct would change the village atmosphere of SMB and generate unwanted traffic.	<p>Outside this precinct, there is opportunity to provide some form of active or passive open space in Seven Mile Beach if required by the community.</p> <p>The 2019 Clarence Recreation Needs Analysis also identified a potential triathlon transition/staging area at Seven Mile beach to support Triathlon South.</p> <p>There is currently no Clarence City Council operated community centre/facility. There is opportunity to explore and investigate if the community would like a childcare centre/library/neighbourhood house etc.</p>
Retail & Economic		There is opportunity to locate an activity centre at Seven Mile Beach and provide an “attractive village atmosphere” with businesses that can thrive from population growth.
Services & Utilities		<p>Potential future option for the sewer is pressurised sewer and connection to the sewer treatment plan (STP) near airport. The difficulty with this process is:</p> <ol style="list-style-type: none"> 1. This is a “Service Introduction” process and needs to follow the relevant TasWater policy. 2. It is unlikely the STP has adequate capacity to accept additional flows. Also, there are multiple operational issues relating to inlet works, membrane failure, odour control and lack of automation.

		<p>3. The cost needs to be shared by community as documented in TasWater service introduction policy, so community desire is very important.</p> <p>One of the benefits to have offsite wastewater discharge (i.e., discharge to TasWater STP) is reducing the water entering into the ground and therefore it is helpful for the high groundwater table issue.</p>
Planning	<p>Seven Mile Beach is considered an important strategic site, evident when flying into and in close proximity to Hobart Airport. We understand there may be tension between existing land zoning and proposals to alter this. Considerations include the benefit/cost of investing resources into their preparation as an enabler to development.</p>	<p>Seven Mile Beach provides a location and scale that offers further development potential for sensitive mixed uses while retaining its social values. Careful consideration is required in the design of new development to ensure the coastal village character is retained.</p>

APPENDIX 2: Consultation Summary Report

Consultation Summary

Seven Mile Beach Local Area Plan

ENTURA-2076DC

21 September 2023

Prepared by Hydro-Electric Corporation ABN48 072 377 158

t/a Entura, 4 Elizabeth Street, Hobart TAS 7000, Australia

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Document information

Title	Consultation Summary
	Seven Mile Beach Local Area Plan
Client organisation	Clarence City Council
Client contact	Vanessa Tomlin
Document number	ENTURA-240ADE
Project manager	Bunfu Yu
Project reference	E309916 - P518783

Revision history

Revision 3.0

Revision description	Revisions to include follow-up engagement		
Prepared by	Amy Longva	On file	21/09/2023
Reviewed by	Bunfu Yu	On file	21/09/2023
Approved by	Bunfu Yu	On file	21/09/2023
	(name)	(signature)	(date)
Distributed to	Vanessa Tomlin	Clarence City Council	22/09/2023
	(name)	(organisation)	(date)

Executive Summary

A Local Area Plan (LAP) for Seven Mile Beach (SMB) is being developed by Clarence City Council (CCC) to facilitate sustainable growth and management, including protection and enhancement of the special qualities of the area values by its local community. The process of community consultation has been undertaken to inform the development of this plan.

Five key types of community consultation were undertaken between June and August 2022, in the form of an online survey, intercept surveys, focus group, one-on-one targeted discussions and responses through a dedicated email address. Over 400 people, which is more than 25% of the Seven Mile Beach community, engaged across the total consultation period. From the consultation findings, it can be concluded that the Seven Mile Beach community has a positive outlook for the future of their township. Further follow-up consultation consisting of a letter drop, drop-in session and online survey was carried out between July and August 2023 on the draft Local Area Plan, including the vision statement.

Overall, residents and visitors alike shared a common vision of Seven Mile Beach as a beachside community with upgraded road, footpath, sewer, and stormwater/drainage infrastructure which celebrated the proximity to the beach and the setting within natural bushland. In keeping with the family and coastal lifestyle that is currently present, residents want to see improved public open space areas, including park facilities and a wider range of outdoor activities such as a surf club and pump/bike tracks. Limited development was supported to ensure the retention of a low-scale character; however, the need for improved community and local retail or destination facilities was recognised.

Key findings of the consultation program for the development of the Seven Mile Beach LAP identified that:

- Character
 - Residents choose to live at SMB for its lifestyle, access to recreational facilities, community spirit and proximity other locations in Greater Hobart, while non-residents visit Seven Mile Beach primarily for its beach.
 - The demographic of Seven Mile Beach has changed from a traditionally shack town to that being a suburb with a diverse range of needs and facilities.
- Housing
 - Participants considered the current housing typology to be mixed, and would prefer future housing to consist of larger lifestyle lots and suburban homes.
 - Most residents did not support overdevelopment and did not want to see an increase of density within the community.
- Heritage and environment
 - Heritage values of Seven Mile Beach is not generally known to most participants.
 - A large majority of respondents identified water management features to be the key environmental concern, which included rising water table, inundation and flooding, drainage, and stormwater.
 - Respondents identified native fauna and running/walking trails as important features of local parks, however also identified that park and park facilities should be upgraded.

- Commercial and retail facilities
 - The most anticipated commercial and retail facility is a café, preferably located beachside similar to that of The Beachhouse at Blackmans Bay.
 - An upgraded local/corner store would also be appreciated by the community.
- Community facilities
 - Those who wanted improved community facilities recommended a community hub (such as library, hall or meeting space), sporting facilities (including surf club, skate/bike facilities, pump tracks), and playgrounds.
- Transport and movement
 - An overwhelming majority of responses obtained during consultation identified the need to upgrade road and footpath infrastructure. This ranged from better all-weather and accessibility-friendly footpaths to better drainage to minimise retention of water on roads and footpaths after rain events.
 - Commentary regarding increased traffic primarily related to concerns over the proposed subdivision on Lewis Road.
- Services and utilities
 - The improvement of sewer infrastructure in the area was overwhelmingly supported with the majority of residents at intercept surveys recognising that financial contributions would be required. Improvement in stormwater, drainage and water table management were also identified as key concerns for respondents when it came to utilities and services in the SMB area.

Distilling implications from the results of the engagement activities, it can be understood that:

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

Specific conversations with landowners highlighted the desire for an upgrade of the existing Seven Mile Beach Store to support local residents and increase amenity of the area. There was also discussion to provide further retail and mixed-use opportunities, as well as public facilities through additional storeys. Developer contributions may also be provided to upgrade the adjacent public park, enhancing the vibrancy of the neighbourhood.

Detailed consultation was also undertaken with One Hill Estate Retirement Village. It was evident the current village is a success with many residents expressing satisfaction with the facilities and close community atmosphere. A proposal was presented during consultation, to extend the existing retirement village from a 50 to 100 dwelling estate.

Submissions generally supporting both developments were received during the course of the consultation.

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1. Introduction

Clarence is a mix of urban, rural, and coastal communities, enterprises, and environments. With a resident population of over 61,500 (2021 Census), Clarence is a growing City, with the largest residential population in southern Tasmania. Over recent years there has been substantial growth in commercial, recreational, tourism, and residential development across all of Clarence. This has resulted in pressure to expand the coastal settlements which have limited growth potential under the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) declared by the Minister for Planning, on 9 May 2018, pursuant to section 5A of the *Land Use Planning and Approvals Act 1993* (LUPA Act).

While the STRLUS identifies the existing Seven Mile Beach settlement within the Urban Growth Boundary (UGB), there are important planning considerations concerning the form and growth of the Seven Mile Beach settlement and how its community is serviced.

The Seven Mile Beach community has an area of approximately 75 ha. According to the Australian Bureau of Statistics (ABS) 2021 census data, Seven Mile Beach recorded 1,467 people (up from 1,286 at 2016 census, approximately 14% increase) with a median age of 46, including 441 families and 562 private dwellings.

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

The Clarence City Council is currently developing a Local Area Plan for the sustainable growth and management of Seven Mile Beach including protection and enhancement of the special qualities of the area valued by its local community. The study area for this project is the Seven Mile Township and its immediate surrounds comprising of the village, recreation area, nursery and light industrial land southwest of Grueber Ave, the One Hill Lifestyle Village and proposed/potential expansion area to the southwest of Acton Creek, as shown in Figure 1.1.

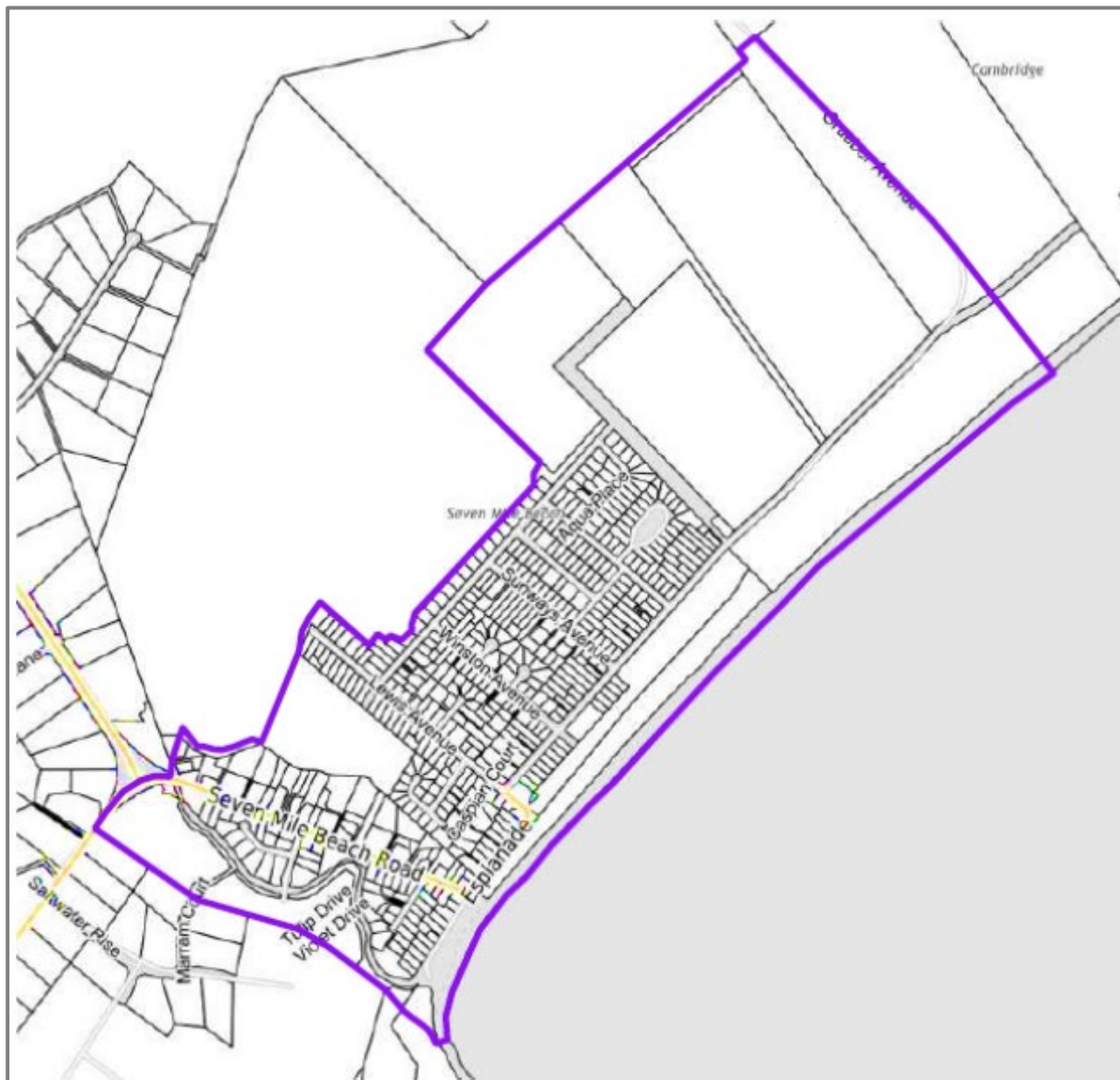


Figure 1.1: Map showing study area outlined in purple.

2. Strategic context

The locality of Seven Mile Beach is within the City of Clarence Local Government Area in Tasmania, Australia.

2.1 Greater Hobart Committee

The Clarence City Council is part of the Greater Hobart Committee, which is a collaboration of the Clarence, Glenorchy, Hobart and Kingborough Councils and the Tasmanian Government operating under the framework of the Greater Hobart Act 2019. Councils within the committee are aiming to deliver the 2050 Vision for Greater Hobart, which is underpinned by the following themes:

- *Be greater for our people – a great place to live; safe and welcoming; better active transport; and contribute to health and wellbeing*
- *Have greater interconnection, but distinct communities – continue to ‘feel like Hobart’; connected to unique natural environment; thriving, unique neighbourhoods; and people centred, activated places*
- *Have greater resilience – build resilience and disaster preparedness; strong local business community; adapt towards a low carbon economy; and community spirit to ‘future-proof’ the city*
- *Be well planned – ‘right place, right time’; collaborative approach to planning; and coordinated provision of infrastructure and services*
- *Have greater connection – easy to get around; greater transport choice; increase co-location of jobs and housing; and smart technology to enhance useability*
- *Plan for growth and change – greater housing choice; increase residential density in inner areas; growth will be planned and sequenced; and protect unique natural areas and biodiversity.¹*

A 30-year Greater Hobart Plan is currently being produced and a draft is available.

2.2 City of Clarence Strategic Plan 2021-2031

The City of Clarence Strategic Plan 2021-2031 details the opportunities available for the Council to provide services and facilities to enrich the lifestyle of the Clarence community. The plan is divided into five key goals:

- *A people friendly city: Clarence values diversity and encourages equity, inclusiveness and accessibility. We aspire to create high quality public places for all people to live actively, engage socially and enhance our health and wellbeing.*
- *A well-planned liveable city: Clarence will be a well-planned liveable city with services and infrastructure to meet current and future needs of our growing and vibrant community.*
- *A prosperous and creative city: Clarence encourages creativity, innovation and enterprise and will develop the local economy by enabling opportunities for all people.*

¹ Greater Hobart Committee, 2022.

- *An environmentally responsible city: Clarence is environmentally responsible, valuing and protecting the natural environment for a sustainable and liveable future. This project aims to contribute towards achieving priorities within this strategic plan for the study area.*

2.3 City of Clarence Community Engagement Policy 2020

The City of Clarence Community Engagement Policy 2020 outlines Clarence City Council's commitment and approach to community engagement to assist the council in its decision making. The community consultation process for the Seven Mile Beach Local Area Plan aims to align with the principles of community engagement outlined in the policy. These principles are as follows:

- Communicate openly and in a timely way, in plain English;
- Have a planned approach to community engagement activities;
- Provide information and opportunities for community involvement that are meaningful, inclusive, accessible, and seek a diverse range of perspectives;
- Be clear about how much opportunity there is for stakeholders to participate through the consultation process and to contribute to a decision;
- Ensure processes conform with relevant statutory requirements;
- Ensure Aldermen have to opportunity to provide input reflecting community views and expectations into the consultation and engagement planning process;
- Use a variety of engagement/consultation techniques to engage with relevant communities and stakeholders;
- Keep the community and stakeholders informed, including reasons for decisions;
- Ensure that all contributors to any community engagement activity are informed of the outcomes following the completion of consultation and engagement;
- Review completed community engagements to identify opportunities to improve council community engagement practices; and
- Retain records in accordance with relevant statutory requirements².

² City of Clarence, 2020.

3. Consultation overview

3.1 Engagement purpose

The purpose of the stakeholder engagement was to:

- work with the immediate residents to understand what they would like to see in a Local Area Plan
- work with visitors and other users to understand what they would like to see in a Local Area Plan
- work with key stakeholders to understand their long term goals and what they would like to see in a Local Area Plan.
- work with the immediate community to gather feedback on the draft Local Area Plan.

3.2 Period of engagement

Initial consultation occurred between June and early September 2022, with a follow-up round of consultation on the draft Local Area Plan occurring between the end of July and mid-August 2023.

3.3 Initial engagement scope and method

The engagement scope for the development of the Seven Mile Beach Local Area Plan was designed to capture community views and aspirations within a highly engaged community. Activities were undertaken between June and August 2022. The approach consisted of a series of targeted one-on-one meetings with high interest/high influence landowners, supplemented by meetings with relevant council committees to distil key information. As part of the consultation program for the development of the Local Area Plan, a range of consultation activities were undertaken between June and August 2022. These are summarised in Table 3.1.

Table 3.1: Consultation activities

Type	Description
Letter drop	Council organised a mailout of a letter to residents within the Seven Mile Beach and Acton area, outlining avenues for providing comment and feedback for the development of the local area plan. A copy of the letter is included in Appendix A.
Online survey	An online survey was hosted on Council's Your Say platform and made available to the public between 4 July and 1 August 2022. The online survey included an interactive map where survey participants were able to 'drop pins' of locations where they wanted to provide comment. A copy of the online survey is included in Appendix B.

Type	Description
Intercept surveys	Intercept surveys were conducted by three members of the project team between 7am and 1pm on Saturday 9 July at four locations – Seven Mile Beach off Lewis Avenue, outside of corner store on Lewis Avenue/Surf Road, inside the corner store, and at the Royal Hobart Golf Course. The process of intercept surveys included three questions and participants were codified based on whether they were a Seven Mile Beach resident, while their responses are anonymous. A copy of the intercept survey is included in Appendix C.
Focus Group	A focus group discussion with One Hill Estate residents was held on Saturday 9 July 2022 at the community hall in the estate. Facilitated and moderated by the project team, residents shared their vision for the township and the improvements they would like to see in the area.
One-on-one Targeted discussions	A range of one-on-one discussions were conducted with a number of landowners, business owners/operators and representatives of community groups. Most of these discussions were undertaken as phone calls or online meetings.
Dedicated Email Address	An email address was made available to the public to send comment or feedback, or information not able to be presented in the online survey or intercept surveys. The email address was included in the letter mailout. Submissions were received via email from members of the public.
Council committees	The various committees within Clarence City Council were consulted in the form of an online survey. The purpose was to ascertain if there are any projects currently, or will be undertaken, by any of the committees that will be occurring in Seven Mile Beach, and whether they may overlap or address any matters raised by the community or recommendations from the project team.
Departments/agencies	Relevant agencies and government departments were consulted on the project as part of the technical studies.
Council briefing	A workshop/briefing was conducted with the project steering group as well as Council aldermen to provide background of the engagement program and the results that were obtained.

3.4 Follow up engagement scope and method

The follow up engagement was designed to gain further understanding of the issues and experiences of Seven Mile Beach residents, to inform the ongoing placemaking and public realm strategies employed in the Local Area Plan. The approach consisted of a community drop in session, held on 29 July 2023, to allow residents to share their experiences and engage with Council staff and consultants. This session was supplemented with a community survey, available to fill in both at the session and online, with a two-week timeframe on responses. Submissions on the draft Local Area Plan were also received by Council via email. A summary of the engagement methods employed is detailed in Table 3.2 below.

Table 3.2: Summary of follow up consultation activities

Type	Description
Letter drop	Council organised a mailout of a letter to residents within the Seven Mile Beach and Acton area, outlining avenues for providing comment and feedback on the draft local area plan.
Online survey	An online survey was hosted on Council's Your Say platform and made available to the public between 18 July and 14 August 2023. The online survey included a video prepared by Niche Studio that linked the stages together and explained the engagement process, informing, education and encouraging participation. A copy of the online survey is included at Appendix F.
Drop in session	A drop in session, attended by Council staff and consultants, was held on 29 July 2023 at Wyndham Resort, Seven Mile Beach, at which residents were encouraged to share issues and ideas about the draft Local Area Plan vision and proposed strategies.
Council promotion	Clarence City Council installed corflute signage at key locations in Seven Mile Beach to publicise the follow up engagement and avenues for residents to provide feedback. The engagement campaign was also publicised on the Council website, and featured on the Council Your Say webpage. Throughout the consultation period, weekly informational posts directing viewers to online survey links were made on Clarence City Council's Facebook page.

4. Online survey

4.1 Initial engagement methodology

A 19-question online survey was hosted on Clarence City Council's Your Say Platform between 4 July and 1 August 2022 (refer Figure 4.1), where any member of the public was able to access and provide responses. A total of 240 submissions were received.

The purpose of the survey was to obtain people's opinions on existing features and values within Seven Mile Beach, as well as thoughts and aspirations for the future development to be included in a new Seven Mile Beach Local Area Plan. The questions were also designed to capture feedback for all seven key areas of a local area plan, being:

- Character
- Housing
- Environment & Heritage
- Commercial & Retail
- Community Facilities
- Transport & Movement
- Servicing & Utilities

Apart from written responses, an online interactive map was also available for questions which asked for participants to identify 'where' opportunities or concerns are.

A full copy of the survey is included in Appendix C, and summarised below:

- Character of Seven Mile Beach
 - Do you live in Seven Mile Beach?
 - What do you value about Seven Mile Beach?
- Housing
 - How would you describe the style of housing in Seven Mile Beach?
 - What type of housing would you prefer to see in the development of Seven Mile Beach?
- Heritage & Environment
 - Do you have knowledge of heritage stories, places or buildings associated with the Study Area?
 - Based on your experience of parks within the study area, what are the most important aspects of a park to you?
 - What upgrades, if any, of existing recreational facilities within Seven Mile Beach are required?
 - Are there any environmental concerns you would like to share?

- **Commercial & Retail Facilities**
 - Is your workplace located in Seven Mile Beach?
 - In the future Seven Mile Beach Local Area Plan area which of these retail/employment places would you like to see?
- **Community Facilities**
 - Does Seven Mile Beach need additional community facilities?
- **Transport and Movement**
 - Do you have any concerns about current traffic and transportation within Seven Mile Beach?
 - What new infrastructure and/or upgrades would you like to see in the future?
- **Services & Utilities**
 - Are there any existing issues with the services & utilities you would like to raise? (Relating to electricity, sewerage, NBN, potable water, gas etc)
 - What new infrastructure and/or upgrades would you like to see in the future?
- **Final thoughts**
 - If you were to make ONE improvement to Seven Mile Beach what would that be?
 - What two words, or short sentence reflects your vision for the future of Seven Mile Beach?
 - Do you have any other comments you would like to share?

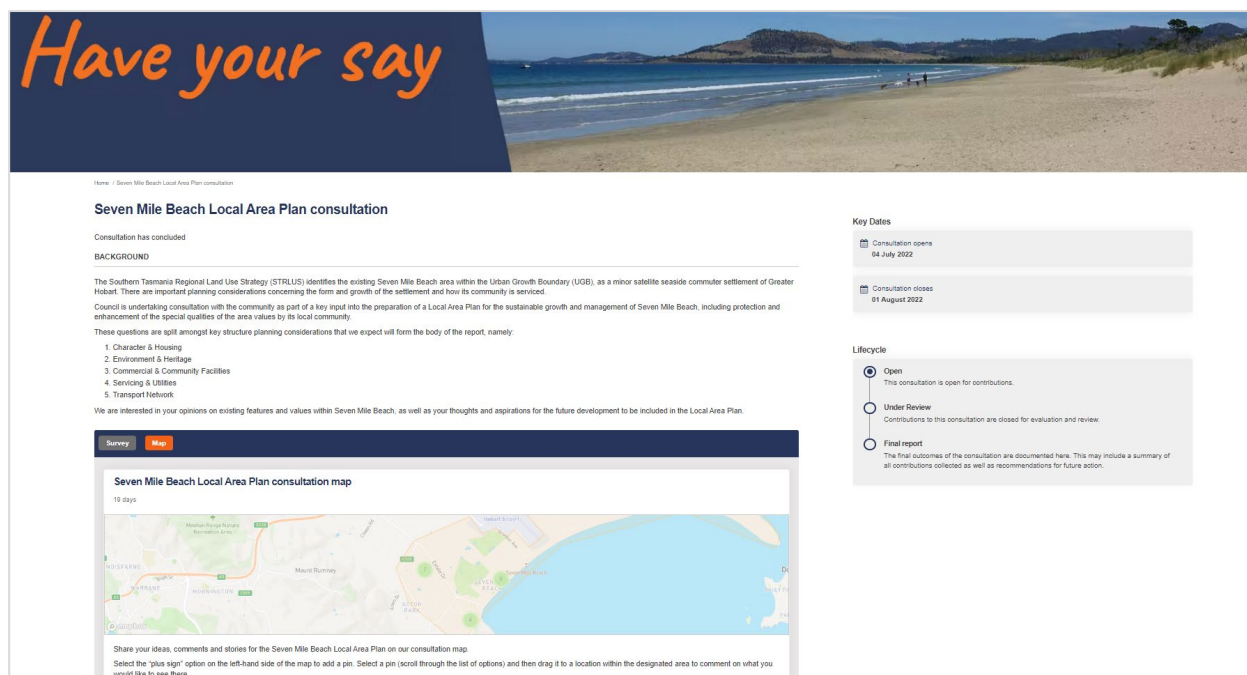


Figure 4.1: Screenshot of the online survey platform

4.2 Initial engagement results

The online survey was opened between 4 July and 1 August 2022, where 240 online survey responses were received, of which 76% (183) were from Seven Mile Beach residents.

Among the 240 respondents, 91% were aged 35 and over, with a relatively even range of 25% of respondents in the age ranges of 35-44, 45-54 and 55-64 years old.

Character

Residents indicated that they chose to live at Seven Mile Beach for its lifestyle (163 responses), access to recreational facilities (135 responses), and natural amenity (104 responses) (Figure 4.2).

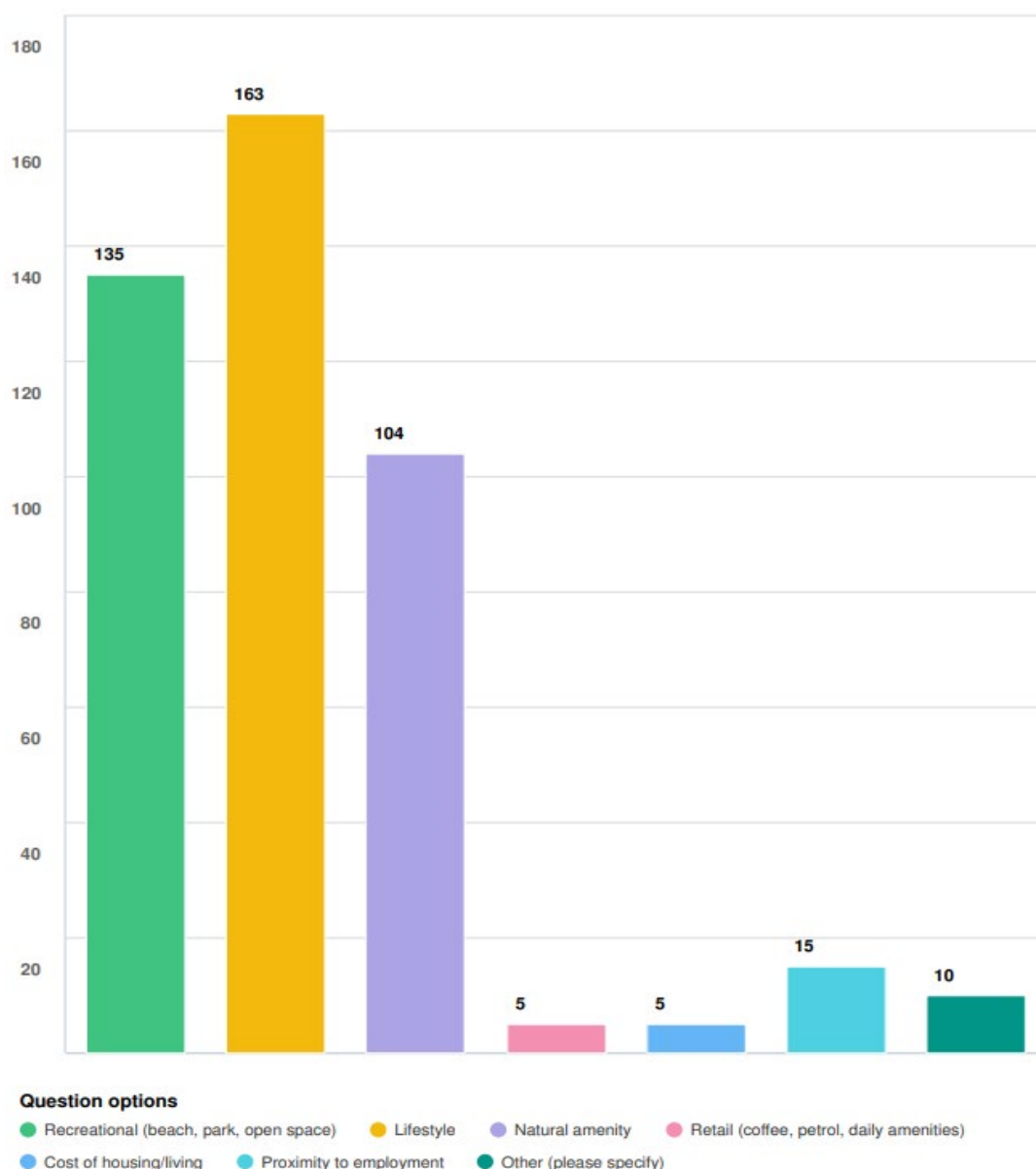


Figure 4.2: Reasons for residing at Seven Mile Beach

Furthermore, a large majority of people (96%) visit Seven Mile Beach for recreational reasons (Figure 4.3), and value Seven Mile Beach for its village community and its natural amenity.

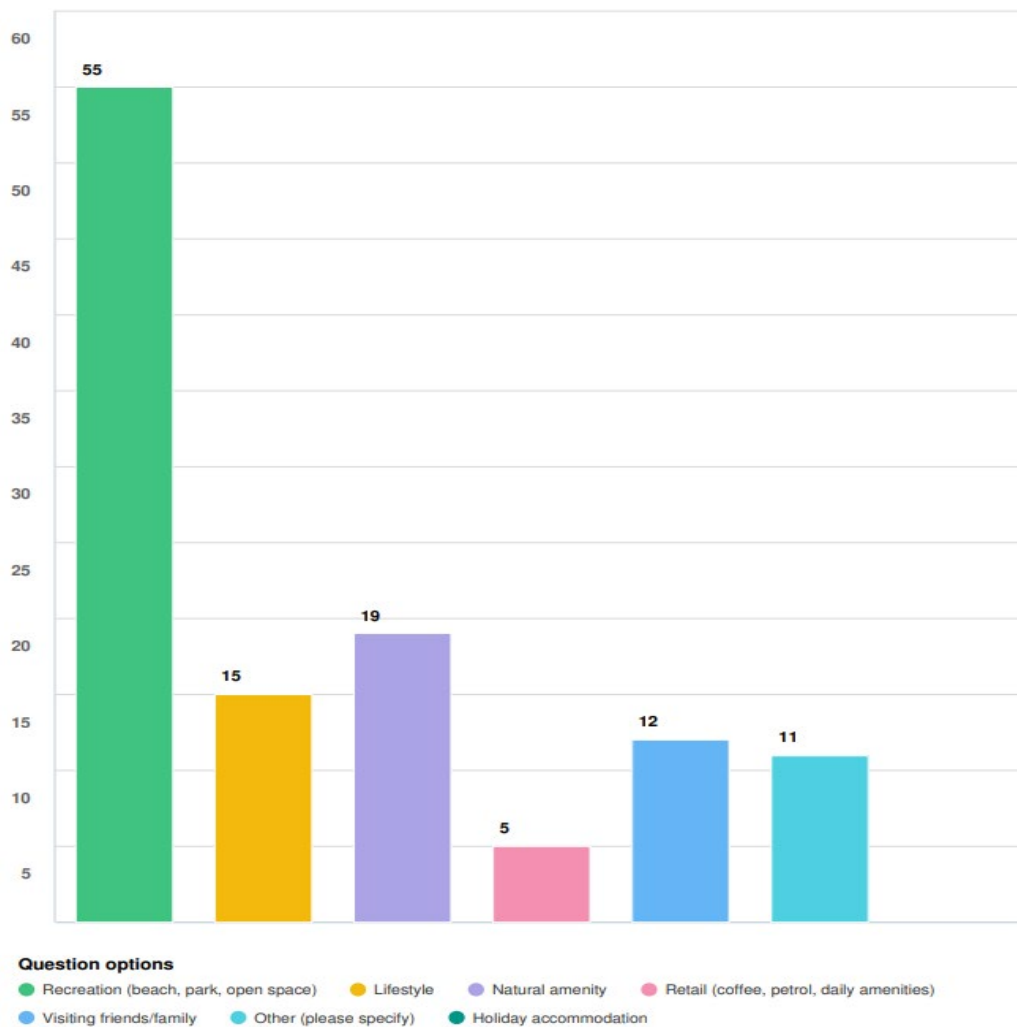


Figure 4.3: Reasons for visiting Seven Mile Beach

[illegible]

Figure 4.4: Reasons why people value Seven Mile Beach

When asked to describe the housing in Seven Mile Beach, the overwhelming response was 'mixed' (101 responses), followed by 'eclectic' (16 responses), and 'beachy' (13 responses).

Figure 4.5: Description of housing in Seven Mile Beach

Looking into the future however, participants preferred to see larger lifestyle lots (those over 1,000 m²) and suburban homes, compared to high or medium density developments, as summarised in Figure 4.6.

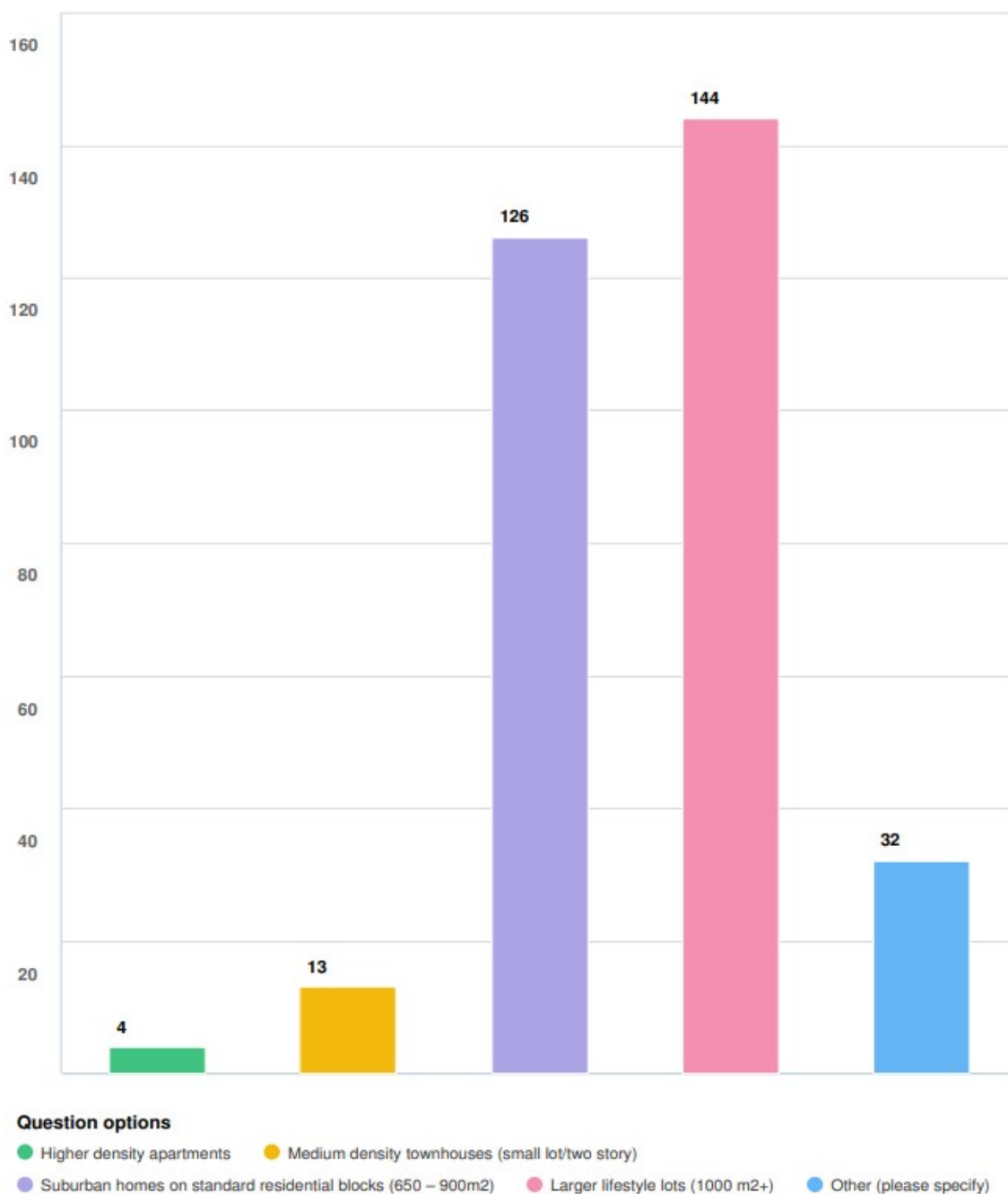


Figure 4.6: Preferred future housing typologies

Of the 'other' typologies, most responses referred to needing future housing that was climate adaptive and built away from dunes. Others referred to an extension of the retirement village while some preferred that no new houses are built in Seven Mile Beach. A small number of responses identified 'infill residential (granny flat and subdivided blocks to add more single occupancy density) and 'tiny home development'.

Heritage and environment

The survey asked participants to indicate whether they had any knowledge of heritage values in the area. Only 14% (34 responses) indicated some knowledge of Aboriginal or historical heritage in the area, such as some of the original houses.

Of the 240 respondents, 87% of people (210 responses) used the local parks within the Seven Mile Beach, and valued the following aspects in a park:

- Support of native fauna (69%)
- Running and walking trails (69%)
- Incorporation of native vegetation (65%)
- Foreshore reserve (65%)
- Play and active space (54%)
- Public facilities (54%).

When asked whether there were any upgrades required for the recreational facilities at Seven Mile Beach, there were 81 responses (within 240) that indicated the need for park upgrades and improved facilities at the parks, including but not limited to BBQs, seating, play equipment that was suitable for a broader age range, exercise equipment, and natural amenity (e.g. better grass). Separate to this, 51 responses indicated the need for improved toilet facilities, including upgrades to existing toilet block at Lewis Park, as well as the potential for other toilet facilities across the Day Use Areas. Other responses are presented in Figure 4.7.

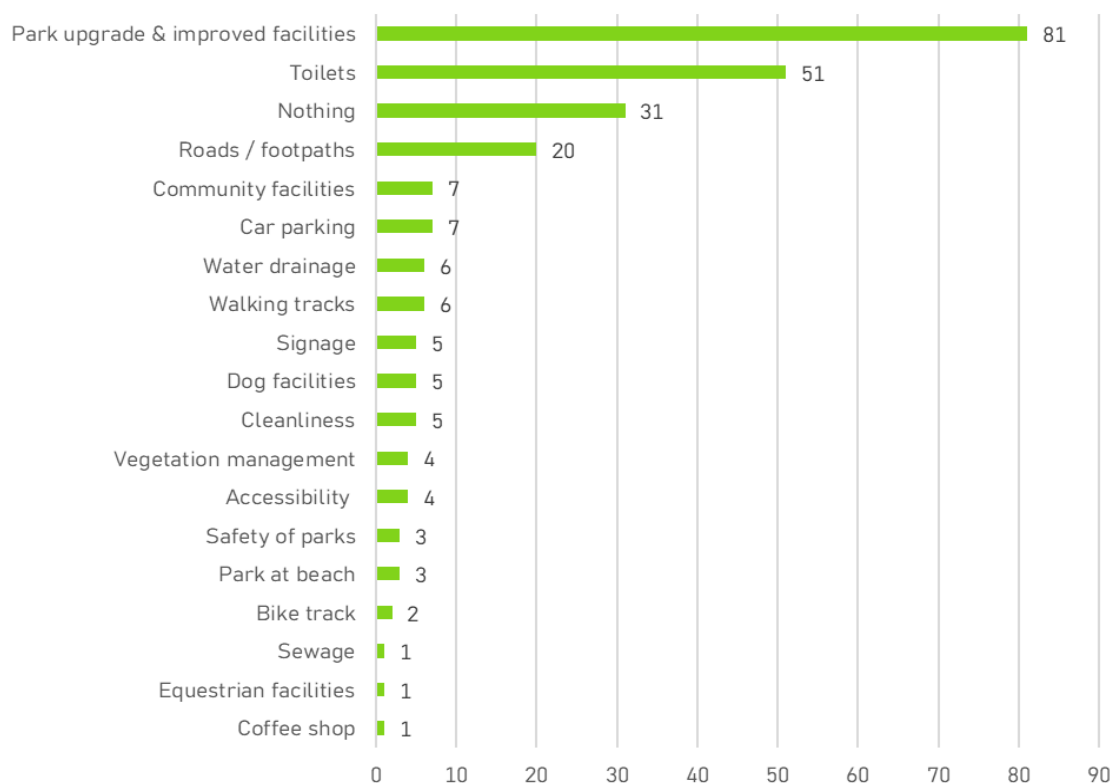


Figure 4.7: Upgrade of existing recreational facilities

When asked about general environmental concerns for the area, 193 people provided further commentary on the environmental concerns. Water management matters were a main feature of environmental concerns, with 46 responses identifying the rising water table as a concern (often in relation to new developments and rainfall events), 26 responses indicating inundation and flooding, 21 responses raising drainage, and 19 for stormwater. Other key concerns include dangerous trees (27 responses), particularly along The Esplanade and near play equipment, new developments (24 responses), and coastal erosion and dune management (22 responses).

The written responses of participant's environmental concerns are summarised and tabulated in Figure 4.8.

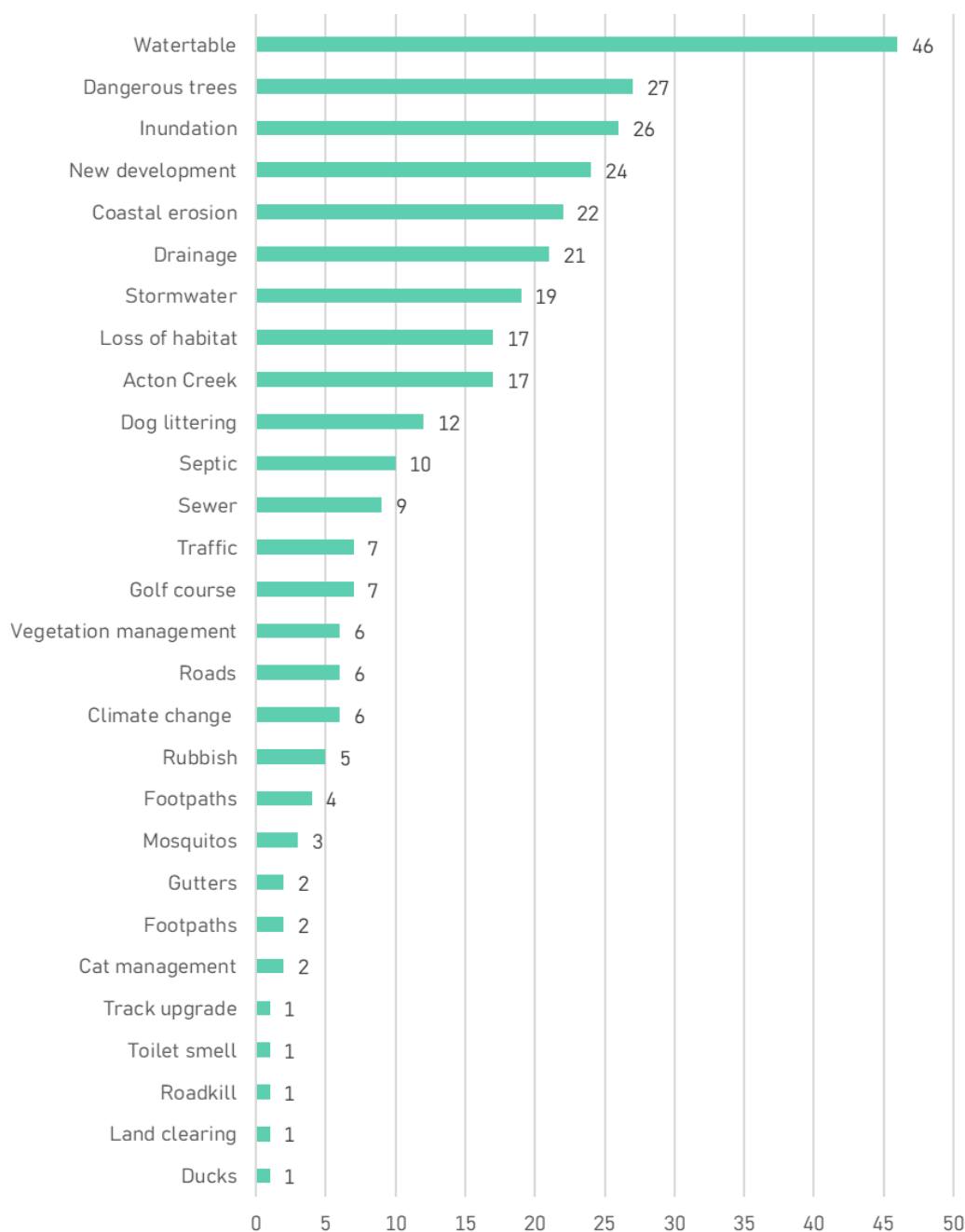


Figure 4.8: Environmental concerns

Commercial and retail facilities

Of the 240 participants, a small percentage (6%) identified that their workplace was in the township, of which half indicated they were either self-employed or worked from home.

When questioned about the potential retail or employment opportunities that participants would like to see in the area, there was a large number that indicated the aspiration for more cafes in the township (Figure 4.9).

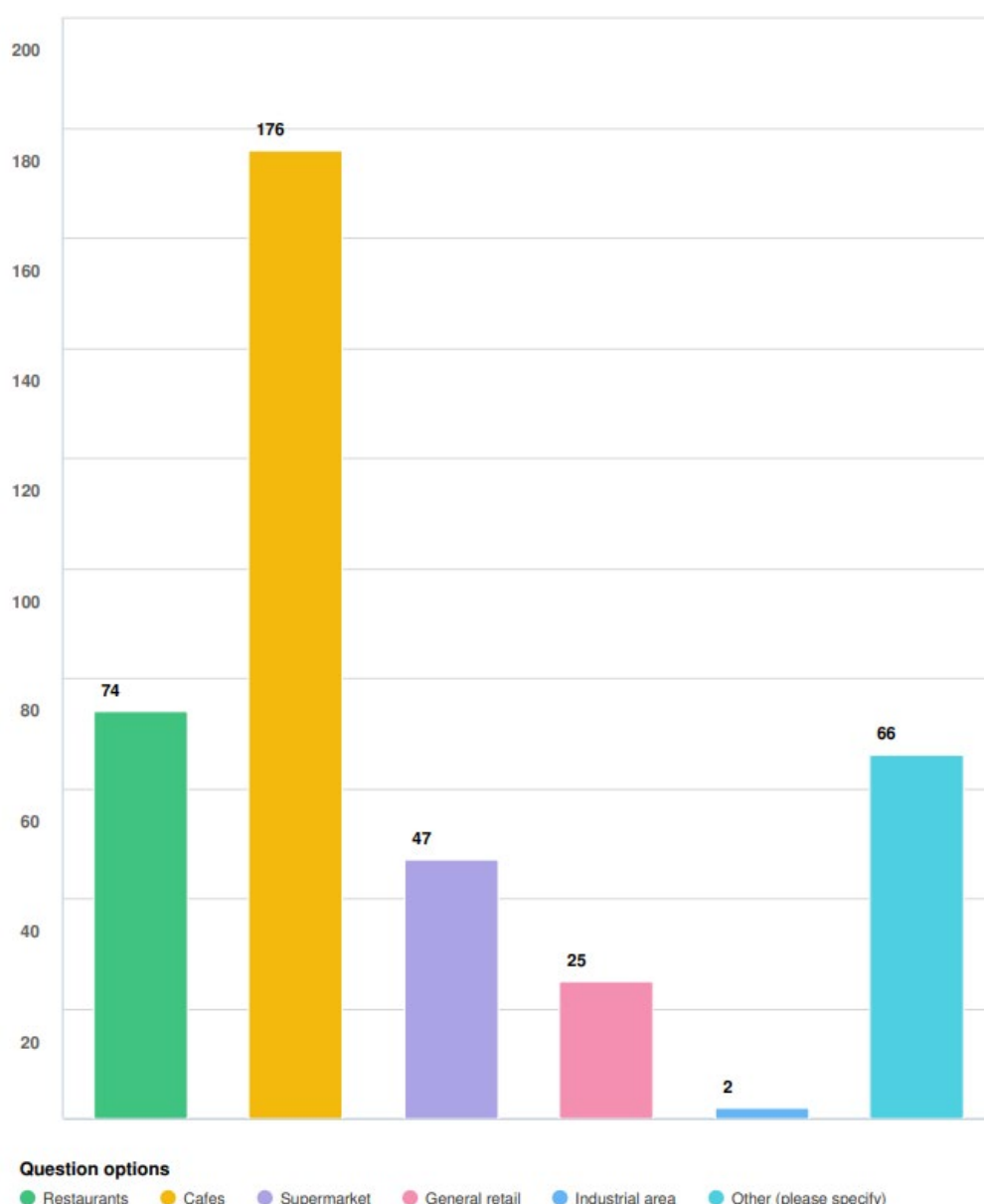


Figure 4.9: Future retail/employment places

Of the 'other' responses, most identified that there was no need to have any other facilities. There is a small number of 'other' responses that recommended a simple shop (that was "well-stocked"), opportunities for food trucks, and a surf club.

Community facilities

The survey results indicated that the community was relatively even in their views on whether Seven Mile Beach needed additional community facilities, with 48% indicating 'no' and 52% indicating 'yes'. Those that indicated 'yes' suggested the need for facilities such as:

- Toilets and showers
- Surf club
- Sports precinct
- Sporting facilities, including skate/bike parks/pump tracks
- Community hub, such as library, hall, meeting space
- Beach club, or variations of a gathering space on the beach such as that in Bellerive.

Some also identified the need for more disability friendly infrastructure, better bike/walking trails linking areas of the township, improved outdoor areas of existing parks, and better park facilities such as BBQs and seating. Remaining responses are represented in Figure 4.10.

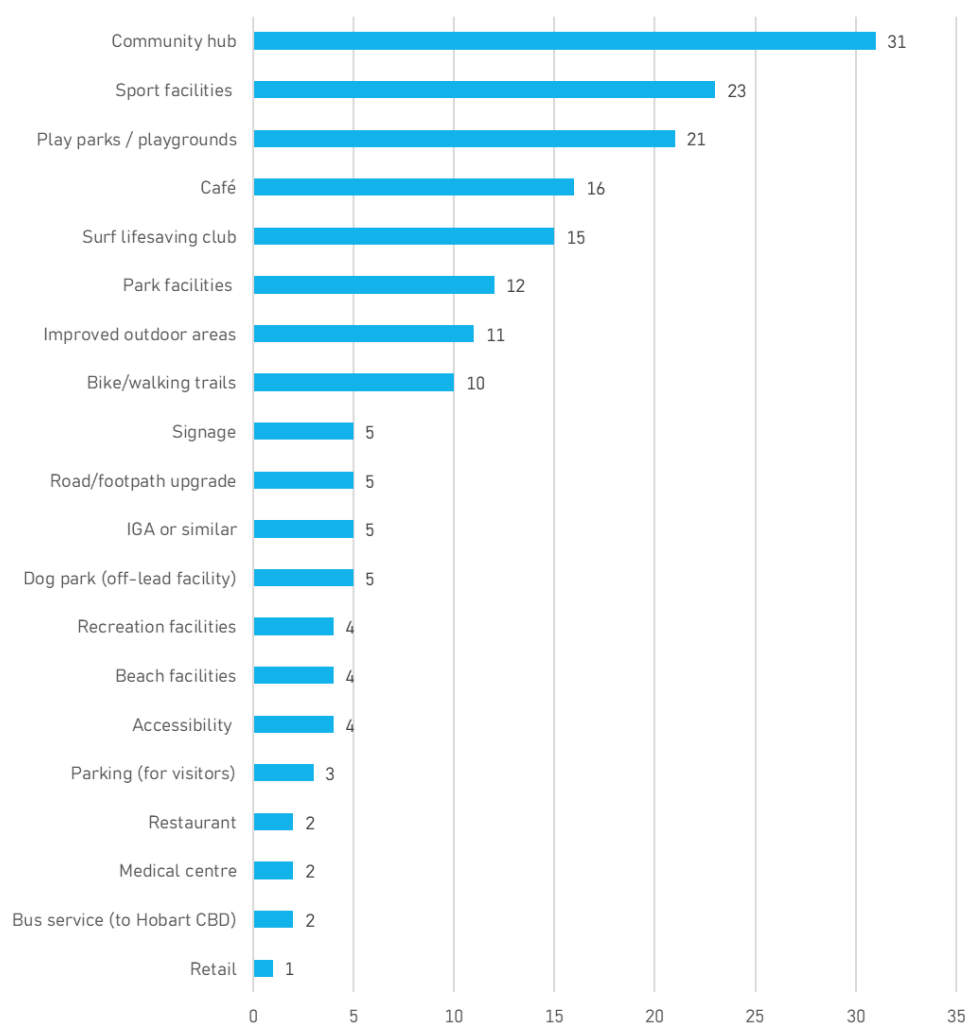


Figure 4.10: Community facilities wanted by community

Transport and movement

Of the 240 participants, only 18% expressed no concerns about current traffic and transportation in Seven Mile Beach, with the remaining indicating issues such as:

- Pedestrian/cyclist access and safety (116 responses)
- Walking trails and footpaths (116 responses)
- Vehicle speeds (84 responses)
- Vehicle congestion (82 responses).

Most commentary regarding vehicle speeds and congestion were in regard to concerns about the proposed subdivision on Lewis Road. Most respondents were otherwise more concerned with road and footpath quality.

Services and utilities

Furthermore, when questioned on the new infrastructure or upgrades that the participant would like to see, the majority of responses identified the need for improved 'sewer/sewerage infrastructure'. 'Stormwater management/drainage and water table' improvements also received high levels of support.

Other responses are presented in Figure 4.11.

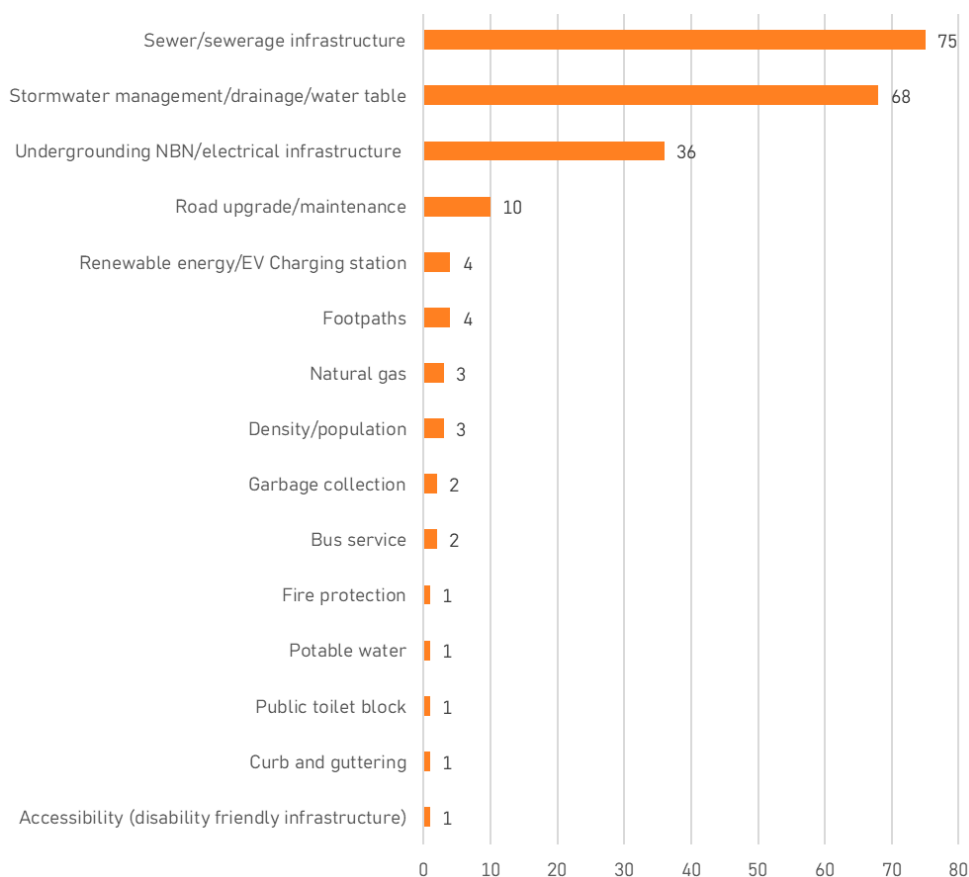


Figure 4.11: New infrastructure wanted by community

The word cloud is shaped like a circular map of Lewis and Clark National Park. The words are arranged in a circular pattern, with the largest words in the center and smaller words towards the edges. The words are in various colors, including blue, green, yellow, and orange. The words represent various topics related to the park, such as roads, water, development, and infrastructure.

Key words include:

- ROADS
- water
- DEVELOPMENT
- PARK
- beach
- footpaths
- road
- upgrade
- access
- seven
- public
- area
- paths
- many
- less
- larger
- play
- free
- riding
- one
- fixed
- curb
- clear
- guttering
- rules
- already
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ted to feedback that was captured in other parts of the survey

- capacity of existing infrastructure in the township is maximised

- 

5. Intercept surveys

5.1 Methodology

Intercept surveys are an engagement method used to gather feedback onsite (often in a public place) from a targeted audience. In this instance, open-ended questions were used, and the audience was mostly the Seven Mile Beach community, including both residents and visitors to the township. This method is a well-regarded approach to community consultation, and often results in feedback from a good cross-section of the audience.

For this project, intercept surveys were undertaken by three members of the project team (interviewer) on Saturday, 9 July 2022 between 7am and 1pm across four locations:

- Seven Mile Beach off Lewis Avenue
- Outside of corner store on Lewis Avenue/Surf Road
- Inside the corner store
- Royal Hobart Golf Course

A total of 113 responses were received via intercept surveys.

5.1.1 Seven Mile Beach Intercept Surveys

Intercept surveys particular to the area around Lewis Avenue, the beach and the corner store were undertaken between 7am and 11am (refer Figure 5.1).

The interviewer intercepted members of the public and asked them three questions relating directly to the local area plan:

- What do you love about Seven Mile Beach (What makes Seven Mile Beach unique?).
- What does the future of Seven Mile Beach look like? (What worries/excited you the most about the future of Seven Mile Beach?)
- What needs to happen to deliver this vision? (What needs to happen to alleviate your concerns?)

Members of the public were also asked to identify if they were a Seven Mile Beach resident, and this was recorded.



Figure 5.1: Project team members chatting with members of the public at the entrance onto Seven Mile Beach

5.1.2 Golf Course Intercept Surveys

Intercept surveys were also undertaken at the Royal Hobart Golf Course on the same day, between 11am and 1pm. This time coincided with the teeing off time of the 11am play time to ensure maximum opportunity to intercept respondents.

As it was identified that most of the golf club users were not residents of Seven Mile Beach, the intercept survey questions were altered if they identified not to be a Seven Mile Beach resident. The two questions were:

- When you come to play golf, do you visit Seven Mile Beach or use any facilities?
- Is there anything you use that needs improvement?



Figure 5.2: Intercept surveys at the Royal Hobart Golf Course

5.2 Results

5.2.1 Seven Mile Beach Intercept Surveys

Of the people intercepted during the Seven Mile Beach surveys, 88% (53 out of 60) were residents of the area. Therefore, it can be concluded that the results obtained are generally reflective of the views of Seven Mile Beach residents.

The first question of the intercept surveys asked the participant to identify why they loved Seven Mile Beach, either as a resident or as a visitor to the township. It was evident from the responses that the 'beach' was the key reason why participants loved the township (29 responses). Other responses include:

- community spirit (24 responses)
- natural amenity (19 responses)
- proximity to other locations within Greater Hobart, notably Hobart CBD as well as Hobart Airport (18 responses)
- village feel of Seven Mile Beach (17 responses)
- relaxing (12 responses)
- character (12 responses)
- golf course (4 responses)
- corner store (1 response)
- safe (1 response).

The responses are summarised in Figure 5.3.



Figure 5.3: Reasons why participants love Seven Mile Beach

The second question was a visioning question, related to what Seven Mile Beach looked like in the future for the participant, specifically what matters worried them and what features excited them. The responses identified that participants were most worried about ‘overdevelopment’ (26 responses), ‘loss of natural amenity’ (21 responses), and the condition of the existing road infrastructure including footpaths (20 responses). Other responses include:

- subdivision proposal submitted by Royal Hobart Golf Club (15 responses)
- drainage, and sewer/stormwater (each 12 responses)
- flooding (9 responses)
- water table (8 responses)
- traffic (7 responses)
- amenity upgrades (5 responses)
- density, and infrastructure that is already peaked (each 4 responses)
- no apartments, poor public facilities, and untidiness (each 3 responses)
- accessibility for the disabled, and the Single Hill development (each 2 responses)
- beach erosion, cat containment, growth, safety, and sand dune erosion (each 1 response).

All responses are summarised in Figure 5.4.

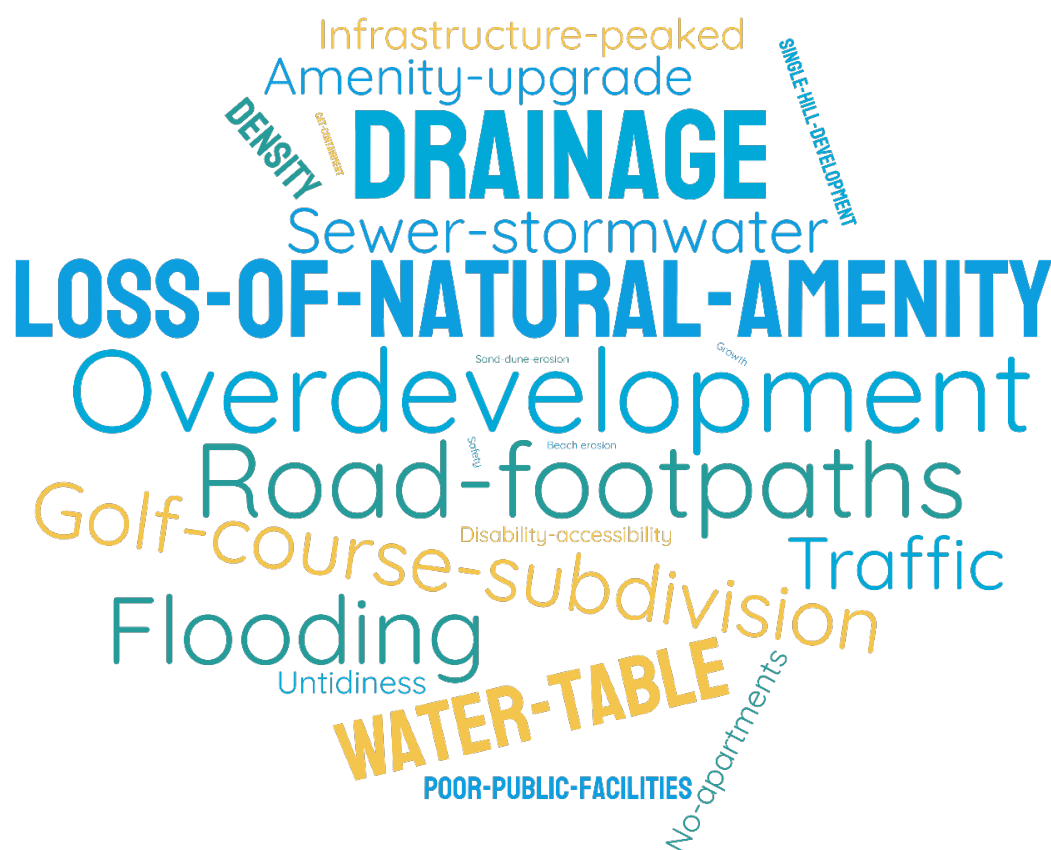


Figure 5.4: Summary of issues that participants were most worried about

More importantly, residents focussed on what excited them about the future Seven Mile Beach. The responses indicated that participants were most excited about 'local amenities' (10 responses), eateries such as 'cafes or restaurants' (9 responses), and new residents as well as some controlled development (each 6 responses). Other responses included:

- sense of community, and redevelopment of the corner store (5 responses)
- walking tracks, including a beachside promenade (4 responses)
- sporting facilities such as pump tracks, skate parks and facilities more suitable for older/teenaged children, community spaces, more natural amenity, and potential sewer connection (each 3 responses)
- flat, relaxing living, current demographic, and beach and coastal vibe (each 1 response).

All responses are summarised in Figure 5.5.



Figure 5.5: Summary of features that participants were most excited about

The final question for the intercept surveys asked participants to identify what needed to happen to help deliver the vision. Residents acknowledged that Seven Mile Beach is a great place to live, with a good community and lifestyle, and participants were excited at the LAP project that CCC was undertaking.

Responses included Council improvements to road and footpath infrastructure (25 responses), upgrades to recreational facilities and community amenities such as toilets (23 responses), and upgrade of drainage and sewerage infrastructure (19 responses).

Other responses included:

- protection of nature, including trees (13 responses)
- improved planning (10 responses)
- community hub and public spaces, and stopping overdevelopment (each 9 responses)
- child friendliness, and improved bus services (each 5 responses).

Only five comments stated that they did not want upgrading of roads and footpath infrastructure to ensure protection of the current character.



Figure 5.6: Word cloud of responses to Question 3

5.2.2 Golf Club Intercept Surveys

5.2.2.1 Non-residents

Of the surveys undertaken at the Royal Hobart Golf Club, 46 out of 53 were answered by non-residents/visitors to the area. The questions asked to non-residents differed from those asked to residents.

When asked '*When you come to play golf, do you visit Seven Mile Beach or use any facilities?*', almost half of the respondents (22) identified that they also visit SMB to walk, particularly along the beach. Other responses included 'using the shops' and 'visiting residents' (each five respondents). Fishing, use of playground and mountain biking were also identified as visitor uses from one survey each.

In terms of response to the question: *Is there anything you use that needs improvement?*, responses included:

- Roads and footpaths (17 responses)
- Food and drink services (17 responses)
- Water management (14 responses)
- Parking (4 responses)
- Community spaces (3 responses)
- Amenities (2 responses).

Cycling trails and track maintenance were also identified as needing improvement from one survey each.

5.2.2.2 Residents

Of the surveys undertaken at the golf club, seven were answered by Seven Mile Beach residents.

In response to the question: *What do you love about Seven Mile Beach (What makes Seven Mile Beach unique?)*, residents identified that they love the area for the following reasons:

- The beach (5 responses)
- A quiet, safe, and relaxing atmosphere (3 responses)
- Proximity to city (3 responses).

When asked, *What does the future of Seven Mile Beach look like? (What worries/excited you the most about the future of Seven Mile Beach?)*, the two responses were:

- Water management, including drainage, flooding, and water table (4 responses)
- Overdevelopment (2 responses).

One resident at the golf club also expressed concern over road and footpath quality.

Residents at the golf club identified three common solutions to their desires and concerns throughout responses to the question: *What needs to happen to deliver this vision? (What needs to happen to alleviate your concerns?)*.

- Improve roads and footpaths (including kerbing management)
- Upgrade amenities and/or recreation facilities
- Resolve water management issues.

Survey results from residents at the golf club were generally in line with results from residents in the township. This may suggest that different groups within the locality share common community desires.

6. One Hill Estate focus group

6.1 Methodology

A focus group discussion was held at the One Hill Estate community space between 2pm and 4pm on Saturday, 9 July 2022 (Figure 6.1). Approximately 20 people attended, who were mostly residents of the complex.

The session used a conventional roundtable discussion whereby a member of the project team facilitated the distillation of feedback from residents through asking the survey questions used for the intercept surveys. Feedback was then recorded on 'butcher's paper'.



Figure 6.1: Focus group discussion at One Hill Estate

6.2 Results

The first question attendees were asked to provide feedback was why they loved Seven Mile Beach. The responses were consistent with feedback obtained during the intercept surveys, such as the proximity to the beach, the lifestyle and natural environment, as shown in Figure 6.2.

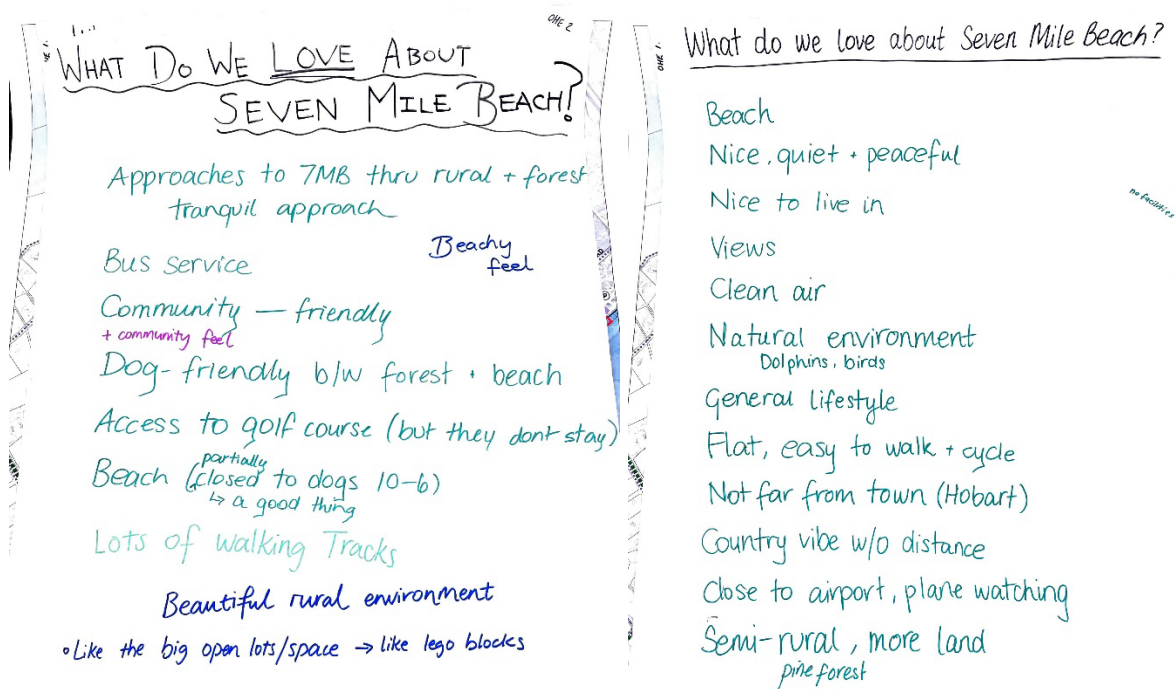


Figure 6.2: Resident feedback on what they love about Seven Mile Beach

Residents were then asked to identify what types of upgrades or improvements they would like to see, as noted in Figure 6.3 and Figure 6.4. Responses included drainage and inundation solutions, road and footpath upgrades, and vegetation management (including replanting and removing dangerous limbs), and the expansion of Seven Mile Beach, both through the One Hill Estate as well as other developments in the township.

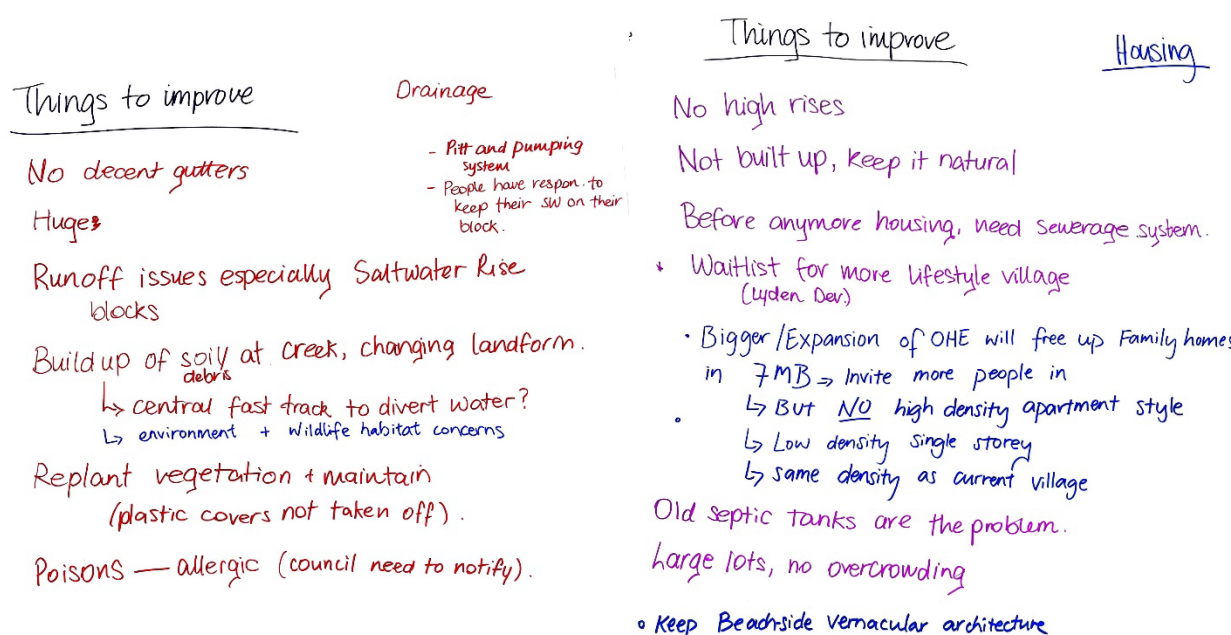


Figure 6.3: Services and housing improvements that residents would like to see

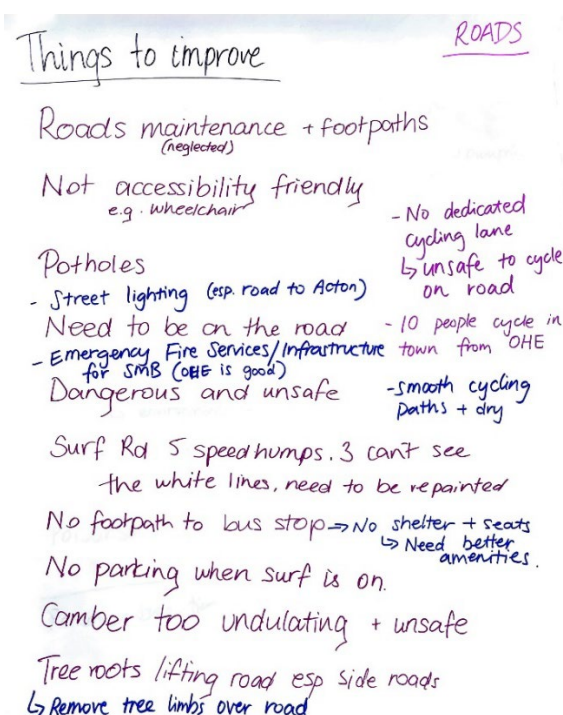


Figure 6.4: Infrastructure improvements that residents would like to see

Residents were also asked to identify what facilities they would like to see in Seven Mile Beach, as shown in Figure 6.5. Responses revolved around maximising the experience that the township had to offer, both for local SMR residents, and for visitors, as well as facilities that would complement those living at SMB.

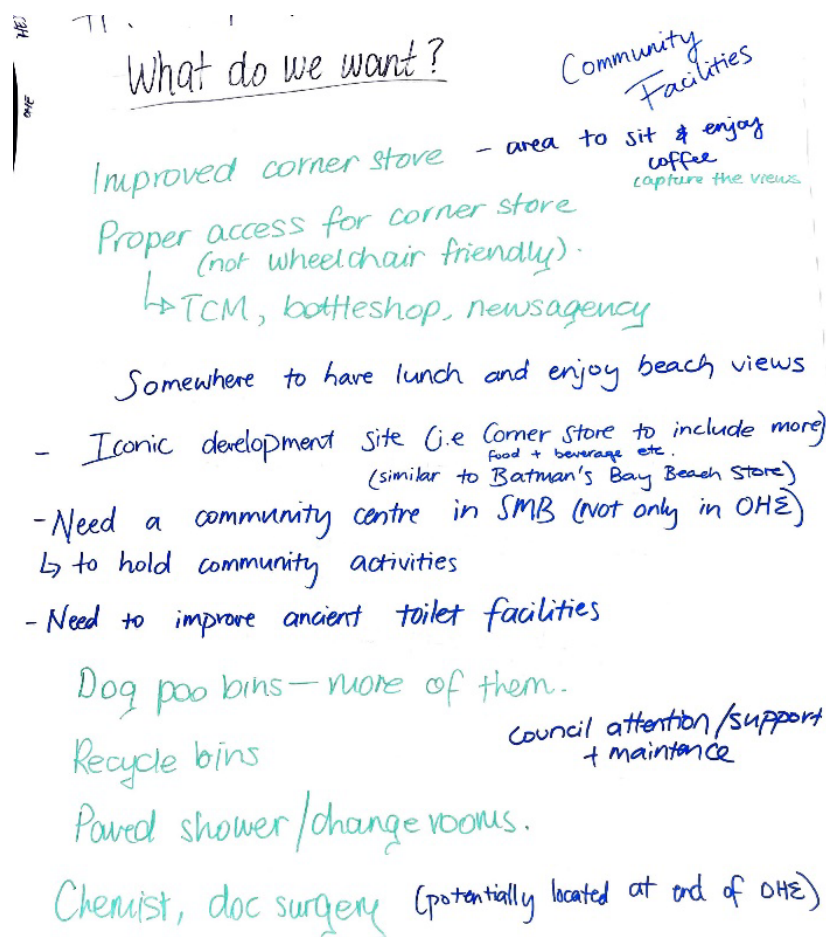


Figure 6.5: Facilities that residents would like to see

Lastly, residents were asked to share their vision of Seven Mile Beach, as noted in Figure 6.6. The most common responses were a 'beachside licensed café' similar to that at Blackmans Bay (refer to Figure 6.7), 'improved roads', and 'decent footpaths', which is consistent with other feedback obtained throughout the consultation period.

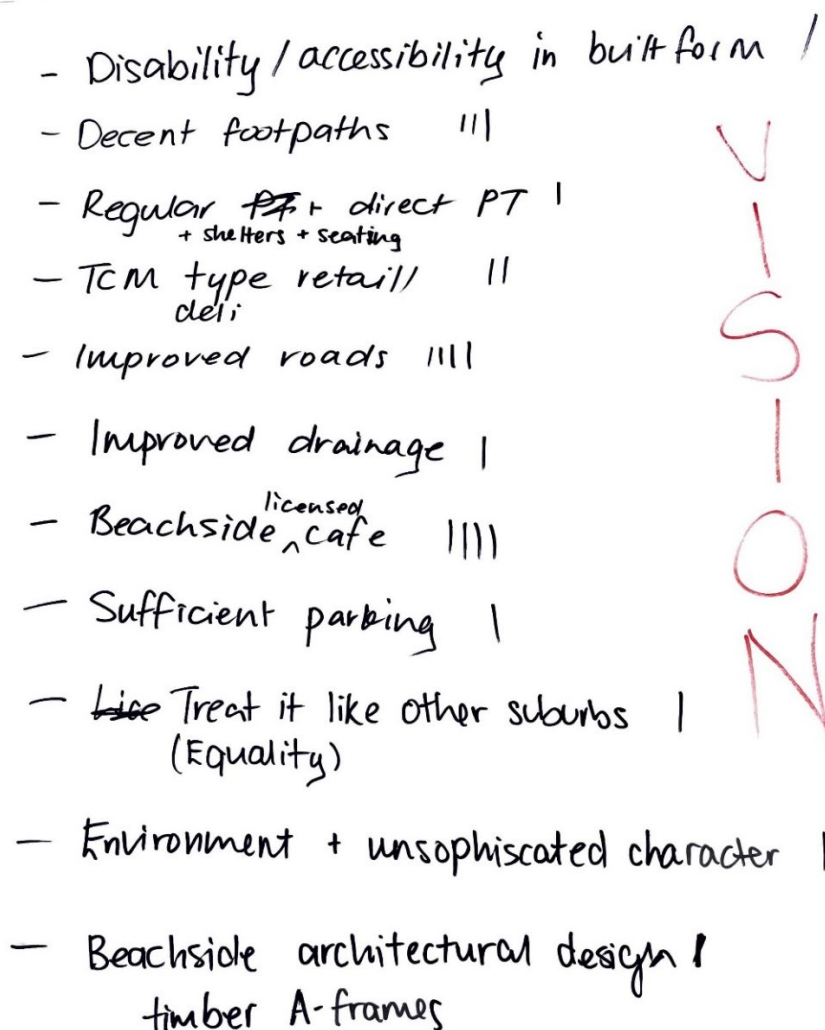
- 
- Disability / accessibility in built form 1
 - Decent footpaths 11
 - Regular ~~PT~~ + direct PT 1
+ shelters + seating
 - TCM type retail 11
deli
 - Improved roads 1111
 - Improved drainage 1
 - Beachside ^{licensed} cafe 1111
 - Sufficient parking 1
 - ~~Like~~ Treat it like other suburbs 1
(Equality)
 - Environment + unsophisticated character 1
 - Beachside architectural design 1
timber A-frames

Figure 6.6: Vision statements for Seven Mile Beach



Figure 6.7: Licensed café, The Beachhouse, at Blackmans Bay

7. One-on-one targeted discussions

7.1 Methodology

One-on-one targeted discussions with various interested parties were undertaken between July and August 2022. In total, seven landowners or their representatives were consulted.

These included owners or representatives of

- Westland Nurseries
- Royal Hobart Golf Club
- One Hill Estate
- Llanherne Golf Club
- Llanherne Spit
- Seven Mile Beach corner store
- Hobart Airport.

7.2 Results

To ensure an efficient and collaborative discussion, a 'minutes' template unique to Seven Mile Beach was developed to record issues, opportunities, aspirations and key themes. Landowners were first asked to provide a brief history of the site and any key features located on their site. The focus was then drawn to landowner's vision for their site, including any future plans and proposed land uses. Through unpacking the vision, key issues and constraints of the site were also discussed. Stepping away from the site-specific focus, landowners were then asked to think more broadly about their vision for the wider Seven Mile Beach and the emerging themes. Landowners provided commentary on the following themes:

- Character, Housing
- Environment & Heritage
- Commercial & Retail
- Community Facilities
- Transport & Movement
- Servicing and Utilities

Answers and key discussion points were recorded as we encouraged landowners to voice their issues and any opportunities for improvement. Key results from each of the interviews are summarised below with detailed minutes appended.

- There are no changes to note for Westland Nurseries.
- RHGC currently undergoing a subdivision application that is currently before TASCAT and believe there is an opportunity for the Crown Land to be repatriated for another use. There is opportunity

for a native vegetation corridor and/or recreation purposes. Very open to have a cycling/pedestrian path/loop surrounding the golf course perimeter – for recreation purposes.

- There are expansion plans for the One Hill Estate retirement village.
- There are no changes to note for Llanherne Golf Course. They would support connection to sewerage and believe it would benefit the entire township.
- There are no changes to note for Llanherne Spit.
- There are ideas in place to upgrade the Seven Mile Beach store site; owners like to see a multi-storey development similar to that at Blackmans Bay, and believe increased density would benefit the area to make SMB as a destination. As part of this, there is potential to provide contributions to CCC to upgrade adjacent park. They would also support connection to sewerage and believe it would benefit the entire township.
- There are no changes to note for Hobart Airport that would affect the township. The township will not be impacted by any traffic increase as access is via Grueber Avenue. Surf Road however will remain permanently closed due to airport airfield and runway extension.

8. Dedicated email address

8.1 Methodology

A dedicated email address was made available to the public to send comment or feedback, or information not able to be presented in the online survey or intercept surveys.

The email address was also included in the letter mailout.

Submissions were received via email from three members of the public.

8.2 Results

Key points raised by members through submissions included:

- Extent of flooding after a rainfall evident – one resident submitted photos
- Condition and quality of The Esplanade, as well as Surf Road
- Deterioration of trees which overhang public spaces
- Presence of ducks and people feeding them, leading to increased number of rats.

9. Council committees

9.1 Methodology

As part of the consultation, a short survey was sent to all representatives or spokesperson of the various council committees, including:

- Tracks & Trails Committee
- Bicycle Steering Committee
- Natural Resources Management Committee
- Community Health and Wellbeing Advisory Committee
- Disability Access Advisory Committee
- Clarence Positive Aging Committee
- Cultural History Advisory Committee
- Events Special Committee
- Youth Advisory Committee

The survey included the following questions:

- Has the committee recently completed any projects in Seven Mile Beach? If so, please specify.
- Is the committee overseeing/undertaking any current projects in Seven Mile Beach? If so, please specify.
- Are there any future projects budgeted into the Committee's program? If so, please specify.
- What are the three key issues the committee would like to see resolved in Seven Mile Beach?

The purpose of the survey was to ascertain if there are any projects undertaken, or planned to be undertaken, by any of the council committees which may overlap with matters or suggestions raised by the community during the consultation program.

9.2 Results

The findings from the online survey are summarised in Table 9.1.

Table 9.1: Summary of council committee survey

Committee	Key matters
Tracks and Trails	<ul style="list-style-type: none">• The committee recently completed the coastal track behind the sand dunes, and is currently extending the Tangara Trail between the Llanherne Track and the Airport Flats Track at International Close.

Committee	Key matters
	<ul style="list-style-type: none"> The committee is also hoping to put in a coastal track o bypass the Day Use Area 2 carpark.
Bicycle Steering Committee	<ul style="list-style-type: none"> The key matter that the committee would like to see addressed is improved infrastructure for people riding bicycles.
Natural Resources Management Committee	<ul style="list-style-type: none"> The committee recently completed the Seven Mile Beach Urban Tree Canopy Strategy, Seven Mile Beach Coastal Reserve Activity Plan, and the Single Hill Reserve Activity Plan. The current focus of the committee is the implementation of the above plans, as well as upgrades to the coastal vulnerability assessments under climate change scenarios and coastal monitoring. The committee believe that the environmental attributes play a large part in the coastal village atmosphere that people value Seven Mile Beach for. The key matter that the committee would like to see address in the township is enhancing the natural values, including tree canopy, coastal woodland, and the remanent woodlands in Single Hill.
Events Special Committee	<ul style="list-style-type: none"> The key matter that the committee would like to see addressed is the provision of improved infrastructure such as access to power and design that is suitable for small events.
Youth Advisory Committee	<ul style="list-style-type: none"> The key matters that the committee would like to see addressed are the provision of safe space for young people, more structured activities for young people, and consistent youth engagement.
Clarence Inclusion Advisory Committee	<ul style="list-style-type: none"> The committee is undertaking a Coastal Access Strategy which could be relevant for all future development in Seven Mile Beach. The committee also notes that the flat terrain of the township is made susceptible to ponding. The key matters that the committee would like to see addressed include more accessible pathways to the beach, inclusive play spaces, consistency in providing urban infrastructure and removal of barriers such as chicanes.
Clarence Positive Ageing and Disability Access Committee	<ul style="list-style-type: none"> The key matters that the committee would like to see addressed include better transport facilities, including easy and reliable facilities, universal design bus shelters, alternative and innovative housing models that encourage people of all ages (e.g. lifestyle or retirement villages that are incorporated into the community and not separate), and opportunities to deliver local social programs to increase social inclusion.

10. Agencies

Relevant government and infrastructure agencies were consulted to understand the limitations and ascertain whether there is any feedback to consider for the design of the local area plan. Relevant feedback obtained to date is included in the table below.

Table 10.1: Summary of agency feedback

Committee	Key matters
TasWater (Development engineering department)	<ul style="list-style-type: none"> The future pressure sewer system at Seven Mile Beach is not a straightforward consideration as the community needs to be overwhelming in support of the new services, the cost associated with its installation, and the ongoing costs of being a TasWater customer. With regard to the Cambridge sewer treatment plant (STP), the plant itself is situated on Commonwealth land. The agency understands that an adjacent landowner is assessing the STP for reasons that are yet to be fully understood. If sewer connection was to be introduced, it is anticipated to be a considerable undertaking, taking into account the experience from connecting Lauderdale to sewer. Based on current understanding, the Cambridge STP is near capacity and would not be adequate in accepting a lot more flows. This is associated with multiple operational issues relating to inlet works, membrane failure, odour control, and lack of automation.
Council's Environmental Health team	<ul style="list-style-type: none"> The register of wastewater systems has been created from approximately 1998 onwards, after Council installed 'Pathway' software. Council do not have a register of septic systems from before this time, so it is not possible to report on how many systems are installed in total without reviewing all paper archives. Onsite wastewater treatment systems have definitely failed in the past due to high groundwater table and during heavy rainfall events. There is a concern about higher water table, leading to pooling of effluent and increased system failure rate. A number of residents have complained that there is no TasWater sewer system in the township, however they are also aware of the reasons why this has not happened.

Committee	Key matters
Aboriginal Heritage Tasmania	<ul style="list-style-type: none">• AHT has been consulted as part of the process of preparing an Aboriginal heritage assessment to inform the development of the Local Area Plan.• It is accepted that there has been some ground disturbance in the coastal areas as a result of the removal of the pine plantation which is not a good indicator for preserving intact heritage sites. Similarly, the existing plantation backing onto the golf course—situated on older low-relief dunes—also appear to be historically ripped and mounded.• Given the low ground surface visibility, any development particularly those along the coast, should involve Aboriginal community consultation to thoroughly ascertain the presence of any sites or artefacts.

11. Follow up engagement

11.1 Methodology

A 28-question survey was hosted on Clarence City Council's Your Say Platform between 14 July and 18 August 2023, where any member of the public was able to access and provide responses. Twelve of these questions related directly to the draft Local Area Plan, with the remainder being questions around the Stormwater Management Plan, the Seven Mile Beach Urban Tree Strategy, and demographic questions. The survey was also made available in hard copy for attendees at the drop in session held on 29 July 2023. A total of 53 responses, both online and hard copy, were received. All questions were optional and able to be skipped by respondents.

The purpose of the survey was to obtain people's opinions on the draft Local Area Plan prepared for Seven Mile Beach. Specifically, the vision developed for Seven Mile Beach based on the initial community consultation was reviewed to gauge community support and ensure that the special qualities of the town valued by the community were captured. The questions were also designed to capture feedback for the seven key themes of the draft Local Area Plan, being:

- Character
- Housing
- Environment & Heritage
- Tourism, Commercial & Retail
- Community Facilities
- Transport & Movement
- Servicing & Utilities

Survey respondents were asked to rank their priority level for objective and action implementation under each key theme. Provision was also made for respondents to enter additional feedback about the draft Local Area Plan that may not have been specifically captured in previous questions.

To support the feedback garnered from the survey, a community drop in session was held at Wyndham Resort, Seven Mile Beach on 29 July 2023. Over 80 residents attended to discuss issues, share experiences and provide feedback on the draft Local Area Plan, Stormwater Management Plan and Seven Mile Beach Urban Tree Strategy.

A full copy of the feedback survey is provided at Appendix F.

Three submissions, as well as email correspondence, were also received by Clarence City Council, and full text of these is provided in the Appendices to this report.

11.2 Results

A total of 53 responses to the survey were received during the consultation period. Of these respondents, 86% were from Seven Mile Beach residents, with 5% from respondents who work or own a business in Seven Mile Beach, and 10% from visitors to Seven Mile Beach.

11.2.1 Vision Statement

Overall, respondents expressed support for the vision statement proposed in the draft Local Area Plan. Nineteen comments were in full support of the vision, fourteen expressed mixed support, and six did not agree with the vision as stated.

Of the comments which did not fully support the vision as outlined, the following table summarises the concerns and issues respondents expressed.

Table 11.1: Summary of responses to the vision statement

Concern	Number of responses*	Analysis
Drainage	9	<ul style="list-style-type: none"> Drainage and stormwater management has been considered to be outside of the scope of the Local Area Plan as it currently stands. As such, it is not considered appropriate to incorporate this consideration into the vision for Seven Mile Beach.
Development – retention of existing character	6	<ul style="list-style-type: none"> Respondents were concerned about possible intensification of density and development occurring that do not reflect the current beachside character of Seven Mile Beach
Emphasis on natural environment	6	<ul style="list-style-type: none"> The general consensus from respondents who mentioned the natural environment, vegetation and/or biodiversity was that this theme should be more prominent in the vision for the Local Area Plan. One response indicated that dangerous trees should be removed; this is out of scope for a Local Area Plan vision.
Too complex	4	<ul style="list-style-type: none"> Four respondents expressed that the vision was too complex, and/or utilised too much jargon. <i>“Impossible to read the vision statement...”</i>
Issue with terminology	3	<ul style="list-style-type: none"> Concerns with specific terminology used in the vision statement were raised. These included: <ul style="list-style-type: none"> “Ownership”. The respondent felt that this word promotes exclusion as if visitors’ concerns may not matter as much as residents. “Village”. Two respondents noted that Seven Mile Beach is not a village. “Vibrant public space”. In one of the same responses, it was raised that in the opinion of the respondent, public space is not currently vibrant.
Not future focused	2	<ul style="list-style-type: none"> Concern that the vision is too short term for Seven Mile Beach and will quickly be outdated.

Concern	Number of responses*	Analysis
Climate change risk	2	<ul style="list-style-type: none"> Respondents indicated that they would like to see the challenges facing Seven Mile Beach with climate change mentioned within the vision.
Incorporation of universal design	2	<ul style="list-style-type: none"> Two responses would like to see inclusion of universal accessibility and design principles to be adopted within the vision. This is outside the scope of a vision statement for a Local Area Plan, but can be further developed through specific objectives within the plan.
Permeable surfaces	2	<ul style="list-style-type: none"> Continuing the theme of the community's concerns around the theme of drainage, two responses flagged omission of need for increased permeable surfaces in the vision as a concern. This is outside the scope of a vision statement for a Local Area Plan, but can be further developed through specific objectives within the plan.
Acknowledgement of First Peoples	1	<ul style="list-style-type: none"> One response noted that the First Peoples should be acknowledged in the vision statement.
Waste management	1	<ul style="list-style-type: none"> One response indicated that the respondent would like the provision of FOGO waste removal services by Council. This is outside the scope of a vision statement for a Local Area Plan, but can be further developed through specific objectives within the plan.

Note that the total number of responses total more than twenty-five; some comments which did not support the vision presented multiple reasons for their lack of support.

11.2.2 Key themes

The draft Local Area Plan focuses on seven main themes. Respondents were asked how much they agreed with the key themes as priorities, ranking them on a five-point scale from strongly disagree to strongly agree.

The results have been displayed in Figure 11.1 below, clearly reflecting that the respondents agree with the majority of the key themes. The clear priorities for the community are Open Space & Community, and Servicing & Utilities. This reflects the findings of the initial community engagement, where residents were passionate about the natural environment and its contribution to the Seven Mile Beach locality.

Concerns around Servicing and Utilities were primarily related to the perceived need by the community to manage drainage and stormwater issues, together with discussion of the need for provision of reticulated sewerage to the community. In discussion with Council staff, it has been agreed that the management of drainage and stormwater through the region requires a larger piece of work, hence the

creation of the draft Stormwater Management Plan and removal of these items from the draft Local Area Plan.

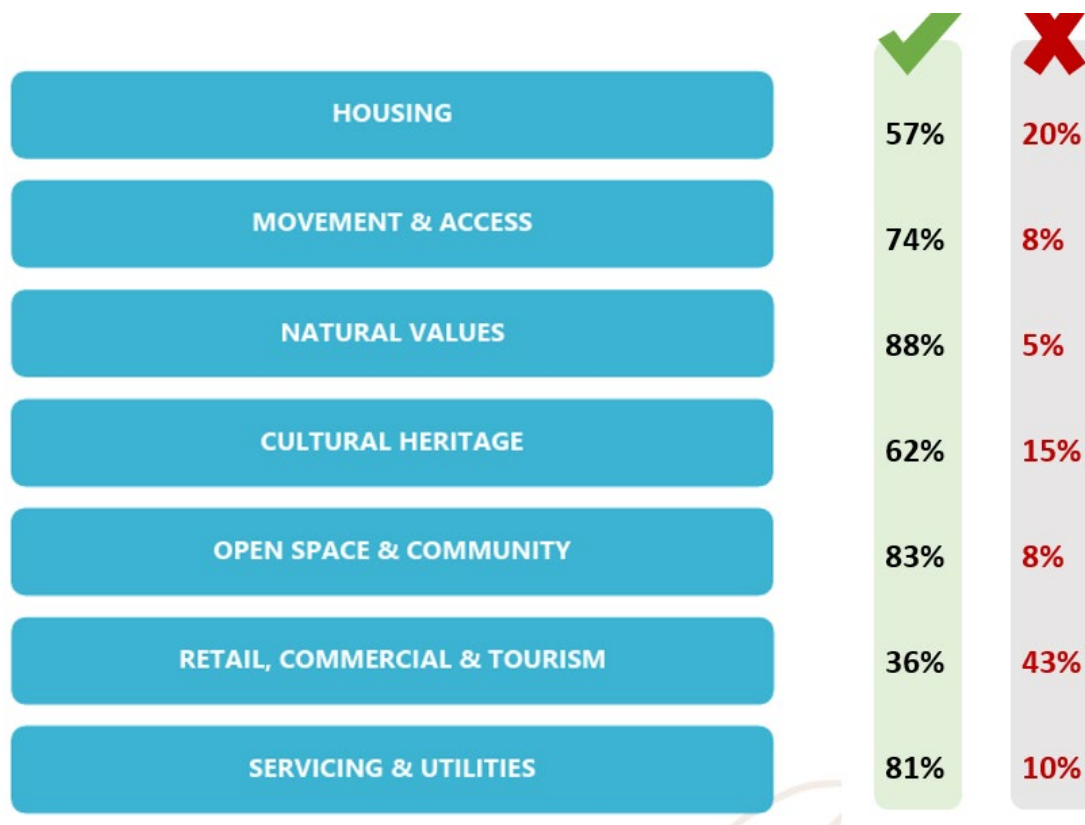


Figure 11.1: Level of agreement with key themes of the draft Local Area Plan.

11.2.3 Specific objectives

The survey asked respondents for their level of agreement with specific objectives related to the seven key themes.

11.2.3.1 Housing

Respondents were generally concerned about the provision of diverse housing options; they did not want to see this translated as an increase in density or loss of current neighbourhood character. There was strong agreement with the need to ameliorate risk to property from drainage, and protecting the existing character (refer to below Figure 11.2).

HOUSING	✓	✗
To ameliorate increased risk to property through drainage concerns.	88%	9%
To protect the existing built form character within Seven Mile Beach.	83%	5%
To provide diverse housing options that caters to a range of household types.	42%	37%

Figure 11.2: Responses to Housing objectives in the draft Local Area Plan.

11.2.3.2 Movement and Access

There was generally broad agreement with the objectives around the topics of Movement and Access (refer to Figure 11.3). The community viewed that changes to parking were the lowest priority, while advocating for efficient, accessible public transport was an idea with widespread appeal.

MOVEMENT & ACCESS	✓	✗
To ensure that public transport is efficient and accessible throughout the precinct.	89%	2%
To prioritise safe and accessible pedestrian movement and amenity on public streets and public spaces for all members of the community (including road cross section improvements).	84%	10%
To establish an integrated transport network that encourages walking and cycling within Seven Mile Beach (including upgrading and standardising footpaths).	81%	14%
Accessibility-friendly access to key destinations including the beach	72%	8%
To integrate the existing parking areas safely within the movement network to cater for both resident and visitor demand.	68%	6%

Figure 11.3: Responses to Movement and Access objectives in the draft Local Area Plan.

11.2.3.3 Natural Values

There was strong agreement in the responses for all the objectives in this category (refer to Figure 11.4). The preservation of existing natural values in Seven Mile Beach was enthusiastically and strongly supported by the community.

NATURAL VALUES	✓	✗
To preserve the existing natural values of the Seven Mile Beach environment	93%	2
To enhance the existing natural character of Seven Mile Beach valued by the residents	89	4
To maximise tree canopy cover in accordance with the Seven Mile Beach Urban Tree Strategy	76	5

Figure 11.4: Responses to specific Natural Values objectives in the draft Local Area Plan.

11.2.3.4 Open Space and Community Facilities

Respondents generally agreed with all objectives outlined in the draft Local Area Plan for this theme (refer to Figure 11.5). The objectives seen as priorities related to the provision of sustainable community facilities and implementation of pedestrian connections, while provision of new facilities at the beach and that reflect a local sense of place were given the lowest priorities.

OPEN SPACE AND COMMUNITY FACILITIES	✓	✗
To provide for sustainable development of community facilities in coastal areas affected by climate change.	86%	2%
To develop pedestrian connections between key parkland areas	81%	10%
To improve landscaping (soft and hard) within the public realm.	79%	6%
To upgrade existing open space areas to cater for the active and passive recreation needs of the community.	78%	9%
To ensure new community facilities are accessible by passive and active modes of transport.	77%	9%
To upgrade existing community facilities to meet the varying needs of both residents and visitors over time.	75%	11%
Provide high quality facilities that reflect the beachside demand from both residents and visitors alike.	72%	17%
To design high quality, safe and accessible community facilities that build upon the local sense of place	67%	17%

Figure 11.5: Responses to specific Open Space and Community Facilities objectives in the draft Local Area Plan.

11.2.3.5 Retail, Commercial & Tourism

This theme was the least preferred by respondents to the survey and in attendance at the community drop in session (refer to Figure 11.6). Concerns shared by the community centred around detrimental

changes to the quiet character of Seven Mile Beach resulting from increased retail and commercial development or the provision of additional short stay accommodation.

RETAIL, COMMERCIAL & TOURISM	✓	✗
To provide vibrant and attractive retail and commercial premises for residents and visitors of Seven Mile Beach.	43%	40%
To provide for local retail and convenience employment opportunities to meet the needs of existing and future residents	34%	34%
To provide additional short stay accommodation elsewhere within the Seven Mile Beach LAP	16%	58%

Figure 11.6: Responses to specific objectives around the Retail, Commercial & Tourism theme in the draft Local Area Plan.

11.2.3.6 Servicing & Utilities

These objectives were seen as high priorities for Council to implement (refer to Figure 11.7). There is the potential to add further objectives and strategies to support investigation of reticulated sewerage provision accounting for feedback received from respondents in the draft Vision section.

SERVICING & UTILITIES	✓	✗
To ensure planning for service infrastructure takes into consideration natural topography, character, natural values and vistas.	91%	3%
To ensure all lots continue to have access to potable water, electricity and telecommunications.	88%	5%
To provide for sustainable development of public infrastructure in coastal areas affected by climate change.	86%	7%

Figure 11.7: Responses to specific objectives around the Servicing & Utilities in the draft Local Area Plan.

11.2.4 Open Space upgrades

A component of the draft Local Area Plan comprised a layout showcasing proposed upgrades to Lewis and Leyden Parks. Survey questions asked participants to rank their preferred upgrades for each, and provided a free text field to capture further ideas and comments.

Upgrades to the public toilets in Lewis Park was supported by 89% of respondents, while upgrades to the paths and community hall were the least supported (refer to Figure 11.8).

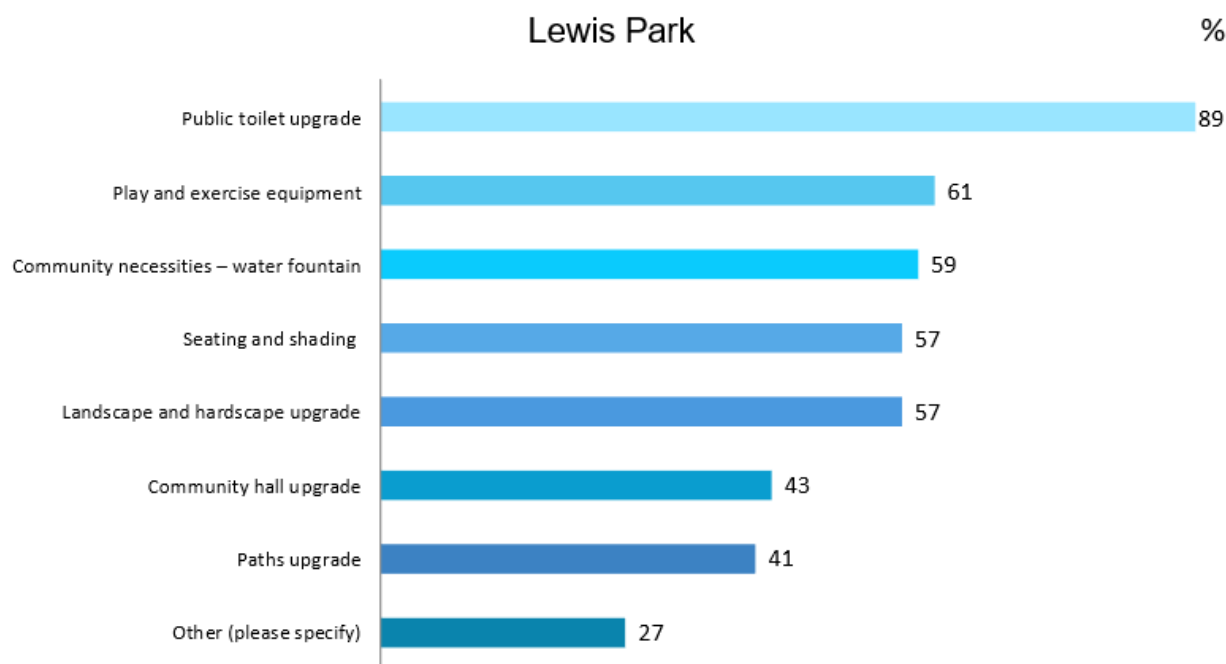


Figure 11.8: Community Priorities for proposed Lewis Park upgrades.

Additional comments about Lewis Park encompassed themes of maintaining tree canopy and permeable surfaces. Generally, respondents were keen to see both the play and exercise equipment upgraded and expanded, with several comments asking that the play area be fenced to ensure safety for local children.

One comment agreed that the community hall needs an upgrade, but questioned whether the location in Lewis Park is the best location for such a facility. The comment went on to suggest that a larger, purpose-built facility may be better suited for purpose.

The upgrades most supported for Leyden Park were for legible wayfinding, upgraded paths and lighting (refer to Figure 11.9).

Other comments provided on the proposed upgrades, comprising 10% of responses, were mostly negative. Respondents preferred to see this space maintained as a small neighbourhood park to cater to the needs of the local community.

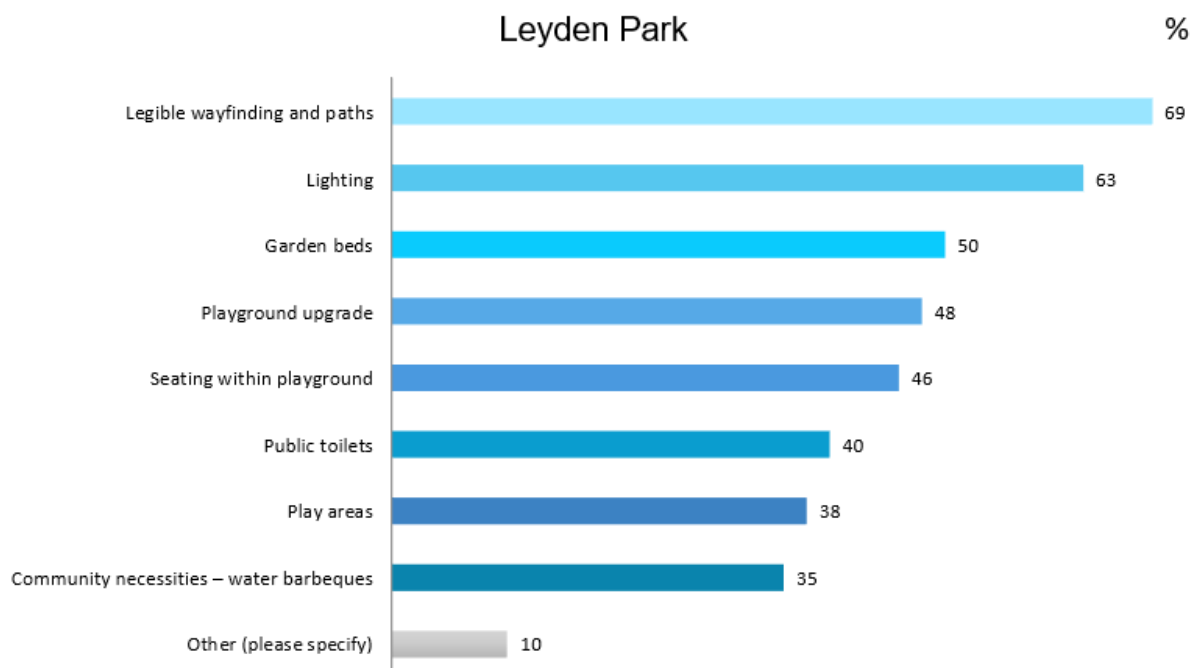


Figure 11.9: Upgrades for Leyden Park considered as priorities by the community.

11.3 Submissions

Four submissions were received via email to Council, one after the close of the official consultation period.

Major points raised in the four submissions centred around:

- Drainage and stormwater management.
- Required upgrades to footpaths, with attached photographs.
- Maintenance of planted vegetation.
- Concerns that residents' needs are being overlooked.

The submissions made have been provided at Appendix H to this report.

11.4 Outcomes

The strategies and objectives within the draft Local Area Plan have been updated, with consideration made of the prioritisation for various objectives by the community in suggesting timeframes for the implementation of these strategies.

Where suggestions and feedback from the community fall outside the scope and remit of the draft Local Area Plan (for example, are related to drainage concerns), this information has been compiled and supplied to relevant Council sections for discussion and review.

12. References

1. City of Clarence (2021) *City of Clarence Strategic Plan 2021-2031*. Available at: <https://www.ccc.tas.gov.au/wp-content/uploads/2021/05/1639-CCC-Strategic-Plan-2021-V07_DIGITAL-VERSION.pdf>
2. City of Clarence (2020) *Community Engagement Policy 2020*. Available at: <<https://www.ccc.tas.gov.au/wp-content/uploads/2020/07/Community-Engagement-Policy-2020.pdf>>
3. Greater Hobart Committee (2022) *30-Year Greater Hobart Plan: for consultation*. Available at: <https://www.greaterhobart.tas.gov.au/__data/assets/pdf_file/0009/345717/30-Year_Greater_Hobart_Plan.pdf>

A Letter mailout



29 June 2022

216 - 216 054
The Resident
815 Acton Road
ACTON PARK TAS 7170

38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018
Dx 70402
Ph 03 6217 9500
E clarence@ccc.tas.gov.au

Department: City Planning
Reference number:
PDPLIMPLN-2022/026413

Dear Residents and Ratepayers,

Seven Mile Beach Local Area Plan Consultation

You are receiving this letter as a resident and/or landowner who may be interested in contributing to the community consultation for the development of the Seven Mile Beach Local Area Plan.

Council is undertaking consultation with the community as a key step in the preparation of a Local Area Plan, which will guide the sustainable growth and management of the Seven Mile Beach area. This will include the protection and enhancement of the special qualities of the area that are valued by the local community.

Council is interested in hearing the views of all Seven Mile Beach residents on what's important to them and how they would like to see their community shaped into the future. To this end, various opportunities have been scheduled to ensure this consultation is accessible to all who wish to contribute.

Council representatives will be available in the Seven Mile Beach area on Saturday, 9 July 2022 at the following times and locations:

- 7.00am-9.00am, Seven Mile Beach (off the corner store access path)
- 9.00am-11.00am, Corner Store

All members of the public interested in this plan are encouraged to come along and have a chat.

If you are unable to attend these sessions but would like to have a direct conversation with the consultants you can contact them via email: planning@nicheplanningstudio.com.au.

In addition to this, feedback can also be provided via council's online engagement platform www.yoursay.ccc.tas.gov.au/seven-mile-beach-local-area-plan by completing the survey or by using the map tool to provide feedback on specified areas of interest in the Seven Mile Beach area. The online survey will be open from 4 July to 1 August 2022.

Yours sincerely

Bruce Gibbs

PRINCIPAL PLANNER

B Online survey

SEVEN MILE BEACH LOCAL AREA PLAN

Survey Questions

BACKGROUND CONTEXT

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

Council is undertaking consultation with the community as part of a key input into the preparation of a Local Area Plan for the sustainable growth and management of Seven Mile Beach, including protection and enhancement of the special qualities of the area valued by its local community.

These questions are split amongst key structure planning considerations that will guide the future development of Seven Mile Beach:

1. Character
2. Housing
3. Environment & Heritage
4. Commercial & Retail
5. Community Facilities
6. Transport & Movement
7. Servicing & Utilities

We are interested in your opinions on existing features and values within Seven Mile Beach, as well as your thoughts and aspirations for the future development to be included in a new Seven Mile Beach Local Area Plan.

Character of Seven Mile Beach

1. Do you live in Seven Mile Beach? **Yes or No**

If No:

- a) Where are you from?
 - b) How often do you visit Seven Mile Beach?
 - c) What are the main reasons you visit Seven Mile Beach
- ☐ Recreational (beach, park, open space)
 - ☐ Lifestyle
 - ☐ Natural amenity
 - ☐ Retail (coffee, petrol, daily amenities)
 - ☐ Holiday accommodation
 - ☐ Visiting friends/family
 - ☐ Other

If Yes:

d) What are the main reasons for you residing at Seven Mile Beach

- ☐ Recreational (beach, park, open space)
- ☐ Lifestyle
- ☐ Natural amenity
- ☐ Retail (coffee, petrol, daily amenities)
- ☐ Cost of housing/living
- ☐ Proximity to employment
- ☐ Other

2. What do you value about Seven Mile Beach?

.....

Housing

3. How would you describe the style of housing in Seven Mile Beach?

.....

4. What type of housing would you prefer to see in the development of Seven Mile Beach?

- ☐ High density apartments
- ☐ Medium density townhouses (small lot/two storey)
- ☐ Suburban homes on standard residential blocks (650 – 900m²)
- ☐ Larger lifestyle lots (1000 m²+)
- ☐ Other (please specify)

.....

Heritage & Environment

5. Do you have knowledge of heritage stories, places or buildings associated with the Study Area?

Please locate this on the map below.

6. Do you use existing local parks within Seven Mile Beach?

Yes or No

If yes, Please locate this on the map below and specify how you use the park

7. Based on your experience of parks within the study area, what are the most important aspects of a park to you: (select multiple)

- ☐ Incorporation of native vegetation
- ☐ Support of native fauna (ie birds etc)
- ☐ Quiet areas for contemplation
- ☐ Play/active space (ie playgrounds, ovals)
- ☐ Dog parks
- ☐ Running/walking trails
- ☐ Foreshore reserve
- ☐ Public facilities (ie toilets, bbq)
- ☐ Local heritage sites/stories
- ☐ Water sensitive urban design (ie rocky landscaped corridors)
- ☐ Other (please specify)

.....

8. What upgrades, if any, of existing recreational facilities within Seven Mile Beach are required

.....

9. Are there any environmental concerns you would like to share?

.....

.....

Commercial & Retail Facilities

10. Is your workplace located in Seven Mile Beach?

Yes or No

If yes, please describe the nature of your work.

.....

11. In the future Seven Mile Beach Local Area Plan area which of these retail/employment places would you like to see?

- ☐ Restaurants
- ☐ Cafes
- ☐ Supermarket
- ☐ General retail
- ☐ Industrial area
- ☐ Other (please specify):

.....

Please locate on the map below where you would like to see the above places.

Community Facilities

12. Does Seven Mile Beach need additional community facilities?

Yes or No

If yes, what community facilities would you like to see in the future.

.....

Please locate on the map below where you would like to see the above places.

Transport and Movement

13. Do you have any concerns about current traffic and transportation within Seven Mile Beach?

- ☐ None
- ☐ Vehicle numbers/congestion
- ☐ Vehicle speeds
- ☐ Public transport access
- ☐ Pedestrian/Cyclist access and safety
- ☐ Walking trails/footpath
- ☐ Cycle routes and access
- ☐ Other (please specify):

14. What new infrastructure and/or upgrades would you like to see in the future?

Please locate any concerns and areas that require upgrades on the map below.

Services & Utilities

15. Are there any existing issues with the services & utilities you would like to raise? (Relating to electricity, sewerage, NBN, potable water, gas etc)

.....

16. What new infrastructure and/or upgrades would you like to see in the future?

Final thoughts

17. If you were to make ONE improvement to Seven Mile Beach what would that be? If spatially relevant, show on the plan

18. What two words, or short sentence reflects your vision for the future of Seven Mile Beach?

19. Do you have any other comments you would like to share?

.....

QUESTIONS

20. What age group do you represent? (optional)

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

C Intercept survey template



Seven Mile Beach Local Area Plan

Council is undertaking consultation with the community as part of a key input into the preparation of a Local Area Plan for the sustainable growth and management of Seven Mile Beach, including protection and enhancement of the special qualities of the area valued by its local community.

We are interested in your opinions on existing features and values within Seven Mile Beach, as well as your thoughts and aspirations for the future development to be included in the Local Area Plan.

- 1. What do you love about Seven Mile Beach? (What makes Seven Mile Beach unique?)**
- 2. What does the future Seven Mile Beach look like? (What worries/excites you the most about the future of Seven Mile Beach?)**
- 3. What needs to happen to deliver this vision? (What needs to happen to alleviate your concerns?)**

Please email your completed answers to planning@nicheplanningstudio.com.au

There is also an online survey and consultation map available on the Your Say Clarence website - <https://www.yoursay.ccc.tas.gov.au/seven-mile-beach-local-area-plan>

D Landowner meeting meetings

D.1 Luke and Mark Vanderstaay, Westland Nurseries

Minutes – Westland Nurseries

Date: Tuesday, 16 August 2022 **Time:** 11am – 12pm
Property Address: Westland Nurseries – 118 Surf Road, Seven Mile Beach
Landowner: Director/General Manager – Luke and Mark Van der Staay

BACKGROUND		Comments/Validation
History	<ul style="list-style-type: none"> - Have been operating as a nursery at the current site since mid-1980s. - Area of 27.5 hectares - have slowly expanded the business area over the years. 	
Key Features on Site	<ul style="list-style-type: none"> - 10 hectares at the back of the parcel (in the north) is not used for production purposes. The land has been cleared, currently open space. - 1 dam and 2 soaks are located onsite. These are used for solely irrigation purposes. - Water from the dam comes from the same sewerage plant as RHGC. This water used to irrigate plants come from this dam. - Hobart Airport own the parcel of land to the east – between Westland Nurseries and Greuber Avenue. They have started clearing the land, but Westland Nurseries are unsure what their plans are. 	
SITE SPECIFIC		Comments/Validation
Vision for site?	<ul style="list-style-type: none"> - No development or relocation of business. - Won't be expanding current footprint. - Keeping the nursery as it is, no current plans. 	-
Key Issues & Constraints of site?	<ul style="list-style-type: none"> - Flood prone areas, water sitting above ground. - Water table coming up, takes a while to lower again. 	-
Proposed land uses?	<ul style="list-style-type: none"> - Existing use as nursery into the foreseeable future. <p>Note: There have been discussions with Hobart Airport to date regarding the open space area at the rear of site. Hobart Airport have advised that they may have objections to land uses that</p>	-

conflict with their interest. They have objected to previous 'car parking' proposal at the rear of nursery.

PRECINCT WIDE		Comments/Validation
Vision for overall Seven Mile Beach LAP?	- No particular preference.	-
What makes this area distinct from other places?	-	-
What does the future community look and feel like? Who will live there and work there, who will visit the place?	-	-
What are the important environmental, cultural, and social attributes of the place that should be reflected in the LAP?	See below	-
What are the important issues that need to be taken into consideration when preparing the LAP?	See below	-
What is missing from the area that the LAP could provide?	See below	-

EMERGING THEMES		Comments/Validation
Character	<i>Landforms, design, style</i>	-
	-	
Housing	<i>Housing diversity, density, affordability</i>	-
	- No concerns regarding residential development, no impact to Westland Nurseries.	
	- Believe more development is beneficial to the area.	
Environment & Heritage	<i>Land, drainage, biodiversity, vegetation, heritage</i>	-
	-	
Commercial & Retail	<i>Town Centre, mixed use</i>	-
	- No concerns regarding retail/commercial development.	
Community Facilities	<i>Schools, centres, sports grounds, community infrastructure</i>	-
	- No concerns or preferences.	
Transport & Movement	<i>Public and active transport, road network</i>	-
	- Would like an improved bus network - to extend past the nursery and around to the airport. Not limited to just within the west of the SMB township.	
	- Access to Westland Nurseries is currently only from Surf Road. May be potentially interested in a secondary access off Grueber Avenue to the rear of the parcel. Roughly where Llanherne Golf Course entry is.	
Servicing & Utilities	<i>Sewer, potable water, gas, electricity and NBN</i>	-
	- Would like NBN connected.	
	- Would like sewerage linked, aware of the associated costs however believes it will benefit the town and site.	
COMMENTS		
- Is there anything confidential?		
- Is there any further information you would like to provide?		

D.2 John Mendel, Royal Hobart Golf Club

Minutes – Royal Hobart Golf Course

Date: Tuesday, 9 August 2022 **Time:** 4pm – 5pm

Property Address: Royal Hobart Golf Course

Landowner: General Manager – John Mendel

BACKGROUND		Comments/Validation
History	- RHGC has been running for 106 years, and at the current location since 1963 (60 years).	
	- Previous location at Rosny Park. One of the reasons for the move was to facilitate the construction of Rosny Hill Road across Club owned land.	
Key Features on Site	- The Government granted club 110 hectares of space.	
	- 18-hole club.	
	- Seven Mile Beach is a good location for the golf course, advantage of building golf courses on sandy base - drains easily, convenient to shape and maintain.	
SITE SPECIFIC		Comments/Validation
Vision for site?	- Continue operating as a golf course into the future. No plans to move, as it is costly to move, acquire a site and build new infrastructure.	-
	- Are a very environmentally conscious club – future plans to be carbon neutral, achieve certification under the Audubon International's Signature Sanctuary Certification, which may include initiatives such as introduction of electrical vehicle charging stations.	
	Subdivision Application	
	- Regal Court is Crown Land, not wide enough to support entry to subdivision under the performance criteria of the Planning Scheme.	
	- RHGC owns a lot on Lewis Avenue which has been designated as a road – directly opposite Woodhurst Road, which is currently vacant – proposed to be an accessway into the subdivision. It will be the only entry and exit point into the site, except for an entry for emergency services onto Regal Court.	

	<ul style="list-style-type: none"> - RHGC have to continue with current application (ie. not resubmit a new one) as the new planning scheme identifies a minimum of 1500sqm lots, however the proposal is 1000sqm under the old planning scheme. A new application would be highly costly. - RHGC would rather work with CCC to achieve an optimal outcome regarding its application for a planning permit. - Application is currently in a mediation with TASCAT. 	
Key Issues & Constraints of site?	<ul style="list-style-type: none"> - There is an abundance of golf courses in Tasmania, resulting in a competitive landscape. Some golf clubs will face viability concerns over the next decade. 	
	<p>Open Space Area</p> <ul style="list-style-type: none"> - Potentially consider developing open space for short course golf and mini golf. - Short Course would be public access, where membership isn't required – happy to have conversations with CCC. <p>Pine Tree Plantation</p> <ul style="list-style-type: none"> - Pine tree plantation located on site. - 'Nuforest Pty Ltd' is a joint venture, pine trees to be harvested on or before 2025 unless both parties consent to a variation. - Likely to be in 2025, not before due to low demand currently. Will only extend harvest date if RHGC agree too. - Happy to partner with CCC and SMB community regarding use of the land after trees are harvested. Currently there is a walking trail through pine plantation, an agreement between RHGC and CCC. - Happy for future purpose to be discussed with CCC, however there is not a straightforward pathway for development given the current zoning of the land and that it is within the airport red line – Hobart Airport may object. - Sports fields/community spaces is a possibility. 	
Proposed land uses?		
PRECINCT WIDE		
		Comments/Validation
Vision for overall Seven Mile Beach LAP?	<ul style="list-style-type: none"> - Real opportunity for the Crown Land to be repatriated for another use. There is opportunity for a native vegetation corridor and/or recreation purposes. - RHGC would like to be part of the solution to remove the pine trees. 	

What makes this area distinct from other places?	-	-
What does the future community look and feel like? Who will live there and work there, who will visit the place?	-	-
What are the important environmental, cultural, and social attributes of the place that should be reflected in the LAP?	See below	-
What are the important issues that need to be taken into consideration when preparing the LAP?	See below	-
What is missing from the area that the LAP could provide?	See below	-

EMERGING THEMES		Comments/Validation
Character	Landforms, design, style	-
	Subdivision Application	
	<ul style="list-style-type: none"> - No conditions on the housing design & guidelines, buyers would have to go through their own Development Application. - No limitations set on the development. - Likely prediction is that the housing will have a more modern architectural feel, rather than beach shack. 	
Housing	Housing diversity, density, affordability	-
	<ul style="list-style-type: none"> - Development to be consistent with the surrounding community, it won't affect the golf course. - There is always a lag with infrastructure, SMB reaching density limits. 	
Environment & Heritage	Land, drainage, biodiversity, vegetation, heritage	-
	<ul style="list-style-type: none"> - Flooding has not impacted houses, only the road infrastructure. - Major concern for golf course is how to capture the water from the site – water security. - There is currently a solution in place onsite. A soak below the water table pumps water into the creek and minimises risk of flooding during heavy rainfall. The solution was developed in 2013 in partnership with CCC. - More than happy to work with community and CCC, to put surface water collected to good use at the golf course. - Want to be part of the solution and happy for the solution to be located on the golf course. - Being resource efficient. - Surface run-off from town to be provided to the golf course. - Kerbing and gutter will also resolve water drainage issues 	
	Acton Creek	
	<ul style="list-style-type: none"> - Opening of Acton Creek to the ocean, potential flood mitigation method. - Issues regarding ownership and implementation, special grass protection, environmental consequences. 	
	Town Centre, mixed use	-
Commercial & Retail	<ul style="list-style-type: none"> - In favour of improving amenity of the neighbourhood. - Benefit of a small-scale shopping precinct with pharmacy, to assist with the aging population. 	

Community Facilities	<i>Schools, centres, sports grounds, community infrastructure</i>	-
	<ul style="list-style-type: none"> - Golf club happy to consider community facilities such as child care to be located onsite. - Will also like to provide additional sport/leisure activities onsite – as per the Club’s Strategic Plan 2022-26. 	
Transport & Movement	<i>Public and active transport, road network</i>	-
	<ul style="list-style-type: none"> - Bus/public transport would only be feasible if there is higher demand. - Very open to have a cycling/pedestrian path/loop surrounding the golf course perimeter – for recreation purposes. 	
Servicing & Utilities	<i>Sewer, potable water, gas, electricity and NBN</i>	-
	<ul style="list-style-type: none"> - Happy to consider electric car charging stations located on site – for potential resident use as well if desired (with a fee). - Kerbside across the whole town would incur cost to the residents, however, would minimise drainage issues. - Sewerage at the subdivision site would be in accordance with the scheme. And if whole town agrees to connected sewerage, subdivision would be linked too. 	

COMMENTS

- *Is there anything confidential?*

- *Is there any further information you would like to provide?*

Happy to provide clubhouse facilities for CCC meetings for community consultation.
With no cost.

D.3 Sally Bevis, One Hill Estate

Minutes – One Hill Estate

Date: Monday, 8 August 2022 **Time:** 11am-12pm
Property Address: One Hill Estate – 72 Seven Mile Beach Road
Landowner: (Represented by Sally Bevis)

BACKGROUND		Comments/Validation
History	<ul style="list-style-type: none"> Directors of Seven Mile Beach Lifestyle Pty Ltd Purchased land for second stage 18 months ago Zoning changed from Rural Residential Use with a discretionary use. New zone didn't have the discretionary use SAP would be the best option rather than UGB extension. May be able to get it through with current definition. (Matt Clarke provided planning advice) Staged development – First stage has 50 dwellings and a club house 	
Key Features on Site	<ul style="list-style-type: none"> Bridge across the creek Public path along the outside of the retirement village 	
SITE SPECIFIC		Comments/Validation
Vision for site?	<ul style="list-style-type: none"> 100 dwellings are accepted as the best size for a retirement village Area set aside for community. Open for all. Community asset – integrated. Anzac, Halloween New community building Vehicles access point of SMB road or internalised cul-de-sac 	<ul style="list-style-type: none"> Bowling green would be great for barefoot bowls to integrate generations 50 houses will have a significant impact on housing crisis and maximise use of land. Alternative is 4 houses with limited landscaping so land will be unattractive

Key Issues & Constraints of site?	<ul style="list-style-type: none"> - Run own sewer treatment plant - No bushfire issues - No vegetation/flora/indigenous/heritage 	-
Proposed land uses?	<ul style="list-style-type: none"> - Retirement Village. Previously approved as community living - Community hall/ancillary retail/pharmacy/medical 	-

PRECINCT WIDE		Comments/Validation
Vision for overall Seven Mile Beach LAP?	<ul style="list-style-type: none"> - Family township with supporting local infrastructure. - Seven Mile beach store should be redeveloped - Provide/improve footpaths and roads - Safe community – no crime 	-
What makes this area distinct from other places?	<ul style="list-style-type: none"> - Beach lifestyle, flat topography - Beautiful place to live - Strong community feel - Previous efforts to get retirement village through for 30 years 	- Our proposal was unanimously approved by Councillors, only 11 representations
What does the future community look and feel like? Who will live there and work there, who will visit the place?	<ul style="list-style-type: none"> - Mixture of young families and elderly. - Retirement village providing housing options - Destination - Safe and quiet - Next generation coming through to SMB. - Young couples 	- Retirement village providing housing options – maybe note that it frees up family homes
What are the important environmental, cultural, and social attributes of the place that should be reflected in the LAP?	See below	-
What are the important issues that need to be taken into consideration when preparing the LAP?	See below	-
What is missing from the area that the LAP could provide?	See below	-

EMERGING THEMES		Comments/Validation
Character	Landforms, design, style	-
	<ul style="list-style-type: none"> - Perceived visual impact, but wont be an issue. Proposal will only include single storey not double storey, more appealing than four single houses. Landscape Plan was approved and mature vegetation will screen. - Housing that wont date. Higher pitched roofs. A 'resort by the beach'. 	<ul style="list-style-type: none"> - Second stage will make first stage more attractive as houses will graduate toward existing two houses which look stark at the moment.
Housing	Housing diversity, density, affordability	-
	<ul style="list-style-type: none"> - Three bed options (2 beds and 1 study) with carpark across two standard styles (various colour schemes, internal fitouts etc). - Age in place provided by housing options - Liveable Housing Code – Silver standard - Lauderdale example of single and two bedroom wasn't selling 	<ul style="list-style-type: none"> - Ensuite and second bathroom - Gold standard
Environment & Heritage	Land, drainage, biodiversity, vegetation, heritage	-
	<ul style="list-style-type: none"> - DRAINAGE - Build up to 3.2m with WSUD infiltration. Site is better suited than existing site. Planning to retain an outfall to allow drainage from Mt Rumney across. Peter Henry previously prepared advice - ENVIRONMENT - Creek needs to be tidied up. Coastal care and land care groups fight back - VEGETATION - Gum trees are dangerous – one summer a branch dropped onto swingset in local park on a Sunday afternoon in the summer 	<ul style="list-style-type: none"> - We will attempt to negotiate with Coastal Care group - Swing set crushed on a Sunday afternoon in the summer with people everywhere.
Commercial & Retail	Town Centre, mixed use	-
	<ul style="list-style-type: none"> - Need for a chemist, local supermarket, café, medical centre 	<ul style="list-style-type: none"> - May have ability to put these on second stage site
Community Facilities	Schools, centres, sports grounds, community infrastructure	-
	<ul style="list-style-type: none"> - Surf club – previously had a lot of community support - Small shed in park needs upgrading – previous use by mother's groups 	<ul style="list-style-type: none"> - And Cancer Council use(d) the hall, yoga classes
Transport & Movement	Public and active transport, road network	-
	<ul style="list-style-type: none"> - Public transport on Seven Mile Beach for new estate - Gated community after 7pm - No complaints about traffic received 	<ul style="list-style-type: none"> - Second stage proposed to have second vehicular access off Seven Mile Beach Road past Estate drive turnoff

**Servicing &
Utilities**

Sewer, potable water, gas, electricity and NBN

- On site treatment plant. Self sufficient and water recycled to help with irrigation

- NBN connected

COMMENTS

- *Is there anything confidential?*

- *Is there any further information you would like to provide?*

No funding required from Council. All provided by development

D.4 Doug Gibson, Llanherne Golf Club

Minutes – Llanherne Golf Club

Date: Thursday, 11 August 2022 **Time:** 10am – 11am
Property Address: 132 Surf Road, Seven Mile Beach
Landowner: Doug Gibson – Secretary

BACKGROUND		Comments/Validation
History	<ul style="list-style-type: none"> - Golf club originally started within Hobart Airport boundary as a social club for airport workers. As the airport expanded, the club had to move out and land was bought off Tasmania Parks and Wild Service. - In 1994, the golf club became a private club. - Currently operating as a 9-hole short course. - Pine trees located in the north west corner of the site. 	
Key Features on Site	<ul style="list-style-type: none"> - Pine trees have been removed and the golf club have planted native vegetation. - Low lying area, water settles on the flat areas around the airport. - Onsite are a club house, workshop and equipment shed (fenced off from public access). 	
SITE SPECIFIC		Comments/Validation
Vision for site?	<ul style="list-style-type: none"> - Will consolidate in the current location and make improvements to existing area. - Not looking to expand, won't expand to 18 holes, or change location. - Proposing to redevelop workshop and may build more infrastructure/upgrade current buildings (not the club house as it is the perfect size for current 570 members). 	-
Key Issues & Constraints of site?	<p>Drainage</p> <ul style="list-style-type: none"> - Poor drainage is an issues. - The fourth hole is sometimes underwater. There are currently construction works in place to raise the ground in this particular area (north west corner). - The landowner (Casimaty family?) to the north west interface is currently building an industrial site. They are 	-

	filling the land, and the water is draining towards the golf course – part of the problem.	
	- Sand bunkers are underwater, same as RHGC. Would like a drainage solution to resolve it.	
	- There seems to be a blockage on Grueber Avenue/airport boundary, the water is not draining.	
	- The surface water doesn't drain towards the beach, instead it traverses east, under the airport runway and into the bay. Water engineers and council have confirmed this, however the issue has not been resolved. There is uncertainty surrounding responsibility over the issue – Hobart Airport, RoadsTas or CCC.	
Proposed land uses?	- As current use, a 9-hole golf course.	-
	- In 10-20 years, perhaps a bowls club – there are no current plans.	

PRECINCT WIDE		Comments/Validation
Vision for overall Seven Mile Beach LAP?	- Not particular vision for SMB concerning the site. - Happy with the current site as it is.	-
What makes this area distinct from other places?	-	-
What does the future community look and feel like? Who will live there and work there, who will visit the place?	-	-
What are the important environmental, cultural, and social attributes of the place that should be reflected in the LAP?	See below	-
What are the important issues that need to be taken into consideration when preparing the LAP?	See below	-

What is missing from the area that the LAP could provide?	See below	-
EMERGING THEMES		Comments/Validation
	<i>Landforms, design, style</i>	-
Character	-	
	<i>Housing diversity, density, affordability</i>	
Housing	<ul style="list-style-type: none"> - No concerns regarding residential development, it won't affect the golf course – may potentially bring in new members. - No concerns with the current density – don't think it will affect the site, current lots are big enough as long as there are no high-density apartment proposals etc. 	
	<i>Land, drainage, biodiversity, vegetation, heritage</i>	-
Environment & Heritage	<ul style="list-style-type: none"> - For Lauderdale, CCC put in in Drainage Scheme that pumps the water up to Rokeby Treatment Plant. A similar drainage scheme would definitely benefit SMB as well. - Llanherne golf course, RHGC and Westland Nursery are recipients of recycled water, irrigated from their own damn – pumped from Bellerive or Rosny Treatment Plant and down to farms across Richmond valley. 	
	<i>Town Centre, mixed use</i>	-
Commercial & Retail	<ul style="list-style-type: none"> - No preference regarding additional shops. - Golf course is self-catered, members don't have any particular reason to visit SMB before or after playing golf. 	
	<i>Schools, centres, sports grounds, community infrastructure</i>	-
Community Facilities	-	
	<i>Public and active transport, road network</i>	-
	Vehicle Access	
Transport & Movement	<ul style="list-style-type: none"> - Vehicle access is currently only from Grueber Avenue. The access works well and is a fairly new road. - There was a road proposed in the Sport Masterplan – access would have been beneficial however, not required anymore as Grueber Avenue has been upgraded. - Maintenance of Surf Road is required, road condition is not great. 	

- Not many members would travel through Seven Mile Beach to access golf course – main access from Grueber Avenue goes around the township.

Pedestrian Access

- There is currently a walking track from Grueber Avenue and along Westland Nurseries, along southern interface of golf course, and into RHGC. The track was built by CCC is a multi-purpose track with bikes and horses traveling on it – track is fairly popular.
- There is also an informal track from the township, used by residents that runs through the pine forest.
- Comes off Tangara Trail, there are no issues so far with the use of this.
- Current pedestrian access is fine.

Servicing & Utilities

Sewer, potable water, gas, electricity and NBN

- People understand sewerage would incur costs from their rates, however they understand it would benefit in the long run.
- Sewerage does not affect Llanherne Golf Course.

COMMENTS

- *Is there anything confidential?*

- *Is there any further information you would like to provide?*

D.5 David Quinn, Llanherne Spit

Minutes – Llanherne Spit

Date: Tuesday, 9 August 2022 **Time:** 3pm – 4pm
Property Address: Llanherne Spit
Landowner: Nick and Ben Palmer – Managers of the Sand resource (Represented by David Quinn))

BACKGROUND		Comments/Validation
History	<ul style="list-style-type: none"> - The site has been used for sand mining for 14 years. - They were referred to the area by Mineral Resources Tasmania for continuity of sand supplies to the building industry in Southern Tasmania. - They were not included in the new golf course discussions. They would like to have transparent discussions with any future projects proposed in the area. - People in the township of Seven Mile Beach were concerned about trucks going through township however the company committed not to do so. However, as there is no longer access via Surf Road, trucks must bypass the township, hence there are no problems. 	
Key Features on Site	<ul style="list-style-type: none"> - Sand extraction and regeneration/rehabilitation with native vegetation instead of pine trees. - Surf Road access closed – better for security of sand mine and to avoid any traffic concerns from residents of Seven Mile Beach. 	
SITE SPECIFIC		Comments/Validation
Vision for site?	<ul style="list-style-type: none"> - The site will be used for sand mining for the next 100+ years. - Last major sand resource in Southern Tasmania. - Can co-exist with compatible uses, such as equestrian activities, orienteering, golf course – limited recreational activities with management and maintenance provided. - Camping, free public use is not supported due to fire risks. Fires would damage the sand resource as charcoal seeps into the final concrete product. - At the moment, there is a risk of fires in areas covered by pine trees (Note: not located in bushfire prone area). A fire 	

	management plan is still required for the area but responsibility for developing such a plan has not been forthcoming from Government (who own the area).
Key Issues & Constraints of site?	<ul style="list-style-type: none"> - The whole site sits on an aquifer – feeding pine trees and water to the golf course. - Mining can only dig down to the capillary line. - The company is rehabilitating the land with sand dunes and native vegetation following sand extraction.
Proposed land uses?	<ul style="list-style-type: none"> - Sand extraction into the future - RNB Trading also hold the lease for a horse training facility (Patherton Park)

PRECINCT WIDE		Comments/Validation
Vision for overall Seven Mile Beach LAP?	<ul style="list-style-type: none"> - No particular vision for new activities in Seven Mile Beach township. Happy to keep Llanherne Spit as it currently is. As long as development occurs on the west side of Hobart Airport, the SMB LAP doesn't affect their site. - They would have concerns if there was residential development proposed to the east of the airport. 	
What makes this area distinct from other places?		
What does the future community look and feel like? Who will live there and work there, who will visit the place?		
What are the important environmental, cultural, and social attributes of the place that should be reflected in the LAP?	See below	
What are the important issues that need to be taken into consideration when preparing the LAP?	See below	

Seven Mile Beach Township

Walking track only

RNB Trading Mining Lease



D.6 Nick Lambrakis, Seven Mile Beach corner store

Minutes – Seven Mile Beach Store

Date: Monday, 22 August 2022 **Time:** 10am – 11am
Property Address: Seven Mile Beach Store - 1 Lewis Ave, Seven Mile Beach TAS 7170
Landowner: Nick Lambrakis and Sally Bevis

BACKGROUND		Comments/Validation
History	<ul style="list-style-type: none"> - Own the SMB Store - Own various amounts of commercial properties around Hobart. Have land banked all their properties until timing is right. - SMB Store was for passive investment. 	
Key Features on Site	<ul style="list-style-type: none"> - Gas Pump station - House located on the northern area. 	
SITE SPECIFIC		Comments/Validation
Vision for site?	<ul style="list-style-type: none"> - Would like to see a multi-storey development (3 – 4 storeys). Similar to development at Blackman’s Bay (The Beach?) - Other uses to be considered could include a café, pharmacy, restaurant, gym, TCM butcher and grocer, BWS etc - Potentially look at a row of shops downstairs, with apartments upstairs. - Possible Surf Life Saving Club facilities – public toilets, shower etc. - Can provide contributions to CCC to upgrade the adjacent park, trade-off for height of the SMB store. 	-
Key Issues & Constraints of site?	<ul style="list-style-type: none"> - Need to look at height limits - Existing trees on site may be dangerous - <i>Architect to draw up a concept/bulk for the site – building envelope including car parking.</i> 	-
Proposed land uses?	<ul style="list-style-type: none"> - Café/commercial 	-

PRECINCT WIDE		Comments/Validation
Vision for overall Seven Mile Beach LAP?	-	-
What makes this area distinct from other places?	-	-
What does the future community look and feel like? Who will live there and work there, who will visit the place?	-	-
What are the important environmental, cultural, and social attributes of the place that should be reflected in the LAP?	See below	-
What are the important issues that need to be taken into consideration when preparing the LAP?	See below	-
What is missing from the area that the LAP could provide?	See below	-

EMERGING THEMES		Comments/Validation
Character	<i>Landforms, design, style</i>	-
	- Everything is changing, character to change from shacks to new and upcoming modern style.	
Housing	<i>Housing diversity, density, affordability</i>	-
	- Increased density will benefit the area, make SMB a destination.	
Environment & Heritage	<i>Land, drainage, biodiversity, vegetation, heritage</i>	-
	- Would like kerbing and gutter	
	- No drainage issues on the site, no flooding/inundation issues.	
Commercial & Retail	- Trees have always been an issue – CCC do not maintain it, safety issue.	
	<i>Town Centre, mixed use</i>	-
	- Develop current site, no need for additional commercial/retail areas to satisfy community demand.	
Community Facilities	<i>Schools, centres, sports grounds, community infrastructure</i>	-
	- Surf Life Saving Infrastructure facilities – showers, toilets, etc	
Transport & Movement	<i>Public and active transport, road network</i>	-
	- Manicured pathways/footpaths	
Servicing & Utilities	- May provide bicycle parking, improved paths	
	<i>Sewer, potable water, gas, electricity and NBN</i>	-
	- Upgrade sewer – understands the contributions.	

COMMENTS	
-	<i>Is there anything confidential?</i>
-	<i>Is there any further information you would like to provide?</i>
Happy to make any contributions if required.	

E Submissions

Bunfu Yu

From: Nicola Smith <nicola@nicheplanningstudio.com.au>
Sent: Tuesday, 5 July 2022 4:51 PM
To: Bigpond
Cc: Bunfu Yu; Callan Paske; Bruce Gibbs
Subject: RE: Seven mile beach area.

Kenneth,

On behalf of Council we would like to thank you for your email.

We have noted your comments and will take them into consideration in the preparation of the Consultation report and Local Area Plan for Seven Mile Beach.

Please do not hesitate to reach out to Council if you have ongoing comments.

Kind regards
NS

Nicola Smith
Director
RPIA Fellow

N I C H E
— P L A N N I N G —
S T U D I O | Boonwurrung Country
1/286 Ferrars Street
South Melbourne, VIC 3205
(m) 0401 138 996

Niche Planning Studio acknowledges the Aboriginal and Torres Strait Islander peoples as the first Australians and traditional custodians of the lands on which we work. We pay our respect to their Elders past, present and emerging.

WINNER - 2018 UDIA WA State Award for Excellence – Affordable Development – Evermore, WGV

FINALIST - 2018 UDIA WA State Award – Environmental Excellence – Evermore, WGV

WINNER - 2018 UDIA & Frasers Property National Women in Leadership Award for Excellence

WINNER - 2017 UDIA VIC Women in Leadership Award

FINALIST - 2016 PIA National Awards for Excellence – Greater Launceston Plan

WINNER - 2015 PIA State Award – Greater Launceston Plan



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From: Bigpond <kenneth.skeels@bigpond.com>
Sent: Tuesday, 5 July 2022 11:16 AM
To: Nicola Smith <nicola@nicheplanningstudio.com.au>
Subject: Seven mile beach area.

Hi, the road along the foreshore is terrible, and dangerous. Huge trees are breaking the surface and damaging vehicles. Stop idiots feeding ducks, rats are everywhere. Cull out all the domestic ducks so our native ducks can get established. Fix these things and the area would be safe for traffic and look a lot cleaner. Thank you Ken skeels.

Sent from my Samsung Mobile on the Telstra Mobile Network
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Bunfu Yu

From: Nicola Smith <nicola@nicheplanningstudio.com.au>
Sent: Tuesday, 12 July 2022 12:26 PM
To: Bunfu Yu
Cc: Joyce Chung
Subject: FW: Cobblers street Flood 15/1/21

SECOND EMAIL

For recording and coding

From: Steven Bowerman <sgbowerman@hotmail.com>
Sent: Saturday, 9 July 2022 9:06 AM
To: Nicola Smith <nicola@nicheplanningstudio.com.au>
Subject: Fwd: Cobblers street Flood 15/1/21

Sent from my iPhone

Begin forwarded message:

From: Steven Bowerman <sgbowerman@hotmail.com>
Date: 8 July 2022 at 7:44:48 pm AEST
To: Steven Bowerman <sgbowerman@hotmail.com>
Subject: Cobblers street Flood 15/1/21



Bunfu Yu

From: anniehb18@gmail.com
Sent: Wednesday, 13 July 2022 2:57 PM
To: 'Nicola Smith'
Cc: Bunfu Yu; 'Joyce Chung'
Subject: RE: SMBch local area plan consultation

Hi Nicola,

Many thanks for your email.

I have now filled out the online survey and would like to feed-in the following points to the info gathered on Saturday.

These points relate to Question 3

- The risks of further development in SMBch are well-documented.
 - (a) The Cromer Report (commissioned by CCC) states that “in the long term, the frequency and severity of flooding will increase.
Sea level rises will unavoidably raise the water table in the township and golf club.”
 - (b) Dec 2019 CCC Meeting Minutes state that it was agreed “various current and projected stormwater drainage and inundation issues need addressing”
 - (c) April 2022 Core Logic Report into the effects of rising sea levels and erosion on seaside suburbs in the greater Hobart area describes the risks associated with coastal erosion and rising sea levels as alarming and in need of urgent attention.
 - (d) The Climate Council’s climate risk map (based on more recent modelling than CCC’s) suggests homes in SMBch will be uninsurable in 30 years from now
- Floods can no longer be considered a surprise event in Australia. (ABC Four Corners program 11 July, 2022)
 - (a) Climate change is happening and future proofing coastal communities is a necessity. Councils have thus far failed to plan effectively for the longer term.
 - (b) Planning authorities need to prioritise substantial mitigation measures to protect existing infrastructure.
 - (c) NSW and QLD flood disasters are a wake-up call to developers and planning authorities in all coastal areas.

First and foremost, these over-arching climate change and inundation issues need to be addressed.

Playgrounds, eateries, community facilities and the like suggest short-term thinking and should be lesser considerations at this point of time.

With thanks

Annie

From: Nicola Smith <nicola@nicheplanningstudio.com.au>
Sent: Tuesday, 12 July 2022 12:32 PM
To: Annie Hb <anniehb18@gmail.com>
Cc: Bunfu Yu <bunfu.yu@entura.com.au>; Joyce Chung <joyce@nicheplanningstudio.com.au>; Nicola Smith <nicola@nicheplanningstudio.com.au>
Subject: RE: SMBch local area plan consultation

Hi Annie.

We used the weekend to ask three high level questions of people walking around SevenMileBeach. The intention was to pick up those people who might not normally engage with consultation and may have missed the opportunity to enter their data using the online survey.

Have you had a look and filled in the online survey? That would be great if you have the time. Alternatively, the three questions we asked people were:

1. What do you love about Seven Mile Beach/What makes it unique for you.
2. Think about Seven Mile Beach in ten years and tell me what that picture looks like (style of housing, beach, vegetation, roads, footpaths etc)
3. What do you think needs to happen to realise this vision (Council investment, protection, rezoning etc)

I'm happy for you to send some dot points as a response to each of those three questions so your data also feeds into the Saturday information.

We got some really great engagement from the community so I'm now excited to see what drops out of the online survey

Thanks for your interest in the process!
NS

Nicola Smith
Director
RPIA Fellow



Niche Planning Studio acknowledges the Aboriginal and Torres Strait Islander peoples as the first Australians and traditional custodians of the lands on which we work. We pay our respect to their Elders past, present and emerging.

WINNER - 2018 UDIA WA State Award for Excellence – [Affordable Development – Evermore, WGV](#)
FINALIST - 2018 UDIA WA State Award – [Environmental Excellence – Evermore, WGV](#)
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WINNER - 2015 PIA State Award – [Greater Launceston Plan](#)



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From: Annie Hb <anniehb18@gmail.com>
Sent: Saturday, 9 July 2022 10:53 AM

To: Nicola Smith <nicola@nicheplanningstudio.com.au>

Subject: SMBch local area plan consultation

Good morning,

As a resident of SMBch, I would like to contribute to the consultation process but am unable to attend the sessions on July 9th. Can we please arrange a time for a direct conversation - I can come to you if that helps.

With thanks

Annie

0423 924 880

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APPENDIX 3: Housing Analysis (Urban Enterprise)

MEMORANDUM

Project	Seven Mile Beach Local Area Plan
Client	Niche Planning Studio
Date	24 August 2022
Subject	Housing Analysis

1.1. INTRODUCTION

Urban Enterprise was engaged by Niche Planning Studio to prepare housing analysis input to inform the preparation of the Seven Mile Beach Local Area Plan for Clarence City Council. The study area for the project is shown in Appendix A. The input includes:

- Research on population and demographics within the township;
- Economic analysis of housing demand; and
- High-level findings and conclusions related to housing based on the research and analysis undertaken.

The primary data areas used for this analysis are shown in Appendix B.

1.2. POPULATION AND DEMOGRAPHIC SNAPSHOT

Seven Mile Beach (suburb and locality - SAL) had a Usual Resident Population of 1,467 in 2021, having experienced a period of strong growth (2.7% p.a.) over the past five years. It should be noted that the Seven Mile Beach SAL is slightly larger than the study area, capturing additional land to the south of the study area, as well as unpopulated land to the east. The town has a relatively old age profile compared to Tasmania (median age of 46 compared to 42 years) which is influenced by the prevalence of retirees, including within a recently developed retirement village.

The town also accommodates a relatively affluent population with a high median weekly household income in comparison to Tasmania (\$2,125 compared with \$1,358). This is likely to be influenced by the increasing number of professional workers moving to the town, given its appeal as a lifestyle destination in proximity to Hobart.

The average household size is slightly higher than the Tasmanian average (2.6 compared with 2.4), which is primarily due to the substantial number of family households (see Table 2) located in the township.

T1. SEVEN MILE BEACH POPULATION SNAPSHOT - 2021

Usual Resident Population	Population Growth 2016–2021:	Median Age
1,467		46 years
Average HH Size	+181 residents +2.7% p.a. +36 people p.a.	Median HH Income
2.6		\$2,125

Source: Seven Mile Beach SAL Area, Census of Population & Housing, Australian Bureau of Statistics, 2021

1.3. HOUSEHOLD & DWELLING SNAPSHOT

The SAL comprised 557 dwellings in 2021, with only a small share of houses (3%) unoccupied on Census night.¹ This indicates that the town is primarily occupied by permanent residents, and despite its coastal setting, does not perform a material role in terms of holiday homes or holiday rentals².

Most dwellings in the town are separate dwellings, with no other housing types observed with the exception of the recently constructed retirement village. Seven Mile Beach has a substantially higher share of family with kids households than the state average (39% compared with 25%), reflecting the lifestyle appeal of the town for families.

Seven Mile Beach also has a low share of rental households (8%) in comparison to the state average (26%).

T2. SEVEN MILE BEACH HOUSING SNAPSHOT

Occupied/Unoccupied Dwellings (2021)	Tenure Type (2021)*
<ul style="list-style-type: none">- No. of Dwellings: 557- Occupied: 97%- Unoccupied: 3%	<ul style="list-style-type: none">- Owned with Mortgage: 47%- Owned Outright: 38%- Rented: 8%
Household Composition (2021)	Airbnb listings (2022):
<ul style="list-style-type: none">- Couple with kids: 39%- Couple with no kids: 33%- One parent family: 8%- Lone Person: 20%	<ul style="list-style-type: none">- City of Clarence: 262- Seven Mile Beach: 3

Source: Census of Population & Housing, ABS, 2021, Seven Mile Beach SAL Area, Clarence City Council AirDNA Profile, 2022. *Note: other tenure types make up approx. 8%.

¹ Although this data-point occurred during the COVID pandemic and associated movement restrictions across Australia, Seven Mile Beach had a low share of unoccupied dwellings in 2016 as well (7%), indicating that high occupancy has prevailed for many years in the town.

² This is confirmed by analysis of AirDnA data which shows very low levels of holiday rental listings in the town.

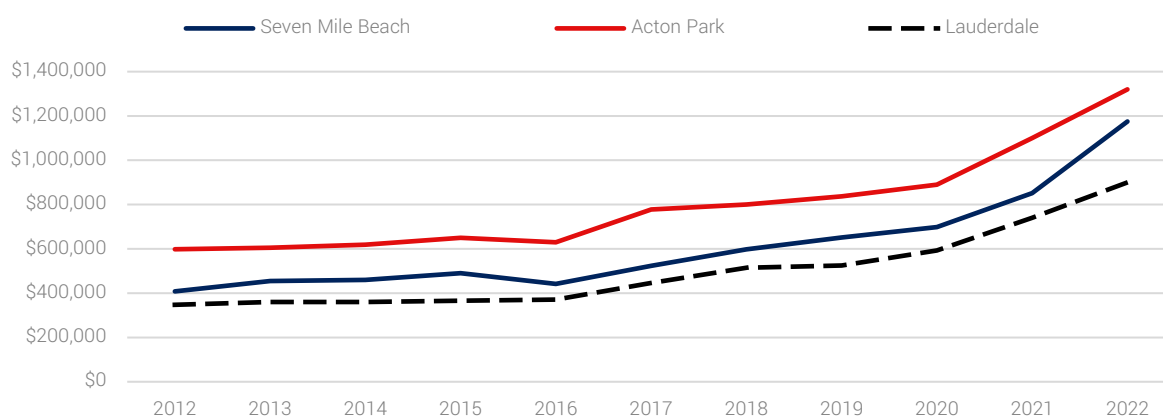
1.4. HOUSING DEMAND

PROPERTY PRICES

Dwelling prices in Seven Mile Beach have increased strongly since 2016 as shown in Figure 1. The median house price is currently \$1.175m – this increased at an average of 17% per year over the period 2016 to 2022. Price growth has been particularly strong since 2020 around the time of the COVID pandemic commencement.

These circumstances indicate increasingly strong demand for housing in Seven Mile Beach, as well as the neighbouring low density residential areas of Acton Park.

F1. MEDIAN HOUSE PRICE – SEVEN MILE BEACH, ACTON PARK & LAUDERDALE – 2012-2022



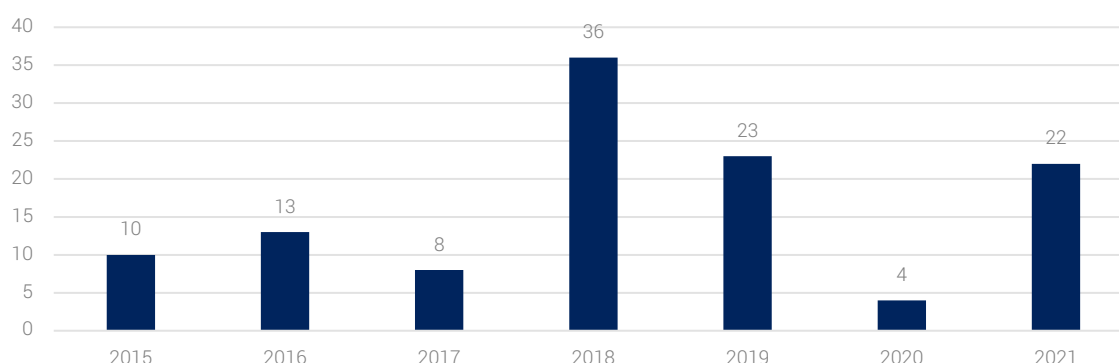
Source: House Prices Real Estate Institute of Tasmania, 2022. Note: 2022 prices are considered preliminary due to limited sales data

DWELLING APPROVALS

Given the lack of vacant land remaining, there has been limited residential development in the town in recent years.

Dwelling approvals data for the town and the section of Acton Park to the immediate west (see Appendix B for SA1 statistical boundaries) shows an average of between 8 and 13 dwelling approvals per annum between 2015 and 2017, before a substantial uplift in 2018 and 2019 that is mostly attributable to the commencement of the One Hill Estate retirement village. There was also an increase in dwelling approvals in 2021.

F2. DWELLING APPROVALS – SEVEN MILE BEACH – 2015-2021



Source: Building Approvals, ABS, 2021.

MARKET COMMENTARY

Discussions with a local real estate agent revealed the following observations regarding the local residential market:

- There has been strong demand for beachside/lifestyle property throughout the Greater Hobart region since the pandemic as professional workers shifted to working online. Towns such as Seven Mile Beach have been substantial beneficiaries of this shift given their relative proximity to the CBD area and strong lifestyle offer.
- The high level of housing demand in the area was highlighted by recent low density lot sales at the Saltwater Rise Estate adjacent to the town, which saw around 18 blocks sold in less than a month. The 1 hectare lots sold for between \$870,000 to \$910,000. The agent believes that if further lots went to market they would be consumed quickly.
- Houses are currently typically on the market for between 11 and 12 days ("days on market"), a very low level influenced by the limited housing supply in the town, further evidence of very strong housing demand.
- Although market conditions have softened marginally recently, the agent believes the demand fundamentals for the area will remain strong over the coming period.
- There are three primary types of landowners in the Seven Mile Beach area:
 - 'Beachy families' form the majority of residents and typically comprise professional working couples with children who are seeking a large block (800-1,500sqm) with a family home;
 - Retirees make up a substantial proportion of the population, many of whom are relatively wealthy and typically seek properties with around 800sqm and three bedrooms with low maintenance requirements; and
 - 'Adventure acreage' is the other key market segment, which comprises those buyers seeking larger blocks (1,500sqm+) to provide a greater sense of rural living.
- The Hobart region is undersupplied in retirement housing and this presents as a future opportunity for Seven Mile Beach, given the area's natural amenity and proximity to a high quality golf course.

1.5. PROPOSED DEVELOPMENTS

Based on discussions with Niche Planning Studio and the real estate agent consulted, we understand that the following potential residential developments are proposed:

- **Royal Hobart Golf Club:** a 46-lot subdivision proposal adjacent to Royal Hobart Golf Club that is the subject of a current planning process (not approved at a Council meeting in November 2021);
- **One Hill Estate:** a 50-unit expansion is proposed to the north-west of the existing retirement village; and
- **Saltwater Rise:** 18-lot development south of the existing township (note this is outside the study area but within the SAL boundary) with lots recently sold.

Applying average household size estimates to these developments provides an indicative estimate of the potential future population in Seven Mile Beach if these proposals were approved and completed (see Table 3). These proposals could accommodate approximately 266 additional residents which would increase the SAL population to approximately 1,700 residents. This excludes any additional dwellings that might be delivered as part of infill development within the existing township.

T3. PROPOSED DEVELOPMENTS AND POTENTIAL POPULATION OUTCOMES – SEVEN MILE BEACH SAL

	Dwellings	Average HH Size	Estimated Population
Royal Hobart Golf Club	46	2.6 ¹	120
One Hill Estate	50	2 ²	100
Saltwater Rise	18	2.6 ¹	46
Total			266
Seven Mile Beach SAL Population (2021)			1,467
Potential Future Population			1,733

Source: Clarence City Council November 22, 2021 Council Meeting, One Hill Estate Expansion Plans 1. Seven Mile Beach suburb 2021 average
2. One Hill Estate assumption

1.6. OBSERVATIONS

Based on the analysis and research undertaken, the following observations are made:

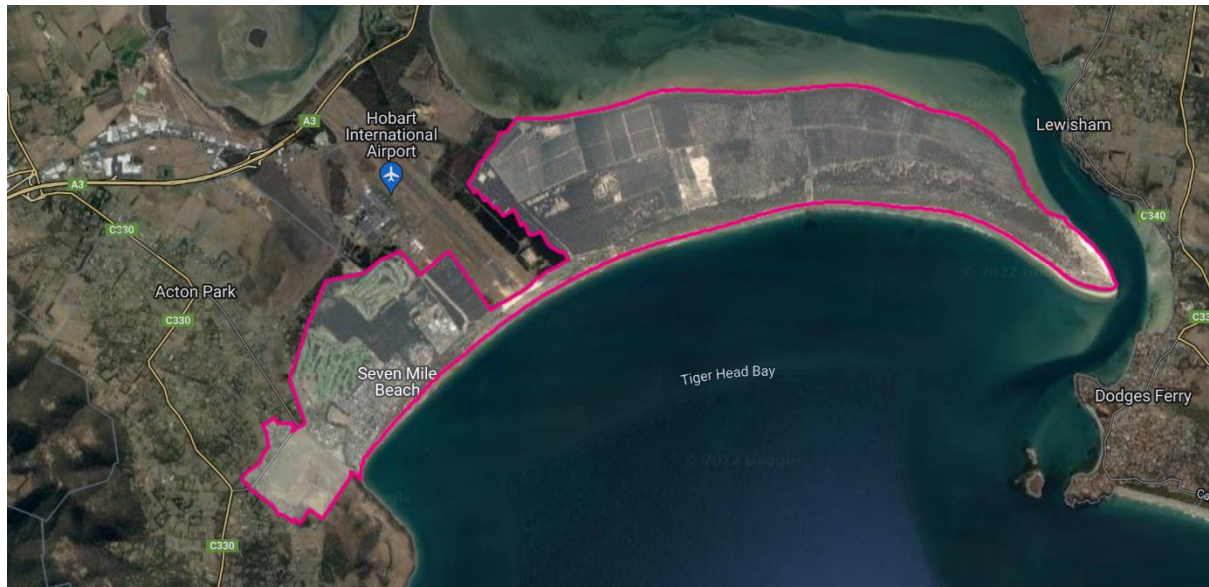
- Seven Mile Beach has become an affluent area that is primarily made up of professional working couples with children and relatively wealthy retirees. Most (if not all) residents are attracted to the area due to the town's strong lifestyle attributes, as well as its proximity to the Hobart CBD.
- The town has a very high share of occupied dwellings (97%) and only a small number of holiday rental listings, supporting permanent residents, most of which are owner occupiers.
- There are a number of positive factors influencing housing demand in the town, including post-pandemic working and migration patterns, relatively low interest rates and (for a period) government stimulus for new housing construction.
- Although market conditions have softened slightly recently, the area's strong lifestyle attributes are expected to attract strong housing demand over the short to medium term.
- The town has limited capacity for new residential developments in the short term, with three existing proposals at different stages. The additional population which could be accommodated in the proposed developments would be unlikely to result in any material increase in overall township population such that the town could support neighbourhood level retail and associated services (i.e. anchored by a small supermarket).
- The town has several attributes which present the opportunity to attract a greater level of visitor expenditure which could increase local business activity and employment, especially:
 - Natural amenity, including beach frontage and views and other quality natural landscapes, presenting opportunities for hospitality and possibly events;
 - Existing visitation to nearby golf courses and the Hobart Airport; and
 - The high income profile and strong representation of families and retirees, conditions which are likely to drive visitation to friends and relatives and expenditure at hospitality and recreation focused businesses.
- The observed strong demand for separate houses and retirement units in the town indicates that new opportunities for housing should be supported wherever suitable, especially given the lack of current of remaining land supply in the town. Core markets are:
 - Separate dwellings for families, especially where lifestyle opportunities are provided (e.g. lower density lots).
 - A secondary market for retirees, which could include dedicated retirement units and possibly smaller lot housing within the established areas (i.e. through re-subdivision of larger lots in suitable locations).

APPENDIX A STUDY AREA MAP



APPENDIX B SEVEN MILE BEACH DATA AREAS

F3. SEVEN MILE BEACH LOCALITY



Source: Remplan Mapbuilder

F4. SEVEN MILE BEACH SA1S – DWELLING APPROVALS



Source: Remplan Mapbuilder

APPENDIX 4: Natural Values Assessment (Entura)

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Project Note

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Project reference	E309916 - P518783
Document number	ENTURA-200F50
Subject	Seven Mile Beach Local Area Plan – natural values assessment

1. Introduction

Niche Planning Studio has contracted Entura to assist with the preparation of the Seven Mile Beach Local Area Plan for Clarence City Council. An assessment of existing flora and fauna values to understand the distribution and extent of natural values within the survey area forms part of the local area plan exercise.

The scope of works for the flora and fauna assessment included:

- a review of terrestrial and aquatic flora and fauna data on the Natural Values Atlas (NVA) to identify the potential for the occurrence of threatened flora and fauna species listed under the *Tasmanian Threatened Species Protection Act 1995* (TSP Act) and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- the identification of vegetation communities, including those listed under the *Tasmanian Nature Conservation Act 1995* (NC Act) and the EPBC Act.

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- the identification of weed species listed as declared under the Tasmanian *Weed Management Act 1999*.

2. Method

The onsite survey within the Seven Mile Beach survey area was completed on the 12th May 2022. Meandering flora surveys were carried out within the proposed works areas which involves walking over the survey area in a random manner and recording all flora species encountered. All flora species encountered during the survey were recorded on a computer tablet with GPS capability using Entura's EFOS (Environmental Field Observation System) which records data using fields that are consistent with the NVA.

Nomenclature for flora follows the current census of Tasmanian Vascular Plants (de Salas and Baker 2021). Vegetation communities were identified and attributed to Tasmanian Vegetation Mapping Units (Kitchener and Harris 2013).

Dominant and co-dominant flora species were recorded in all vegetation communities that were encountered so that the community could be attributed to the appropriate TASVEG vegetation community. The boundaries and extent of the TASVEG communities were mapped in the corporate GIS (HT TASVEG).

Important fauna habitat components were also recorded during the survey if encountered. These included habitat trees, such as trees that have hollows, potentially suitable for nesting birds and roosting bats. In addition, all fauna species encountered during the survey were recorded, including indirect evidence of fauna presence (e.g. scats, diggings, burrows, shelters). Threatened species locations or habitats, if observed, were recorded using EFOS.

3. Results

3.1 Vegetation communities

There was a total of 14 vegetation communities identified within the Seven Mile survey area including four native vegetation communities, eight modified vegetation communities, and two other natural environments (Figure 3.5).

The majority of the site (83%) comprised modified vegetation communities, primarily urban areas (FUR – 83.0 ha) representing the residential areas in Seven Mile Beach. Other modified vegetation communities verified within the survey area included *Pinus radiata* plantation (FPS – 43.0 ha), extra-urban miscellaneous (FUM – 33.2 ha) such as the Westland Nurseries, and agricultural land (FAG – 4.9 ha) in the southwest corner of the survey area along Seven Mile Beach Road. To a lesser extent, there was regenerating cleared land (FRG – 3.8 ha), *Eucalyptus globulus* plantation (FPH – 1.7 ha, Figure 3.1), existing easement (FPE – 1.0 ha), marram grassland (FMG – 0.2 ha), and weed infestation (FWU – 2.7 ha) representing the *Pinus radiata* that is growing along the coastline verified within the survey area.

The native vegetation communities were mainly comprised of *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland (DVC – 12.1 ha, Figure 3.2) and coastal scrub (SSC – 12.8 ha, Figure 3.3) within the survey area. *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland is listed as a threatened community under Schedule 3A of the Tasmanian NC Act, as is the

freshwater aquatic sedgeland and rushland (ASF – 0.9 ha) wetland community along verified along Acton Creek (Figure 3.4). The *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland and coastal scrub communities verified in the north-eastern most section of the survey area fall within a Local Government Reserve which is an Informal Reserve on other public land under the Tasmanian comprehensive, adequate and representative (CAR) reserve system.



Figure 3.1: *Eucalyptus globulus* hardwood plantation within survey area.



Figure 3.2: *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland within survey area.



Figure 3.3: Coastal scrub within survey area.



Figure 3.4: Freshwater aquatic sedgeland and rushland recorded along Acton Creek.



Figure 3.5: Verified vegetation communities within the Seven Mile Beach survey area and NVA threatened flora records within the area.

3.2 Flora

There were 112 flora species recorded within the survey area, of which one *Bolboschoenus caldwellii* (sea clubsedge) is listed as threatened under the TSP Act. *Bolboschoenus caldwellii* has previously been recorded from within the survey area on the NVA from 2012 and was recorded during the May 2022 flora surveys in multiple locations along Acton Creek (Figure 3.5).

There were two other threatened flora species recorded on the NVA within the vicinity of the survey area including *Vittadinia muelleri* (narrowleaf new-holland-daisy) and *Xerochrysum palustre* (swamp paperdaisy) which were not recorded during the flora surveys in May 2022 (Figure 3.5, Table 3.1).

Table 3.1: Threatened flora species recorded on the NVA within or in close proximity to the survey area.

Species	Common name	Conservation Category		Habitat
		TSP Act	EPBC Act	
<i>Bolboschoenus caldwellii</i>	sea clubsedge	rare		Occurs in shallow, standing, sometimes brackish water where it is often rooted in heavy black mud (Threatened Species Section 2016a). Recorded in 2012 along Acton Creek within the survey area.
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	rare		This species is known from dry and fertile soils in the Hobart area and extending up into the Midlands (Threatened Species Unit 2017). Last recorded from 2021 south of Acton Creek adjacent the southern boundary of the survey area.
<i>Xerochrysum palustre</i>	swamp paperdaisy	vulnerable	Vulnerable	Inhabits swampy habitats including sedge-heathy wetlands, heathlands and woodlands (Threatened Species Section 2016b). Recorded from 2013 approximately 850 m west of the survey area.

3.3 Weeds

Of the 112 flora species recorded within the survey area, 46 were introduced species (Table A.1). Three declared weed species under the *Weed Management Act 1999* were recorded within the survey area:

- *Chrysanthemoides monilifera* subsp. *monilifera* (boneseed) recorded in one location in *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland within the survey area.
- *Cirsium arvense* var. *arvense* (Californian thistle) recorded in one location in *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland within the survey area.
- *Asparagus scandens* (asparagus fern) recorded in one location in *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland within the survey area.

Clarence City Council is a Zone B municipality for boneseed and Californian thistle, and a Zone A municipality for asparagus fern. The objective of weed management in Zone A municipalities is to 'Implement integrated control program for eradication and prevent future occurrences', and for Zone B municipalities is 'Containment within municipal boundaries, protection of specified areas within municipal boundaries, prevention of spread to Zone A municipalities'.

3.4 Fauna

There were eight threatened fauna species identified on the NVA within or in close proximity to the survey area (Table 3.2). There were diggings observed in the *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland and coastal scrub communities in the east of the survey area, likely to be those of bandicoots. There are records on the NVA of *Perameles gunnii* (eastern barred bandicoot) along Seven Mile Beach Road between 1991 and 2019, therefore this species is likely to occur within the survey area. The eastern barred bandicoot is listed as vulnerable under the EPBC Act. There was also a sighting of *Isoodon obesulus* (southern brown bandicoot) within the survey area during the field surveys on Woodhurst Road. This species is also likely to use the *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland and coastal scrub communities for foraging and nesting. The southern brown bandicoot (*Isoodon obesulus obesulus*) which occurs within NSW, Victoria and South Australia is listed as endangered under the EPBC Act, however the Tasmanian subspecies of southern brown bandicoot (*Isoodon obesulus affinis*) is not included in this listing and is not listed under the TSP Act. However, its presence is considered to be of local importance given that it is a small mammal persisting in an urban area. The subspecies is also considered to be of conservation significance in Tasmania (NVA data).

There was an area of planted *Eucalyptus globulus* (blue gum) in the northwest corner of the survey area which may comprise suitable foraging habitat for *Lathamus discolor* (swift parrot) which is listed as critically endangered under the EPBC Act and endangered under the TSP Act. The nearest records of swift parrots are from the airport district close to 1 km to the north of the survey area between 2003 and 2013. The area of planted blue gum within the survey area may comprise suitable foraging habitat for swift parrots during breeding season, when the species primarily feeds on blue gum and black gum (*E. ovata*).

Other NVA records from within the survey area include two roadkill observations of *Sarcophilus harrisii* (Tasmanian devil) on Grueber Avenue from 2018, and a *Pardalotus quadragintus* (forty-spotted pardalote) record at Club Wyndham from 2017. These species are both listed as endangered under the EPBC Act and TSP Act. These species would likely use the *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland community, and devils potentially also use the *Pinus radiata* softwood plantation (FPS) for foraging. There are also two records of *Bettongia gaimardi* (eastern bettong) within the survey area from 2020 and 2021. Although this species is not listed under State or Commonwealth legislation, it is also considered to be of conservation significance in Tasmania (NVA data).

Table 3.2: Threatened fauna species recorded on the NVA within or in close proximity to the survey area.

Species	Common name	Conservation Category		Habitat
		TSP Act	EPBC Act	
Birds				
<i>Accipiter novaehollandiae</i>	grey goshawk	endangered		The species nests in mature wet forest and swamp forest, usually in the vicinity of a watercourse (Threatened Species Section 2022a). One record from 2007 within the survey area. There are no known nests within 1 km of the survey area.
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	vulnerable		Nesting habitat is forest with old-growth eucalypts within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), rivers, lakes or farm dams (Department of the Environment 2022a). One record from 2015 within the survey area. There are no known nests within 1 km of the survey area.
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	endangered	Endangered	Occurs in only a few small areas of dry forest that contain <i>Eucalyptus viminalis</i> trees, on which it is exclusively dependent. Core habitat includes any White Gum forest within 3 km of the east coast from St Helens to Southport (Threatened Species Section 2012). One record from 2017 within the survey area.
<i>Sterna nereis</i> subsp. <i>nereis</i>	fairy tern	vulnerable	Vulnerable	Species has been recorded in a variety of habitats including offshore, estuarine or lacustrine islands, wetlands and mainland coastline. Nests on sheltered sandy beaches, spits and banks above the high tide line and below vegetation (Department of the Environment 2022b). One historic record along the coast from 1951 with poor locational accuracy.
<i>Thinornis cucullatus</i>	hooded plover		Vulnerable	Mainly occurs on wide beaches backed by dunes with large amounts of seaweed and jetsam, creek mouths and inlet entrances. Nests are found above the high

Species	Common name	Conservation Category		Habitat
		TSP Act	EPBC Act	
				water mark on flat beaches, on stony terraces, or on sparsely vegetated dunes (Department of the Environment 2022c). One historic record along the coast from 1951 with poor locational accuracy.
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	endangered	Vulnerable	Nests in hollows in large old trees. Inhabits native forests and native forests and woodlands as well as agricultural areas (Threatened Species Section 2022b). One historic record along the coast from 1993 with poor locational accuracy. There are no known nests within 1 km of the survey area.
Mammals				
<i>Perameles gunnii</i> <i>gunnii</i>	eastern barred bandicoot		Vulnerable	Occurs in a range of agricultural habitats across Tasmania where improved pasture is interspersed with patches of native bush (Department of the Environment, Water, Heritage and the Arts 2008). Records of sightings and carcasses from 1991 and 2019 along Seven Mile Beach Road south of the survey area.
<i>Sarcophilus harrisii</i>	Tasmanian devil	endangered	Endangered	Inhabits a wide variety of vegetation communities. Dens are typically underground burrows, dense riparian vegetation, thick grass tussocks and caves (Department of the Environment 2022d). Two carcass records on Grueber Avenue from 2018.

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Appendix

Table A.1: Flora species recorded in the Seven Mile Beach survey area.

i – introduced, D – declared under the *Weed Management Act 1999*, t – threatened under the *Threatened Species Act 1995*, e – endemic

Species	Preferred common names	Status
DICOTYLEDON		
Aizoaceae		
<i>Carpobrotus edulis</i>	yellow pigface	i
<i>Carpobrotus rossii</i>	native pigface	
<i>Tetragonia implexicoma</i>	bower spinach	
Amaranthaceae		
<i>Atriplex cinerea</i>	grey saltbush	
<i>Rhagodia candolleana</i> subsp. <i>candolleana</i>	coastal saltbush	
Apocynaceae		
<i>Vinca major</i>	blue periwinkle	i
Asteraceae		
<i>Brachyscome</i> sp.	daisy	
<i>Cassinia aculeata</i>	dolly bush	
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	D
<i>Cirsium arvense</i> var. <i>arvense</i>	Californian thistle	D
<i>Cirsium vulgare</i>	spear thistle	i
<i>Conyza bonariensis</i>	flaxleaf fleabane	i
<i>Conyza sumatrensis</i>	tall fleabane	i
<i>Dimorphotheca fruticosa</i>	trailing African daisy	i
<i>Gazania</i> sp.	gazania	i
<i>Helichrysum luteoalbum</i>	Jersey cudweed	
<i>Helminthotheca echinoides</i>	bristly oxtongue	i
<i>Hypochaeris radicata</i>	cats ear	i
<i>Leontodon saxatilis</i>	hairy hawkbit	i
<i>Senecio quadridentatus</i>	cotton fireweed	
<i>Senecio</i> sp.	groundsel	

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Species	Preferred common names	Status
<i>Sonchus asper</i>	prickly sowthistle	i
<i>Sonchus oleraceus</i>	common sowthistle	i
<i>Taraxacum officinale</i>	dandelion	i
Boraginaceae		
<i>Cynoglossum australe</i>	coast houndstongue	
Brassicaceae		
<i>Cardamine</i> sp.	bittercress	i
Campanulaceae		
<i>Wahlenbergia</i> sp.	bluebell	
Casuarinaceae		
<i>Allocasuarina verticillata</i>	dropping sheoak	
Convolvulaceae		
<i>Dichondra repens</i>	kidneyweed	
Dilleniaceae		
<i>Hibbertia prostrata</i>	prostrate guineaflower	
Ericaceae		
<i>Astroloma humifusum</i>	native cranberry	
Fabaceae		
<i>Bossiaea cinerea</i>	showy bossia	
<i>Indigofera australis</i>	native indigo	
<i>Kennedia prostrata</i>	running postman	
<i>Lupinus</i> sp.	lupin	i
<i>Medicago</i> sp.	medick	i
<i>Pultenaea daphnoides</i> var. <i>obcordata</i>	heartleaf bushpea	
<i>Trifolium</i> sp.	clover	i
<i>Vicia hirsuta</i>	hairy vetch	i
<i>Vicia</i> sp.	vetch	i
Gentianaceae		
<i>Centaurium erythraea</i>	common centaury	i
Geraniaceae		
<i>Geranium solanderi</i>	southern cranesbill	

Species	Preferred common names	Status
<i>Pelargonium australe</i>	southern storksbill	
Lamiaceae		
<i>Ajuga australis</i>	austral bugle	
<i>Westringia brevifolia</i>	shortleaf westringia	e
Mimosaceae		
<i>Acacia dealbata</i> subsp. <i>dealbata</i>	silver wattle	
<i>Acacia longifolia</i>	coast wattle	
<i>Acacia melanoxylon</i>	blackwood	
Myrtaceae		
<i>Eucalyptus globulus</i> subsp. <i>globulus</i>	Tasmanian bluegum	
<i>Eucalyptus ovata</i> var. <i>ovata</i>	black gum	
<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	white gum	
Onagraceae		
<i>Epilobium hirtigerum</i>	hairy willowherb	
<i>Epilobium</i> sp.	willowherb	
Oxalidaceae		
<i>Oxalis</i> sp.	woodsorrel	
Plantaginaceae		
<i>Plantago coronopus</i>	buckshorn plantain	i
<i>Plantago lanceolata</i>	ribwort plantain	i
Polygonaceae		
<i>Acetosella vulgaris</i>	sheep sorrel	i
<i>Rumex crispus</i>	curled dock	i
<i>Rumex</i> sp.	dock	i
Primulaceae		
<i>Lysimachia arvensis</i>	scarlet pimpernel	i
Proteaceae		
<i>Banksia marginata</i>	silver banksia	
Rosaceae		
<i>Acaena novae-zelandiae</i>	common buzzy	
<i>Cotoneaster</i> sp.	cotoneaster	i

Species	Preferred common names	Status
<i>Crataegus monogyna</i>	hawthorn	i
<i>Prunus</i> sp.	plum	i
<i>Rosa rubiginosa</i>	sweet briar	i
Rutaceae		
<i>Correa alba</i>	white correa	
<i>Correa backhouseana</i> var. <i>backhouseana</i>	velvet correa	
Santalaceae		
<i>Exocarpos cupressiformis</i>	common native-cherry	
<i>Leptomeria drupacea</i>	erect currantbush	
Sapindaceae		
<i>Dodonaea viscosa</i> subsp. <i>spatulata</i>	broadleaf hopbush	
Solanaceae		
<i>Solanum nigrum</i>	blackberry nightshade	i
Thymelaeaceae		
<i>Pimelea humilis</i>	dwarf riceflower	
GYMNOSPERMAE		
Pinaceae		
<i>Pinus radiata</i>	radiata pine	i
MONOCOTYLEDON		
Cyperaceae		
<i>Bolboschoenus caldwellii</i>	sea clubsedge	t
<i>Carex iynx</i>	tussock sedge	
<i>Carex</i> sp.	sedge	
<i>Ficinia nodosa</i>	knobby clubsedge	
<i>Schoenoplectus pungens</i>	sharp clubsedge	
<i>Schoenus</i> sp.	bodsedge	
Juncaceae		
<i>Juncus kraussii</i> subsp. <i>australiensis</i>	sea rush	
<i>Juncus pallidus</i>	pale rush	
Juncaginaceae		
<i>Cycnogeton procerum</i>	greater waterribbons	

Species	Preferred common names	Status
Lemnaceae		
<i>Lemna</i> sp.	duckweed	
Liliaceae		
<i>Asparagus officinalis</i>	asparagus	i
<i>Asparagus scandens</i>	asparagus fern	D
<i>Dianella brevicaulis</i>	shortstem flaxlily	
Orchidaceae		
<i>Acianthus</i> sp.	mosquito-orchid	
<i>Pterostylis</i> sp.	greenhood	
Poaceae		
<i>Aira</i> sp.	hair grass	i
<i>Ammophila arenaria</i> subsp. <i>arenaria</i>	marram grass	i
<i>Anthosachne scabra</i>	rough wheatgrass	
<i>Austrostipa</i> sp.	speargrass	
<i>Austrostipa stuposa</i>	corkscrew speargrass	
<i>Briza maxima</i>	greater quaking-grass	i
<i>Cynodon dactylon</i> var. <i>dactylon</i>	couchgrass	i
<i>Cynosurus echinatus</i>	rough dogstail	i
<i>Dactylis glomerata</i>	cocksfoot	i
<i>Dichelachne</i> sp.	plumegrass	
<i>Distichlis distichophylla</i>	Australian saltgrass	
<i>Ehrharta erecta</i>	panic veldtgrass	i
<i>Holcus lanatus</i>	Yorkshire fog	i
<i>Microlaena stipoides</i> var. <i>stipoides</i>	weeping grass	
<i>Phalaris aquatica</i>	Toowoomba canarygrass	i
<i>Poa labillardierei</i>	silver tussock grass	
<i>Poa poiformis</i>	coastal tussockgrass	
<i>Rytidosperma setaceum</i>	bristly wallabygrass	
<i>Rytidosperma</i> sp.	wallabygrass	
<i>Tetrarrhena distichophylla</i>	hairy ricegrass	
Typhaceae		

Species	Preferred common names	Status
<i>Typha latifolia</i>	great reedmace	i
Xanthorrhoeaceae		
<i>Lomandra longifolia</i>	sagg	
PTERIDOPHYTA		
Dennstaedtiaceae		
<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	bracken	

APPENDIX 5: Cultural Heritage Assessment (Gondwana)

Seven Mile Beach Local Area Plan Cultural Heritage Summary Report AS1830

Report for Clarence City Council

Gondwana Heritage Solutions

GHS.2023CH06

March 2023



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1. Introduction

1.1 Project background

City of Clarence (CoH) proposes to develop a Local Area Plan for the township of Seven Mile Beach, which is located at the north end of Frederick Henry Bay in south-east Tasmania, 14km east of Hobart. The aim of the plan is to help manage future settlement growth while protecting and enhancing the locality's environmental and community values. A multi-disciplinary Team led by Niche Planning and Entura is preparing a Local Area Plan to advise Council on growth potential, services requirements and environmental management.

Gondwana Heritage Solutions has been engaged by Entura to undertake a review of statutory historic (built) and Aboriginal heritage values and approval requirements for the Structure Plan study area. No community consultation has been undertaken for the purpose of determining non-statutory or intangible cultural heritage values.

1.2 Study area

The study area for the cultural heritage review includes the Seven Mile Beach township and its immediate surrounds comprising the village, Recreation Area, Nursery and Light Industrial land south west of Gruber Ave, the One Hill Lifestyle Village and proposed/potential expansion area to the south west of Acton Creek.

1.3 Study process

The cultural heritage review forms part of a high-level planning study and no physical developments or significant land use changes are proposed. Consequently, there are no planned impacts to assess. Notwithstanding, as far as practicable the cultural heritage review has been undertaken in accordance with the methodologies outlined in Heritage Tasmania's *Pre-Development Assessment Guidelines* (HT 2021) and Aboriginal Heritage Tasmania's *Standards & Procedures* (AHT 2022) with the report prepared in accordance with AHT's *Technical Report Requirements* for short format reports (AHT 2018).

The assessment of historic cultural heritage values included a desktop review of agency, Local, State and Commonwealth heritage lists/registers, including:

- Tasmanian Historic Places Index (Tasmanian Parks & Wildlife Service)
- Local Historic Heritage Code of the Tasmanian Planning Scheme – Clarence (City of Clarence)
- Tasmanian Heritage Register (Tasmanian Heritage Council)
- Register of the National Estate (Department of Climate Change, Energy, the Environment and Water [DCCEEW])
- National Heritage List (DCCEEW)
- Commonwealth Heritage List (DCCEEW)

No field survey was undertaken to identify previously unrecorded historic heritage values.

The assessment of Aboriginal cultural heritage values included a desktop review of:

- Aboriginal Heritage Register (Aboriginal Heritage Tasmania)
- Register of the National Estate (DCCEEW)

Aboriginal heritage field assessment for was limited to public land managed by City of Clarence between Grueber Avenue and Acton Creek, including coastal dune parcels CT 37136/1, 218925/1, 247699/1, 161938/1 and Lewis Park totalling 26.2ha, and back dune radiata pine plantation blocks and access corridors between Surf Road and the Royal Hobart Golf Course (CT 165293/100) and Llanherne Golf Course (CT 161938/1), totalling 25.3ha (Figure 1.1).

The field survey method comprised sub-parallel pedestrian transects undertaken by Consulting Archaeologist (CA) Greg Jackman and Aboriginal Heritage Officer (AH) Caleb Pedder over a two-day period (17-18/08.2023).

Transect tracklogs were recorded by handheld GPS. For coverage estimation purposes, transects were taken as 4m wide representing an effective visual scanning range of 2m either side of each surveyor. Ground-surface visibility was logged along the archaeologist's transects in 10% increments.

Observations made during the field survey were recorded by written description and digital photography and positioned by DGPS (Trimble Catalyst) to an accuracy of +/- 0.3-0.5m.

1.3.1 Aboriginal community consultation

The importance of engaging with traditional owners/custodians is an established principle of heritage management worldwide.¹ Specific requirements for indigenous community consultation on heritage matters are outlined in a range of Commonwealth and State guidelines, including the Department of Environment's *Ask First* and *Engage Early* publications (AHC 2002, DoE 2016), the Tasmanian State Coastal Policy, Aboriginal Heritage Tasmania's *Standards and Procedures*, and practical guides such as the *Tasmanian Coastal Works Manual* (Page & Thorp 2018).

Aboriginal Heritage Tasmania's *Standards and Procedures* states that "*Appropriate Aboriginal consultation for the level of a proposed project is essential for successful outcomes, particularly if a proponent cannot avoid or mitigate potential impact to Aboriginal heritage*" (AHT 2022: 23). To reduce the burden on Aboriginal community organisations of voluminous requests for consultation on projects with minimal heritage implications, on 28 April 2017 the Tasmanian Aboriginal Heritage Council (AHC) determined that consultation with an Aboriginal community organisation was not required when:

- *There are less than 10 isolated artefacts that are not associated with any other nearby heritage; or*
- *The impact of the project on Aboriginal heritage:*
 - *is not significant; or*
 - *will not destroy the heritage; or*
 - *affects only part of the outer approximately 20% of a buffer around a registered site.*

In accordance with this position, due to no Aboriginal heritage sites being identified during the field survey, no specific Aboriginal community consultation has been conducted for this specific study.

¹ i.e., refer the ICOMOS statement on Indigenous Cultural Heritage <https://australia.icomos.org/wp-content/uploads/Australia-ICOMOS-Statement-on-Indigenous-Cultural-Heritage.pdf>



Figure 1.1: Study area location and survey units

2. Environmental setting

2.1 Regional geology and geomorphology

The geology on the west side of Frederick Henry Bay is dominated by sediments of the upper portion of the Late Carboniferous to Permian age Lower Parmeener Supergroup. These express as an east-east-west stratified sequence of undifferentiated fossiliferous glaciomarine sandstones (Cascades Group), poorly fossiliferous interbedded sandstone and siltstone (Malbina Formation), massive feldspathic quartz sandstone (Risdon Formation) and unfossiliferous glacio-marine interbedded siltstone and silty sandstone (Abels Bay Formation) (i.e. Leaman 1976: 16). The marine sediments which extend from South Arm through to the north end of the Meehan Range, is overlain by Triassic freshwater sediments dominated by sandstone (Knocklofty Formation) that extends to within 1km west of Seven Mile Beach.

The sedimentary sequence is intruded by Jurassic dolerite that has been disarticulated by rift faulting and exposed by erosion to form a series of dissected north-west trending tiers and hills bracketing the Coal River Valley, including the Meehan Range/Hammonds Tier and Coal River Tier/Butchers Hills through to Single Hill to the west and Pontos Hills/Weston Hill/Mt Garret to the east. The dolerite comes to with 150m of the Seven Mile Beach study, capping Single Hill which rises to 205m elevation and forming a resistant headland at the north-west corner of Frederick Henry Bay.

The Tertiary and later history of these formations is essentially erosional, although continuation of the rift faulting to the Mid-Tertiary resulted in the deposition of sediments and extrusion of basalt flows into the lower Coal River Valley (Leaman 1971). During the Late Quaternary a large beach barrier system formed at the mouth of the valley which encloses the Pittwater estuary and forms the head of Frederick Henry Bay. The barrier system comprises a series of 30-40 low transverse foredune ridges backed by infilled barrier lagoonal deposits, regressive estuarine plains and terrestrial aeolian dunes that began forming around 7,300BP in response to post glacial sea level rise. Recent evidence suggests that ridge building was contemporaneous along the shoreline and planform to modal wave refraction rather than resulting from longshore drift, with progradation in two main phases: from 7,300-6700 BP involving re-working of earlier terrestrial aeolian dunes and from 3500-500BP utilising sediment eroded from Five Mile Beach possibly combined with sediment derived from Frederick Henry Bay during a period of lower sea level following a mid-Holocene high-stand (Oliver *et al* 2016). The rate of dune progradation after 3500- is estimated at 0.4m/year with a 'ridge lifetime' of around 105 years (Oliver *et al* 2016: 14).

Another hiatus in shoreline progradation is indicated from c. 500BP when large hummocky transgressive aeolian dunes formed which re-worked ridges deposited after c1400BP (Oliver *et al* 2016: 18-19). These foredunes remained active until planted with marram grass in the late 1940s which stabilised and increased their height and steepness (Watt 1999, 43).

Local hydrology is geologically controlled with dendritic drainage established on the elongate dolerite capped tiers to the west including the Meehan Range, becoming radial on isolated peaks such as Single Hill. This pattern is interrupted where the hills meet the flat and sandy coastal plain, with streams coalescing to run around the hills footslopes rather than track across permeable open country. One such stream, Acton Creek runs around the northern toe of single Hill and enters the west end of Seven Mile Beach. Drainage to the northwest of the study area has been modified by agricultural activity and development, but generally tracks around the onshore perimeter of the transverse dunes to drain into the west end of Five Mile Beach. Apart from Action Creek there are no significant watercourses in the study area.

Soils within the study area have not been formally classified but are described by Stanwick & Loveday (1999: 28) as having weak profile differentiation with the surface A0 horizon darkened by organic matter accumulation with incipient A2 bleaching.

2.2 Climate

Like much of south-east Tasmania the local area has a temperate maritime climate, with maximum daytime temperatures ranging from approximately 12.6° in July to 22.7° in January, and minimum average ranges from 4.2° to 12.2°². In common with much of eastern Tasmania the area is relatively dry, receiving approximately 493mm which is relatively evenly distributed throughout the year, with mean reduction exceeding 1 standard deviation in February and June, and increases in August and December.

2.3 Study area description

For the purposes of assessing heritage values the study area can be considered to comprise two main geomorphological units/resource zones: a low lying coastal plain comprising 30-40 sub-parallel relict transverse foredune ridges bordered by Action Creek in the south-west and continuing north of the study area boundary, and a narrow coastal transgressive dune extending up to 150m onshore skirted by Surf Road. While various micro-environments exist in each zone, such as back dune marshes at the interface between the transgressive and transverse Dunes, and along Acton Creek which forms the boundary between the alluvial footslopes of Single Hill and the coastal plane, for survey analytical purposes only two main zones have been considered.

2.3.1 Transgressive dunes

The coastal dunes essentially comprise two main sets, a low foredune rising to c. 3m extending up to 20m onshore at the mouth of Acton Creek and widening to c. 60m at the south-east end of the study area, and a tall but narrow dune set up to 11m high along the onshore margin. The two sets are separated by a swale that narrows to the south-west. The lower foredunes are vegetated with tussocks and grasses with a thick infestation of *Acacia longifolia* at the northern end, and the taller dunes with *Eucalyptus viminalis* grassy woodland and disturbed ground colonisers including *Acacia dealbata*, *Pteridium esculentum* and *Lomandra longifolia*. The dune crests were planted with *Pinus Radiata* during the mid-20th century. The pines have been cut down but stumps and trunks remain and some trees have regrown from seed.

2.3.2 Transverse dunes

The undulating terrain north of Surf Road has been heavily developed for residential use in the western portion of the study area and to a lesser degree for commercial accommodation and nursery businesses in the eastern portion. The area inspected for the current assessment was limited to two blocks of Council-owned land that support *P. radiata* plantations and access corridors from Surf Road. The northeast plantation block (Pat PID 3289129/CT 161938/1) has not been thinned and had dead wood and litter obscuring the ground surface. The adjoining plantation block to the southwest (PID 3265629/CT 165293/1) was more open allowing the transverse dune forms to be discerned to have a c. 15-20m spacing and amplitude of c. 1m. A number of informal recreation tracks and camp-sites, including bush lean-tos, were observed in this area.

² Based on Hobart Airport 2km to the north. <http://www.bom.gov.au/climate/data/>



Figure 2.1: View from south-east of study area, showing low grassed fore dune and higher wooded back dune



Figure 2.2: View mid-shore, showing narrowing grassed foredunes and higher wooded back dune



Figure 2.3: Regenerating eucalypts, grasses and ground covers onshore of high dune at rear of 1-15 Surf Road



Figure 2.4: Recently burnt area of tall dune, southeast end of study area



Figure 2.5: Casement from Surf Road to the south-west plantation block (CT 165290/100)



Figure 2.6: South west plantation block showing relict dune forms



Figure 2.7: Dense spindly trees and occluded ground surface in north-east plantation survey block



Figure 2.8: Council access between Wyndham vacation Resort and Westland Nursery (CT 161938/1)

3. Historic heritage desktop

3.1 Historical land use outline

Very limited primary research has been undertaken on the title chain and land use of the study area and the following outline is summarised from Alexander (2003). The first recorded land grant in the Clarence municipality was 175 acres allotted to Richard Morgan at Kangaroo Point in 1807. Within two years 39 farms were established occupying land as far east as Clarence Plains. Ten years later the number of occupied lots had increased to 82 with settlers living throughout the municipality, with 4455 acres granted in the Seven Mile Beach area by 1820 (Alexander 2003: 12-14).

Twelve hundred acres, extending from Barilla Bay to Seven Mile Beach but excluding the spit was first located to Hobart merchant Anthony Williams some time prior to 1827. It was owned for a short period by the late master of the ship *Admiral Cockburn* William Cooling and his wife Julia but was awarded by judgement to Thomas Hewitt for non-payment of debts in October 1828 (Memorial 1/241). Hewitt sold the land to Richard Lewis the following year and in 1837 Lewis purchased 1540 acres of sandspit to the east (Memorial 1/352, 4/130). On the west side of Acton Creek opposite Williams original location was 90 acres granted to G. & C. Joseph. The main road access to Seven Mile Beach (Acton Road) was built in 1832 to connect Ralphs Bay and Richmond, with a spur road (Seven Mile Beach Road) passing around the north side of Josephs block (Alexander 2003: 41). In the 1840s local farmer Ralph Dodge commenced a ferry service between the end of Seven Mile Beach and Dodges Ferry, a service that continued until the Sorell causeway opened in 1874 (Alexander 2003: 40, 60).

The Seven Mile Beach Area remained relatively secluded and undeveloped through to the turn of the 20th century. Around 1910 Lyndhurst Falkner Giblin purchased 83 acres from the Lewis family where he established an apple orchard and raised poultry c. 1910. Giblin and his wife Eileen Burton built a primitive cottage where they used to spend weekends (Alexander 2003: 184). A further 2000 acres of Lewis' estate was purchased by Douglas Darling in 1925 (Memorial 16/9666).



Figure 3.1: Seven Mile Beach c. 1910. TAHO AUTAS00161225440412



Figure 3.2: Seven Mile Beach and Aerodrome Cambridge. J. J. Barnett 1922 TAHO NS5748-1-98



Figure 3.3: Seven Mile Beach view of pine plantations 1959 TAHO PH40-1-17

In 1929 the Victorian Forestry Pulp and Paper Co. purchased 3254 acres from Darling and what remained of the original Lewis estate and planted radiata pines from a nursery established on site. By the late 1930s the plantation covered 2700 acres, with local men employed trapping, shooting and poisoning rabbits to keep them from eating the young trees (Alexander 2003: 186). Contemporary developments catered to the growing tourism sector which had been growing exponentially from the 1920s due to the increased availability of motor cars, and a new access road (Surf Road) was constructed in 1927. The beach itself was considered dangerous for swimming and council put up warning notices in the late 1920s. Local landowner David Cyril Lewis separated 90 acres of his land for subdivision in October 1929 and began selling lots from 1932, ushering in the advent of Seven Mile Beach as a seaside shack settlement. By the end of the decade Council were providing services for visitors including toilets, rubbish bins and fireplaces (Alexander 2003: 187-188). Block sales slowed after 1940, picking up again from 1946 (CT. 176/6).

Being too young to harvest prior to the war the pine plantation at the spit was thinned during 1940-1941 and the pine milled at Mornington for use in ammunition boxes and packing crates (Alexander 2003: 263). Seven Mile Beach was of special defence interest, being on the approach to the aerodrome built in 1935 at Cambridge, and the beach was defended with barbed wire entanglements, iron spikes and temporary pill boxes (Alexander 2003: 255-256).

A boom in land subdivision after the war saw several Clarence hamlets gazetted as towns. Lewis' subdivision picked up pace and by 1949 Seven Mile Beach boasted 55 houses, a reserve and two shops. Most of the early dwellings were weekenders, fabricated from whatever materials were available in the immediate after-war period when new building materials were in short supply (Alexander 2003: 268-269, 286). As the number of permanent residents increased a progress association was formed, planting marram grass to stabilise the dunes raising funds to build a hall. Electricity and telephone services were connected in 1947 (Alexander 2003: 286). The Royal Hobart Golf Club purchased land in 1957 to the north of Lewis' subdivision, opening its 18-hole course in 1963 (Alexander 2003: 331). A local fire brigade was formed in the early 1960s using a truck purchased from the airport and domestic water reticulation was provided in 1967, a year after the township was formally gazetted (Alexander 2003: 290, 295).

To the west, the pine plantation was badly affected by siren wasp after 1951 and by 1960 was effectively defunct and the mill, which had moved from Mornington to Cambridge, closed. The spit was acquired for a Coastal Reserve in 1980 and the remains of the plantation removed, however seedlings grew up to replace them (Alexander 2003: 297). Development since 1980 include the Pines Resort (Wyndam Vacation Resort) which opened in 1984 on Surf Road and the 9-hole Llanherne Golf Course which opened in 1993 on Grueber Avenue.

3.2 Previously documented historic heritage values

A search of heritage databases and lists at agency, Local, State and Commonwealth levels indicates:

- There are no places listed on the Tasmanian Historic Places index within 300m of the study area
- There are no heritage places, precincts, landscapes, areas of archaeological potential or significant trees listed in the TPS - Clarence *Local Historic Heritage Code* within 5km of the study area
- There is one TPS Specific Area Plan that intersects the study area. The Single Hill SAP encompasses the portion on the west side of Acton Creek and has objectives for protecting and enhancing natural values and for maintaining its visual integrity as viewed from the surrounding area including Acton, Seven Mile Beach and Fredrick Henry Bay, but does not contain specific requirements for historic or Aboriginal heritage values management.

- There are no places listed on the Tasmanian Heritage Register within 500m of the study area
- There are no intersections with cultural heritage places listed on the Register of the National Estate or National heritage List
- There are no places listed on the Commonwealth heritage List within 1km of the study area.



Figure 3.4: Calder and Sprent's 1839 survey with 1846 annotations. Monmouth 64 TAH0 AF396-1-272

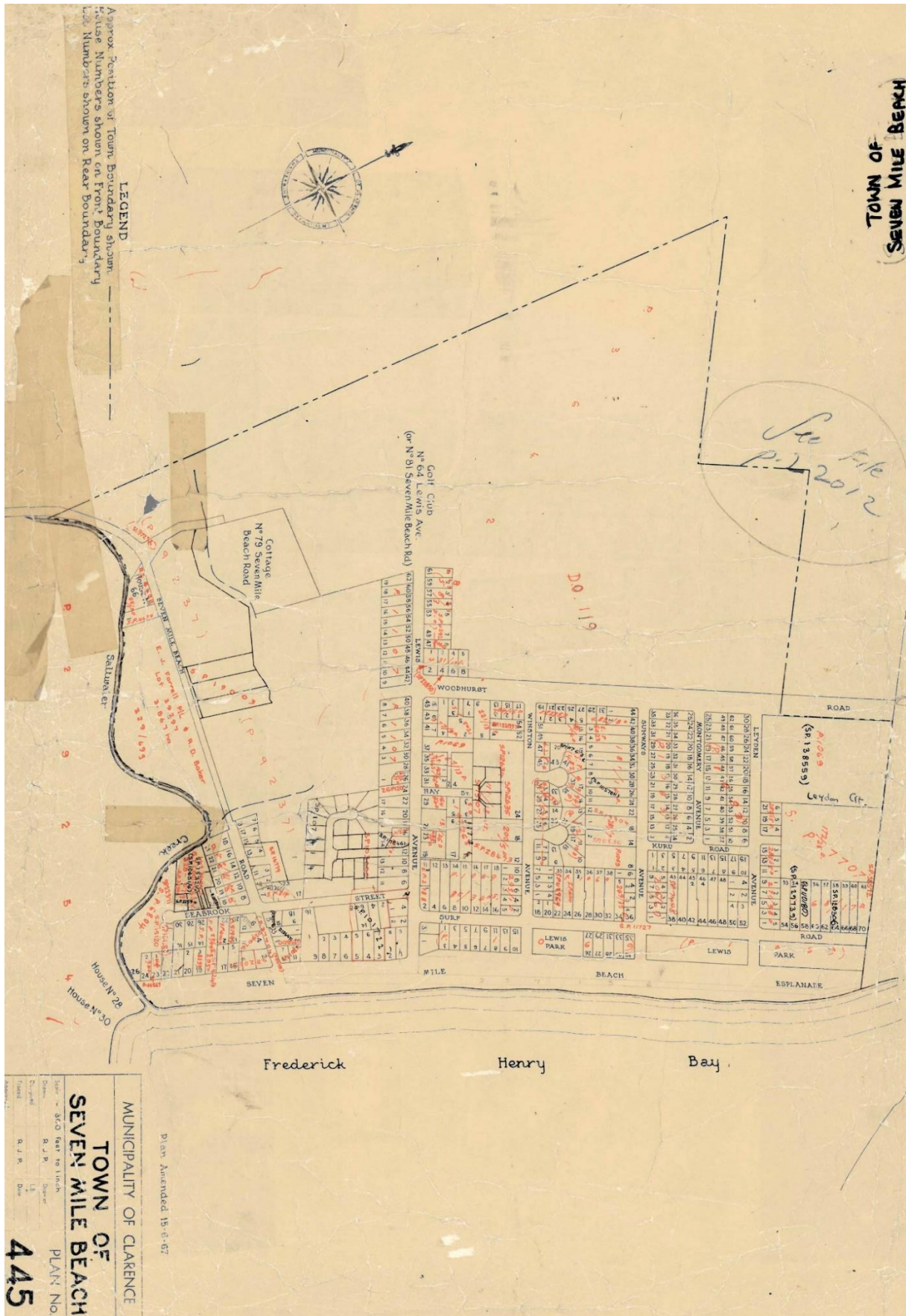


Figure 3.5: Seven Mile Beach Plan LTO Plan 445, 1967

4. Aboriginal heritage assessment

4.1 Historical Aboriginal land use outline

Any understanding of traditional Aboriginal society and culture that is based on historically documented accounts must consider the often violent nature of early interactions and the eurocentric perspectives and agendas of the history writers. For the first 10 years of white colonisation, much of south east Tasmania was a contested frontier and its traditional owners bore the brunt of the collision between two entirely different world views; one based on sustainably living within the natural rhythms of the country and the other on ideological expropriation and development of land and resources.

It is generally accepted that at the time of European contact Aboriginal Tasmania was organised according to a clan system, with up to 100 clans each owning specific territory delineated by geographic features such as rivers, lakes and mountain ranges (Ryan 2012: 12). Each clan comprised several related extended family groups, each family consisting of a husband and wife or wives, children and close relatives. Clans maintained close relationships with neighbouring clans through marriage and a system of reciprocal access to territory and resources, seasonally hosting or being hosted by allied clans throughout the year.

At a broader scale, contiguous clans were agglomerated into larger political units, or nations, which shared a common language, cultural traditions and patterns of seasonal movement. Clans within a nation enjoyed the benefits of good relations forged with clans of other nations, and similarly were bound to share and enact enmities with clans of unfriendly nations.

The Derwent River marked a major political boundary, delineating part of the territories of three separate nations. The Big River nation controlled the land north of New Norfolk on the west side of the Derwent and as far south as the Jordan River on the east bank. The western shore of the Derwent south of New Norfolk fell within the territory of the South-East nation, while the eastern shore south of the Jordan River was controlled by the Oyster Bay nation (Ryan 2012: 17).

The most populous of the Tasmanian peoples, the Oyster Bay nation occupied 8,500 km² of the south-east extending from St Patrick's Head to the Tasman Peninsula on the coast, and inland to the Derwent estuary. The most inland extent of Oyster Bay clan lands was delineated by the Jordan River, north of which the boundary appears to have been along the Eastern Tiers and continuing to the South Esk and Break O'Day Rivers (Ryan 2012: 17).

The Oyster Bay nation comprised at least ten identified clans divided into three clearly defined groups. One group comprised four clans located between St Patricks Head and Schouten Island; a second group comprised four clans between Little Swanport and the Tasman Peninsula, while the two clans based at Maria Island and Risdon/Pittwater made up the third group. The Pittwater/Risdon clan, the *Moomairremener*, whose territory extended to Bellerive in the east and Lauderdale in the south enjoyed amicable relations with the Big River clans from the upper Derwent valley, the *Leenowwenne* and *Pangerninghe*, and a seasonal route existed between the Derwent River and Coal River and Pittwater allowing the Big River clans winter access to the coast and the *Moomairremener* summer access to the highlands (Ryan 2012: 18).

The *Moomairremener* generally commenced moving inland in early spring, travelling along well-defined routes through Big River country up the Derwent River towards New Norfolk and from there along the Clyde and Ouse rivers to the Central Highlands. Two important attractions of the summer highland were the kangaroo hunting grounds around Great Lake and the Clyde and Ouse Rivers, and the availability on a potentially intoxicating gum produced from the Cider gum (*Eucalyptus gunnii*).

The *Moomairremener* would begin their return through the Midlands in late summer-early autumn to winter on the coast in their traditional lands (Ryan 2012: 18)

It was on one such autumn migration that a large mixed Aboriginal group, quite possibly *Leenowwenne* and *Pangerninghe* on seasonal migration, first encountered Europeans on the morning of 3 May 1804 in the form of Lt. John Bowen's precarious settlement at Risdon Cove. Reportedly alarmed by the appearance of up to 300 men women and children proceeding down the valley following kangaroo the soldiers and settlers opened fire with carronade and musket, killing and wounding a great many Aboriginal people. The Risdon settlement was abandoned in favour of Sullivans Cove soon afterwards and the *Moomairremener* returned to Risdon the following season, their fires being observed each summer and autumn for the next four years (Ryan 2012: 52).

Bordering the *Moomairremener* to the south, and controlling the Forestier and Tasman peninsulas, was the *Pydairrreme* clan of the Oster Bay nation. Less is documented of their specific cultural or economic affiliations, and those accounts that survive typically witness indifferent or hostile encounters with Europeans (Calder 2010: 50-51). It is possible that the *Pydairrreme* travelled west along the coast on occasion to Pittwater and Big River country for ceremonial purposes like the *Moomairremener*, although they may equally have travelled north along the east coast given their affiliations with the clans there. With a robust maritime technology and territory at South Arm and Betsy Island they were also known to cross Frederick Henry Bay directly, if not take the more perilous but direct southern route across Storm Bay to Bruny Island, particularly when seeking women from the *Nuenonne* clan of the South-East Nation (Calder 2010: 135, Ryan 2012: 18, 41).

While initial relations between the traditional owners of south-east Tasmania and newcomers were marked by occasional flashpoints and overtures, the arrival in the colony between 1807 and 1813 of 100 white families from Norfolk Island signalled the beginning of a sustained conflict. In order to facilitate the growth of the colony, each of the new colonists was offered a grant of land within a band extending from New Norfolk to Pittwater, including Brighton and the lower Coal River Valley within the heart of *Moomairremener* territory. Without treaty or compensation and often violently, the settlers enclosed, stocked and began cultivating the rich hunting grounds. In order to dissuade any opposition to the i.e. expropriation, some new settlers attacked *Moomairremener* camps, killing men and women and stealing children for domestic service.

Despite the onslaught the *Moomairremener* survived and adapted to a degree to the capricious habits of the newcomers, occasionally visiting Hobart while still maintaining aspects of their traditional culture, including traversing the eastern shore between Risdon and Pittwater in the summer and retiring to the east coast in winter (Ryan 2012: 67). The brief period of uneasy coexistence came to an end the British government policy of opening up the colony to wholesale free settlement from 1820 (Morgan 1992). The resultant land-grab by British immigrants and speculators brought the survivors of the *Moomairremener* and other Oyster Bay and Big River clans together in a war of resistance to the invasion, which was ultimately resolved with the exile of the survivors of the war to Flinders Island in the 1830s.

There are few direct ethnographic accounts of the lives of southern Oyster Bay clans in their home territories, most of those that survive are from pre-settlement maritime exploration parties including those of Marion du Fresne (1772), Nicolas Baudin (1801) and Mathew Flinders (1801). While varying greatly in their levels of observation, the accounts suggest a largely coastal people living with relative ease off an abundant seafood resource and with considerable nearshore seafaring skills. The effect of fires around the coast and inland was frequently observed, both for controlling vegetation and marking the movement of people through the landscape. No direct references to Aboriginal activity in proximity to the current study area have been identified, however remarks by Collins (1802) that "*All the islands in Frederick Henry Bay had evidently been visited*", and "*The natives of Frederick Henry Bay...had visited Betsey's island, the Isle of Caves, Smooth island, and Gull island; and perhaps*

the others.” indicates that land and shore were part of a complex economic and social system built on high mobility and technological flexibility.

4.2 Database searches

Several researchers including Peterson (1976), Cosgrove (1984) and Burke (1998) have stressed the importance of river catchments in delineating Aboriginal political organisation and land use. It has become standard practice around Australia to use catchments as a basic unit for analysing site data. In Tasmania, with the exception of the Big River people, all Tasmanian first nation groups had access to river catchments with coastal expressions which provided access to a range of maritime and terrestrial resources. Historical accounts and archaeological evidence indicates that the coast and valley hinterland were connected in mixed economic strategies that developed in the Mid-Holocene following the stabilisation of post-glacial sea levels. For the purpose of the current review the Coal River valley is considered a cultural catchment that includes inland hills and valleys, estuarine, coastal plain and coastline elements. The current study area spans the coastal plain and associated soft-shore coastline.

As a first step towards understanding the role of the current study area in the local Aboriginal economy a search of the Aboriginal Heritage Register for a 5km radius was undertaken. The results are presented in Table 4.1.

- Sixty seven sites are registered on the AHR within the Lower Coal River valley within a 5km radius, comprising twenty-two shell-only middens, nine shell middens containing visible stone artefacts, ten stone artefact scatters, twenty-five isolated artefacts and one burial. The sites cluster into five main groups, reflecting the focus of development studies over the past thirty years. A northern cluster of thirteen sites extends from Pittwater Bluff around the south side of Barilla Bay, with two outliers on Barilla Creek, associated with various studies for Tasman Highway and connecting road upgrades.
- Another cluster of twenty-one sites concentrated along Five Mile beach were recorded during plantation and recreation surveys across the sand spit with three sites (one doubtful midden and two isolated artefacts) in the southern half within 500m of Seven Mile Beach.
- To the northeast of the study area is a group of eleven sites recorded during investigations for the expansion of Hobart Airport that extends to the north boundary of the Llanherne Golf Course.
- To the south of the study area ten sites have been recorded around the shoreline between Acton Creek and Roches Beach, with a single artefact found on the southern slopes of Single Hill and another further west at Acton.
- Continuing south, a group of eight small open sites has been recorded at the top of the neck at Lauderdale during a land subdivision survey.

No Aboriginal sites have been recorded within the current study area although to date very few studies have been undertaken. One study by Aboriginal Heritage Officer Steve Stanton of the Council foreshore zone extending from Lewis Avenue for a distance of 900m northeast for a weed eradication project did not locate any Aboriginal heritage sites and considered that exposures of shell on walking tracks through the area were natural and not cultural in origin (Stanton 2002).

Table 4.1 AHR sites within 5km of the study area

AHR	Site type	Date recorded	Locality
133	Shell Midden, Artefact Scatter	1/06/1977	Pittwater Bluff
4965	Shell Midden	19/04/1991	Pittwater Bluff
13597	Shell Midden	30/08/2018	Pittwater Bluff
13598	Isolated Artefact	3/08/2018	Pittwater Bluff
13599	Shell Midden, Isolated Artefact	3/08/2018	Pittwater Bluff
13608	Shell Midden, Artefact Scatter	2/10/2018	Pittwater Bluff
5544	Isolated Artefact	18/08/1991	Tasman Highway Barilla Bay
5553	Shell Midden, Artefact Scatter	19/08/1991	Tasman Highway Barilla Bay
5554	Artefact Scatter	19/08/1991	Tasman Highway Barilla Bay
5555	Artefact Scatter	19/08/1991	Tasman Highway Barilla Bay
5556	Isolated Artefact	19/08/1991	Tasman Highway Barilla Bay
8758	Shell Midden	1/01/2000	Pittwater Road Barilla Bay
13588	Artefact Scatter	2/10/2009	Tasman Highway Barilla Bay
13546	Artefact Scatter	2/05/2018	Barilla Rivulet
13547	Artefact Scatter	2/05/2018	Barilla Rivulet
1715	Shell Midden	14/09/1981	Five Mile Beach 1
1716	Shell Midden	14/09/1981	Five Mile Beach
7003	Shell Midden	24/06/1994	Five Mile Beach
7004	Shell Midden	24/06/1994	Five Mile Beach
7005	Shell Midden	24/06/1994	Five Mile Beach
7006	Shell Midden	24/06/1994	Five Mile Beach
7007	Shell Midden	24/06/1994	Five Mile Beach inland
7008	Shell Midden	24/06/1994	Five Mile Beach
7009	Shell Midden	24/06/1994	Five Mile Beach
7010	Shell Midden	24/06/1994	Five Mile Beach
7008	Shell Midden	24/06/1994	Five Mile Beach
7009	Shell Midden	24/06/1994	Five Mile Beach
7010	Shell Midden	24/06/1994	Five Mile Beach
10750	Isolated Artefact	23/07/2008	Five Mile Beach inland
10751	Isolated Artefact	23/07/2008	Five Mile Beach inland
10752	Shell Midden	24/07/2008	Five Mile Beach
10753	Shell Midden	23/07/2008	Five Mile Beach
11710	Shell Midden	9/06/2012	Five Mile Beach
13192	Shell Midden	Site card missing	Five Mile Beach
13193	Shell Midden	Site card missing	Five Mile Beach
13323	Shell Midden, Artefact Scatter	Site card missing	Five Mile Beach 1
7480	Shell Midden	23/11/1995	Seven Mile Beach (east) [Dubious record]

AHR	Site type	Date recorded	Locality
10626	Isolated Artefact	22/04/2008	Seven Mile Beach (east) inland
10627	Isolated Artefact	23/04/2008	Seven Mile Beach (east) inland
5541	Isolated Artefact, Destroyed Site	20/08/1991	Hobart Airport
5542	Isolated Artefact	20/08/1991	Hobart Airport
5543	Artefact Scatter	18/08/1991	Hobart Airport
5545	Artefact Scatter	20/08/1991	Hobart Airport
5546	Artefact Scatter	19/08/1991	Hobart Airport
5547	Isolated Artefact, Destroyed Site	19/08/1991	Hobart Airport
5548	Isolated Artefact	20/08/1991	Hobart Airport
5549	Isolated Artefact	20/08/1991	Hobart Airport
5550	Artefact Scatter	20/08/1991	Hobart Airport
5551	Isolated Artefact, Destroyed Site	20/08/1991	Hobart Airport
5552	Isolated Artefact	20/08/1991	Hobart Airport
10390	Isolated Artefact	3/03/2007	Single Hill
10391	Shell Midden, Isolated Artefact	3/03/2007	Single Hill shoreline
13944	Shell Midden	2/09/2021	Single Hill shoreline
13945	Shell Midden	2/09/2021	Single Hill shoreline
13946	Shell Midden	2/09/2021	Single Hill shoreline
13947	Isolated Artefact	2/09/2021	Single Hill shoreline
13948	Isolated Artefact	2/09/2021	Single Hill shoreline
2826	Shell Midden, Isolated Artefact	23/07/1985	Roches Beach
2827	Shell Midden, Artefact Scatter	23/07/1985	Roches Beach
7864	Shell Midden, Isolated Artefact	10/12/1997	Roches Beach
13450	Burial	14/01/2018	Roches Beach
6848	Isolated Artefact	6/10/1993	Acton Park
13159	Isolated Artefact	19/01/2016	Lauderdale Neck
13160	Isolated Artefact	19/01/2016	Lauderdale Neck
13161	Isolated Artefact	19/01/2016	Lauderdale Neck
13162	Isolated Artefact	26/01/2016	Lauderdale Neck
13163	Isolated Artefact	26/01/2016	Lauderdale Neck
13164	Artefact Scatter	26/01/2016	Lauderdale Neck
13165	Isolated Artefact	21/01/2016	Lauderdale Neck
13166	Isolated Artefact	21/01/2016	Lauderdale Neck

4.3 Local site patterning and predictive factors

Reviewing the distribution and attributes of known Aboriginal sites in a local area is useful for locating and interpreting heritage on land within that area that has not been previously studied. Understanding local site patterning can lead to the development of predictive statements that can be

tested by subsequent surveys. It is usual for Aboriginal heritage assessments to review the most current or thorough predictive statements for an area to develop methodologies for subsequent assessments.

The most relevant studies for elucidating the factors for and likelihood of Aboriginal heritage within the study area are surveys by Denise Gaughwin in 1990 and Anne McConnell in 1994 within the softwood plantation within the Seven Mile Protected Area (Public Reserve) on the north side of the main spit, a survey by Brendan Marshall in 1991 of the Commonwealth owned Hobart Airport area, a survey by Stanton in 2008 of a 150ha parcel in the centre of the spit for a proposed sand mining operation that was followed by subsurface investigations by Stuart Huys, and an assessment by Huys in 2012 for a proposed golf preserve development at the east end of the spit.

In the first of these assessments Gaughwin did not locate any artefacts and considered the potential for sites to be present was insufficient to warrant further assessment of adjoining coupes to the east. McConnell surveyed several coupes to the west of Gaughwin and identified eight Aboriginal sites along Five Mile Beach, all mud oyster shell middens with a single midden also containing mussel shell. No stone artefacts were observed, with McConnell concluding that the sites reflected short term foraging activity (i.e., dinner-time camps) rather than base camps (McConnell 1994: 4). McConnell considered that the central and southern portion of the Protected Area had low potential for Aboriginal sites but that this proposition should be tested by sample surveys (McConnell 1994: 6).

Stanton's survey of the sand mining area did not result in the identification of any sites, and he recommended a program of sub-surface investigation to test for the presence of sites buried below cover sands (Stanton 2008: 9). Two phases of subsurface investigation were subsequently carried out by Huys involving 40 test pits. The work resulted in the identification of four isolated artefacts distributed across the spit—two of which were found by field survey, and two midden deposits close to Five Mile Beach. Huys interpreted the results as evidence that archaeological sites densities on the spit are low to very low with activity focussed on the foreshore margins, especially Five Mile Beach, and very little use of inland areas. Given the lack of water sources Huys considered the sites as evidence of daytime foraging rather than overnight camping (Huys 2008: 20).

Huys' 2012 survey of a 950ha area at the east end of the spit located a single small mud oyster midden on Five Mile Beach. No sites were identified along the more extensive Seven Mile Beach portion which Huys considered confirmed the previous conclusions that Aboriginal site densities on the spit were low to very low and that the environment had very low archaeological sensitivity (Huys 2012: 49-50). Huys interpreted the survey results as evidence that foraging was focused along the low energy foreshore margins of Five Mile Beach as opposed to the higher energy environment of Seven Mile Beach due to the greater availability of shellfish on the tidal flats and protection from the prevailing weather. Forays deeper into the spit would have been very sporadic and probably associated with the hunting of terrestrial animals (Huys 2012: 49). Huys recommended no further archaeological constraints or requirements beyond following an Unanticipated Discovery Plan (Huys 2012: P62-63).

Immediately north of the current study area, Marshall's 1991 airport survey which extended from barilla Bay to Seven Mile Beach resulted in sixteen Aboriginal sites being registered comprising seven artefact scatters and nine isolated artefacts. Shell was also observed but considered in all cases to be of natural origin. The largest scatters were located on low-lying sandy ridges on the east side of the airstrip with most of the isolated artefacts being located near the airport terminal (Marshall 1991). No sites were identified in the barrier dune system. Marshall did not discuss site patterning however in preparing a Management Plan for the Airport Tim Stone (2008) surmised that Aboriginal sites were restricted to the older coastal plains north of the Seven Mile Beach barrier system (Stone 2008: 12).

4.4 Predictive statements for the current study area

While only limited investigation of Aboriginal heritage within the study area has occurred in the past, previous local heritage studies confirm a pattern of activity focussed on the shores of Barilla Bay and Five Mile Beach with significantly lower utilisation of inland areas and very little evidence of activity in the southern portion of the Seven Mile Beach barrier dune system which encompasses the present study area.

Optically Stimulated Luminescence (OSL) dates for the barrier dunes indicate that the current study area is within a region formed after 3200 BP at a time when the shoreline was prograding southwards at around 0.4m per year (Oliver *et al* 2016: Figure 1). This is a high rate of advance with major implications for the stability of littoral ecosystems and availability of shellfish. In addition, any beachward campsites would need to move regularly to keep pace with progradation, resulting in low density surficial scatters rather than deeply stratified deposits as have been recorded around the harder more stable shorelines of Frederick Henry Bay. A hiatus in deposition after 500 BP may have provided the conditions for more intensive utilisation of the southern shoreline however the lack of new sand sources exposed the shore to increased storm erosion and recovery processes which appears to have reworked ridgelines deposited after c. 1400 BP to form high transverse dunes. These in turn have been further impacted by historic land use practices, including forestry.

Considered together, these factors are highly prejudicial to the potential presence or survival of Aboriginal sites between Surf Road and the present shore. The potential for Aboriginal midden sites to be present in the back dune (transverse ridge) zone north of Surf Road is also likely to be low due to the rate of shoreline progradation, low availability of resources including water and extent of surface modification for residential development, forestry and recreation. Previous surveys by Marshall (1991) and Huys (2008) indicate that small artefact scatters and single artefacts are the site-types most likely to be present in this zone, reflecting general terrestrial activities and movement through country rather than overnight camping.

Based on this the following predictive statements are advanced for the current study area.

Shell middens

Shell middens dominated by Southern mud oyster are concentrated along the southern shores of Pittwater estuary, including Barilla Bay and Five Mile Beach. No undisputed shell middens have been identified in the southern half of the barrier dune system, including Seven Mile Beach. The likelihood of shell middens being constructed during the barrier's latter progradation phase (3200-500 BP) is low due to the likely lack of dependable shellfish resources. Any middens that may have been created in the past 500 years are likely to have been reworked during the transgressive dune building phase and are unlikely to be identifiable as cultural deposits. The likelihood of intact shell middens being found in the current study area is considered very low.

Artefact scatters

Artefact scatters are generally interpreted as evidence of camping activity and tend to be located in areas that are close to resources including water. Despite several systematic surveys, no artefact scatters have been reported for the southern half of the barrier dune system while numerous scatters have been found on the coastal plain to the north within 500m of terrestrial water sources. This suggests that the Seven Mile Beach area was not used for regular overnight camping with a corresponding low potential for encountering artefact scatters.

One area with higher potential for finding artefact scatters is along the margins of Acton Creek which may have provided a shortcut between Frederick Henry Bay and Pittwater while the barrier dune system was forming but was not surveyed during the current study.

Isolated artefacts

Isolated artefacts can occur anywhere in the Tasmanian landscape reflecting use and travel through country over thousands of years. Aboriginal people would have extended their use and care for country throughout the c. 7000 years of barrier dune formation, adapting and responding to the changing coastline in ways that are currently not well understood. Based on the results of previous surveys however, evidence for this practice appears highly dispersed with generally low potential for sites to be identified within the current study area.

Stone procurement sites

Sites of stone procurement include hard rock resources such as metamorphic contacts between Jurassic dolerite and Permo-Triassic sediments and sub-basaltic siliceous gravels, and secondary deposits such as river beds and cobble beaches. The local geology and geomorphology are unsuitable for either primary or secondary deposits and therefore sites associated with procurement and reduction are not anticipated.

Human Remains

Human remains in the form of aboriginal burials and cremation sites have been found in many coastal areas of Tasmania, with one site recorded within 4km of the current study area. Burials have been reported elsewhere around the Tasmanian coastline in landforms that post-date Mid-Holocene sea level stabilisation, raising the theoretical possibility of burials being present within the Seven Mile Beach barrier system. Mitigating this possibility is the movement of sand after 500 BP that is thought to have reworked older dune forms at Seven Mile Beach within 150m of the present shoreline. These transgressive dunes have been subject to considerable disturbance over the past 50 years for plantation establishment and removal, and establishment of recreational infrastructure with no evidence of burials being reported. While their presence locally cannot be discounted, the absence of evidence to date suggests that the likelihood of human remains being present within the study area is low

5. Survey results

5.1 Survey metrics

5.1.1 Physical survey coverage

The field survey was carried out over a two-day period and involved a series sub-parallel pedestrian transects along the transgressive coastal dune field along Seven Mile Beach and roughly parallel to dune forms within the transverse dune field north of Surf Road. Transect spacings varied from 10-20m in the southern half of the coastal survey zone to 20-40m in the northern portion and averaged 20-30m in the pine plantation survey blocks. Physical coverage of 22-25% of each zone was achieved based on 4m wide transects, which is equal to or greater than reported for comparable local surveys. Physical coverage estimates for survey units is summarised in Table 5.1 and illustrated in Figure 5.1.

Table 5.1: Physical survey coverage per survey unit

Survey unit	Total area m ²	Area surveyed m ²	Physical coverage %
Transgressive Dunes	262432	57719	22.0
Transverse Dunes	253436	61735	24.4

5.1.2 Ground-surface visibility

The ability to detect Aboriginal relics by survey is heavily dependent on ground-surface visibility (GSV). Visibility under 25% is generally considered low and can result in many smaller artefact sites being missed. GSV approaching 50% should enable most large artefact sites and a significant proportion of smaller sites and isolated artefacts to be found, while GSV above 75% is optimal for locating small artefact sites and most surficial isolates. The detectability of shell middens is not as sensitive as stone artefact sites to GSV constraints due to the tendency of shell particles to divide and disperse, providing greater visual cues.

Mapping the observed variability in GSV across a landscape at the time of survey illustrates the level of confidence that can be given to survey results and is useful for comparing against survey results in other areas or in the same area over time. For the current assessment, GSV variability was recorded in 10% increments along the archaeologist's transects. Ground surface visibility data for the survey units is summarised in Table 5.2 and illustrated in Figure 5.1).

Table 5.2 Ground-surface visibility per survey zone

Survey unit	Ground-surface visibility (%)											
	0	5-10	10-20	20-30	30-40	40-50	50-60	60-70	70-80	80-90	90+	Avg %
Transgressive Dunes	38.6	26.0	17.4	8.2	4.6	0.4	2.6	0.0	2.1	0.0	0.0	11.5
Transverse Dunes	45.5	22.4	7.9	15.9	4.8	2.0	0.0	0.3	1.2	0.0	0.0	10.5

GSV averaged 10-11% for both survey units, which is comparable with the averages for other local surveys, however some areas – such as the plantation blocks had extremely low GSV and are not considered to have been adequately assessed.

5.2 Aboriginal heritage sites

No Aboriginal cultural materials were observed in the Structure Plan study area. Patches of shell were observed at several locations in swales within the transgressive dunes however in all cases these appeared to be storm lag deposits. Surface shell was conspicuously absent in the transgressive dune field survey although what appeared to be natural shell was exposed in spoil from an excavation at the rear No 78 Surf Road.

No stone artefacts or sources of tool-making stone were identified during the field survey.

No survey was undertaken of the public land along Acton Creek due to the thickness of vegetation cover and attendant nil ground-surface visibility.

5.3 Potential Areas of Sensitivity

A Potential Area of Sensitivity (PAS) is a zone considered prospective for relics or cultural deposits based on landscape or geomorphological factors, despite no relics being observed on the surface.

Due to the lack of finds and absence of predictive attributes, no PAS were designated in the areas surveyed. Given the generally similar geomorphological character, lack of resources and disturbance history, no PAS have been identified at desktop level within the area east of Lewis Avenue. A tentative PAS is identified at desktop level for public land along Acton Creek subject to future field confirmation.

5.4 Site patterning

Due to the absence of identified Aboriginal cultural material the current assessment is unable to contribute new information to discussions of local site patterning or predictive statements, although the lack of finds is generally consistent with the results of previous research.

5.5 Non 'site-based' heritage values

Several previous researchers, including Stanton (2008), and Huys (2012) point to the existence in the seven Mile Beach area of non-site-based heritage values of importance to the Aboriginal community.

Stanton (2008: 6) considered that despite the lack of identified heritage sites, public land at Seven Mile Beach was significant as a landscape unit with the potential for land return to the Aboriginal community. Huys (2012: 58) states that even where no evidence of physical heritage is known cultural resources including flora and fauna remain significant to the Community, particularly in settings that have not been heavily impacted by forestry such as the coastal margins of Five Mile Beach and Seven Mile Beach.

Further focused consultation with the Aboriginal community is needed to better understand the range of intangible values Seven Mile Beach holds and the aspirations of the community for involvement in decision making about future land use and management.

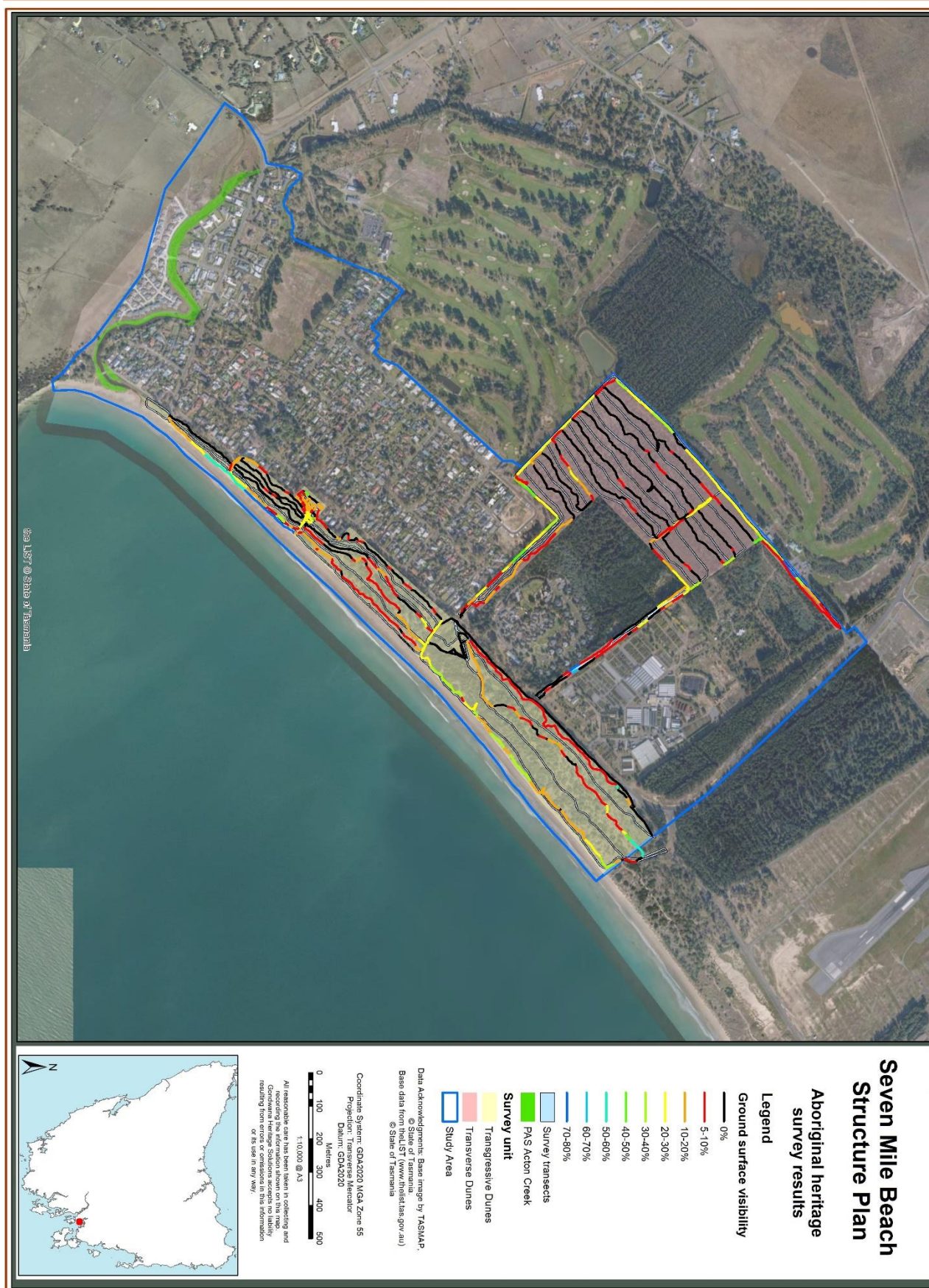


Figure 5.1: Physical survey coverage, GSV and PAS

6. Planning context

Historic and Aboriginal heritage values in Tasmania are subject to a raft of controls and expectations that operate at a range of statutory and non-statutory scales. Those most directly relevant to the Structure Plan study area are outlined briefly below.

6.1 Historic heritage controls

6.1.1 Historic Cultural Heritage Act 1995 (HCH Act)

This act applies to places listed on the Tasmanian Heritage Register. Under the *Historic Cultural Heritage Act 1995* (HCHA), it is illegal to undertake works within the boundary of a listed place without heritage approval in the form of a Planning Permit or Certificate of Exemption.

Works are defined under the HCH Act as including:

- (a) any development; and
- (b) any physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place; and
- (c) any change to the natural or existing condition or topography of land; and
- (e) any removal of vegetation or topsoil;

Works that are eligible for a Certificate of Exemption are outlined in Heritage Tasmania's *Works Guidelines for Historic Heritage Places* (THC 2015).

There are no places listed on the THR within the Structure Plan study area, consequently the provisions of the HCHA do not currently apply.

6.1.2 Tasmanian Planning Scheme – Clarence Local Provisions Schedules (TPSC)

The study area encompasses eight zones established under the Tasmanian Planning Scheme (TPS), including Low Density Residential, Local Business, Light Industrial, Rural, Environmental Management, Community Purpose, Recreation, and Open Space. Except for the Environmental Management zone (encompassing the Transverse Dunes, Acton Creek and block containing the Wyndham Vacation Resort) that allows for “the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value” there are no general provisions for the protection and management of cultural values under the scheme. Specific provisions for protecting historic heritage are outlined under the *Local Historic Heritage Code*. The Code presently has populated lists for Heritage Places and Significant Trees. No items in these lists occur within 5km of the study area, consequently the provisions of this Code do not currently apply.

Unlike its predecessor the *Clarence Interim Planning Scheme 2015*, the TPSC does not contain any provisions for managing Aboriginal heritage, including fall-back requirements for proponents to undertake Aboriginal heritage assessments or consider their responsibilities under the *Aboriginal Heritage Act 1975*.

6.2 Aboriginal heritage controls

6.2.1 Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (ATSHP Act)

This Commonwealth Act provides a pathway for Aboriginal people to identify important 'cultural property' and provides a mechanism for the Commonwealth Environment Minister, on the application of an Aboriginal or Torres Strait Islander person or group of persons, to make a declaration to protect cultural property from a threat of injury or desecration.

Aboriginal cultural property is defined as places, objects, human remains and folklore that "are of particular significance to Aboriginals in accordance with Aboriginal tradition". There is no date cut-off, and so the Act may be interpreted as including contemporary cultural property. Decisions regarding the significance of Aboriginal cultural property and values lie wholly with the relevant Aboriginal community.

This Act is designed to protect Aboriginal heritage of significance to Aboriginal people, but not covered by more narrowly (archaeologically) focussed state and territory legislation. It can take precedence over the Tasmanian AH Act where that Act does not provide for, or is not enforced to, protect significant Aboriginal heritage values.

In the absence of identified tangible and intangible heritage values within the study area the ATSHIP Act is unlikely to be applicable.

6.2.2 Aboriginal Heritage Act 1975 (AH Act)

The *Aboriginal Heritage Act 1975* (AH Act) is the principal legislation governing the treatment of Aboriginal cultural heritage in Tasmania. It sets out what legally constitutes unacceptable impacts and a process to approve impacts (via a permit under S.14 of the Act) if there is deemed to be no feasible option. The AH Act is administered by Aboriginal Heritage Tasmania (AHT). The AH Act uses the term 'relic' to describe the following forms of protected Aboriginal heritage:

- a) any artefact, painting, carving, engraving, arrangement of stones, midden, or other object, made or created by any of the original inhabitants of Australia or the descendants of any such inhabitants, which is of significance to the Aboriginal people of Tasmania; or
- b) any object, site, or place that bears signs of the activities of any such original inhabitants or their descendants, which is of significance to the Aboriginal people of Tasmania; or
- c) the remains of the body of such an original inhabitant or of a descendant of such an inhabitant that are not interred in:
 - (i) any land that is or has been held, set aside, reserved, or used for the purposes of a burial ground or cemetery pursuant to any Act, deed, or other instrument; or
 - (ii) a marked grave in any other land.

The relevant provisions of the *AHA* in relation to Aboriginal heritage protection within the study area are:

- All relics are protected under the Act and it is illegal to 'destroy, damage, deface, conceal or otherwise interfere with a relic' without a permit;
- It is illegal to remove a relic from the place where it is found or abandoned;
- It is illegal to 'sell or offer for sale a relic', or 'to cause or permit a relic to be taken out of Tasmania without a permit'.

- It is illegal to 'cause an excavation to be made or any other work to be carried out on Crown land for the purpose of searching for a relic' without a permit;
- Persons who own or who have knowledge of a relic shall inform the Director of the Parks and Wildlife Service (PWS)³ of this and provide information about the location of the relic(s).

The AH Act gives the Minister responsible for the Act the ability to declare certain sites and objects as 'protected' sites or objects which are required to be managed by the Parks and Wildlife Service. Further to its general heritage protections, the Act also establishes a due diligence defence and associated Guidelines. It is the intent of the Guidelines that sector-specific codes or other documents be created to provide specific guidance to proponents of significant projects. These sector-specific resources don't currently exist for most activities or categories of land however, and consequently most proponents are recommended to follow the general process outlined in Aboriginal Heritage Tasmania's *Aboriginal Heritage Standards and Procedures*. In summary these guidelines include:

- Undertaking assessments to an appropriate standard to ensure that Aboriginal sites and other relics are not knowingly disturbed or destroyed by the development;
- Reporting Aboriginal relics identified during assessments and encountered during works to the Director PWS (in this case Aboriginal Heritage Tasmania).
- Obtaining a permit to destroy, damage, deface, conceal or interfere with any Aboriginal relics where impacts cannot be avoided, and when excavating in search of relics on Crown land

The AH Act applies to all non-Commonwealth land in Tasmania and covers all forms of Aboriginal relics, whether known or unknown including subsurface deposits. At the present time there are no known Aboriginal sites within the study area requiring specific management under the AH Act and no legal mechanism to require proponents to undertake due diligence heritage assessments.

6.2.3 Coroners Act 1995

The discovery of human remains on non-Commonwealth land in Tasmania is subject to the provisions of the Tasmanian *Coroners Act 1995*. Section 23 of the Act requires the State Coroner to refer the investigation of human remains to an approved Aboriginal organisation if the Coroner suspects that they may be Aboriginal. If the remains are subsequently determined to be Aboriginal, then the *Coroners Act* no longer applies and the remains become the responsibility of the Aboriginal community to deal with in a culturally appropriate manner. For Commonwealth land the ATSIHP Act effectively has parallel provisions for dealing with Aboriginal human remains.

6.2.4 State Coastal Policy (1996 with 2003 amendment)

A State Policy is a statutory document which is intermediate between the provisions of an Act and the lesser policies and provisions of planning schemes and other mechanisms identified in the relevant legislation comprising the System. The *State Coastal Policy* applies to all coastal land within Tasmania and offshore islands within 1 km of the coastline, although it is not legally enforceable over Commonwealth land.

This caveat aside, the policy contains the following principles and provisions relating to managing Aboriginal heritage:

³ Responsibility currently vested in Aboriginal Heritage Tasmania.

- Natural and cultural values of the coast shall be protected. This principle recognises the importance of the coastal zone to Aboriginal people, in particular traditional use and Aboriginal culture.
- 1.2.1 Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.
- 1.2.2 All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.
- 2.6.3 Agreements between landowners, landholders and councils or State Government to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal zone over private and public land will be encouraged and shall be considered when preparing plans or approving development proposals.
- 3.1.4 Provision for effective and greater involvement of Aboriginal people in areas of particular interest to Aboriginal people will be made as part of community participation processes.

6.3 Non-statutory requirements

6.3.1 Aboriginal community expectations

Statutory heritage controls often poorly reflect the interests of the Aboriginal community regarding land/water and heritage values management. The growing strength of Indigenous voices on recognition of traditional ownership and sustainable land use across Australia reinforces the need for respectful and meaningful engagement with Aboriginal communities to better understand heritage values and aspirations for land and resources in public ownership. The Tasmanian Aboriginal Centre has consistently argued that proactive strategic engagement is strongly preferred over project-based consultation as a means of achieving informed and balanced outcomes for managing and developing land and water resources held in trust by public authorities. The important and ongoing connection Aboriginal Tasmanians have with the Clarence municipality and the need for Council to support systematic surveys and holistic engagement as a basis for acknowledging and interpreting Aboriginal heritage is outlined by Brown (2019).

7. Managing Cultural Heritage

While there are no actual works proposed under the Structure Plan, it does envisage reclassification and gradual intensification of land use within the existing settlement boundary. General implications and recommendations for managing potential impacts are outlined below, but should be revised as required to respond to more detailed proposals

7.1 Managing historic heritage values

There are no current places requiring management under the provisions of the *Local Historic Heritage Code* or *Historic Cultural Heritage Act*. Given the relatively youthful age of the settlement and lack of indicators of historical activity that might meet thresholds for statutory heritage listing in the short to medium term, the likelihood of heritage nominations/listings is considered low and no specific heritage management recommendations are made.

In the longer term (i.e. 10-20 years) if opportunistic nominations to statutory heritage lists are made, they will more likely relate to individual places than to streetscapes or precincts and may be managed by individual landowners as cases arise.

Should Council elect to undertake a historic heritage assessment for the purpose of updating its Historic Heritage Code in the longer term, the identification of places for listing and preparation of any associated Development Guidelines should be done with reference to the heritage legislation, listing criteria and significance thresholds in use at the time.

7.2 Managing Aboriginal heritage values

All Aboriginal relics on public and private land in Tasmania are protected under the *Aboriginal Heritage Act 1975* (AH Act). Avoiding impacts to heritage values is always the preferred management outcome, both to avoid Permit requirements and to meet Aboriginal community expectations.

The following general recommendations are made with the aim of minimising unintended heritage impacts associated with future developments within the study area as envisaged under the Structure Plan.

7.2.1 Managing potential impacts on identified heritage values

There are no registered Aboriginal sites within the study area and the potential for common coastal forms of heritage including shell middens and artefact scatters is considered generally low. At the present time there are no identified instances requiring Permits under the AH Act.

7.2.2 Future assessments

The results of previous heritage studies within the local area suggest that there is low potential for large or complex Aboriginal sites to be present within the study area, at least the portion east of Acton Creek. Notwithstanding, future investigations are supported where they provide an opportunity for managing Aboriginal heritage at a landscape scale. This includes undertaking a survey of public land along Acton Creek following visibility enhancement, particularly if creek-side developments are proposed, and undertaking surveys of currently undeveloped areas proposed for future subdivision or development, such as the plantation blocks, following vegetation removal. Further assessment within the Transverse dune field is not supported on current evidence.

Recommendation 1

Undertake a post-vegetation reduction assessment of public land along Acton Creek prior to any proposal for creek site works, including recreational infrastructure or rehabilitation.

Recommendation 1

Council should mandate assessments of relatively undeveloped areas proposed for subdivision or land-use change following suitable ground-surface visibility enhancing activities, such as vegetation reduction.

7.2.3 Managing unanticipated discoveries

As a general backstop precaution against impacting undiscovered heritage and breaching the AH Act all ground disturbing activities should include robust provisions for dealing with the unanticipated discovery of Aboriginal relics during works. Aboriginal Heritage Tasmania currently provides access to its Unanticipated Discovery Plan as part of its automated Dial Before You Dig response, however an opportunity exists for Council to be more proactive in this space by advising landowners and developers of their responsibilities under the AH Act when applying for Permits.

Recommendation 3

Council should continue to advise landowners and developers of their responsibilities under the *Aboriginal Heritage Act 1975* and encourage the use of AHT's Unanticipated Discovery Plan when undertaking ground disturbing works.

7.2.4 Aboriginal community consultation

Commonwealth and Tasmanian Aboriginal heritage legislation, the *State Coastal Policy* and implementation guides including the *Tasmanian Coastal Works Manual* (Page & Thorp 2018: 7-8). Highlight the importance of engaging with Aboriginal communities prior to designing or undertaking developments in sensitive areas. While evidence suggests that the coastal landforms along Seven Mile Beach are not highly sensitive for physical heritage, the principles of engaging with traditional owners should still apply as the area may hold other values for the Aboriginal community.

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

While the 2017 statement of the Aboriginal Heritage Council regarding impact thresholds for consulting with the Aboriginal community may not technically trigger consultation in the present instance, to comply with the principles of the *State Coastal Policy*, *Tasmanian Coastal Works Manual*, Commonwealth and international guidelines on First Nations engagement, the current assessment recommends appropriate Aboriginal community consultation on the proposed Structure Plan as part of a holistic engagement with the Aboriginal community on land use planning within Clarence municipality.

Recommendation 4

Council should seek to develop a process for engaging with the Aboriginal community to understand the range of potential intangible heritage values within Clarence municipality, including the Seven Mile Beach area, and as a forum for discussing planning matters more broadly, rather than on a project basis.

8. References

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Appendices

A Unanticipated Discovery Plan (AHT 25/08/2022)

Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections.

Discovery of Aboriginal Relics other than Skeletal Material

Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

Step 2:

A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal relics, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or Aboriginal Heritage Tasmania staff member.

Step 3:

Contact Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible and inform them of the discovery. Documentation of the find should be emailed to **aboriginal@dpac.tas.gov.au** as soon as possible. Aboriginal Heritage Tasmania will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

Discovery of Skeletal Material

Step 1:

Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

Step 3:

A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

Step 4:

If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

Step 5:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.

Aboriginal Heritage Tasmania
Department of Premier and Cabinet



Guide to Aboriginal site types

Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone.

Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

Further information on Aboriginal Heritage is available from:

Aboriginal Heritage Tasmania
Community Partnerships and Priorities
Department of Premier and Cabinet
GPO Box 123 Hobart TAS 7001

Telephone: **1300 487 045**

Email: **aboriginal@dpac.tas.gov.au**

Web: **www.aboriginalheritage.tas.gov.au**

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APPENDIX 6: Servicing Analysis (Entura)

Private and Confidential

To	Bunfu Yu		
cc.	Nicola Smith (Niche Planning Studio)		
From	Jessie Wang and Colin Terry		
Date	Wednesday, 8 th March 2023	Page Nos	12
Status	Draft		
Subject	E309916 - P518738 Seven Mile Beach Local Area Plan – Constraints in hydraulic services		

A Local Area Plan (LAP) for Seven Mile Beach (SMB) is being developed by Clarence City Council (CCC) to facilitate sustainable growth and management, including protection and enhancement of the special qualities of the area values by its local community. Entura was engaged to review the current civil engineering services in SMB to help understand the opportunities and constraints in the area.

This memo summarised the services at SMB from water, sewer and surface water aspects, as well as reviewed the groundwater hazard and coastal area related hazard at SMB.

1. Water

Water supply to Seven Mile Beach is provided via a reticulated system from the Single Hill reservoir. A DN200 feeder pipe runs from the reservoir along Acton Road and Seven Mile Beach Road to Lewis Avenue at Seven Mile Beach. A combined DN150 and DN100 pipe looped through the Seven Mile Beach township providing domestic and fire services. We're not aware of any pressure issue with the water supply, and no analyse has been undertaken on supplying future water requirements.

At least one of the golf courses receive recycled (treated) wastewater for irrigation of their grounds.

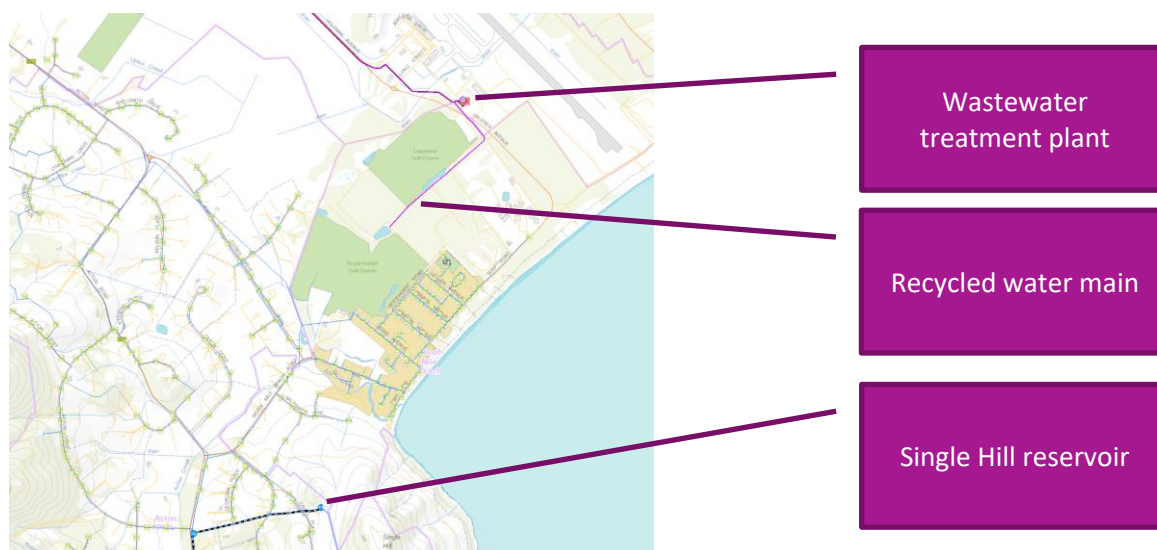


Figure 1.1: Water and recycled water services

2. Sewer

Seven Mile Beach is currently without connection to Taswater's sewer system. The existing sewer service is a combination of onsite septic tanks and aerated wastewater treatment systems.

The current onsite wastewater treatment system located at some low-lying areas could subject to failure during heavy rainfall events and subsequent high groundwater table.

It was identified during community consultation in 2022 that the community is eager to have a sewer connection. Also, as identified in a review of Seven Mile Beach flooding issues (Cromer, 2009), provision of sewer reticulation to Seven Mile Beach may have some effect on lowering the groundwater table and therefore reduce surface flooding. To connect SMB to Taswater's wastewater treatment plant (WWTP) near Hobart Airport which is the closest connecting location, a pressurised sewer service would be needed. However, due to the complexity, cost and limitations of the existing sewer treatment plant, this process is estimated to take more than 10 years. The process would require widescale community endorsement, if using the Lauderdale approach, would require financial input from the community as well.

3. Surface water

Clarence City Council Action Park to Dulcot Stormwater System Management Plan (Engeny Water Management, 2020) indicated that:

The stormwater drainage system at Seven Mile Beach includes soakage trenches, pits, and a pump at the intersection of Woodhurst Road and Lewis Avenue. This pump directs stormwater to Acton Creek. The soakage trenches and pump serve to improve amenity during frequent storm events and reduce the duration of ponding water.

The water table at Seven Mile Beach often sits at 2 mAHD which is above the invert of most of the soakage pits. Therefore, the soakage trenches are considered to have limited impact during high intensity rainfall

The Stormwater System Management Plan (SSMP) provided the flooding risk maps during 1% AEP storm event with downstream boundary level of 1.36 mAHD, which corresponds to 0.5 m above the Highest Astronomical Tide (HAT), as showed in Figure A.1. The category of the surface water flood hazard is based on Australian rainfall and runoff (ARR) guideline (showed in Figure 3.1).

The potential management options for the surface water flooding identified in the SSMP include:

- Ensure clear outlet for Acton Creek out to the ocean.
- Advise residents of lowset buildings to place temporary barriers during flood events.
- Discuss the drainage improvement co-benefits of providing sewer reticulation to SMB with TasWater.
- Install additional pumps to lower the water table prior to and flowing flood events to increase the effectiveness of the soakage pits.
- Replace the soakage pits with a system that freely drain to the ocean. This option was not investigated further due to high expected cost and issues with constructability).

It is understood Clarence City Council has been taking actions on some of the options listed above.

Setting up minimum building floor level can also reduce flood damages associated with local drainage.

Therefore, enforcing appropriate minimum floor levels and clear overland flow path should be included in the planning and future development control.

The surface water flood risk is linked strongly with the groundwater system, and any future modelling and management needs to have models and solutions with an integrated surface water-groundwater approach.

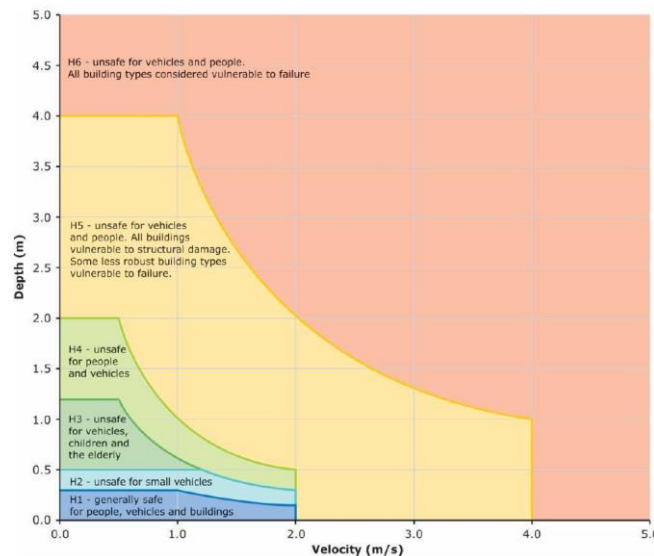


Figure 3.1: Flood hazard category from ARR guideline

4. Groundwater

The groundwater table depth map showed in Figure 4.1 is from Seven Mile Beach groundwater model report (Hocking M J, 2003). This figure only provides an indication of the depth from ground surface to modelled groundwater table based on the modelled scenario. The groundwater table is dynamic. Any changes in sea level, surcharge (such as rainfall/sewer drainage), infrastructure (such as installing drainage pipe or groundwater pump), land use and ground surface level could change the depth to the groundwater table.

It is unclear in the report (Hocking M J, 2003) that the tailwater boundary used for the groundwater model was based on current climate or 2100 climate, which would be 0.9 m higher than the current climate due to sea level rise. It was assumed that this figure is based on the current climate and this need to be confirmed by the groundwater modeller. Further groundwater modelling is required to model the scenario of climate change if this hasn't been done.

The groundwater hazard was interpolated based on the groundwater depth map in Figure 4.1 and listed in Table 4.1. The 2100 climate flood hazard is based on an assumption that the 0.9 m water table rise for the entire model area due to sea level rise. Groundwater model result based correct boundary condition is required to make more reliable assessment on the groundwater hazard for 2100 climate.

Pumping at the intersection of Woodhurst Road and Lewis Avenue has been implemented to lower the groundwater table. However, further pumping may be necessary in order to address the effects of climate change and sea level rise. To make informed decisions about long-term planning and ensure the

sustainability of the pumping solution, it is recommended that the groundwater model be utilized to simulate relevant scenarios.

Given the non-trivial areas of SMB township that currently have high or extreme groundwater hazards, and into the future large areas that have extreme hazard (potentially over half the town), this is the critical issue for the civil engineering servicing of SMB. Without action large areas of the current town between the golf courses and the coast could be uninhabitable, but could be suitable for recreation or environmental land uses. **The groundwater modelling assumptions will need to be confirmed before this can be asserted with conviction, but it's recommended that until the future groundwater state and the practical solutions are investigated there is no intensification of ground level habitable development in the areas currently with less than 0.5 m depth to groundwater in Figure 4.1.**

It is understood a groundwater modelling/management project is underway. We're unclear of the scope of this investigation, but it would logically consider the interaction with surface water and coastal water (including rain storms and sea storms), water imported for irrigation (recycled wastewater), town water supply, future sewerage of the town, potential water quality issues (sea water intrusion, clogging from recycled wastewater, onsite wastewater infiltration), potential health and environmental issues (from water quality, water ponding, insects, disease), climate related changes in sea level changes and rainfall (for storms and annual rainfall), engineering options (pumping, drainage, groundwater and surfacewater cut off systems), vegetation management and future land uses (intensity of development, road cross sections), water sensitive urban design, urban form (e.g. houses on stilts, lifting ground levels), land valuation, insurance industry, staging with changing climate, adaptive management and most importantly community consultation.

Table 4.1: Groundwater Hazard category (draft)

Current climate ground depth to groundwater (m)	Current climate flood hazard	2100 climate flood hazard*
< 0	extreme	extreme
0 - 0.2	high	extreme
0.2 - 0.5	medium	extreme
0.5 - 1	medium	high
1 - 1.5	low	medium
> 1.5	low	low

low - low risk of flooding even for rare** rainstorms

medium - subject to flooding for moderate** rainstorms

high - subject to flooding for minor** rainstorms or local ponding between rainstorms

extreme - subject to permanent water

* with 0.9 m increase due to sea level rise applied uniformly to current depth to groundwater

** subject to further groundwater/surface water modelling

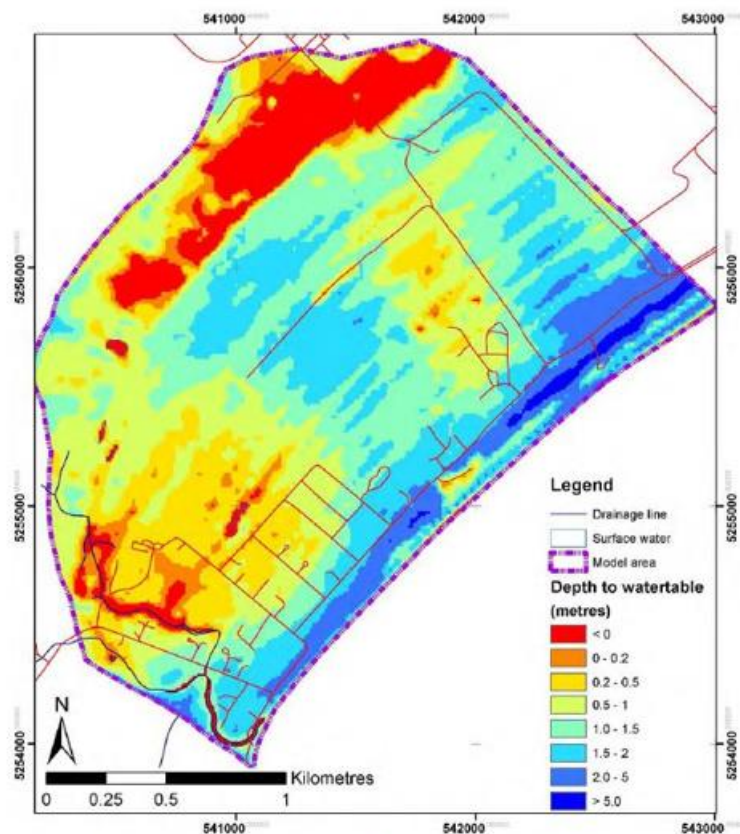


Figure 16 Steady-state simulated depth to watertable of Seven Mile Beach region

Figure 4.1: Steady-state simulated depth to water table of Seven Mile Beach (Hocking M J, 2003)

5. Coastal area related hazard

The Climate Change impact on Clarence Coastal Areas study (SGS Economics and Planning, 2013) provided an integrated assessment of climate change risks on 18 coastal areas at Clarence including Seven Mile Beach. The study classified the 18 coastal study areas into 3 groups: priority areas currently at risk, areas with medium term risk (25-75 year), and areas with longer term risk (75 years and beyond). Seven Mile Beach is in the group of areas with longer term risk, which are seen to have relatively little risk before about 75-100 years from the present. The inundation depth map for Seven Mile Beach from this study is shown in Figure B.1. The indicative inundation depths of shaded areas in 1% AEP event are listed in Table B.1.

The study (SGS Economics and Planning, 2013) also indicated that SMB area is vulnerable to inundation due to the lack of dunes at its western end. Under current conditions, sea levels in a 1% AEP (100 year ARI) event are estimated to be 2.0 m AHD (Figure B.1). There are no houses within the 2.0 m contour line. However, under the high sea level rise scenario of 2100, flood levels could reach 2.9 m. Of the 84 houses located below this contour, some may experience minor flooding, though not until at least 2050. There could also be occasional road access disruptions, but alternative routes are typically available.

Coastal inundation hazard overlay and costal erosion hazard overlay under the current planning scheme for clarence local provisions is available from [Coastal-Inundation-Hazard-Overlay-maps-25-November-](#)

[2019.PDF \(planning.tas.gov.au\)](#) and [Coastal-Erosion-Hazard-Overlay-maps-25-November-2019.PDF \(planning.tas.gov.au\)](#). The coastal inundation hazard map and erosion hazard map for SMB area are provided in Figure B.2 and Figure B.3.

Future planning and development need to demonstrate satisfaction of the relevant codes in the Tasmania planning scheme for coastal related hazards. There could also be investigation of engineering solutions to inundation/flooding from Acton Creek, which may include levees and pumping.

6. Reference

Cromer, W. (2009) *Seven Mile Beach township FLOODING AND DRAINAGE ISSUES REVIEW OF 2009*. Engeny Water Management (2020) "Acton Park to Dulcot Stormwater System Management Plan," (March).
Hocking M J, W. C. (2003) "Homogeneity of Rare to Extreme Rainfalls over Tasmania," (November).
SGS Economics and Planning (2013) *Climate change impacts on Clarence coastal areas*, *Science*. doi: 10.1126/science.1243256.

A Surface water flood maps

A.1 Flood hazard map for 1% AEP event

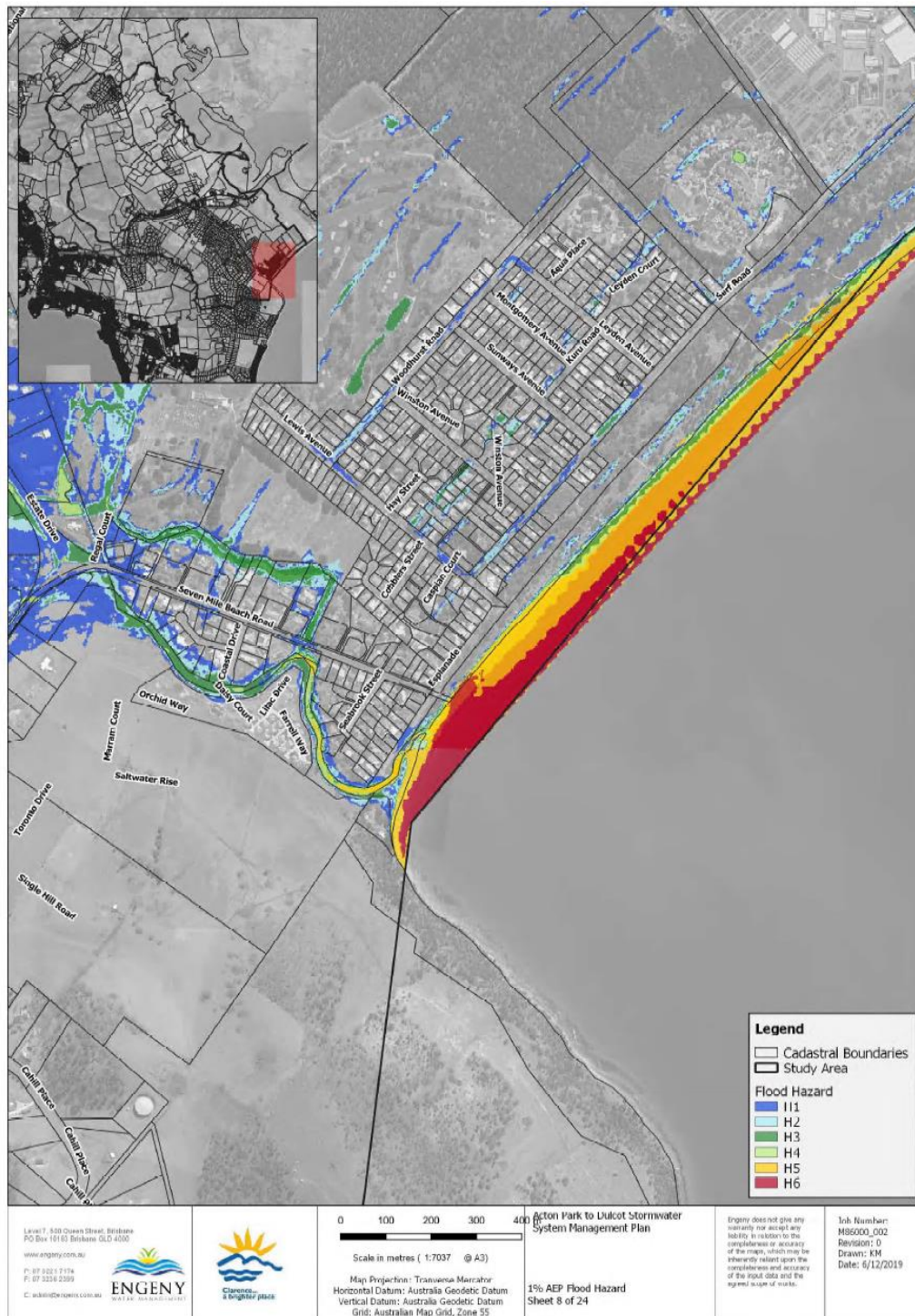


Figure A.1: Flood hazard map for 1% AEP event

A.2 1% AEP flood level difference - climate change (increased rainfall intensity and sea level rise)

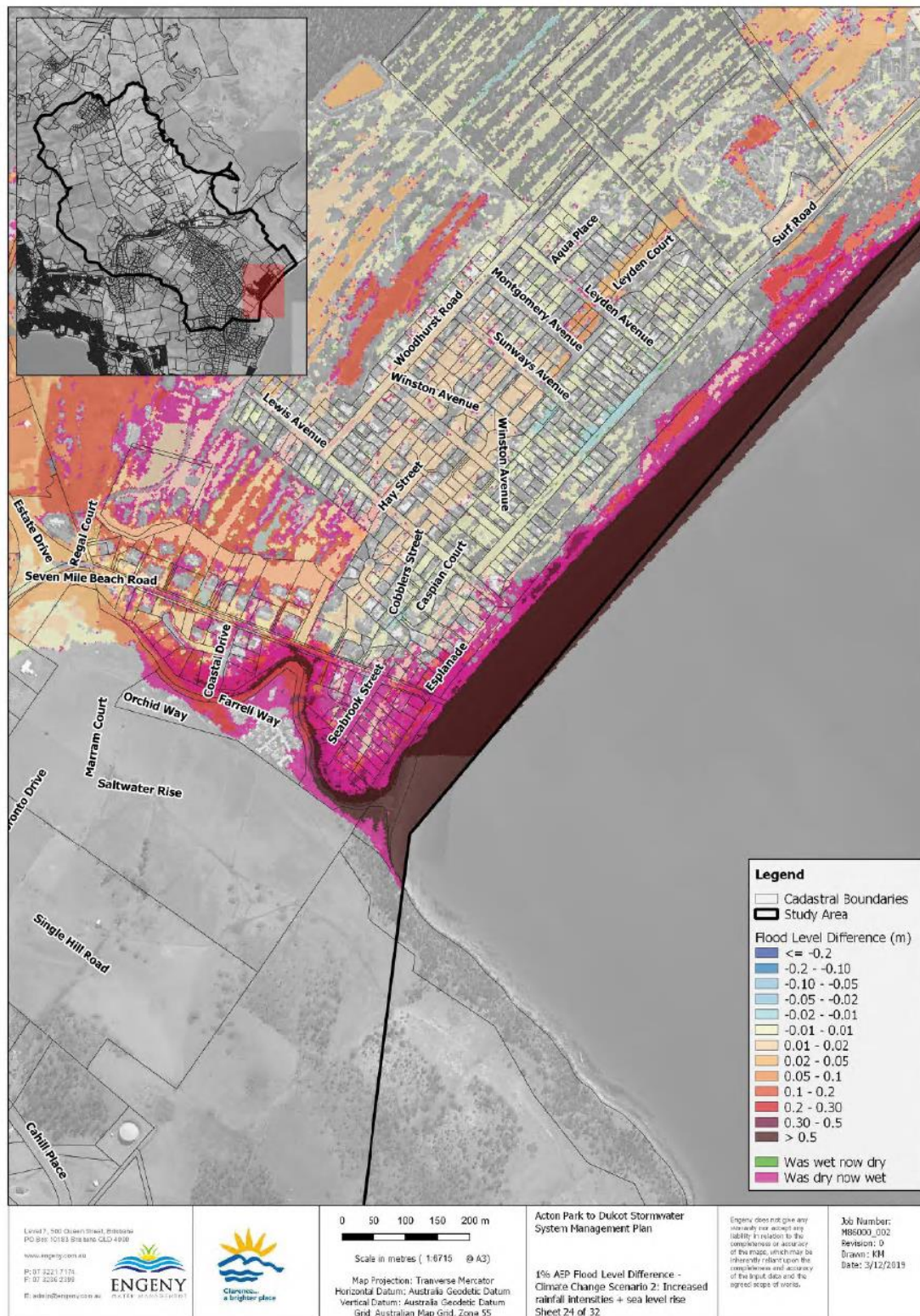


Figure A.2: % AEP flood level difference - climate change (increased rainfall intensity and sea level rise)

B Coastal inundation

Figure 21. Seven Mile Beach, Inundation areas

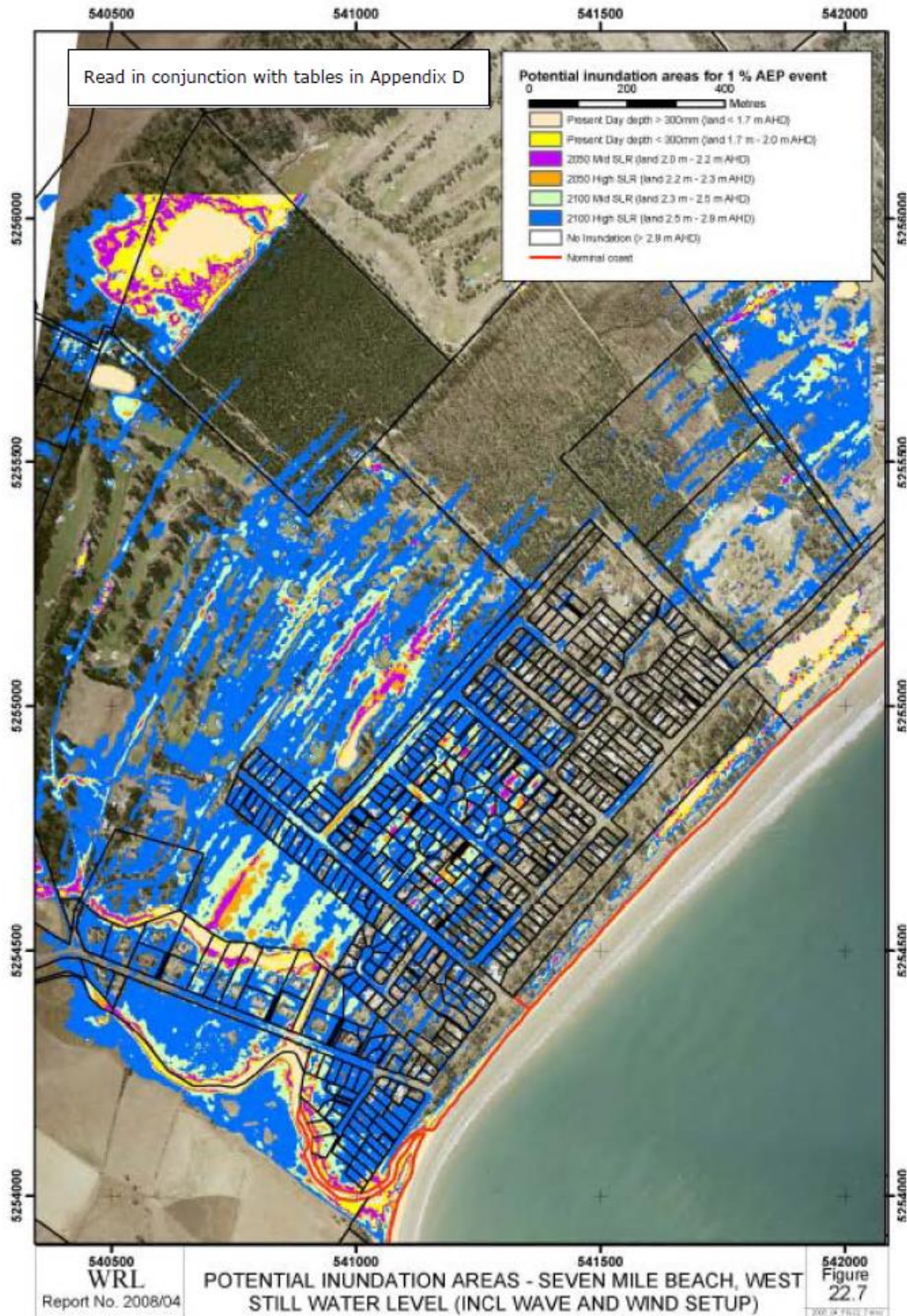


Figure B.1: Coastal inundation for Seven Mile Beach (SGS Economics and Planning, 2013)

Table B.1: Indicative inundation depths of shaded areas in 1% AEP event

Table D 3. Indicative inundation depths of shaded areas in 100 yr ARE (1% AEP) event

Colour	Greater or less than	Indicative potential inundation depth (m) for sea level rise				
		Present SLR=0.0m	2050 mid SLR=0.2m	2050 high SLR=0.3m	2100 mid SLR=0.5m	2100 high SLR=0.9m
Beige	greater than	0.3	0.5	0.6	0.8	1.2
Yellow	less than	0.3	0.5	0.6	0.8	1.2
Purple	less than	-	0.2	0.3	0.5	0.9
Orange	less than	-	-	0.1	0.3	0.7
Light blue	less than	-	-	-	0.2	0.6
Dark blue	less than	-	-	-	-	0.4

Tasmanian Planning Scheme - Clarence Local Provisions Schedule: Coastal Inundation Hazard Overlay

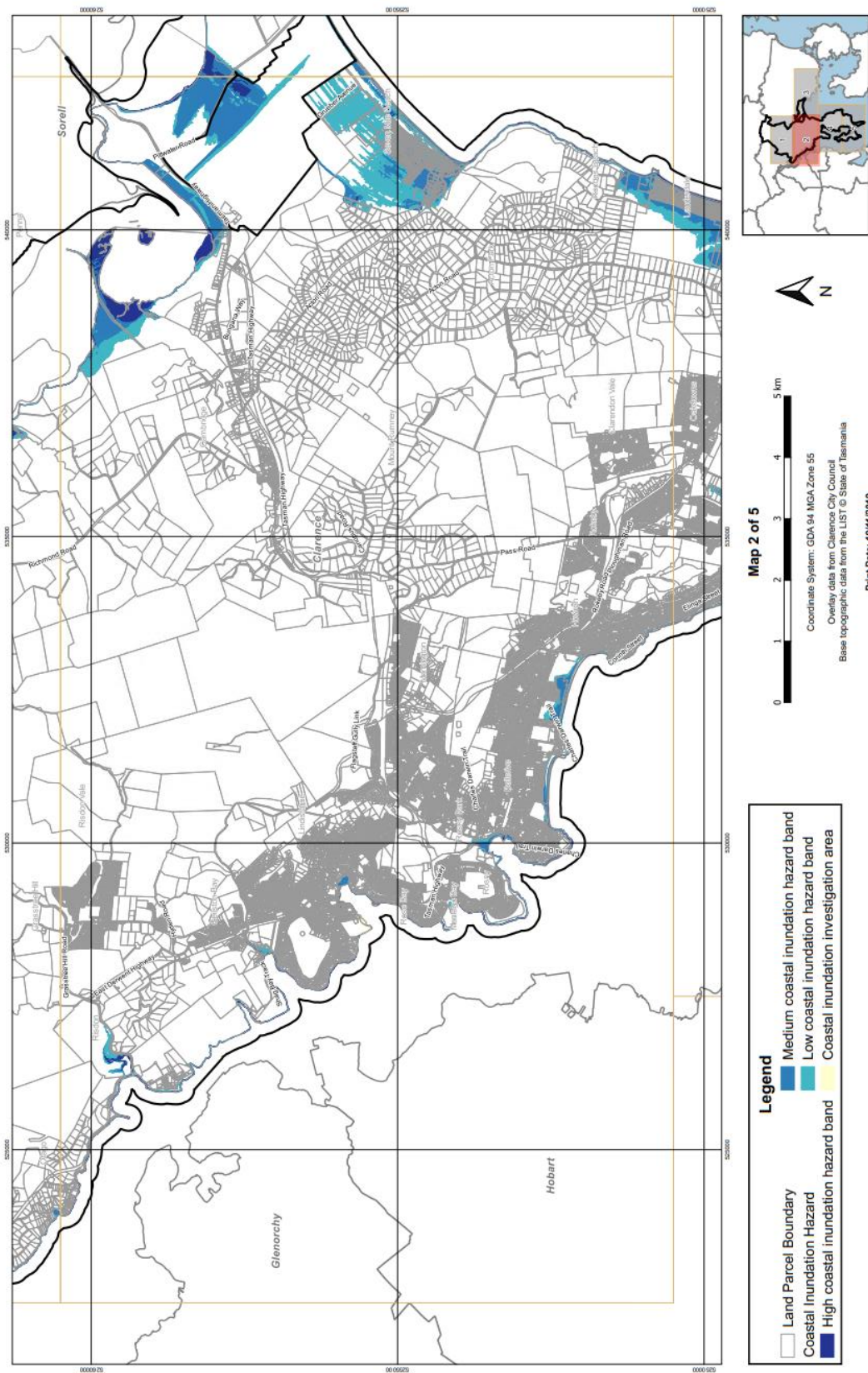


Figure B.2: Coastal inundation hazard overlay (Tasmania Planning Scheme-Clarence local provisions)

**Tasmanian Planning Scheme - Clarence Local Provisions Schedule:
Coastal Erosion Hazard Overlay**

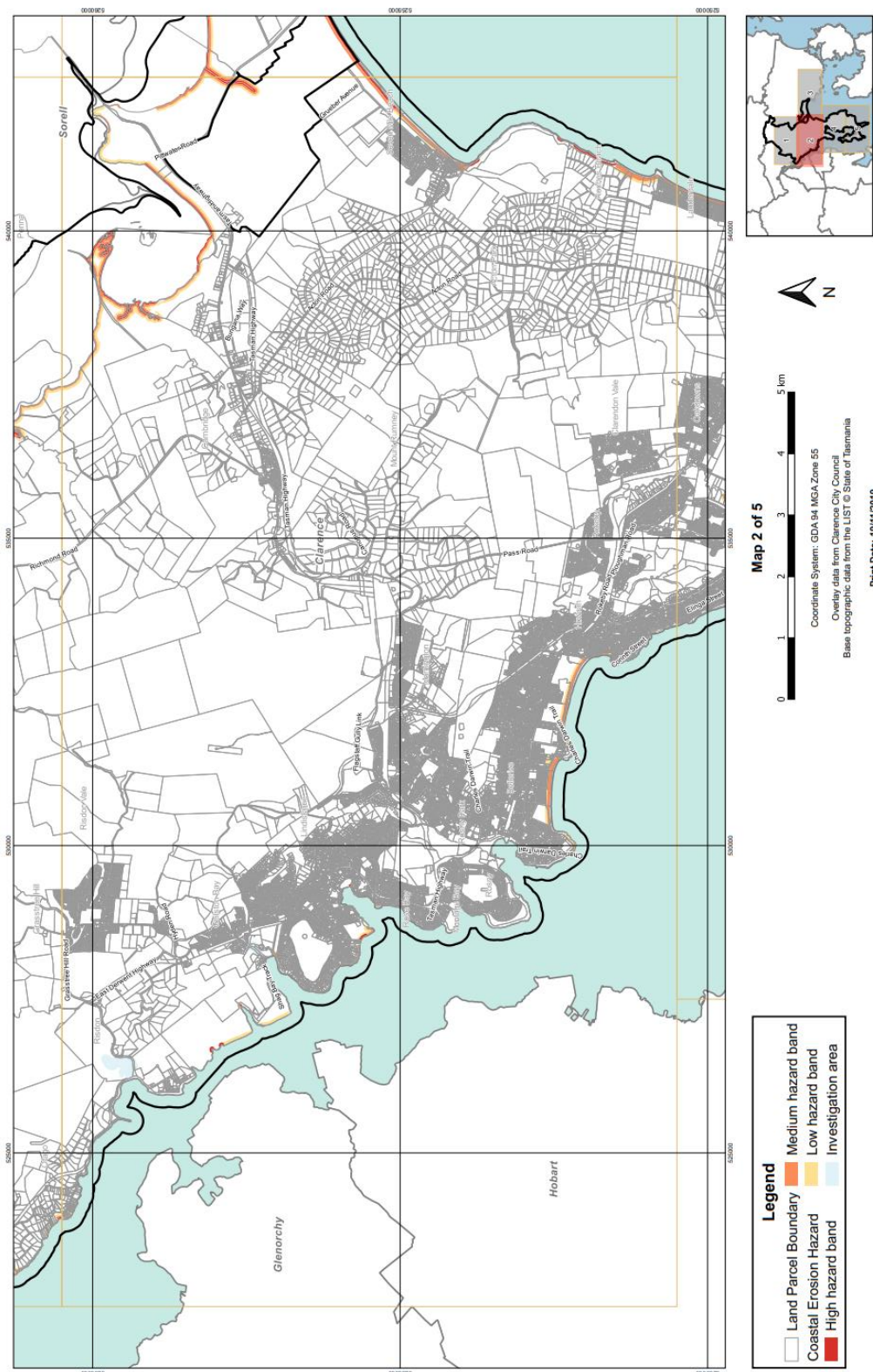


Figure B.3: Coastal erosion hazard overlay (Tasmania Planning Scheme-Clarence local provisions)