COUNCIL MEETING

MONDAY 11 DECEMBER 2023

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	ACKNOWLEDGEMENT OF COUNTRY	3
2.	APOLOGIES	3
3.	DECLARATIONS OF INTERESTS OF COUNCILLORS OR CLOSE ASSOCIATE	3
4.	OMNIBUS ITEMS	4
	4.1 CONFIRMATION OF MINUTES	4
	4.2 MAYOR'S COMMUNICATION	4
	4.3 COUNCIL WORKSHOPS	4
	4.4. TABLING OF PETITIONS	5
	4.5 REPORTS FROM OUTSIDE BODIES	6
	• REPORTS FROM SINGLE AND JOINT AUTHORITIES	6
	• REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES	6
	4.6 WEEKLY BRIEFING REPORTS	9
5.	PUBLIC QUESTION TIME	10
	5.1 PUBLIC QUESTIONS ON NOTICE	10
	5.2 ANSWERS TO QUESTIONS ON NOTICE	10
	5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE	10
	5.4 QUESTIONS WITHOUT NOTICE	11
6.	DEPUTATIONS BY MEMBERS OF THE PUBLIC	12
7	**PLANNING AUTHORITY MATTERS**	
7.1	DEVELOPMENT APPLICATION PDPLANPMTD-2023/034770 – 214, 216 AND 218 BLESSINGTON STREET, SOUTH ARM - BOUNDARY ADJUSTMENT (CONSOLIDATION OF THREE LOTS TO TWO LOTS)	14
7.2	DEVELOPMENT APPLICATION PDPLANPMTD-2023/038479 – 112 BACKHOUSE LANE, CAMBRIDGE - PROPOSED DWELLING (RETROSPECTIVE)	59
7.3	DEVELOPMENT APPLICATION PDPLANPMTD-2023/039025 – 128 BICHENO STREET, CLIFTON BEACH - CHANGE OF USE TO VISITOR ACCOMMODATION	123
7.4	DEVELOPMENT APPLICATION PDPLANPMTD-2023/038982 – 7 TREVASSA CRESCENT, TRANMERE - DWELLING	142

8. REPORTS OF OFFICERS

8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS - NIL ITEMS

8.2 ASSET MANAGEMENT - NIL ITEMS

8.3 FINANCIAL MANAGEMENT - NIL ITEMS

8.4 GOVERNANCE

8.4.1 SEVEN MILE BEACH LOCAL AREA PLAN 2023 - ADOPTION 162

8.4.2 SKYLAND MASTERPLAN – MOTION D OUTCOMES.....439

8.4.3 MANAGING CONFLICTS OF INTEREST OF COUNCILLORS – FRAMEWORK PROPOSAL SUBMISSION.....602

8.4.4 DOG MANAGEMENT POLICY 2021 – CONSULTATION ON PROPOSED CHANGES TO DECLARED AREAS (SOUTH STREET RESERVE AND BELLERIVE BOARDWALK).....610

8.4.5 OPPORTUNITY FOR AN AFL HIGH PERFORMANCE CENTRE IN CLARENCE.....666

9. MOTIONS ON NOTICE - NIL ITEMS

10. COUNCILLORS' QUESTION TIME.....722
10.1 QUESTIONS ON NOTICE.....722
10.2 ANSWERS TO QUESTIONS ON NOTICE.....722
10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING.....722
10.4 QUESTIONS WITHOUT NOTICE 726

11. CLOSED MEETING.....727

11.1 APPLICATIONS FOR LEAVE OF ABSENCE

11.2 JOINT AUTHORITY MATTER

11.3 PROPERTY MATTER - RICHMOND

11.4 CONTRACTUAL MATTER

11.5 PERSONNEL MATTER

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

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

1. ACKNOWLEDGEMENT OF COUNTRY

The Mayor will:

- make the following statement:

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

  I pay respect to Elders past and present."

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

- advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are livestreamed, audio-visually recorded and published to Council's website. The meeting is not protected by privilege. A link to the Agenda is available via Council's website.

2. APOLOGIES

Nil.

3. DECLARATIONS OF INTERESTS OF COUNCILLORS OR CLOSE ASSOCIATE

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

4. OMNIBUS ITEMS

4.1 CONFIRMATION OF MINUTES

RECOMMENDATION:

That the Minutes of the Council Meeting held on 20 November 2023, as circulated, be taken as read and confirmed.

4.2 MAYOR'S COMMUNICATION

4.3 COUNCIL WORKSHOPS

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

PURPOSE	DATE
Paranville Public Open Space	
Seven Mile Beach Local Area Plan and Stormwater	
Chambers Redevelopment Update	
Mayor/Councillor Meetings and Attendances	27 November

RECOMMENDATION:

That Council notes the workshops conducted.

4.4. TABLING OF PETITIONS

(Note: Petitions received by Councillors are to be forwarded to the Chief Executive Officer within seven days after receiving the petition).

Petitions are not to be tabled if they do not comply with Section 57(2) of the Local Government Act, or are defamatory, or the proposed actions are unlawful.

4.5 REPORTS FROM OUTSIDE BODIES

This agenda item is listed to facilitate the receipt of both informal and formal reporting from various outside bodies upon which Council has a representative involvement.

REPORTS FROM SINGLE AND JOINT AUTHORITIES

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

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

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**
  Representative: Cr James Walker

  Quarterly Reports
  The Copping Refuse Disposal Site Joint Authority has distributed its Quarterly Summary of its Meetings for the period ending 24 November 2023 (refer Attachment 1).

  The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Report for the period ending 30 September 2023.

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

  Representative Reporting

- **SOUTHERN TASMANIAN REGIONAL WASTE AUTHORITY**
  Representative: Cr Warren (Mayor's nominee)
  Cr Hunter (Proxy)

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

ATTACHMENT 1

Southern Waste Solutions

C Cell

Copping Refuse Disposal Site Joint Authority

24 November 2023

Mr Ian Nelson
General Manager
Clarence City Council
PO Box 96
ROSNY PARK 7018

Mr Robert Higgins
General Manager
Sorell Council
P O Box 126
SORELL 7072

Mr Gary Arnold
General Manager
Kingborough Council
Locked Bag 1
KINGSTON 7050

Mr Blake Repine
General Manager
Tasman Council
1713 Main Road
NUBEENA 7184

Dear General Manager

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORT: September 2023 Quarter

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

Authority Annual General Meeting held on 23 November 2023

The Authority held its Annual General Meeting on 23 November 2023. All statutory reports were received, reviewed and accepted as required. There was no requirement to hold elections for the Authority Chair this year: that is scheduled for November 2024.

The Authority's Annual Report is attached for circulation.

Authority meeting held on 23 November 2023

Material matters addressed in the open meeting:

- Endorsed the September 2023 Quarterly Report (attached) for distribution to Participating Councils
- Approved a permanent increase to the Board of Southern Waste Solutions from four to five directors (including the Board Chair) and appointed the Director Selection Panel to undertake the recruitment process
- Approved the introduction of a simple framework for the payment of committee fees to Board Committee members, subject to appropriate and transparent reporting
- Approved the Authority's meeting schedule for 2024
- Adopted a new policy addressing Board Succession, Rotation and Recruitment (copy attached)
- Agreed the need to extend the term of the lease over Copping land between the Authority and the Land Owners and generally review the terms of the lease
- Received and discussed a comparison of the two most common entity structures that could be deployed for a Local Government-owned entity
- Considered a report on the status of the review of the governance structure of the C cell
- Received a report on the current Regional Waste Bodies operating in Tasmania

- Received a report on the current Regional Waste Bodies operating in Tasmania
- Received the standalone financial statements of the C Cell Unit Trust 2022/23
- Received an update from the CEO on the Organic Waste Processing Facility
- Received an update on the Southern Tasmanian Regional Waste Authority
- Received an update on major operational matters from the CEO
- Received an update on activities of the Boards of Southern Waste Solutions and C Cell Pty Ltd from the Board Chair

Material matters addressed in the closed meeting:

- Two agenda items relating to personnel matters were considered in closed meeting. .

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

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

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

Professional Development Activity Undertaken

The Authority did not receive any requests from Representatives for professional development activities in the quarter.

Yours sincerely



Carolyn Pillans
Secretary

Attachment 1: Quarterly Report to the Authority September 2023
Attachment 2: Summary of SWS Board meetings
Attachment 3: Summary of C Cell Board meetings
Attachment 4: Authority Annual Report 2022/2023
Attachment 5: Board Succession, Rotation and Recruitment Policy (approved November 2023)

4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 20 and 27 November and 4 December 2023 have been circulated to Councillors.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 20 and 27 November and 4 December 2023 be noted.

5. PUBLIC QUESTION TIME

Public question time at ordinary Council meetings will not exceed 15 minutes. An individual may ask questions at the meeting. Questions may be submitted to Council in writing on the Friday 10 days before the meeting or may be raised from the Public Gallery during this segment of the meeting.

The Chairman may request a Councillor or Council officer to answer a question. No debate is permitted on any questions or answers. Questions and answers are to be kept as brief as possible.

5.1 PUBLIC QUESTIONS ON NOTICE

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

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

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

CROSSING /TRAFFIC CALMING MEASURES DUNTROON DRIVE, ROKEBY
Between bust stops 30 and 31 on Duntroon Drive, Rokeby. Many children cross this section of road on school days, morning, and afternoons. Yet there is no crossing or traffic calming measures in place and the signage is quite old and in poor condition. There is a high level of concern that with traffic often passing at high speeds its only a matter of time before a serious incident happens at this location. Is the council able to do a report to see what could be done to create a safer crossing for our children?

5.2 ANSWERS TO QUESTIONS ON NOTICE

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

5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

5.4 QUESTIONS WITHOUT NOTICE

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

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

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

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

Council's Public Question Time Policy can be found on Council's website at Public Question Time - City of Clarence : City of Clarence (ccc.tas.gov.au)

6. DEPUTATIONS BY MEMBERS OF THE PUBLIC

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

7 PLANNING AUTHORITY MATTERS

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

7.1 DEVELOPMENT APPLICATION PDPLANPMTD-2023/034770 – 214, 216 AND 218 BLESSINGTON STREET, SOUTH ARM - BOUNDARY ADJUSTMENT (CONSOLIDATION OF THREE LOTS TO TWO LOTS)

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for a Boundary Adjustment (Consolidation of Three Lots to Two lots) at 214, 216 & 218 Blessington Street, South Arm.

RELATION TO PLANNING PROVISIONS

The land is zoned Low Density Residential and subject to the Car Parking and Sustainable Transport Code and the Bushfire-Prone Areas Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which was extended with the agreement of the applicant and expires on 13 December 2023.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and no representations were received.

RECOMMENDATION:

A. That the Development Application for Boundary Adjustment (Consolidation of Three Lots to Two lots) at 214, 216 & 218 Blessington Street, South Arm (Cl Ref PDPLANPMTD-2023/034770) be refused because the proposal is contrary to the provisions of the Tasmanian Planning Scheme – Clarence for the following reasons.

   1. The proposal does not comply with *10.6.1 lot design P1* because both lots on the proposed plan are less than 1200m^2 in site area.

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

DEVELOPMENT APPLICATION PDPLANPMTD-2023/034770 - 214, 216 AND 218 BLESSINGTON STREET, SOUTH ARM - BOUNDARY ADJUSTMENT (CONSOLIDATION OF THREE LOTS TO TWO LOTS) /contd…

ASSOCIATED REPORT

1. BACKGROUND

A permit was granted for a single dwelling at 216 Blessington Street, which is the middle vacant lot, in 2021 under PDPLANPMTD-2021/023077. The permit was approved on 13 January 2022.

A separate assessment was undertaken against Section 110 Adhesion orders of the *Local Government (Building and Miscellaneous Provisions) Act 1993* to ascertain the likely success of adhering the lots under this Act. However, the proposal cannot meet the necessary requirements of an adhesion order under Section 110 (1) because land that is not a full parcel cannot be adhered.

The Tasmanian Planning Scheme – Clarence allows for minor boundary adjustments under General Provision 7.3, where the adjustment of the boundary is minor in nature. An assessment of the proposal against the general provision is provided under section 4.3 of this report. If an application for a boundary adjustment does not meet the general provision for a minor boundary adjustment, the proposed boundary adjustment must be assessed against the relevant subdivision standards.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Low Density Residential under the Scheme.

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

2.3. The relevant parts of the Planning Scheme are:

- Section 5.6 – Compliance with Applicable Standards
- Section 6.10 – Determining Applications;

- Clause 10 – Low Density Residential Zone;
- Clause C2.0 – Car Parking and Sustainable Transport Code; and
- Clause 13.0 – Bushfire-Prone Areas Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site consists of three lots, 214, 216 and 218 Blessington Street. All three lots are the same size, at 668m^2, a subminimal lot size within the Low Density Residential Zone. The site is effectively flat with a minor incline from west to east.

The sites of 214 and 218 Blessington Street are developed with dwellings, which are serviced by tank water and on-site wastewater treatment systems. The site of 216 Blessington Street is a vacant lot.

The surrounding area consists of similar shaped and sized lots, particularly those along Blessington Street. This reflects previous zoning requirements under former planning schemes. To the north and east of the site there are a number of larger lots.

3.2. The Proposal

The proposal is for a boundary adjustment. The sites of 214 and 218 Blessington Street are proposed to consolidate around half of the centre vacant lot, 216 Blessington Street. The consolidated site of 214 Blessington Street is proposed to be 1003m^2 while the consolidated 218 Blessington Street site is proposed to be 1026m^2.

A Bushfire Hazard Management Plan was provided with the application and the report recommends that each lot provide a static water supply for firefighting purposes.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 5.6]

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

4.2. Determining Applications [Section 6.10]

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

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised."

References to these principles are contained in the discussion below.

4.3. General Provisions

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

In this instance the proposal involves a boundary adjustment. Clause 7.3.1 states that:

"an application for a boundary adjustment is Permitted and a permit must be granted if:

(a) no additional lots are created;

(b) there is only minor change to the relative size, shape and orientation of the existing lots;

(c) no setback from an existing building will be reduced below the relevant Acceptable Solution setback requirement;

(d) no frontage is reduced below the relevant Acceptable Solution minimum frontage requirement;
(e) no lot is reduced below the relevant Acceptable Solution minimum lot size unless already below the minimum lot size; and
(f) no lot boundary that aligns with a zone boundary will be changed."

The application is deemed to be generally in accordance with the provisions of clause 7.3.1. However, it cannot comply with part (b), due to the boundary adjustment resulting in more than a 'minor' change to the relative size of the existing lots. The boundary adjustment effectively increases the lot size of both 214 and 218 Blessington Street by approximately 50%, which is not considered to be minor. As such, the application cannot be considered as permitted, as stipulated in the general provision, and must be assessed against the applicable provisions of clause 10.0 Low Density Residential Zone.

4.4. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Low Density Residential Zone and the Parking and Sustainable and Bushfire-Prone Areas Code with the exception of the following.

Low Density Residential

- **Clause 10.6.1 – Lot design** – the proposal cannot meet part (a), (b), (c) or (d) of the acceptable solution, given the proposed lot size for both lots is less than 1500m^2, the lots are not for public use by the Crown, the lots are not required for the provision of Utilities and the proposal is not for the consolidation of a lot with another lot (this refers to a lot in its entirety, not partial lots).

The application must be assessed against the Performance Criteria P1 of *10.6.1 Lot design* as follows.

Clause	Performance Criteria	Assessment
10.6.1 – P1	*"Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:*	Each lot, on the plan of subdivision, is considered to have sufficient useable area and dimensions suitable for the intended use.

	(a) the relevant requirements for development of buildings on the lots;	The existing dwellings will have sufficient setbacks in accordance with clause *10.4.3 Setback* of the scheme. The proposed lot configuration will in fact improve the dwelling separation to be more consistent with the objectives of the Low Density Residential Zone.
	(b) the intended location of buildings on the lots;	The application proposes for 214 and 218 Blessington Street to absorb around half of the vacant 216 Blessington Street each. Both 214 and 218 have existing dwellings and as such the lots are not expected to be further developed.
	(c) the topography of the site;	The site is effectively flat, and the topography of the site does not inhibit the proposed boundary adjustment.
	(d) adequate provision of private open space;	The proposal improves the provision of private open space associated with the existing dwellings on 214 and 218 Blessington Street.
	(e) the pattern of development existing on established properties in the area; and	The proposed lot sizes are consistent with the established pattern of development within the area. Subminimal lot sizes are prominent within the surrounding low density residential area. However, there is also a number of larger lots to the north and east of the subject site.
	(f) any constraints to development,	214 and 218 Blessington Street both have existing dwellings, and the proposed boundary adjustment will not constrain the existing development on-site.
	and must have an area not less than 1200m^2.	The application proposes for 214 and 218 Blessington Street to consolidate around half of the vacant 216 Blessington Street each. 214 Blessington Steet is proposed to be 1003m^2 while 218 Blessington Street is proposed to be 1026m^2.

		Both lots are less than the required 1200m^2 and therefore cannot meet the minimum lot size, required by the performance criteria. As such, the application does not satisfy the performance criteria and does not comply with the standard. On that basis, the application is recommended for refusal.

- **Clause 10.6.3 – Services** – the proposal cannot meet the acceptable solution, given no lots on the proposed plan can be connected to a reticulated sewerage system.

The application must be assessed against the Performance Criteria P2 of *10.6.3 Services* as follows.

Clause	Performance Criteria	Assessment
10.6.3 – P2	*"Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land."*	The proposal is for the consolidation of three lots into two. Currently 214 and 218 Blessington Street have existing dwellings, while 216 Blessington Street is vacant. The application proposes for 214 and 218 Blessington Street to each absorb around half of the centre lot. As per the provisions of clause *10.4.1 Residential density for multiple dwellings,* multiple dwellings will not be possible on either of the lots, given their size. It is therefore expected that both lots will continue to house a single dwelling.

		Both existing dwellings are currently provided with existing on-site wastewater treatment systems, and the proposed new lot layout is therefore capable of accommodating on-site wastewater treatment systems adequate for the future use and development of the land. The proposal is assessed as satisfying the performance criteria and complies with the standard.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and no representation were received.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

7.2. The proposal is considered as not consistent with the objectives of Schedule 1 of LUPAA, by virtue of not satisfying the performance criteria and failing to meet the applicable standard.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

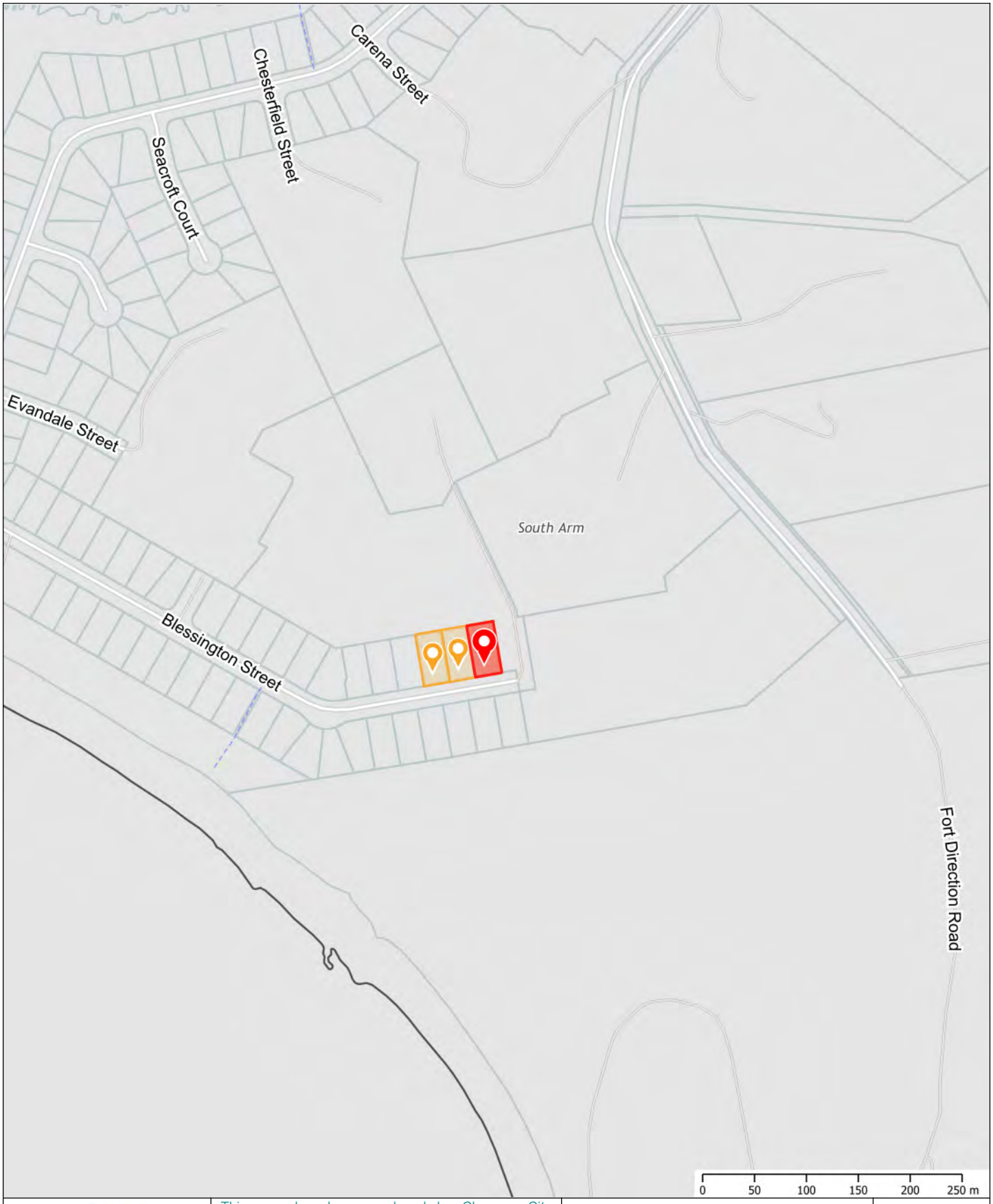
9. CONCLUSION

The proposal is recommended for refusal because the proposed development does not comply with applicable standards as it creates subminimal lots within the Low Density Residential Zone.

Attachments:
1. Location Plan (1)
2. Proposal Plan (1)
3. Bushfire Hazard Management Report and Plan (34)

Robyn Olsen
ACTING HEAD OF CITY PLANNING

Attachment 1



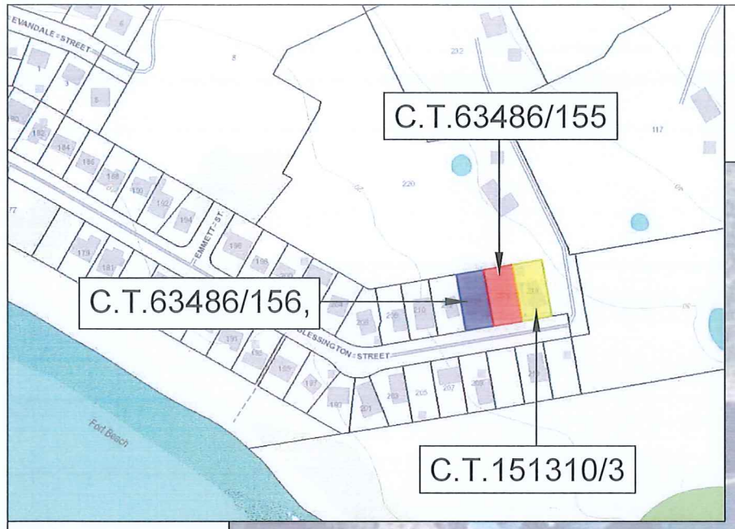
Clarence... a brighter place

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

28/11/2023

1:5000

N



LOCATION PLAN

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

Onsite Drainage
Existing onsite water, stormwater & sewer for Lot 1 & Lot 2

28.06
27.43
Existing Shed
1
1,003m²
36.58
Existing House
36.58
Existing Shed
2
1,026m²
Existing House
36.58
28.06
27.43

BLESSINGTON STREET

Overlay Legend

Bushfire-Prone Areas: Entire Site

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNERS:	DANICA J. VASSOS & JAMIE VASSOS, & KEVAN J. BLOM & MICHELLE C. BLOM
TITLE REFERENCE:	C.T.63486/156, C.T.63486/155 & C.T.151310/3
LOCATION:	214, 216 & 218 BLESSINGTON STREET, SOUTH ARM

Proposed Subdivision

Date: 16/03/2023	Reference: BLOMM01 14861-00
Scale: 1:250 (A3)	Municipality: CLARENCE

Document Set ID: 5003262
Version: 1, Version Date: 20/03/2023

HED CONSULTING

Unit 2, 1 Liverpool St
Hobart, Tas. 7000

P 03 6146 0334
E info@hed-consulting.com.au

BUSHFIRE HAZARD REPORT &

BUSHFIRE HAZARD MANAGEMENT PLAN



BOUNDARY ADJUSTMENT (CONSOLIDATION OF THREE LOTS INTO TWO LOTS)

214, 216 & 218 BLESSINGTON STREET
SOUTH ARM 7022

J & D J VASSOS & K J & M C BLOM

31 OCTOBER 2023 – VERSION 1.1

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

EXECUTIVE SUMMARY

The subject land is located at 214, 216 and 218 Blessington Street, South Arm. The development proposal includes a boundary adjustment that will consolidate three lots into two lots. The proposed boundary adjustment (consolidation) is assessed and deemed to comply with the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmania Planning Scheme.

LIMITATIONS

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection does not account for any further modification to the existing vegetation (planting, clearing etc.)

The assessment is based on information provided at the time of the report and location shown on the Bushfire Hazard Management Plan (BHMP). If the location of the proposed development (indicative building area) differs from the location shown on the BHMP a new assessment will be required.

The BAL assessment is based on the Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Ratings System (AFDRS) level is Extreme or Catastrophic.

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that "It should be borne in mind that the measures contained in this standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions."

Due to the unpredictable nature and behaviour of fire, compliance with AS359-2018 does not guarantee a dwelling will survive a bushfire event.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

CONTENTS PAGE

EXECUTIVE SUMMARY **1**

LIMITATIONS **1**

CONTENTS **2**

1.0 INTRODUCTION

1.1 SCOPE **3**

1.2 PROPOSAL **3**

1.3 GENERAL INFORMATION **3**

2.0 SITE DESCRIPTION

2.1 LOCALITY **4**

2.2 TOPOGRAPHY & VEGETATION **6**

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT **11**

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT **12**

4.0 PLANNING SCHEME COMPLIANCE

E1.6.1 SUBDIVISION: PROVISION OF HAZARD MANAGEMENT AREAS **13**

E1.6.2 SUBDIVISION: PUBLIC FIRE FIGHTING ACCESS **15**

E1.6.3 SUBDIVISION: PROVISION OF WATER SUPPLY FOR FIRE FIGHTING PURPOSES **18**

5.0 CONCLUSION **22**

6.0 REFERENCES **22**

7.0 APPENDIX

7.1 FIELD PHOTOS **23s**

7.2 BUSHFIRE HAZARD MANAGEMENT PLAN **29**

7.3 PROPOSED PROPERTY SUBDIVISION PLAN **30**

7.5 BUSHFIRE-PRONE AREAS CODE – PLANNING CERTIFICATE

1.0 INTRODUCTION

1.1 SCOPE

To assess the proposed subdivision against the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmanian Planning Scheme.

1.2 PROPOSAL

Consolidation of three lots (214, 216 and 218 Blessington St) into two lot (214 and 218 Blessington Street). The two new lots would be 214 Blessington St (Lot 1 1003m^2) and 218 Blessington Street (Lot 2 – 1026m^2)

1.3 GENERAL INFORMATION

SITE ADDRESS

214, 216 & 218 Blessington Street, South Arm

OWNER

Danica J. Vassos & Jamie Vassos & Kevan J. Blom & Michelle C. Blom

TITLE REFERENCE

214 Blessington St – 63486/156, 216 Blessington St – 63486/155 and 218 Blessington St – 63486/154

PROPERTY ID NUMBER

214 Blessington St – 5193497, 216 Blessington St – 5193489 and 218 Blessington St – 2818383

EXISITING PROPERTY SIZE

2029m^2 (214, 216 & 218 Blessington St)

CURRENT USE:

214 Blessington St – residential dwelling, 216 Blessington St – vacant land, 218 Blessington Street – residential dwelling.

MUNICPALITY

Clarence City Council

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 214, 216 and 218 Blessington Street, South Arm. The site is situated in on the lower slopes of a hill and is within 150m of open water. The site is surrounded by residential development along Blessington Street with larger rural lots to the east and north. The amalgamation shall create two lot 1 (1026m^2) and lot (1003m^2). Both lots shall continue to use Blessington Street as road frontage. A residential dwelling and shed exist on both lots. Council maintains Blessington Street roadway and road reserve. The proposed plan of the amalgamation is provided in the appendix of this report.



Figure 1: Locality map of the area with subject lots shown (orange outline). Proposed new property boundary is shown as blue line (approximate). Source: Land Information System Tasmania, http://www.thelist.tas.gov.au

2.1.2 FIRE HISTORY

No recent bushfire and / or planned burns were identified within 1km of the property boundaries. Data collected from LIST Map 'Fire History Layer'[1].

[1] LIST Map Data is incomplete and majority of fire history is not shown on the LIST.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

2.1.2 PLANNING – ZONING & TENURE

The lot is zoned as Low Density Residential and is privately owned. Zoning and tenure of surrounding lots is shown below (within 200m from the existing property boundaries).

Direction	Zoning	Tenure
North	Rural Living	Private Freehold
East	Rural Living	Private Freehold
South	Low Density Residential & Rural	Private Freehold & Commonwealth
West	Low Density Residential & Rural	Private Freehold

2.1.3 PLANNING – OVERLAYS

Overlay	Development Response
Bushfire-prone areas	The Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) satisfy the requirements of this code.

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search[2] revealed no threatened flora and fauna identified on the site.

[2] Threatened species search using Land Information Systems Tasmania. This is not a complete search and other information may be available from other agencies.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

2.2 TOPOGRAPHY

Effective slope angle and directions are shown below from the existing dwelling on proposed lot 1 and lot 2.

Direction	Distance from site	Average slope angle	Upslope / Down slope
North	0-100m	2°	Down slope
East	0-100m	0° / Upslope	Upslope
South	0-100m	6°	Down slope
West	0-100m	7°	Down slope



Figure 2: Aerial photo of the area with existing dwelling and outbuildings shown. The orange circle is a minimum 100m from edge of the existing dwellings. Green line shows borders between classified vegetation types or exclusions. Source: Land Information System Tasmania, http://www.thelist.tas.gov.au.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

TASVEG 4.0 communities within 100m of the existing dwelling on proposed lot 1.

Direction	Distance from site	TAS Veg Live Description
North	0m 14m	FUR – Urban areas FAG – Agricultural land
East	0m 50m	FUR – Urban areas FAG – Agricultural land
South	0m 58m	FUR – Urban areas FUM – Extra – urban miscellaneous
West	0m	FUR – Urban areas

TASVEG 4.0 communities within 100m of the existing dwelling on proposed lot 2.

Direction	Distance from site	TAS Veg Live Description
North	0m 13m	FUR – Urban areas FAG – Agricultural land
East	0m 15m	FUR – Urban areas FAG – Agricultural land
South	0m 57m	FUR – Urban areas FUM – Extra – urban miscellaneous
West	0m	FUR – Urban areas

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

Vegetation types shown below from the edge of the existing dwelling on proposed lot 1.

Direction	Existing Vegetation Description
North	0-14m: Residential gardens and lawn. Existing shed is >6m from the edge of the building. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 14-100m: Grassland, periodically cured. Aerial imagery and conversation with owner suggest that the grass is kept at a short height (less than 100mm). If grass is left unmanaged it would be become bushfire prone vegetation. Due to the size of the lot, zoning and ongoing maintenance required the vegetation should also be considered bushfire – prone. **Classified vegetation: G: Grassland.**
East	0-1m: Residential gardens and path of the subject lot. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 1-19m: Vacant residential lot (currently 216 Blessington St). Grass is kept to short height thru maintenance by owner. If left unmanaged the grass could become a bushfire threat as the vegetation connects thru to a larger grassland area towards the north. This risk is mitigated thru abatement notices from council. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 19-37m: Residential lot and maintained gardens (currently 218 Blessington St). **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 37-54m: Roadway and road reserve. Grass is kept to height less than 100mm. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (e) & (f) of AS3959:2018.** 54-80m: Grazing paddock, area has been recently planted with eucalypts. Over time this area will re-generate into a woodland compared to grassland. **Classified vegetation: B: Woodland** 80-100m: Grazing paddock, periodically cured. **Classified vegetation: G: Grassland**
South	0-57m: Residential gardens and lawn and roadway. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) & (f) of AS3959:2018.**

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

	57-95m: Grassland, open paddock with isolated shrubs. Grass along existing pathway appears to be cured periodically. **Classified vegetation: G: Grassland** 95-100m: Trees with height of less than 8m. Under storey of shrubs and grass. **Classified vegetation: D: Scrub**
West	0-30m: Residential gardens and lawn. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) & (f) of AS3959:2018.** 30-100m: Grassland, periodically cured. Aerial imagery and conversation with owner suggest that the grass is kept at a short height (less than 100mm). If grass is left unmanaged it would be become bushfire prone vegetation. Due to the size of the lot, zoning and ongoing maintenance required the vegetation should also be considered bushfire – prone. **Classified vegetation: G: Grassland.**

Proposed lot 2 (Existing dwelling and outbuilding):

Direction	**Existing Vegetation Description**
North	0-12m: Residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 12-22m: Grassland, periodically cured. Aerial imagery and conversation with owner suggest that the grass is kept at a short height (less than 100mm). If grass is left unmanaged it would be become bushfire prone vegetation. Due to the size of the lot, zoning and ongoing maintenance required the vegetation should also be considered bushfire – prone. **Classified vegetation: G: Grassland** 22-40m: Managed grassland and gardens surrounding the dwelling. Grass has been cut to height less than 100mm. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 40-100m: Grazing paddock with grassland. Periodically cured. **Classified vegetation: G: Grassland**
East	0-24m: Managed grassland and gardens surrounding the buildings. Grass has been cut to height less than 100mm. Vegetation around the existing access to 220 Blessington St is managed in 'minimal fuel condition'.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

	Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018. 24-80m: Grazing paddock, area has been recently planted with eucalypts. Over time this area will re-generate into a woodland compared to grassland. **Classified vegetation: B: Woodland** 80-100m: Grazing paddock, periodically cured. **Classified vegetation: G: Grassland**
South	0-56m: Residential gardens and lawn and roadway. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) & (f) of AS3959:2018.** 56-94m: Grassland, open paddock with isolated shrubs. Grass along existing pathway appears to be cured periodically. **Classified vegetation: G: Grassland** 94-100m: Trees with height of less than 8m. Under storey of shrubs and grass. **Classified vegetation: D: Scrub**
West	0-12m: Managed grassland and gardens surrounding existing dwelling on 220 Blessington Street. Grass is kept short to height less than 100mm. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 12-100m: Grassland, periodically cured. Aerial imagery and conversation with owner suggest that the grass is kept at a short height (less than 100mm). If grass is left unmanaged it would be become bushfire prone vegetation. Due to the size of the lot, zoning and ongoing maintenance required the vegetation should also be considered bushfire – prone. **Classified vegetation: G: Grassland.**

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.2.1 CONSTRUCTION 214 Blessington St: Existing dwelling and outbuilding (>6m) from dwelling. 216 Blessington St: Vacant lot with small shed at rear. 218 Blessington St: Existing dwelling and outbuilding (<6m) from dwelling.
3.2.2 PROPERTY ACCESS 214 Blessington St: Existing property access is sealed and has a length of 8m and a minimum variable width of 4m. 216 Blessington St: No formal access exists. 218 Blessington St: Existing property access is sealed and has a length of 6m (from entrance to existing building) and minimum width of 3.5m.
3.2.3 WATER SUPPLY This area is not serviced by reticulated water. 214 Blessington St: A water tank for domestic water supply is located adjacent the north elevation of the existing dwelling. The tank has an approximate storage of 15,000 litres. 216 Blessington St: No static water supply exists. 218 Blessington St: Two water tanks for domestic water supply is located adjacent the east elevation of the existing outbuilding. The tanks have total approximate storage of 15,000 litres.
3.2.4 HAZARD MANAGEMENT AREA 214 Blessington St: The lot is managed in 'minimal fuel condition' with irrigated gardens beds and lawn. 216 Blessington St: Vacant grass with mostly grass. Grass is kept short by owner and / or abatement notices from council if required. 218 Blessington St: The lot is managed in 'minimal fuel condition' with irrigated gardens beds and lawn.
3.2.5 EMERGENCY PLAN No emergency plan exists for 214, 216 or 218 Blessington St.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Proposed Lot 1 (Existing dwelling):

	North	East	South	West
Vegetation classification as per AS3959:2018	Grassland	Grassland & Woodland	Grassland & Scrub	Grassland
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	14	Woodland – 54 Grassland – 80	Grassland – 57 Scrub - 95	30
Classified vegetation	Grassland	Woodland	Scrub	Grassland
Effective slope under the classified vegetation	Down slope >0° to 5°	0° / Upslope	Down slope >0° to 5°	Down slope >° to 5°
Bushfire Attack Level	**19**	**12.5**	**12.5**	**12.5**
Minimum separation distance to achieve BAL – 19.	**11m**	**15m**	**22m**	**11m**

Proposed Lot 2 (Existing dwelling):

	North	East	South	West
Vegetation classification as per AS3959:2018	Grassland	Woodland & Grassland	Grassland & Scrub	Grassland & Scrub
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	12	Woodland – 24 Grassland - 50	Grassland – 56 Scrub - 94	13
Classified vegetation	Grassland	Woodland	Scrub	Grassland
Effective slope under the classified vegetation	Down slope >0° to 5°	Upslope / 0°	Down slope >0° to 5°	Down slope >0° to 5°
Bushfire Attack Level	**19**	**12.5**	**12.5**	**19**
Minimum separation distance to achieve BAL – 19.	**11m**	**15m**	**22m**	**11m**

If the minimum setback distance between the proposed building area with classified vegetation are maintained the bushfire attack level for the existing dwellings on proposed lot 1 and 2 is assessed as BAL – 19. The assessment is based on a FDI of 50. The FDI will exceed 50 when the AFDRS is Extreme or Catastrophic.

4.0 PLANNING SCHEME COMPLIANCE

The following bushfire hazard management requirements required to comply with C13.0 Bushfire-Prone Areas Code.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective:
That subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent buildings on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.
Acceptable Solutions **A1** (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a stage subdivision. (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and (iv) is accompanied by a bushfire hazard management plan that address all the individual lots that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and (c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.
Performance Criteria A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition source;

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; (h) any advice from the TFS.
Development response The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for proposed Lot 1 and Lot2. The lots are managed in 'minimal fuel' condition and shall continue to be maintained as per HMA requirements of the BHMP.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

Development response
The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for proposed Lot 1 and Lot 2. Table E1 and E3 are not applicable as no public roads or fire trails are proposed for the subdivision. Property access length is less than 30m and access is not required for a fire appliance to access a fire fighting water point. No further works are required.

Table C13.2 Standards for Property Access

Element		**Requirement**
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all – weather construction (b) load capacity of at least 20t, including bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (13.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (j) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access:

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

E1.6.2 Subdivision: Public and fire fighting access

Objective:
That access roads to, and the layout of roads, tracks and trails, in a subdivision: (a) allow safe access and egress for residents, fire fighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to defend when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.
Acceptable Solutions **A1** (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and (ii) is certified by the TFS or an accredited person.
Performance Criteria **P1** A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to: (a) appropriate design measures, including (i) two – way traffic; (ii) all weather construction; (iii) height and width of any vegetation clearances; (iv) load capacity (v) provision of passing bays; (vi) traffic and control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision of parking areas; (xii) perimeter access; and (xiii) fire trails; (b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.

		(a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 100m.
Development response Property access for proposed lot 1 and lot 2 comply with the requirements of Table C13.2. Property access length is less than 30m and access is not required for a fire appliance to access a fire fighting water point. No further works are required.		

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective:

That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable Solutions	**Performance Criteria**
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire	**P1** No Performance Criterion.
A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	**P2** No Performance Criterion.

Development response

No dedicated water supply for fire fighting exists on either proposed lot 1 or lot 2. To ensure the objectives of the code are met a static water supply shall be installed on both lot 1 and lot 2. The static water supply shall be installed prior to sealing of plan.

The Bushfire Hazard Report and BHMP satisfy the requirements of A2(b).

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

Table C13.5 Static water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be supplied for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible material if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground

		(d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of no less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles
D.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements with Australian Standard AS 2304-2019 Water Storage tanks for fire protection systems; or (b) comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for a fire appliance must be: (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Development response
Static water supply for fire fighting purposes shall comply with Table C13.5.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

5.0 CONCLUSION

A Bushfire Hazard Report has been completed for the proposed boundary adjustment – consolidation of two lots into three lots. This will create two lots – proposed lot 1 (1003m^2) and proposed lot 2(1026m^2). Each lot has an existing dwelling.

Both proposed lots are within the Bushfire Prone Areas overlay. The Bushfire Hazard Report and certified BHMP shows compliance to C13.0 Bushfire-Prone Areas Code Tasmanian Planning Scheme.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) does not endorse the removal of any vegetation without the approval from the local government authority.

It is the owners' responsibility to ensure that the requirements of the Bushfire Hazard Report and BHMP are implemented and maintained for the life of the development.

The BHMP is valid for a period of six years.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Bushfire Information Publications - Tasmania Fire Service.

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

7.0 APPENDIX

7.1 FIELD PHOTOS



Photo 1: Field photo taken facing north from the north elevation of the existing dwelling on lot 1. Exclusion: Low threat vegetation in the foreground and G: Grassland in the background.



Photo 2: Field photo taken facing east from the east elevation of the existing dwelling on lot 1. Exclusion: Low threat vegetation shown (currently 216 and 218 Blessington St).

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023



Photo 3: Field photo taken facing south from the south elevation of the existing dwelling on lot 1. Exclusion: Low threat vegetation shown.



Photo 4: Field photo taken facing west from the west elevation of the existing dwelling on lot 1. Exclusion: Low threat vegetation shown.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023



Photo 5: Field photo taken facing north - west from the north - west elevation of the existing dwelling on proposed lot 2. Exclusion: Low threat vegetation shown.



Photo 6: Field photo taken facing north - east from the north - east elevation of the existing dwelling on proposed lot 2. Exclusion: Low threat vegetation shown and Classified vegetation: B: Woodland and G: Grassland in the background.



Photo 7: Field photo taken facing south - east from the south - east elevation of the existing dwelling on proposed lot 2. Exclusion: Low threat vegetation shown.



Photo 8: Field photo taken facing south - west from the existing dwelling. Low threat vegetation shown.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023



Photo 9: Field photo showing example of the Classified vegetation G: Grassland on the adjacent lot to the north (220 Blessington St).



Photo 10: Field photo showing Classified vegetation: B: Woodland in the foreground and D: Scrub in the background east to south – east of the proposed consolidation.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023

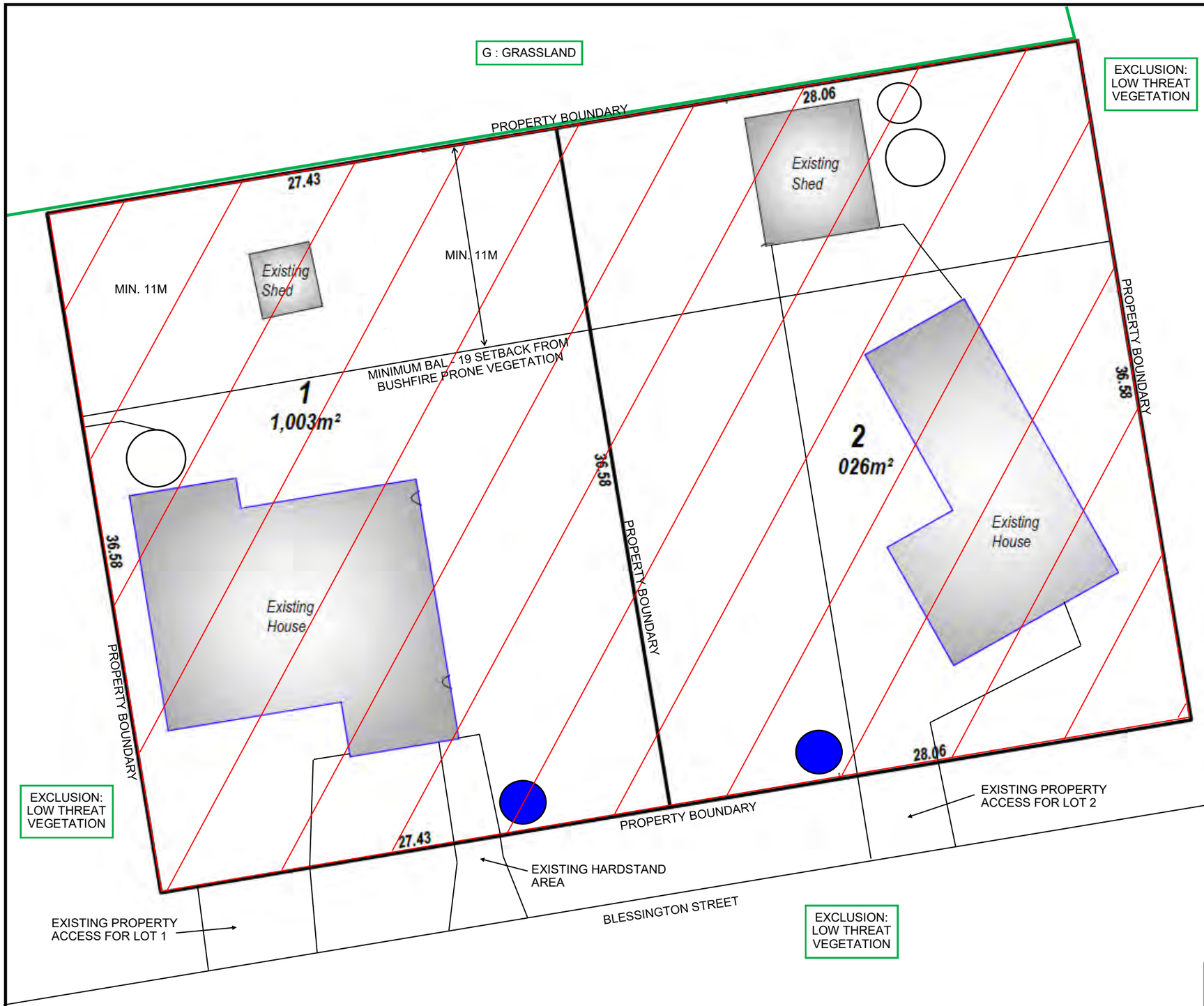


Photo 11: Field photo taken showing existing static water supply (for domestic supply) on proposed lot 1.



Photo 12: Field photo taken showing existing static water supply (for domestic supply) on proposed lot 2.

Document Set ID: 5137441
Version: 1, Version Date: 01/11/2023



BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

1. Proposed lot 1 and lot 2: Comply with C13.6.1: A1 (b) of the Tasmanian Planning Scheme. The Hazard Management Area (HMA) shall be continued to be maintained as per section 4.0 below.

2. Proposed lot 1 and lot 2: Comply with C13.6.2: A1 (b) of the Tasmanian Planning Scheme.

3. Proposed lot 1 and lot 2: Shall comply with C13.6.3: A2 (b) and Table C13.5 of Tasmanian Planning Scheme. The static water supply shall be installed prior to sealing of final plan.

4. Hazard Management Area: This area to be maintained and managed as defendable space from a bushfire flame and ember attack. The area can be landscaped with the following measures:

   - Establish non-flammable areas around the building area. This includes paths, driveways, and maintained lawns (less than 100mm height).
   - Non - combustible ground cover should be used in garden beds (small rock and pebbles instead of pine bark)
   - Remove any ground fuels (eg. leaf litter, bark and branches).
   - Flammable materials such as woodpiles, fuels and rubbish shall be stored away from the dwelling.
   - Non-flammable separated shrubs, hedges and small trees shall be used for landscaping around the dwelling.
   - Tree canopies must not distribute leaf litter into gutters.
   - There must be a horizontal separation between the tree crowns (min 4m) and vertical separation between the ground fuels and trees branches.
   - No mass plantings of trees greater than 2m.

BUSHFIRE HAZARD MANAGEMENT PLAN

CLIENT:	J & D J VASSOS AND K J & M C BLOM
ADDRESS:	214, 216 & 218 BLESSINGTON ST SOUTH ARM
PROPERTY ID:	5193497, 5193489 & 2818383
TITLE REF:	63486/156, 63486/155 & 151310/3
DATE:	31/10/2023
VERSION:	1.1
CERTIFIED BY:	JOE HEPPER (SCOPE 1,2,3A,3B)
SIGNED:	

HED CONSULTING

UNIT 2, 1 LIVERPOOL STREET HOBART TAS 7000

P 03 6146 0334 / E info@hed-consulting.com.au

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	214, 216 & 218 Blessington Street South Arm
Certificate of Title / PID:	CT 63489/156, 63486/155 & 151310/3, PID 5193497, 5193489 & 2818383

2. Proposed Use or Development

Description of proposed Use and Development:	Boundary adjustment – consolidation of three lots into two lots
Applicable Planning Scheme:	Tasmanian Planning Scheme

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	HED Consulting	31/10/2023	1.1
Bushfire Hazard Management Plan	HED Consulting	31/10/2023	1.1
Proposed Subdivision	Rogerson & Birch Surveyors	16/3/2023	

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Joe Hepper	**Phone No:**	03 6146 0334
Postal Address:	1 Liverpool Street, Hobart 7000	**Email Address:**	info@hed-consulting.com.au
Accreditation No:	BFP – 148	**Scope:**	1,2,3A,3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: JOE HEPPER **Date:** 31/10/2023

Certificate Number: H2717

(for Practitioner Use only)

7.2 DEVELOPMENT APPLICATION PDPLANPMTD-2023/038479 – 112 BACKHOUSE LANE, CAMBRIDGE - PROPOSED DWELLING (RETROSPECTIVE)

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for a proposed dwelling (retrospective) at 112 Backhouse Lane, Cambridge.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which was extended by agreement with the applicant to 13 December 2023.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and no representations were received.

RECOMMENDATION:

A. That the Planning Application for a proposed dwelling (retrospective) at 112 Backhouse Lane, Cambridge (Cl Ref PDPLANPMTD-2023/038479) be refused because the proposal is contrary to the provisions of the Tasmanian Planning Scheme – Clarence for the following reasons:

   1. The proposed residential use fails to demonstrate compliance with Clause 21.3.1 P4 Use Standards in relation to a residential use on land zoned “Agriculture”.

   2. The proposed residential use is not consistent with the State Policy on the Protection of Agricultural Land 2009.

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

DEVELOPMENT APPLICATION PDPLANPMTD-2023/038479 - 112 BACKHOUSE LANE, CAMBRIDGE - PROPOSED DWELLING (RETROSPECTIVE) /contd…

ASSOCIATED REPORT

1. BACKGROUND

A preliminary planning assessment was lodged on 17 July 2023, seeking advice for proposed partial demolition and alterations to an unapproved (under the *Building Act 2016* and the *Land Use Planning and Approvals Act 1993*) Secondary Residence. Since the property does not contain a dwelling (the existing dwelling was changed to visitor accommodation on 26 June 2023), the applicant was advised that the proposal would be for a Dwelling to re-establish the residential use on the site. It was explained that re-establishing residential use could be problematic.

An application for a change of use to visitor accommodation for the existing dwelling was approved on 26 June 2023 by delegated authority. The visitor accommodation was proposed to provide accommodation for consultants and others involved with the establishment phase of the proposed vineyard operation, and visitors after that.

A building order was issued in 2016 for the conversion of an outbuilding to a habitable building without building or plumbing permits. The order remains unresolved, and the proposed dwelling that this application is to consider forms part of the process to bring this building into compliance.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Agriculture under the Scheme. The purpose of the Agriculture Zone is as follows:

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:

  (a) conflict with or interference from non-agricultural uses;

  (b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

- To provide for use or development that supports the use of the land for agricultural use.

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

2.3. The relevant parts of the Planning Scheme are:

- Section 5.6 – Compliance with Applicable Standards;
- Section 6.10 – Determining Applications;
- Section 21 – Agriculture Zone;
- Section C2.0 – Parking and Sustainable Transport Code;
- Section C13.0 – Bushfire Prone Areas Code; and
- Section C16.0 – Safeguarding of Airports Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 3.07ha lot that supports a self-contained visitor accommodation building, and several outbuildings, one of which has been converted into a habitable building without approval (by the former property owner). There is a dam at the northern end of the site, which lends support to an agricultural use. Currently the site does not appear to be used for agricultural purposes.

The site slopes gently from a ridge to the west of the site, downwards towards the north, east, and south boundaries at approximately 1:15 slope.

The property is located at the end of Backhouse Lane, with five surrounding and adjoining properties of various sizes and uses, ranging from residential to farming.

The land is identified as Class 4 land under the Tasmanian Land Capability System on LISTmap, which is land well suited to grazing, but is limited to occasional cropping or to a very restricted range of crops. As such, the property would appear to be suitable for the proposed vineyard (no permit required use) for which this application is based upon. Such a use would be in line with the zone purpose of providing land for agricultural use.

3.2. The Proposal

The proposal is for the retrospective approval of an already converted outbuilding into a dwelling, and proposed additions and alterations to this building.

The proposed changes to the building involve enclosing a patio area to extend the open plan living, dining and kitchen area, with the building occupying a total floor area of 97.5m^2.

The owner has provided advice that they intend to use the proposed dwelling in connection with a proposed agricultural use, supporting a boutique vineyard by housing a relative who will maintain the vineyard.

The proposed vineyard would be located at the front southern end of the lot and will be 0.63ha in area (as per mapped area on page 24 of the Agricultural Report, see Attachment 6). The proposed grape variety will be pinot noir winegrapes, and the dam will be utilised for irrigation purposes. The vineyard itself has a no permit required qualification under the Scheme and can be developed immediately.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards Section 5.6

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

4.2. Determining Applications Section 6.10

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

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised."

References to these principles are contained in the discussion below.

4.3. General Provisions

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

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

4.4. Compliance with Zone and Codes

Under the Parking and Sustainable Transport Code, the two bedroom dwelling is required to provide two car parking spaces. The proposal includes two car parking spaces to the east of the proposed dwelling and complies with the acceptable solutions for all applicable development standards within the code.

In accordance with clause C13.2.1 of the Bushfire Prone Areas Code, the proposal does not require an assessment under the Code on the basis the proposal is not for a vulnerable use.

In accordance with clause C12.2.2 of the Flood-prone Hazard Areas Code, the proposal does not require an assessment under the Code, as the proposal does not fall within the area subject to flooding.

The site is subject to the Safeguarding of Airports Code. The Safeguarding of Airports Code is not applicable to the development, due to the height of the building being below the Obstacle Limit of 47m.

The proposal meets the Scheme's relevant Acceptable Solutions of the Agriculture Zone with the exception of the following.

Agriculture Zone

- **Clause 21.3.1 A4** – in relation to use standards, for which there are no acceptable solutions for residential use.

Therefore, the dwelling must be considered against Performance Criteria P4 of Clause 21.3.1 as follows.

Clause	Performance Criteria	Assessment
21.3.1 P4	*"A Residential use listed as Discretionary must:*	
	(a) be required as part of an agricultural use, having regard to:	Firstly, the word "required" is a clear demonstration that the Scheme intends to impose a high threshold of satisfaction for residential use and development in the Agriculture Zone. "Required" is differentiated from "convenient" or "desirable"; as it refers to the need for a person to live on-site for the purpose of undertaking the agricultural use. Both points of view will be discussed in the assessment below.
	(i) the scale of the agricultural use;	The application was accompanied by an Agricultural Report prepared by Nutrien Ag Solutions. The report provided evidence that the scale of the vineyard, being 0.63ha in area, does not present as a full-time business.

		However, it is proposed that someone living on-site would allow the management of the vineyard to be undertaken any time within a 24 hour period, 365 days of the year for the success of the grape production, and would lend itself to being a more convenient, lifestyle choice. The report further states the boutique vineyard would be best managed by living in situ on the farm and attending to other employment (an off-farm job) like many small rural farming enterprises. As it stands, this size vineyard does not warrant a full-time worker and could be managed on a part-time or seasonal basis without the need to live on-site. Therefore, the management of the vineyard could easily be undertaken by someone commuting to the vineyard. The report also provided examples of other vineyards within the surrounding area that have on-site dwellings. However, it is noted that each of the examples are larger vineyards than the applicants 0.63ha proposed vineyard, and are more labour intensive (note all measurements are approximate): • Ese Vineyard: contains a 2.2ha vineyard with a cellar door; • Every Man and His Dog: the vineyard is 0.7ha, however; the property consists of a vineyard, winery, a cellar door, artisan bean-to-bar chocolate making and visitor accommodation; and • Wobbly Boots: contains a 1.5ha vineyard with a cellar door that can also hold functions.

		It is noted that there are rural properties within the Clarence municipality and surrounding areas that contain both vineyards and dwellings. However, there are also many vineyards that do not contain dwellings, these include, but are not limited to (note all measurements are approximate): • 701 Richmond Road: Tolpuddle Vineyard consists of a 9.6ha vineyard; • 373 Colebrook Road: Nocton Vineyard has a 34ha vineyard; • 174 Richmond Road: Uplands Vineyard contains a 1ha vineyard; • 321 Marion Bay Road: Bream Creek Vineyard has a 7.7ha vineyard; • 652 Meadowbank Road: Meadowbank Tasmania consists of a 27.3ha vineyard; and • 11 Flowerpot Jetty Road: Mewstone Wines has a 5.2ha vineyard. It would appear from the above list of vineyards, where most are significantly larger than the proposed and do not contain dwellings or workers cottages, that residing on-site is not a requirement for grape production. Furthermore, it is suggested that the smaller, boutique vineyards that contain dwellings are due to a lifestyle choice rather than a requirement of agricultural use. This is also supported by the agricultural report provided.

		The scale of the proposed vineyard is considered to fit within that of a lifestyle choice based on the size and potential income that was provided as part of the agricultural report. The report stated: *"Wine Tasmania (2023) identifies the average value of Tasmania wine grapes in 2023 was $3377 per ton. In particular, the value for Pinot Noir wine grapes was $3543 per ton and sparkling wine grapes was $3393 per ton (https://winetasmania.com.au/vintage2023)."* *"Utilising the Wine Tasmania data it can be extrapolated that a 0.7-hectare block of wine grapes with a yield of 7 tons could provide a gross average return to the planned viticulture venture of $24, 801 for the wine grape (i.e., Pinot Noir) production".* An expected annual return of $24,801 supports the argument that the scale of this proposed vineyard is more in line with a hobby farm, which supports a particular lifestyle choice rather than a requirement to reside on-site. Due to the above factors, a residential use is not required as part of this agricultural use due to the small scale of the vineyard (0.63ha), thus the proposal does not meet the performance criteria.
	(ii) the complexity of the agricultural use;	The agricultural report discusses the complexity of the vineyard along the lines of soil and water management, and factors to consider in vineyard site selection. There is no reference to the complexity of the vineyard that would warrant a residential use on the site. Therefore, it cannot be concluded that the residence is a requirement due to the complex nature of a vineyard.

	(iii) the operational requirements of the agricultural use;	The operational requirements of the vineyard have been detailed within the Agricultural Report, which includes: • Pest management (weeds, animals, insects and fungal); • Fertilisation; • Water management; • Vine cane management (wire tucking in of canes); • Fruit manipulation (pruning); and • Frost control. The report states that the operational requirements would be similar to all vineyards in the Coal River valley region. From the list of tasks outlined for the management of the vineyard, these were compared to current positions advertised for vineyard workers within Tasmania, and it was evident the operational requirements were similar. However, the main difference was in the size of the vineyards, and it was discovered that full-time positions were for vineyards over the size of 15ha. In comparison, a 0.63ha vineyard may only require a day or two a week of work once established and outside of harvesting time.
	(iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and	One of the main considerations of this application is the connectivity between the proposed residential use and the agricultural use of a vineyard. It was submitted on behalf of the applicant that the dwelling is required to be housed by the owner's father to oversee the vineyard.

		One of the reasons given within the agricultural report that someone is required to reside on-site 24/7, 365 days of the year is to ensure someone is on-site should the automated watering system fail on a night in which frost could threaten the production of the grapes. The report also recommends someone to reside on-site in order to undertake farm work at any time of the day, and being able to respond immediately to the crop demands, i.e. irrigation, pest control, and the scrutiny of crop development. The report clarifies that the size of the vineyard would not warrant a full-time employee. The report further states that living on the property will lead to producing quality grapes and wines of distinction. In relation to the justification that a residential use is required to ensure the grapes are protected from frost, the report explained that an automated watering system would be installed over the vines, and a resident would be able to ensure the system is working, or should this system fail on a frosty night, the resident could attend to the system as soon as possible to undertake repairs. However, attending to a broken system is not limited to someone residing on-site, this can also be achieved by an employee who commutes to the vineyard for work or who may be accommodated in the visitor accommodation use on the site for the seasonal management of the vineyard. It is Council's understanding that automated watering systems contain alarm technology should they malfunction, therefore someone residing off-site can be notified at any time of the systems failure and attend as soon as possible.

		Furthermore, according to LISTmap for classified land depicting the suitability of growing table wine grapes, three quarters of the area of land to be established as a vineyard is not within an area requiring frost protection, in fact the mapping illustrates a very low frost event, which occurs less than once in a 20 year period, refer to Attachment 4. For the small area of vineyard that is contained within a frost area, the mapping data illustrates this is a medium to low risk, with frost events occurring between 1/10years to 1/5years for the medium risk and 1/20years to 1/10years for low risk. Nevertheless, should there be a threat of frost over the vineyard, LISTmap demonstrates the mean number of frost days for the area would be between 0 and15 days per year of frost days (Attachment 5). For so few days of frost per year, it would suggest it is not a requirement for someone to reside on-site 365 days of the year for a frost that may happen between 0 and15 days of the year. Additionally, the application for visitor accommodation that was approved in June of this year, provided that the visitor accommodation was to offer accommodation for consultants and others involved with the establishment phase of the proposed vineyard operation. However, once the vineyard is established, and a frost is predicted, the visitor accommodation could be seasonally available to farm workers to stay on-site to ensure a quick response to the automated watering system should it fail.

		In relation to someone residing on-site who can immediately respond to the crop demands, these tasks are not limited to someone living on-site. As stated above, the larger vineyards within the area do not contain dwellings, however; the vineyard workers are equally able to attend to the crop demands by commuting to the vineyard, which would not be an unreasonable expectation. As for the agricultural report's correlation between living on-site and producing quality grapes and wines of distinction, it would appear there is no such evidence of this correlation, given the awards won by large vineyards across the country where residential use is not a given. This is further evidenced by an award given to Fogerty Wine Group in November 2023 at the Melbourne Wine Show for their pinot noir; this wine was produced from a vineyard in Berridale where the vineyard workers reside off-site. Furthermore, the zone purpose statement of the Agriculture Zone must also be considered in accordance with the provisions of Clause 6.10.2, which requires that a planning authority must "have regard to" the objective of the applicable standard. The zone purpose statement has been provided under 2.1 of this report and the Objective of the Use Standards within the zone are as follows: 21.3.1 Use Standards Objectives (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use. Both the zone purpose and objectives emphasise the importance of protecting and maintaining agricultural land for its principal purpose.

		Section 21.1.3 of the zone purpose is of particular significance to this application, whereby a use is to support the use of the land for agricultural purposes. Based on the above assessment, the proposed residential use is not required to support the agricultural use. The criteria in P4(a) dictates that the scale, complexity and operational characteristics of the agricultural use, in this case a vineyard, be "required" as opposed to convenient or desirable for a person to live on the site for the purpose of undertaking the agricultural use. It is considered in this assessment that the residential use would fall under the category of convenient and desirable rather than required. Hence, the application for a residential use is assessed as not satisfying the requirements of performance criteria P4(a)(i)(ii) and (iv).
	(v) proximity of the dwelling to the agricultural use; or	The proposed dwelling would be located within close proximity of the vineyard, approximately 10m. The agricultural report provides that the presence of residential dwelling and agricultural use within one location may create circumstance of tension due to the potential conflict of interests, for example, noise, odours, farm chemicals and the like, or residential purposes may adversely affect the operations of agricultural enterprises. The report further stated: *"Learmonth (2007) identifies that various mechanisms and strategies that can be applied to manage conflict associated with change in land use and between neighbouring land uses and describes a set of principles for avoiding and managing rural land use conflict issues and for the creating a healthy productive and proactive rural environment"*.

		However, the report did not suggest any strategies to minimise conflict between the agricultural use and the proposed residential use.
	(b) be located on a site that: *(i) is not capable of supporting an agricultural use;* *(ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and* *(iii) does not confine or restrain agricultural use on adjoining properties.*	The land is identified as Class 4 land under the Tasmanian Land Capability System on LISTmap, which is considered land well suited to grazing, but which is limited to occasional cropping or to a very restricted range of crops. As such, a vineyard is proposed for the property for which the land is capable of supporting. In conclusion, the application is assessed as not satisfying the performance criteria and does not comply with the standard.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and no representations were received.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is inconsistent with State Policy for the *Protection of Agricultural Land 2009*.

Principle 5 of the State Policy for the Protection of Agricultural Land 2009 intends residential use on agricultural land is required as part of an agricultural use.

For reasons discussed above within Clause 21.3.1 P4 of the Agriculture zone, it is assessed that the proposed residential use is not a requirement of the proposed boutique vineyard, and therefore, this application does not meet the objectives of the State Policy for the Protection of Agricultural Land 2009.

7.2. The proposal is inconsistent with the objectives of Schedule 1 of LUPAA because it does not represent orderly and sustainable use and development.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

The proposal is consistent with Council's adopted Strategic Plan and other relevant Council Policies.

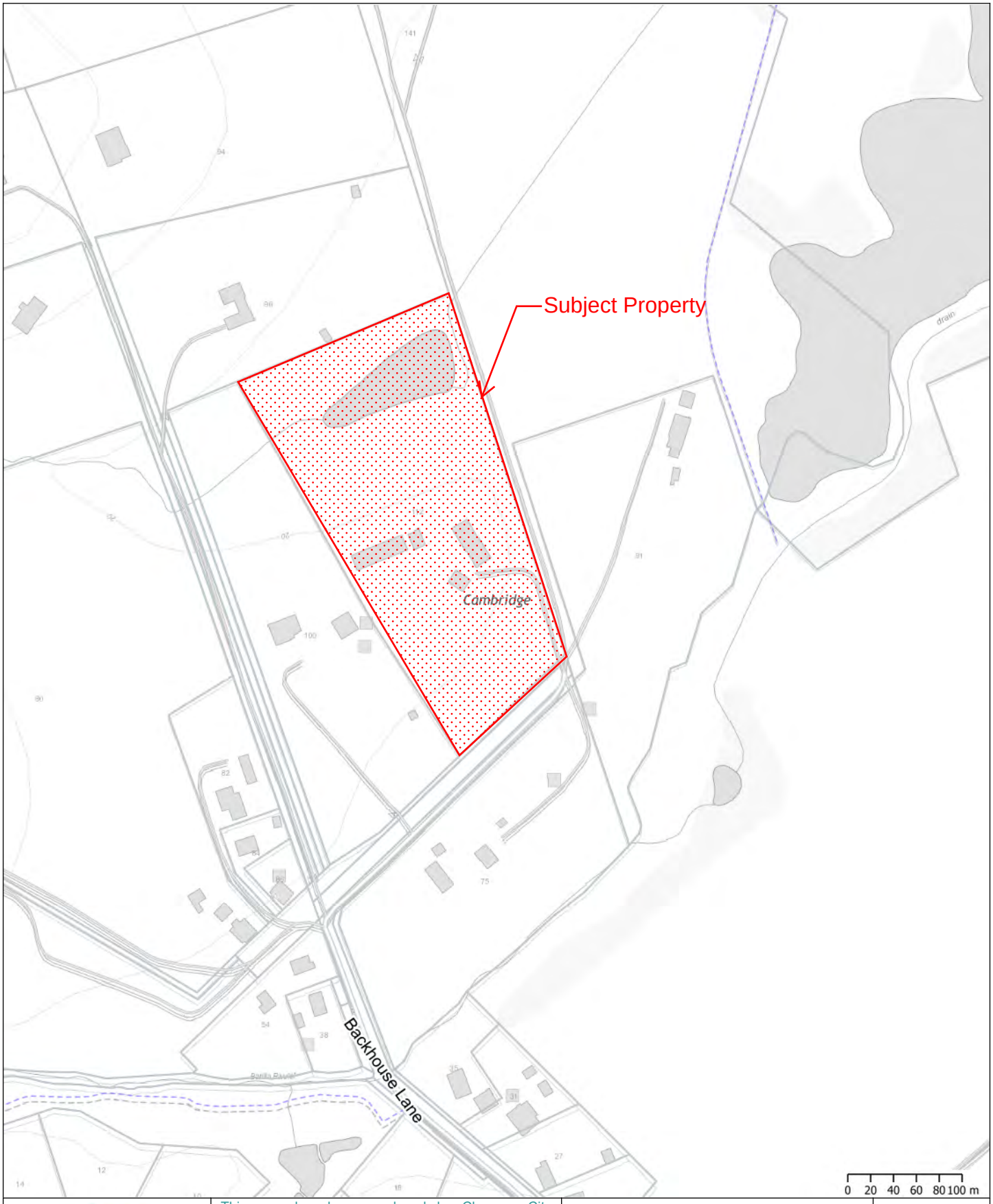
9. CONCLUSION

The proposal is recommended for refusal because the residential use does not comply with Clause 21.3.1 P4 of the Scheme, nor the State Policy for the Protection of Agricultural Land 2009. The reasons for the recommended refusal are detailed within this report.

Attachments:
1. Location Plan (1)
2. Proposal Plans (10)
3. Site Photo (1)
4. Mapping of Frost Areas (1)
5. Mapping of Frost Days Per Year (1)
6. Agricultural Report (34)

Robyn Olsen
ACTING HEAD OF CITY PLANNING

Attachment 1



Clarence... a brighter place

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

28/11/2023

1:4514

Attachment 2

DRAWING REGISTER

No.	Rev.	Title
DA 001	0	Site Plan
DA 100	0	Demolition Plan
DA 101	0	Proposed Ground Floor Plan
DA 200	0	Sections
DA 300	0	Existing Elevations
DA 301	0	Proposed Elevations
DA 400	0	Perspectives 1
DA 401	0	Perspectives 2
DA 402	0	Perspectives 3

ABBREVIATIONS

AL	ALUMINIUM
ADJ	ADJUSTABLE
AFL	ABOVE FLOOR LEVEL
B	BASIN
BAL	BALUSTRADE
BTH	BATH
BWK	BRICKWORK
COL	COLUMN
CBD	COLORBOND
CBW	CONCRETE BLOCK WORK
CKTP	COOKTOP
CJ	CONTROL JOINT
CL	CEILING LEVEL
CPD	CUPBOARD
CONC	CONCRETE
CR	CEMENT RENDER
CWM	CLOTHES WASHING MACHINE
DRY	DRYER
DG	DOUBLE GLAZING
DP	DOWN PIPE
DPC	DAMP PROOF COURSE
DPM	DAMP PROOF MEMBRANE
DWM	DISH WASHING MACHINE
EJ	EXPANSION JOINT
EX	EXISTING
EXTG	EXISTING
F	FIXED GLASS
FC	FIBRE CEMENT
FL	FLOOR LEVEL
FFL	FINISHED FLOOR LEVEL
FR	FIRE RESISTANT
FW	FLOOR WASTE
GPO	GENERAL PURPOSE OUTLET
HWC	HOT WATER CYLINDER
HW	HARDWOOD
INSL	INSULATION
J	JOIST
L	LINTEL
L'DRY	LAUNDRY
LSG	LAMINATED SAFETY GLAZING
LTR	LAUNDRY TROUGH
MH	MANHOLE
MIR	MIRROR
MR	MOISTURE RESISTANT
MSB	MAIN SWITCH BOARD
NTS	NOT TO SCALE
O	OVEN
ORG	OVERFLOW RELIEF GULLY
PAN	PANTRY
PB	PLASTERBOARD
RANGE	RANGEHOOD
REF	REFRIGERATOR
S	KITCHEN SINK
SEW	SEWER
SS	STAINLESS STEEL
SW	STORM WATER
SHR	SHOWER
TBC	TO BE CONFIRMED
TYP	TYPICAL
RWH	RAINWATER HEAD
WB	WEATHERBOARD
WC	WATER CLOSET
WIR	WALK IN ROBE
WPM	WATER PROOF MEMBRANE
WTK	WATER TANK



N

Location Plan/Satellite Imagery
1:5000 @ A3

GENERAL NOTES

REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE DESIGNER FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS SPECIFICATIONS AND DRAWINGS

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME 37492
FOLIO 1

DESIGN WIND SPEED
WIND LOADING TO AS 4055 TBC

SOIL CLASSIFICATION TO AS 2870 TBC

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL BAL TO AS3959 LOW

CORROSION ENVIRONMENT TO AS/NZS 2312 MODERATE

KNOWN SITE HAZARDS
N/A

SCHEDULE OF AREAS

EXISTING FLOOR AREA (UNAPPROVED BUILDING)	97.57 m^2
PROPOSED FLOOR AREA	14.05 m^2
TOTAL FLOOR AREA (UNAPPROVED BUILDING)	97.57 m^2
SITE AREA	30770 m^2
PROPOSED SITE COVERAGE	TBC%

PAGE SCALE 50mm @ FULL SIZE A3
0 10 50

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

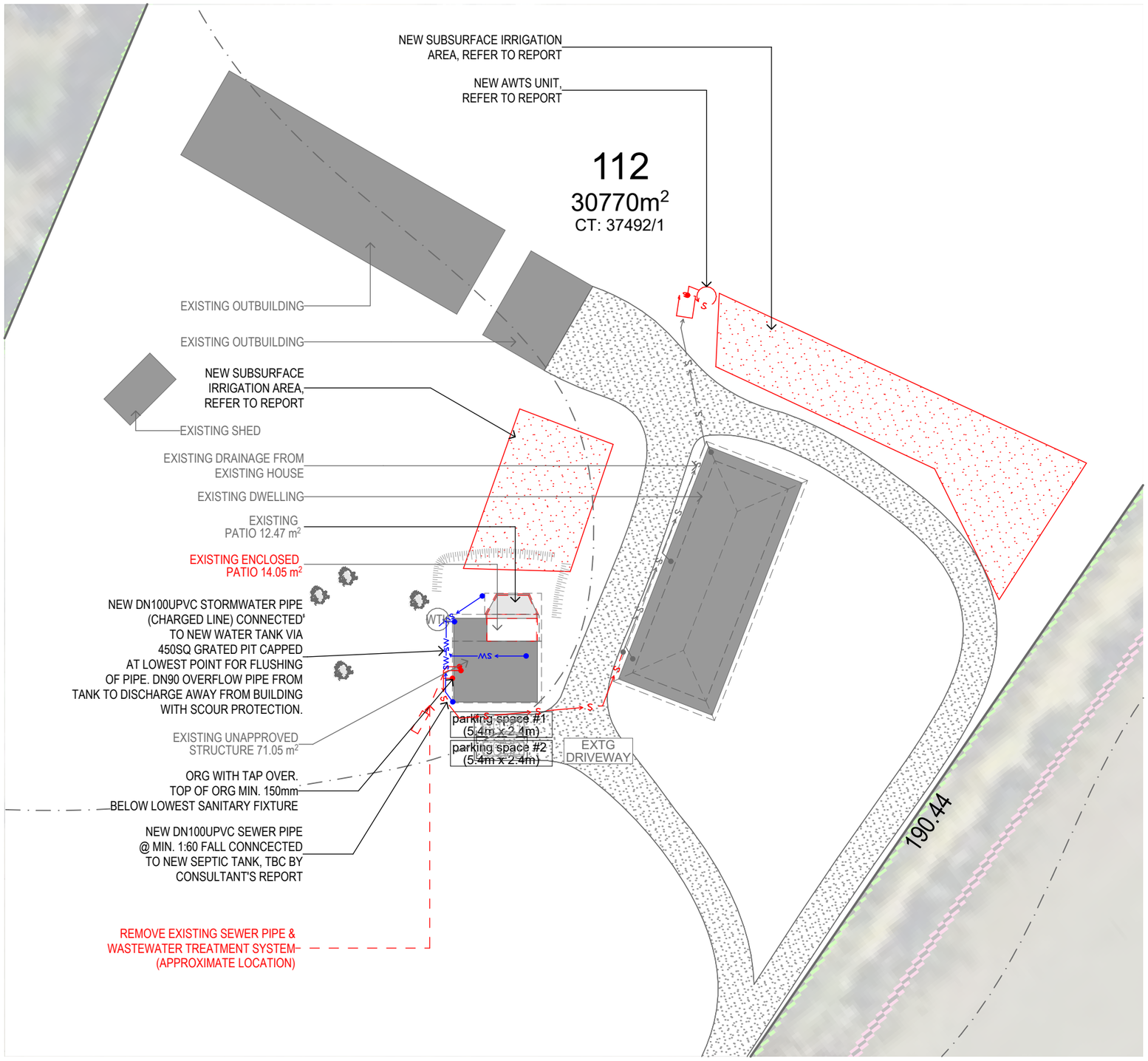
HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

Drawing Status
APPROVAL

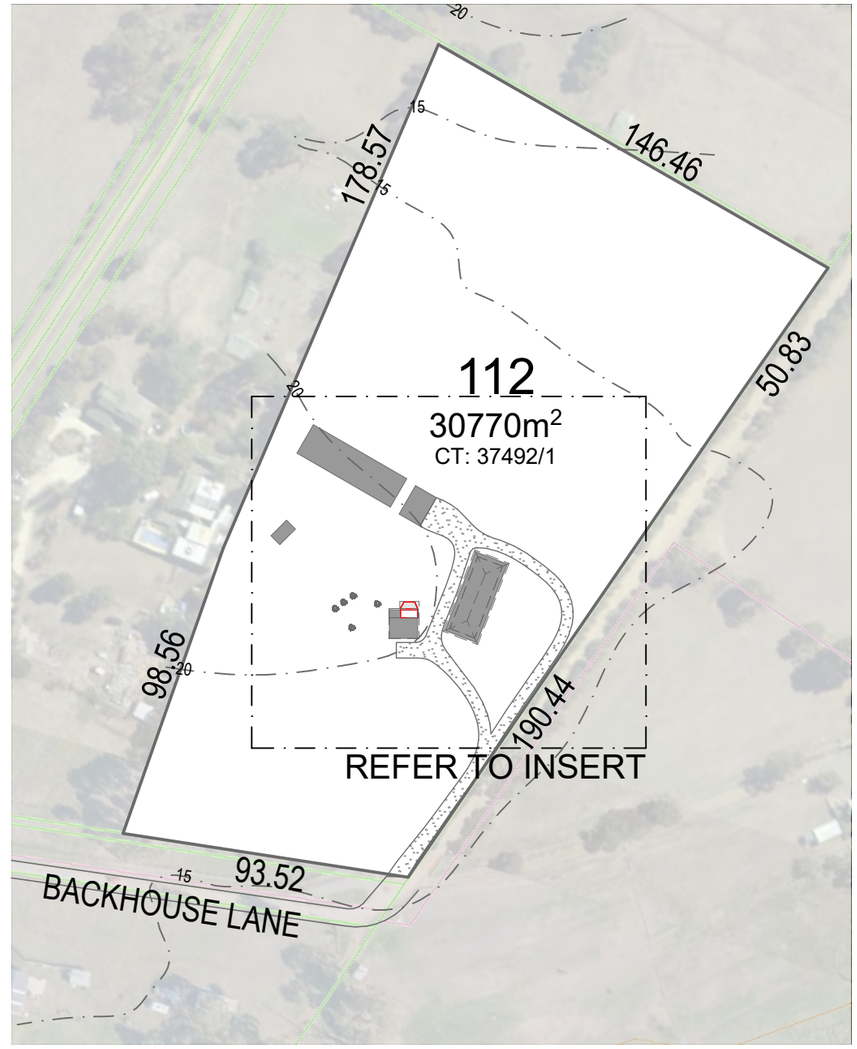
Drawing Number
2308_ A000-0

Drawing Name
Coverpage



LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- SW EXISTING/NEW STORMWATER - TO CONNECT TO EXISTING STORMWATER SYSTEM
- S EXISTING/NEW SEWER - TO CONNECT TO NEW AWTS SYSTEM
- SW AG. DRAIN - TO CONNECT TO STORMWATER SYSTEM



N

Site Plan - Insert
1:500 @ A3

N

Site Plan
1:2000 @ A3

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550

© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

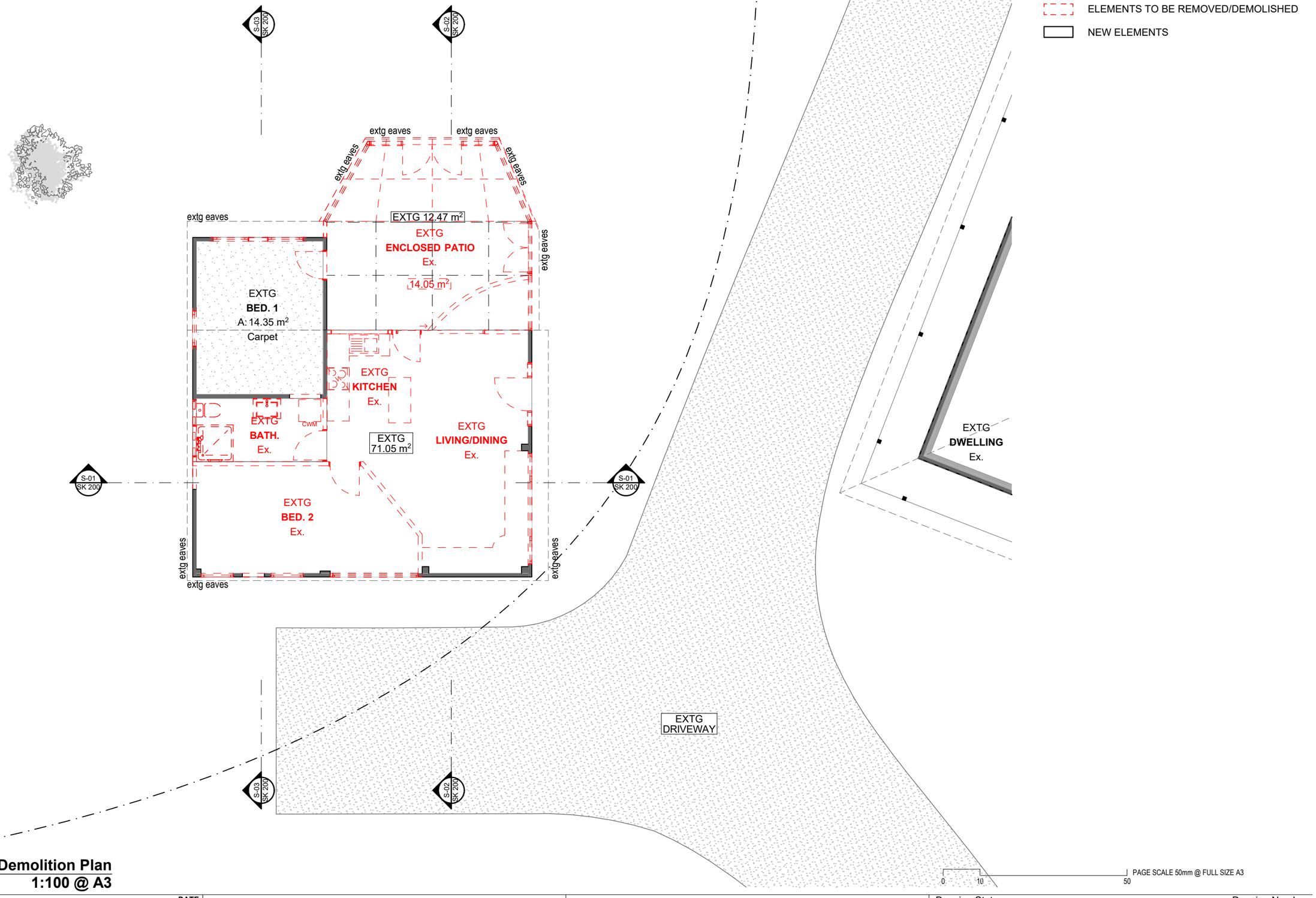
Drawing Status
APPROVAL

Drawing Number
2308_ DA 001-0

Drawing Name
Site Plan

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS



Ground Demolition Plan
1:100 @ A3

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550

© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

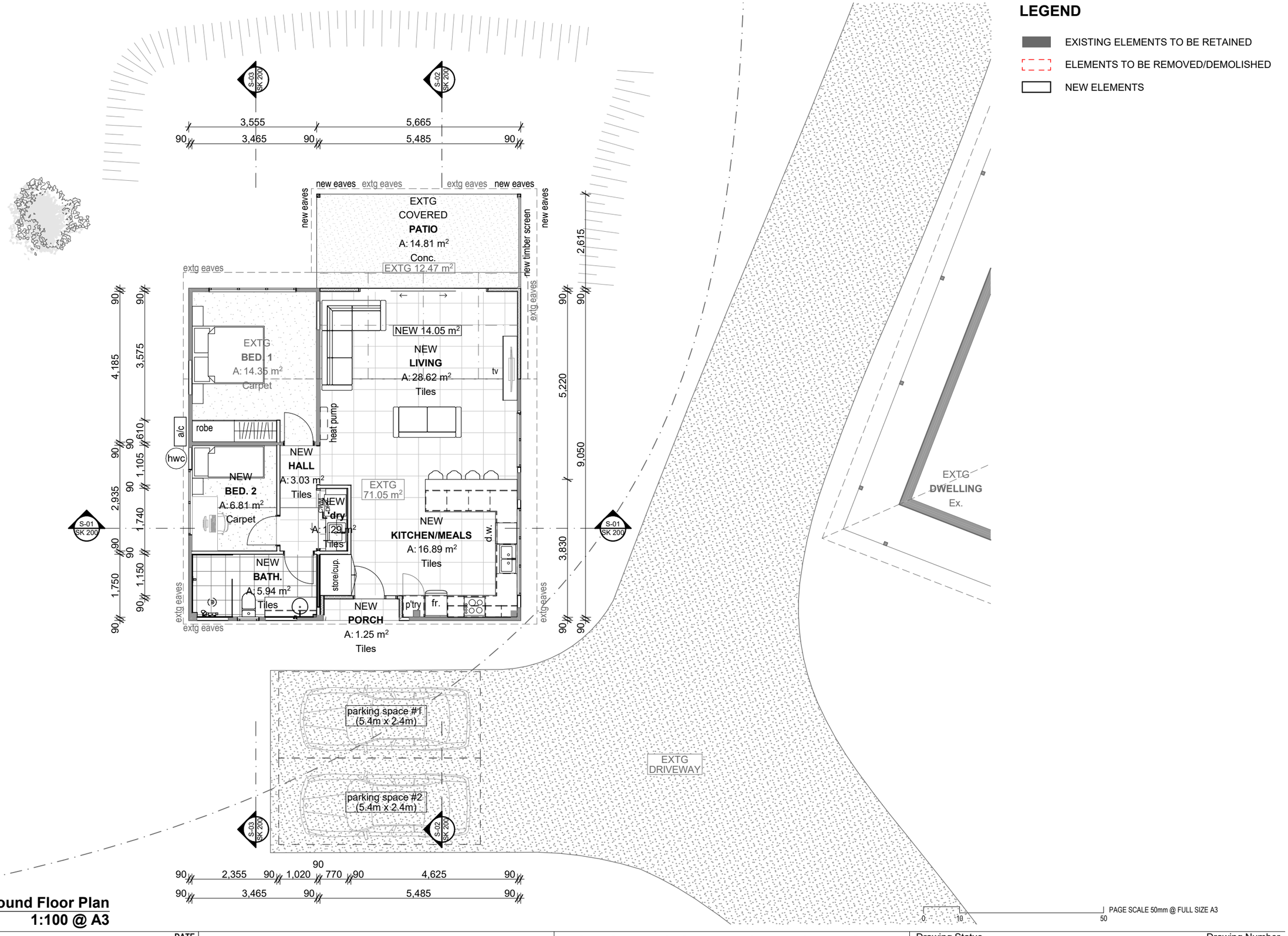
HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

Drawing Status
APPROVAL

Drawing Number
2308_ DA 100-0

Drawing Name
Demolition Plan



REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

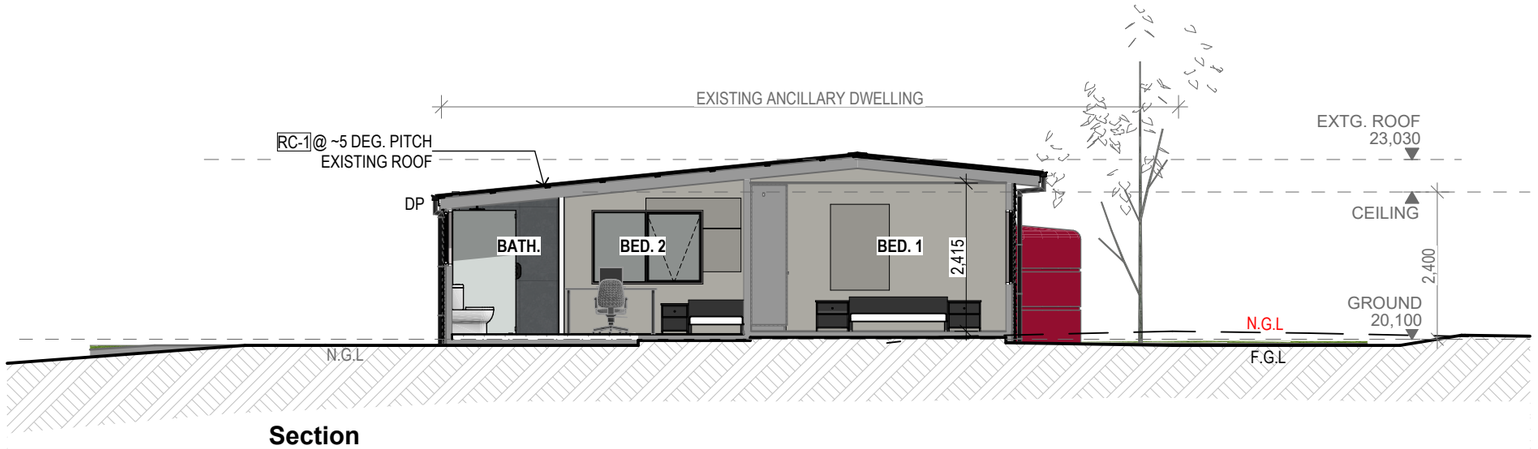
Drawing Status
APPROVAL

Drawing Number
2308_ DA 101-0

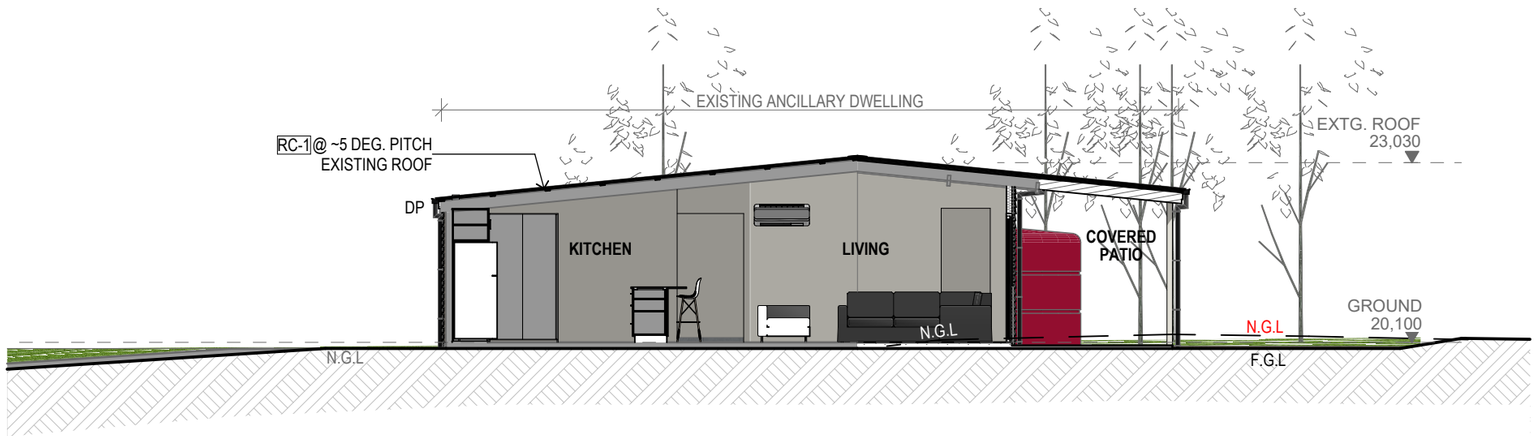
Drawing Name
Proposed Ground Floor Plan

LEGEND

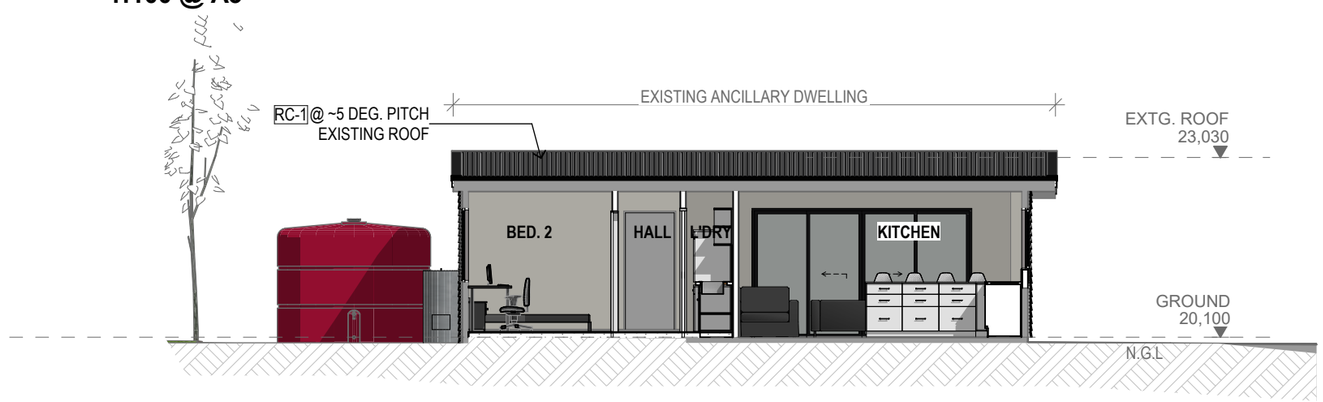
- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- EX — EXISTING ELEMENTS, TO BE RETAINED
- EC-1 — WEATHERBOARDS - NEW & REMOVE EXISTING CLADDING & REPLACE WITH F.C SHEET CLADDING - SCYON "LINEA" COLOUR - DULUX 'LEXICON QUARTER'
- EC-2 — TIMBER VERTICAL SHIPLAP CLADDING SPOTTED GUM, NATURAL FINISH
- RC-1 — ROOF CLADDING - REMOVE EXISTING SHEETING & REPLACE WITH COLORBOND, KLIPLOK 406 COLOUR: COLORBOND "MONUMENT"



S-03 / - **Section 1:100 @ A3**



S-02 / - **Section 1:100 @ A3**



S-01 / - **Section 1:100 @ A3**

PAGE SCALE 50mm @ FULL SIZE A3

0 10 50

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550

© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

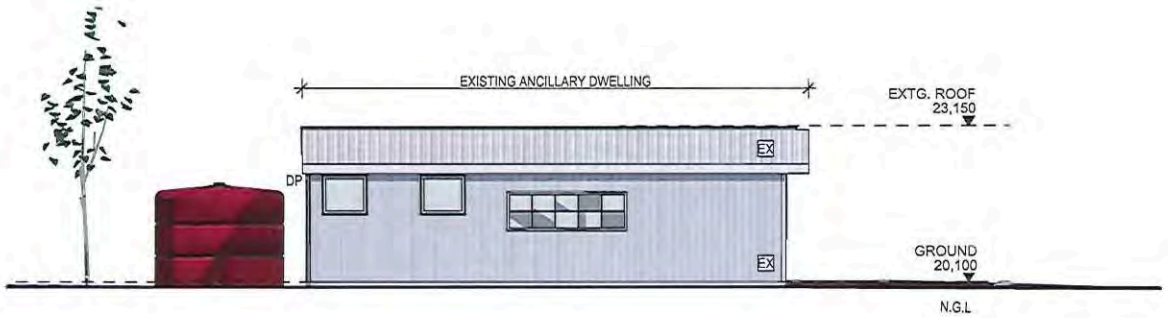
Drawing Status: **APPROVAL**

Drawing Number: **2308_ DA 200-0**

Drawing Name: **Sections**

LEGEND

- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- EX — EXISTING ELEMENTS, TO BE RETAINED
- EC-1 — WEATHERBOARDS - NEW & REMOVE EXISTING CLADDING & REPLACE WITH F.C SHEET CLADDING - SCYON "LINEA" COLOUR - DULUX 'LEXICON QUARTER'
- EC-2 — TIMBER VERTICAL SHIPLAP CLADDING SPOTTED GUM, NATURAL FINISH
- RC-1 — ROOF CLADDING - REMOVE EXISTING SHEETING & REPLACE WITH COLORBOND, KLIPLOK 406 COLOUR: COLORBOND "MONUMENT"



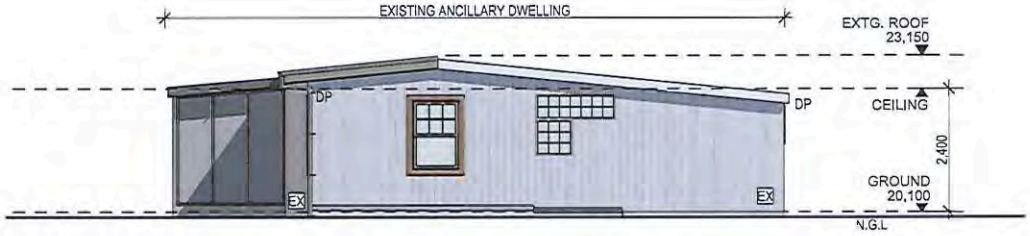
1 - Southeast Elevation
1:100 @ A3



2 - Northeast Elevation
1:100 @ A3



3 - Northwest Elevation
1:100 @ A3



4 - Southwest Elevation
1:100 @ A3

PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

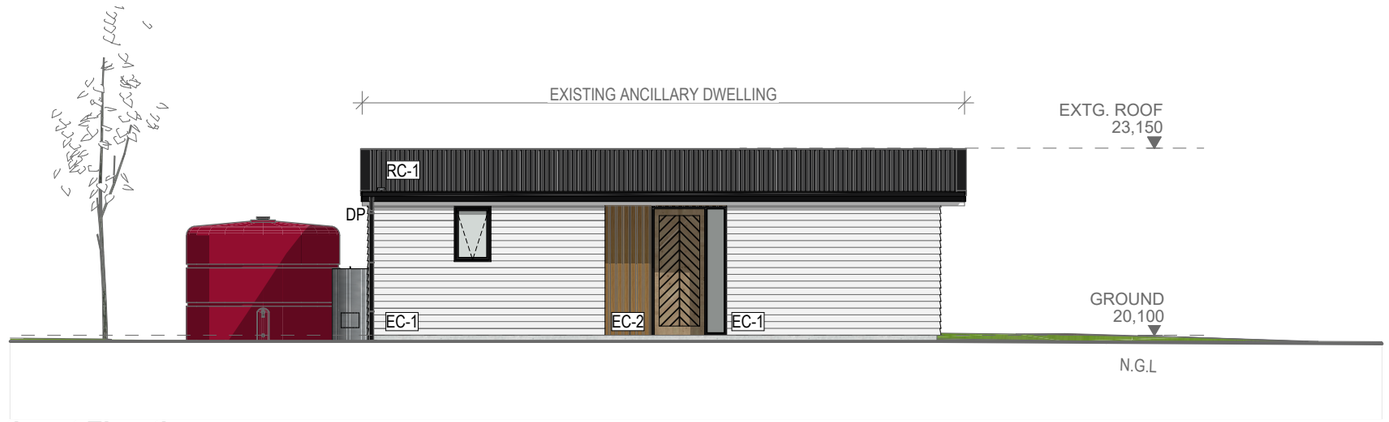
Drawing Status
APPROVAL

Drawing Number
2308_ DA 300-0

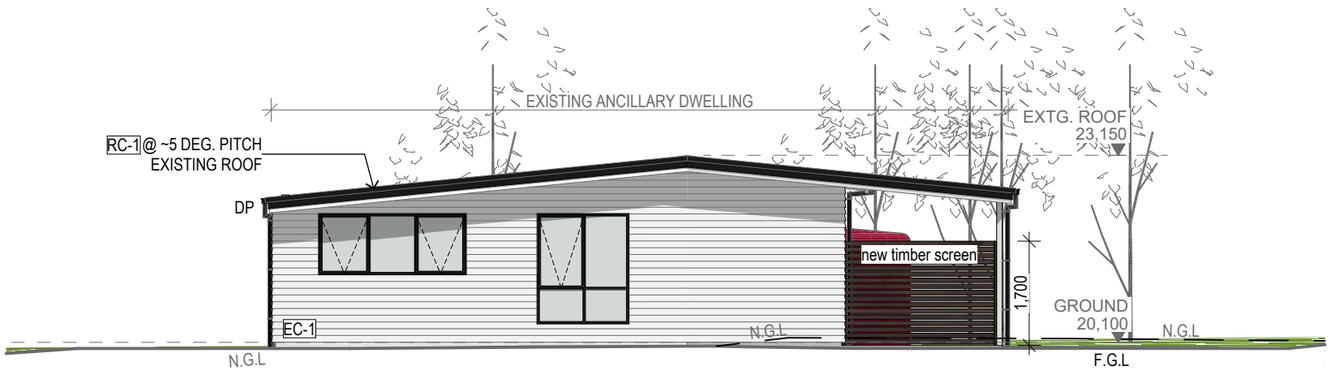
Drawing Name
Existing Elevations

LEGEND

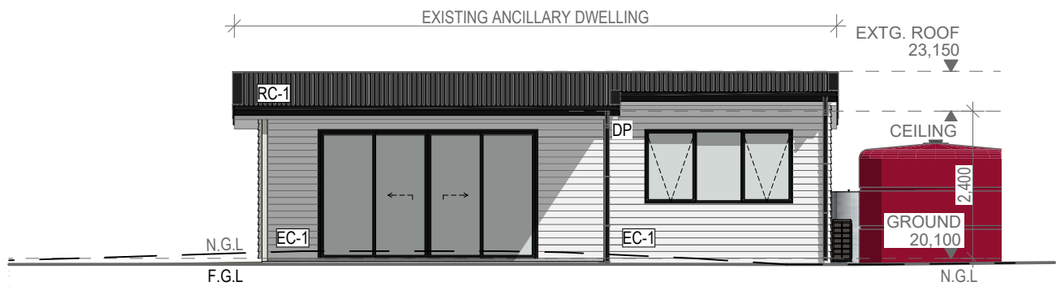
- EXISTING ELEMENTS TO BE RETAINED
- ELEMENTS TO BE REMOVED/DEMOLISHED
- NEW ELEMENTS
- EX — EXISTING ELEMENTS, TO BE RETAINED
- EC-1 — WEATHERBOARDS - NEW & REMOVE EXISTING CLADDING & REPLACE WITH F.C SHEET CLADDING - SCYON "LINEA" COLOUR - DULUX 'LEXICON QUARTER'
- EC-2 — TIMBER VERTICAL SHIPLAP CLADDING SPOTTED GUM, NATURAL FINISH
- RC-1 — ROOF CLADDING - REMOVE EXISTING SHEETING & REPLACE WITH COLORBOND, KLIPLOK 406 COLOUR: COLORBOND "MONUMENT"



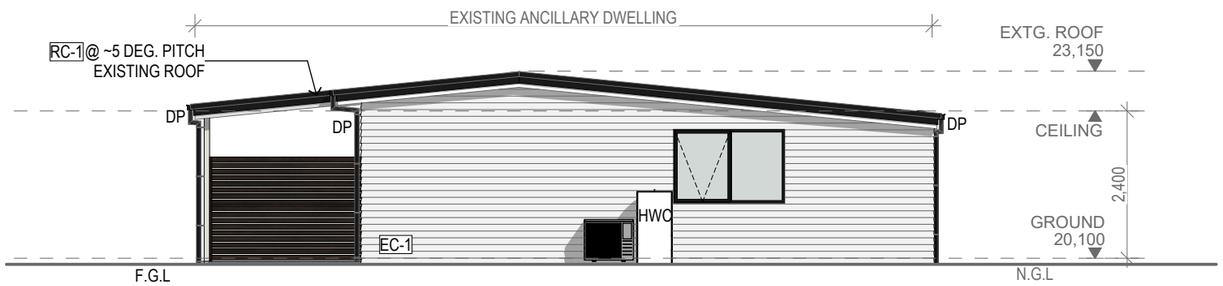
1 / - Southeast Elevation
1:100 @ A3



2 / - Northeast Elevation
1:100 @ A3



3 / - Northwest Elevation
1:100 @ A3



4 / - Southwest Elevation
1:100 @ A3

PAGE SCALE 50mm @ FULL SIZE A3
0 10 50

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550

© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

Drawing Status
APPROVAL

Drawing Number
2308_ DA 301-0

Drawing Name
Proposed Elevations



1 - **Northwest Perspective**



2 - **North Perspective**



3 - **Southeast Perspective**



4 - **East Perspective**

0 10 50 PAGE SCALE 50mm @ FULL SIZE A3

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

Drawing Status
APPROVAL

Drawing Number
2308_ DA 400-0

Drawing Name
Perspectives 1



1 - Entry/Kitchen/Living Perspective



2 - Kitchen/Living Perspective



3 - Living Perspective



4 - Living Perspective

PAGE SCALE 50mm @ FULL SIZE A3

0 10 50

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

Drawing Status
APPROVAL

Drawing Number
2308_ DA 401-0

Drawing Name
Perspectives 2



1 - **Kitchen Perspective**



2 - **Bedroom 1 Perspective**



3 - **Bedroom 2/Study Perspective**



4 - **Bathroom Perspective**

PAGE SCALE 50mm @ FULL SIZE A3

0 10 50

REV	DESCRIPTION	DATE
0	DA RFI	6/10/2023

DYNAMIC
ARCHITECTURAL
DRAFTING & BUILDING DESIGN
P: 0497 398 085 | M: marc@dynamicdesign.com.au | Accreditation: CC7550
© 2021 DYNAMIC ARCHITECTURAL DRAFTING & BUILDING DESIGN

HOUSE HOOPER & THOMAS
PROPOSED REPAIRS/ALTERATION

112 BACKHOUSE LANE, CAMBRIDGE TAS 7170
MR.L. HOOPER & MS. G. THOMAS

Drawing Status
APPROVAL

Drawing Number
2308_ DA 402-0

Drawing Name
Perspectives 3

Attachment 3



Photo 1: looking northwest at the area of the proposed vineyard from Backhouse Lane, Cambridge



Photo 2: looking southwest down Backhouse Lane, Cambridge with the proposed vineyard area on the right

Attachment 4



REF: ListMaps - Classified land depicting the suitability for growing table wine grapes

Attachment 5



Ref: ListMaps A grid surface delineating the mean number of frost days (below 0 Degree Celsius, C) for land areas across Tasmania at a spatial resolution of 30m

Agricultural Report

for a development application in the

Agricultural Zone

Site Specific Report

112 Backhouse Lane

Cambridge

for

Liam Hooper

19th October 2022

Rod Hancl, B.Ag.Sc. (Hon.)

Nutrien Ag Solutions

49 Glenstone Rd, Bridgewater, Tasmania, 7030.

Table of Contents

		Page
1.	Prelude	3.
2.	Summary of Desktop Study	3.
3.	Introduction	5.
4.	Clause 21.3.1 Discretionary Uses Performance Criteria (P4), Section (a.), Points (i.), (ii.), (iii.), (iv) & (v)	7.
5.	Reference and Bibliography	19.
6.	Appendices	
Appendix 6.1 *theList*, ESRI Imagery map identifies the 112 Backhouse Lane property. *The map displays the 'Boundary Line with Accuracy overlay filter', the '5-metre contour line overlay filter', and 'Waterway Protection overlay filter.'*		20.
Appendix 6.2 *theList,* Imagery map identifies the 112 Backhouse Lane property. *The map identifies the 'Farming overlay filter' which identifies the suitably for growing Table Wine and Sparkling wine grapes in this location.*		21.
Appendix 6.3 This document identifies that the property can obtain and agricultural water connection (i.e., 50 mm) from TasWater for the 112 Backhouse Lane property.		22.
Appendix 6.4 This map identifies the vineyard layout and trellis strategy for 112 Backhouse lane property		23.
Appendix 6.5 The Nutrient Advantage Laboratory soil analysis results.		24.
Appendix 6.6 Soil Interpretation of the Nutrient Advantage Laboratory soil analysis results for winegrape production.		26.
Appendix 6.7. The AgVita Analytical dam water analysis results.		30.
Appendix 6.8 Water interpretation of the AgVita lab water analysis results for winegrape production		31.

1. Prelude

The following Agricultural Report presents a response to Clause 21.3.1 P4 of the Planning Scheme (*i.e., viticultural enterprise*) for the land situated at 112 Backhouse Lane, Cambridge, owned by Liam Hooper. The document forms part of the Clarence Council planning prerequisite for a proposed residential dwelling use application that is being assessed under the Tasmanian Planning Scheme.

A site visit was conducted (*i.e., by the author*) on Wednesday 27th September 2023 to assess this rural land. The literature referenced in this report includes electronic e-links to the relevant information (*i.e., the e-links are highlighted in blue in the text or via the Reference and Bibliography section*).

2. Summary of Desktop Study

A 'Desktop' study of the Tasmanian Government web site *theList* (DNRET 2023) provides a good summary of the available land information for the 112 Backhouse Lane property. This rural property is part of the Agriculture Zone under the Tasmanian Planning Scheme. The property ranges in height from the 15-metre contour line to the 20-metre contour line and can be generally described as undulating pastureland (*i.e., theList Land system overlay*) with a dam, dwellings and sheds (Appendix 6.1).

theList (DNRET 2023) Land Capability overlay for the 112 Backhouse Lane property identifies Class 4 land classification. Class 4 land is "land primarily suitable for grazing but which can be used for occasional cropping. Severe limitations restrict the length of the cropping and / or severely restrict the range of crops that could be grown. Major conservation treatments and / or careful management is required to minimize degradation " (Grose 1999). Land capability should not be confused with land suitability. Land capability is a classification system that is used to rate the land for grazing and cropping relevance. Land suitability by comparison considers a more detailed collection of resource information (*e.g., soil analysis, water analysis, & plant tissue analysis*). Typically, the farming practice on this land should be fundamentally conservative in nature due to the

constraints of the land (*i.e., Class 4 land classifications*). The TasVeg 4.0 plant communities overlay defines the property as modified land i.e., (FAG) Agricultural Land.

theList (DNRET 2023) data set identifies the soil type on the 112 Backhouse Lane property to be mainly Code Bd1 or brown soils on dolerite and a very small area of Code A or undifferentiated alluvial soil developed on Quaternary alluvium (*i.e., southeast boundary*). The soil vulnerability to the wind erosion hazard has been classified as moderate to high and the waterlogging hazard as moderate. The soil can generally be described as moderately permeable and imperfectly drained to moderately well drained.

theList (DNRET 2023) data set identifies that the 112 Backhouse Lane property is subject to a waterway Protection Area code overlay. (Appendix 6.1). Notably, "livestock can graze and get water from waterways on private property without a permit" (Edo Tasmania 2016). The Bureau of Metrology (BOM) weather statistics (www.bom.gov.au) closest site is Hobart Airport West Station (*i.e., site number 094008*) (http://www.bom.gov.au/climate/averages/tables/cw_094008.shtm) which identifies an annual average rainfall of 495 mm (*i.e., 64-year data set 1958 to 2022*) for this region.

theList (DNRET 2023) farming overlay identifies that the 112 Backhouse Lane property has land that is suitable for both Table Wines Grape and Sparkling Wine Grape production, but frost protection is recommended on the lower parts of the land (Appendix 6.2).

theList (DNRET 2023) water and sewer overlay identifies that the 112 Backhouse Lane property is in a Tasmanian irrigation district (Appendix 6.3) and that the property water serviced land (*i.e., TasWater will permit land to be connected to its water and sewaeage infrastructure*).

3. Introduction

The desktop study of the *theList* (DNRET 2023) website has identified that the 112 Backouse Lane property is well suited to the production of winegrapes. The land is situated in the agricultural zone that is in an irrigation district. The planned viticultural enterprise has access to agricultural water (*i.e., TasWater 50 mm connection – connected 4th October 2023*). The dam water lab analysis identifies that it would be suitable (*i.e., with management of high iron levels*) for wine grape production. The brown topsoil on dolerite has a Class 4 land classification which would be suitable for the cultivation of either table wine grapes (*i.e., Pinot noir*) or sparkling wine grapes (*i.e., Chardonnay*). The topsoil lab analysis identifies that with normal viticultural practices the land is suitable for winegrape production (Appendix 6.1, 6.2, 6.3, 6.4, 6.5, 6.6., 6.7, & 6.8).

A site visit was conducted (*i.e., by the author*) on Wednesday 27th September 2023 to assess the 112 Backhouse Lane property and in particular the land assigned to viticultural enterprise for the proposed planning development application. This visit was to provide clarity for documenting a report, and will address the requirements of 21.3.1 Discretionary Uses, and the subsequent Performance Criteria P4, Sections (a), having regard to, Points (i), (ii), (iii), (iv) and (v). of the Clarence Planning Scheme 2022 for the basis of obtaining a 'Planning Permit(s)' from council for a residential dwelling use to be located on the land.

The area planned for the viticultural enterprise at the 112 Backhouse Lane property is located on the southern side of the rural land and will be approximately 0.7 hectares in size and will be planted with the of Pinot noir cultivar. This part of the property can be described as undulating pasture dominated by Cocksfoot grasses (Picture #1 & #2). The topsoil can be described as a dark brown clay loam (Picture #3). The dam located on the northern end of the property will be utilized for irrigation of the viticultural enterprise (Picture #4).

Pictures #1 & #2. *Pictures #1 and #2 identify the southern area of the 112 Backhouse Lane rural property where 0.7 ha of Pinot noir cultivar are being planted for table wine production. The land has a Class 4 classification and can presently be described as a Cocksfoot grass pasture.*





Picture # 3. *The topsoil can be described as dark-brown clay-loam soil. The soil is very smooth and slightly sticky to sticky (i.e. when manipulated with water into a ball). Ribbon length 40 to 50 mm.* (i.e. refer Chivers 1996).



Picture # 4. *The dam situated on the northern boundary of the 112 backhouse Lane property (Appendix 6.1) will be utilized for irrigation of the planned 0.7 hectare of Pinot noir wine grapes. This dam will be connected by TasWater to agricultural water outcomes (Appendix 6.3).*



4. Clause 21.3.1 Discretionary uses

Performance Criteria (P4): *A Residential use listed as Discretionary must:*

Section (a). *be required as part of an agricultural use, having regard to:*

Point (i) the scale of the agricultural use;

The 112 Backhouse Lane property is well suited to the development of 0.7 hectares of Pinot noir winegrapes (Appendix 6.1 & 6.2, Picture #1 & #2). The property is situated in the agricultural zone which is in an irrigation district and has access to agricultural water to supply the dam (Appendix 6.3, 6.7, & 6.8, Picture #4). The brown soil on dolerite has a Class 4 classification that would be suitable for winegrape cultivation (Appendix 6.5 & 6.6, Picture #3).

The Coal Valley and Cambridge region is well suited to wine grape production, but the 112 Backhouse Lane property will only support a small boutique vineyard due to the constraints of the land size (Appendix 6.1). The literature suggests that Tasmania is one of Australia's strongest wine regions, with demand for its premium cool climate wines currently outstripping supply, widespread global recognition of Tasmania's wine quality, and some of the highest prices in the country being achieved for Tasmania's wines and wine grapes (Wine Tasmania 2014).

Small boutique vineyards in cool climates, such as the acclaimed Coal Valley viticultural region of Tasmania, are being recognized for the major contribution that this type of land use makes towards the local economy. Examples of successful small boutique vineyards in the general area include Ese Vineyard at Tea Tree (www.winecompanion.com.au), the Coal Valley Vineyard at Cambridge (https://www.coalvalley.com.au/), and Every Man & His Dog Vineyard at Richmond (https://everymanandhisdogvineyard.com/). These vineyards and others have produced table wines of distinction, for example, the Wobbly Boots vineyard 2017 Limited release Sauvignon Blanc is a triple medal winner. The planned 112 Backhouse Lane property vineyard development would fit the description of a small boutique vineyard based on the limited size available for a wine grape development.

The proposed viticultural venture has the potential to optimize the capability of the land to cultivate a valuable wine grape crop and provide maximum economic value to the owners and community. The economic benefits of grazing sheep for wool on this type of agricultural land has not change for 25 years, in other words, a farmer has the same income now as he had two and a half decades ago from wool production.

Good management practice in small vineyards can lead to long term sustainable enterprises producing fine wines of distinction leading to enhanced regional wine accolades. This agricultural business direction can lead to optimal land capability outcomes for this potential 0.7-hectare lot as it has done for other vineyards in Tasmania.

Wine Tasmania (2023) identifies the average value of Tasmania wine grapes in 2023 was $3377 per ton. In particular, the value for Pinot noir wines grapes was $3543 per ton and sparkling wine grapes was $3393 per ton (https://winetasmania.com.au/vintage2023).

Utilising the Wine Tasmania data it can be extrapolated that a 0.7-hectare block of wine grapes with a yield of 7 tons could provide a gross average return to the planned viticulture venture of $24, 801 for the wine grape (*i.e., Pinot noir*) production.

Point (ii) Complexity of the agricultural use;

The 112 Backhouse Lane property is well suited to the development of 0.7 hectares of Pinot noir winegrapes (Appendix 6.1 & 6.2, Picture #1 & #2). The property is situated in the agricultural zone which is in an irrigation district and has access to agricultural water to supply the dam (Appendix 6.3, 6.7, & 6.8, Picture #4). The brown soil on dolerite has a Class 4 classification that would be suitable for winegrape cultivation (Appendix 6.5 & 6.6, Picture #3).

The intricacy of the development of a new vineyard at 112 Backhouse Lane property should include both the short-term and long-term aspects required for good viticultural production outcomes. These aspects should include 'Site Selection' (i.e., Table 1), the subsequent 'Vineyard Establishment' time frames (i.e., Table 2), and the in situ 'Vineyard Management' (i.e., Table 3).

The development of the proposed 0.7 ha of Pinot noir vineyard has incorporated the aspects of Table 1, Table 2, and Table 3. The planning for this vineyard enterprise has utilized professional advice, for example, vineyard consultants (*e.g., AgAssist, Appendix 6.4*) and water consultants (*e.g., agricultural water, Appendix 6.3*).

The vineyard topsoil has been soil sampled and sent to the Nutrient Advantage Lab for nutrient status (Appendix 6.5) and the lab results have been interpreted for wine grape production (Appendix 6.6). The limiting factors for the cultivation of Pinot noir include slightly low soil pH, low Phosphorus, Potassium, Sulphur, and the trace element boron. These limiting factors are typical for most new viticultural enterprises and can be easily augmented to lift the soil nutritional status for quality grape production. The soil is slightly high in sodium and high in iron. Elevated sodium can easily be augmented with lime and or gypsum and the impact of high iron can be diminished by the increased soil application of phosphorus.

Table 1. Factors to Consider in Vineyard Site Selection

The following should be considered for wine grape production on the land

Professional Advice	Viticultural Consultant / Agronomist
	Vineyard design consultant
	Vineyard building consultant
	Wine maker / Industry contacts
	Frost protection Consultants
	Irrigation / Water Consultant
Define the land suitability	Define & survey vineyard area
	Tree removal?
	Topography (slope / drainage)
Define micro climatic suitability	Rainfall / evapotranspiration (BOM data)
	Frost potential (BOM data) / months / impact on vines / water volumes for frost protection
	Consider farm data (software) collection from vineyard site
	Direct sunlight hours (aspect versus ripening)
Define soil type suitability	Soil analysis & interpretation (topsoil & subsoil) & incorporation implementation of amendments (i.e. lime / gypsum / fertiliser). Cultivation or ripping (or both).
	Inter row cover cropping outcomes (i.e. sow with grass / soil incorporate / direct drill & fertiliser)
	Define soil ripping of vine rows & incorporation of amendments & fertiliser
Water Availability / Vineyard Size	Vineyard water use for irrigation
	Vineyard water use frost protection
	Vineyard size versus water availability
Research Viticultural Markets	Most popular cool-climate wines?
	Best cool-climate grape cultivars?
	Contract wine maker (costs)?
	Contract supply of wine grapes (returns)?

The vineyard dam water has been sampled and sent to the AgVita Lab for nutrient status (Appendix 6.7) and the lab results have been interpreted for wine grape production (Appendix 6.8). The dam water can be generally stated to be good quality for winegrape production. Notably the dam water is high in iron but this can be managed with various treatment methods.

Table 2. Factors to consider in Vineyard Establishment time frames

The following should be considered for wine grape establishment on the land

24 months prior to planting	Vineyard Consultants / Agronomists
	Vineyard sites selection & design
	Water supply
	Irrigation & Frost Protection water volumes
	Land preparation (trees / stone / cultivation)
	Soil sampling analysis (topsoil / subsoil)
18 months prior to planting	Order planting stock (number of canes) / vineyard trellis requirements
	Consider cultivation of soil / weed control
	Consider soil lime & / or Gypsum and fertiliser augmentation (i.e. cultivate or rip?)
12 months prior to planting	Consider labor force & training (FTE)
	Check planting stock order
	Implement topsoil amendments (i.e. lime / gypsum / fertiliser) (i.e. cultivate?).
	Implement cover cropping / permeant pasture species or turf grasses / weed control
6 – 4 months prior to planting	Mark out vineyard design / deep rip rows / apply sub soil fertiliser & amendments
	Maintain vineyard cover crop / pasture / turf & weed control
3 months prior to planting	Vineyard trellis establish (i.e. poles & wires)
	Vineyard irrigation and frost protection establishment
	Vermin protection / fencing establishment
	Weed control
Planting outcomes	Cane (vine) planting / establishment
	Vine irrigation management program / documentation recording / mulching
	Vine pest management program / documentation recording
	Vine nutrition management / documentation recording / soil & plant tissue analysis

Table 3. Factors to consider in situ Vineyard Management

The following should be considered for wine grape annual management program.

Vineyard Site Management	Soil erosion stabilization i.e. pasture establishment / cover cropping versus tractor movements
	Water run-off issues i.e. drainage / water logging versus irrigation (fertigation) & frost protection outcomes
	Wind breaks i.e. design & management
	Wildlife issues i.e. fencing design / bird netting management
Irrigation & frost protection	Water volume required / vineyard size / & its delivery to vineyard area
Planting layout / design	Row size / vine spacing i.e. all vines being irrigated or frost protected adequately. Are tractor movements efficiently applying pesticide & nutrition program
Cool climate cultivar selection	Has the best grape cultivar been selected i.e. Pinot Noir / Pinot Gris / Chardonnay for the vineyard?? Best option is probably one wine type?
	Cultivar yield versus quality versus potential yield returns in the marketplace
Crop Nutrition requirements	Soil lime & / or Gypsum requirements
	Annual Phosphorus, Potassium & Sulphur and trace element requirements
	Application methods for applied nutrition program i.e. broadcast / banded / fertigation / foliar?
Integrated Pest Management	Organic or inorganic? i.e. research option / application method / equipment required / OH&S requirements
	Best pest control management options i.e. Weeds / Fungicide / Insecticide / Recording Data of chemical application

"Water management for grapevine production is one of the major factors which vineyard managers have to influence the type of fruit that is produced" (Grieger 1998). Calculating potential vineyard water usage for irrigation (i.e., Table 4) and potentially frost protection outcomes will be important to help reduce run-off and potential erosion hazards on the area of land. Notably an understanding of the soil and how it changes across the vineyard is critical in the design and management of irrigation as it would be for utilizing water for potential frost protection in the vineyard.

Table 4: Factors involved in Calculating Vineyard Water Use (VWU)

VWU (Litres) / Vine / day = Crop Factor x Evaporation (mm) x vine spacing x row spacing

Crop Factor for spur pruned vine on a single wire with mown under vine sward

	Young	Mature
Budburst	0.05	0.10
Flowering	0.10	0.25
Verasion	0.20	0.50
Harvest	0.30	0.50
Postharvest	0.20	0.25

Reference: Primary Industries and Resources (1999). Water Management for Grape Production: Research to Practice. Primary Industries and Resources, South Australia

Example Calculation:

A mature vine at Verasion would use 13.5 Litres per day if the vine spacing was 1.5 m and row spacing was 3m and evaporation was 6mm

VWU (Litres) / Vine / day = Crop Factor x Evaporation (mm) x vine spacing x row spacing
= 0.5 x 6.0mm x 1.5 m x 3.0m
= 13.5 L / Vine / Day

Point (iii) the operational requirement of the agricultural use;

The 112 Backhouse Lane property is well suited to the development of 0.7 hectares of Pinot noir winegrapes (Appendix 6.1 & 6.2, Picture #1 & #2). The property is situated in the agricultural zone which is in an irrigation district and has access to agricultural water to supply the dam (Appendix 6.3, 6.7, & 6.8, Picture #4). The brown soil on dolerite has a Class 4 classification that would be suitable for winegrape cultivation (Appendix 6.5 & 6.6, Picture #3).

The operational requirements of the proposed 0.7 ha new vineyard would be similar to all vineyards in the Coal River valley region. These operational requirements include integrated peat management. Pest management would include weeds (*e.g., grasses, broadleaf, & woody weeds*), fauna (*e.g., rabbits, hares, possums, & birds*), insects (*e.g., light brown apple moth, winegrape moth, European wasps, millipedes, & cane weevils*) and fungal diseases (*e.g., powdery mildew, Downy mildew, & botrytis*). These would be managed by regular vineyard monitoring by scouting outcomes and the implementation of appropriate pesticide programs (*e.g., regular foliar pesticide spraying*).

The operational requirements of the vineyard would also involve nutritional inputs either by ground applied fertiliser, fertigation (*i.e., fertiliser in with irrigation water*), or by foliar application (*i.e., in with the foliar fungicide & insecticide program*). These are generally planned by the soil sample results (Appendix 6.5 & 6.6) or fine tunned with plant tissue analysis in the winegrape growing season.

The operational requirements of the vineyard will include prudent irrigation of the vines as "Water management for grapevine production is one of the major factors which vineyard managers have to influence the type of fruit that is produced" (Grieger 1998).

The operational requirements of the vineyard will include vine cane management (*i.e., wire tucking in of canes as they grow*) and fruit manipulation (*i.e., pruning*) so that planned yields are achieved (*i.e., generally 8 t/ha are planned for Pinot noir cultivars so fruit may be required to be removed from vines*). Post harvest cane pruning and attention will be required during

the winter dormancy period to maintain the vineyard growth, development, and wine grape production outcomes.

In cooler climate viticultural regions, like the Coal River valley region, frost can be devastating to grape growth and production both in the spring and autumn (Appendix 6.2). If required, there are several frost protection options for vineyards that include irrigation water (*i.e., over-head*), heaters, windmills and some commercial foliar (*i.e,. spray-on*) type products but all are required to be professionally managed. The most effective option for frost protection is via overhead water outcomes but this needs to be critically managed as it can put demands on water supply and the drainage systems. The best management of frost mitigation in a small boutique vineyard is to live on site (i.e. on farm) and to be dedicated to the protection of the vines at any hour of the night (i.e. check that an automated method is working or to physically flick a switch or turn a tap on a basic system). It can take only one frost in spring that can reduce yields and profitability in production of high-quality cool climate wines.

The operational requirements of the vineyard will include the netting of the vineyard once the fruit start to ripen so that the crop is not devastated by birds. The nets will be required to be managed over the ripening period of the grapes so that, for example, the wind does not destroy the netting or allow bird damage to occur.

Point (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; *an*

Management of any agricultural enterprise, not just a small viticultural venture, cannot be managed on a Monday to Friday, 38 hour per week, job description outcome. The proposed residential use application's approval will make this viticultural management (*i.e. the out of hours 24/7 farming lifestyle*) achievable and a more logistically sound outcome. Notably, living on a farm, via the proposed dwelling, will allow managing the vineyard infrastructure and work agenda over a seven day, 24-hour outcomes (*i.e., as required*), like other larger agricultural ventures.

The 0.7-hectare viticultural development size does not present as full-time business venture and subsequently would be best managed by effectively living in situ on farm and attending to an off-farm job outcome like many rural farming enterprises. Notably, for this small boutique vineyard to be successful it will require best practice outcomes to accomplish that wine of distinction and living in situ on farm is the best way to succeed in that business goal Notably, for example, Ese Vineyard, Every Man & His Dog Vineyard, and Wobbly Boots vineyards have residential dwellings to live the rural farming lifestyle and work on the land and achieved wines of distinction from these vineyards in the past.

For a small boutique vineyard to be successful they will have to produce wines of distinction, and this will require attention to detail in the crop. This attention to detail, while working an off-farm job, can only be effectively achieved by living on the property. Living off farm and attending to the grape production will become a burden and this will not produce quality grapes and the subsequent wines of distinction, every breakdown will become a curse in the viticultural production system. For example, frost can be problematic in the months of August (*i.e., Chardonnay grapes*), September, October, February, March, and April (*i.e., already in the 2023/24 seasons frosts have been problematic in vineyards in the Coal River Valley causing reduction in yields*). Early frost can reduce yield by 50% (*i.e., secondary buds have reduced yield outcomes*) and this will be challenging for the profitability of this new vineyard and living on farm will mitigate this risk.

The out-of-hours rural lifestyle of living on the property managing the vines will increase the probability of producing wines of distinction. This prudent lifestyle outcome will allow, for example, the vineyard to be sprayed when the environmental conditions suite and this attention to detail can be problematic to a successful enterprise when living off-farm. The irrigation of the vineyard, once initiated, needs to be checked so that all vines receive adequate water and any system breakdowns can be managed, and living on-farm will make this a practicable outcome, but living off-farm will cause this to become a burden and reduce the viability of the agricultural enterprise. Lack of prudent watering will not produce wines of distinction.

But the lack of attention to any vineyard, not just a small boutique vineyard, needs to be approached in a timely manner. There are many examples, where living off-farm and not immediately attending to the crop demands will reduce the viability of this enterprise. Frost (*i.e., yield reduction*) and irrigation (*i.e., quality*) are fundamental to successful outcomes which can be easily managed living on-farm. But there are many other reasons this rural lifestyle of living on-farm will make this a successful viticultural venture, including scrutiny of the crop development over the growing season and timely netting of the crop for bird control once ripening of the grapes starts. If nets are blow off the crop (*i.e., which can be quite common*) by high winds and not quickly resolved birds will decimate the crop and all the season viticultural management will be destroyed and the agricultural venture will be financially punished (*i.e., nets can be utilized for 4 to 6 weeks over the ripening period*).

Notably, the many agricultural operational with this small boutique vineyard will be enhanced by living on the property which will ultimately lead to producing quality grape outcomes and wines of distinction which will ultimately make this a viable primary production success.

The vineyard operational management will include the maintenance of vines on a year-round basis for wine grape production just on a smaller scale. Notably, a small land

holding can encompass small farm equipment, so that the farming operational lifestyle that was dreamt can be achieved on a smaller scale.

Point (v) proximity of the dwelling to the agricultural use.

This small viticultural enterprise operations are not a Monday to Friday, nine to five jobs, this farm is a seven day, 24-hour (*i.e., as required*), agricultural business venture where living on farm, via the proposed residential dwelling use, will bring synchronization to managing the vineyard work agenda for successful grape growing outcomes.

Notably the presence of residential dwellings and agriculture land use outcomes in one location may create circumstance of tension due to the potential conflict of interests. For example, agricultural outcomes may conflict with residential purposes due to noise, odours, farm chemicals etc. or residential purposes may adversely affect the operations of agricultural enterprises. Learmonth (2007) identifies that "various mechanisms and strategies" that can be applied "to manage conflict associated with change in land use and between neighboring land uses" and describes "a set of principles for avoiding and managing rural land use conflict issues and for the creating a healthy productive and proactive rural environment".

There is no doubt this proposed residential dwelling use will provide for the sustainable development of agricultural resources and will not constrain or conflict with the neighboring rural resource outcomes.

5. Reference and Bibliography

DPIWE (2022). the List (*web site*). Land Information Systems Tasmania. Department of Primary Industry and, Water and Environment, Tasmania, Australia.
https://www.thelist.tas.gov.au/app/content/home

Grose, G.J. (1999). Land Capability Handbook, Guidelines for the classification of Agricultural Land in Tasmania.
Department of Primary Industries, Water and Environment, Tasmania, Australia.
https://dpipwe.tas.gov.au/Documents/Land_Cap_Revised-handbook.pdf

Chilvers, B. (1996). Managing Tasmania's Cropping Soils – a practical guide for farmers. Department of Primary Industry and Fisheries, Tasmania, Australia.
https://dpipwe.tas.gov.au/Documents/Managing-Tasmanias-Cropping-Soils-2000.pdf

Edo Tasmania (2016). Working near waterways. Understanding your legal obligation.
https://www.nrmsouth.org.au/wp-content/uploads/2016/09/EDO_Waterways_Guide_for_Web-2016.pdf

Learmonth, R *et al* (2007). Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. NSW Department of Primary Industries, Orange NSW.
http://www.dpi.nsw.gov.au/__data/assets/pdf_file/0010/234001/Living-and-working-in-rural-areas-complete.pdf

DIPIWE (Unknown). Tasmania Viticultural Soils and Geology Map.
https://dpipwe.tas.gov.au/Documents/Geology3.pdf

Parlevliet, G, and McCoy, S. (2001), Organic grapes and wine. a guide to production. Department of Agriculture and Food, Western Australia, Perth. Bulletin 4516.
https://researchlibrary.agric.wa.gov.au/bulletins/142/

Fahey, D. & Englefield, A. (2018). Grapevine Management Guide 2018-19. Department of Primary Industries, NSW, Australia
www.dpi.nsw.gov.au
https://www.dpi.nsw.gov.au/agriculture/horticulture/grapes/grapevine-management-guides-current-and-past-editions/grape-management-guide-2018-19

Department of State Growth (2014). The wine industry in Tasmania. A guide for investors. Department of State growth, Invest Tasmania, Hobart, Tasmania, Australia.
https://www.cg.tas.gov.au/__data/assets/pdf_file/0012/123402/Tasmania_Delivers_-_Wine.pdf

TIA (Unknown). Projected impact of climate change on wine grape production opportunities for grower
https://dpipwe.tas.gov.au/Documents/Wine-Production-V8---31-May-FINAL.pdf

Plant Health Australia (2009) Industry Biosecurity Plan for the Viticulture Industry (Version 2.0). Plant Health Australia. Canberra, ACT
https://www.agw.org.au/assets/environment-biosecurity/Biosecurity-Plan.pdf

Industry Bodies

Wine Tasmania
http://winetasmania.com.au

Wine Titles (2020). 2019 Tasmanian winegrape vintage results.
https://winetitles.com.au/2019-tasmanian-winegrape-vintage-results/

Wine Australia
https://www.wineaustralia.com/

The Australian Wine Research Institute
https://www.awri.com.au/

Agrochemicals registered for use in Australian Viticulture 20 / 21
https://www.awri.com.au/wp-content/uploads/agrochemical_booklet.pdf

6. Appendices

Appendix 6.1

theList, ESRI Imagery map identifies the 112 Backhouse Lane property.

The map displays the 'Boundary line with Accuracy overlay filter', the '5-metre contour line overlay filter', and the 'Waterway Protection overlay filter'(i.e., blue line). This map identifies the dam location (i.e., agricultural water, Appendix 3 & 4) on the northern boundary. The vineyard is planned to be located on the southern side of the property (i.e., red star) (Appendix 5).

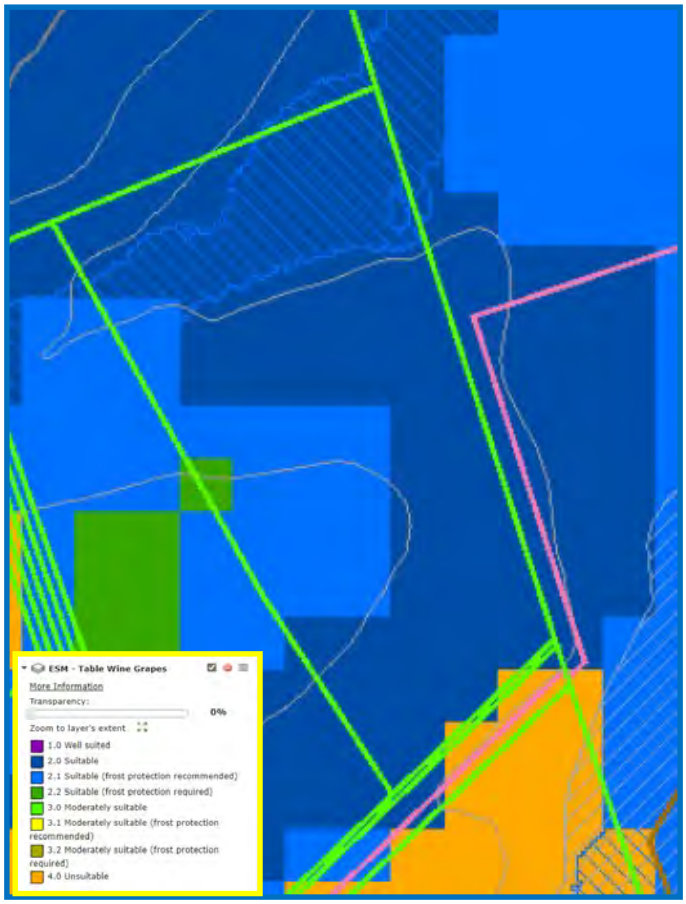


Appendix 6.2

theList, Farming Overlay identifies that the 112 Backhouse Lane property is suitable for both Table Wine Grapes and Sparkling Wine Grapes.

The map identifies classified land depicting the suitability for growing wine grapes with the assumption water availability is not a constraint (Appendix 1, 3, &4). Suitability is determined from mapped soil and climate parameters guided by established crop rules.





Appendix 6.3

This document identifies the 112 Backhouse Lane property can obtain a TasWater connection for a 50 mm connection (i.e., agricultural water connection).

TasWater

Customer Connection Quotation

[With loose supply items]

TASWATER DETAILS			
TasWater reference no.	NC 2023/00844-CCC	Date of issue	19/09/2023

DEVELOPMENT DETAILS	
Property ID	7541459
Address	112 BACKHOUSE LANE, CAMBRIDGE
Proposed Scope of Work	Water Connection with DN50mm meter assembly + Water Disconnection + Loose Supply Lock & Pin
1. TasWater Connection Costs - Materials & Labour Costs – Supplied by TasWater	
TasWater Standover (Bulk Transfer Mains) - (No GST)	$
Shut down – (No GST)	$
Meter & Equipment (No GST)	$1,224.48
Loose Supply Meters Cost - (Inc. GST)	$
Loose Supply lock & pin Cost - (Inc. GST)	$255.31
2. Approved Contractor Quoted Costs – NO GST	
Water Connection Works (As per contractor letter)	$8,819.00 (Howrah Plumbing)
Sewer Connection Works (As per contractor letter)	$
3. Total Costs – Inc GST (if applicable)	
Total Costs – Section 1 & 2	**$10,298.79**

Quote Valid for 14 days
Customer must be prepared for works to commence within 30 days of acceptance of quote

Additional variation costs may apply but not be limited by: out of business hours water shutdowns, water or sewer excavation depth deeper than 1.5 metres, if rock is struck on any excavation, high hazard situations, higher levels of traffic management and the presence of asbestos.

BILLING & AUTHORISATION DETAILS – To ensure the correct responsible party is invoiced, please complete, sign and return to authorise the works and next steps. On receipt of this authorisation a invoice/ statement will be generated by TasWater. On notification / receipt of payment, work will then be scheduled.

I, hereby authorise TasWater to charge me for the above works:

Business Name (IA)			
Customer Name			
Address			
Signature		Date	
Email		Phone	

TASWATER CONTACT DETAILS			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Page 1 of 1

Uncontrolled when printed

Appendix 6.4

This map identifies the 112 Backhouse Lane property (i.e., southern half of property).
The map displays the trellising layout and strategy for the vineyard identifying buffers to dwelling and boundaries.



Appendix 6.5

The Nutrient Advantage lab soil analysis result for the new vineyard area at 112 Backhouse Lane.

Nutrient Advantage®

ApAssist

SOIL ANALYSIS REPORT

Grower Name:	LIAM HOOPER	**Paddock Name:**	New Block 2023	**Sample Name:**	
Sample Number:	130433468	**Test code:**	2014-106	**Sampling Date:**	10/07/2023

Analyte	Unit	Value	Optimum	Low	Adequate	High
SOIL						
Soil Colour		Grey				
Soil Texture		Clay				
Organic Carbon (W&B)	%	2.9	2.0 - 4.0			
ACIDITY						
pH (1:5 Water)		6.1	6.0 - 7.5		Slightly acidic	
pH (1:5 CaCl2)		4.9	5.5 - 7.0		Not optimal for grapevines	
Aluminium (KCl)	cmol(+)/kg	<0.1				
Aluminium (KCl)	mg/kg	<9.0				
Aluminium % of Cations	%	<1.0	< 5		Not detrimental to grapevines growth	
SALINITY						
Electrical Conductivity (1:5 water)	dS/m	0.08	< 0.40		Low level of salinity	
Electrical Conductivity (Sat. Ext.)	dS/m	0.5	< 1.5		No salinity issue for Grapes	
Chloride	mg/kg	24	< 300		Normal level of Chlorides	
Sodium (Amm-acet.)	cmol(+)/kg	0.60				
STRUCTURE						
Calcium % of Cations	%	60.0	60 - 80		Stable soil structure likely	
Magnesium % of Cations	%	33.0	< 25.0		Non-magnesic, stable soil structure likely	
Sodium % of Cations (ESP)	%	4.50	< 6		Slightly sodic, stable soil structure	
Potassium % of Cations	%	2.00				
Calcium/Magnesium Ratio		1.8	> 2.0		Unstable soil structure likely	
ELEMENTS						
Nitrate Nitrogen	mg/kg	4.1				
Ammonium Nitrogen	mg/kg	4.0				
Phosphorus (Olsen)	mg/kg	4	18-20			
Phosphorus (Colwell)	mg/kg	12	90 - 120			
Sulphur (KCl40)	mg/kg	4	12 - 20			
Calcium (Amm-acet.)	cmol(+)/kg	8.0	> 5.0			

Nutrient Advantage Laboratory Service
Nutrient Advantage is trademark of Incitec Pivot Limited
Incitec Pivot Limited - ABN 42 004 080 2648
6 South Road, Werribee VIC 3030

Page 1 of 3

Call: 1800 803 452
LabFeedback@incitecpivot.com.au
www.nutrientadvantage.com.au

ASPAC FERTCARE

Nutrient Advantage

ApAssist

SOIL ANALYSIS REPORT

Grower Name:	LIAM HOOPER	**Paddock Name:**	New Block 2023	**Sample Name:**	
Sample Number:	130433468	**Test code:**	2014-106	**Sampling Date:**	10/07/2023

Analyte	Unit	Value	Optimum	Low / Adequate / High
Magnesium (Amm-acet.)	cmol(+)/kg	4.4	> 1.6	
Potassium (Amm-acet.)	cmol(+)/kg	0.27		
Available Potassium	mg/kg	100	200 - 275	
Zinc (DTPA)	mg/kg	4.50	0.6 - 5.0	
Copper (DTPA)	mg/kg	0.60	0.3 - 10	
Iron (DTPA)	mg/kg	380.0	10 - 100	
Manganese (DTPA)	mg/kg	9.8	2 - 50	
Boron (Hot CaCl2)	mg/kg	0.6	0.5 - 5.0	
ADDITIONAL				
Phosphorus Buffer Index		99		
Cation Exch. Cap. (CEC)	cmol(+)/kg	13.3		

The results in this report pertain only to the sample submitted. Analyses performed on soil dried at 40°C and ground to 2mm or less, excluding moisture tests, or as otherwise indicated. Analyses performed on plant dried at 70°C and ground to 1mm or less, excluding moisture tests, or as otherwise indicated. Water analyses performed on an 'as received' basis. Analytical results reported by the laboratory as 'less than' the level of reporting, will be deemed by NA Pro as being equivalent to the level of reporting for both calculation and interpretive purposes. This document shall not be reproduced except in full.

Disclaimer: Laboratory analyses and fertiliser recommendations are made in good faith, based on the best technical information available as at the date of this report. Incitec Pivot Limited, its officers, employees, consultants, Agents and Dealers do not accept any liability whatsoever arising from or in connection with the analytical results, interpretations and recommendations provided, and the client takes the analytical results, interpretations and recommendations on these terms. In respect of liability which cannot be excluded by law, Incitec Pivot's liability is restricted to the re-supply of the laboratory analysis or the cost of having the analysis re-supplied.

Nutrient Advantage Laboratory Service
Nutrient Advantage is trademark of Incitec Pivot Limited
Incitec Pivot Limited - ABN 42 004 080 2648
8 South Road, Werribee VIC 3030

Call: 1800 803 412
Lab.feedback@incitecpivot.com.au
www.nutrientadvantage.com.au

Appendix 6.6

Soil Interpretation of the Nutrient Advantage lab results (i.e., Appendix 6) for the new vineyard area at 112 Backhouse Lane.

Liam Hooper

'Cambridge'

Nutrien Ag Solutions

Sample Ref: **Vineyard New Block**
Sample #: Nutrient Advantage #130433468
Crop: Wine Grapes

Consider the following soil amendments and fertiliser applications:

- Consider broadcasting and soil incorporation in top 10 cm prior to planting vines (*i.e. new vineyard*) with **Calcium Lime @ 5.0 T/ha** *i.e. to augment the low soil pH (CaCl), Low soil calcium and high Sodium base saturation levels.*
  Alternatively consider an application of *prilled* **OZCal @ 10-20%** of above lime rates
- Consider broadcasting and soil incorporation with **Gypsum @ 1.0 T/ha** i.e., *to augment the elevated Sodium & Magnesium base saturation levels & low Calcium Base saturation levels.*
  Alternatively consider **OzGyp** *prilled gypsum* **@ 10-20%** of above Gypsum rates. *To augment the elevated sodium base saturation levels*
- Consider soil augmentation down the rip line with **SSP 0-9-0-11 @ 500 kg/ha** (*i.e., 50 grams per linear metre*) to augment the low soil phosphorus levels.

This fertiliser will provide 45 kg/ha of Phosphorus and 55 kg/ha of Sulphur.

- Consider broadcasting and soil incorporation in top 10 cm prior to planting vines (*i.e. new vineyard*) with **0-7-12-8 @ 1000 kg/ha** *i.e. to augment the low soil Phosphorus, Potassium and Sulphur levels.*

This fertiliser blend will provide 70 kg/ha of Phosphorus, 120 kg/ha of Potassium and 80 kg/ha of Sulphur.

Consider the addition of Trace Elements Copper Sulphate, Sodium Molybdate & Granubor to the fertiliser blend(s) *(at standard addition rates) or alternatively consider foliar nutrition spray program.*

In vine growing season

- Consider broadcasting or under-vine banding after budburst with **GenComplex** (*i.e., or similar*) **@ 200 kg/ha**

This fertiliser blend will provide 30 kg/ha of Nitrogen, 13.6 kg/ha of Phosphorus, 24.6 kg/ha of Potassium, 11.6 kg/ha of Sulphur plus 2.6% Magnesium and Trace Elements.

- Consider soil applications (*banded or fertigation*) of **Calcium Nitrate** to stimulate vine growth and development from 2 to 4 weeks after bud burst up to pre-flowering.

Young Vine Nitrogen Management -*Consider application after budburst to stimulate plant vigour.*

- The 1st year of production @ 1.5 – 2 grams of Total-N per vine per month.
- The 2nd year of production @ 2.5 – 3 grams of Total-N per vine per month
- The 3rd year of production @ 3.5 – 4 grams of Total-N per vine per month.
  - *e.g. 100 grams of Calcium Nitrate will provide 15.5 grams of Total Nitrogen*
  - *e.g. 100 grams of Potassium Nitrate will provide 13.0 grams of Total Nitrogen*

Fine tune Nitrogen fertiliser (and other nutrients) inputs with plant tissue analysis.

Rod Hancl, Senior Agronomist, Mobile: 0429 666 915 28/09/2023

Nutrien Ag Solutions Data Set last updated on 18/04/2023

Soil Analysis Overview

- The **pH (H2O)** value of 6.1 can be considered within the normal soil range for Winegrape production. *(note: The pH (CaCl) is the more accurate result).*
- The **pH (CaCl)** value of 4.9 can be considered within the slightly low soil range for Winegrape production. Consider liming augmentation to target a pH (CaCl) of 5.5 or above. Review and consider the Ca/Mg Ratio comments.
  The State Average is 5.47 (i.e. av of 889 tests) for Winegrape production. The Southern region average is 5.58 (i.e. av of 457 tests).
- The **Organic Matter** value of 4.9 % (*i.e., 2.9 % Organic Carbon*) can be stated to be within the normal high soil range for Winegrape production. Consider the incorporation of organic matter where appropriate in the vineyard renovation phases (*e.g., inter-row cover cropping / pasture / turf*).
  The State Average is 6.26 % (i.e. av of 889 tests) for Winegrape production. The Southern region average is 5.66 % (i.e. av of 457 tests).
- The **CEC** value of 13.3 meq/100g identifies that this clay-loam soil has a good nutrient holding capacity. Maintain the fertiliser applications on a regular basis to stimulate vine growth and production.
  The State Average is 15.23 meq/100g (i.e. av of 889 tests) for Winegrape production. The Southern region average is 16.24 meq/100g (i.e. av of 426 tests).
- The **EC** (1:5 H2O) value of 0.08 dS/m identifies that there are no salinity issues with the topsoil.
  The State Average is 0.12 dS/m (i.e. av of 889 tests) for Winegrape production. The Southern region average is 0.14 dS/m (i.e. av of 457 tests).

Nitrogen-Phosphorus-Potassium-Sulphur

- The **Nitrogen** value of 4.1 ppm can be considered low soil range. Maintain a maintenance Nitrogen fertiliser rate *after budburst* for vine growth and production and post-harvest *when green leaves persist (i.e. nitrogen is important for crop development, vigour, yield & quality).*
- The **Phosphorus (Olsen)** value of 4.0 ppm can be considered within the low soil range for Wine grape production. Review and consider the soil Iron comments. Consider increasing phosphorus applications above the maintenance fertiliser rates for good Winegrape production. *(i.e. phosphorus is important for crop healthy green leaves, fruit set & fruit quality).*
  The State Average of 23.54 ppm Olsen (i.e. av of 889 tests) for Winegrape production. The Southern region average is 26.81 ppm (Olsen) (i.e. av of 457 tests).
- The **Phosphorus Buffering Index** value of 99 identifies that the PBI class is in the low range. It will take 7 kg/ha of applied Phosphorus, above the maintenance rates, to lift the Olsen P value by 1 ppm.
  (i.e. very low 0-50 = 5 kg/ha / low 50-100 = 7 kg/ha / moderate 100-200 = 9 kg/ha / high 200-300 = 11 kg/ha / very high 300-600 = 13 kg/ha)
- The **Potassium** value of 0.27 meq/100g can be considered slightly low soil range for Winegrape production. The K base saturation (%) value of 2.0% can be considered within the normal soil range. Review and consider the soil Magnesium base saturation comments. Review and consider the soil Sodium base saturation comments. Consider increasing potassium applications above the maintenance fertiliser rates for good Winegrape production. *(i.e. Potassium is important for crop healthy green leaves, berry sugar content & berry maturation).*
  The State average is 0.61 meq/100g and has a Base Saturation average of 4.15 % for Winegrape production (i.e. av of 889 tests). The Southern region average is 0.65 meq/100g and has a Base Saturation average of 4.18 % (i.e. av of 457 tests).
- The **Sulphur** value of 4.0 ppm can be considered within the low soil range for Winegrape production. Consider increasing sulphur applications above the maintenance fertiliser rates for good Winegrape production *(i.e., consider using high sulphur fertiliser blends). (i.e. Sulphur is important for the*

formation of plant proteins & amino acids and some vitamins & enzymes and involved in the reduction of nitrate to amino acids).

The State Average is 16.17 ppm (i.e. av of 889 tests) for Winegrape production. The Southern region average is 18.56 ppm (i.e. av of 457 tests).

Calcium-Magnesium

- The **Calcium** value of 8.00 meq/100g can be considered normal soil range for Wine-grape production. The Ca base saturation value of 60.0 % can be considered within the normal soil range. Generally, no action required. *(i.e. Calcium is important for berry skin firmness, storage potential and prevents grape stem necrosis).*

  The State average is 9.32 meq/100g and a Base Saturation average of 62.84 % for Winegrape production (i.e. av of 889 tests). The Southern region average is 9.82 meq/100g and a Base Saturation average of 61.26 % (i.e. av of 457 tests).
- The **Magnesium** value of 4.4 meq/100g can be considered within the normal soil range (*i.e., note greater than 4.50 meq/100 g is high*) for Wine-grape production. High Magnesium levels can limit the uptake of Phosphorus and Potassium by the vines from the soil. The Mg base saturation value of 33.0 % can be considered within the high soil range. High Magnesium base saturation levels can inhibit the uptake of Calcium and Potassium by vines from the soil. High Magnesium base saturation levels can lead to soil structural issue and increases soil crusting and cracking. Review and consider the soil Sodium comments. Review and consider the soil Calcium comments. Review and consider the soil Potassium comments. *(i.e. magnesium is important for crop healthy green leaves, berry sugar content and prevents grape stem necrosis).*

  The State average is 4.59 meq/100g and a Base Saturation average of 27.44 % for Winegrape production (i.e. av of 889 tests). The Southern region average is 4.98 meq/100g and a Base Saturation average of 29.16 % (i.e. av of 457 tests).
- The **Calcium / Magnesium** Ratio value of 1.8 identifies that Calcium-Lime (i.e. not Dolomite or 25% Mag-Lime *i.e. 50.50 blend of Calcium Lime & Dolomite*) should be utilised to augment the soil pH and acidity when next required.

Sodium-Aluminium-Chlorides

- The **Sodium** value of 0.6 meq/100g can be considered within the normal soil range for Winegrape production. The Na base saturation value of 4.6% can be considered within high soil range (*i.e. soil levels greater than > 6% can be considered sodic soils*). High Sodium (*and Magnesium*) base saturation levels can lead to soil structural issue and increases soil crusting and cracking. Review and consider the soil Magnesium comments. Review and consider the soil Calcium comments. Consider applications of lime and / or gypsum to augment the soil sodium base saturation levels.

  The State average is 0.51 meq/100 and has a Base Saturation average of 3.55 % for Winegrape production (i.e. av of 889 tests). The Southern region average is 0.68 meq/100g and a Base Saturation average of 4.33 % (i.e. av of 457 tests).
- The **Aluminium** value of < 0.10 meq/100g can be considered very low soil range. The Al base saturation value of < 1.0 % can be considered within the low soil range. Generally, no action required.

  The State Average is 0.19 meq/100g and has a Base Saturation average of 2.06 % for Winegrape production (i.e. av of 889 tests). The Southern region average is 0.10 meq/100g and a Base Saturation average of 1.08 % (i.e. av of 457 tests).
- The **Chloride** value of 24 ppm can be considered within the low soil range for Winegrape production. Generally, no action required.

  The State Average is 47.69 ppm (i.e. av of 889 tests) for Winegrape production. The Southern region average is 61.63 ppm (i.e. av of 457 tests).

Rod Hancl, Senior Agronomist, Mobile: 0429 666 915

28/09/2023

Nutrien Ag Solutions Data Set last updated on 18/04/2023

Trace Elements

- The **Boron** value of 0.6 ppm can be considered within the slightly low soil range. Consider adding Boron in a fertiliser blend (*at standard addition rate*) and soil apply once per year. *Consider foliar Boron applications prior to fruit set in with the fungicide program. (i.e. Boron is important for crop flowering, fruit set, ripening and berry sugar levels).*
  The State Average of 0.66 ppm (i.e. av of 889 tests) for Winegrape production. The Southern region average is 0.68 ppm (i.e. av of 457 tests).
- The **Copper** value of 0.6 pm can be considered within the slightly low soil range. *Note: deficiency can occur in new vineyards. Vineyard copper fungicides can increase soil available copper levels over long-term usage. (i.e. Copper is important for enzyme oxidation chlorophyll synthesis and the formation of lignin during cane ripening).*
  The State Average of 2.86 ppm (i.e. av of 889 tests) for Winegrape production. The Southern region average is 2.49 ppm (i.e. av of 457 tests).
- The **Manganese** value of 9.8 ppm can be considered within the normal soil range. *(i.e. Manganese is important for crop healthy green leaves and berry sugar levels).*
  The State Average of 19.69 ppm (i.e. av of 889 tests) for Winegrape production. The Southern region average is 11.64 ppm (i.e. av of 457 tests).
- The **Iron** value of 380 ppm can be considered within the high soil range. High Iron may limit the soil available phosphorus to the vines. Typically, this can be managed via increasing soil applied phosphorus. Review and consider the soil phosphorus comments. *Fine tune the phosphorus and iron fertiliser inputs with plant tissue analysis outcomes. (i.e. Iron is important for crop healthy green leaves and berry sugar levels).*
  The State Average of 92.94 ppm (i.e. av of 889 tests) for Winegrape production. The Southern region average is 101.73 ppm (i.e. av of 457 tests).
- The **Zinc** value of 4.5 ppm can be considered within the normal soil range. *(i.e. Zinc is important for crop healthy green leaves, fruit set and quality).*
  The State Average of 4.84 ppm (i.e. av of 889 tests) for Winegrape production. The Southern region average is 5.61 ppm (i.e. av of 457 tests).

Fine Tune fertiliser inputs via 'Plant Tissue Analysis' between 3-weeks pre-flowering and veraison

Wine-grape fertiliser management can be determined by yield removal (i.e. Soil nutrient depletion versus removal of Grape Yield / ha).

1 T of Grape removal removes the following nutrients (Kg/t)					
Nitrogen	Phosphorus	Potassium	Sulphur	Calcium	Magnesium
1.3 -1.6	0.3-0.4	2.3 – 3.1	0.11	0.2 – 0.35	0.1 – 0.15
The rule of thumb is to add extra 33% for leaves / canes / roots etc					
10 T of Grape yield would deplete the following nutrition from the soil (kg/ha)					
Nitrogen	Phosphorus	Potassium	Sulphur	Calcium	Magnesium
17.3 - 21.3	3.6 – 5.2	30.3 – 40.3	1.5	2.8 – 4.6	1.3 – 2.0
Annual Nutrient Uptake (whole Plant) (kg/ha). *ref: Delas (1996) France*					
Nitrogen	Phosphorus	Potassium	Sulphur	Calcium	Magnesium
20-70	3-10	25-70	4 - 8	40-80	6-15

Interpretations and recommendations given here are a guide only, and depend on representative samples being analysed, additional environmental and managerial factors influence production, therefore Lab Analysis and Dealers do not accept any liability whatsoever arising out of these interpretations and recommendations for any damage, loss or injury of any nature and the user takes these interpretations and recommendations on these terms. This recommendation is made in good faith, based on the best technical information available.

Rod Hancl, Senior Agronomist, Mobile: 0429 666 915 28/09/2023

Nutrien Ag Solutions Data Set last updated on 18/04/2023

Appendix 6.7

The AgVita Analytical dam water analysis results for the new vineyard at 112 Backhouse Lane.

AGVITA ANALYTICAL AQUASURE

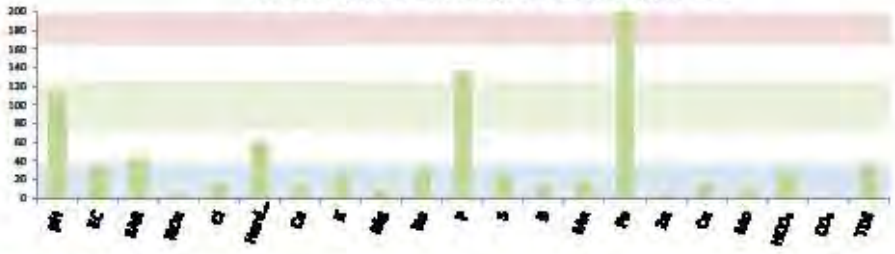
Client Details

Client:	ATOM WINES	Order number:	
Grower:	ATOM WINES	Lab code:	AQ16
Sampling date:	21/07/23	Date reported:	24/07/23
Water source:	BACKHOUSE LANE -DAM	Client agronomist:	RICHARD JONES
Sample ID:	23020727		

Analysis Report

Analyte	Result		Desirable Upper Limit	Status
pH	6.66 (pH)		6.0 to 7.4	
EC	0.23 dS/m		0.65 dS/m	
SAR	1.27 meq/L		3 meq/L	
Ammonium	0.23 ppm	0.01 mmol/L		
NOx	1.13 ppm	0.02 mmol/L	40 ppm	
Chloride	26.65 ppm	0.75 mmol/L	200 ppm	
Hardness	60.5 ppm	0.60 mmol/L	100 ppm	
Calcium	11.23 ppm	0.28 mmol/L	100 ppm (5.0 meq/L)	
Potassium	4.1 ppm	0.11 mmol/L	15 ppm (0.38 meq/L)	
Magnesium	7.90 ppm	0.33 mmol/L	100 ppm (8.3 meq/L)	
Sodium	22.75 ppm	0.99 mmol/L	74 ppm (3.2 meq/L)	
Phosphorus	0.3 ppm	0.01 mmol/L	0.2 ppm	
Sulphur	6.1 ppm	0.19 mmol/L	25 ppm	
Boron	0.024 ppm	0.002 mmol/L	0.2 ppm	
Manganese	0.033 ppm	0.001 mmol/L	0.2 ppm	
Iron	8.02 ppm	0.143 mmol/L	1.0 ppm	
Zinc	0.02 ppm	0.000 mmol/L	2 ppm	
Copper	0.03 ppm	0.000 mmol/L	0.2 ppm	
Molybdenum	0.00 ppm		0.02 ppm	
Aluminium	7.86 ppm		0	
Bicarbonate	41.4 ppm	0.678 mmol/L	140 ppm	
Carbonate	0.00 ppm	0.291 mmol/L	30 ppm	
RSC	-0.54 meq/L			
TDS	147.2 ppm		420 ppm	
N-NOx	0.3 ppm			
N-NH4	0.2 ppm			
Sulphate	18.4 ppm			
Silicate	39.0 ppm			
PO_4	0.8 ppm			
Nitrite				

Nutrient Levels as Percentage of Desirable Upper Limit



ASPAC

This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australasian Soil and Plant Analysis Council (ASPAC). Tests for which proficiency has been demonstrated are highlighted in this report by an * next to the analyte name.

Analysis by AgVita Analytical

The information in this report is factual only and is based on specific batch sampling, sample handling, extraction and analytical procedures performed by AgVita on the sample analysed. Different results may be obtained from alternate procedures and different bench samples.

The information in this report does not constitute any recommendation or professional advice by AgVita and professional advice from an agronomist should be sought before acting or relying on this information.

To the maximum extent permitted by law AgVita disclaims all and any guarantees, undertakings and warranties, expressed or implied, and is not liable for any loss or damage whatsoever (including human or computer error, negligence or otherwise, or incidental or consequential loss or damage) arising out of, or in connection with, any use or reliance on this information. The user must accept sole responsibility associated with the use and application of the information in this report, irrespective of the purpose for which such use or results are applied.

BEST PRACTICE LABORATORY ISO 9001 QUALITY

Appendix 6.8
Water Interpretation of the AgVita lab results (i.e., Appendix 8) for the new vineyard area at 112 Backhouse Lane.

Liam Hooper
'Cambride'

Nutrien Ag Solutions

Sample Ref: 'Backhouse Lane - Dam' Water.
Sample No.: AgVita Lab #23020727
Crop: Water Quality

The following comments can be made:
When there is a Less Than (<) figure used the result is below what the instrument can read.

Electrical Conductivity: 0.23 dS/m — Low
This ECw results identifies the concentration of all soluble salts in water. For most horticultural crops values of 0.50 to 0.75 dS/m are not a problem, values greater than 2 dS/m will cause reductions in crop yields.

pH(H2O) 6.66 — **Normal**
This is a measure of the Hydrogen ions. Water pH fluctuates diurnally & seasonally. The normal range is 6.5 to 8.0. Hence the water pH is not a problem. Values of pH < 5.5 can cause corrosion of pipes and equipment.

Nitrate N 0.3 mg/L (or ppm) — Very low
Less than 15ppm can be considered Very Low.

Ammonium N 0.2 mg/L (or ppm) — Very Low
Less than 3 mg/kg can be considered Very Low.

Phosphorus 0.3 mg/L (or ppm) — Very Low
Less than 1 mg/kg can be considered Very Low

Potassium 4.1 mg/L (or ppm) — Low
This is a measure of dissolved rock, salts, soils etc. Less than 20 mg/kg can be considered not a problem.

Sulphur 6.1 mg/L (or ppm) — Low
This is a measure of dissolved rock, salts, soils etc (i.e. other sources: sewage/ industrial). Less than 33 mg/kg can be considered not a problem.

Calcium 11.23 mg/L (or ppm) — Low
This is a measure of dissolved rock, limestone, gypsum etc. For Ca levels below 20 will not be a problem. For value between 25 to 250 can cause binding with CO3 and HCO3 to form lime deposits and contributes to 'Hard Water' and salinity. For Calcium values > 100 mg/L may cause damage when utilized as a foliar spray. This can be managed with water softeners or ion exchange methods.

Magnesium 7.90 mg/L (or ppm) — Low
This is a measure of dissolved rock, limestone, dolomite etc. For Mg levels below 25 will not be a problem. For Mg levels > 35 mg/L can cause binding with CO3 and HCO3 to form lime deposits and contributes to 'Hard Water' and salinity. This can be managed with water softeners or ion exchange methods.

Rod Hancl, Senior Agronomist, Mobile: 0429 666 915
26/09/2023

Bicarbonate (HC03)	**41.4** *mg/L (or ppm)*	
Calculated **Calcium Carbonate**	**33.93** *mg/L (or ppm)*	Soft

Water that contains high levels of dissolved Calcium (or magnesium or both) is described as hard. For CaCO3 values of less than 50 can be described as Soft water. For CaCO3 values of 50 to 75 can be described as Moderately Soft. For CaCO3 values level > 300 mg/L is described as being 'Very Hard'. Hard water can affect soil, stock and domestic pipes and equipment (insoluble precipitates). Hardness does not affect plants directly, but hardness caused by bicarbonates can affect soils, thus having an indirect impact on plant growth. Bicarbonate concentrations between 90 to 200 mg/L can cause increasing plant growth problems and cause foliage staining or container staining. It is desirable that domestic water supplies contain < 100 mg/L Hardness.

Hardness limits include:

A.)	*Domestic uses such as washing & cooking*	*up to 200 mg/L*
B.)	*Chemical sprays*	*up to 300 mg/L*
C.)	*Septic Tanks & hosing down*	*over 300 mg/L*

Calcium salts can form a white encrustation of Lime (Calcium Carbonate) and these deposits eventually block irrigation equipment and affect hot water systems. This can be treated with water softening equipment and ion exchanges etc.

Sodium	**22.75** *mg/L (or ppm)*	OK

This is a measure of dissolved rock, salts, soils etc. For Sodium values less than 70 mg/L will not be a problem when soil applied. For Sodium values > 200 mg/L may cause serve problems i.e. high concentrations can speed up corrosion by other elements. For Sodium value > 70 mg/L can cause foliar injury damage (i.e. burn to foliage e.g. fungicide / nutrition) when utilized as a foliar spray.

Sodium Adsorption Ratio (SAR)	**1.27**	

The SAR provides an indication of the likely effect of water quality on the structure of the soil and specifically the replacement of Calcium and magnesium in the soil by sodium. A value of 1.27 and an EC value of 0.23 dS/m will cause a slight to moderate reduction in the rate of water infiltration into the soil.

Chloride	**26.65** *mg/L (or ppm)*	OK

This is a measure of dissolved minerals etc (i.e. sea water / fertiliser / sewage). For Chloride values less than 70 mg/L will not be a problem when soil applied. For Chloride values between 70 and 300 mg/L will be an increasing problem. For Chloride values > 300 mg/L may cause a severe problem (i.e. > 300 for soil and water ion hazard which may cause plant toxicity). For chloride value > 100 mg/L can cause foliar injury damage (i.e. burn to foliage e.g. fungicide / nutrition) when utilized as a foliar spray.

Boron	**0.024** *mg/L (or ppm)*	Low

Less than 1.0 mg/kg can be considered not a problem.

Manganese	**0.033** *mg/L (or ppm)*	Low

Less than < 0.20 mg/kg can be considered not a problem. Values greater than > 0.20 can be considered a severe problem. Excessive Mn can turn water quality greyish / black.

Rod Hancl, Senior Agronomist, Mobile: 0429 666 915
26/09/2023

Zinc	**0.02** *mg/L (or ppm)*	**Very Low**
Less than < 2.0 mg/kg can be considered Very Low		
Copper	**0.03** *mg/L (or ppm)*	**OK**
Less than < 0.2 mg/kg can be considered not a problem.		
Iron	**8.02** *mg/L (or ppm)*	**High**

Iron is dissolved from underlying rocks and soil. For iron values less than < 0.3 mg/kg can be considered not a problem. The problem is that rust forms in the presence of oxygen (i.e. in water or air). For iron values between 0.3 to 5.0 mg/L is an increasing problem. If salt is present, metal will rust faster. Rust causes reddish-brown staining and / or flake off and clog nozzles, filters, and lines. Iron complexes with organic materials and bacteria causing slimes. For iron values greater than 5.0 mg/L is a severe problem. If Fe levels are greater than 5 mg/L coatings forms on the leaf surface and may reduce photosynthesis. Consider iron management treatments.

Rod Hancl, Senior Agronomist, Mobile: 0429 666 915
26/09/2023

7.3 DEVELOPMENT APPLICATION PDPLANPMTD-2023/039025 – 128 BICHENO STREET, CLIFTON BEACH - CHANGE OF USE TO VISITOR ACCOMMODATION

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for a Change of use to Visitor Accommodation at 128 Bicheno Street, Clifton Beach.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living Zone B and subject to the Parking and Sustainable Transport Code, Bushfire-prone Areas Code, Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-prone Hazard Areas Code and Natural Assets Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which has been extended by agreement with the applicant and is due to expire on 13 December 2023.

CONSULTATION

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

- Existing right-of-way;
- Parking;
- Traffic safety;
- Access;
- Noise; and
- Impact on residential amenity.

RECOMMENDATION:

A. That the Planning Application for Change of use to Visitor Accommodation at 128 Bicheno Street, Clifton Beach (Cl Ref PDPLANPMTD-2023/039025) be approved subject to the following conditions and advice:

1. GEN AP1 – ENDORSED PLANS.

2. The maximum occupancy of the Visitor Accommodation use must not exceed 12 persons at any given time.

ADVICE

a. This Permit will lapse after two years from the date on which it is granted unless the development/use has been substantially commenced. Upon receiving a written request, the application may be extended for two years.

b. This is a town planning permit only. Please be aware that a building permit and/or plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.

c. Non-compliance with this permit is an offence under Section 63 of the Land Use Planning and Approvals Act 1993 and may result in enforcement action, including substantial fines and daily penalties.

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

ASSOCIATED REPORT

1. BACKGROUND

The original dwelling (shack) was approved under planning permit D-1978/58 and has been retained as part of the current residential use. The current residential use that established the new or main dwelling was approved in 2002 under planning permit D-2002/250. This permit was granted on the basis that the original dwelling (shack) would be decommissioned by the removal of the kitchen and laundry facilities upon occupancy of the main dwelling, after which time the original dwelling (shack) was not to be used for self-contained accommodation. Should the proposed visitor accommodation be approved, the residential use of the original dwelling (shack), associated outbuilding and driveway established under planning permit D-2002/250 will be maintained. Accordingly, the proposed change of use only applies to the habitable building currently known as the main dwelling and its associated parking area.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 5.6 – Compliance with Applicable Standards;
- Section 6.10 – Determining Applications;
- Section 11.0 – Rural Living Zone;
- Section C2.0 – Parking and Sustainable Transport Code;
- Section C7.0 – Natural Assets Code;
- Section C10.0 – Coastal Erosion Hazard Code;
- Section C11.0 – Coastal Inundation Hazard Code;
- Section 12.0 – Flood-prone Areas Hazard Code; and
- Section 13.0 – Bushfire-prone Areas Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The subject site is a large 2.39ha internal lot within the established coastal neighbourhood of Clifton Beach. The site contains an existing dwelling, the original building that is not to be used for self-contained accommodation, and associated outbuildings. The property is situated between Storm Bay and Clifton Beach, with access via Bicheno Street.

A right-of-way is present on the Certificate of Title, which stipulates access from the road directly to Clifton Beach, for a number of surrounding properties (specifically, Lots 1, 4, 5, 8, 9, 12 and 13 on SPD 178).

3.2. The Proposal

The proposal is for a change of use of the main dwelling from Residential to Visitor Accommodation for six guests.

The existing single dwelling (main dwelling) at 128 Bicheno Street, approved under planning permit D-2002/250, is a two storey four-bedroom dwelling with a total floor area of 297m^2.

The existing parking area provides for a minimum of three car parking spaces.

The applicant has advised that the maximum number of guests at any one time would be six people.

No business identification signage is proposed as part of the application.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards Section 5.6

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

4.2. Determining Applications Section 6.10

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

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised."

References to these principles are contained in the discussion below.

4.3. General Provisions

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

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

4.4. Compliance with Zone and Codes

Natural Assets Code

The site is subject to the Natural Assets Code as it is within a priority vegetation area, waterway, and coastal protection area and a future coastal refugia area. However, the proposal is for a change of use and does not involve any works or structures within the mapped areas of this code. Accordingly, the proposal does not trigger an assessment under the Natural Assets Code.

Coastal Inundation Hazard Code

The coastal inundation hazard area extends along approximately 197m of the 251m battle-axe handle of the lot. The battle-axe handle of the lot contains the access and driveway, and there is no change proposed to the existing access or driveway that was established under the current residential use. The proposal is akin to a partial change of use of the site to visitor accommodation, and the location of the habitable building and associated parking where the proposed visitor accommodation is to take place is clear of the coastal inundation hazard area. Therefore, the code does not apply to the assessment of the proposed change of use to visitor accommodation.

Flood-Prone Areas Hazard Code

A Flood-prone hazard area is present on the subject site. However, the Flood-prone Areas Hazard Code does not apply to land subject to the Coastal Inundation Hazard Code, which also applies to the site. Therefore, the Flood-prone Areas Hazard Code is not applicable to this assessment.

Bushfire Prone Areas Code

The Bushfire-prone Areas Code is not applicable to this application because the proposed visitor accommodation is not for a vulnerable, hazardous, or critical use, or subdivision, as per C13.2.1 of the scheme.

The proposal is for Visitor Accommodation, which is a permitted use within the Rural Living Zone B. The use class of Visitor accommodation means the use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis, or otherwise available to the public at no cost. The change of use application is required because the current use of Residential is for longer term accommodation, in a self-contained or shared accommodation arrangement.

The proposal meets the Scheme's applicable Acceptable Solutions of the Rural Living Zone and Parking and Sustainable Transport Code, Coastal Erosion Hazard Code, and Coastal Inundation Hazard Code with the exception of the following.

Rural Living Zone

- **Clause 11.3.2** – the proposed visitor accommodation would have a gross floor area of 297m^2 (excluding external deck) which exceeds the maximum gross floor area of 200m^2 prescribed by the Acceptable Solution.

Clause	Performance Criteria	Assessment
11.3.2 P1	*"Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:*	See assessment below:
	(a) the privacy of adjoining properties;	The proposal is for the change of use of an existing residential dwelling to visitor accommodation, with no physical alterations proposed to the existing building or driveway to facilitate the change of use.

		Subsequently, there will be no change to the current privacy levels for the adjoining properties.
	(b) any likely increase in noise to adjoining properties;	The applicant provided a written submission confirming that the subject property will not accommodate more than six guests at any time. The change of use to visitor accommodation is somewhat comparable to a residential use in terms of noise, where outputs are expected to remain consistent with that of a residential dwelling.
	(c) the scale of the use and its compatibility with the surrounding character and uses within the area;	As mentioned above, the proposal does not involve any physical changes to the existing habitable building or driveway, and the applicant also confirmed that the proposed visitor accommodation would host no more than six guests at any time. The proposed visitor accommodation use therefore would be of a comparable scale and intensity to the current residential use. Therefore, the proposed change of use to visitor accommodation would be in harmony with the largely residential character of the surrounding area.
	(d) retaining the primary residential function of an area;	The proposal will introduce a visitor accommodation use into the area, which is a Permitted use within the Rural Living Zone B. While the primary function of the area can be described as residential living within a rural setting, the introduction of visitor accommodation, that is assessed as being compatible with the residential character, will not displace the overall residential function and underlying intent of the Rural Living Zone B.

	(e) the impact on the safety and efficiency of the local road network;	The Parking and Sustainable Transport Code requires one car parking space for the proposed use, whereas the proposal provides for three on-site car parking spaces. This would ensure that the safety and efficiency of the local road network is not reduced because the site will provide adequate off-street parking.
	(f) and any impact on the owners and users rights-of-way."	The subject site includes a right-of-way running the length of the eastern side boundary. The right-of-way provides access from Bicheno Street to Clifton Beach for surrounding properties. The proposed change of use to visitor accommodation does not alter this right-of-way. The proposal is assessed as satisfying the performance criteria and complies with the standard.

Coastal Erosion Hazard Code

- **Clause C10.5.2** – in relation to use located within a non-urban zone and is within a low and medium coastal erosion hazard band. The proposal requires assessment against the performance of clause C10.5.2, because there is no acceptable solution.

Clause	Performance Criteria	Assessment
C10.5.2 P1	*"A tolerable risk for a use located within a non-urban zone and within a low or medium coastal erosion hazard band can be achieved and maintained, having regard to:*	See assessment below:
	(a) any increase in the risk from coastal erosion;	No development or works have been proposed as part of this application for change of use to visitor accommodation.

	(b) any requirement for specific hazard reduction or protection measures;	A coastal vulnerability assessment has been provided, stating that no specific hazard reduction or protection is required, as the likelihood is rare, and the risk level is considered low.
	(c) the need to minimise any: *(i) increase in risk to public infrastructure; and* *(ii) reliance on coastal protection works;*	No development or works are proposed as part of this application for the change of use to visitor accommodation. There is no increase in occupancy of the site, therefore there is minimal or no increase of risk to public infrastructure and need for coastal protection works.
	(d) any advice from a State authority, regulated entity or a council; and	No advice has been given from a State authority, regulated entity or council.
	(e) the advice contained in a coastal erosion hazard report."	A coastal vulnerability assessment has been provided. Based on the advice contained within the coastal vulnerability report prepared by GES, the change of use to visitor accommodation does not increase the level of risk of coastal erosion or required any specific hazard reduction measures. The proposed visitor accommodation is considered compliant with clause C10.5.2 in relation to use within a non-urban zone and a low and medium coastal erosion hazard band, because there is low risk associated with coastal erosion hazards for this proposal.



Figure 1. Coastal Erosion Hazard Bands
(low hazard – yellow & medium hazard – orange & high hazard - red)

5. REPRESENTATION ISSUES

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

5.1. Existing Right-of-Way

Concern was raised in relation to the existing right-of-way, and additional traffic will make the right-of-way unsafe.

- **Comment**

  As discussed in the assessment of clause 11.5.2 P1 (f) above, the proposed change of use to visitor accommodation does not alter the circumstance of the right-of-way. Any issues arising from the right-of-way is a civil matter. Accordingly, this matter does not have determining weight.

5.2. Parking

Concern was raised in relation to parking, where the change of use to visitor accommodation would increase the parking requirements.

- **Comment**

  The proposal maintains the existing on-site spaces which exceeds the Scheme requirement of one parking space per self-contained accommodation unit. The proposal therefore complies with the Acceptable Solutions of the Parking and Sustainable Transport Code. Accordingly, this matter does not have determining weight.

5.3. Noise

Concern was raised that the visitor accommodation would increase noise.

- **Comment**

  As discussed in the assessment of clause 11.3.2 P1 (b) above, the change of use is of a similar nature to the existing residential use in relation to noise outputs. Accordingly, this matter does not have determining weight.

5.4. Residential Amenity

Concern was raised that the proposed visitor accommodation would cause an unreasonable loss of residential amenity regarding the increase of traffic along the driveway.

- **Comment**

  No external changes to the existing dwelling or access are proposed. The proposal also provides three on-site parking spaces, which is more than required under the Scheme. In addition, the applicant has indicated that there will be a maximum of six guests, and it is anticipated that there will be no noticeable vehicle movement increases associated with the property. The occupancy rate and noise levels may be reduced as compared to the building's current use as a dwelling because the building is unlikely to have a 100% occupancy rate.

5.5. Access

Concern was raised in relation to current works within the access and driveway, in that boulders have been placed at the access as a landscaping feature.

- **Comment**

  No works or development have been proposed as part of this application for the change of use to visitor accommodation. Therefore, this issue does not form part of the planning assessment.

  On this basis, it is considered that the proposal would not have an unreasonable impact on residential amenity.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposed change of use to visitor accommodation is recommended for approval.

Attachments:
1. Location Plan (1)
2. Proposal Plan (5)
3. Site Photo (1)

Robyn Olsen
ACTING HEAD OF CITY PLANNING

Attachment 1

Location plan



Clarence... a brighter place	This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.	02/11/2023 1:20000	N

Document Set ID: 5138843
Version: 1, Version Date: 02/11/2023

Clarence City Council

DOCUMENTATION TO SUPPORT APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

128 Bicheno Street, Clifton Beach 7020

Details of the location of the proposed use or development:

128 Bicheno Street, Clifton Beach 7020

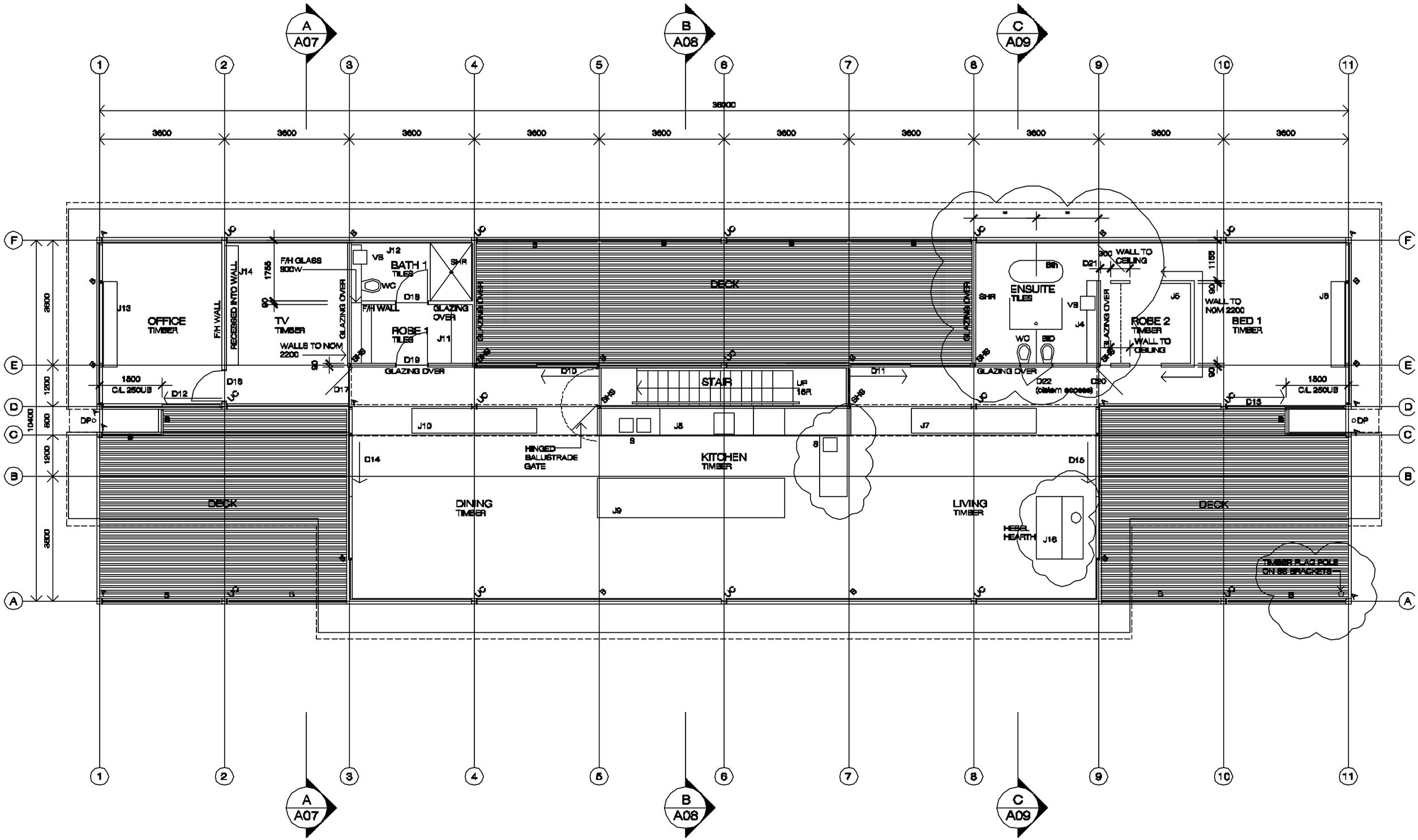
Full description of the proposed use or development:

Short-stay accommodation

Description of the proposed operation:

Catering to a maximum of 6 guests and operating 365 days per year, we anticipate no truck movements nor loading/unloading requirements. Waste generation is expected to be like what is currently generated by us as private residents and disposal via kerbside collection (or Mornington Park Waste Transfer Station if in excess). No equipment other than the house and contents will be used. Pollution from fumes, smoke or vibration is not permitted by guests – noise pollution is expected to be like what is currently generated by us as private residents, with disruptive gatherings prohibited, regardless of size – all guests will be made aware of our Community Disturbance Policy, and we will reserve the right to have guests removed if they violate our policies.

Document Set ID: 5128879
Version: 1, Version Date: 09/10/2023



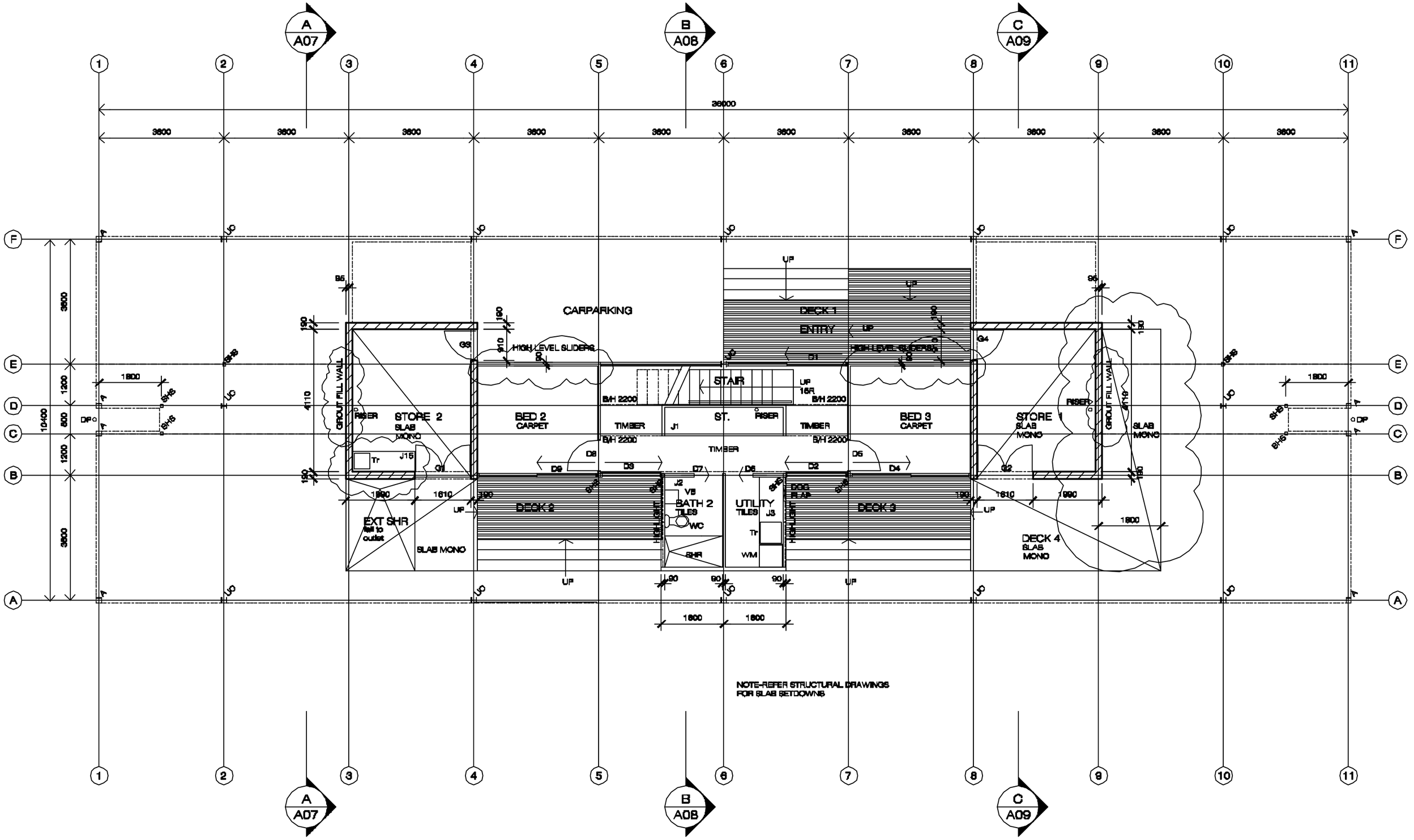
maria gigney
architect

66 Hampden Road Battery Point Tasmania 7004
tel 03 62 235269
fax 03 62 236858
mob 0418 235 388
email mariagigney@bigpond.com

BISHOP HOUSE
128 BICHENO STREET
CLIFTON BEACH
UPPER FLOOR PLAN

1 : 100 29 JANUARY 2003 A.04b

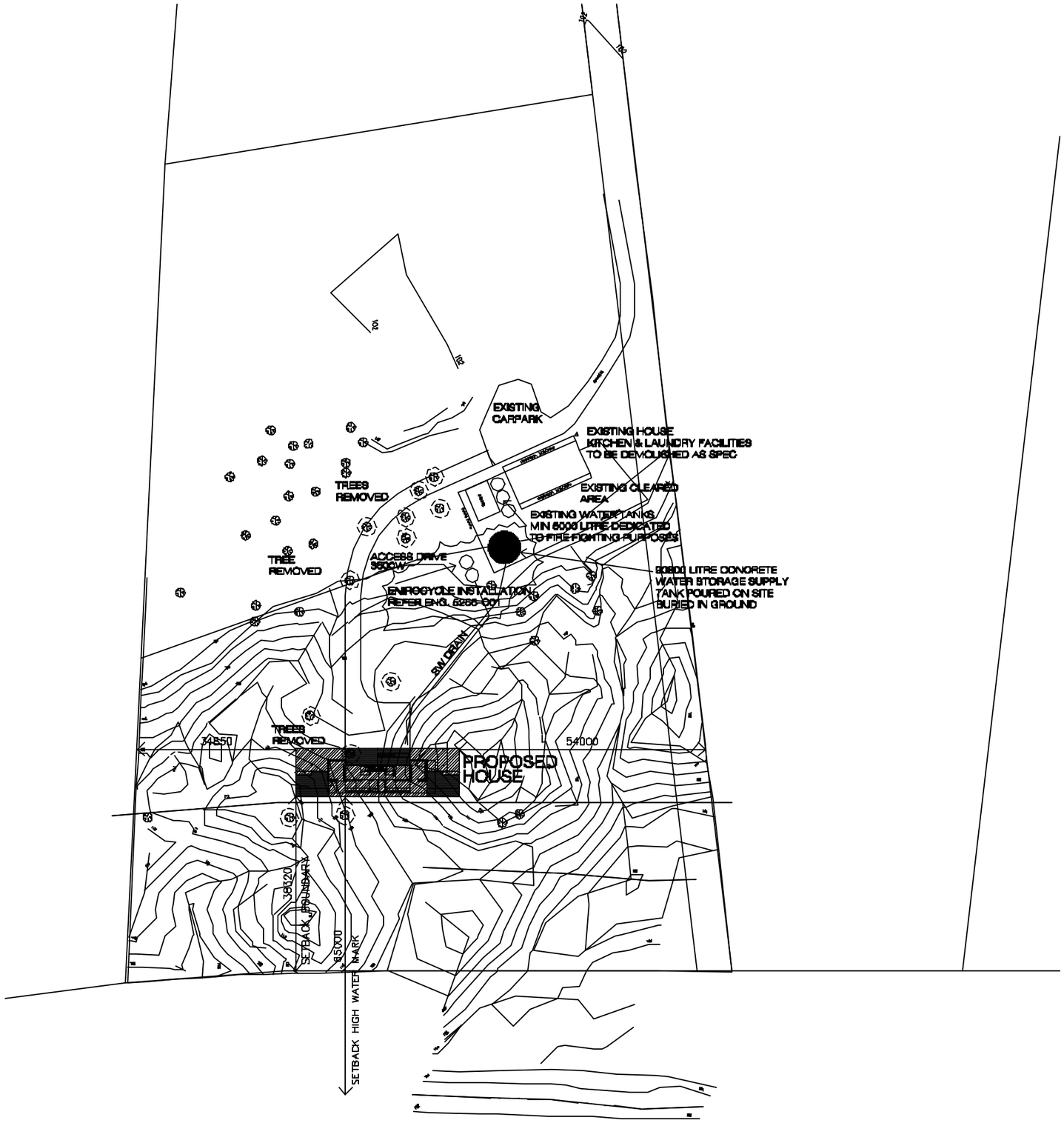
Document Set ID: 5128858
Version: 2, Version Date: 09/09/2023



maria gigney
architect
66 Hampden Road Battery Point Tasmania 7004
tel 03 62 235389
fax 03 62 236050
mob 0418 235 388
email mariagigney@bigpond.com

BISHOP HOUSE
128 BICHENO STREET
CLIFTON BEACH
LOWER FLOOR PLAN
1 : 100 29 JANUARY 2003 A.03b

Document Set ID: 5138858
Version: 2, Version Date: 08/09/2023



BISHOP HOUSE

DRAWING INDEX

ARCHITECTURAL

A01 LOCATION PLAN
A02 SITE PLAN
A03 LOWER FLOOR PLAN
A04 UPPER FLOOR PLAN
A05 ROOF PLAN
A06 ELEVATION 1
A07 ELEVATION - SECTION AA
A08 SECTION BB
A09 SECTION CC
A10 LOWER FLOOR PLAN DETAILS
A11 UPPER FLOOR PLAN DETAILS
A12 CONSTRUCTION DETAILS 1
A13 CONSTRUCTION DETAILS 2

TREES TO BE REMOVED

maria gigney
architect
46 Hampden Road Battery Point Tasmania 7004
tel 03 62 225389
fax 03 62 236050
mob 0418 735 388
email mariagigney@bigpond.com

BISHOP HOUSE
128 BICHENO STREET
CLIFTON BEACH
LOCATION PLAN
1 : 1000 29 JANUARY 2003 A.01b

Document Set ID: 5128859
Version: 1, Version Date: 09/09/2023

106
108
ESTUARINE & COASTAL PROTECTION AREA
EXTENT OF GENERAL SITE DISTURBANCE
TREE REMOVED
14400
PARKING AREA
3 No CARS
TREE REMOVED
10200
TREE REMOVED
PROPOSED HOUSE
EXTENT OF GENERAL SITE DISTURBANCE
110
112
114
SETBACK LINE 37m FROM
PROPERTY BOUNDARY
TREE REMOVED

maria gigney
architect
68 Hampden Road Battery Point Tasmania 7004
tel 03 62 235319
fax 03 62 236850
mob 0418 235 388
email mariagigney@bigpond.com

BISHOP HOUSE
128 BICHENO STREET
CLIFTON BEACH
PART SITE PLAN
1 : 200 29 JANUARY 2003 A.02a

Document Set ID: 5128858
Version: 1, Version Date: 09/09/2023

Attachment 3

Site Photos



1. view to existing dwelling looking from Clifton Beach



2. view from access - 128 Bicheno Street, Clifton Beach

7.4 DEVELOPMENT APPLICATION PDPLANPMTD-2023/038982 – 7 TREVASSA CRESCENT, TRANMERE - DWELLING

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for a Dwelling at 7 Trevassa Crescent, Tranmere.

RELATION TO PLANNING PROVISIONS

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

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42 day period which was extended with the agreement of the applicant and expires on 13 December 2023.

CONSULTATION

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

- Overshadowing;
- Visual bulk; and
- Height of development.

RECOMMENDATION:

A. That the Planning Application for a Dwelling at 7 Trevassa Crescent, Tranmere (Cl Ref PDPLANPMTD-2023/038982) be approved subject to the following condition and advice.

1. GEN AP1 – ENDORSED PLANS.

ADVICE:

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

b. This is a town planning permit only. Please be aware that building and plumbing approvals may still be required. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.

c. Non-compliance with this permit is an offence under Section 63 of the *Land Use Planning and Approvals Act 1993* and may result in enforcement action under Division 4A of the *Land Use Planning and Approvals Act 1993*, which provides for substantial fines and daily penalties.

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

ASSOCIATED REPORT

1. BACKGROUND

The site is a new vacant residential lot, created by subdivision SD-2009/29, sealed by Council on 22 November 2021.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 5.6 – Compliance with Applicable Standards;
- Section 6.10 – Determining Applications;
- Section 8.0 – General Residential Zone;
- Section C2.0 – Parking and Sustainable Transport Code; and
- Section C16.0 – Safeguarding of Airports Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a vacant lot, located in a new residential development within Tranmere. The vacant site gently slopes down towards the frontage, providing a northerly aspect with views over the River Derwent. The site is surrounded generally by existing residential development; however, the lots adjoining the site are currently vacant.

3.2. The Proposal

The application is made for a two storey, single dwelling. The proposed two storey dwelling includes a double garage, three bedrooms, a children's activities room, a study and a bathroom on the ground floor and open plan dining/living/ kitchen, master bedroom, ensuite and two balconies on the first floor. A balance of cut and fill is proposed, with a retaining wall to be located on the southern and eastern boundaries. The effect is that the rear corner of the dwelling would be approximately 1m lower, and the front porch of the house would be approximately 600mm higher than natural ground level.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 5.6]

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

4.2. Determining Applications [Section 6.10]

> *"6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:*
> *(a) all applicable standards and requirements in this planning scheme; and*

(b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised."

References to these principles are contained in the discussion below.

4.3. General Provisions

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

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

Compliance with Zone and Codes

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

General Residential Zone

Clause 8.4.2 – Clause 8.4.2 A3(a)(i) in relation to building envelope. Specifically, the proposed balcony and southern corner of the dwelling partially exceeds the building envelope, and the proposed southern retaining wall exceeds the 1.5m setback for a length of more than 9m.

A minor portion of the balcony and a portion of the southern façade and roof are located outside of the building envelope.

In addition, the retaining wall adjacent to the southern boundary is 14m long and offset only 300mm. The retaining wall contributes to an overall reduction in impacts associated with 8.4.2 P3 and is considered to be reasonable.

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

Clause	Performance Criteria	Assessment
8.4.2	*"The siting and scale of a dwelling must:*	See below assessment.
	(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:	The siting and scale of the proposed dwelling is not considered to cause an unreasonable loss of amenity to adjoining properties noting the following:
	(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;	all adjoining lots are vacant;
	(ii) overshadowing the private open space of a dwelling on an adjoining property;	all adjoining lots are vacant;
	(iii) overshadowing of an adjoining vacant property; or	The adjoining lot, 9 Trevassa Crescent is located to the west, 5 Trevassa Crescent to the east (access) and south (internal lot), and 3 Trevassa Crescent (further to the east) are vacant residential lots. The shadow diagrams provided identify that the proposed dwelling would cast minor shadows across 5 Trevassa Crescent to varying degrees on 21 June. Some shadow would be cast onto 9 Trevassa Crescent and 5 Trevassa Crescent at 9am, with shadow cast on a northern portion of 5 Trevassa Crescent only by noon and until 3pm. This is unlikely to significantly impact future development on the site due to setback requirements for the adjoining lot, and the opportunity for future development on that lot to be designed to achieve maximum solar access in response to the construction of the proposed dwelling.

	(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;	The surrounding neighbourhood is characterised by predominantly large two storey dwellings. The proposed dwelling is consistent in scale and proportion with the surrounding established area. Further, due to the topography of the site and the cut associated with the proposal, the building will sit lower into the land, thus reducing the visual bulk when viewed from adjoining properties.
	(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and	The proposed dwelling, excluding the retaining walls, is setback at a minimum 1.5m from the rear boundary and a minimum of 3m from a side boundary. The proposed single dwelling is consistent with the separation distance between buildings on established properties in the area.
	(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: *(i) an adjoining property; or* *(ii) another dwelling on the same site."*	The immediately surrounding lots are vacant. Notwithstanding this, the shadow diagrams provided identify that overshadowing is minimal and not likely to impact future solar energy installation on adjoining properties.

5. REPRESENTATION ISSUES

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

5.1. Overshadowing

Concern was raised that the development exceeds the building envelope, resulting in unreasonable overshadowing of adjoining properties during winter months.

- **Comment**

  Shadow diagrams provided show overshadowing on 21 June. The shadow diagram does not include the full extent of boundaries for the surrounding vacant lots, potentially causing confusion of the amount of likely shadow. The overshadowing diagrams have been reviewed and show that a minor area of 5 Trevassa Crescent would be overshadowed to varying degrees. However, this shadowing is assessed as not causing an unreasonable loss of solar access, particularly in relation to the relative size of the lot. While it is acknowledged that the proposed development would impact solar access on the Winter solstice, as demonstrated by the submitted shadow diagrams, this impact is not considered an unreasonable impact in terms of the tests of the Scheme, and therefore does not justify refusal of the proposal.

5.2. Visual Bulk

Concern was raised in relation to the scale and bulk of the proposed dwelling when viewed from adjoining properties.

- **Comment**

  The proposed dwelling is a two storey dwelling. Due to the topography of the site and the cut associated with the proposal, the building will sit lower into the land thus reducing the visual bulk when viewed from adjoining properties. Several surrounding established properties in the area are two storey dwellings, and this impact is not considered an unreasonable impact in terms of the tests of the Scheme. Therefore, this matter does not justify refusal of the proposal.

5.3. Height of Development

Concern was raised in relation to the height of the proposed dwelling, and it was suggested that the pitch of the roof could be lowered to reduce the height.

- **Comment**

  The maximum height of the roof is contained within the building envelope, and the 23 degree roof pitch proposed is relatively standard. Several surrounding established properties in the area are two storey dwellings with a similar pitched roof. This impact is not considered an unreasonable impact in terms of the tests of the Scheme, and therefore does not justify refusal of the proposal.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

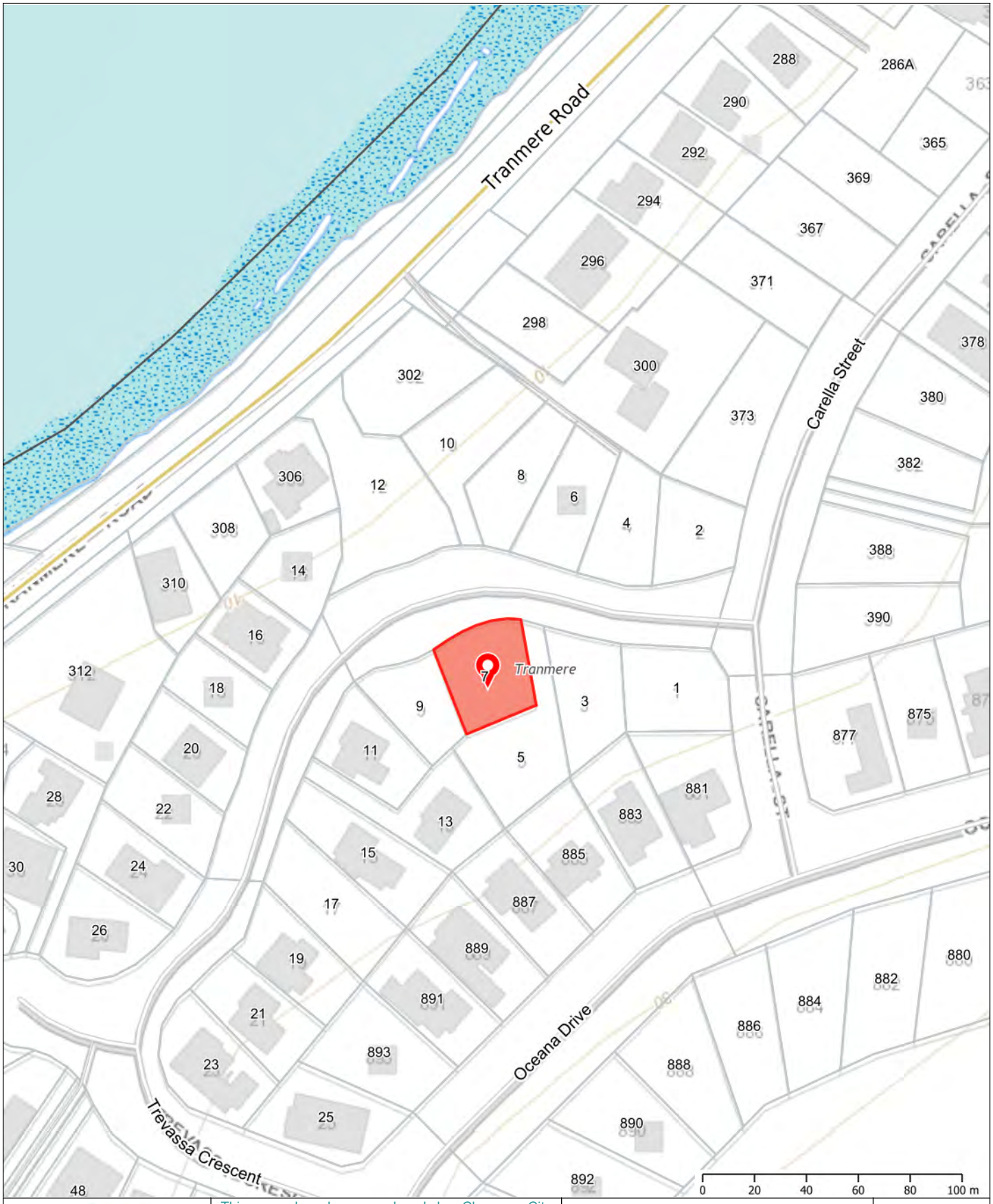
8. CONCLUSION

The proposal is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (7)
3. Site Photo (1)

Robyn Olsen
ACTING HEAD OF CITY PLANNING

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



Clarence... a brighter place	This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.	23/11/2023	
		1:2000	

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GROUND FLOOR PLAN	3
FIRST FLOOR PLAN	4
ELEVATIONS / SECTION	5
ELEVATIONS	6
STAIRCASE 3D VIEWS	7
WINDOW & DOOR SCHEDULES	8
ROOF DRAINAGE PLAN	9
FLOOR COVERINGS	10
KITCHEN DETAILS	11
BUTLER'S PANTRY DETAILS	12
BATHROOM DETAILS	13
ENSUITE DETAILS	14
POWDER ROOM(2) & LAUNDRY DETAILS	15
SHADOW DIAGRAMS - JUNE 21	16

HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE. REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY GANDY AND ROBERTS

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S):	2745mm
FIRST FLOOR TOP OF WALL HEIGHT(S):	2595mm
(CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)	
ROOF PITCH (U.N.O.):	23.0°
ELECTRICITY SUPPLY:	SINGLE PHASE
GAS SUPPLY:	NONE
ROOF MATERIAL:	SHEET METAL
ROOF COLOUR:	N/A
WALL MATERIAL:	BRICK VENEER, CLADDING

THIS DWELLING IS BEING CONSTRUCTED BAL NOT REQ'D AREA
(NO RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY)

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

SARKING UNDER ROOFING
CEILING: R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)

EXTERIOR WALLS: R2.0 BATTS (EXCL. GARAGE)
WALL WRAP TO ENTIRE HOUSE
INTERIOR WALLS: R2.0 BATTS WHERE SHOWN ON PLANS AND WHERE ADJACENT TO GARAGE / SUBFLOOR / ROOF SPACES / SKYLIGHTS

BIAX SLAB
FLOOR INSULATION: R2.0 BATTS TO FLOOR SPACES ABOVE PORCH /ALFRESCO / GARAGE AREAS, IF APPLICABL

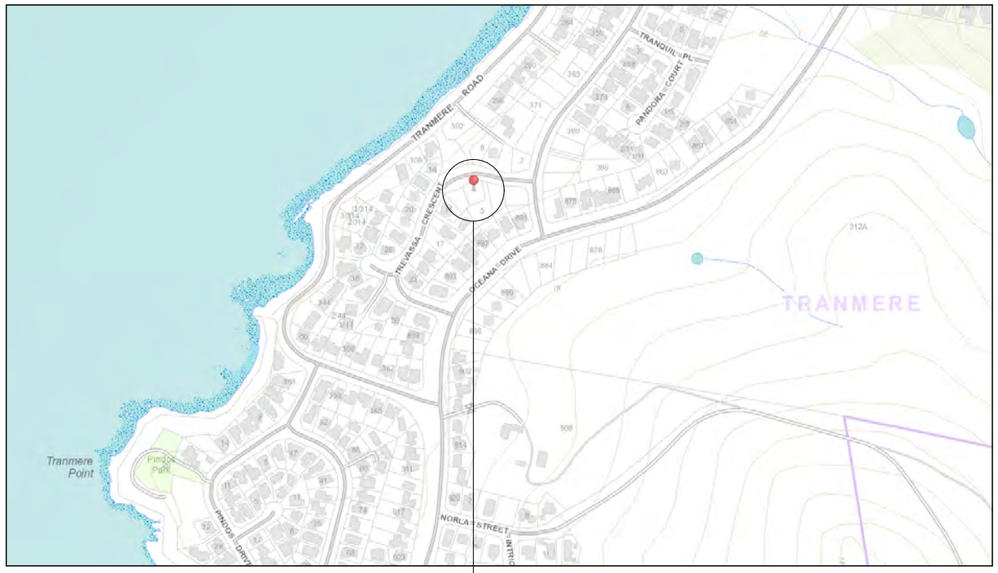
SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION:	N3
CLIMATE ZONE:	ZONE 7 - COOL TEMPERATE
WIND REGION:	A
TERRAIN CATEGORY:	TC1
SHIELDING FACTOR:	PS - PARTIAL SHIELDING
TOPOGRAPHIC CLASSIFICATION:	T1
DESIGN WIND SPEED:	50 m/sec
SITE CLASSIFICATION:	H1
SLAB CLASSIFICATION:	TBC

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL TIMBER FRAMING TO BE DESIGNED TO AS1684-2010



SITE LOCATION

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: ---------- DATE: ----------

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
5	PRELIMINARY PLAN SET - RFI - 13 & 24. 11. 2023- ENVELOPE & SHADOW DIAGRAM UPDATE	2,6,16	2023.11.27	RT2	-
4	PRELIMINARY PLAN SET - RFI 05.10.2023 & VAR REF 005	ALL	2023.10.10	RCS	-
3	PRELIMINARY PLAN SET - COUNCIL RFI - 05.09.2023	4,5,6,16	2023.09.22	MLG	-
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2023.08.02	MLG	MSP

© 2023 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION: ELEVATE
COPYRIGHT: © 2023

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	ZKE	2023.06.06
2	PRELIM. INITIAL ISSUE	MLG	2023.08.02
3	PRELIM PLANS - COUNCIL RFI 05.09.2023	MLG	2023.09.22
4	PRELIM PLANS - RFI & VAR REF 005	RCS	2023.10.10
5	PRELIM PLANS- RFI- SHADOW DIA. & ENVELOPE	RT2	2023.11.27

CLIENT: VANNEARY & SAOSEREYVATTEY CHEA
ADDRESS: 7 TRAVESSA CRESCENT, TRANMERE TAS 7018
LOT / SECTION / CT: 42 / - / 181972
COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: BELLAVISTA ONE
HOUSE CODE: H-WELBLV10DA
FACADE DESIGN: HARRIS
FACADE CODE: F-WELBLV10HRRSA
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 16
SCALES:

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

713748

Last Published: Monday, 27 November 2023 1:10 PM

File Location: P:\8. Drafting\Job Files\713700\713748 - Chea\Plans\713748 Chea - Rev.5 - 2023.11.27.pln

Template Version: 21.040

Document Set ID: 5153395
Version: 1, Version Date: 27/11/2023

ZONE: 8.0 GENERAL RESIDENTIAL
120m DISTANCE FROM CALM MARINE (TRANMERE POINT)

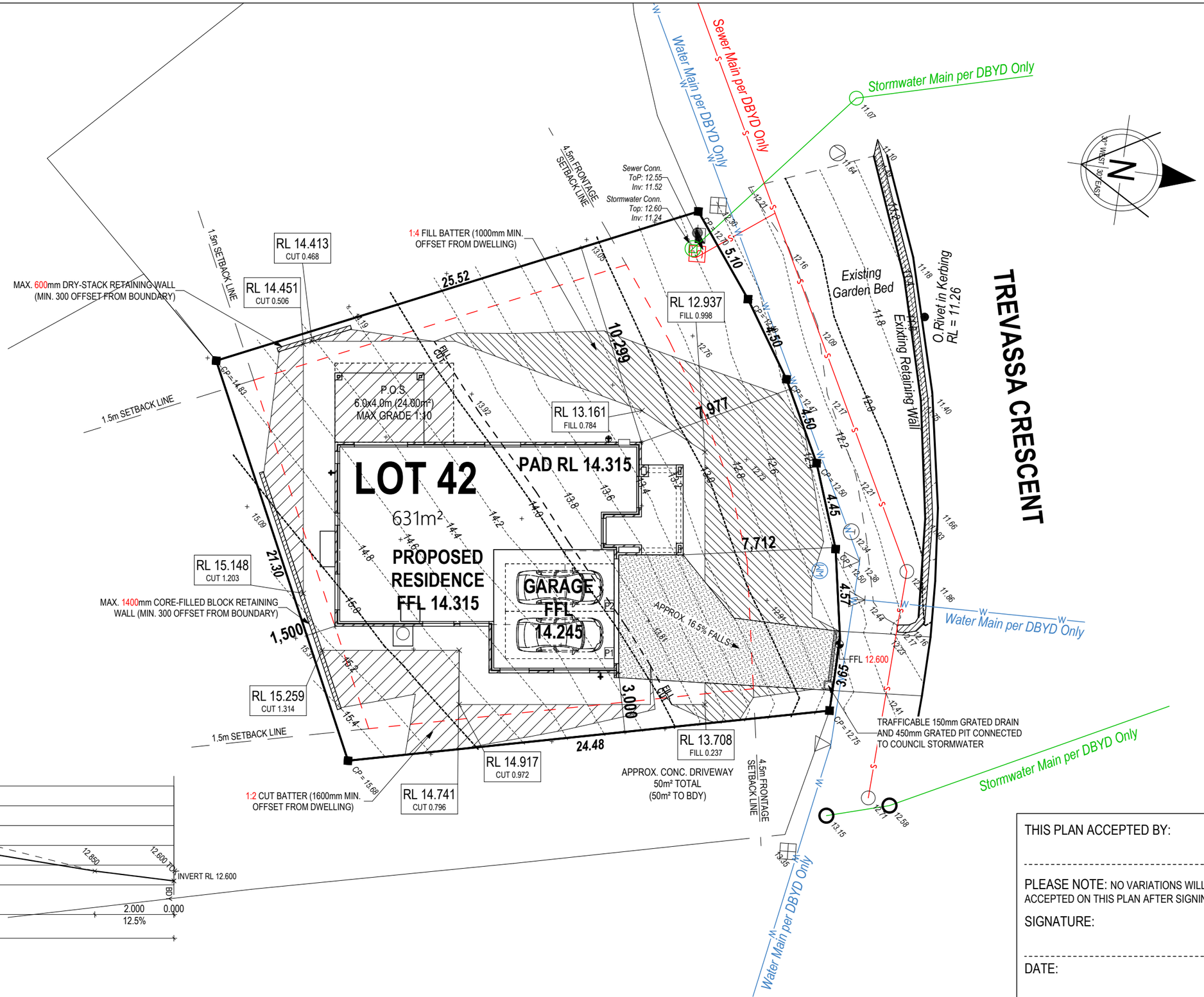
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

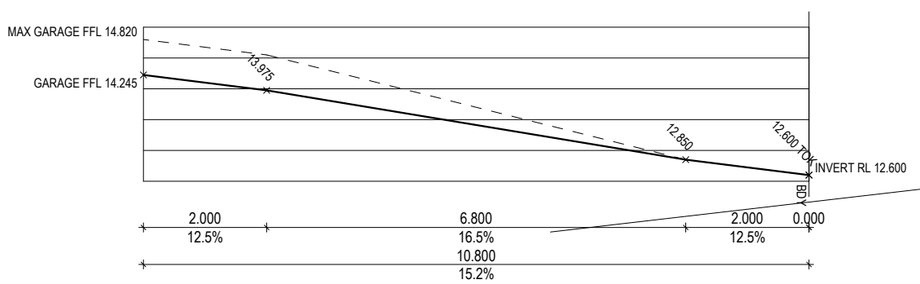
WIND CLASSIFICATION	N3
WITHIN 1 KM. OF BREAKING SALT WATER	YES
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	132.47m³
FILL VOLUME	78.72m³
DIFFERENCE	53.75m³
TONNAGE: 53.75m³ x 2.25 = 120.94t **121 TONNES OF EXPORT FILL**	

LOT SIZE: 631m²
HOUSE (COVERED AREA)**:** 181m²
SITE COVERAGE: 0.29%

DRY STACK WALLS <1m HIGH:
ISLAND BLOCK & PAVING FREESTONE ECO RETAINING WALL INSTALLATION TO MANUFACTURER'S SPECIFICATION AND DETAILS





DRIVEWAY DETAILS
Scale: 1:100

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

© 2023 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION: ELEVATE
COPYRIGHT: © 2023

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	ZKE	2023.06.06
2	PRELIM. INITIAL ISSUE	MLG	2023.08.02
3	PRELIM PLANS - COUNCIL RFI 05.09.2023	MLG	2023.09.22
4	PRELIM PLANS - RFI & VAR REF 005	RCS	2023.10.10
5	PRELIM PLANS- RFI- SHADOW DIA. & ENVELOPE	RT2	2023.11.27

CLIENT: VANNEARY & SAOSEREYVATTEY CHEA
ADDRESS: 7 TRAVESSA CRESCENT, TRANMERE TAS 7018
LOT / SECTION / CT: 42 / - / 181972
COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: BELLAVISTA ONE
HOUSE CODE: H-WELBLV10DA
FACADE DESIGN: HARRIS
FACADE CODE: F-WELBLV10HRRSA
SHEET TITLE: SITE PLAN
SHEET No.: 2 / 16
SCALES: 1:200

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

713748

Last Published: Monday, 27 November 2023 1:10 PM
File Location: P:\8. Drafting\Job Files\713700\713748 - Chea\Plans\713748 Chea - Rev.5 - 2023.11.27.pln
Template Version: 21.040

Document Set ID: 5153395
Version: 1, Version Date: 27/11/2023

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK

SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

REFER *'BRICK COURSING AND WINDOW FLASHING DETAIL'* AND W-BRIC-001 FOR BRICK COURSING & WINDOW FLASHING DETAILS.

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

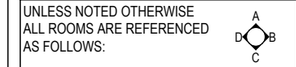
REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

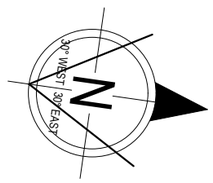
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC REQUIREMENTS

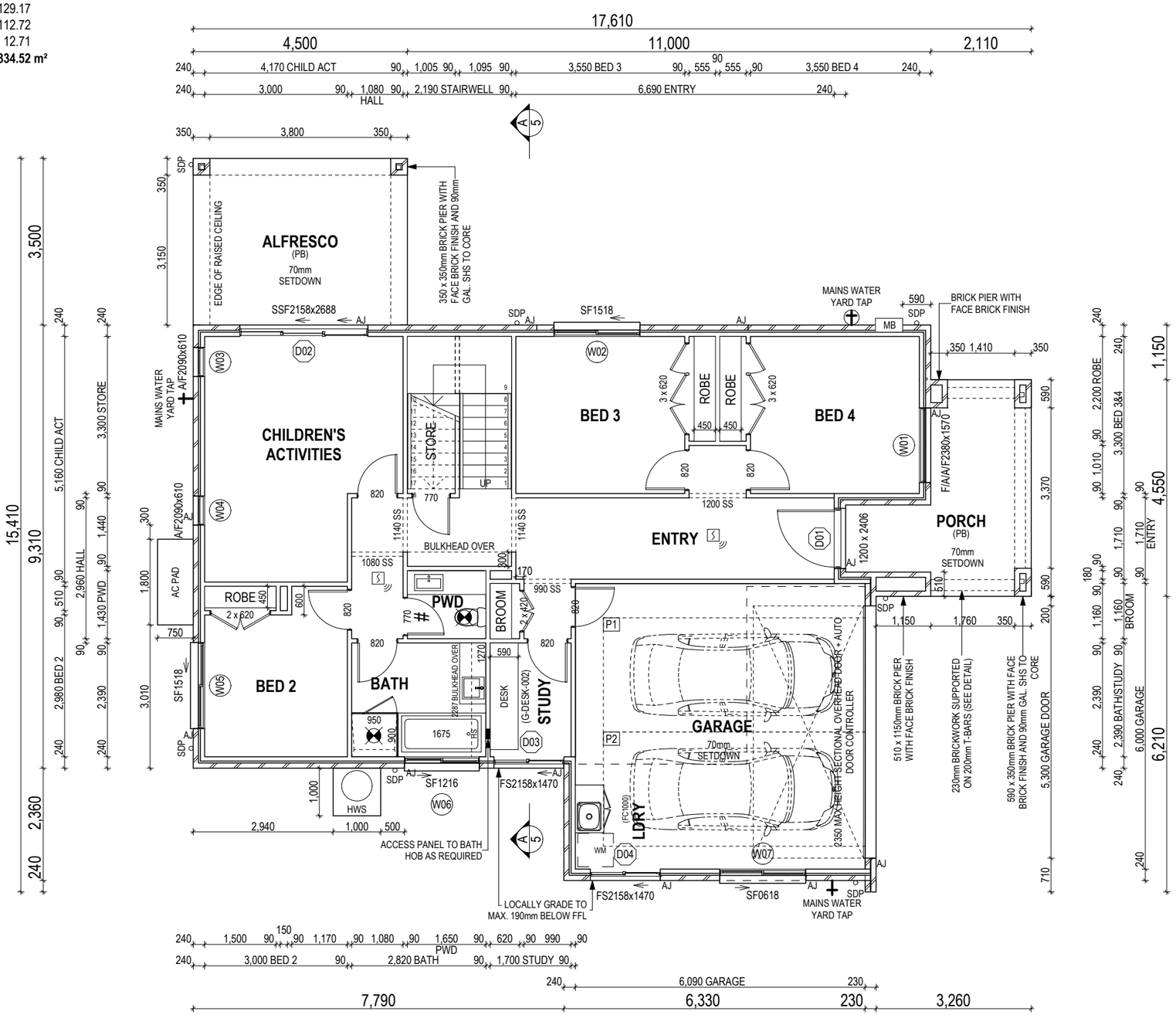
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



TOTAL FLOOR AREAS

ALFRESCO	15.75
BALCONY	24.52
GARAGE	39.65
LIVING (FIRST FLOOR)	129.17
LIVING (GROUND FLOOR)	112.72
PORCH	12.71
	334.52 m²





FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
	WATER POINT
FW	FLOOR WASTE
CO	CLEAN OUT POINT
GAS	GAS BAYONET

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 2023 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION: ELEVATE

COPYRIGHT: © 2023

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	ZKE	2023.06.06
2	PRELIM. INITIAL ISSUE	MLG	2023.08.02
3	PRELIM PLANS - COUNCIL RFI 05.09.2023	MLG	2023.09.22
4	PRELIM PLANS - RFI & VAR REF 005	RCS	2023.10.10
5	PRELIM PLANS- RFI- SHADOW DIA. & ENVELOPE	RT2	2023.11.27

CLIENT: VANNEARY & SAOSEREYVATTEY CHEA

ADDRESS: 7 TRAVESSA CRESCENT, TRANMERE TAS 7018

LOT / SECTION / CT: 42 / - / 181972

COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: BELLAVISTA ONE

HOUSE CODE: H-WELBLV10DA

FACADE DESIGN: HARRIS

FACADE CODE: F-WELBLV10HRRSA

SHEET TITLE: GROUND FLOOR PLAN

SHEET No.: 3 / 16

SCALES: 1:100

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

713748

Last Published: Monday, 27 November 2023 1:11 PM

File Location: P:\8. Drafting\Job Files\713700\713748 - Chea\Plans\713748 Chea - Rev.5 - 2023.11.27.pln

Template Version: 21.040

Document Set ID: 5153305
Version: 1, Version Date: 27/11/2023

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK

SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

REFER *'BRICK COURSING AND WINDOW FLASHING DETAIL'* AND W-BRIC-001 FOR BRICK COURSING & WINDOW FLASHING DETAILS.

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

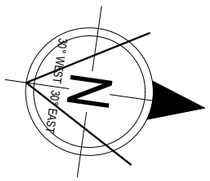
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC REQUIREMENTS

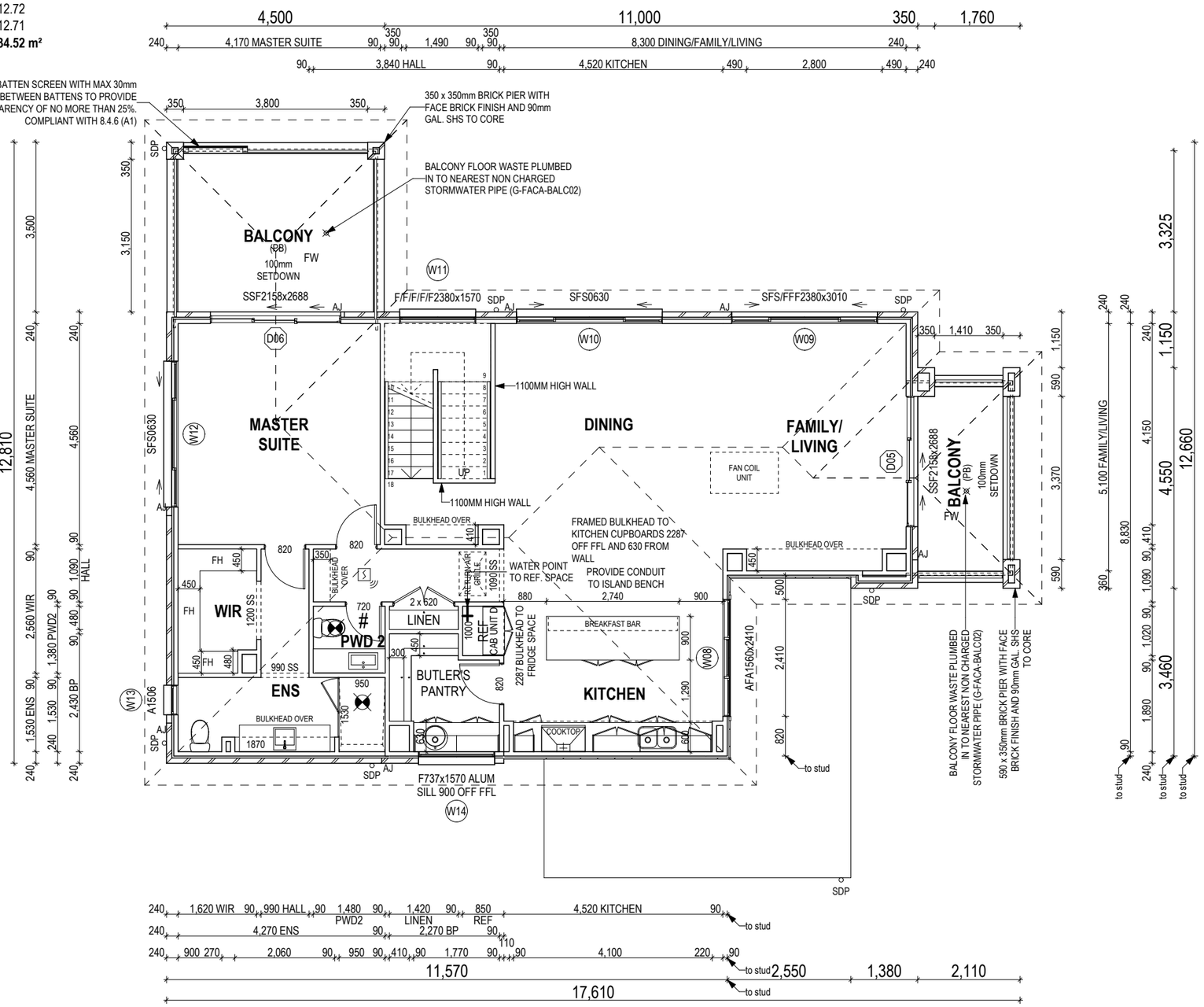
UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



TOTAL FLOOR AREAS

ALFRESCO	15.75
BALCONY	24.52
GARAGE	39.65
LIVING (FIRST FLOOR)	129.17
LIVING (GROUND FLOOR)	112.72
PORCH	12.71
	334.52 m²





FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
	WATER POINT
FW	FLOOR WASTE
CO	CLEAN OUT POINT
GAS	GAS BAYONET

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 2023 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION: ELEVATE

COPYRIGHT: © 2023

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	ZKE	2023.06.06
2	PRELIM. INITIAL ISSUE	MLG	2023.08.02
3	PRELIM PLANS - COUNCIL RFI 05.09.2023	MLG	2023.09.22
4	PRELIM PLANS - RFI & VAR REF 005	RCS	2023.10.10
5	PRELIM PLANS- RFI- SHADOW DIA. & ENVELOPE	RT2	2023.11.27

CLIENT: VANNEARY & SAOSEREYVATTEY CHEA

ADDRESS: 7 TRAVESSA CRESCENT, TRANMERE TAS 7018

LOT / SECTION / CT: 42 / - / 181972

COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: BELLAVISTA ONE

HOUSE CODE: H-WELBLV10DA

FACADE DESIGN: HARRIS

FACADE CODE: F-WELBLV10HRRSA

SHEET TITLE: FIRST FLOOR PLAN

SHEET No.: 4 / 16

SCALES: 1:100

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

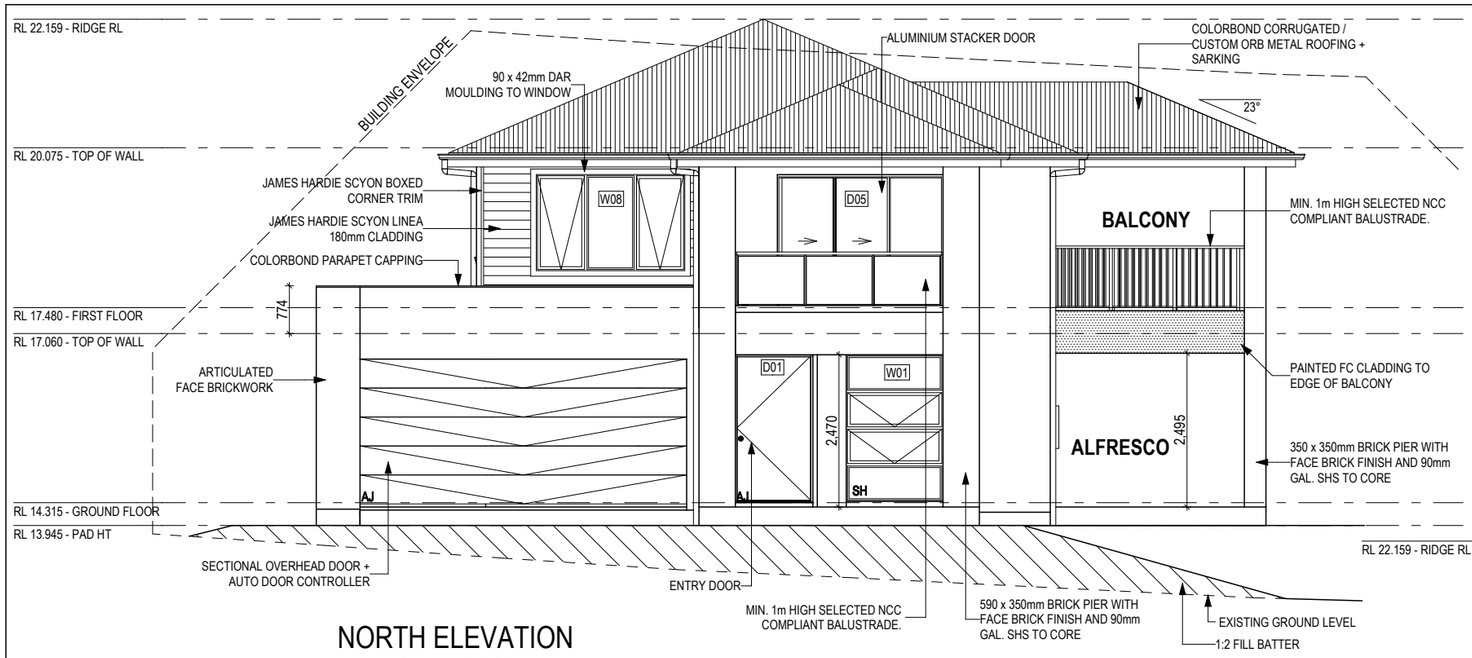
713748

Last Published: Monday, 27 November 2023 1:11 PM

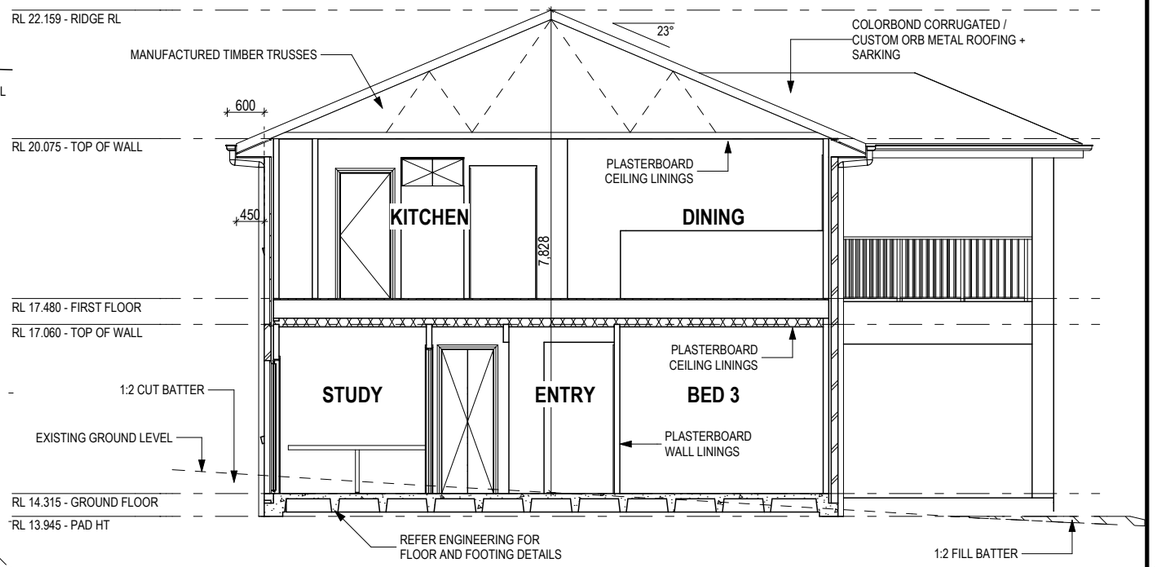
File Location: P:\8. Drafting\Job Files\713700\713748 - Chea Plans\713748 Chea - Rev.5 - 2023.11.27.pln

Template Version: 21.040

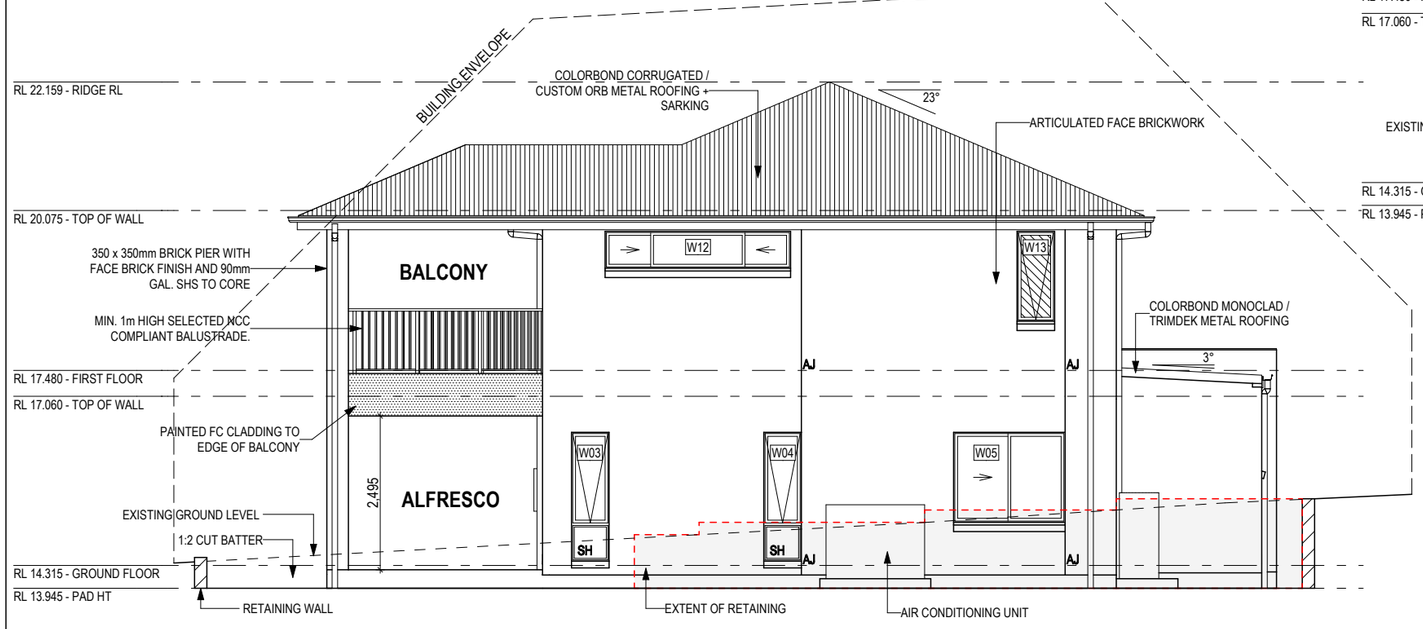
Document Set ID: 5153305
Version: 1, Version Date: 27/11/2023



NORTH ELEVATION
Scale: 1:100



SECTION A-A
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

GLASS TYPE LEGEND
CLEAR | OBSCURE

WINDOW TYPE LEGEND
AWNING | DOUBLE HUNG | FIXED | LOUVRE | SLIDING

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

© 2023 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION: ELEVATE
COPYRIGHT: © 2023

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	ZKE	2023.06.06
2	PRELIM. INITIAL ISSUE	MLG	2023.08.02
3	PRELIM PLANS - COUNCIL RFI 05.09.2023	MLG	2023.09.22
4	PRELIM PLANS - RFI & VAR REF 005	RCS	2023.10.10
5	PRELIM PLANS- RFI- SHADOW DIA. & ENVELOPE	RT2	2023.11.27

CLIENT: VANNEARY & SAOSEREYVATTEY CHEA
ADDRESS: 7 TRAVESSA CRESCENT, TRANMERE TAS 7018
LOT / SECTION / CT: 42 / - / 181972
COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: BELLAVISTA ONE
HOUSE CODE: H-WELBLV10DA
FACADE DESIGN: HARRIS
FACADE CODE: F-WELBLV10HRRSA
SHEET TITLE: ELEVATIONS / SECTION
SHEET No.: 5 / 16
SCALES: 1:100

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

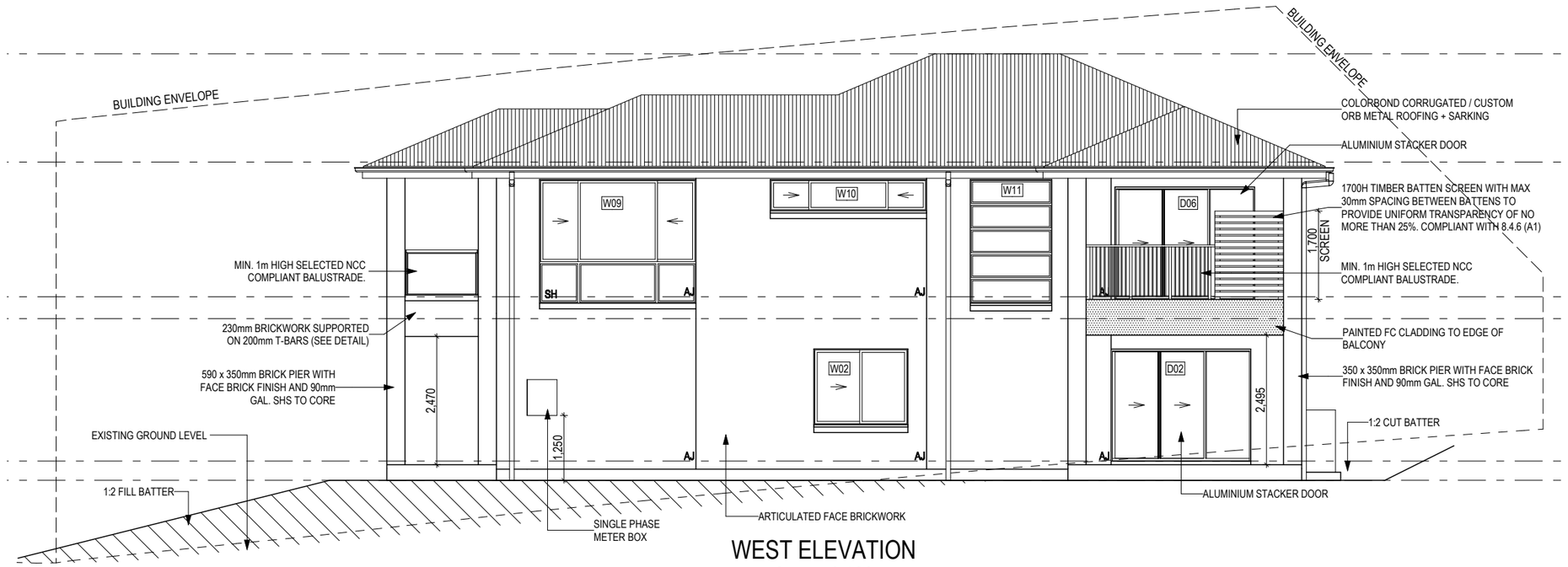
713748

Template Version: 21.040

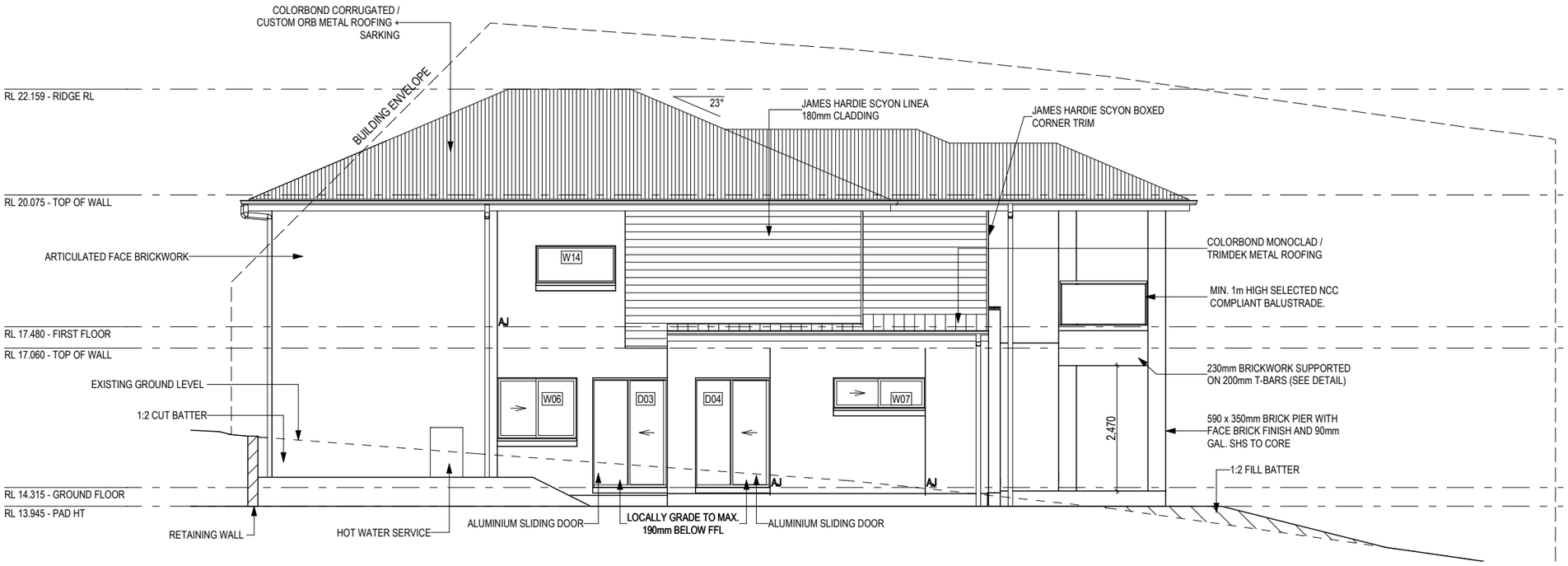
Last Published: Monday, 27 November 2023 1:11 PM

File Location: P:\8. Drafting\Job Files\713700\713748 - CheaPlans\713748 Chea - Rev.5 - 2023.11.27.pln

Document Set ID: 5153395
Version: 1, Version Date: 27/11/2023



WEST ELEVATION
Scale: 1:100



EAST ELEVATION
Scale: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

GLASS TYPE LEGEND
CLEAR OBSCURE

WINDOW TYPE LEGEND
AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

© 2023 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION: ELEVATE
COPYRIGHT: © 2023

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	ZKE	2023.06.06
2	PRELIM. INITIAL ISSUE	MLG	2023.08.02
3	PRELIM PLANS - COUNCIL RFI 05.09.2023	MLG	2023.09.22
4	PRELIM PLANS - RFI & VAR REF 005	RCS	2023.10.10
5	PRELIM PLANS- RFI- SHADOW DIA. & ENVELOPE	RT2	2023.11.27

CLIENT: VANNEARY & SAOSEREYVATTEY CHEA
ADDRESS: 7 TRAVESSA CRESCENT, TRANMERE TAS 7018
LOT / SECTION / CT: 42 / - / 181972
COUNCIL: CLARENCE COUNCIL

HOUSE DESIGN: BELLAVISTA ONE
HOUSE CODE: H-WELBLV10DA
FACADE DESIGN: HARRIS
FACADE CODE: F-WELBLV10HRRSA
SHEET TITLE: ELEVATIONS
SHEET No.: 6 / 16
SCALES: 1:100

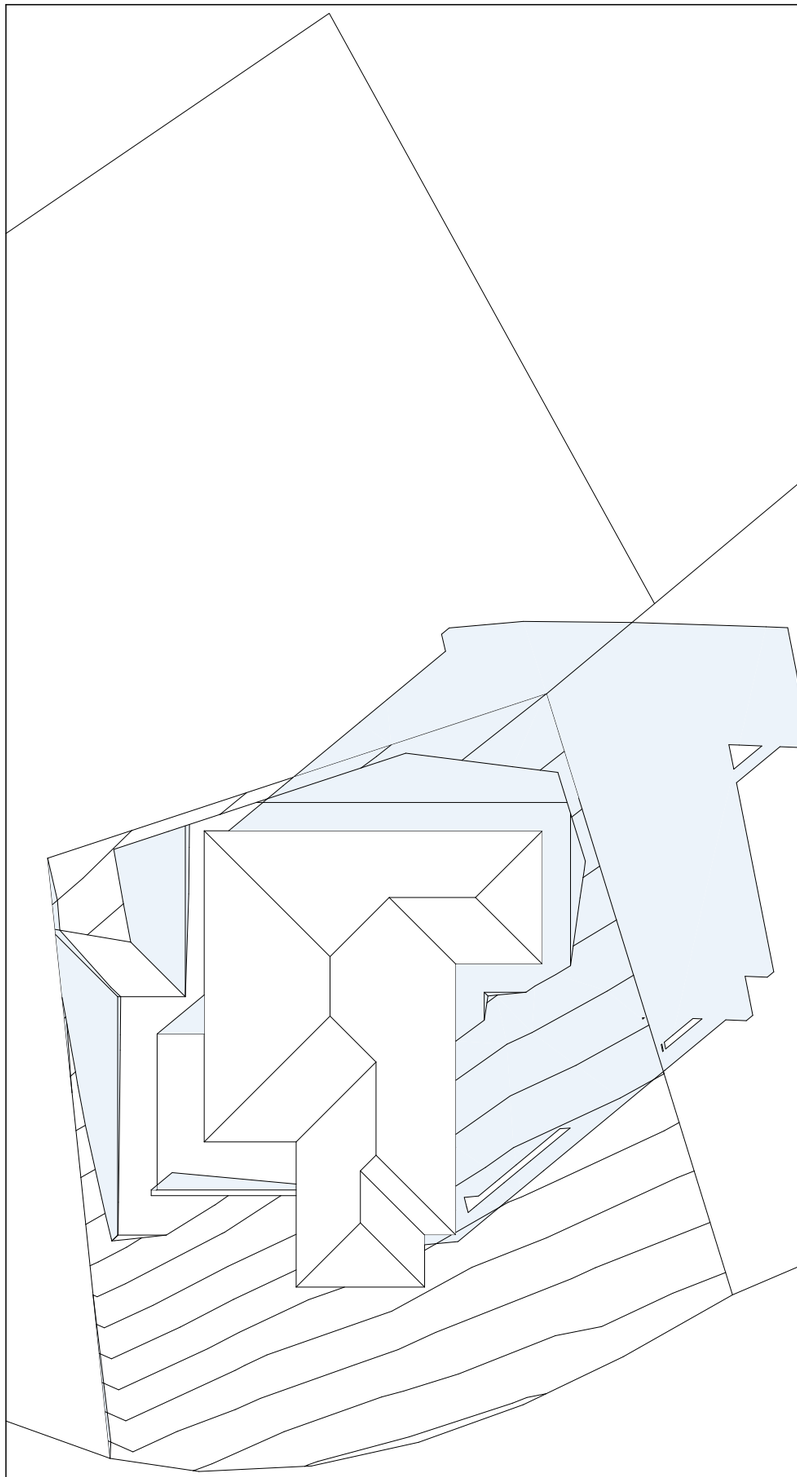
DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

713748

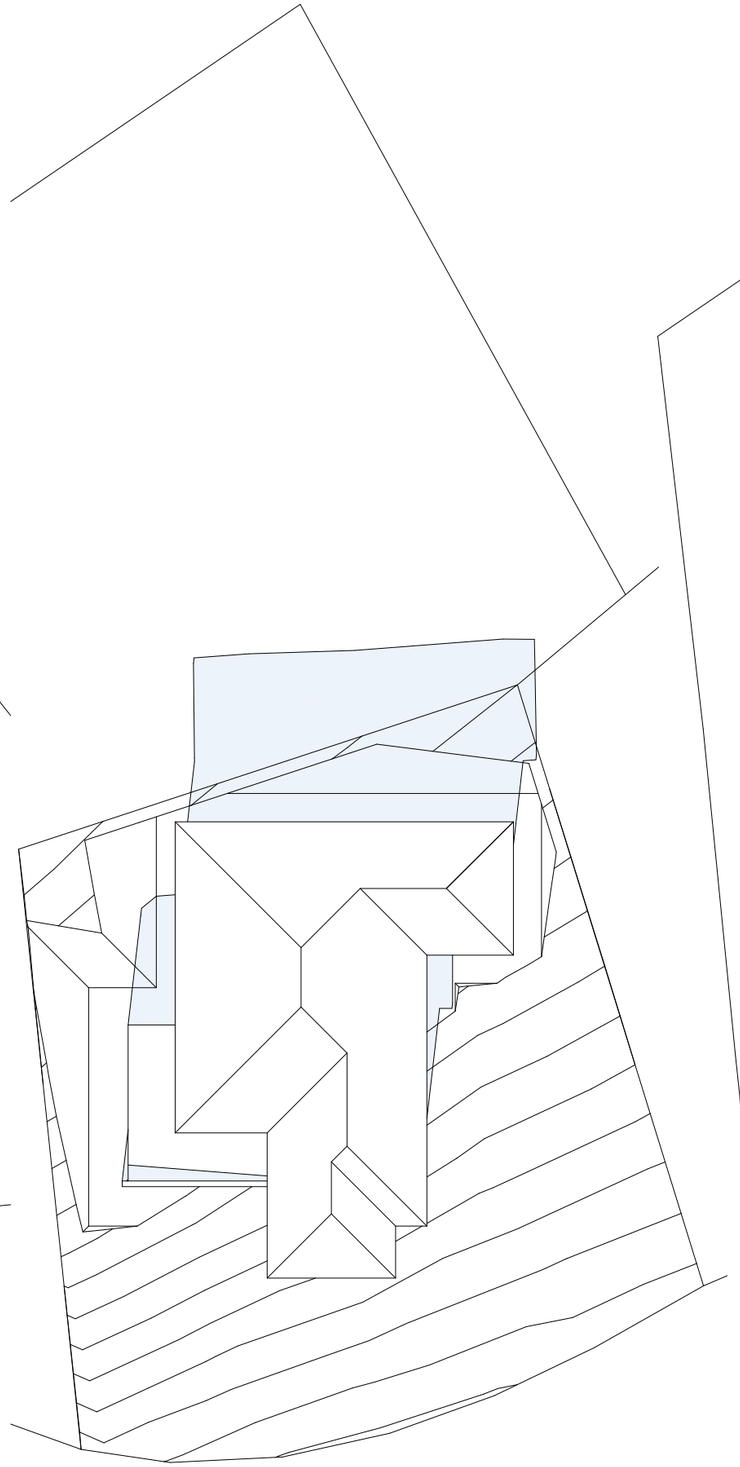
Last Published: Monday, 27 November 2023 1:11 PM

File Location: P:\8. Drafting\Job Files\713700\713748 - CheaPlans\713748 Chea - Rev.5 - 2023.11.27.pln

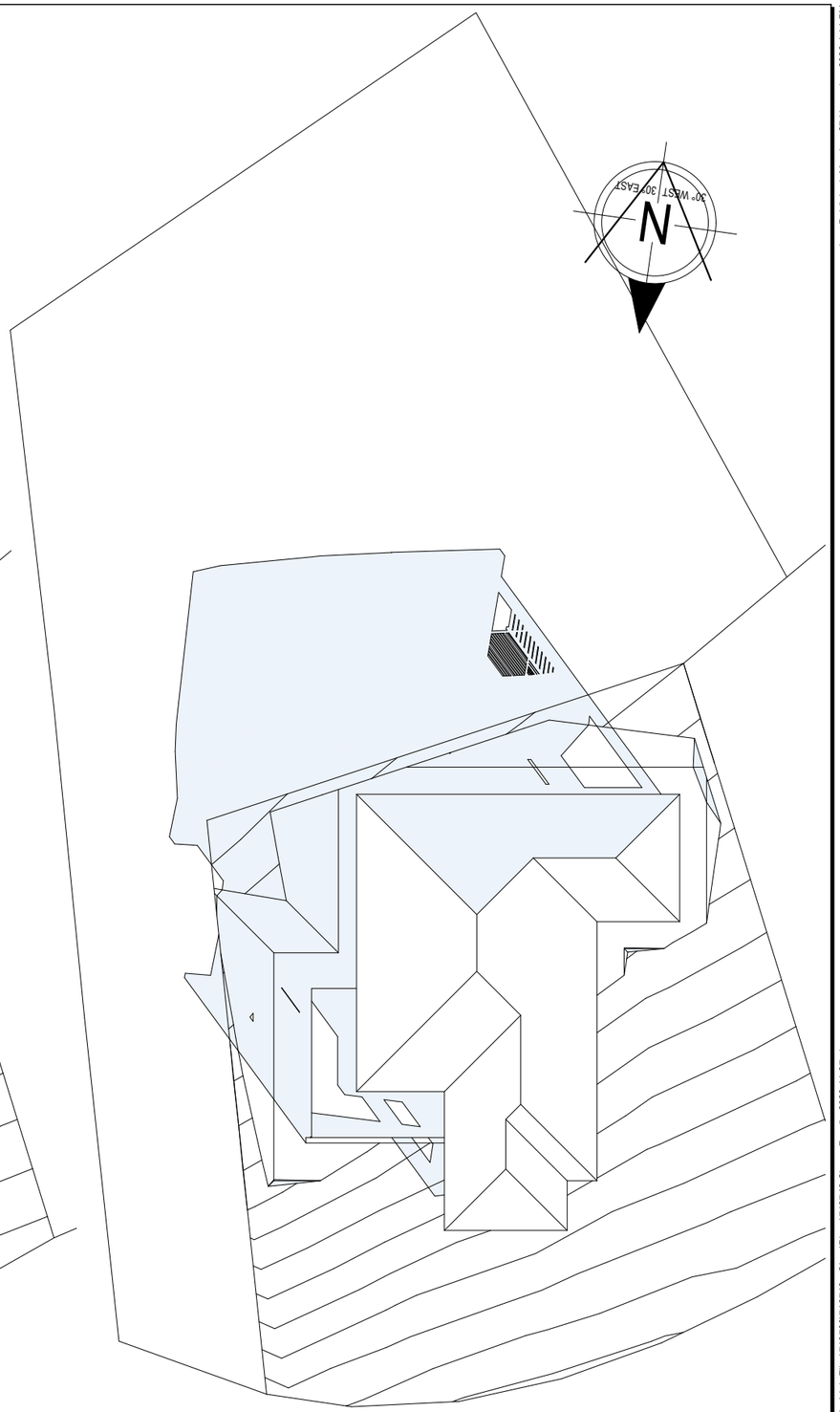
Template Version: 21.040



JUNE 21 - 0900



JUNE 21 - 1200



JUNE 21 - 1500

© 2023 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

WILSON HOMES

SPECIFICATION:	ELEVATE
COPYRIGHT:	© 2023

	REVISION	DRAWN	
1	DRAFT SALES PLAN - CT1	ZKE	2023.06.06
2	PRELIM. INITIAL ISSUE	MLG	2023.08.02
3	PRELIM PLANS - COUNCIL RFI 05.09.2023	MLG	2023.09.22
4	PRELIM PLANS - RFI & VAR REF 005	RCS	2023.10.10
5	PRELIM PLANS- RFI- SHADOW DIA. & ENVELOPE	RT2	2023.11.27

CLIENT:	VANNEARY & SAOSEREYVATTEY CHEA
ADDRESS:	7 TRAVESSA CRESCENT, TRANMERE TAS 7018
LOT / SECTION / CT:	42 / - / 181972
COUNCIL:	CLARENCE COUNCIL

HOUSE DESIGN:	BELLAVISTA ONE	HOUSE CODE: H-WELBLV10DA
FACADE DESIGN:	HARRIS	FACADE CODE: F-WELBLV10HRRSA
SHEET TITLE:	SHADOW DIAGRAMS - JUNE 21	SHEET No.: 16 / 16
		SCALES: 1:250

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

713748

Last Published: Monday, 27 November 2023 1:11 PM

File Location: P:\6. Drafting\Job Files\713700\713748 - Cheal Plans\713748 Chea - Rev. 5 - 2023.11.27.pln

Template Version: 21.040

Document Set ID: 5153395
Version: 1, Version Date: 27/11/2023

SITE PHOTOS – 7 TREVASSA CRESCENT, TRANMERE



Photo 1: The vacant site when viewed from Trevassa Crescent.



Photo 2: The vacant site when viewed from Trevassa Crescent.

8. REPORTS OF OFFICERS

8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil Items.

8.2 ASSET MANAGEMENT

Nil Items.

8.3 FINANCIAL MANAGEMENT

Nil Items.

8.4 GOVERNANCE

8.4.1 SEVEN MILE BEACH LOCAL AREA PLAN 2023 - ADOPTION

EXECUTIVE SUMMARY

PURPOSE
To consider the adoption of the Seven Mile Beach Local Area Plan 2023 following community consultation.

RELATION TO EXISTING POLICY/PLANS
Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS
Nil.

CONSULTATION
Extensive consultation was undertaken with the Seven Mile Beach community and key stakeholders in the study area to capture the views and aspirations of the highly engaged community.

FINANCIAL IMPLICATIONS
The adoption of the Seven Mile Beach Local Area Plan 2023 has no immediate financial impact. The preparation of the Seven Mile Beach Local Area Plan was budgeted and undertaken by Niche Planning Studio. The project was completed within the forecast budget. The implementation of the Seven Mile Beach Local Area Plan 2023 will be staged over a number of financial years, subject to Council approval of future budgets and Annual Plans.

RECOMMENDATION:

That Council:

A. Adopts the Seven Mile Beach Local Area Plan 2023.

B. Communicates the adoption of the Seven Mile Beach Local Area Plan 2023 to the Seven Mile Beach community.

C. Continues to investigate stormwater management solutions for Seven Mile Beach and incorporates outcomes of the stormwater management study into the Seven Mile Beach Local Area Plan 2023 Implementation Plan.

ASSOCIATED REPORT

1. BACKGROUND

1.1. The report presents the Seven Mile Beach Local Area Plan 2023 to Council and recommends adoption.

1.2. Niche Studio was appointed in March 2022 to produce the Seven Mile Beach Local Area Plan (LAP). Generally, the scope was to investigate and facilitate sustainable growth and management of the coastal settlement including protection and enhancement of the special qualities of the area valued by the local community. Technical studies were finalised in mid-2022, and extensive community consultation was undertaken in August-September 2022, with the outcomes of the consultation communicated to Council on 14 December 2022. The draft LAP was then developed.

1.3. The draft LAP was presented to Council at a Workshop on 8 May 2023 for feedback. The focus of the draft LAP expanded to capture other aspects of the project scope, in response to strong community feedback and recommendations outlined in technical studies for stormwater management. The LAP is designed to deliver placemaking and public realm outcomes, while enhancing and protecting the township's qualities valued by its local community. At its meeting of 17 July 2023, Council approved the second stage of community consultation for the LAP, designed to test the vision and gain further understanding of the issues and experiences captured in the initial consultation, to inform the ongoing placemaking and public realm strategies of the LAP.

1.4. The second stage of consultation integrated the initial community consultation for the Seven Mile Beach Stormwater Management study and the Seven Mile Beach Tree Strategy. The outcomes of the second stage of consultation were presented to Council at its workshop on 27 November 2023.

1.5. The LAP seeks to capture the future vision put forward by the community through feedback and conversations during both the consultation stages and presents seven key placemaking themes and outlines 27 key objectives and associated strategies designed for specific public-realm outcomes.

2. REPORT IN DETAIL

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

2.2. The LAP identifies strategies and recommendations to reflect 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 State and Local Government 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 identify any new infrastructure requirements.

- Assist in identifying capital works and community service investments.

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

2.4. These ongoing constraints drive the need for timely solutions to be established as a priority. Council has 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). Accordingly, the Stormwater Management study has commenced.

2.5. Consequently, the focus of the LAP expanded to other aspects of the project scope to deliver placemaking and public realm outcomes to the community. The LAP presents seven key placemaking themes and outlines 27 objectives and associated strategies with specific public realm intervention at its heart. The key themes and objectives are listed below, in table 1.

2.6. Table 1 - The Seven Mile Beach Local Area Plan's key themes and objectives

Theme	Objective
Housing	
	To understand and manage drainage concerns that may pose a risk to property.
	To protect the existing built form character within Seven Mile Beach.
	To investigate the provision of diverse housing options that cater to a range of household types.
Movement and Access	
	To ensure that public transport is efficient and accessible throughout the precinct.
	To prioritise safe and accessible pedestrian movement and amenity on public streets and public spaces for all members of the community.
	To establish a transport network that encourages walking and cycling within Seven Mile Beach.
	To integrate the existing parking areas safely within the movement network to cater for both resident and visitor demand.
Natural Values	
	To preserve the existing natural values of Seven Mile Beach environment.
	To enhance the existing natural character of Seven Mile Beach valued by the residents.
	To maximise tree canopy cover in accordance with the Seven Mile Beach Urban Tree Strategy.
Cultural Heritage	
	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.
	To integrate tangible and intangible heritage and historical values from the area with public open space and community facilities.
	To ensure ongoing opportunities to assess and understand cultural heritage sites are identified.

Open Space and Community Facilities	
	To provide for sustainable community facilities in coastal areas affected by climate change.
	To develop pedestrian connections between key open space areas.
	To improve landscaping (soft and hard) within the public realm.
	To upgrade existing open space areas to cater for the active and passive recreation needs of the community.
	To ensure new community facilities are accessible by passive and active modes of transport.
	To upgrade existing community facilities to meet the varying needs of both residents and visitors over time.
	To design high quality, safe community facilities that build upon the local sense of place.
Retail, Commercial and Tourism	
	To provide vibrant and attractive retail and commercial premises for residents and visitors of Seven Mile Beach.
	To consider opportunities for local retail and convenience employment to meet the needs of existing and future residents.
	To provide additional short stay accommodation in the eastern precinct of the Seven Mile Beach LAP.
Servicing and Utilities	
	To ensure planning for service infrastructure takes into consideration natural topography, character, natural values, and vistas.
	To ensure all lots continue to have access to potable water, electricity, and telecommunications.
	To provide for sustainable development of public infrastructure in coastal areas affected by climate change.

2.7. The implementation plan sets timeframes for the delivery of the strategies within each objective, grouped into short, medium and long term priorities, and includes future considerations. The implementation plan is designed to meet the community's expectations in terms of actions and delivery by Council. The outcomes of the stormwater management study will be taken into consideration for the delivery of the relevant strategies in the implementation plan.

2.8. The LAP is to be reviewed annually to ensure the vision and objectives within each theme are reflected in the ongoing development of Seven Mile Beach. The LAP vision and objectives are recommended to be reviewed every five years against the Tasmanian Planning Scheme– Clarence (the scheme) to make sure the scheme and LAP align, and in 15 years the LAP is recommended for review to ensure the vision, key themes and objectives are still reflective of the community's preferred strategic direction.

3. CONSULTATION

3.1. Community Consultation Undertaken

The first stage of consultation with the local community was required to understand the views and aspirations of the residents, visitors, and key stakeholders of Seven Mile Beach, with findings incorporated into the Local Area Plan. This consultation had a high participation rate.

3.2. The first stage consultation showed the community's desire to retain the relaxed beachside village character of the township with future residential development on larger lifestyle lots; a need for an iconic building with grocer and café for locals and visitors; upgraded public amenities; enhanced beach access; preservation of natural character; and improved pedestrian movement and amenity on public streets. In addition, there was strong support for sewer upgrades incurring minor additional costs to residents, as well as improvements to drainage across the township.

3.3. The technical studies revealed the need for further and in-depth investigation of stormwater management in the study area. Consequently, the focus of the LAP was expanded, and the draft LAP was developed. These circumstances necessitated the second stage of consultation to present the draft LAP to the community, test the vision and the prioritisation of the objectives and associated strategies within each key theme. This consultation provided the opportunity to introduce the Stormwater Management Study and the Seven Mile Beach Urban Tree Strategy to the community.

3.4. The objectives and associated strategies of LAP were updated in response to the community feedback gathered from the second stage of consultation, ensuring the implementation of the LAP meets community expectations and contributes to the enhancement and development of Seven Mile Beach.

3.5. State/Local Government Protocol

Not applicable.

3.6. Other

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

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

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

4.2. Council's Strategic Plan 2021-2031 under the strategic goal area *A well-planned liveable city.*

> *"2.7 Developing and implementing stormwater catchment management plans for the city.*
>
> *2.15 Ensuring neighbourhoods have pleasant streetscapes and access to recreational space and appropriate neighbourhood facilities."*

4.3. Council's Strategic Plan 2021-2031 under the strategic goal area *An environmentally responsible city.*

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

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

The implementation of the Seven Mile Beach Local Area Plan 2023 will be staged over a number of financial years, subject to Council approval of future budgets and Annual Plans.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. The Seven Mile Beach Local Area Plan 2023 has undergone detailed consultation and development process.

9.2. The Seven Mile Beach Local Area Plan 2023 reflects the views and aspirations of the Seven Mile Beach community and seeks to encapsulate them in the future vision of the township, while ensuring the timely delivery of priority actions to strengthen the sense of place and enhance the much loved coastal character of Seven Mile Beach.

9.3. It is recommended Council adopt the Seven Mile Beach Local Area Plan 2023.

Attachments: 1. Seven Mile Beach Local Area Plan 2023 (269)

Ian Nelson
CHIEF EXECUTIVE OFFICER

Attachment 1



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.

CONTENTS

1. INTRODUCTION 5

1.1 PURPOSE 5
1.2 SCOPE 7
1.3 OUR PROCESS 8

2. SEVEN MILE BEACH – PLACE AND UNDERSTANDING 10

2.1 LOCAL HISTORY 10
2.2 UNIQUE BEACHSIDE COMMUNITY 11
2.3 CLARENCE SETTING 13

3. COMMUNITY VALUES 14

4. EMERGING COMMUNITY THEMES 15

5. HOUSING 16

5.1 CONSULTATION OUTCOMES 16
5.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES 18

6. MOVEMENT AND ACCESS 19

6.1 CONSULTATION OUTCOMES 26
6.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES 26

7. NATURAL VALUES 29

7.1 CONSULTATION OUTCOMES 31
7.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES 31

8. CULTURAL HERITAGE 34

8.1 CONSULTATION OUTCOMES 36
8.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES 36

9. OPEN SPACE & COMMUNITY FACILITIES 38

9.1 CONSULTATION OUTCOMES 40
9.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES 40

10. RETAIL, COMMERCIAL & TOURISM 46

10.1 CONSULTATION OUTCOMES 48
10.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES 51

11. SERVICING & UTILITIES 53

11.1 CONSULTATION OUTCOMES 54
11.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES 55

12. LOCAL AREA PLAN 56

13. PRIORITIES AND IMPLEMENTATION 59

13.1 PRIORITIES 59
13.2 FUTURE CONSIDERATIONS 70
13.3 MONITORING 73

This report is subject to copyright the owner of which is Niche Studio. All unauthorised copying or reproduction of this report or any part of it is forbidden by law and is subject to civil and criminal penalties as set out in the Copyright Act 1968. All requests for permission to reproduce this report or its contents must be directed to Niche Studio.



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.



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

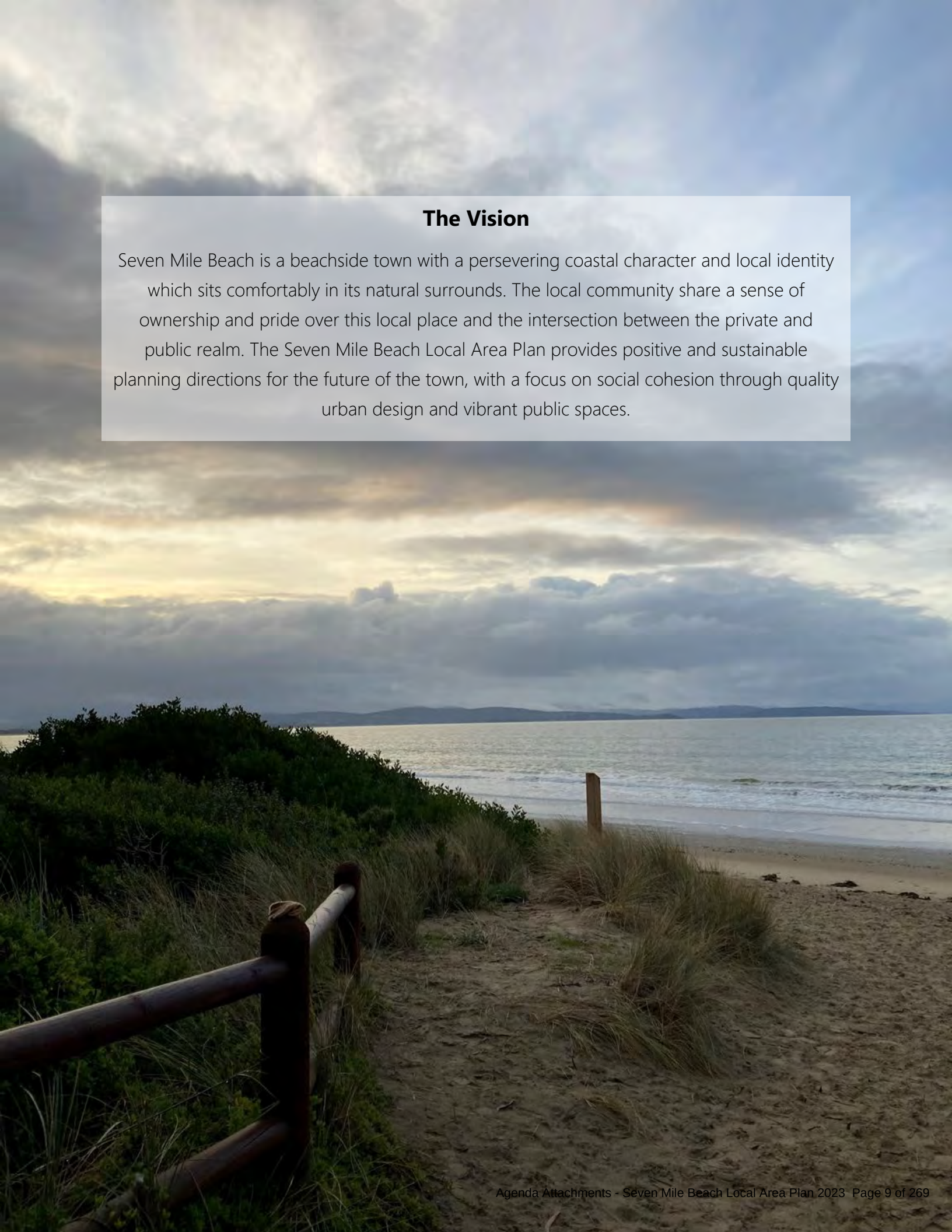
Conduct work internally and with expert consultants to research the local place, including the planning context, with the goal of understanding the environment which we are looking to contribute to.

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 km^2 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.

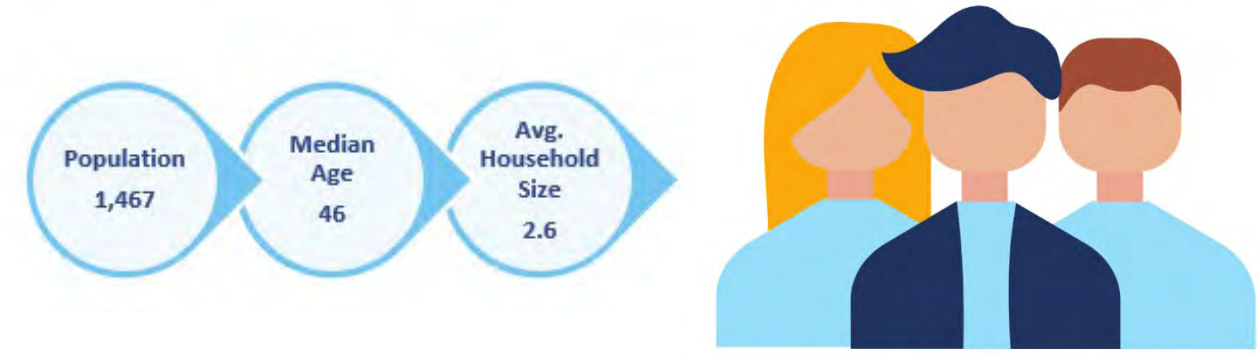


Figure 4 - Seven Mile Beach demographics (Source: ABS)

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

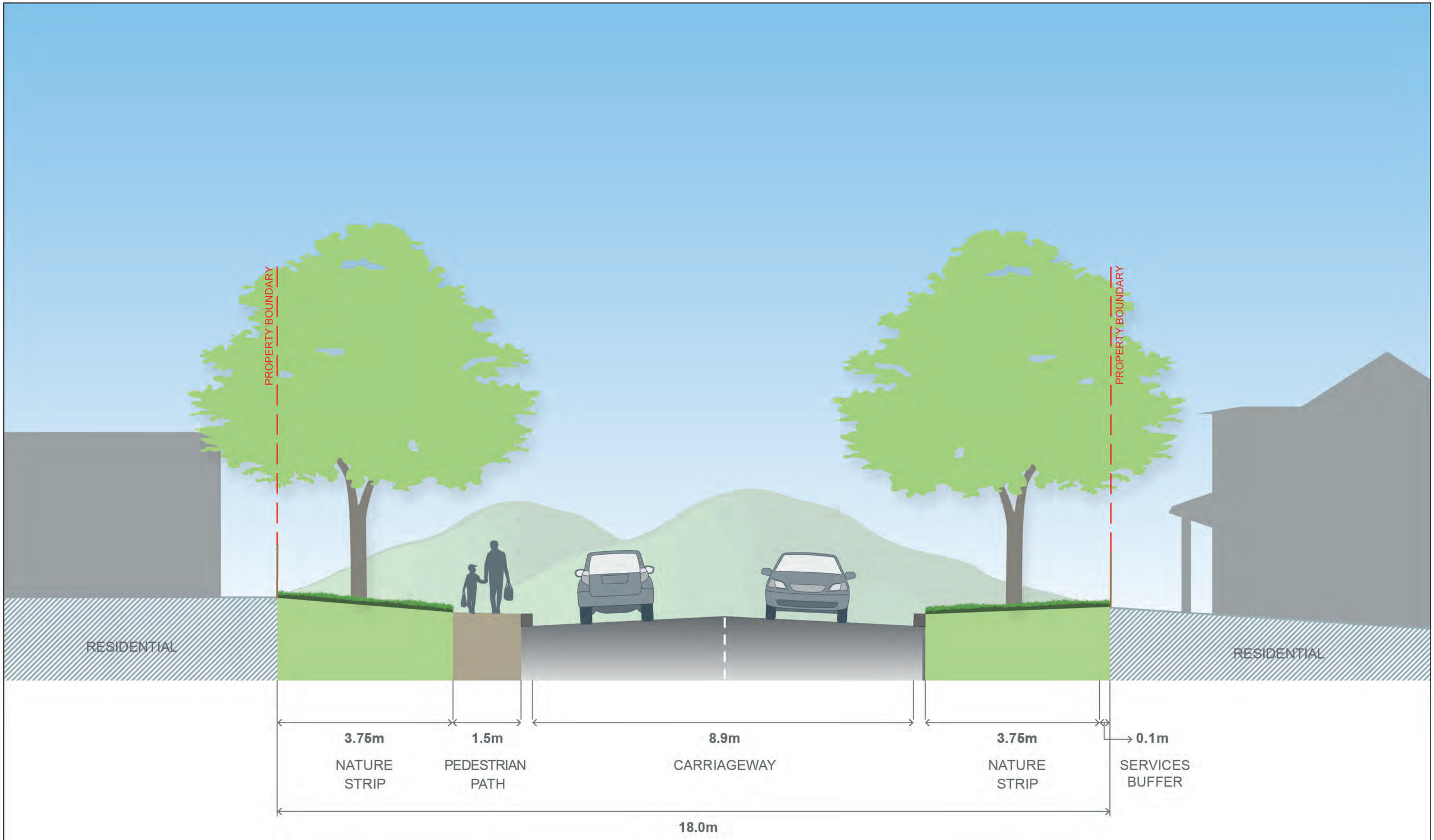
Seven various streetscapes together with kerb and gutter treatments and footpath qualities, exist throughout the township as illustrated below.



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:



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: B
Drawn By: Nivedita Ravindran
Client: Clarence City Council

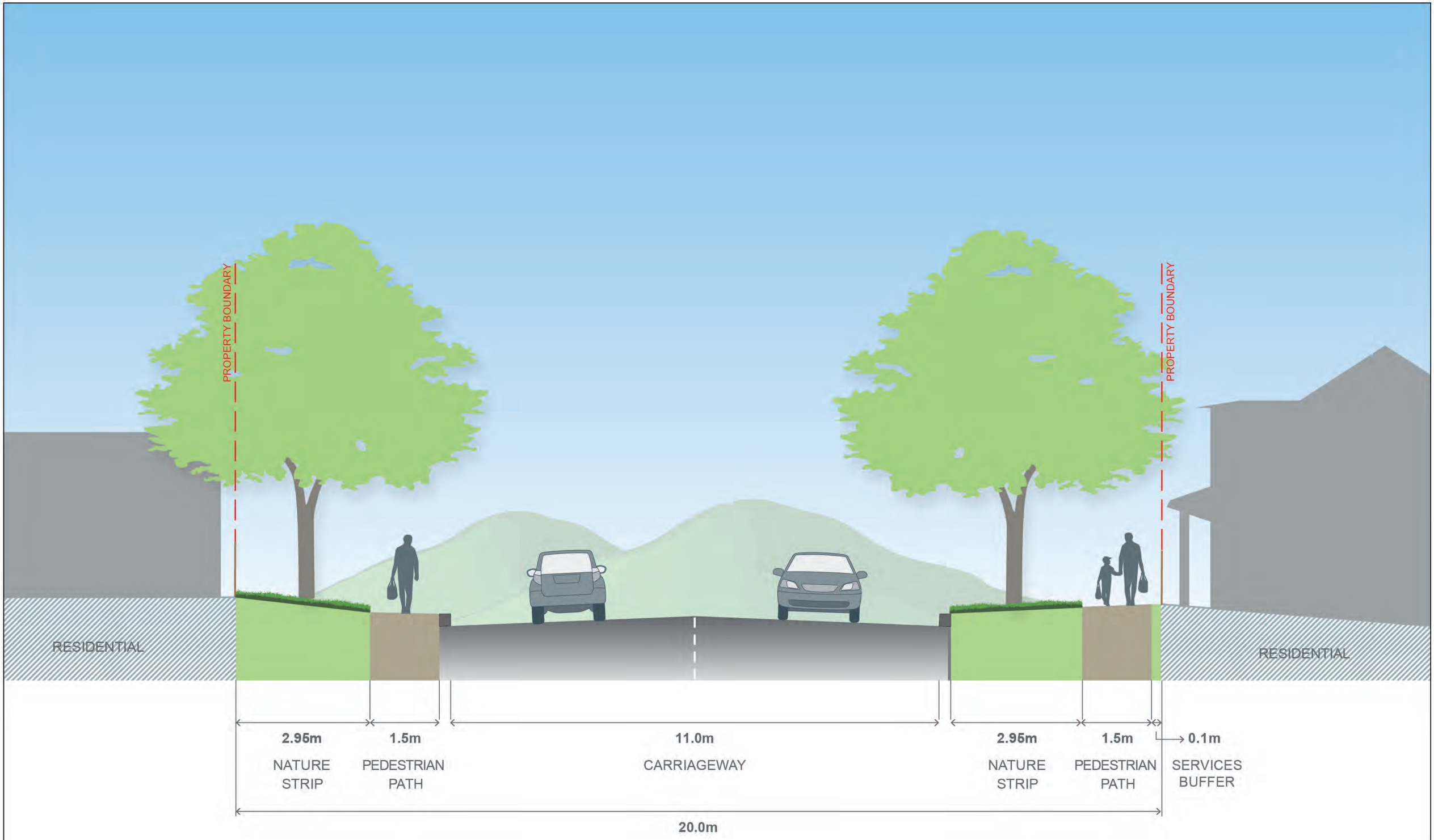
0 100 200 300 400 500 600m

Scale: N/A | Date Issued: 01.05.2023 | ©Niche Studio

DISCLAIMER: This Concept has been prepared based on high level planning advice.
Town Planning compliance is subject to approval from the Clarence City Council and a suitable town planner will need to be appointed.
All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application.
Built Form is illustrative only and subject to Architectural Design and approval from an RAIA qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.

NICHE STUDIO

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



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

0 100 200 300 400 500 600m

Scale: N/A | Date Issued: 01.05.2023 | ©Niche Studio

DISCLAIMER: This Concept has been prepared based on high level planning advice.
Town Planning compliance is subject to approval from the Clarence City Council and a suitable town planner will need to be appointed.
All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application.
Built Form is illustrative only and subject to Architectural Design and approval from an RAIA qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.

NICHE STUDIO

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.


HOBART INTERNATIONAL AIRPORT
GRUEBER AVENUE
LLANHERNE GOLF COURSE
LLANHERNE CLUB HOUSE
GRUEBER AVENUE
SURF ROAD
WESTLAND NURSERIES
CLUB WYNDHAM
LOUNGE RESTAURANT AND BAR
ROYAL HOBART GOLF CLUB
LEYDEN COURT PARK
WOODHURST ROAD
SURF ROAD
ROYAL HOBART GOLF CLUB RESTAURANT
Existing Residential
ESTATE DRIVE
LEWIS AVENUE
Development subject to tribunal decision
LEWIS PARK
SEVEN MILE BEACH ROAD
ESPLANADE
SEVEN MILE BEACH
ACTON CREEK
ONE HILL ESTATE RETIREMENT VILLAGE
FREDERICK HENRY BAY
14 KMS TO HOBART CITY CENTRE
LEGEND
Local Area Plan Boundary
TOPOGRAPHY AND HYDROLOGY
Acton Creek
Coastline
Seven Mile Beach
Bridge
TRANSPORT
Car Parking
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 (*Isoodon 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)

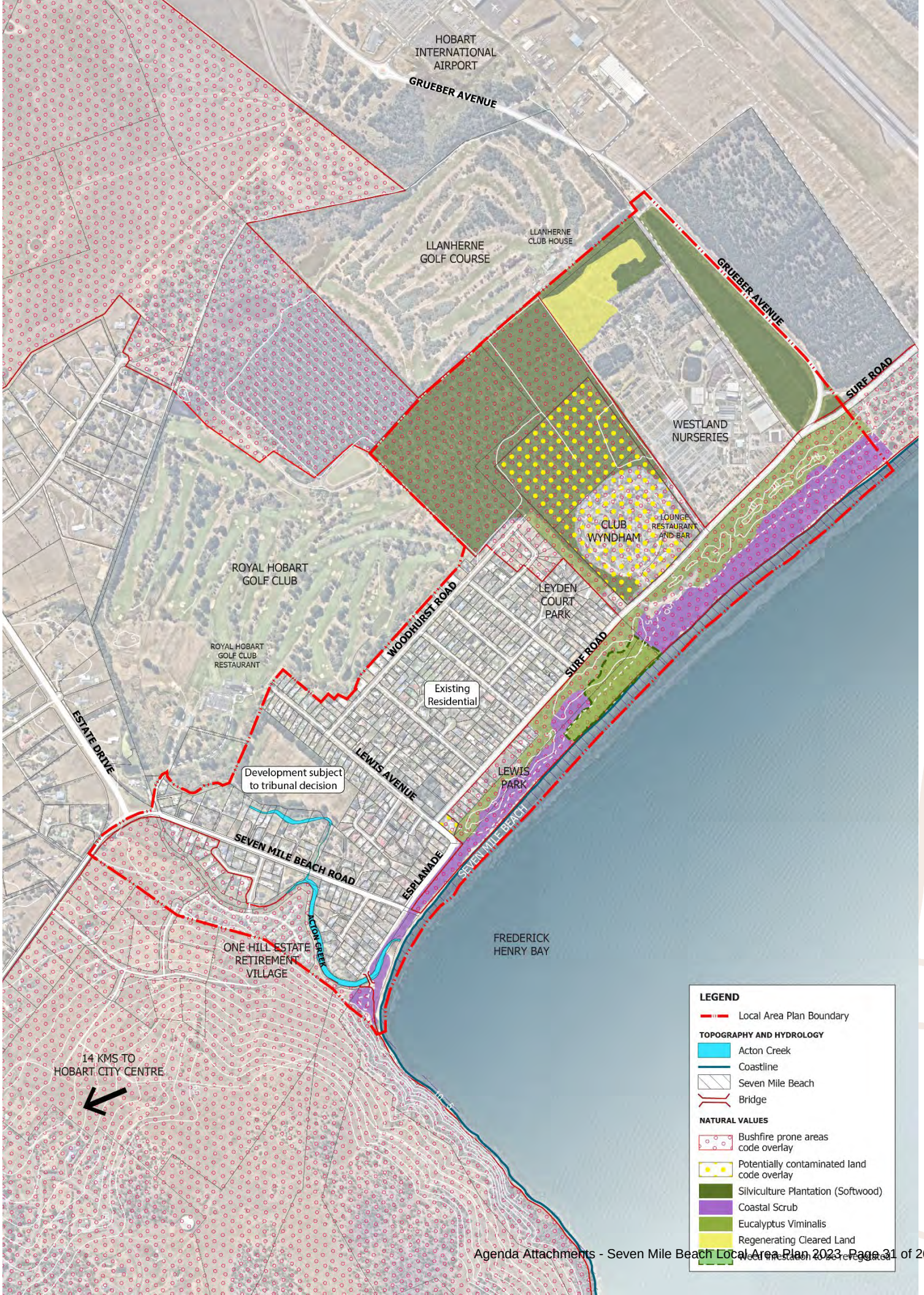
7.1 CONSULTATION OUTCOMES

- 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.


HOBART INTERNATIONAL AIRPORT
GRUEBER AVENUE
LLANHERNE GOLF COURSE
LLANHERNE CLUB HOUSE
GRUEBER AVENUE
SURF ROAD
WESTLAND NURSERIES
CLUB WYNDHAM
LOUNGE RESTAURANT AND BAR
ROYAL HOBART GOLF CLUB
WOODHURST ROAD
LEYDEN COURT PARK
ROYAL HOBART GOLF CLUB RESTAURANT
SURF ROAD
Existing Residential
ESTATE DRIVE
LEWIS AVENUE
Development subject to tribunal decision
LEWIS PARK
SEVEN MILE BEACH
SEVEN MILE BEACH ROAD
ESPLANADE
ACTON CREEK
FREDERICK HENRY BAY
ONE HILL ESTATE RETIREMENT VILLAGE
14 KMS TO HOBART CITY CENTRE
LEGEND
Local Area Plan Boundary
TOPOGRAPHY AND HYDROLOGY
Acton Creek
Coastline
Seven Mile Beach
Bridge
NATURAL VALUES
Bushfire prone areas code overlay
Potentially contaminated land code overlay
Silviculture Plantation (Softwood)
Coastal Scrub
Eucalyptus Viminalis
Regenerating Cleared Land
Weed infestation to be revegetated

8. CULTURAL HERITAGE

Aboriginal Heritage

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

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

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

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

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

Historic Heritage

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

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



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

8.1 CONSULTATION OUTCOMES

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

8.2 PLACEMAKING AND PUBLIC REALM OBJECTIVES AND STRATEGIES

1. To 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.


HOBART
INTERNATIONAL
AIRPORT
GRUEBER AVENUE
LLANHERNE
GOLF COURSE
LLANHERNE
CLUB HOUSE
GRUEBER AVENUE
SURF ROAD
WESTLAND
NURSERIES
CLUB
WYNDHAM
LOUNGE
RESTAURANT
AND BAR
ROYAL HOBART
GOLF CLUB
ROYAL HOBART
GOLF CLUB
RESTAURANT
WOODHURST ROAD
LEYDEN
COURT
PARK
SURF ROAD
Existing
Residential
ESTATE DRIVE
Development subject
to tribunal decision
LEWIS AVENUE
LEWIS
PARK
SEVEN MILE BEACH
SEVEN MILE BEACH ROAD
ESPLANADE
ACTON CREEK
ONE HILL ESTATE
RETIREMENT
VILLAGE
FREDERICK
HENRY BAY
14 KMS TO
HOBART CITY CENTRE
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.

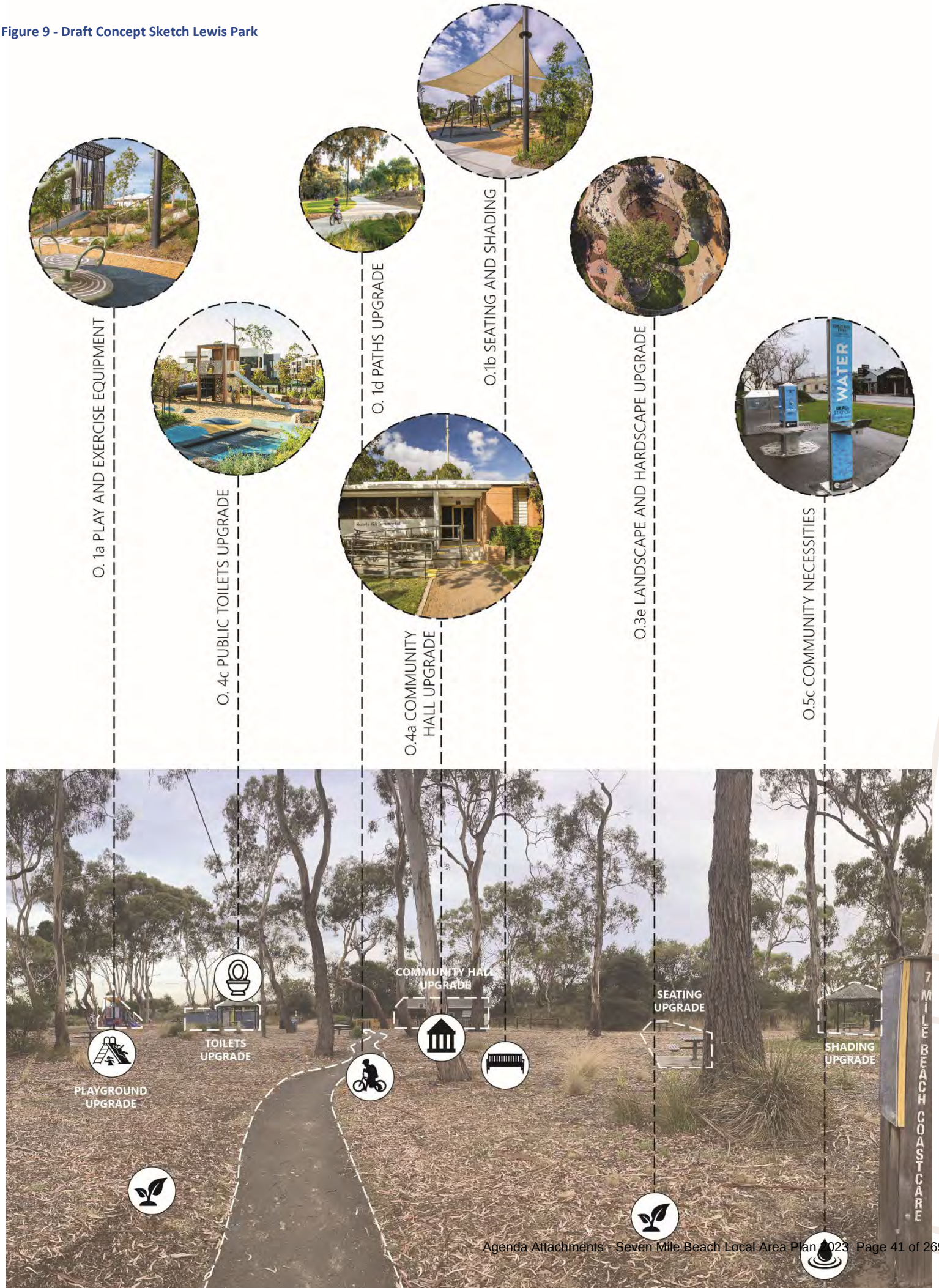
    b. Identify opportunities for facilities to incorporate public art to enhance identity.

    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




O. 1b LIGHTING
O. 1f PLAY
O. 1a PLAYGROUND UPGRADE
O. 1c LEGIBLE WAYFINDING AND PATHS
O. 3a GARDEN BEDS
O. 1b SEATING WITHIN PLAYGROUND
O. 4g PUBLIC TOILETS
O. 1g COMMUNITY NECESSITIES - BARBECUES
WAYFINDING AND PATHS
LIGHTING PROVISION
GARDEN BEDS
PLAYGROUND UPGRADE
SEATING UPGRADE
GARDEN BEDS
TOILETS PROVISION
BBQ
HALF BASKETBALL COURT


HOBART INTERNATIONAL AIRPORT
GRUEBER AVENUE
LLANHERNE GOLF COURSE
LLANHERNE CLUB HOUSE
GRUEBER AVENUE
SURF ROAD
WESTLAND NURSERIES
CLUB WYNDHAM
LOUNGE RESTAURANT AND BAR
ROYAL HOBART GOLF CLUB
WOODHURST ROAD
LEYDEN COURT PARK
ROYAL HOBART GOLF CLUB RESTAURANT
SURF ROAD
Existing Residential
ESTATE DRIVE
LEWIS AVENUE
Development subject to tribunal decision
LEWIS PARK
SEVEN MILE BEACH
SEVEN MILE BEACH ROAD
ESPLANADE
ACTON CREEK
ONE HILL ESTATE RETIREMENT VILLAGE
FREDERICK HENRY BAY
14 KMS TO HOBART CITY CENTRE
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 interested upgrading the current store to a multi-storey (3-4 storeys) development. Other complimentary uses could include a pharmacy, restaurant, gym, TCM butcher and grocer etc. Additionally, the location is suitable to accommodate Surf Life Saving Club facilities such as public toilets and showers.
- The most anticipated commercial and retail facility is a café, preferably located beachside similar to that of The Beach House at Blackmans Bay.
- Upgraded local/corner store would also be appreciated by the community.

Royal Hobart Golf Club (RHGC)

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

Llanherne Golf Course

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

Westland Nurseries

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

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


HOBART INTERNATIONAL AIRPORT
GRUEBER AVENUE
LLANHERNE GOLF COURSE
LLANHERNE CLUB HOUSE
GRUEBER AVENUE
SURF ROAD
WESTLAND NURSERIES
CLUB WYNDHAM
LOUNGE RESTAURANT AND BAR
ROYAL HOBART GOLF CLUB
WOODHURST ROAD
LEYDEN COURT PARK
ROYAL HOBART GOLF CLUB RESTAURANT
SURF ROAD
Existing Residential
ESTATE DRIVE
LEWIS AVENUE
Development subject to tribunal decision
LEWIS PARK
SEVEN MILE BEACH
SEVEN MILE BEACH ROAD
ESPLANADE
ACTON CREEK
ONE HILL ESTATE RETIREMENT VILLAGE
FREDERICK HENRY BAY
14 KMS TO HOBART CITY CENTRE
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.


PASTA
MAMO PASTA
MAMOPASTA
ITALIAN
LOVE

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

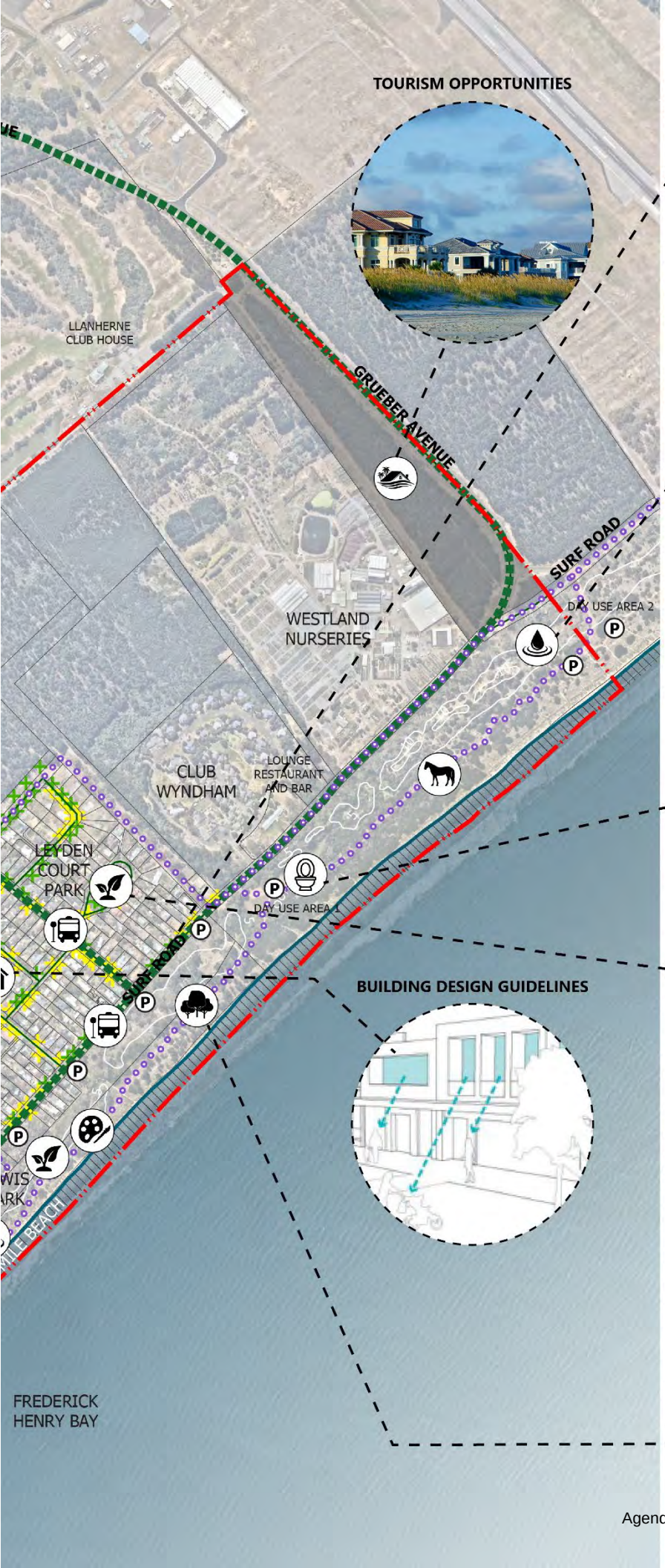


NEW BUS ROUTES



NEW BUS STOP PROVISION





TOURISM OPPORTUNITIES

URBAN GREENING



BEACHSIDE FACILITIES



NEW PUBLIC TOILETS



BUILDING DESIGN GUIDELINES

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 (*Eucalyptus viminalis*) 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 *Aboriginal Heritage Act 1975* 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.


HOBART INTERNATIONAL AIRPORT
GRUEBER AVENUE
LLANHERNE GOLF COURSE
LLANHERNE CLUB HOUSE
GRUEBER AVENUE
SURF ROAD
Investigation Area 2
WESTLAND NURSERIES
Investigation Area 1
CLUB WYNDHAM
LOUNGE RESTAURANT AND BAR
ROYAL HOBART GOLF CLUB
LEYDEN COURT PARK
WOODHURST ROAD
ROYAL HOBART GOLF CLUB RESTAURANT
SURF ROAD
Existing Residential
ESTATE DRIVE
LEWIS AVENUE
Development subject to tribunal decision
LEWIS PARK
SEVEN MILE BEACH
SEVEN MILE BEACH ROAD
ESPLANADE
ACTON CREEK
ONE HILL ESTATE RETIREMENT VILLAGE
FREDERICK HENRY BAY
LEGEND
Local Area Plan Boundary
ZONES
Proposed Major Tourism
COMMUNITY FACILITIES
Upgraded SMB Store
Proposed Community Facilities
SERVICE INFRASTRUCTURE
Sewer Mains
Proposed Sewer Mains
Sewer Treatment Plant
TOPOGRAPHY AND HYDROLOGY
Coastline
Seven Mile Beach
Bridge
Waterbodies

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.

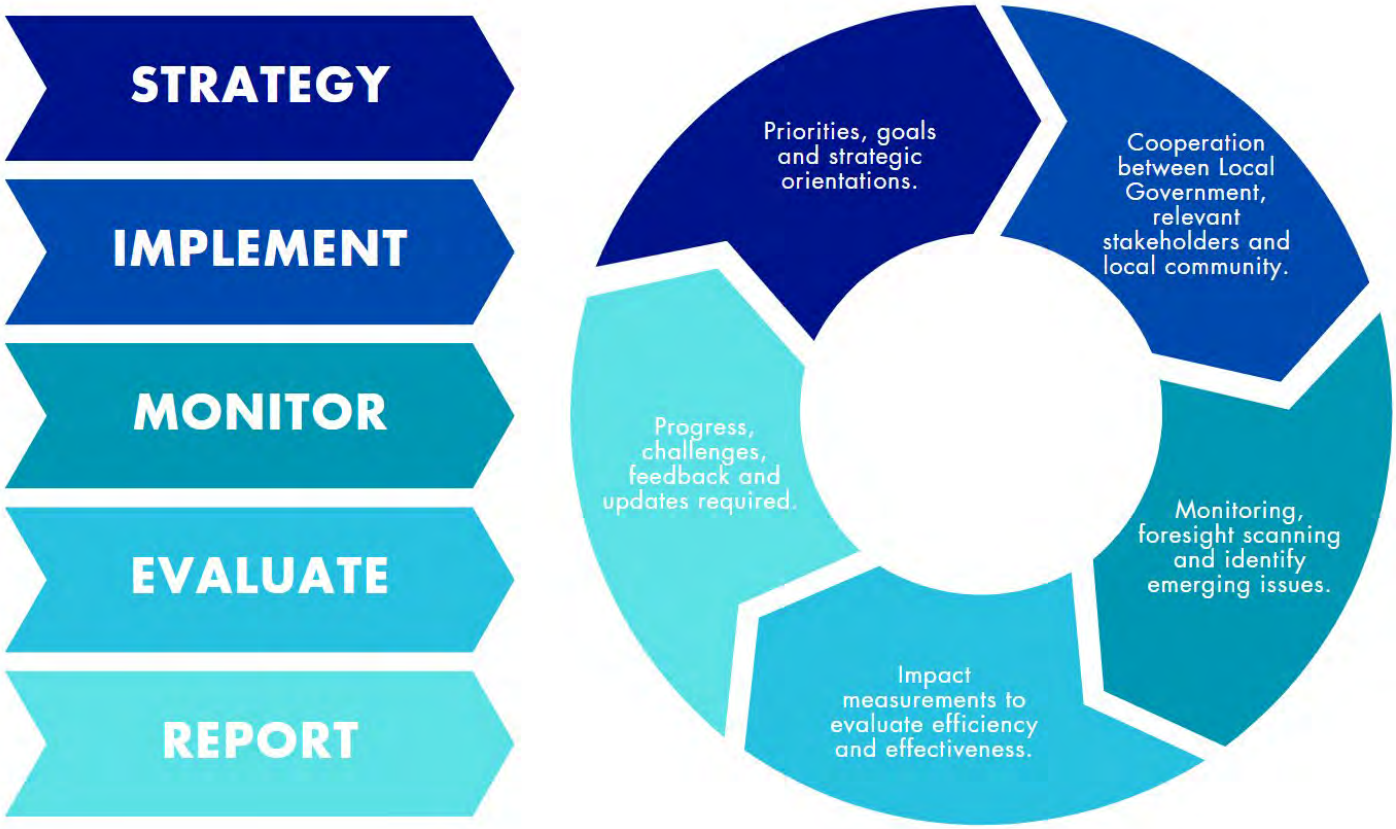


Figure 11: Interpretation of policy cycle key phrases.

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.

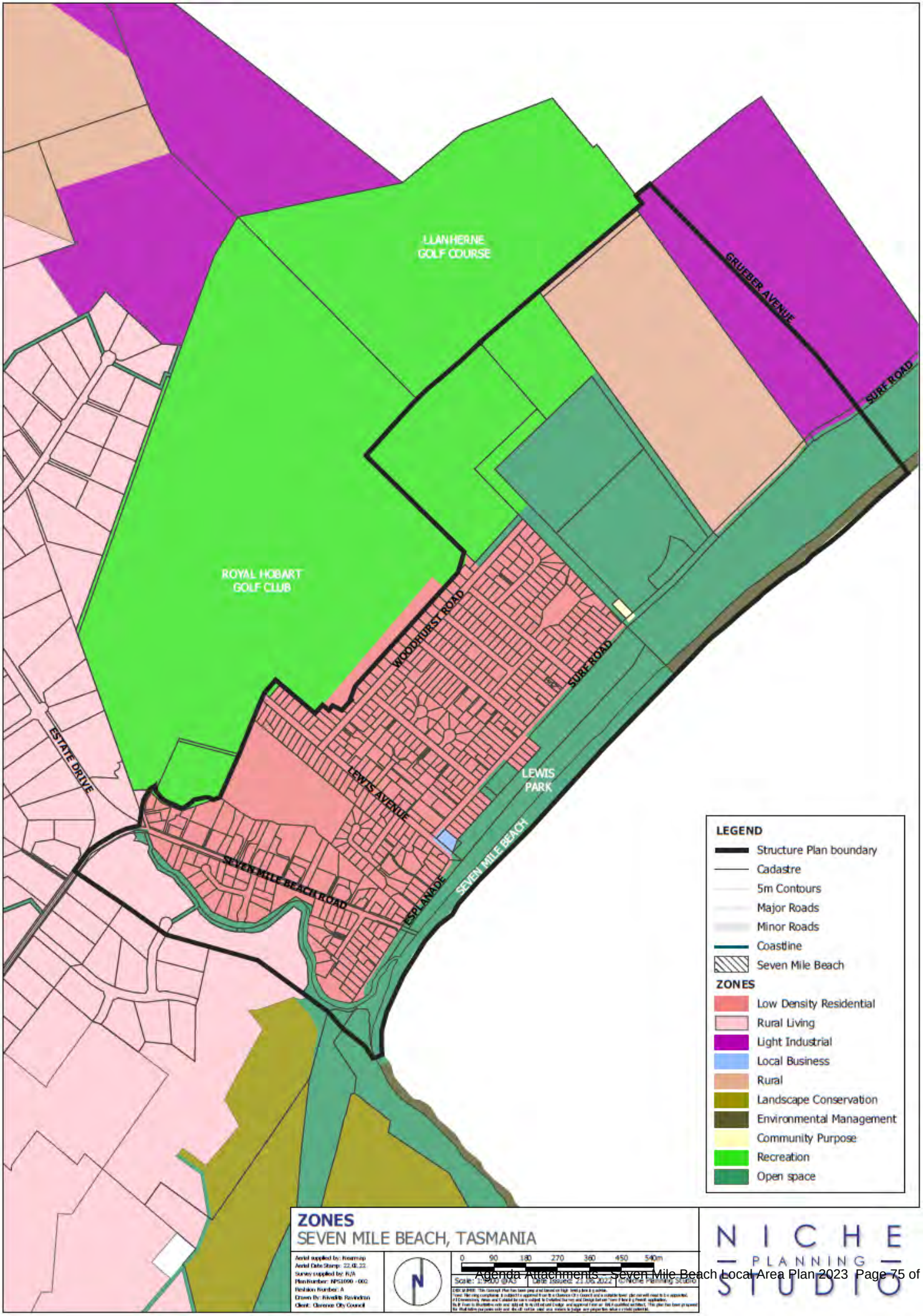
- *Access and Inclusion Plan 2021-2025*
- *Age Friendly Clarence Plan, 2018-2022*
- *CCC Stormwater management procedure for new development, 2021*
- *Clarence Activity Centre Strategy, 2013*
- *Clarence Bicycle Strategy Action Plan, 2013-2017*
- *Clarence Bushland and Coastal Strategy, 2011*
- *Clarence 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.


LLANHERNE
GOLF COURSE
GRUFFBER AVENUE
SURF ROAD
ROYAL HOBART
GOLF CLUB
WOODHURST ROAD
SURF ROAD
ESTATE DRIVE
LEWIS AVENUE
LEWIS
PARK
SEVEN MILE BEACH ROAD
ESPLANADE
SEVEN MILE BEACH
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
0 90 180 270 360 450 540m
NICHE PLANNING STUDIO

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)**

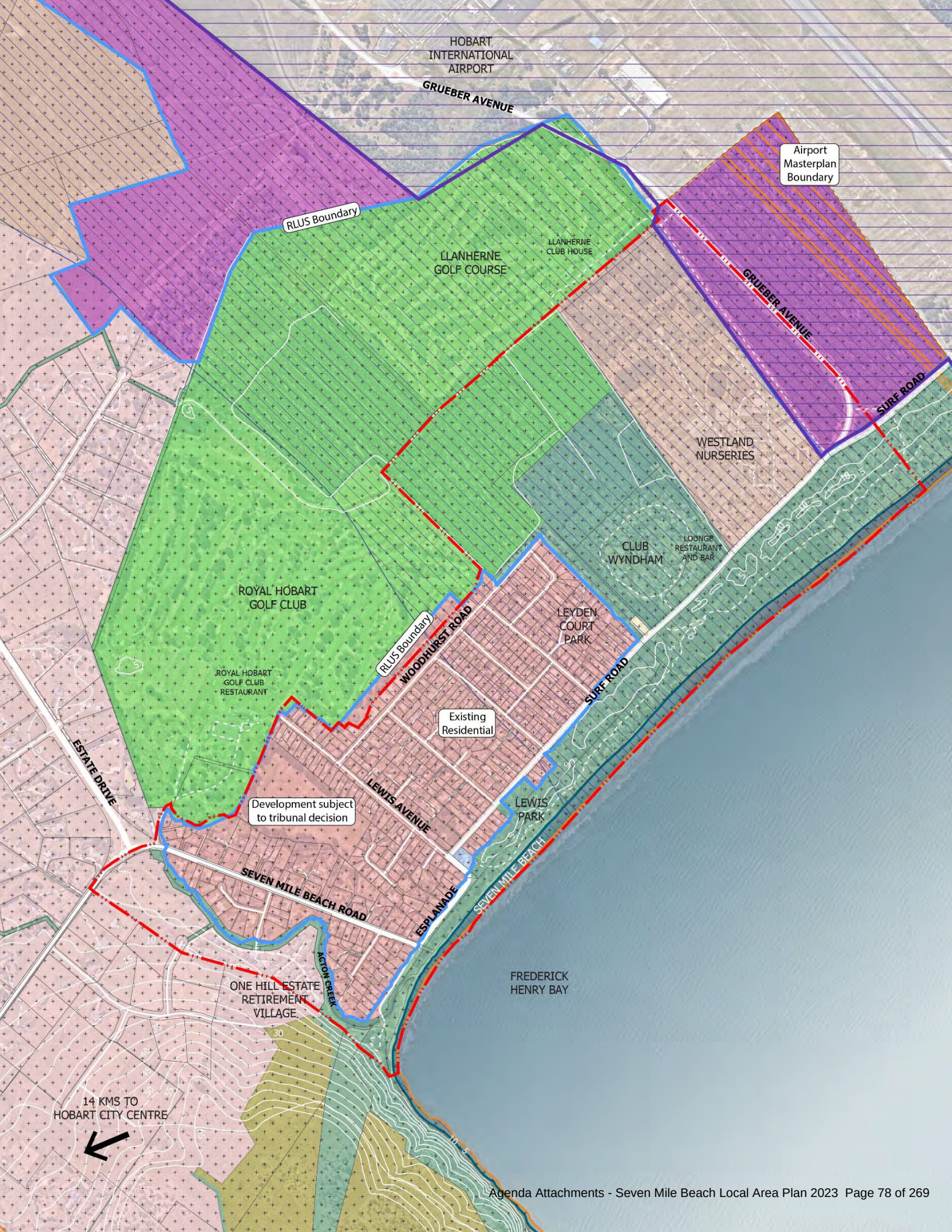
The Safeguarding of Airports Code protects airports from encroachment from incompatible uses, provides for safe air navigation, and encourages use compatible with airport noise exposure patterns. The Code seeks to control sensitive use within the airport noise exposure area and development within an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


HOBART
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
ROYAL HOBART
GOLF CLUB
RLUS Boundary
WOODHURST ROAD
LEYDEN
COURT
PARK
ROYAL HOBART
GOLF CLUB
RESTAURANT
SURF ROAD
Existing
Residential
ESTATE DRIVE
LEWIS AVENUE
Development subject
to tribunal decision
LEWIS
PARK
SEVEN MILE BEACH ROAD
ESPLANADE
SEVEN MILE BEACH
ACTON CREEK
ONE HILL ESTATE
RETIREMENT
VILLAGE
FREDERICK
HENRY BAY
14 KMS TO
HOBART 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	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). The future climate is hotter, has lower annual rainfalls, and more extreme storms with a rising sea level. 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.	Planning should be started for how Seven Mile Beach will in part or whole: • **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	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. The Reserve provides the opportunity to develop and enhance a wildlife corridor	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 tress 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.	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. The 2019 Clarence Recreation Needs Analysis also identified a potential triathlon transition/staging area at Seven Mile beach to support Triathlon South. 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.
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		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: 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.

		3. The cost needs to be shared by community as documented in TasWater service introduction policy, so community desire is very important. 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.
Planning	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.	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.

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

We own. We operate. We consult.



Entura in Australia is certified to the latest version of ISO 9001, ISO 14001, and ISO 45001.



©Entura. All rights reserved.

Entura has prepared this document for the sole use of the client and for a specific purpose, as expressly stated in the document. Entura undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the client's requirements and Entura's experience, having regard to the assumptions that Entura can reasonably be expected to make in accordance with sound professional principles. Entura may also have relied on information provided by the client and/or other parties to prepare this document, some of which may not have been verified. Subject to the above conditions, Entura recommends this document should only be transmitted, reproduced or disseminated in its entirety.

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 (name)	Clarence City Council (organisation)	22/09/2023 (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.

Contents

1. Introduction **1**

2. Strategic context **3**

2.1 Greater Hobart Committee 3
2.2 City of Clarence Strategic Plan 2021-2031 3
2.3 City of Clarence Community Engagement Policy 2020 4

3. Consultation overview **5**

3.1 Engagement purpose 5
3.2 Period of engagement 5
3.3 Initial engagement scope and method 5
3.4 Follow up engagement scope and method 6

4. Online survey **8**

4.1 Initial engagement methodology 8
4.2 Initial engagement results 10

5. Intercept surveys **21**

5.1 Methodology 21
5.1.1 Seven Mile Beach Intercept Surveys 21
5.1.2 Golf Course Intercept Surveys 22
5.2 Results 23
5.2.1 Seven Mile Beach Intercept Surveys 23
5.2.2 Golf Club Intercept Surveys 26

6. One Hill Estate focus group **28**

6.1 Methodology 28
6.2 Results 29

7. One-on-one targeted discussions **34**

7.1 Methodology 34
7.2 Results 34

8. Dedicated email address **36**

8.1 Methodology 36
8.2 Results 36

9. Council committees **37**

9.1 Methodology 37
9.2 Results 37

10. Agencies **39**

11. Follow up engagement **41**

11.1 Methodology 41
11.2 Results 41
11.2.1 Vision Statement 42
11.2.2 Key themes 43
11.2.3 Specific objectives 44
11.2.4 Open Space upgrades 47
11.3 Submissions 49
11.4 Outcomes 49

12. References **50**

List of figures

Figure 1.1: Map showing study area outlined in purple. 2

Figure 4.1: Screenshot of the online survey platform 9

Figure 4.2: Reasons for residing at Seven Mile Beach 10

Figure 4.3: Reasons for visiting Seven Mile Beach 11

Figure 4.4: Reasons why people value Seven Mile Beach 12

Figure 4.5: Description of housing in Seven Mile Beach 13

Figure 4.6: Preferred future housing typologies 14

Figure 4.7: Upgrade of existing recreational facilities 15

Figure 4.8: Environmental concerns 16

Figure 4.9: Future retail/employment places 17

Figure 4.10: Community facilities wanted by community 18

Figure 4.11: New infrastructure wanted by community 19

Figure 4.12: Improvements wishlist from survey participants 20

Figure 5.1: Project team members chatting with members of the public at the entrance onto Seven Mile Beach 22

Figure 5.2: Intercept surveys at the Royal Hobart Golf Course 22

Figure 5.3: Reasons why participants love Seven Mile Beach 23

Figure 5.4: Summary of issues that participants were most worried about 24

Figure 5.5: Summary of features that participants were most excited about 25

Figure 5.6: Word cloud of responses to Question 3 26

Figure 6.1: Focus group discussion at One Hill Estate 28

Figure 6.2: Resident feedback on what they love about Seven Mile Beach 29

Figure 6.3: Services and housing improvements that residents would like to see 30

Figure 6.4: Infrastructure improvements that residents would like to see 30

Figure 6.5: Facilities that residents would like to see 31

Figure 6.6: Vision statements for Seven Mile Beach 32

Figure 6.7: Licensed café, The Beachhouse, at Blackmans Bay 33

Figure 11.1: Level of agreement with key themes of the draft Local Area Plan. 44

Figure 11.2: Responses to Housing objectives in the draft Local Area Plan. 45

Figure 11.3: Responses to Movement and Access objectives in the draft Local Area Plan. 45

Figure 11.4: Responses to specific Natural Values objectives in the draft Local Area Plan. 46

Figure 11.5: Responses to specific Open Space and Community Facilities objectives in the draft Local Area Plan. 46

Figure 11.6: Responses to specific objectives around the Retail, Commercial & Tourism theme in the draft Local Area Plan. 47

Figure 11.7: Responses to specific objectives around the Servicing & Utilities in the draft Local Area Plan. 47

Figure 11.8: Community Priorities for proposed Lewis Park upgrades. 48

Figure 11.9: Upgrades for Leyden Park considered as priorities by the community. 49

List of tables

Table 3.1: Consultation activities 5

Table 3.2: Summary of follow up consultation activities 6

Table 9.1: Summary of council committee survey 37

Table 10.1: Summary of agency feedback 39

Table 11.1: Summary of responses to the vision statement 42

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 requirements[2].

[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?

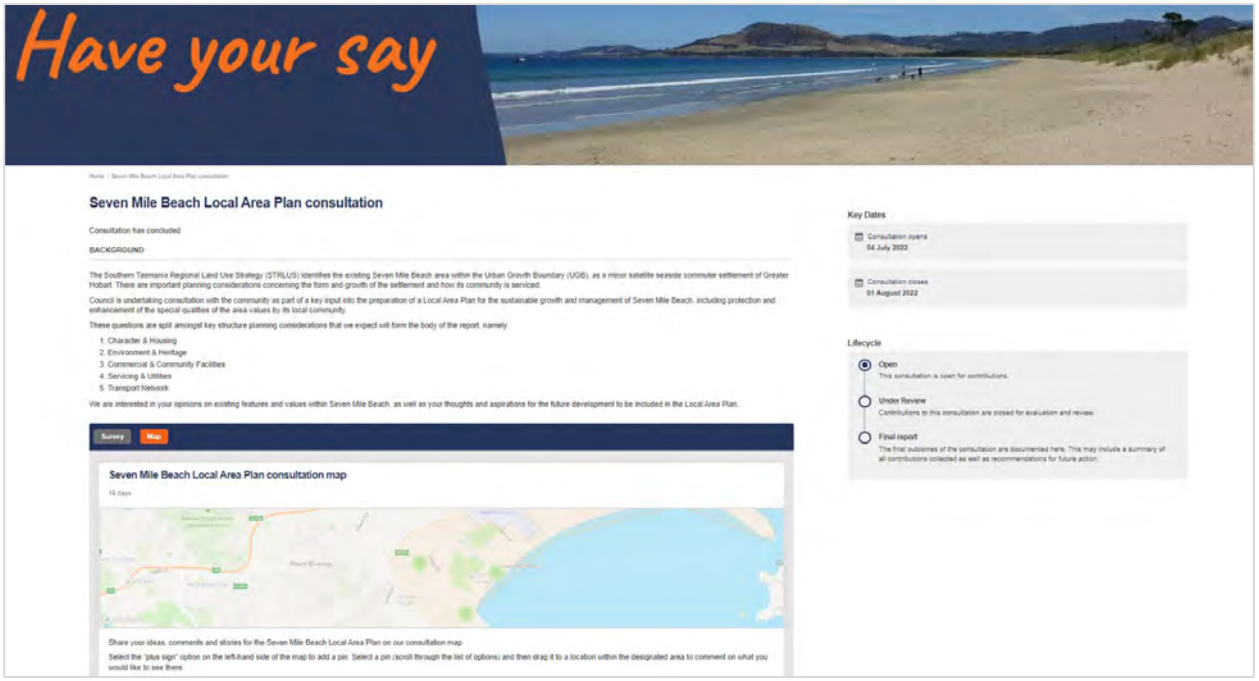


Figure 4.1: Screenshot of the online survey platform

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).

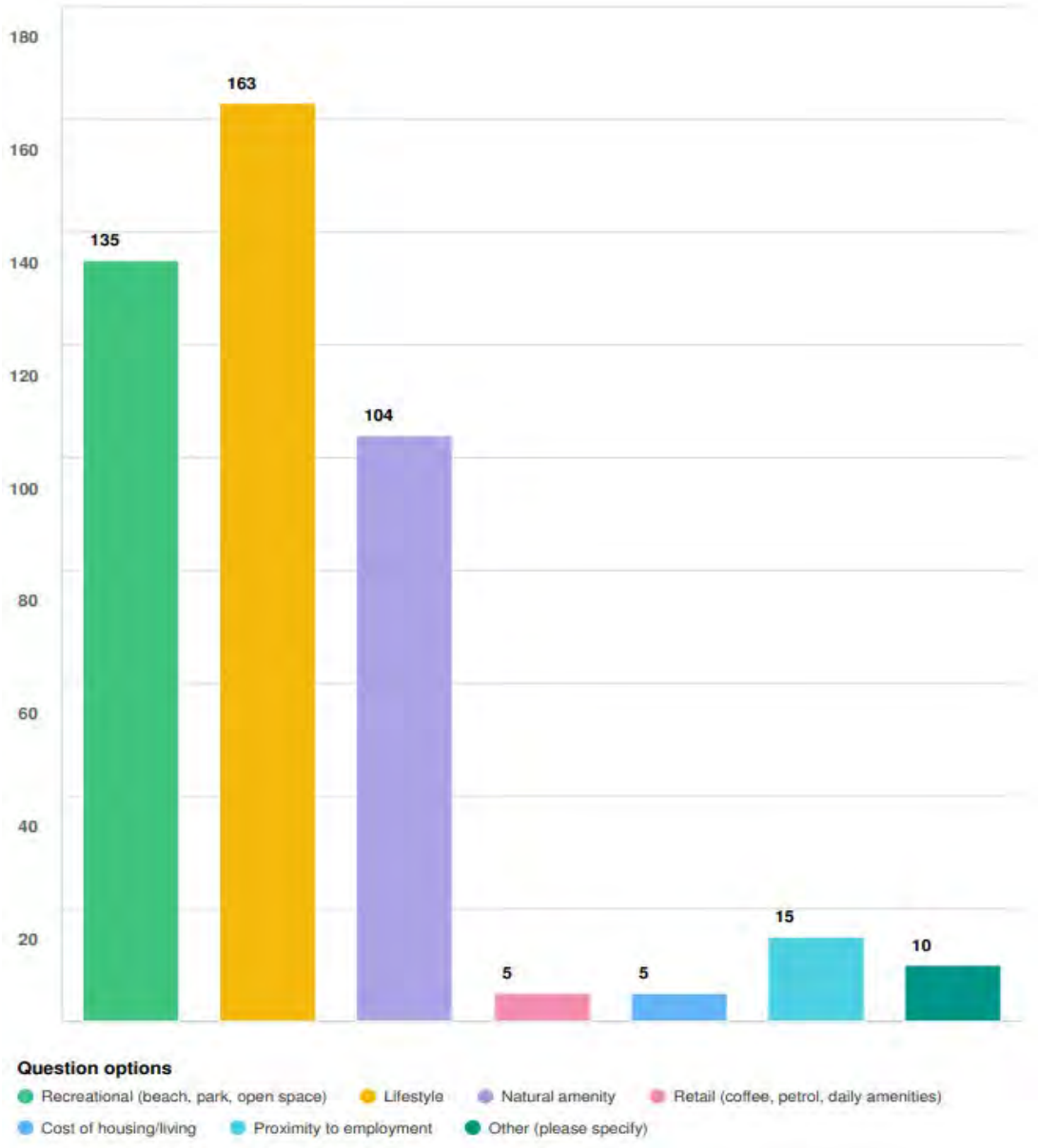


Figure 4.2: Reasons for residing at Seven Mile Beach

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.

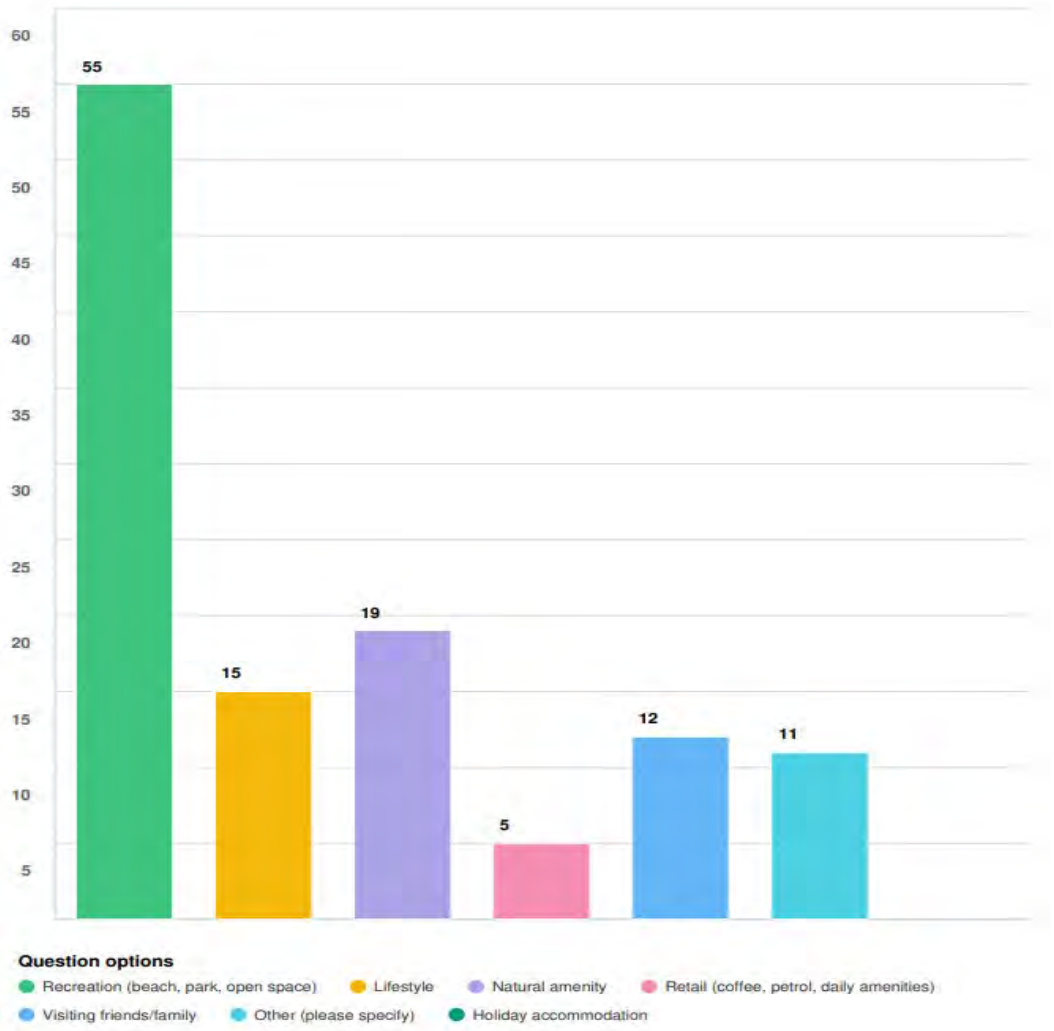


Figure 4.3: Reasons for visiting Seven Mile Beach

Key themes within the written responses are presented in the word cloud in Figure 4.4. It can be seen from the word cloud below that the beach is the key feature of why people value Seven Mile Beach. However, respondents also identified other attributes such as the environment, its atmosphere, the village feel, and the community as other reasons they value the township. These are all inter-related and could imply reasons as to why respondents would choose to live or visit the township.



Figure 4.4: Reasons why people value Seven Mile Beach

Housing

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).

The responses are summarised and represented in the below word cloud (Figure 4.5).



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 m^2) and suburban homes, compared to high or medium density developments, as summarised in Figure 4.6.

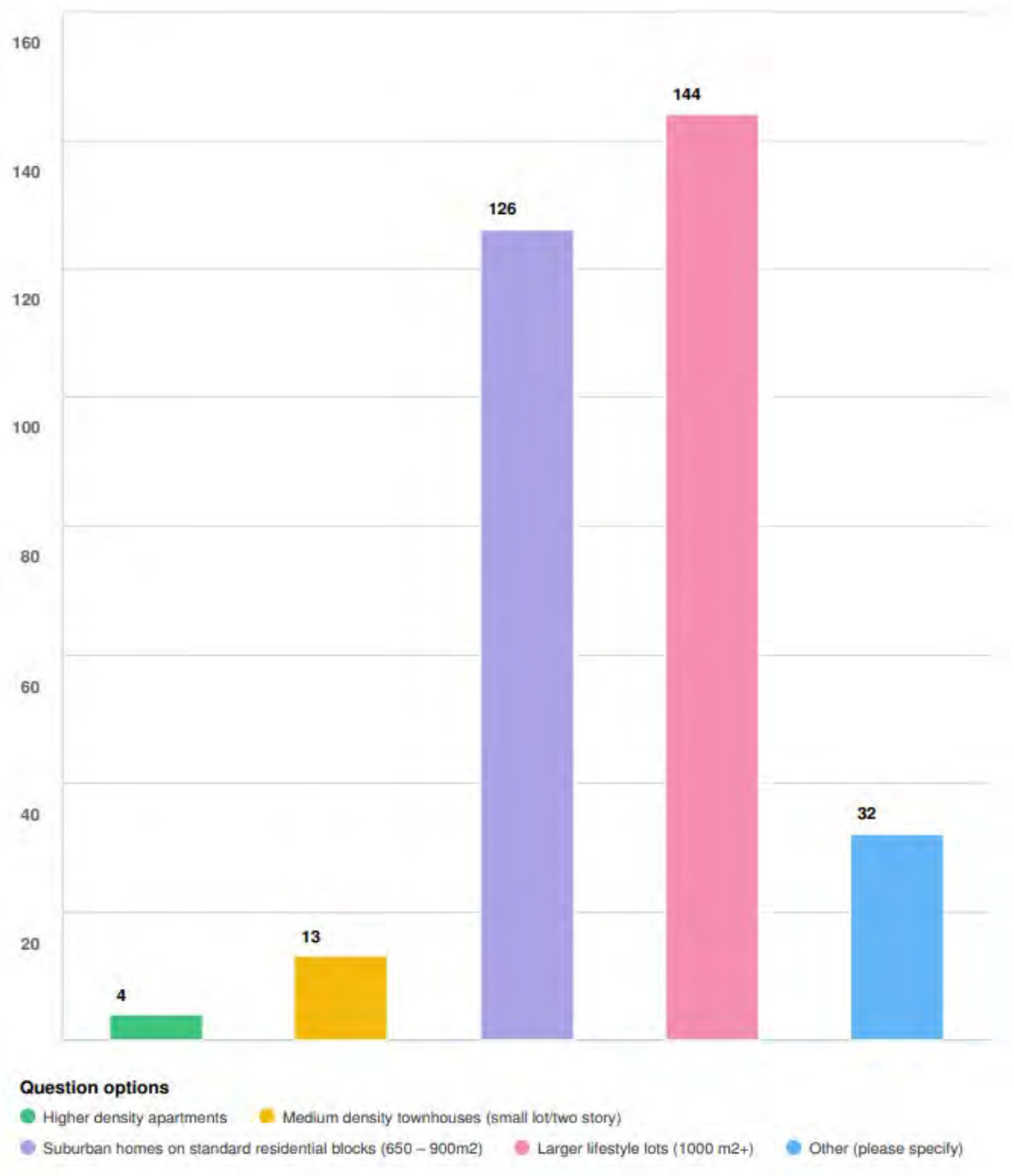


Figure 4.6: Preferred future housing typologies

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.

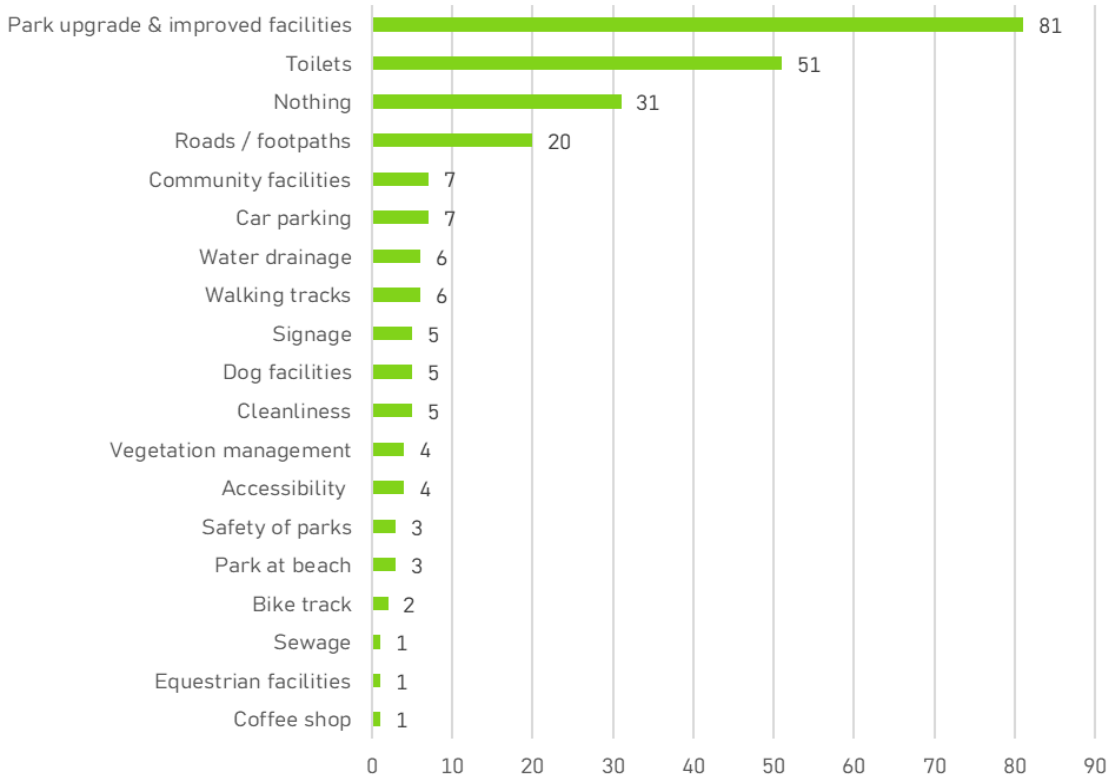


Figure 4.7: Upgrade of existing recreational facilities

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.

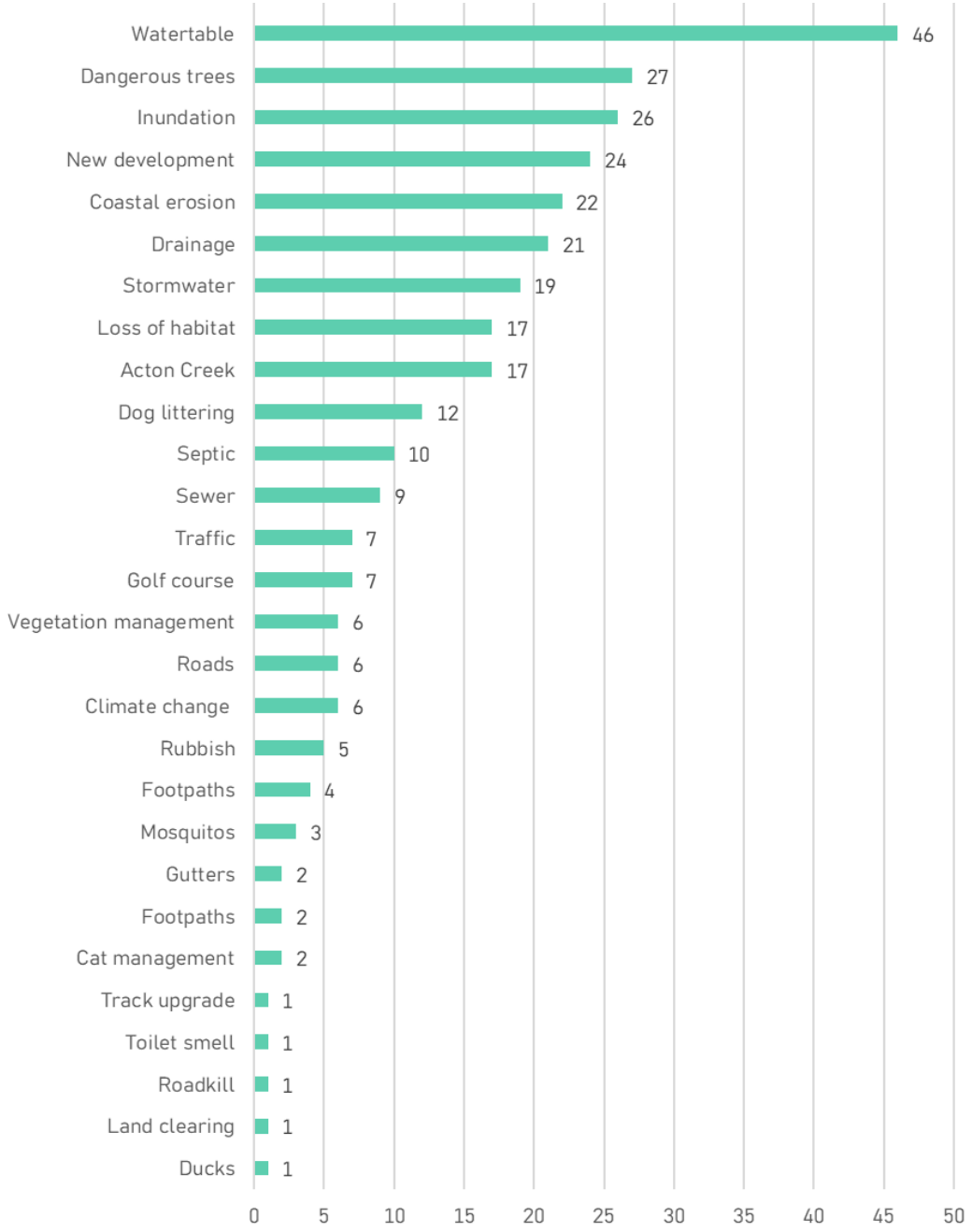


Figure 4.8: Environmental concerns

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).

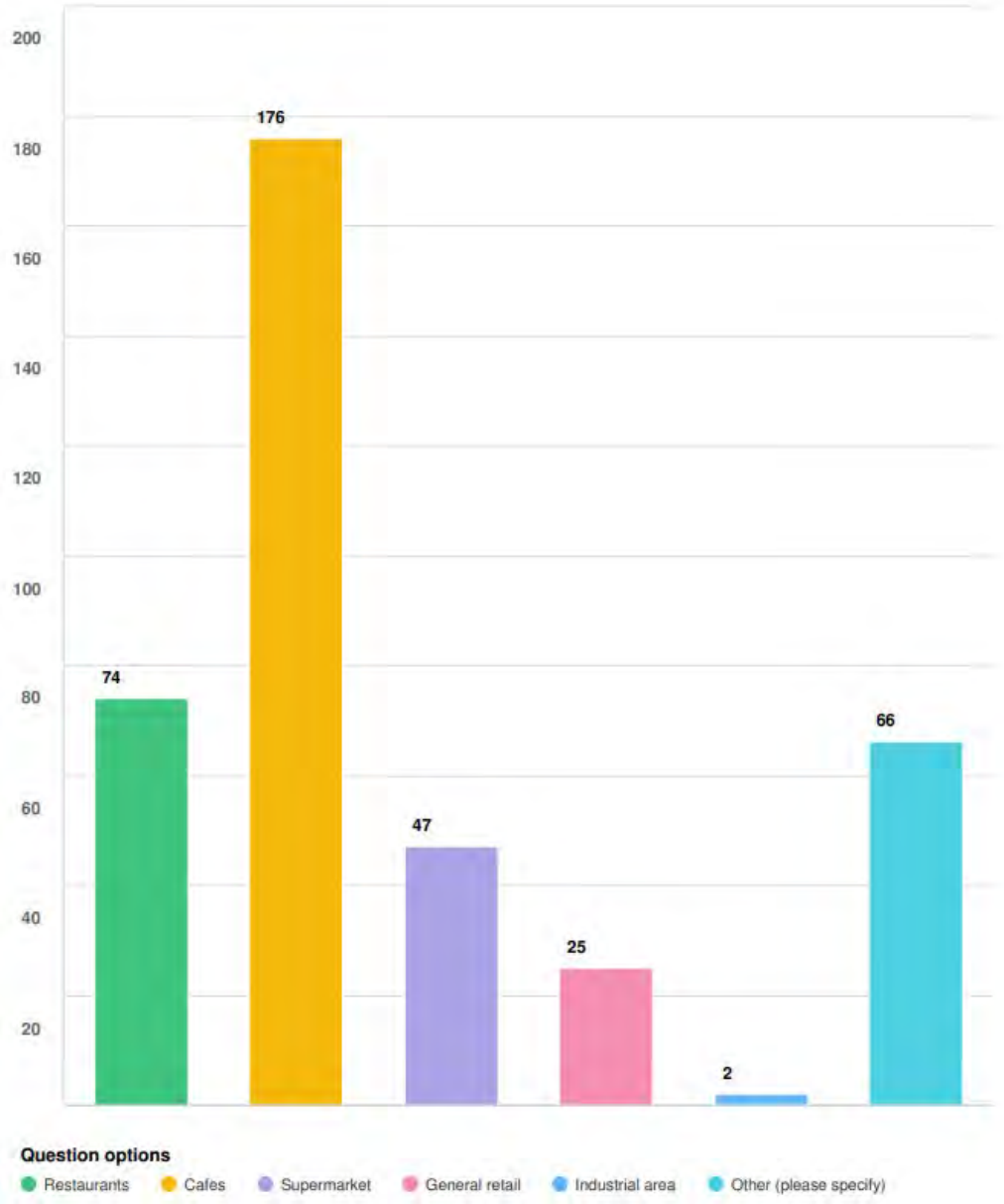


Figure 4.9: Future retail/employment places

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.

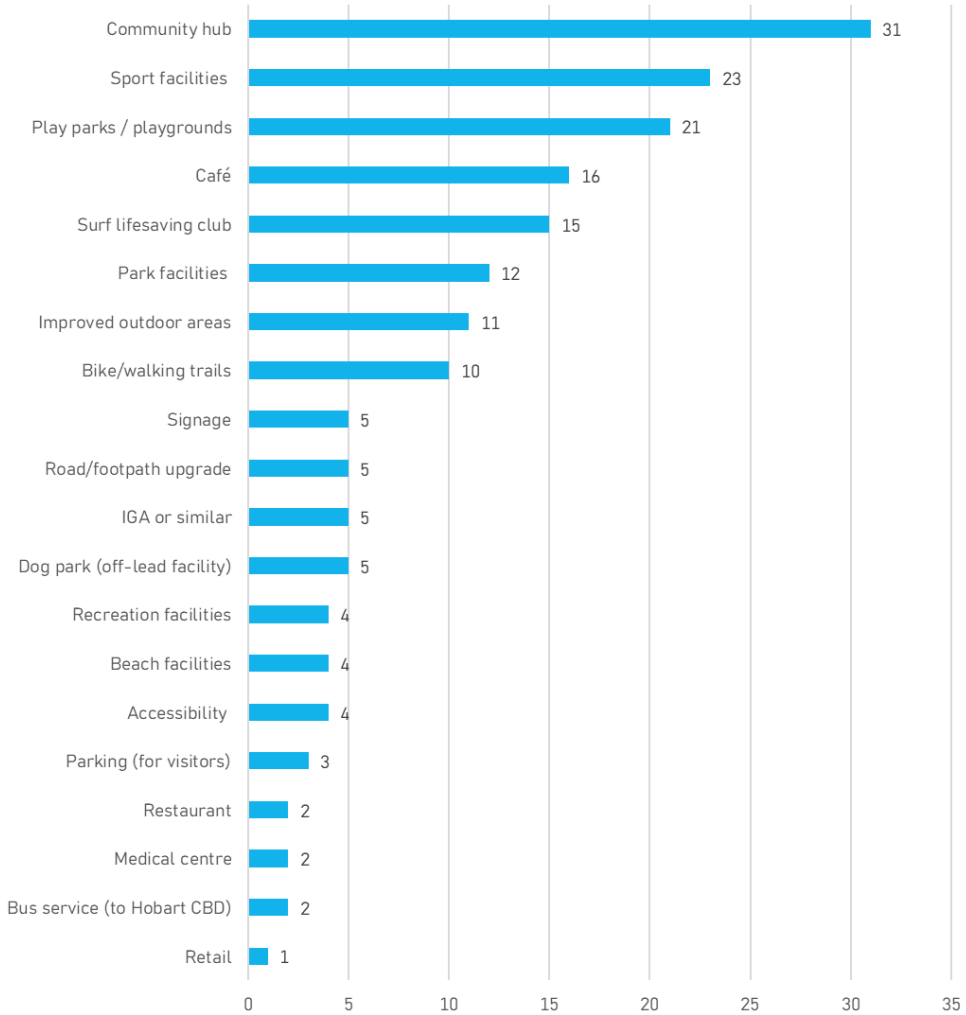


Figure 4.10: Community facilities wanted by community

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.

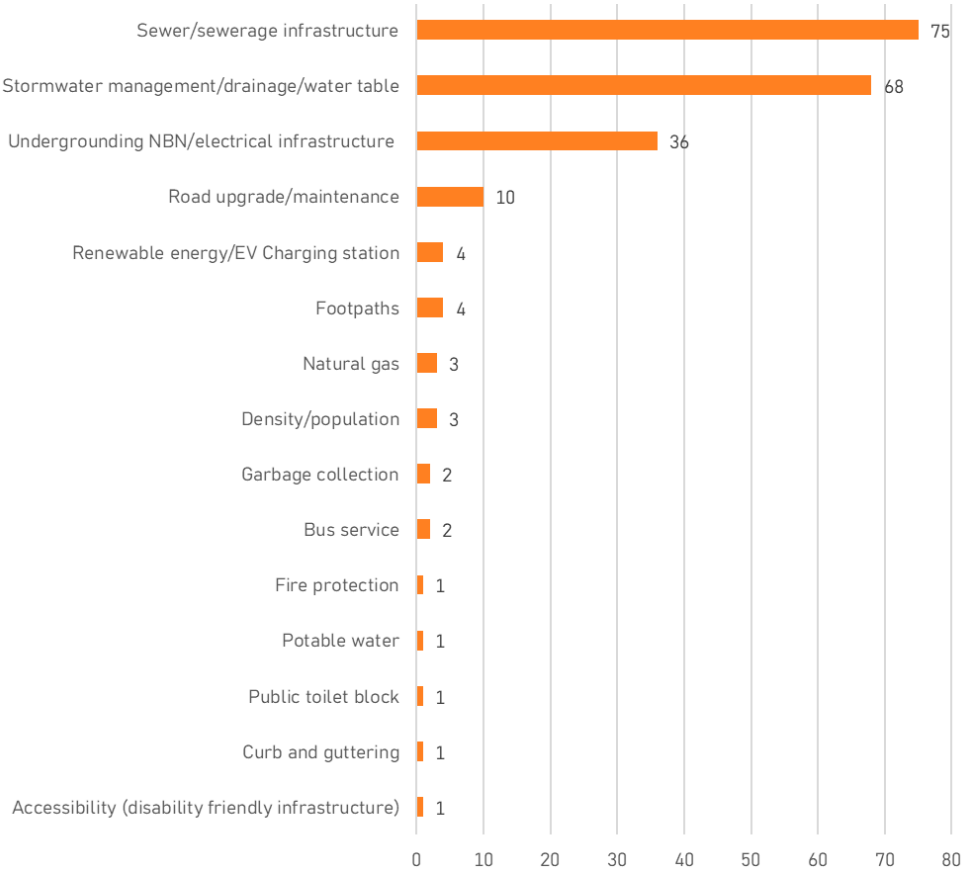


Figure 4.11: New infrastructure wanted by community

The last two questions on the survey provided survey participants a final opportunity to raise improvements that they would like to see at Seven Mile Beach. The most predominant improvements that participants want to see revolve around water management (flooding, stormwater and sewer), as well as better road and footpath infrastructure. Themes are presented in Figure 4.12.



Figure 4.12: Improvements wishlist from survey participants

Other comments related to feedback that was captured in other parts of the survey including:

- capacity of existing infrastructure in the township is maximised
- quality of existing road and footpath infrastructure
- potential impact on infrastructure if the Royal Hobart Golf Course development proceeded
- potential benefits if the Royal Hobart Golf Course development proceeded
- general perceived neglect of the township by the Council as seen in rundown amenities (e.g. toilets, car parks)
- more play facilities for children, including sport facilities
- dog management
- futureproofing the township including considering climate change.

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.

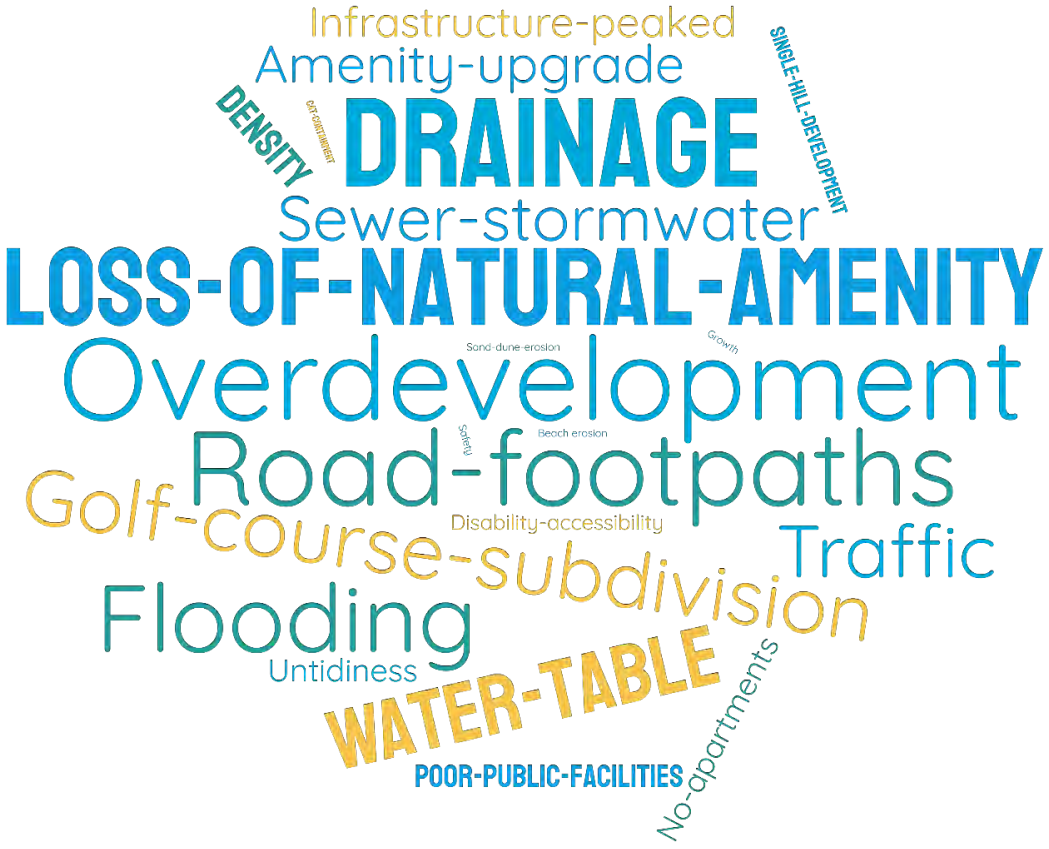


Figure 5.4: Summary of issues that participants were most worried about

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.

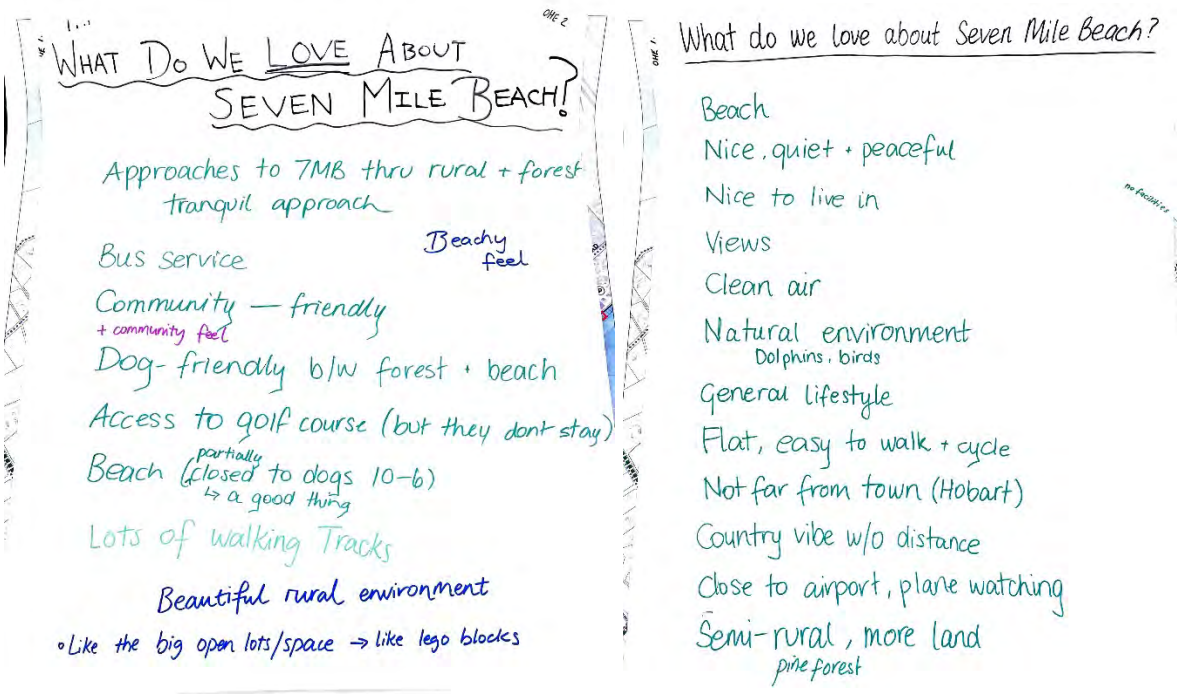


Figure 6.2: Resident feedback on what they love about Seven Mile Beach

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.

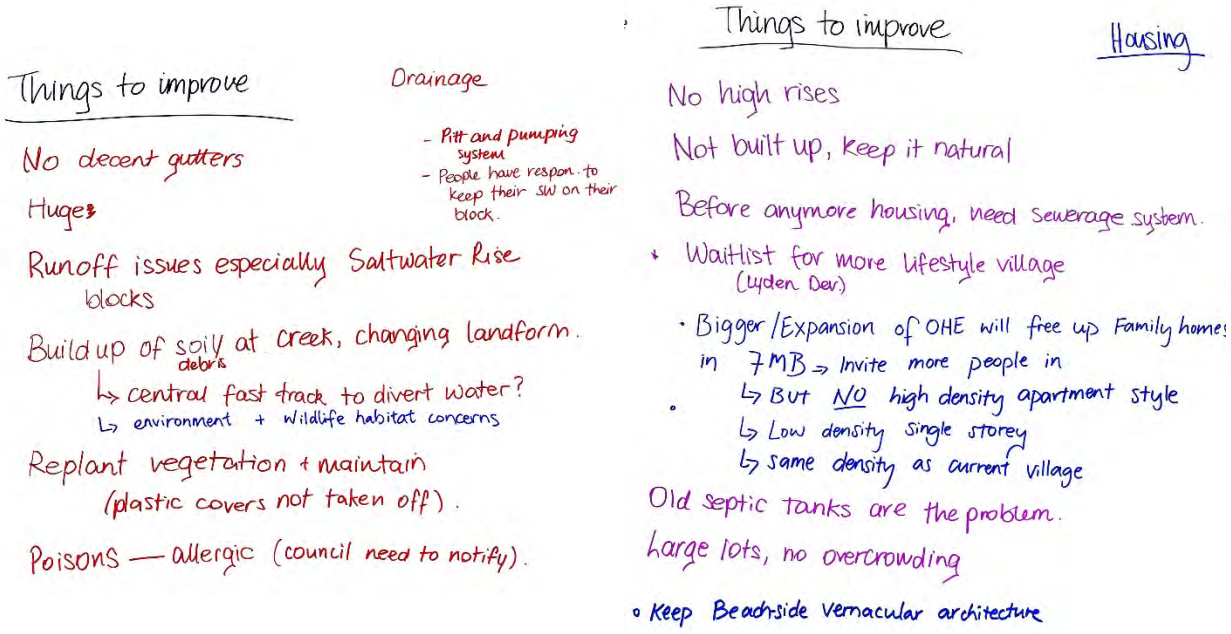


Figure 6.3: Services and housing improvements that residents would like to see

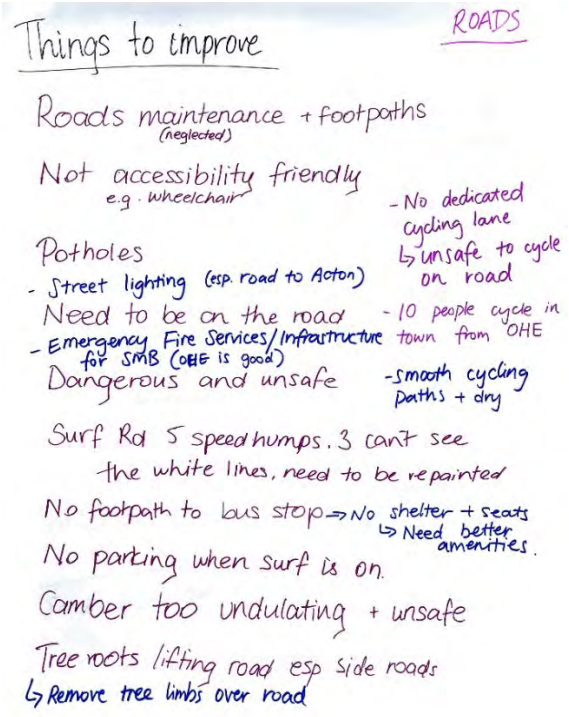


Figure 6.4: Infrastructure improvements that residents would like to see

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.

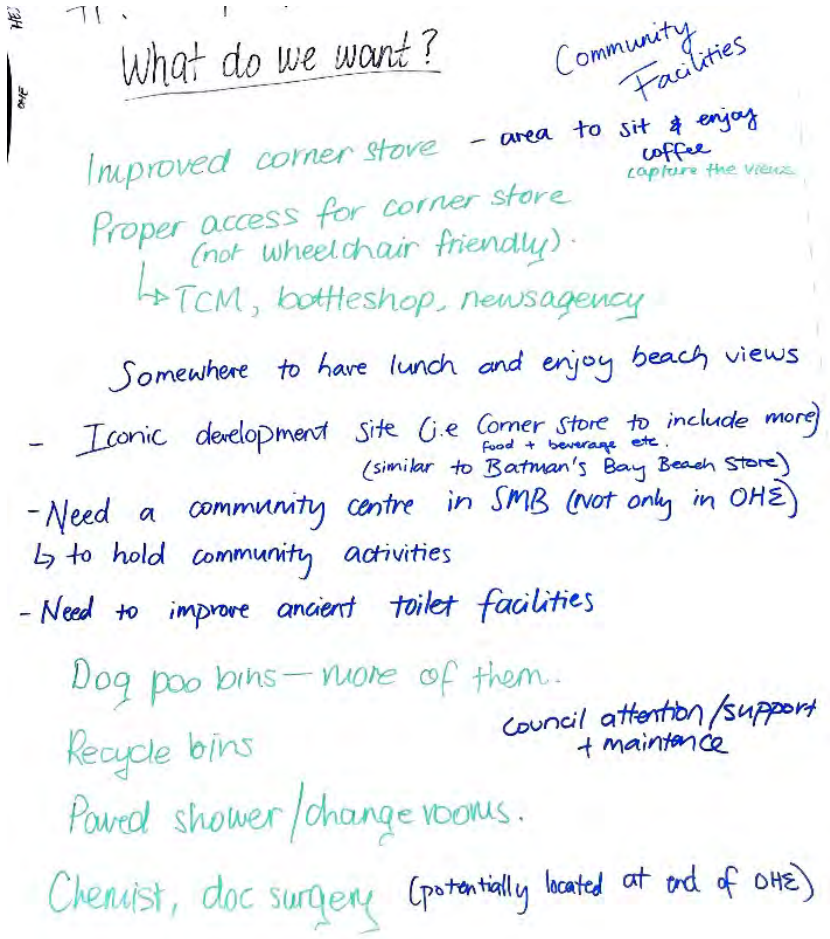


Figure 6.5: Facilities that residents would like to see

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.

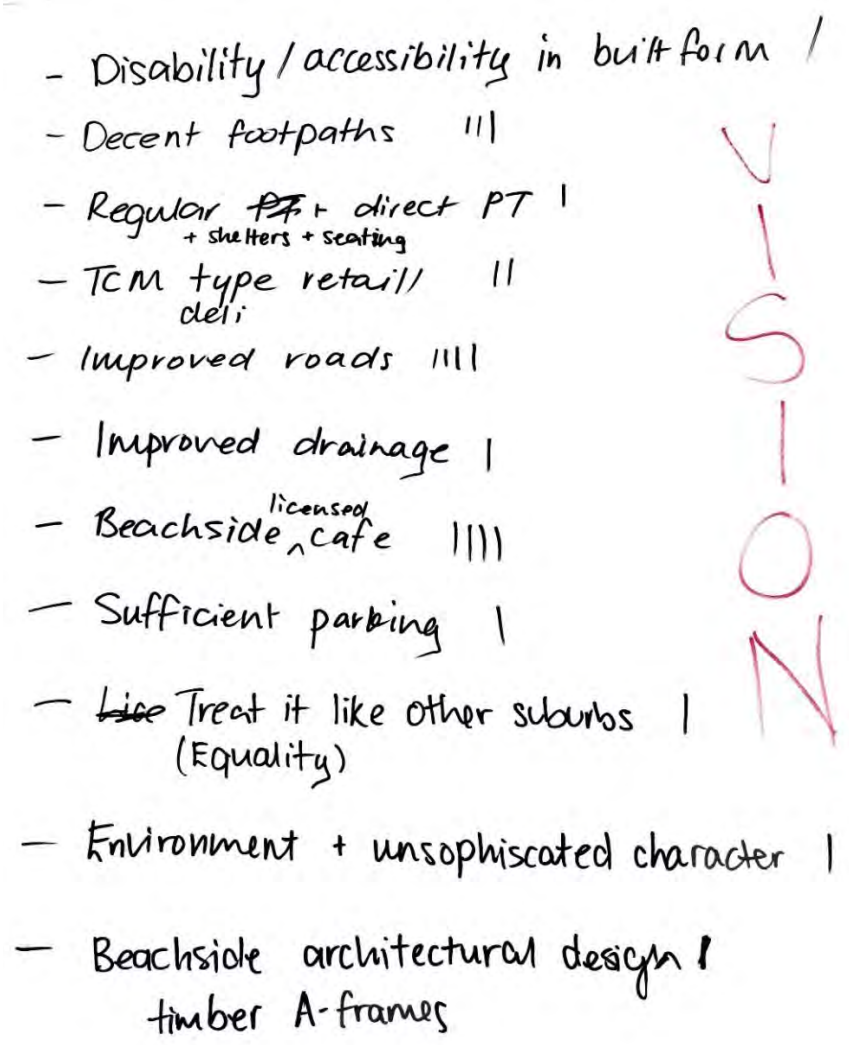


Figure 6.6: Vision statements for Seven Mile Beach



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 completely 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	• 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
	• The committee is also hoping to put in a coastal track o bypass the Day Use Area 2 carpark.
Bicycle Steering Committee	• The key matter that the committee would like to see addressed is improved infrastructure for people riding bicycles.
Natural Resources Management Committee	• 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	• 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	• 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	• 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	• 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)	• 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	• 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	• 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 Are 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	• 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	• 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	• 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	• Four respondents expressed that the vision was too complex, and/or utilised too much jargon. • *"Impossible to read the vision statement…"*
Issue with terminology	3	• Concerns with specific terminology used in the vision statement were raised. These included: o "Ownership". The respondent felt that this word promotes exclusion as if visitors' concerns may not matter as much as residents. o "Village". Two respondents noted that Seven Mile Beach is not a village. o "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	• 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	• 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	• 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	• 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	• One response noted that the First Peoples should be acknowledged in the vision statement.
Waste management	1	• 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.

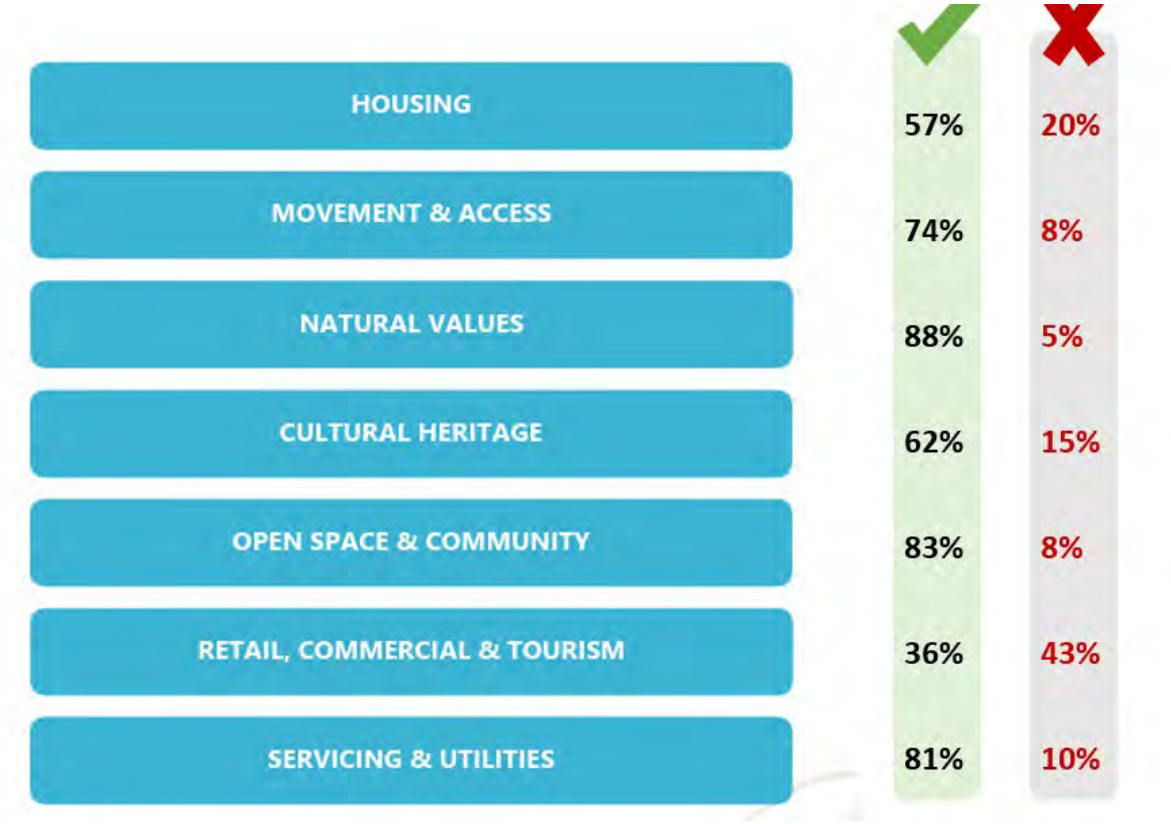


Figure 11.1: Level of agreement with key themes of the draft Local Area Plan.

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).

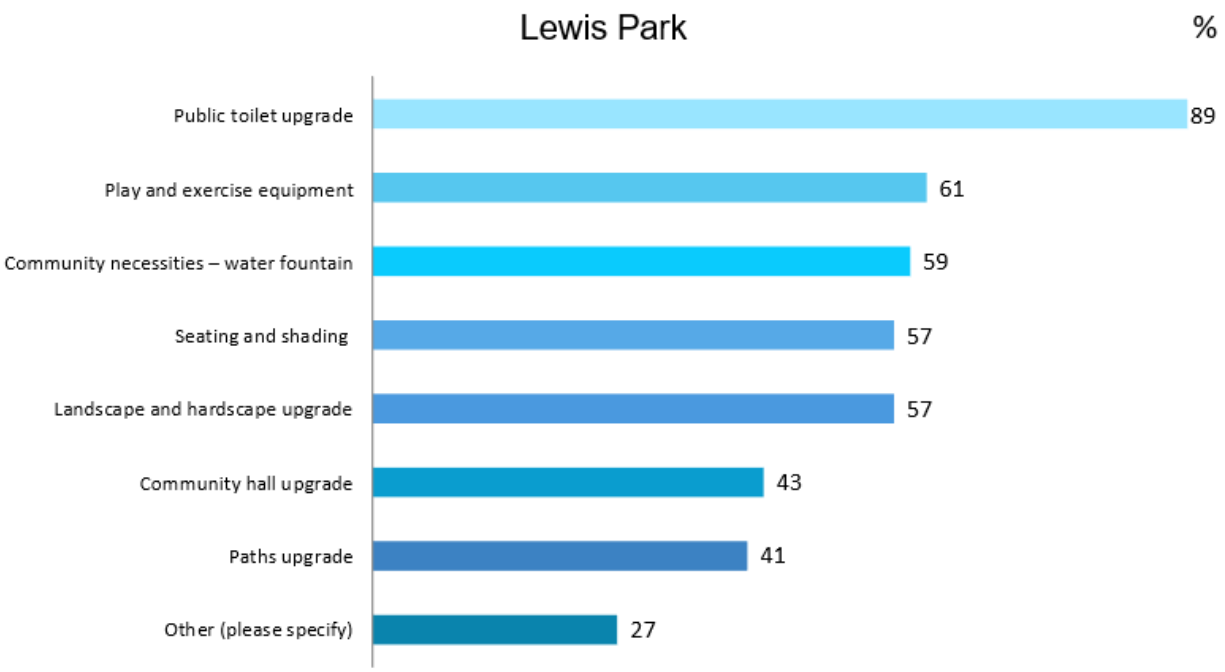


Figure 11.8: Community Priorities for proposed Lewis Park upgrades.

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.

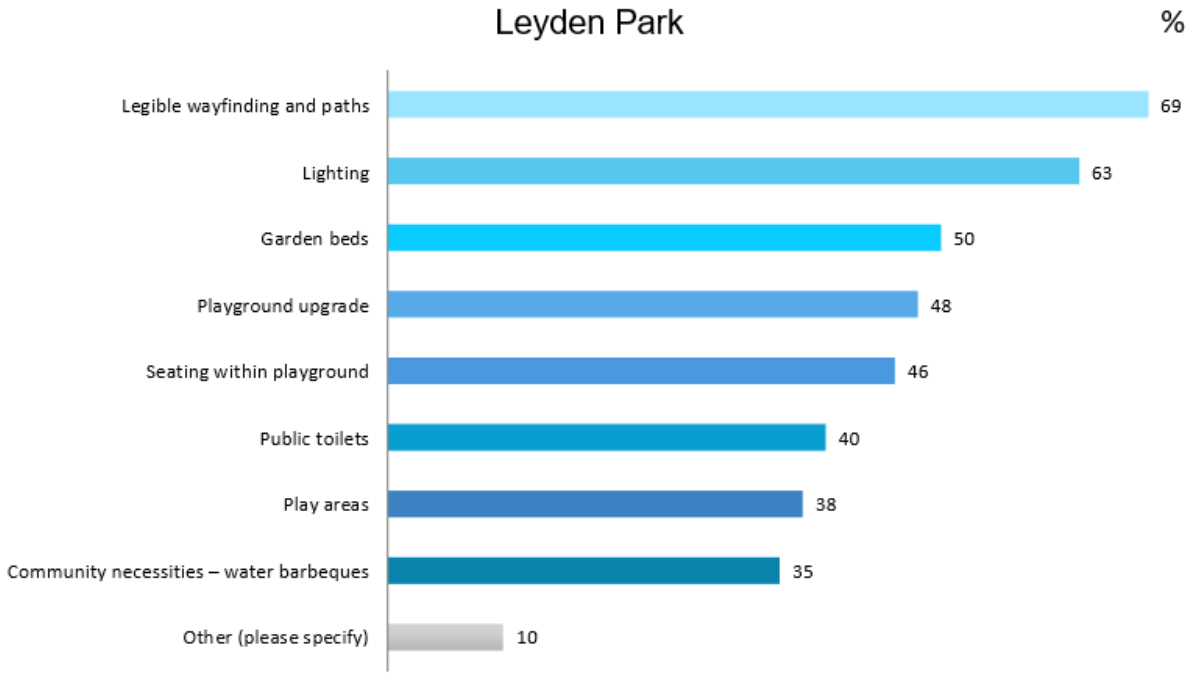


Figure 11.9: Upgrades for Leyden Park considered as priorities by the community.

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

Clarence... a brighter place

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

29 June 2022

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

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

B. 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 – 900m^2)
   - ◯ Larger lifestyle lots (1000 m^2+)
   - ◯ 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	- 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	- 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?	- 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?	- Flood prone areas, water sitting above ground. - Water table coming up, takes a while to lower again.	-
Proposed land uses?	- Existing use as nursery into the foreseeable future. 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	-

	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	*Landforms, design, style* -	-
Housing	*Housing diversity, density, affordability* - No concerns regarding residential development, no impact to Westland Nurseries. - Believe more development is beneficial to the area.	-
Environment & Heritage	*Land, drainage, biodiversity, vegetation, heritage* -	-
Commercial & Retail	*Town Centre, mixed use* - No concerns regarding retail/commercial development.	-
Community Facilities	*Schools, centres, sports grounds, community infrastructure* - No concerns or preferences.	-
Transport & Movement	*Public and active transport, road network* - 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	*Sewer, potable water, gas, electricity and NBN* - 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.	-

	- 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?	- 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.	-
Proposed land uses?	Open Space Area - 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. Pine Tree Plantation - 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.	

PRECINCT WIDE		Comments/Validation
Vision for overall Seven Mile Beach LAP?	- 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 - 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* - 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* - 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. - The 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 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 - Opening of Acton Creek to the ocean, potential flood mitigation method. - Issues regarding ownership and implementation, special grass protection, environmental consequences.	-
Commercial & Retail	*Town Centre, mixed use* - 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	*Schools, centres, sports grounds, community infrastructure* - 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	*Public and active transport, road network* - 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	*Sewer, potable water, gas, electricity and NBN* - 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	- 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	- Bridge across the creek - Public path along the outside of the retirement village	

SITE SPECIFIC		Comments/Validation
Vision for site?	- 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	- **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?	- Run own sewer treatment plant - No bushfire issues - No vegetation/flora/indigenous/heritage	-
Proposed land uses?	- Retirement Village. Previously approved as community living - Community hall/ancillary retail/pharmacy/medical	-

PRECINCT WIDE		Comments/Validation
Vision for overall Seven Mile Beach LAP?	- 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?	- 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?	- 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* - 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'.	- 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* - 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	- Ensuite and second bathroom Gold standard
Environment & Heritage	*Land, drainage, biodiversity, vegetation, heritage* - 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	- 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* - Need for a chemist, local supermarket, café, medical centre	- May have ability to put these on second stage site
Community Facilities	*Schools, centres, sports grounds, community infrastructure* - Surf club – previously had a lot of community support - Small shed in park needs upgrading – previous use by mother's groups	- And Cancer Council use(d) the hall, yoga classes
Transport & Movement	*Public and active transport, road network* - Public transport on Seven Mile Beach for new estate - Gated community after 7pm - No complaints about traffic received	- 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	- 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	- 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?	- 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?	**Drainage** - 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
Character	*Landforms, design, style* -	-
Housing	*Housing diversity, density, affordability* - 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.	
Environment & Heritage	*Land, drainage, biodiversity, vegetation, heritage* - 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.	-
Commercial & Retail	*Town Centre, mixed use* - 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.	-
Community Facilities	*Schools, centres, sports grounds, community infrastructure* -	-
Transport & Movement	*Public and active transport, road network* Vehicle Access - 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	- 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	- 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?	- 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?	- 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?	- 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?	- 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
8M/2007

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	- 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	- Gas Pump station - House located on the northern area.	

SITE SPECIFIC		Comments/Validation
Vision for site?	- 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?	- Need to look at height limits - Existing trees on site may be dangerous - *Architect to draw up a concept/bulk for the site – building envelope including car parking.*	-
Proposed land uses?	- 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	*Landforms, design, style* - Everything is changing, character to change from shacks to new and upcoming modern style.	-
Housing	*Housing diversity, density, affordability* - Increased density will benefit the area, make SMB a destination.	-
Environment & Heritage	*Land, drainage, biodiversity, vegetation, heritage* - Would like kerbing and gutter - No drainage issues on the site, no flooding/inundation issues. - Trees have always been an issue – CCC do not maintain it, safety issue.	-
Commercial & Retail	*Town Centre, mixed use* - Develop current site, no need for additional commercial/retail areas to satisfy community demand.	-
Community Facilities	*Schools, centres, sports grounds, community infrastructure* - Surf Life Saving Infrastructure facilities – showers, toilets, etc	-
Transport & Movement	*Public and active transport, road network* - Manicured pathways/footpaths - May provide bicycle parking, improved paths	-
Servicing & Utilities	*Sewer, potable water, gas, electricity and NBN* - Upgrade sewer – understands the contributions.	-

COMMENTS

- *Is there anything confidential?*

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

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

NICHE PLANNING STUDIO
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

This email including all attachments is confidential, may be subject to client privilege and is subject to copyright.
If you receive this email in error, neither confidentiality nor privilege are waived - please notify us by return email and delete any copies from your system. You must not, without authorisation, disclose or use any information in this email.
We are not liable for any viruses or similar errors or problems contained in this message or any attachments.

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
Get Outlook for Android

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

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

This email including all attachments is confidential, may be subject to client privilege and is subject to copyright.
If you receive this email in error, neither confidentiality nor privilege are waived - please notify us by return email
and delete any copies from your system. You must not, without authorisation, disclose or use any information in this email.
We are not liable for any viruses or similar errors or problems contained in this message or any attachments.

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

We own.
We operate.
We consult.



entura

entura.com.au

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 1,467	**Population Growth 2016-2021:** +181 residents +2.7% p.a. +36 people p.a.	**Median Age** 46 years
Average HH Size 2.6		**Median HH Income** $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 rentals[2].

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) - No. of Dwellings: 557 - Occupied: 97% - Unoccupied: 3%	**Tenure Type (2021)*** - Owned with Mortgage: 47% - Owned Outright: 38% - Rented: 8%
Household Composition (2021) - Couple with kids: 39% - Couple with no kids: 33% - One parent family: 8% - Lone Person: 20%	**Airbnb listings (2022):** - 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.

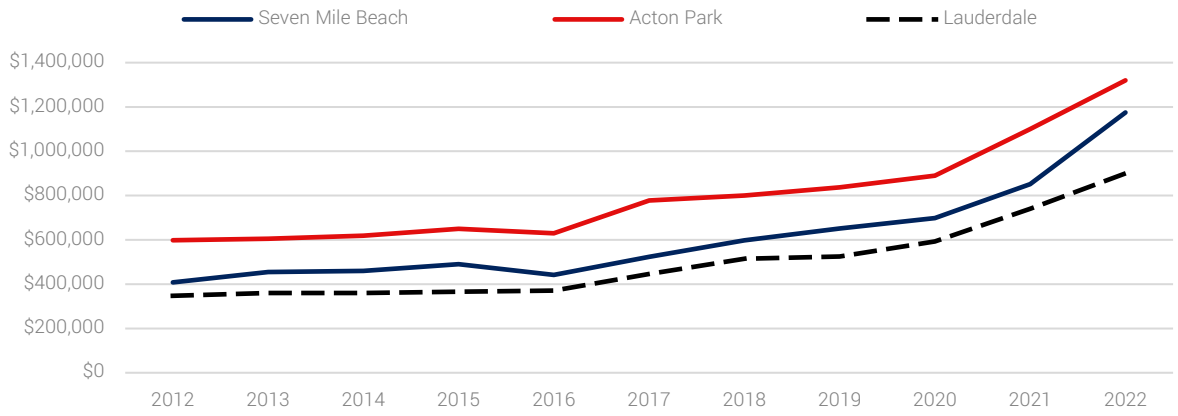
1.4. HOUSING DEMAND

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



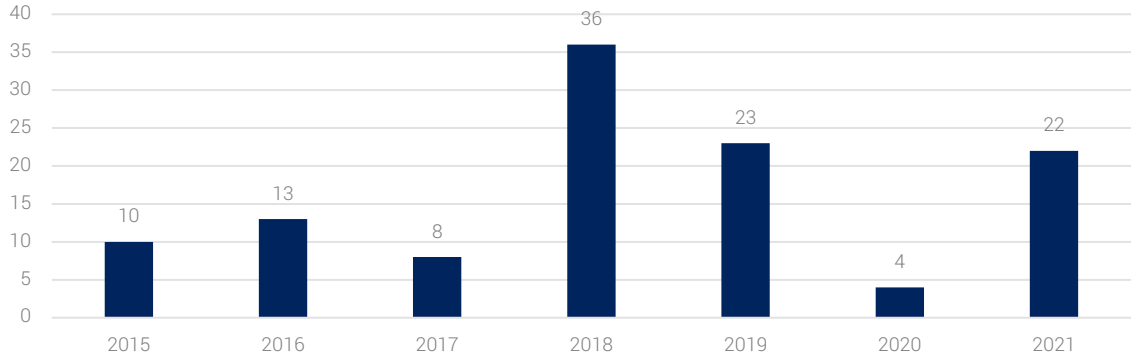
Source: House Prices Real Estate Institute of Tasmania, 2022. Note: 2022 prices are considered preliminary due to limited sales data

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)

4 Elizabeth Street
Hobart Tasmania 7000 Australia
t +61 3 6245 4500 **f** +61 3 6245 4550

Level 8, 530 Collins Street
Melbourne Victoria 3001 Australia
t +61 3 8628 9700

t/a Entura 4 Elizabeth Street, Hobart TAS 7000 Australia Australia
www.entura.com.au

Date: 20 July 2022

Project Note

To	E309916 - P518783
	Niche Planning Studio
From	Rachael Wheeler
	m +61 434 627 874
	e rachael.wheeler@entura.com.au
Project	2122 Seven Mile Beach LAP
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.

- 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	
Bolboschoenus caldwellii	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.
Vittadinia muelleri	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.
Xerochrysum palustre	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				
Accipiter novaehollandiae	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.
Haliaeetus leucogaster	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.
Pardalotus quadragintus	forty-spotted pardalote	endangered	Endangered	Occurs in only a few small areas of dry forest that contain *Eucalyptus viminalis* 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.
Sterna nereis subsp. *nereis*	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.
Thinornis cucullatus	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.
Tyto novaehollandiae subsp. *castanops*	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				
Perameles gunnii gunnii	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.
Sarcophilus harrisii	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.

4. References

de Salas, M.F. and Baker, M.L. (2021). A Census of the Vascular Plants of Tasmania, including Macquarie Island. Tasmanian Herbarium, Tasmanian Museum and Art Gallery, www.tmag.tas.gov.au.

Department of the Environment (2022a). *Haliaeetus leucogaster* in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: https://www.environment.gov.au/sprat. Accessed on 20/07/2022.

Department of the Environment (2022b). *Sternula nereis nereis* in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: https://www.environment.gov.au/sprat. Accessed on 20/07/2022.

Department of the Environment (2022c). *Thinornis cucullatus* in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: https://www.environment.gov.au/sprat. Accessed on 20/07/2022.

Department of the Environment (2022d). *Sarcophilus harrisii* in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: https://www.environment.gov.au/sprat. Accessed on 20/07/2022.

Department of the Environment, Water, Heritage and the Arts (2008). Approved Conservation Advice for *Perameles gunnii gunnii* (Eastern Barred Bandicoot (Tasmania)). Canberra: Department of the Environment, Water, Heritage and the Arts. Available from: http://www.environment.gov.au/biodiversity/threatened/species/pubs/66651-conservation-advice.pdf.

Kitchener, A. and Harris, S. (2013). From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation. Edition 2. Department of Primary Industries, Parks, Water and Environment, Tasmania.

Threatened Species Section (2012). Listing Statement for *Pardalotus quadragintus* (Forty-spotted Pardalote). Department of Primary Industries, Parks, Water and Environment, Tasmania.

Threatened Species Section (2016a). Notesheet for *Bolboschoenus caldwellii* (sea clubsedge). Department of Primary Industries, Parks, Water and Environment, Tasmania.

Threatened Species Section (2016b). Listing Statement for *Xerochrysum palustre* (swamp everlasting). Department of Primary Industries, Parks, Water and Environment, Tasmania.

Threatened Species Section (2022a). Accipiter novaehollandiae (Grey Goshawk): Species Management Profile for Tasmania's Threatened Species Link. https://www.threatenedspecieslink.tas.gov.au/Pages/Grey-Goshawk.aspx. Department of Primary Industries, Parks, Water and Environment, Tasmania. Accessed on 20/7/2022.

Threatened Species Section (2022b). *Tyto novaehollandiae* subsp. *castanops* (Masked Owl (Tasmanian)): Species Management Profile for Tasmania's Threatened Species Link. https://www.threatenedspecieslink.tas.gov.au/Pages/Masked-Owl-(Tasmanian).aspx. Department of Primary Industries, Parks, Water and Environment, Tasmania. Accessed on 20/7/2022.

Threatened Species Unit (2017). Notesheet for *Vittadinia muelleri* (narrowleaf new-holland-daisy). Department of Primary Industries, Water and Environment, Tasmania.

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

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

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

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

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

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



©Gondwana Heritage Solutions (GHS). All rights reserved.
GHS has prepared this document for the sole use of the client and for a specific purpose, as expressly stated in the document. GHS undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the client's requirements and GHS's experience, having regard to the assumptions that GHS can reasonably be expected to make in accordance with sound professional principles. GHS may also have relied on information provided by the client and/or other parties to prepare this document, some of which may not have been verified. Subject to the above conditions, GHS recommends this document should only be transmitted, reproduced or disseminated in its entirety.

Document information

Title	Seven Mile Beach Structure Plan Cultural Heritage Summary
	Cultural Heritage Summary Report - DRAFT
Client organisation	Entura
Client contact	Bunfu Yu
Document number	GHS2023CH06
Project manager	Greg Jackman
Project reference	AS1830

Revision history

Revision 0.0

Revision description	Draft Report for Client review		
Prepared by	Greg Jackman		21/03/2023
	(name)	(signature)	(date)
Distributed to	Bunfu Yu (name)	Entura (organisation)	21/03/2023 (date)

Contents

1. Introduction **7**

1.1 Project background 7
1.2 Study area 7
1.3 Study process 7
1.3.1 Aboriginal community consultation 8

2. Environmental setting **10**

2.1 Regional geology and geomorphology 10
2.2 Climate 11
2.3 Study area description 11
2.3.1 Transgressive dunes 11
2.3.2 Transverse dunes 11

3. Historic heritage desktop **16**

3.1 Historical land use outline 16
3.2 Previously documented historic heritage values 18

4. Aboriginal heritage assessment **21**

4.1 Historical Aboriginal land use outline 21
4.2 Database searches 23
4.3 Local site patterning and predictive factors 25
4.4 Predictive statements for the current study area 27

5. Survey results **29**

5.1 Survey metrics 29
5.1.1 Physical survey coverage 29
5.1.2 Ground-surface visibility 29
5.2 Aboriginal heritage sites 30
5.3 Potential Areas of Sensitivity 30
5.4 Site patterning 30
5.5 Non 'site-based' heritage values 30

6. Planning context **32**

6.1 Historic heritage controls 32
6.1.1 Historic Cultural Heritage Act 1995 (HCH Act) 32
6.1.2 Tasman Planning Scheme – Clarence (TPSC) 32
6.2 Aboriginal heritage controls 33
6.2.1 Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (ATSIHP Act) 33
6.2.2 Aboriginal Heritage Act 1975 (AH Act) 33
6.2.3 Coroners Act 1995 34
6.2.4 State Coastal Policy (1996 with 2003 amendment) 34
6.3 Non-statutory requirements 35

6.3.1 Aboriginal community expectations 35

7. Managing Cultural Heritage 36

7.1 Managing historic heritage values 36
7.2 Managing Aboriginal heritage values 36
7.2.1 Managing potential impacts on identified heritage values 36
7.2.2 Future assessments 36
7.2.3 Managing unanticipated discoveries 37
7.2.4 Aboriginal community consultation 37

8. References 38

Appendices

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

List of figures

Figure 1.1: Study area location and survey units 9
Figure 2.1: View from south-east of study area, showing low grassed fore dune and higher wooded back dune 12
Figure 2.2: View mid-shore, showing narrowing grassed foredunes and higher wooded back dune 12
Figure 2.3: Regenerating eucalypts, grasses and ground covers onshore of high dune at rear of 1-15 Surf Road 13
Figure 2.4: Recently burnt area of tall dune, southeast end of study area 13
Figure 2.5: Casement from Surf Road to the south-west plantation block (CT 165290/100) 14
Figure 2.6: South west plantation block showing relict dune forms 14
Figure 2.7: Dense spindly trees and occluded ground surface in north-east plantation survey block 15
Figure 2.8: Council access between Wyndham vacation Resort and Westland Nursery (CT 161938/1) 15
Figure 3.1: Seven Mile Beach c. 1910. TAHO AUTAS00161225440412 16
Figure 3.2: Seven Mile Beach and Aerodrome Cambridge. J. J. Barnett 1922 TAHO NS5748-1-98 17
Figure 3.3: Seven Mile Beach view of pine plantations 1959 TAHO PH40-1-17 17
Figure 3.4: Calder and Sprent's 1839 survey with 1846 annotations. Monmouth 64 TAH0 AF396-1-272 19
Figure 3.5: Seven Mile Beach Plan LTO Plan 445, 1967 20
Figure 5.1: Physical survey coverage, GSV and PAS 31

List of tables

Table 4.2 AHR sites within 5km of the study area 24
Table 5.1: Physical survey coverage per survey unit 29
Table 5.2 Ground-surface visibility per survey zone 29

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 advice 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 t 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 209th 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 sirex 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.

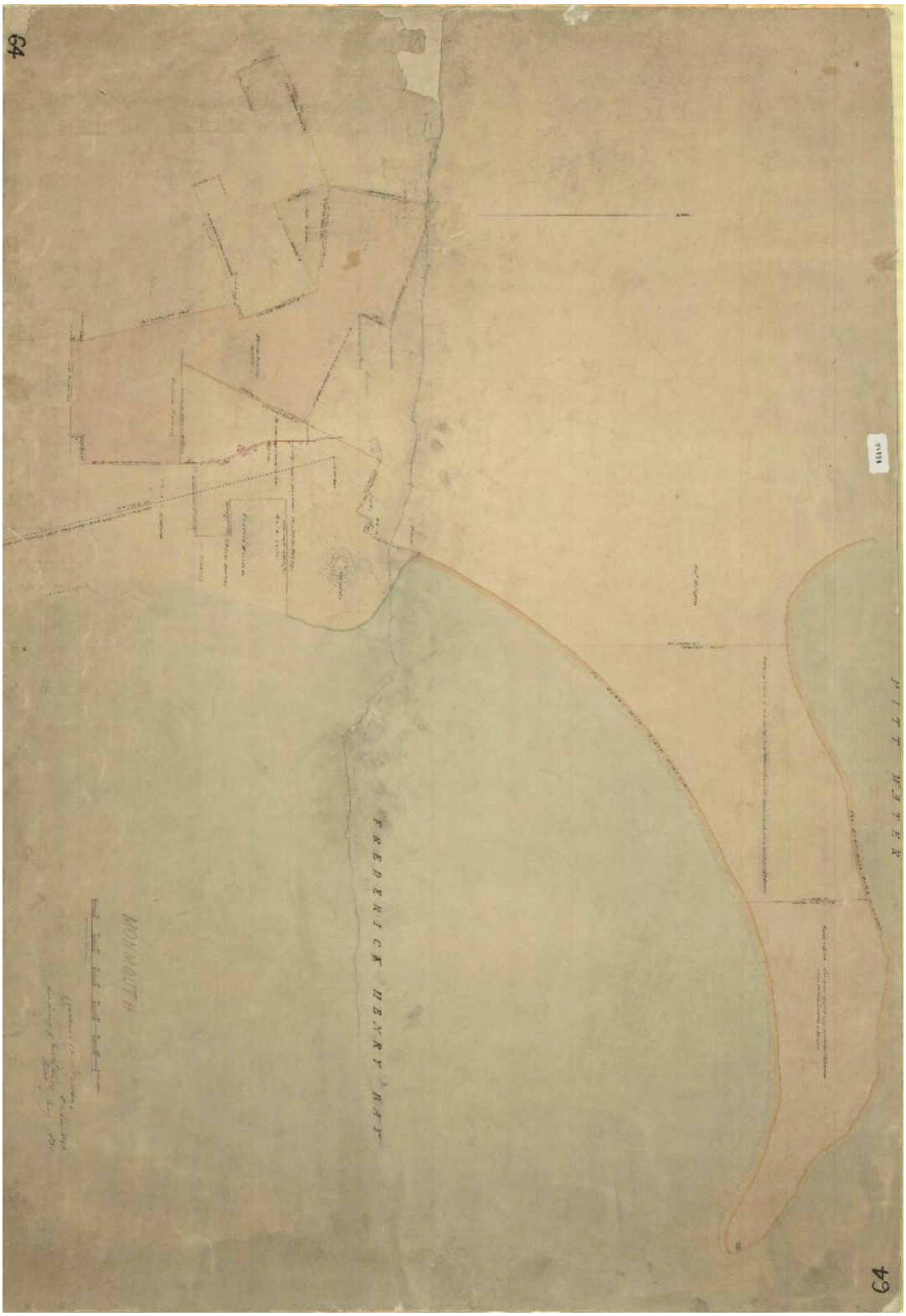


Figure 3.4: Calder and Sprent's 1839 survey with 1846 annotations. Monmouth 64 TAH0 AF396-1-272

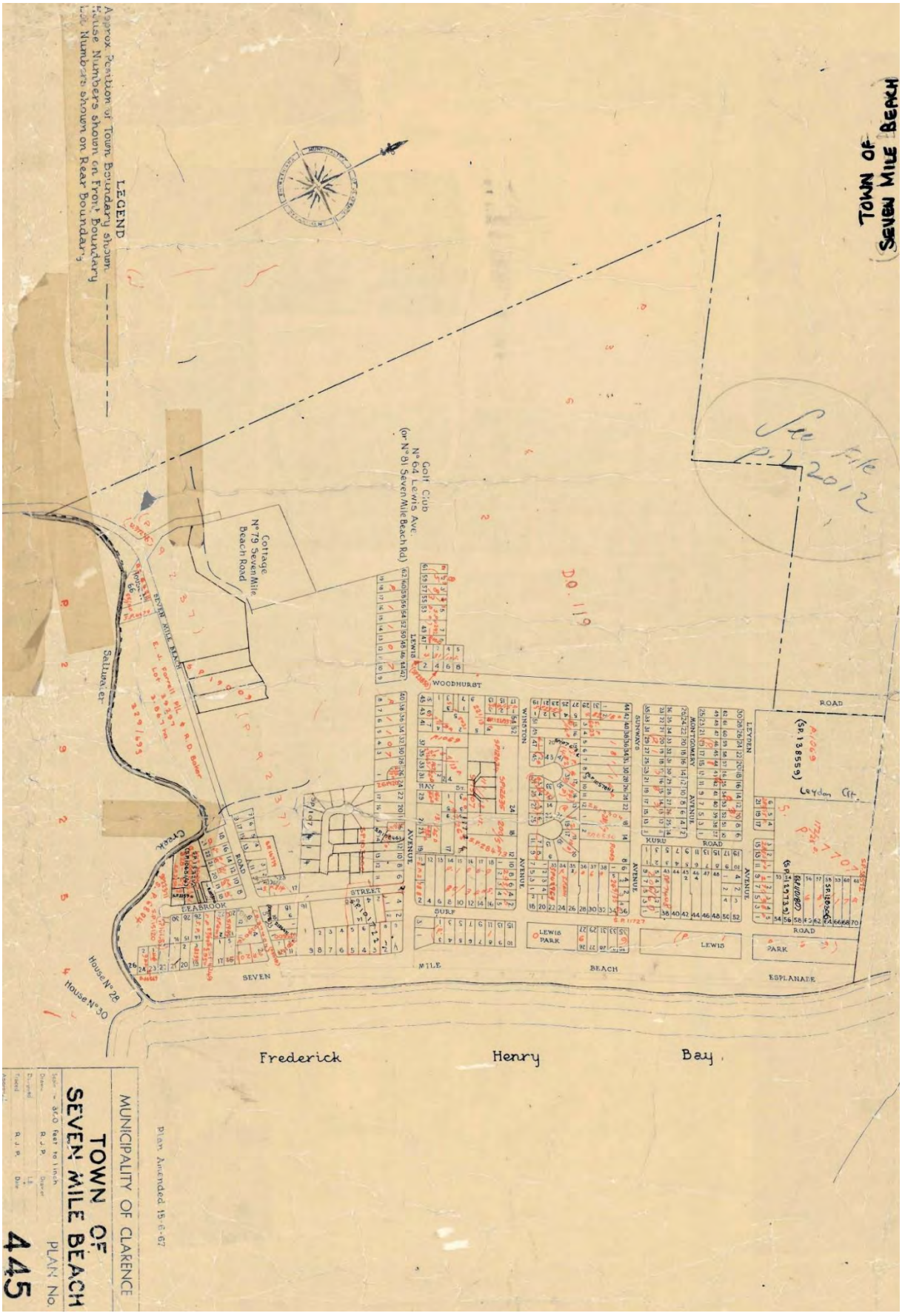


Figure 3.5: Seven Mile Beach Plan LTO Plan 445, 1967

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 km^2 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 *Moomairremene*r 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 *Pydairrerme* 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 *Pydairrerme* 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 4o 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 a*l 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. Thes 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 m²	Area surveyed m²	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.

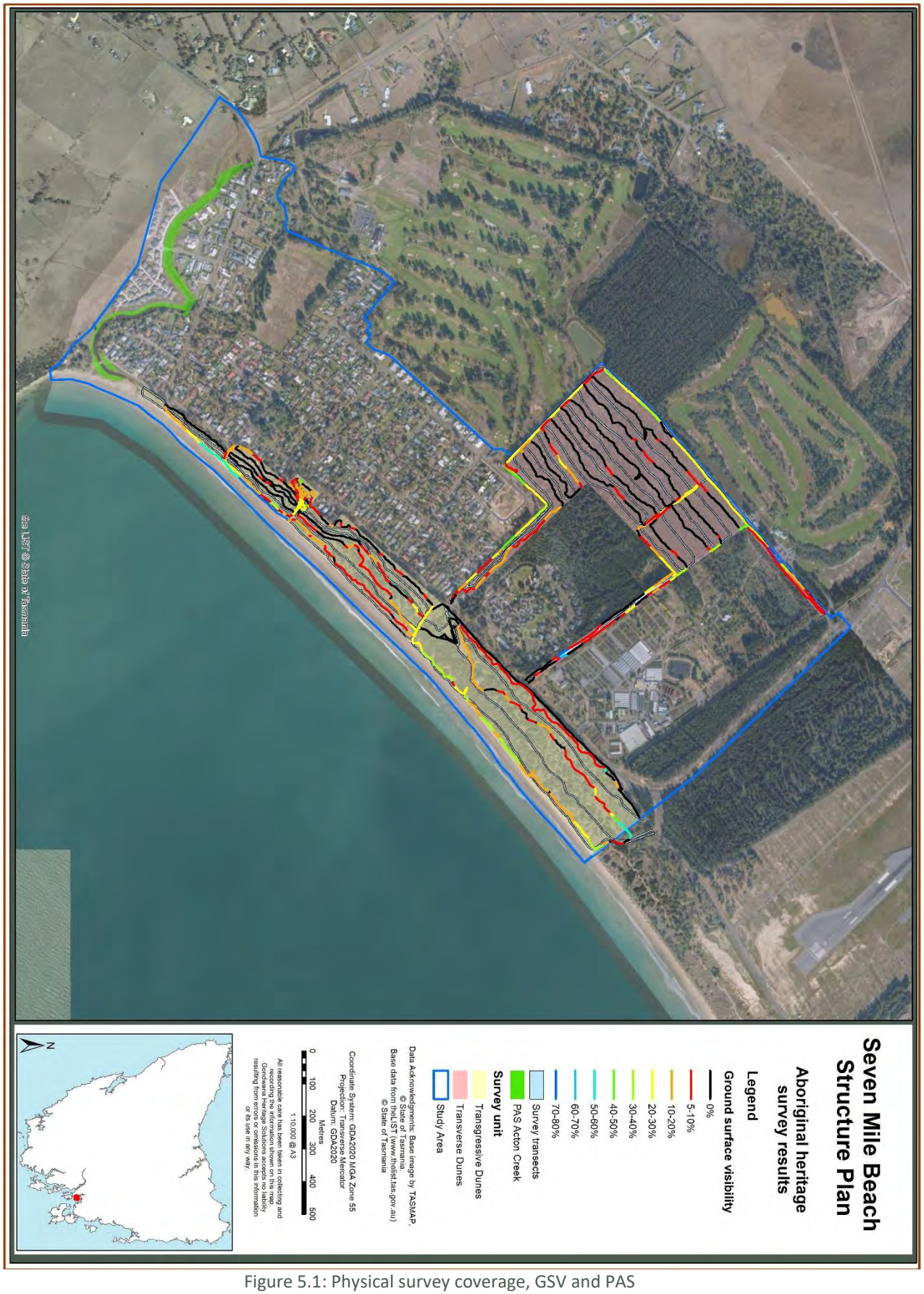


Figure 5.1: Physical survey coverage, GSV and PAS

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 L*ocal 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 (ATSIHP 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 ATSIHP 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 or 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

Aboriginal Heritage Tasmania 2022 *Aboriginal Heritage Standards and Procedures June 2018*, Department of Premier & Cabinet, Hobart.

Aboriginal Heritage Tasmania, 2018. *Aboriginal Heritage Standards and Procedures Technical Report Requirements.* Department of Primary Industries, Water and Environment, Hobart

Alexander, A. 2003. The Eastern Shore: a history of Clarence. Clarence City Council, Rosny Park.

Australian Government Department of the Environment (DoE) 2016. *Engage Early: Guidance for proponents on best practice Indigenous engagement for environmental assessments under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).* Commonwealth of Australia, Canberra.

Australian Heritage Commission (AHC), 2002. *Ask First: a guide to respecting Indigenous heritage places and values*. Australian Heritage Commission, Canberra.

Brown, A. V. 2019. Interpreting Aboriginal heritage in Clarence. Report to Clarence City Council

Burke, C. 1998. Aboriginal archaeological site management in the North east coast of Tasmania. Report to the Australian Heritage Commission and the Parks & Wildlife Service, Tasmania

Calder, G. 2010. Levee, Line and Martial Law. A History of the Dispossession of the *Mairremmener* People of Van Diemen's Land 1803-1832. *Studies in the History of Aboriginal Tasmania. (Reynolds, H. Ed.) Vo.* 2. Fullers Bookshop, Hobart, Tasmania

Collins, D. 1802. *An Account of the English Colony in New South Wales*. T. Cadell Jun. and W. Davies, London

Cosgrove, R. 1984. North east Tasmanian Archaeological survey progress Report. 16.6.83-17.4.84 to Service Archaeologist. Parks & Wildlife Service Hobart, Tasmania.

Gaughwin, D, 1991. Report on the Archaeological Inspection of Seven Mile Beach Protected Area, 20/6/90. Forest Practices Unit, Forestry Commission, Tasmania

Heritage Tasmania 2015. Works Guidelines for Historic Heritage Places. November 2015. Tasmanian Heritage Council, Hobart

Heritage Tasmania 2021. Pre-Development Assessment Guidelines. Department of Natural Resources and Environment Tasmania

Huys, S. 2008. Llanherne Sand Mine, Seven Mile Beach, Tasmania, Stages 1 and 2 Sub -Surface Investigations. Report to Pitt & Sherry Pty. Ltd.

Huys, S. 2012. Proposed Golf Preserve development ay 300 Pittwater Rd. Seven Mile Beach, South East Tasmania. Aboriginal Cultural Heritage Final Report. Report to Ireneinc Planning

Leaman, D.E. 1971. The Geology and Ground Water resources of the Coal River Basin. Underground Water Supply Paper No. 7. Tasmania Department of Mines, Hobart

Leaman, D. E. 1976. Geological Survey explanatory Report *Geological Atlas 1:50,000 Series* Sheet 82 (8312S) Hobart. Department of Mines Tasmania

Marshall, B. 1991. An archaeological survey of Hobart International Airport. A preliminary report on the field results. A report commissioned by the Federal Airports Corporation

McConnell, A. Archaeological survey and assessment of ANM softwood logging area, seven Mile Beach, 24/6/94. Forest Practices Unit, Forestry Commission, Tasmania

Oliver, T. S.N.., Donaldson, P., Sharples, C., Roach, M. & Woodroffe, C. D. (2017). Punctuated progradation of the Seven Mile Beach Holocene barrier system, southeastern Tasmania. Marine Geology, 386 76-87.

Page, L. and V. Thorp. 2010. Tasmanian Coastal Works Manual. A best practice guide for changing coastlines. DPIPWE, Tasmania

Peterson, N. 1976. The natural and cultural areas of Aboriginal Australia: a preliminary analysis of populations groupings with adaptive significance. In Peterson, N. (ed) *Tribes and boundaries in Australia. Australian*. Institute of Aboriginal Studies, Canberra.

Ryan, L. 2012. *Tasmanian Aborigines: a history since 1803* Allen & Unwin Crows Nest, N.S.W

Spanswick, S. & J. Loveday 1999. Sorell Soil Report: *Reconnaissance Soil Map Series of Tasmania. Revised Edition*. DPIPWE and National heritage Trust.

Stanton, S, 2002. Aboriginal cultural heritage assessment - assessment of area for proposed works to be undertaken by the Seven Mile Beach Coastcare Group, Report to Stephanie Murfet, Seven Mile Beach

Stanton, S. 2008. Aboriginal cultural heritage assessment: proposed sand extraction area at Seven Mile Beach. Report to Pitt & Sherry, Hobart

Stone, T. 2008. Hobart International Airport: Aboriginal Cultural Heritage Management Plan. Report to Hobart International Airports Pty. Ltd.

Watt, E. 1999. The morphology and sediment transport dynamics of the seven Mile Beach spit. B.Sc Hons Thesis. Department of Geography and Environmental Studies, University of Tasmania.

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

Tasmanian Government

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**

This publication may be of assistance to you but the State of Tasmania and its employees do not accept responsibility for the accuracy, completeness, or relevance to the user's purpose, of the information and therefore disclaims all liability for any error, loss or other consequence which may arise from relying on any information in this publication.

Tasmanian Government

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, 8th 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 ser 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.

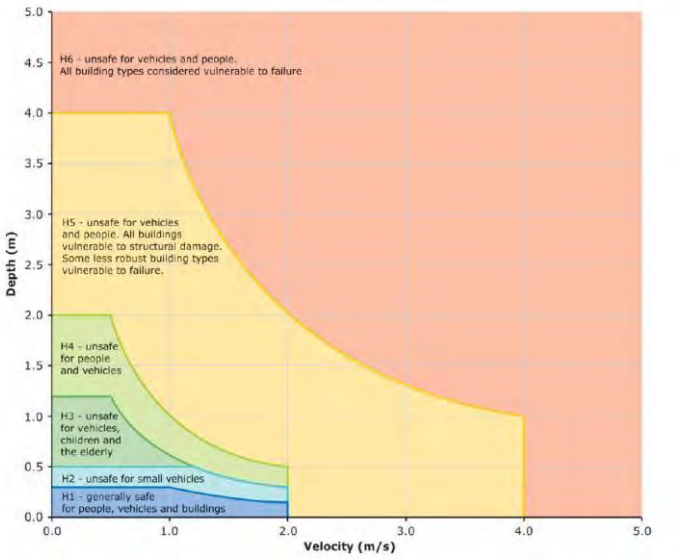


Figure 3.1: Flood hazard category from ARR guideline

4. Groundwater

The groundwater table depth map showed in Figure 4.1 is from Seven Mile Breach 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 sewering 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

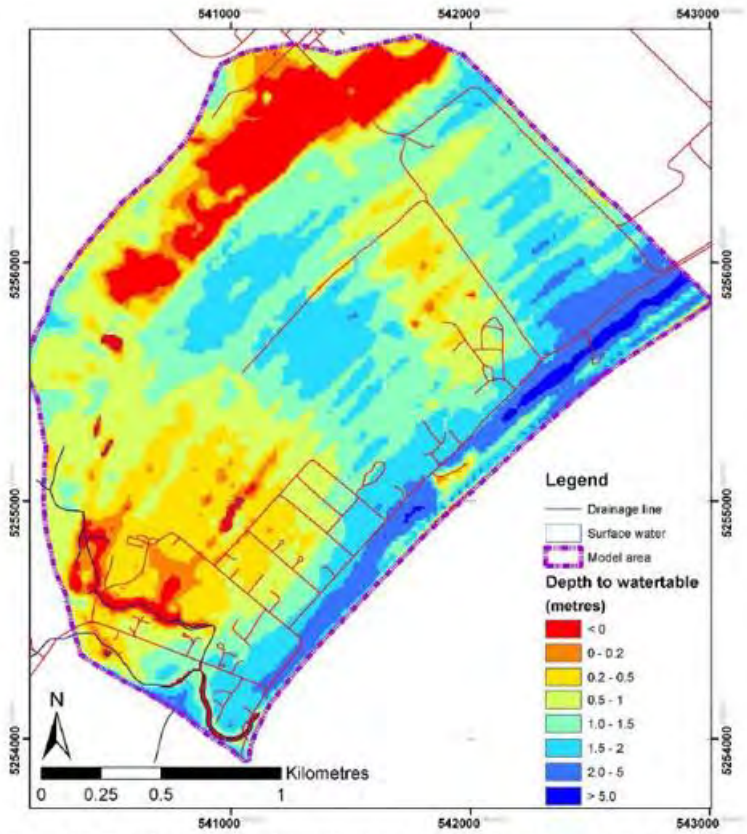


Figure 16 Steady-state simulated depth to watertable of Seven Mile Beach region

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 R EVIEW 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

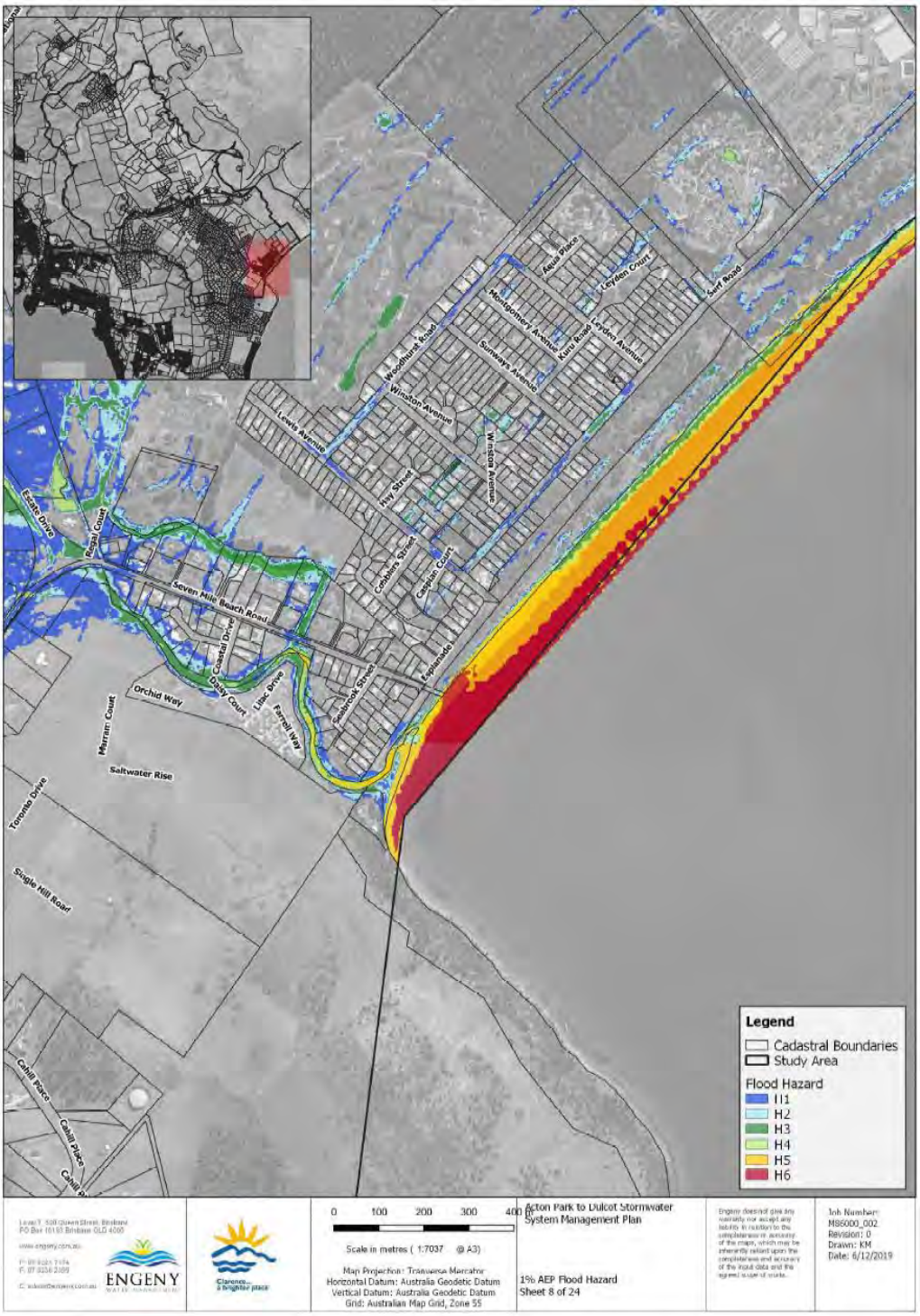


Figure A.1: Flood hazard map for 1% AEP event

A.2 1% AEP flood level difference - climate change (increased rainfall intensity and sea level rise)

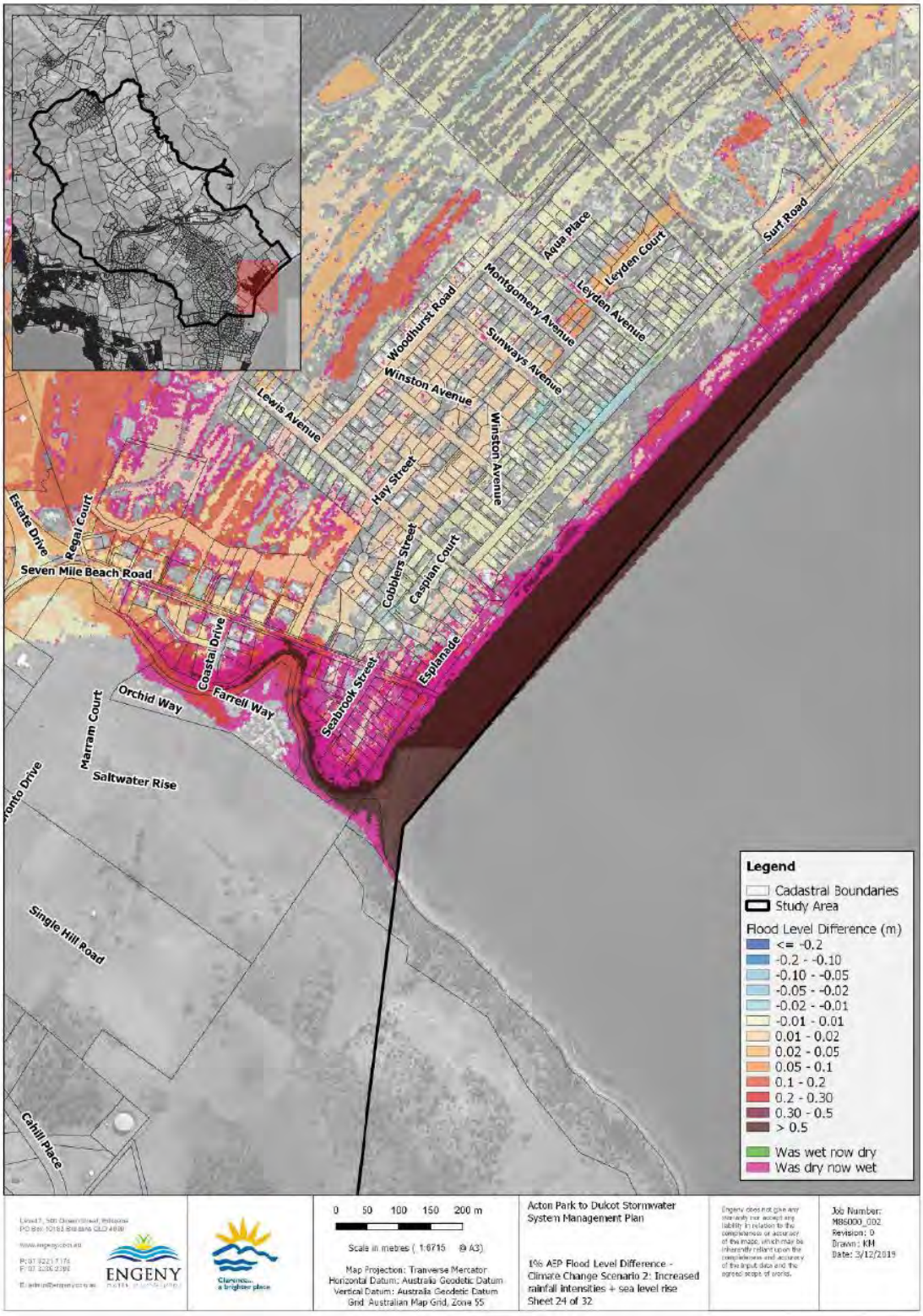


Figure A.2: % AEP flood level difference - climate change (increased rainfall intensity and sea level rise)

B Coastal inundation

Figure 21. Seven Mile Beach, Inundation areas

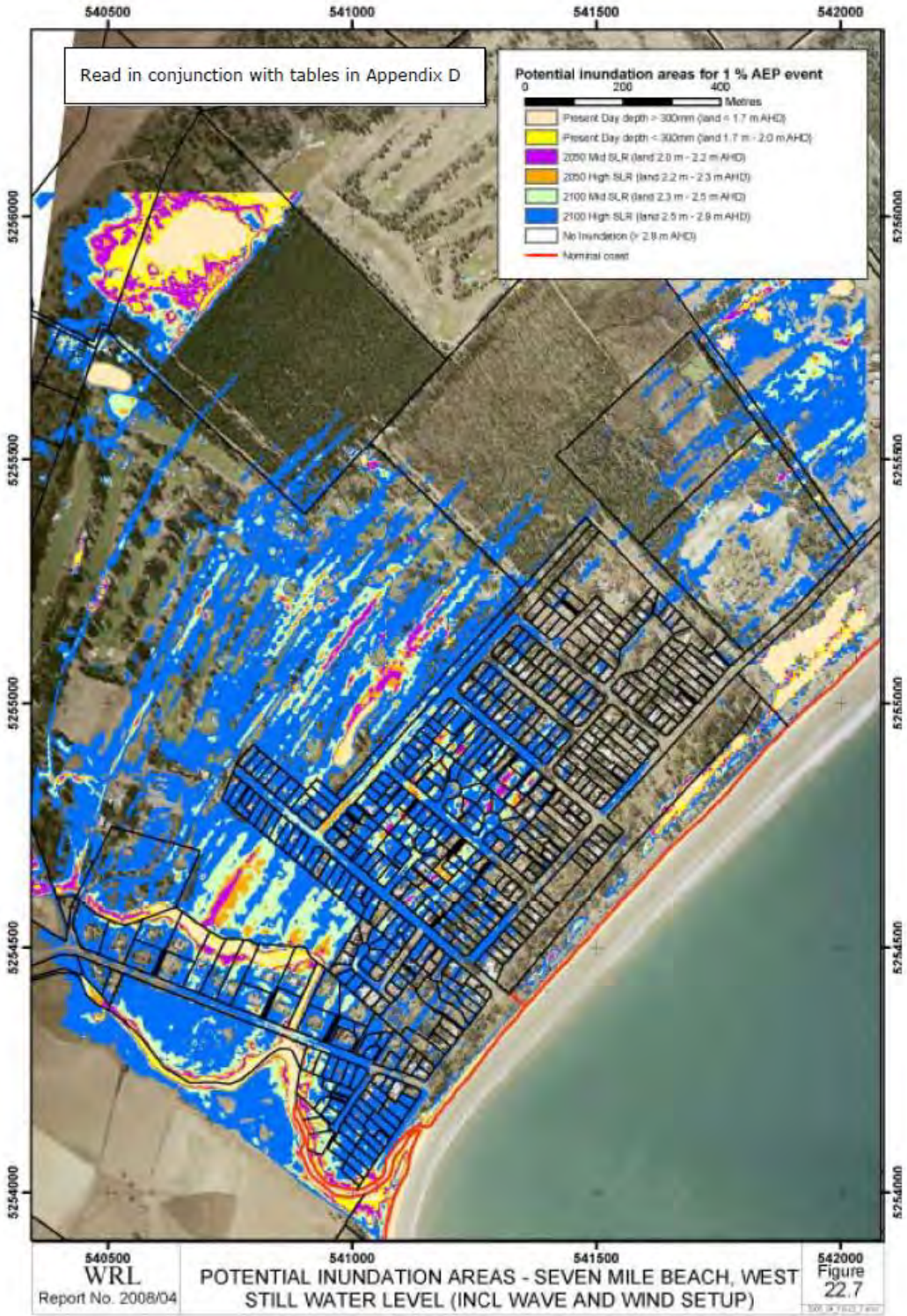


Figure B.1: Coastal inundation for Seven Mile Beach (SGS Economics and Planning, 2013)

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

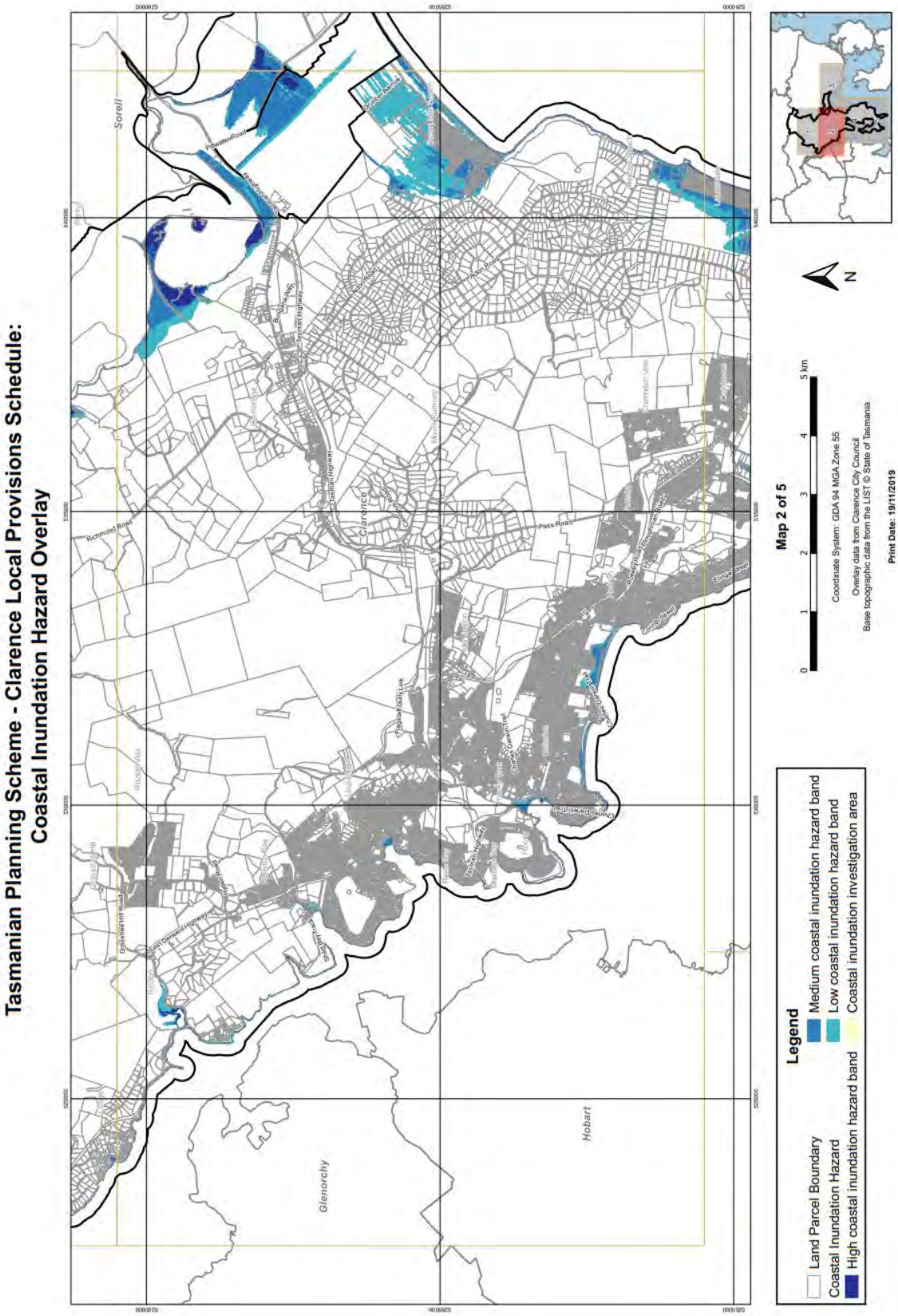


Figure B.2: Coastal inundation hazard overlay (Tasmania Planning Scheme-Clarence local provisions)

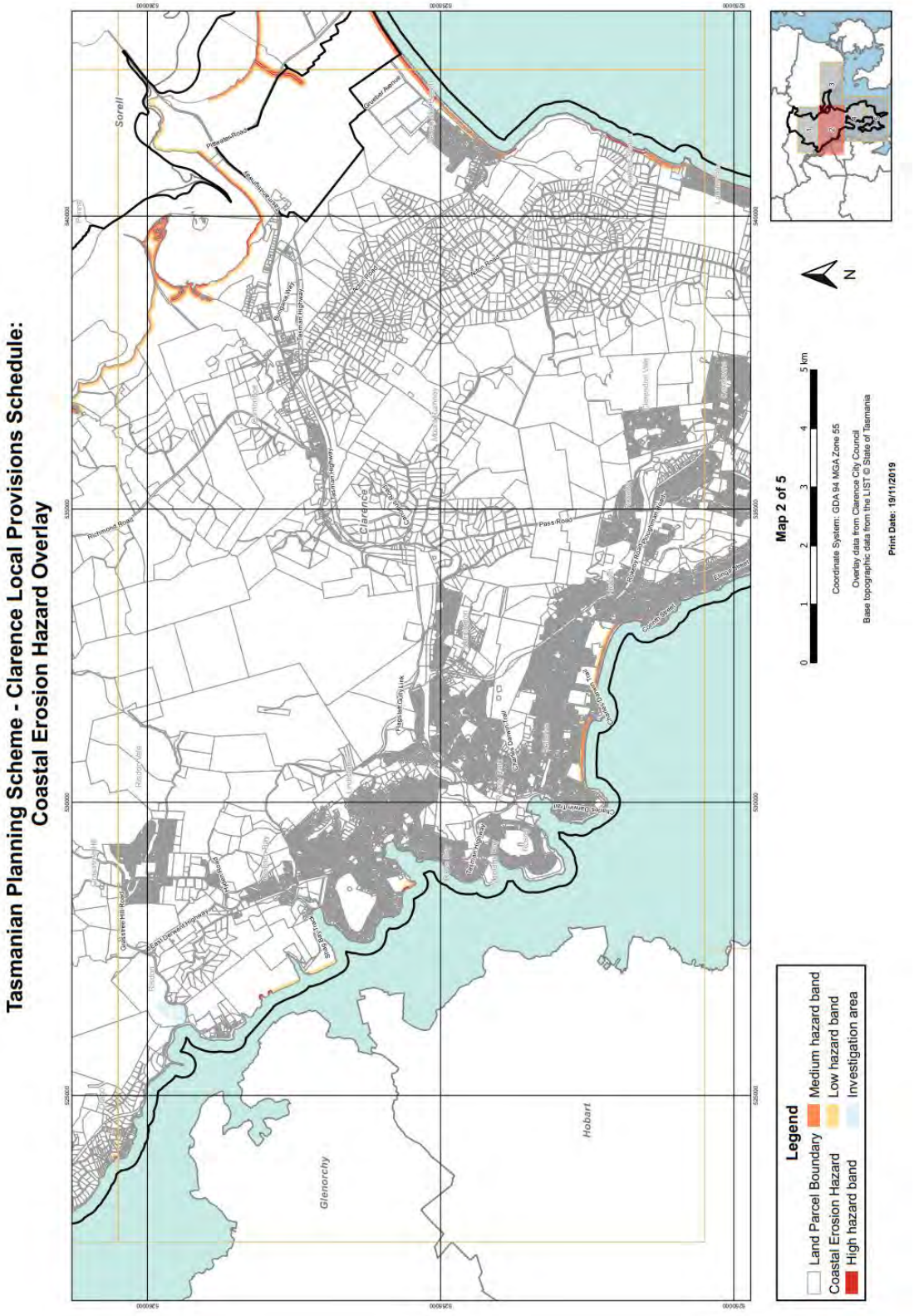


Figure B.3: Coastal erosion hazard overlay (Tasmania Planning Scheme-Clarence local provisions)

8.4.2 SKYLAND MASTERPLAN – MOTION D OUTCOMES

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to:

- provide Council with relevant information responding to Motion D (further negotiation to address Council concerns) of the Council decision on 6 March 2023 meeting; and
- consider a request to prepare a revised structure plan for the Tranmere-Rokeby-Droughty Point Peninsula (the peninsula) based on the revised Skylands Masterplan prepared by the Carr Family.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031, Clarence Activity Centre Strategy 2013, Clarence Bushland and Coastal Strategy 2011, Tracks and Trails Action Plan 2015-2020, Public Open Space Policy, Headworks (developer) Levy Policy, Stormwater Management in New Developments Procedure, and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

At its meeting of 6 March 2023, Council resolved to not support the Skylands Masterplan and the extension of the Urban Growth Boundary, and included an additional motion, Motion D:

> *"Council would welcome further negotiation with the Carr family to address these concerns noting that if an agreement cannot be made, Council will resume the development of the Tranmere/Rokeby Structure Plan (the Niche Plan)."*

The requested further negotiations were progressed between June and October 2023, involving various parties. The outcomes of the negotiations were presented to Council at a Workshop of 16 October 2023, and 6 November 2023. Those outcomes are discussed within the Associated Report.

FINANCIAL IMPLICATIONS

The resolution of Motion D has no direct financial impact. There is an existing allocation of $40,000 for the preparation of the Tranmere - Rokeby - Droughty Point Structure plan.

RECOMMENDATION:

A. That Council:

1. Notes that the requirements of Motion D of Item 5.2 of the 6 March 2023 Council Minutes have now been concluded.

2. Approves the revised Skylands Masterplan (5 November 2023 version).

3. Authorises the Chief Executive Officer to prepare a structure plan for the staged development of undeveloped land on the Tranmere – Rokeby - Droughty Point Peninsula, based on the Skylands Masterplan, including any additional or supporting detail, arrangements or agreements required in relation to physical and social infrastructure, and to undertake further community engagement activities to inform the development of the structure plan.

ASSOCIATED REPORT

1. BACKGROUND

1.1. The planning history of the Tranmere – Rokeby – Droughty Point area was detailed in the Agenda Report for the 6 March 2023 Special Council meeting. For the purposes of this report, it is sufficient to note that the land has been identified for urban development since 1960. The following background focuses on key milestones from 2018 onwards, when Council contacted the peninsula landowners to gauge interest in preparation of a particular purpose zoning for future development of the peninsula, with Niche Planning being awarded the project.

1.2. The draft Tranmere Rokeby Peninsula Structure Plan (aka Niche Plan) was presented to a Council Workshop on 23 September 2019. No decision was made on the draft Niche Plan, and the project was halted in September 2020, pending the preparation of the Skylands Masterplan at the request of the Carr family. In February 2022, the Skylands Masterplan was finalised, with the plan relying on an amendment to the urban growth boundary (UGB).

1.3. At the 6 March 2023, special council meeting, the Council did not support the Skylands Masterplan (February 2022), and resolved via Motion D:

> *"Council would welcome further negotiation with the Carr family to address these concerns noting that if an agreement cannot be made, Council will resume the development of the Tranmere/Rokeby Structure Plan (the Niche Plan)."*

1.4. On 17 May 2023, the Southern Tasmanian Regional Land Use Strategy was amended by the Minister, to include several sites within the UGB, including the land on the peninsula.

1.5. Between June and October 2023, the Motion D negotiations were undertaken with Mr Greg Carr, as the Carr family representative, representatives of the Friends of Tranmere Droughty Point Association (FoTDPA), Council officers, and a representative from the Department of State Growth (State Growth) who also provided a conduit into other state government departments as required. This group met on 25 July, 31 August, and 11 October 2023.

The negotiations were facilitated by the Acting Head of City Planning and Council's Strategic Planner. To clarify matters as they arose throughout the negotiations, input and advice were sought from other internal council teams and external referral agencies. In addition, detailed in depth meetings were conducted with the proponent's project team, to ensure that the concerns raised were well understood and incorporated into any Skylands Masterplan revisions.

1.6. Key findings were provided to Councillors at the 16 October 2023 Workshop.

1.7. A revised Skylands Masterplan was circulated to Councillors on 8 November 2023 (Attachment 1).

2. REPORT IN DETAIL

2.1. In this section, the approach taken to responding to the Motion D outcomes are discussed and outlines the associated assumptions and constraints.

Identification of Motion D Matters

Council officers were provided with a list of the matters requiring further clarification as listed below:

- Density - *Rationale for high density at end of peninsula. Density map*
- Staging - *Better understanding of the 6 communities, timing of 6 communities and roll out of development within each community.*
- Education demand - *Better understanding of how Tranmere/Rokeby regions likely education demand will be managed over time.*

- Infrastructure - *Better understanding of how infrastructure demand will be managed over time within Droughty Point catchment and wider Tranmere/Rokeby regions.*
- Road Network - *More discussion on the linkages between Tranmere and Rokeby. Public Ferry transport development.*
- Street Network - *More detail on street design (widths and gradients) and anticipated traffic and parking of larger vehicles.*

Rationale to Motion D Response Approach

The free-flowing discussions of the first combined group meeting on 25 July 2023, indicated that the summary concerns could be broadly grouped into two categories, namely on-site issues, and off-site impacts, as shown in Table 1 below.

Table 1: Regrouping of Motion D issues following 31 August 2023 negotiation meeting.

Off-site Concerns/Impacts	**On-site Concerns**
Staging	Density
Capacity of social infrastructure (existing and proposed)	Capacity of reticulated services infrastructure
Capacity of transport networks (road and other)	Proposed street design, parking options and proposed active transport options.

It also became apparent that the overall process to move from strategic planning to ultimate delivery of the Skylands Masterplan vision was not well understood by all participants. Many of the details being sought now, would typically emerge at the request to amend the Clarence Local Provision Schedule (LPS), or at the planning permit application stage (i.e., subdivision), and the subsequent detailed design stages. Attachment 2 was provided to all participants at the 31 August 2023 meeting, to explain the scheme amendment process and how different levels of detail emerge during the various planning stages.

Further, internalising the proposal's twenty-year, to thirty-year implementation timeframe is critical in understanding and responding to any on-site and off-site impacts.

Hence, it was determined that considering impacts over time, would be a helpful means of clarifying and responding to the concerns raised, and recognises that staging is a common theme throughout all concerns.

In developing the future projections, the best available data, and a conservative (i.e., worst case) approach was used. For example, the traffic projections are based on a comparison of the figures from the Niche Plan 2019 Traffic Impact Assessment (TIA) and the Skylands Masterplan (February 2022) TIA. Where the TIAs relied on estimates for current traffic, we defaulted to actual Council traffic measurements, even if they were outdated as in the case of Tollard Drive, which date from 2015. This approach ensured consistent starting points were used for the different traffic assumptions used by the respective TIAs. Similarly, the REMPLAN Economic Modelling and Planning System data was used to calculate the number of school age children and their respective ages, and from there, model the likely schooling demand with each neighbourhood rollout.

Finally, the concept of density was considered from a variety of perspectives to explore the on-site impacts and associated concerns more fully, with a focus on the public realm and street network design.

The Motion D outcomes were presented to Council at the Workshop of 16 October 2023, and Table 2 provides a summary of the key findings for each of the six summary concerns, and how the information would feed into the structure planning activity.

Table 2 Summary of Motion D concern considerations and negotiations, link to require structure plan.

Off Site Concerns	
Staging and Social Infrastructure (Focus on schools)	**Department of Education** • Advises that pupil numbers per school target is 80% capacity. • Sufficient capacity in existing schools to meet Neighbourhood 1 roll out (target completion 3 - 5 years). • Revised Skylands MP provides for additional schools if required.

	Structure Plan • Engage with Department of Education to consider Skylands MP proposal and/or other alternatives to realign school catchment areas given anticipated changes in the wider area over the next 30 years, including the Clarendon Vale and Pass Road areas.
Staging and Reticulated Infrastructure	**TasWater** • Sufficient off-site capacity for 2400 dwellings. • Sufficient off-site capacity in potable water and sewerage networks to meet Neighbourhood 1 roll out (target completion 3 - 5 years). • On-site - Neighbourhood 1 will require an additional water storage tank to gravity feed the new lots. • Remaining neighbourhoods will require provision of new on-site infrastructure, including water storage, and sewerage pump stations. **Structure Plan** • Engage with TasWater and other infrastructure providers, such as Telecommunications and TasNetworks to forward plan on-site and off-site requirements in more detail. • Develop neighbourhood roll out plan based on deployment of infrastructure capacity. • Determine off-site infrastructure demand for entire structure plan area over 30 years.
Staging and Traffic	**State Growth** • Recognise the need to support a shift in transport modes[1], it is not cost effective to expand road infrastructure. Will be releasing a draft masterplan for the expansion of the Derwent ferry network.[2] • South Arm Highway upgrade project is progressing through community engagement and design. Construction is due to start late 2024 early 2025.

[1] Draft Transport Solutions for Our Future Keep_Hobart_Moving_Transport_Solutions_for_Our_Future.pdf (stategrowth.tas.gov.au)
[2] Draft Masterplan released and community engagement opened 13 November 2023 River Derwent Ferry Service Masterplan consultation | Engage with the Department of State Growth

<table>
<tr><td></td><td>

- Rokeby Park and Ride facility (near South Arm Highway and Pass Road) is being delivered in 2024 to 2026.

Council Assets Team

- Proposed on-site road network and proposed widths conceptually workable but would expect fine tuning at detailed design stage to address slopes for roads not following the contour lines.
- Increased traffic generated off-site is anticipated to require modification and upgrades to Council's road network, including Oceana Drive, and Tranmere and Clarence Road intersection.

Structure Plan

- Revisit previous TIA reports and update with current data.
- Engage with State Growth and Council's Asset team to forward plan off-site requirements in more detail based on revised TIA.
- Determine optimal delivery timing for key on-site infrastructure, including the central connector road between Oceana Drive and Tollard Drive.
- Align neighbourhood roll out with availability of road and other transport on and off-site infrastructure.

</td></tr>
<tr><td colspan="2">On-site Concerns</td></tr>
<tr><td>Density[3] area versus Form</td><td>Existing developments within Clarence
<table>
<tr><th>Suburb[4]</th><th>Dwelling/ha</th><th>% single family buildings</th></tr>
<tr><td>Tranmere</td><td>9</td><td>100</td></tr>
<tr><td>Bellerive</td><td>12</td><td>69</td></tr>
<tr><td>Lindisfarne</td><td>16</td><td>74</td></tr>
<tr><td>Average</td><td>12</td><td>81</td></tr>
</table>
</td></tr>
</table>

[3] All density calculations are 'gross density figures' which exclude the land within the Skylands hilltop park.
[4] Representative areas from each suburb were selected based on their proximity to a transport corridor and green open space, as delineated in the maps presented at the Council workshop of 16 October 2023.

Skylands Masterplan (Feb 2022)

Neighbourhood	**Dwelling/ha**	**% single family buildings**
1	18	88
4	23	81
3	40	60
Average	*27*	*76*

- Skylands Masterplan proposes that approximately two-thirds of the land will be developed with single-family free-standing homes. (Refer Attachment 3 – Density Map provided at the 25 July 2023 negotiation meeting)
- Density is achieved by deploying a different built form in addition to the traditional single-family home. There are existing precedents within the greater Hobart area for the proposed denser built form.
- Most buildings will be two to three storeys, with the maximum height of any building capped at five storeys, which is aligned with "human scale" urban design principles[5].
- Density is greatest within neighbourhoods along the central transport corridor, where the land is flattest, and near the future ferry terminal.

Structure Plan

- Review proposed building forms to ensure a diversity of built forms sympathetic to the Tasmanian context.
- Develop neighbourhood plans that articulate local area objectives and design criteria.
- Develop agreed neighbourhood implementation principles, to ensure relevant social infrastructure is deployed to anticipate and respond to neighbourhood demand as neighbourhoods are rolled out.
- Determine implementation thresholds, that is, satisfactory completion targets are met before next stage in the implementation can commence.

[5] David Sim (2019) Soft City – Building Density for Everyday Life, Island Press, Washington p 221.

Density and Public Realm	**The Skylands Masterplan** • is designed around the 20-minute walkable neighbourhood concept with a pedestrian first approach, with each neighbourhood design tailored to respond to the site's topography. • Services and facilities, including green open space are provided within each neighbourhood generally within a 5-minute walk of all residences. • Includes unifying green network to reinforce cycling, pedestrian, and vehicular networks throughout the peninsula. • Green belts delineate each neighbourhood and provide water sensitive stormwater design solutions and opportunities to connect from the hilltop park to the shoreline trail. **Council's Open Space and Assets Teams** • Identified that additional space may be required in the proposed 30m foreshore open space to accommodate the foreshore trail, TasWater infrastructure while being responsive to known Aboriginal Heritage values and the site's topography. • Recommended changes to the hilltop park interface so that the proposed development meets known bushfire management requirements. • The concept of green corridors between neighbourhoods intended for stormwater management is generally supported but would require further detailed design to ensure effectiveness and maintainability. • More clarity sought on timing of asset transfer and ongoing maintenance accountabilities for different public realm elements. **Structure Plan** • Develop concept services plans for each neighbourhood that more clearly outline pedestrian and cycle paths, as well as water sensitive design solutions. • Develop public realm implementation and handover principles and prepare any required agreements.

Density and Street Network	**The Skylands Masterplan** • Proposes different road designs depending on the location of the road within the neighbourhoods. • Width of road, provision of on-street parking and inclusion of alternative transport modes reflect the road's hierarchy in the on-site movement network. • Wider streets in denser neighbourhood sections to narrower streets in local residential neighbourhood sections. **Structure Plan** • Ensure proposed road profile appropriate for built form and proximity of public realm feature, within each neighbourhood. • Develop concept road plans to demonstrate required engineering standards are achieved for slopes. • Develop road implementation and handover principles and prepare any required agreements.

Attachment 4 provides a summary of specific matters raised by the FoTDPA during the negotiations and how the Motion D responses outlined in Table 2 above respond.

2.2. The Carr family has agreed to further changes to the Skylands Masterplan in response to feedback, including the Motion D negotiations as follows:

- Removed the top row of single family homes at the end of the hilltop park to reduce the impact on the She-Oak stand.
- Committed to the inclusion of covenants to ensure single family lots are limited to one dwelling.
- Changed the Norla Street design so it ends immediately above Intrigue Court, at which point barriers will be installed that would only be removed for service or emergency vehicles that currently use Norla Street. Make provisions for an easement to maintain future options, e.g., for emergency vehicles.

- Relocates future linkage between east and west sides of the peninsula to land further north identified as 312A Tranmere Road, Tranmere (by agreement with the landholder).
- Reserves land for public and private schools with playing fields in Neighbourhood 2 and 3 if required.
- Incorporates appropriate interface between developed areas and the hilltop park for Bushfire Hazard Management and Passive Surveillance design criteria.
- Implementation principles on staging, design and change management over the life of the project, which are in line with the findings of the Motion D negotiations and proposed structure plan activity.

2.3. The revised Skylands Masterplan has also been pared back to focus on the vision and principles of the proposal, so that the document primarily provides the overarching context for the next detailed planning stages, including the peninsula structure plan and preparation of planning control instrument that will be required for any future request to amend the Clarence LPS.

2.4. It is noted that further matters were raised by councillors at subsequent workshops, including a query seeking clarification on the relevance of landowner consent and historic planning controls that may have applied to the peninsula to protect scenic amenity. The response provided to the request on 17 November 2023 is provided as Attachment 5.

Table 3 provides responses to the additional specific questions raised by councillors at subsequent workshops.

Table 3 Responses to subsequent questions raised by councillors.

Question	Response
Why the level of density at the end of the peninsula?	The highest densities are proposed for the area of the peninsula that is both the furthest from existing services to the north, and the generally flatter areas of the peninsula.

	The proposed design therefore leverages the catchment demand of these denser areas to provide service where they are most convenient for residents, encourages walkability, and public realm usage, including the foreshore trail and access to alternative transport modes such as the future ferry terminal. It is a symbiotic design approach.
Has a three-dimensional visualisation been undertaken?	The Skyland Masterplan includes contours on its base plans. The cross sections provided at the 16 October workshop are to scale, hence the buildings are shown as they would appear in context of the slope at the end of the peninsula. Hence the five-storey building in the middle of Neighbourhood 3 transect is shown to scale with a height of approximately 20m (See Figure 1 below) Further work on this can be undertaken during the structure planning activity.
Has a geotechnical report been undertaken?	A geotechnical report is not required at this stage of the planning process. Such reports are generally prepared as part of the detailed design stage. The Skylands Masterplan, including the revised plan of 5 Nov 2023, used a slope overlay diagram to plan the neighbourhood layout, refer Page 28 of the revised plan. The plan identifies land where the slope is greater than 20%. Most of this land, as shown by the red areas is not included in the developed areas. It is noted that the Niche Plan included a Geotechnical Desk Top Review similar to the Skylands Masterplan. It is further noted that the areas identified as high risk in Figure 6 of the Niche Plan, correlate to areas identified in LISTmap as Landslip Hazard Code (low Risk) (see Figure 2 below), and are considered developable subject to appropriate engineering designs. Further work on this can be included in the structure planning activity.

Additional traffic will add to peak commute times – not sure State Growth has taken this on board, how do we know the bridge can handle this?	The State Growth representative commented that a modal transport shift is required to ensure economic viability of future road infrastructure investments. It is not reasonable to expect one project to resolve the entire eastern shore transport demands on the Tasman Bridge and further development on the eastern shore should be anticipated regardless of its location. The Skylands Masterplan is designed to reduce the off-site trip requirements by providing services on-site and alternative transport options.
Where are the facts supporting the assumptions and examples of proven form-based deployments?	There is extensive research on the 20-minute neighbourhood, which identifies that the key to success is higher density, diversity of services, and transport modes.[6] The proposed form-based design is one approach to achieving soft density (Sim 2019). The developments visited by councillors in Western Australia are successful examples of the concepts.
Is the FoTDPA happy with the proposal?	Consensus on the Motion D outcomes was not achieved with FoTDPA.
Is there still a connection over the saddle?	The revised Skylands Masterplan includes provisions for connectivity further north, from Neighbourhood 5 via the 312A Tranmere Road, Tranmere land that is yet to be developed, in agreement with the landholder. The structure plan will consider the proposed location and design of this Skylands Masterplan interface with surrounding land in greater detail.
How many lots/dwellings would exceed the 120m contour line?	There are no lots above the 120m contour line. The land proposed for development extends to the 100m contour line. These lots are allocated for single dwellings, the maximum building height above natural ground level is anticipated to be consistent with a two-storey dwelling, namely 8.5m.

[6] People love the idea of 20-minute neighbourhoods. So why isn't it top of the agenda? (theconversation.com)

	Therefore, there would be no dwellings protruding above the 120m contour line.
Who will construct the roads?	The on-site development of roads would be undertaken by the developer in accordance with standard development practices. Any off-site road upgrades would be identified as part of the structure planning activity and factored into the implementation plan and relevant agreements, consistent with Council's Headworks (Developer) Levy Policy.
What happens if the neighbourhood centres fail to materialise?	The buildings within the neighbourhood centres will be designed to allow for flexibility of uses. It is expected that normal market forces would generally determine the types of services provided in each neighbourhood. To overcome the intrinsic demand lag time observed in developing suburbs, the Carr family has indicated that they will enter into agreements with providers to ensure services are provided early. The structure plan would examine this issue in more detail, for example as part of the neighbourhood roll out thresholds, and the agreements required. Council has an ability to manage development requirements through subdivision and staging controls.
Is there actual census data on the existing number of vehicles?	The Australian Bureau of Statistics (ABS) released data on 28 June 2022, providing aggregated data for car ownership on a per household basis[7]. Based on the REMPLAN Clarence household data, it should be possible to extrapolate existing vehicle numbers for the peninsula. Can be included as part of the updated TIA that will be required as part of the structure planning activity.

[7] Transport: Census, 2021 | Australian Bureau of Statistics (abs.gov.au)



Figure 1 - Neighbourhood 3 cross section showing proposed built form in context of topography.

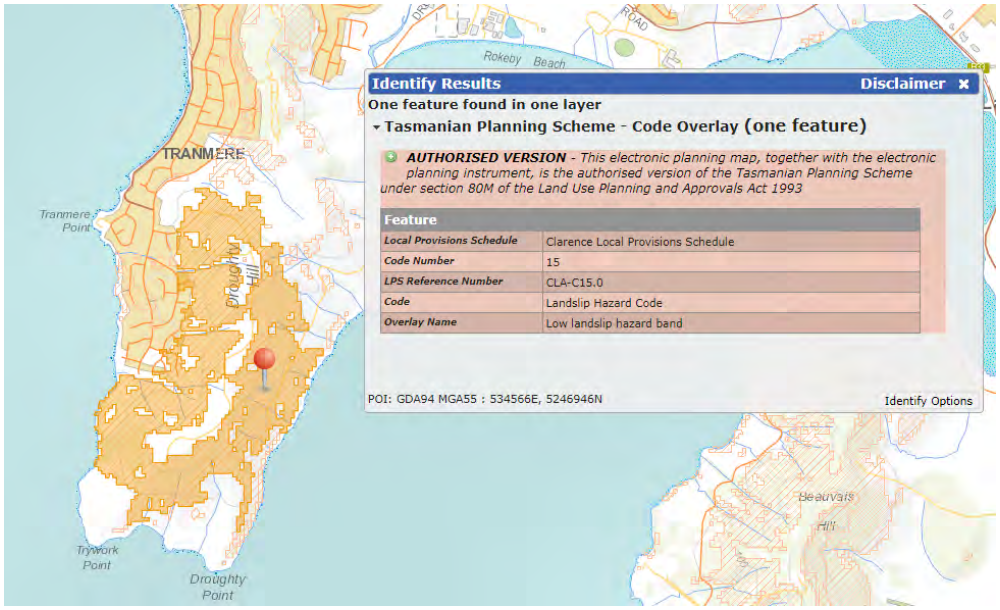


Figure 2 Landslip Hazard Zone - Low Risk shown as orange highlighted area (source LIST map)

The next section provides an overview of how the negotiations have influenced the revised Skylands Masterplan (version 5 November 2023) circulated to councillors on 8 November 2023 and included as Attachment 1.

3. STRUCTURE PLAN RATIONALE AND PROPOSED APPROACH

3.1. To progress any further development of the peninsula, it would be optimal to prepare a structure plan. Much of the required information already exists from both the Niche Plan (2019) and the Skylands Masterplan (February 2022), which were based on key expert reports.

However, it is not feasible to simply revert back to the Niche Plan, as there have been significant changes to the broader planning context that impact both previous plans to varying degrees, as summarised in Table 4 below.

Table 4 Comparison of Niche Plan (2019) and Skylands Masterplan (2022) in context of changes planning environment.

Planning context change	**Considered alignment of plan with changed planning context**	
	Niche Plan (2019)	**Skylands MP (Feb 2020)**
Clarence Local Provision Schedule (2021)	No	Yes
Clarence City Council Strategic Plan 2021-2031	No	Yes (Reinforced in the revised 5 November 2023 plan)
Update to STRLUS to remove UGB from peninsula (2023)	No	No (Included in the revised 5 November 2023 plan)
Draft Tasmanian Planning Policies (draft TPPs) (2022)	No	Yes
Greater Hobart Plan (2022)	No	Yes
Medium Density Guidelines (2023)	No	Yes
Keeping Hobart Moving Strategy (2023)	No (Relies on Shoreline & Glebe Hill to provide local services, heavy reliance on car mobility)	Yes
Expansion of Derwent Ferry Service (2023)	Yes	Yes

Therefore, it is important to prepare a structure plan that aligns with the broader strategic planning directions, reflects current planned and existing development, and ensures it is a meaningful document to feed into the planned review of the STRLUS, currently scheduled for the 2024/2025 financial year.

3.2. As the Skylands Masterplan encompasses 80% of the peninsula land area to be developed, as shown in Figure 3 below, and is generally aligned with the broader planning context, it is recommended that it forms the basis of the structure planning activity.

It is noted that the structure plan area incorporates land to the north, identified as Lot 1 Droughty Point Road, Rokeby, which has approval for a 251-lot subdivision via planning permit SD-2008/48 as amended PDPPAMEND-2019/00873. The land is not yet fully developed and therefore it is important to consider the design and timing of infrastructure provision to this land with the future Skylands development.

If the land at Lot 1 Droughty Point Road, Rokeby is excluded from the structure plan area, then the Skylands Masterplan encompasses 88% of the peninsula.



Figure 3 Map showing extent of the land within the structure plan scope (purple hashed area) and the Skylands Masterplan (yellow hashed area)

3.3. The structure plan is as far as practicable, to be in accordance with the draft State Planning Office (SPO) Structure Plan guidelines (the guidelines), reflect the most up to date information, and articulate how the Skylands Masterplan integrates with the remaining, yet to be developed land on the peninsula. As per the SPO guidelines, the plan will undertake targeted stakeholder engagement, in order to develop detailed implementation plans outlining the roll out of neighbourhoods and associated infrastructure and identify the likely planning controls, including any required agreements.

4. CONSULTATION

4.1. Community Consultation

Consultation has previously been undertaken as part of the Niche Structure Planning exercise, by the Skylands Masterplan project team, and by Council on the February 2022 Skylands Masterplan and request to amend the UGB. The Agenda Report of 6 March 2023 (pp 85 to 97) provided details of Council's community engagement undertaken between 18 February and 28 March 2022, via a "Your Say" survey.

This report provides the outcomes of the targeted consultation with the Carr Family, FoTDPA, and relevant service providers undertaken as per Motion D. It is noted that the group did not reach consensus at the meeting of 11 October 2023, and that FoTDPA continued to express concerns about:

- wider network traffic impacts and disputed assumptions about modal shifts,
- potential for increases in crime due to the expansion of residential development on the eastern side of the peninsula, and
- did not support the Skylands Masterplan form based design and neighbourhood approach.

4.2. State/Local Government Protocol

It is intended that the Tranmere – Rokeby – Droughty Point Structure Plan will adhere as far as possible to the SPO Structure Plan Guidelines8. It is noted that Structure Plans are not statutory documents.

The Guidelines strongly recommend community consultation, and it is proposed that further consultation on a revised Structure Plan is undertaken in accordance with Council's Community Participation Policy.

[8] Appendix-A-Draft-Structure-Plan-Guidelines-Consultation-Draft-November-2022.pdf (planningreform.tas.gov.au)

4.3. Statutory Requirements

Any future development of the land will require amendments to the Clarence Local Provision Schedule (LPS) including mandatory further public engagement. Such engagement would be undertaken in accordance with sections 40G and 40H of the Land Use Planning and Approvals Act, 1993 (the Act).

It is noted that any future request to amend the LPS would need to demonstrate compliance with section 34 LPS criteria of the Act, including alignment with the objectives of the Act, the State Policies, the Tasmanian Planning Policies (once declared), the STRLUS, and any local strategies and plans.

5. EXTERNAL IMPACTS

It is anticipated that the proposed structure planning activity will provide input to the strategic plans and operational works plans and budgets of the relevant physical and social service infrastructure providers.

6. RISK AND LEGAL IMPLICATIONS

The recommendation provides Council with an opportunity to enter into agreements with the proponents, as part of the structure plan implementation. In addition, the risk of future changes to any approved structure plan or request for Clarence LPS amendments would be managed via the normal statutory planning processes.

There is a possible risk that the Skylands Masterplan may be considered to satisfy the Major Project criteria as detailed in section 60M of the Act. Should this eventuate, Council would have very limited input into the development process for this prominent landform.

7. FINANCIAL IMPLICATIONS

It is proposed that the development of the Tranmere – Rokeby – Droughty Point Structure Plan will be funded by an existing 2023/2024 budget allocation of $40,000.

Council will take the leadership role in the development of the Structure Plan, with the developer accountable for the creation of the form-based code provisions and required updates to their previous Skylands Masterplan experts reports.

8. ANY OTHER UNIQUE ISSUES

The proposed form based approach to development, with a dedicated development architect to consider initial development proposals, is a novel approach for Tasmania. Anticipated benefits include greater certainty for developers, and future residents of the peninsula as the intended form of the surrounding development will be known in advance.

9. CONCLUSION

In considering the Motion D concerns and undertaking further negotiations with the Carr family, FoTDPA and several infrastructure providers, as well as internal council areas, it is considered that the concerns raised at the 6 March 2023 Council meeting and subsequently via the negotiation processes have been responded to, as detailed at workshops of 16 October 2023, and 6 November 2023. It is considered that the additional review and negotiations undertaken have demonstrated that:

- the Clarence Local Provision Schedule (LPS) provides for denser development than has been typically undertaken to date,
- the identified off-site impacts would need to be considered for any future development on the Tranmere-Rokeby-Droughty Point peninsula (the peninsula) and are not unique to the Skylands Masterplan proposal,
- the project timeframe of twenty to thirty years, provides the opportunity to manage the staged roll out of the development in such a way as to mitigate or avoid adverse off-site impacts,
- the proposal is well aligned with Federal and State Government strategic intents for a different urban fabric that is denser, more sustainable and facilitates a shift in transport modes,
- the proposal is well aligned with the Greater Hobart Plan (GHP) and the Southern Tasmania Regional Land Use Strategy (STRLUS),
- The revised Skylands Masterplan (5 November 2023) responds to further matters raised during the Motion D negotiations, including repositioning of the east-west road connection, provisional sites for future schools and associated sports fields, articulating staging principles and ongoing management principles.

- The revised Skylands Masterplan encompasses an area of 310ha which comprises 80% of all the land within the peninsula that is still to be developed.
- A structure plan is required to provide the more detailed responses sought, including aligning deployment of physical and social infrastructure; the design interfaces between Skylands Neighbourhood developments and adjoining land; the extent, design, and ongoing management of public open spaces; the proposed planning scheme provisions to manage the statutory aspects of the development, and any associated governance agreements, and
- Further community engagement is an integral element of the structure plan development.

The Skylands Masterplan is recommended for approval. It is further recommended that the Chief Executive Officer be authorised to commence the structure plan and other processes required to advance this significant development site within the City of Clarence.

Attachments:
1. Revised Skylands Masterplan [5 November 2023] (116)
2. Structure Planning & LPS Amendment Process Overview (6)
3. Skylands Masterplan Density Maps (2)
4. Responses to Additional FoTDPA Questions (7)
5. Response to Additional Councillor Question on Landownership and planning Control History (10)

Ian Nelson
CHIEF EXECUTIVE OFFICER



DPZ CoDESIGN

Skylands

Summary Master Plan Report

5 November, 2023

This page is intentionally blank.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Contents

Introduction

Introduction 1

Implementation 12

Master Plan

Structure Plan 1 17

Illustrative Plan 18

Building Types 30

Plan Capacity 32

Norla Street 33

Activity Centre 1 Plan 34

Activity Centre Sections 38

Activity Centre 2 Plan 40

Activity Centre 3 Plan 44

Activity Centre 4 Plan 50

Activity Centre 5 Plan 51

Activity Centre 6 Plan 52

The Urban Amphitheatre 53

Character Details

The Transect 69

Architectural Considerations 70

Landscape Precedent Study 82

Street Assignment & Types

Streets 88

Appendix

Project Comments & Discussion 100

This page is intentionally blank.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Living in Skylands

We know our aspirations for Skylands are high. And we recognize achieving our goals won't be easy, but we believe with persistence and determination we will reach them!

The ultimate built form of each Activity Centre is foundational to Skylands success. To achieve this success, we'll need to foster strong partnerships with all levels of government, infrastructure providers, architects, engineers, builders, landscapers and surrounding land owners. We hope that our work to date is seen as a measure of our determination.

Success will lead to the creation of a lifestyle for families that looks something like this:

In the heart of Skylands this young family's daily life unfolds with an effortless and healthy rhythm, as they embrace a lifestyle woven with ease and community warmth. Mornings bring the sound of children's laughter as they venture to the nearby Montessori school, the safe streets allowing them the freedom to explore on their own.

For downsizing parents and retirees, smaller dwellings nearby maintain independence while fostering a close-knit community.

Mornings echo with the simple joys of walking or biking to nearby shops, picking up essentials like bread, milk and the morning paper. Some may linger in the neighborhood's coffee shop before heading off to work.

Commuting to work in Hobart offers multiple transit options, whether it's a leisurely ferry ride or a refreshing bike journey along well-designed paths to the nearby Park and Ride. Each providing moments of quiet reflection amid the daily hustle.

Afternoons are marked by unhurried trips to nearby shops, where the family engages in the simple pleasures of community life – chatting with neighbours, discovering local treasures, kids meeting up with friends at the dance studio or restaurant, and relishing the sense of belonging that permeates the area. The accessibility of essential amenities by foot or bike fosters a genuine connection with the Activity Centre, turning everyday tasks into opportunities for meaningful interactions.

Evenings in Skylands are about more than just returning home; they're a return to community. Children play freely in the Activity Centre parks, and learn to bike in the alleys, their laughter filling the air, while parents catch up on verandahs, sharing stories and forging friendships. It's a life where safety is a given, and the community spirit is not an abstract ideal but an integral part of their everyday reality. In Skylands, the principles of thoughtful urban planning translate into a lived experience, where every day is a testament to the enriching benefits of a well-designed Activity Centre.

Field Carr



Aspirations for a Sustainable Skylands

DPZ views each planning effort as an opportunity to introduce, incorporate, and enhance sustainability strategies within a comprehensive approach to traditional community design. Sustainable design for Skylands incorporates planning principles for traditional neighborhood development, integrating the 8 Cs – engendering a community that is:

1. Compact
2. Complex
3. Complete
4. Connected
5. Convivial
6. Conserving
7. Cost-Effective
8. Co-Designed



Introduction

8 C's

1. Compact

The proposed development pattern for Skylands present an efficient and equitable use of land area. The proposed structure plan demonstrates how the plan is based upon the development of 6 neighborhoods divided by greenway corridors. The neighborhoods are strategically located to preserve and enhance the site's natural amenities and heritage assets. Each neighborhood is sized to be approximately 50 ha each that fits within a pedestrian/bicycling shed. A pedestrian/bicycling shed is defined by the distance that most people are willing to walk or bike to a destination. This structure influenced the frequency of activity centers within each of Skylands's neighborhoods such that most residents have access to multiple activities and uses within a 5-min walk. The majority of developed areas within the community are covered by a pedestrian/bicycling shed; which enables residents to traverse a majority of the site without a car if desired.

Pedestrian/bicycling sheds vary in size according to the intensity; and in the case of Skylands, topography would also be a factor. The neighborhood centre is located in the southern portion of the site where the gentler topography allows relatively denser development, and where it is closer to the possible ferry station.

The circulation structure is designed to connect this neighborhood centre and sub-centers (activity centres) to each other with a spine throughout Skylands. This ensures the circulation network is easy to understand and useful for all Skylands residents, workers, and visitors.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023





2. Complex

Compactness also comes with a degree of complexity. Skylands, by its sheer size, offers a truly rich living experience through diversity of uses and building types. The Master Plan showcase a variety of environments and experiences, seen in the following development elements:

- For multiple reasons, a healthy neighborhood inclines a wide range of dwelling types and Skylands is no exception. It depicts a broad range of single family dwellings and of multifamily dwelling types to appeal to all market segments in the Hobart region. A wide palette of housing is proposed, aligned to the broad housing needs of the greater region, including a 5% allocation for social housing. It required creative strategies for the integration of various residential types handling various slope conditions to optimize a certain mix within each neighborhood. As a result, authentic variety in the various living experiences is offered in Skylands: living in 3-4 story multi-family dwellings within the activity centres, living in mixed-use buildings at the neighborhood centre, living in a predominant residential setting, be it in a low-density housing comprised of townhouses duplexes or single-family homes, or living mainly in nature, up against the hilltop park or along a greenway corridor.
- The neighborhood centre and activity centres present opportunities to integrate needed non-residential uses judiciously into each neighborhood in the form of neighborhood scaled commercial uses that can flourish, such as flower shops, coffee shops, dry-cleaners, small grocers, beauty salons, restaurants, small-scale professional offices, etc …
- Each centre is marked by a public space around which these convenient uses can be organized. Such diversity will positively contributes to the vibrancy of each neighborhoods. It also presents an important opportunity to provide a healthier jobs-housing balance for residents which can help alleviate traffic congestion.
- Authentic variety in the wide array of community amenities and types of open spaces is also proposed. Given the topographic challenges of the site, the Skylands Plan present a wide range of shared spaces for every demographic and every activity including: central greens and squares, neighborhood greenways, pocket parks for play areas, and community garden waterfront promenades, hiking trails, and natural areas designated for conservation. Additionally, prominent sites for community amenities such as a school, a religious institution, a community hall, a clubhouse, water-based activities are reserved.
- A full range of street types are proposed, closely tailored to the land uses they front. Moreover, the topographic features of the site virtually necessitate a wide variety of creative strategies for handling various slope conditions towards optimizing the development and circulation pattern.

Introduction

8 C's

3. Complete

Skylands is conceived to offer a balance of uses – comprising housing; commercial/retail; and supportive community services, activities, and amenities. Density – at the degree the market can sustain – in fact helps ensure successful urbanism. Complete development engenders community vibrancy and resiliency, e.g., neighborhood commercial establishments are patronized; walkability is encouraged; community services and public amenities are active; etc. The development pattern for Skylands follows pre-WW2 urban development, like Battery Point in Hobart, where a great variety of complementary building types engage positively with the street in a pedestrian-friendly manner. Similarly, Skylands is a deliberate departure from the post WW2 suburban car-dependent sprawl development pattern. It offers a flexible framework for places to live, work, shop, and eat in close proximity to each other; and provides opportunities for cultural enrichment and recreation. Skylands present the community at large with an identifiable main neighborhood centre, along with other, smaller gathering places for both daytime and evening hours.

The Skylands plan allocated density appropriately by locating the highest density and mix of uses at the centres. As one moves away from the centres, the density and mix of uses naturally decreases. The transect zoning is assigned to create different immersive environments to appropriate locations defined not just by use, but also by form, character, density, etc. - similar to natural, sustainable ecological systems. In the Transect system, development is distributed so that it strengthens rather than stresses the integrity of each immersive environment. The Transect approach also controls the geographic extent of zones, disallowing the creation of large monocultures of any one particular type of building.











© 2023 DPZ CoDesign | Skylands | 5 November, 2023



4. Connected

Skylands is conceived to be walkable, bikeable, permeable, and proximate. There has been extensive studies on the relationship between sprawl and climate change; car-oriented development causes increases in CO2 emissions.

Generally, the more connected a street network, the narrower each street can be, making them more comfortable for cyclists and pedestrians. Not every street must be a complete street, but most can be. The spine street and commercial streets around the centres will accommodate transit, all other streets are conceived to be designed as residential streets. The streets in Skylands do not look, or function, the same. The street types proposed address pedestrian safety needs and comfort levels; some include designated bicycle facilities; some must accommodate large vehicles; and all must be appropriately designed for prudent volumes and speeds of auto traffic that respect and support the surrounding land use context.

As a results, streets in Skylands are conceived as "outdoor rooms" that provide walkable, sustainable streetscapes within the overall open space network. Depending on their context, street designs change from the size of vehicular lanes, intersection designs, curb radii and details, footpaths widths, bike lanes, parking lanes, street tree spacing and lighting and street furnishing selection. Skylands also incorporates a network of pedestrian paths and green streets, including locations where topography makes vehicular streets challenging.

A"pedestrian first" approach in the design of streets will enhance community livability. Making the transition from vehicular travel to travel on foot or bike possible, is critical to the success of Skylands as a sustainable community.

Introduction

8 C's

5. Convivial

Skylands offer an array of public spaces that are safe, engaging, accessible, and comfortable for both active and passive recreational activities. The open space network present mindful assemblages of open space in the form of nature preserves, parks, greens, squares, playgrounds, greenways, promenades, trails, and gardens at a variety of sizes and types – which are ideal for physical and mental well-being. Large open spaces are provided for community gatherings, as well as medium-sized and small-sized neighborhood-based open spaces such that all residents are within a 3-minute walk to an open space. Equally important, the Skylands plan offers regional-scaled open space in the form of the hilltop park and waterfront park that extend well beyond Skyland's limits. The landscape design for Skylands will also include native species and local flora that are well adapted to the local winds, topography, and soils. Where possible, the original vegetation is integrated into the urban design of the community.

This unifying green network in the plan also reinforces vehicular, cycling, and pedestrian connectivity within Skylands and beyond. The open spaces also provide a sequence of orientation points and trajectories that can enhance the community's identity and desirability.









© 2023 DPZ CoDesign | Skylands | 5 November, 2023

6. Conserving

Skylands is conceived to be resource-efficient, healthy, durable, and flexible. The master plan was developed by first identifying lands that should not be developed and should remain natural and protected. Included in those preserved lands are areas that conserve the Aboriginal and European heritage that exists on the peninsula. Special heritage areas were identified and conserved within the plan by being discretely integrated into public parks and promenades. This open space network ties into the greater regional open space system with active nature trail networks that weave across and beyond the peninsula.

The master plan makes provisions for contextual, sustainable infrastructure planning and design – specifically strategies for light imprint development including rain gardens, bioswales, the use of pervious pavers, compacted gravel trails, etc.. The topographic conditions of the site – extreme in several areas – mandates a light imprint approach particularly for sustainable grading and stormwater management.

The green corridors separating neighborhoods, connecting the hilltop park and waterfront present an opportunity to integrate beautiful, natural buffers in Skylands, that can permit the site's stormwater management to be more sustainable. Proposed parks, green spaces, and these green corridors do not only serve as aesthetic features and recreational amenities features; they also are proposed to collect flowing runoff and trap and clean it and recycle it where feasible.

In addition to light imprint, the architecture of Skylands is envisioned to incorporate vernacular, climate-appropriate strategies for light and ventilation into the building placements and designs.







7. Cost-Effective

Resilient communities, such as Skylands, create and maintain value.

Throughout the US and internationally, Smart Growth developments typically generate higher economic value than adjacent suburban projects. The savings potentially earned equates to more discretionary "spending money" for Skylands residents for investing in community amenities and services such as parks, civic infrastructure, and the like. The cost savings and more compact configuration of this traditional neighborhood development also facilitate community maintenance and operation – critical to contemporary neighborhood sustainability.

At the scale of urbanism and the building, cost-saving strategies comprise many climatic design techniques that used to be more common than they are today. The variety of residential building types permit more compact footprints and efficient lot usage (i.e., cost-efficient use of the land), Lots in Skylands will be smaller than surrounding developments, because the community provides a variety of open spaces for residents, permitting them to willingly accept a smaller private back yard.

At the scale of buildings, the design of buildings will consider passive cooling strategies to encourage natural and improved ventilation and solar energy, the use of local and resource efficient materials, the planting of native species in yards that require minimal maintenance, etc … Additionally, narrower streets with shade trees, coupled with high-albedo roofs can keep the community cooler, minimize the heat-island effect and lower energy usage.



1. **Smart growth development costs one-third less for upfront infrastructure.** Smart growth development saves an average of 38% on upfront costs for new construction of roads, sewers, water lines, and other infrastructure. Many studies have concluded that this number is as high as 50%.



2. **Smart growth development saves an average of 10% on ongoing delivery of services.**



3. **Smart growth development generates 10 times more tax revenue per acre than conventional suburban development.** This is on an average per-acre basis.

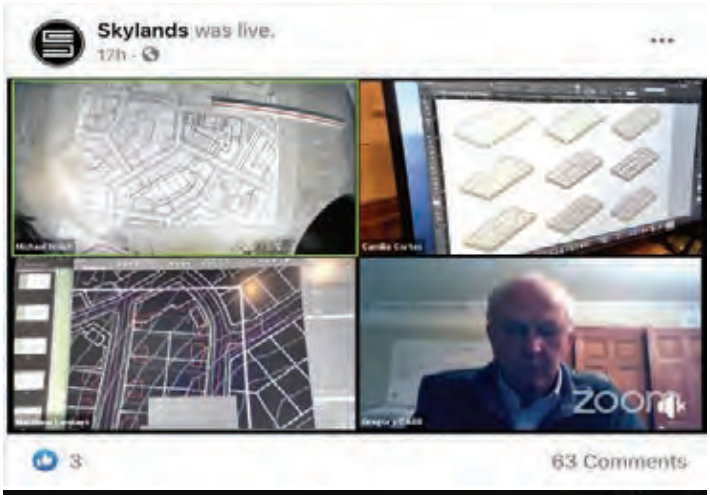
Source: Smart Growth America

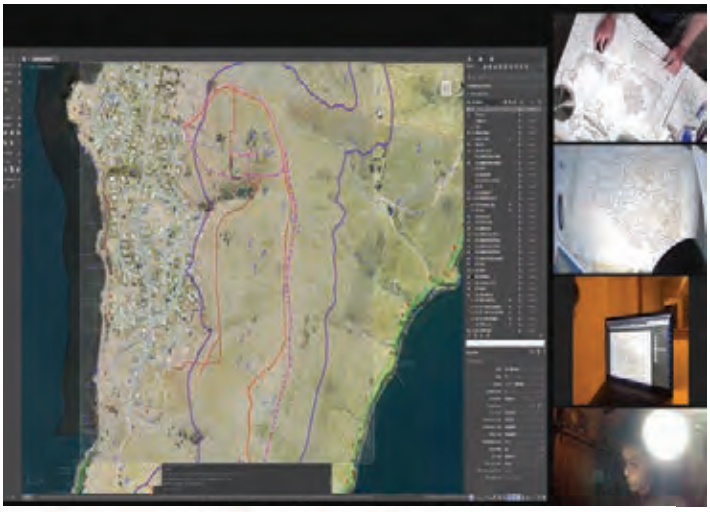
© 2023 DPZ CoDesign | Skylands | 5 November, 2023

8. Co-Designed

Skylands was designed in a collaborative process, including during a week-long charrette, albeit virtual, during COVID. Nevertheless, DPZ sought to maximize community input, education, and engagement to ensure that all stakeholders were able to meaningfully participate in the planning process. Prior to the charrette the team interviewed over a dozen stakeholder groups to solicit feedback for the design of the master plan.

Additionally, DPZ integrated the recommendations of technical specialists into the plan as it evolved. Finally, this report has been updated to reflect further community feedback received.









Implementation

Implementation Principles

Staging

- Neighbourhood roll out will be aligned with provision of on-site infrastructure; timing of each neighbourhood will be considered in more detail in the Structure Plan to be developed.
- Within each neighbourhood, staging is based on 'pie sections' so that in each stage the central facilities as well as the urban facilities are provided. The 'size' of the pie will create the same percentage of each section of the transect as the transect represents in the complete neighbourhood, that is if the overall 'pie section' represents 20% of the neighbourhood then 20% of each transect will be developed. Thereby ensuring some community facilities are provided early.
- Agreed trigger points to be developed as part of the structure plan, for example:
    - Availability of existing infrastructure (hence first Neighbourhood proposed is N1 and N6 to 70m elevation)
    - 75% of any stage to be fully completed before the next stage begins (within neighbourhood)
    - The 75% would include 75% of the proposed 5% Social/Affordable housing to be delivered in each neighbourhood.
- Alignment with off-site infrastructure roll-out, e.g., Expansion of State Government Ferry Service – will guide timing of Neighbourhood 2 Ferry Terminal development

Design

- Each transect has a profile of typical development, for example the outermost "Low Density Residential" will include:
    - Larger lots that allow retention of vegetation and topography.
    - Predominantly single detached housing.
    - Informal landscaping with retained vegetation.
    - Roads dimensioned for local needs.
    - Building heights typically 1 or 2 storeys.
- Development of detailed design code (similar to Jindee) to be developed subject to the following milestones:
    - Commencement – pending Council approval of Masterplan
    - Finalisation – pending Council approval of Structure Plan and prior to submission of request to amend Clarence Local Provision Schedule

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Flexibility/Control of overall MP

- Final detailed design can be adjusted to respond to on ground matters, for example co-location of public infrastructure in coastal open space reserve to maintain natural and cultural values, once detailed engineering design are prepared for each neighbourhood
- Dwelling yield can be adapted to market demand, as design framework allows lot and dwelling mix to be adjusted.
- In recognition that the MP will be delivered in stages over the next twenty to thirty years it is proposed to develop a series of agreements and planning controls to ensure achievement of the Skyland vision, including but not limited to:
    - Developing Skylands MP Particular Purpose Zone ordinances
    - Part 5 agreements for example:
        - dealing with transfer of public open space;
        - Establishment of a Skyland MP architect to undertake initial assessment of proposed development against the endorsed design code, with final sign off by the Planning Authority
        - Deployment of infrastructure and handover to council to maintain, considering neighbourhood staging and standard practices such as road handover one year from completion.
    - Memorandum of Understanding (MOU) with the Tasmanian State Government, Infrastructure Providers, and others as identified to ensure co-ordination of structure plan implementation.
- Once a neighbourhood is substantially commenced, normal statutory processes would also apply to manage any proposed amendments to the approved masterplan as detailed in the Local Provision Schedule ordinances.

This page is intentionally blank.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

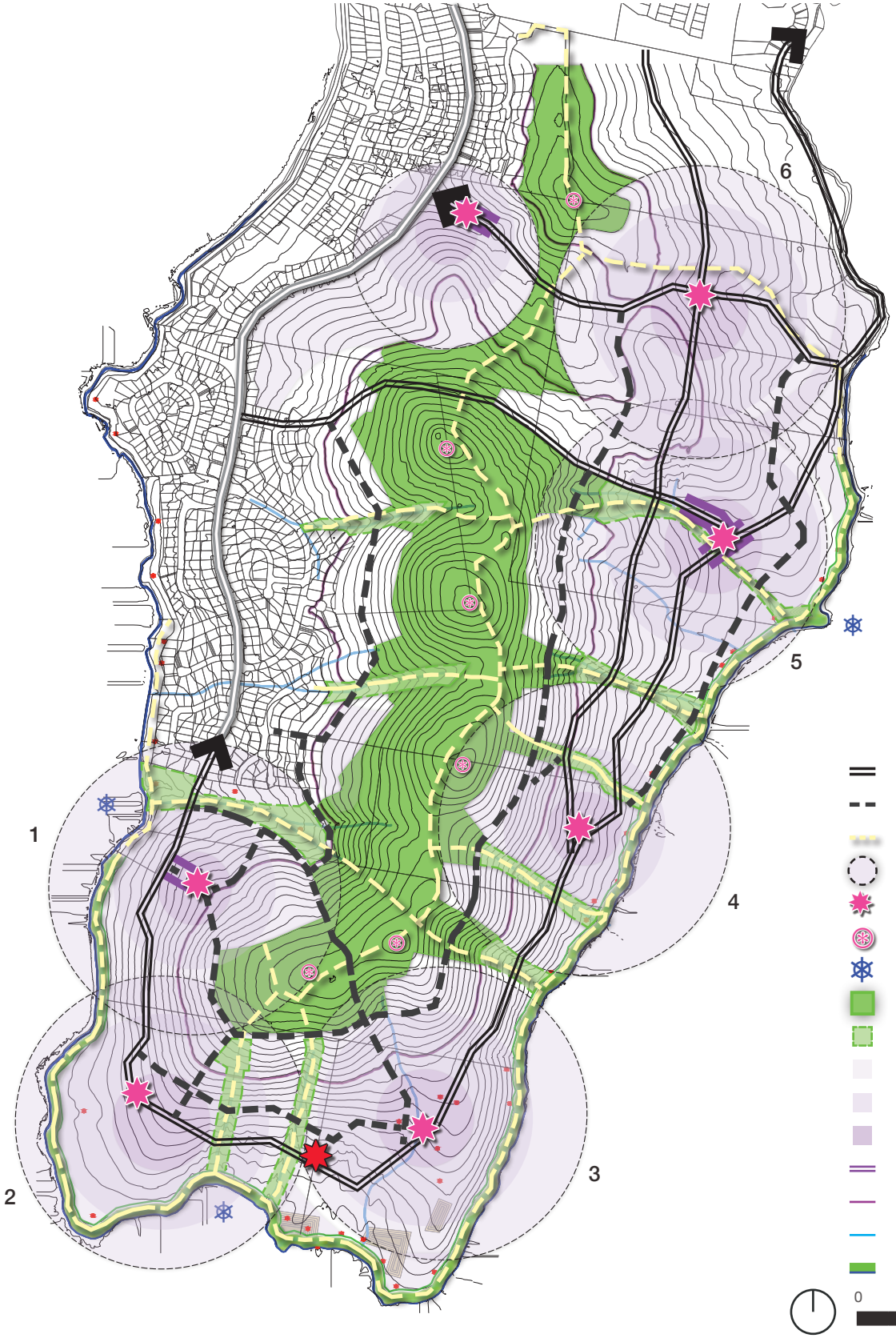
Master Plan

This page is intentionally blank.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Structure Plan 1

Master Plan



The master plan design process involved reviewing all of the previous studies conducted on the site including a draft structure plan that helped provide insight and guidance on what was envisioned from a regional perspective.

Through a series of reviews and discussions, Structure Plan 1 was the chosen approach with modifications, as incorporated here, at a larger scale.

The following pages illustrate the master plan designs and accompanying diagrams for this particular structure plan.

- Primary Street
- Secondary Street
- Trail
- Pedestrian Shed (400m radius)
- Activity Centres
- Ridge High Points
- Waterfront Connections
- Open Space Preserve
- Open Space Reserve
- Low Density Residential
- General Residential
- Urban Mixed-Use
- Commercial Node
- 70m Line
- Gully
- Foreshore (30m buffer)

0 160 320 640 Metres

Illustrative Plan

Master Plan

This master plan which was derived from Structure Plan 1, illustrates how development can be organized across the peninsula, centered around 6 different Activity Centres that include one main neighbourhood centre, two activity centres, and three smaller activity centres anchored by civic buildings.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Annotated Plan

The annotated plan identifies the major plan elements throughout the master plan. Each of these can be seen on the following pages at a greater scale.

Plan Highlights

1 Neighbourhood Centre
2 Mixed-Use Activity Centre
3 Activity Centre
4 Open Space / Plaza
5 Potential School Sites
6 Daycare Centre
7 Museum / Other Civic Use
8 Clubhouse / Beach Club
9 Public School
10 Private School
11 Pedestrian Greenways
12 Preserve Trail Network (Gully)
13 Sheoak Lots
14 Existing Preserved Homes
15 Potential Marina/Ferry Access
16 Skylands Beach
17 Norla Street Connection
18 Lilly Property Plan
19 Hill-top Promenade
20 Hill-top Park



Illustrative Plan

Master Plan

Activity Centre Structure

Activity Centres are structured by a 5-minute walk, or pedestrian shed, a design discipline that ensures residents have access to parks, daily needs, and diverse housing and experiences nearby their homes. The site's topography constrains where development can occur, due to the 70 metre elevation, but is encroached upon, to complete the Activity Centres. This is the principal premise of this master plan, which trades preserved open space along the hilltop in exchange for complete Activity Centre development below and all of the positive attributes that this can bring to all residents.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Topography

There is a significant amount of topography on some parts of the site which can be seen on page 28, which translates the topography into a heat map of intensity of slope. The topography illustrated here represents 5 metre elevation lines. Generally streets run along contour lines with lots asymmetrically positioned on the street with one lot uphill on one side of the street and the other downhill on the other side of the street. This is the typical condition for areas with a slope greater than 15%.



Illustrative Plan

Master Plan

Street Circulation

An efficient circulation layout is combined with walkable/ bikeable streets that form a connected network. Such a proposed network that promotes multi-modal streets will further contribute to a more sustainable community and a healthier populace.

A collective system of footpaths, paths and trails will provide pedestrians and bicyclists with more choice of routes, creating a complete and diverse circulation network.

Streets are designed as public spaces. As such they play a much larger role in the public life of its users than just streets for traffic.

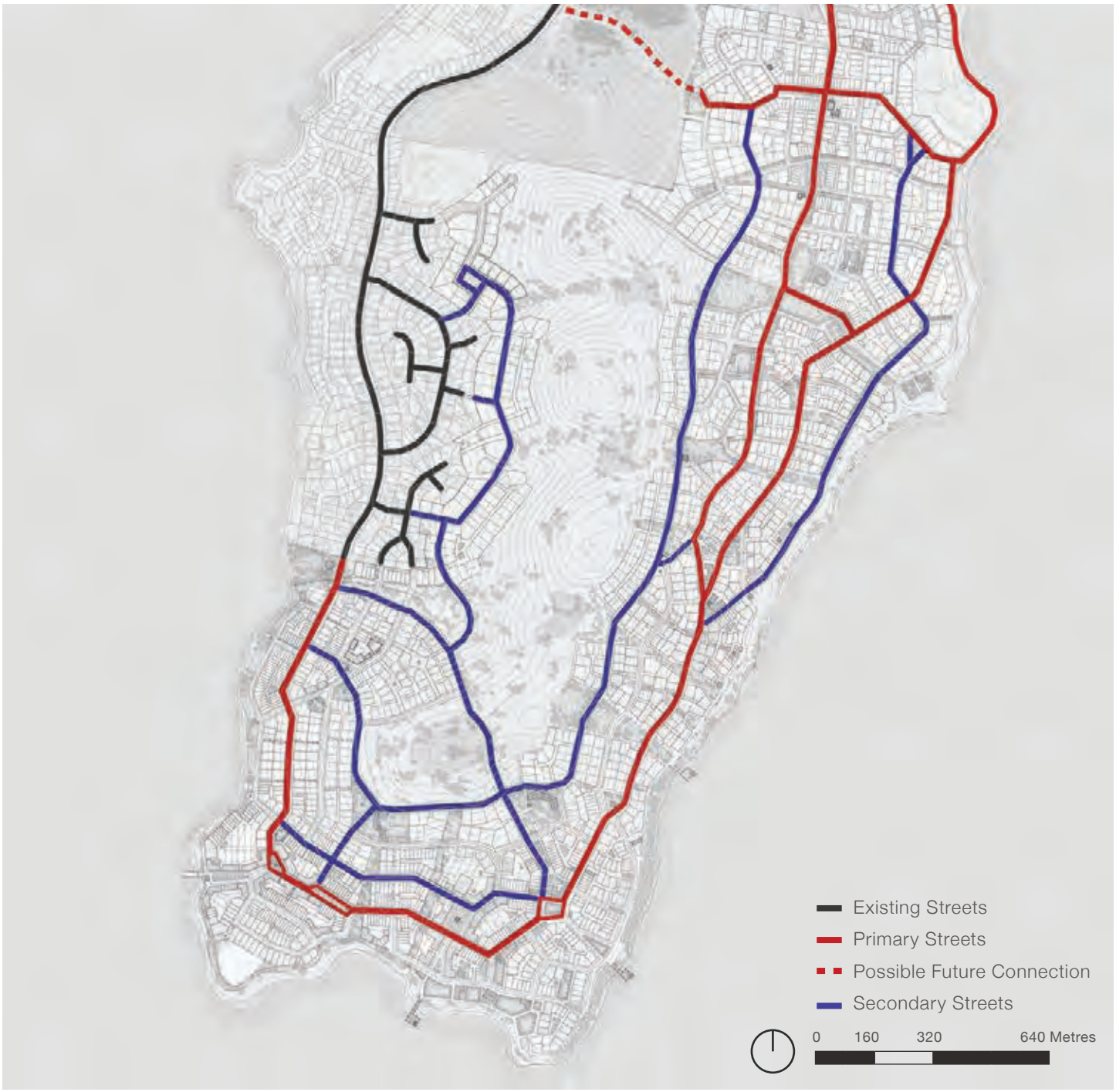


© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Street Hierarchy

The plan includes a hierarchy of streets (of varying character and scale). Few streets should prioritize traffic over pedestrians. Primary Streets are pedestrian-friendly streets with active uses at grade, held to the highest standard of urban performance. For example, the general trajectory of Primary Streets should be coded into the Structure Plan, whereas Secondary Streets are left to the discretion of the property owners. There should be a minimum of 1 east/west street but more is better for traffic demand management.

Kerb ramps for alley or garage access are discouraged along Primary Streets. Secondary streets are also intended to be pedestrian friendly, however they allow limited entries to parking and kerb ramps for alleys are acceptable along these streets.



Illustrative Plan

Master Plan

Transportation

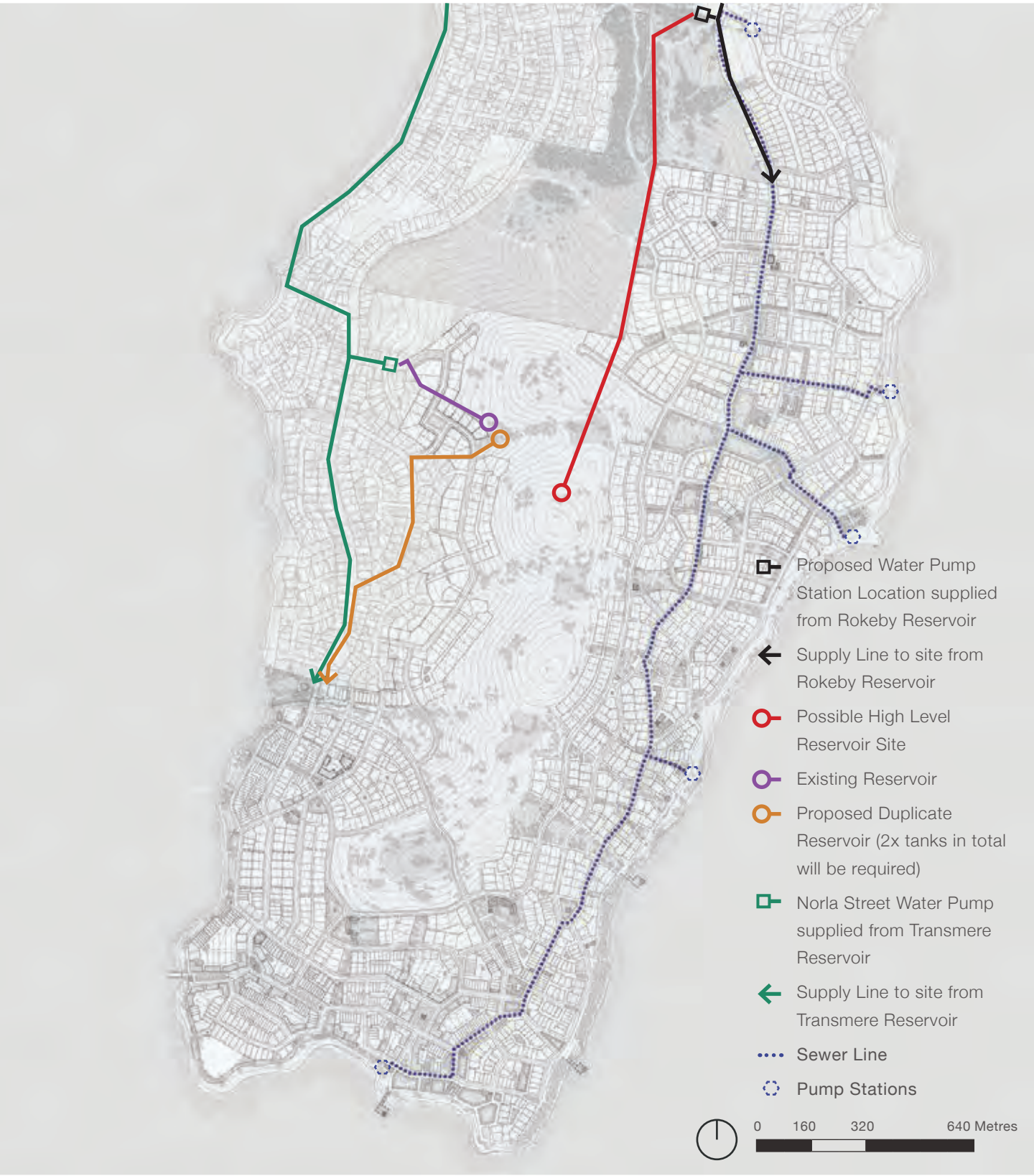
The actual design and placement of the bus stops will be finalized in the detailed design stage.





© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Water & Sewer


Proposed Water Pump Station Location supplied from Rokeby Reservoir
Supply Line to site from Rokeby Reservoir
Possible High Level Reservoir Site
Existing Reservoir
Proposed Duplicate Reservoir (2x tanks in total will be required)
Norla Street Water Pump supplied from Transmere Reservoir
Supply Line to site from Transmere Reservoir
Sewer Line
Pump Stations
0
160
320
640 Metres

Illustrative Plan

Master Plan

Open Space

There are 4 types of open space, categorized by potential management/ownership which are shown in this plan. They range from natural open space to private mid-block open space. The open space is also sized and scaled appropriately to ensure they are usable, for a wide variety of active and passive uses, including carefully located play fields.

Open space is also used to open up the most important views, particularly views to the water, pulling them deeper into the site, and situated to maximize the number of lots fronting along them.

This plan has a total of 40% of its land devoted to open space.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Private Lots

Illustrated here are what would be considered private lands and public lands. The private lots which would be developed and sold are shown in black.

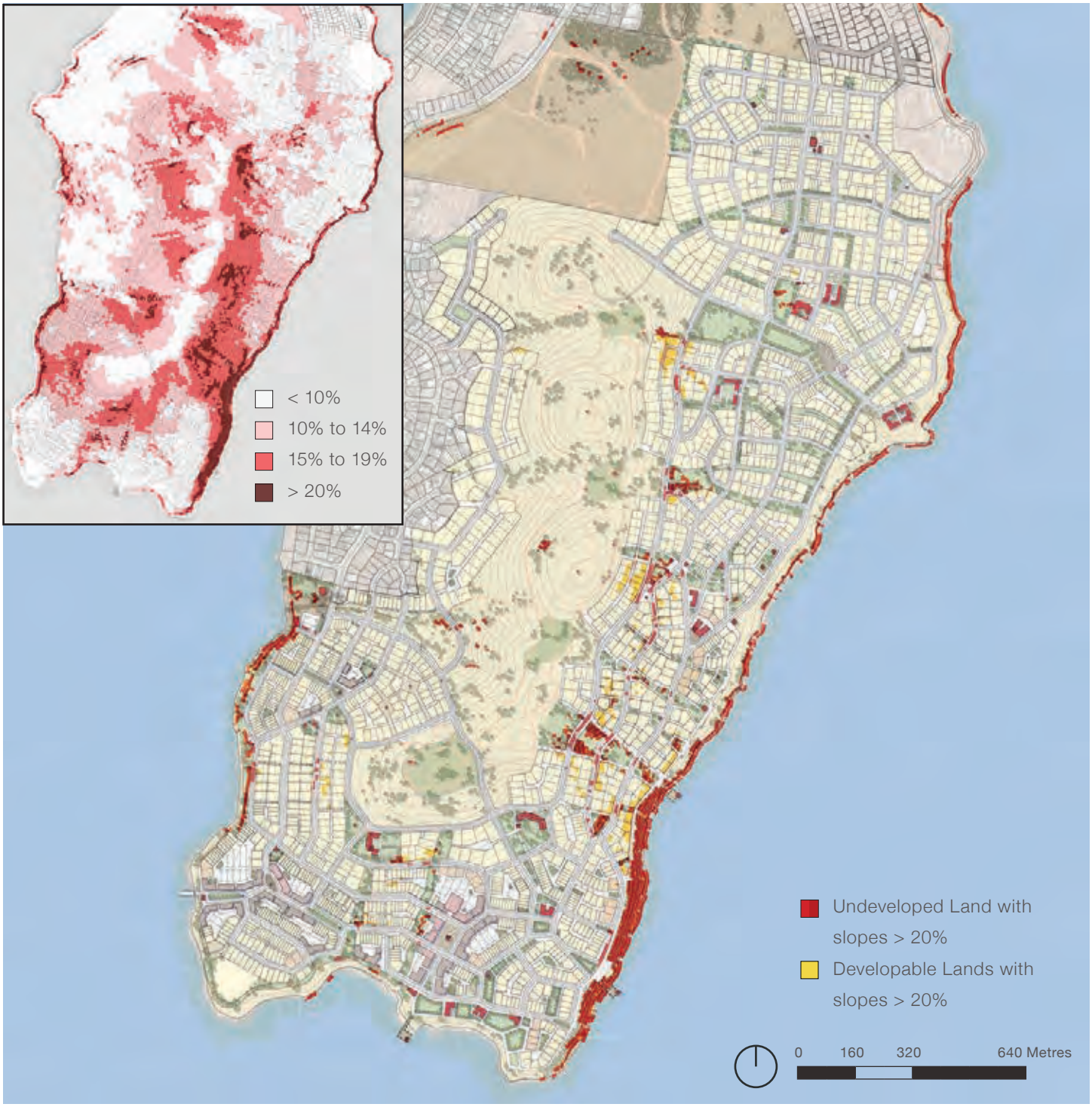


Illustrative Plan

Master Plan

Slope Overlay Diagram

The majority of the site is under 15% slope, as illustrated in the smaller diagram. The plan works intentionally to limit streets to slopes under 15% as much as possible. By doing this many of the streets that are in the steeper slope areas tend to run with the topography, or angle against is to reduce the slope but still provide the ability to traverse the side of the hill as needed. The largest lots are typically provided uphill, or where the steepest terrain is located.

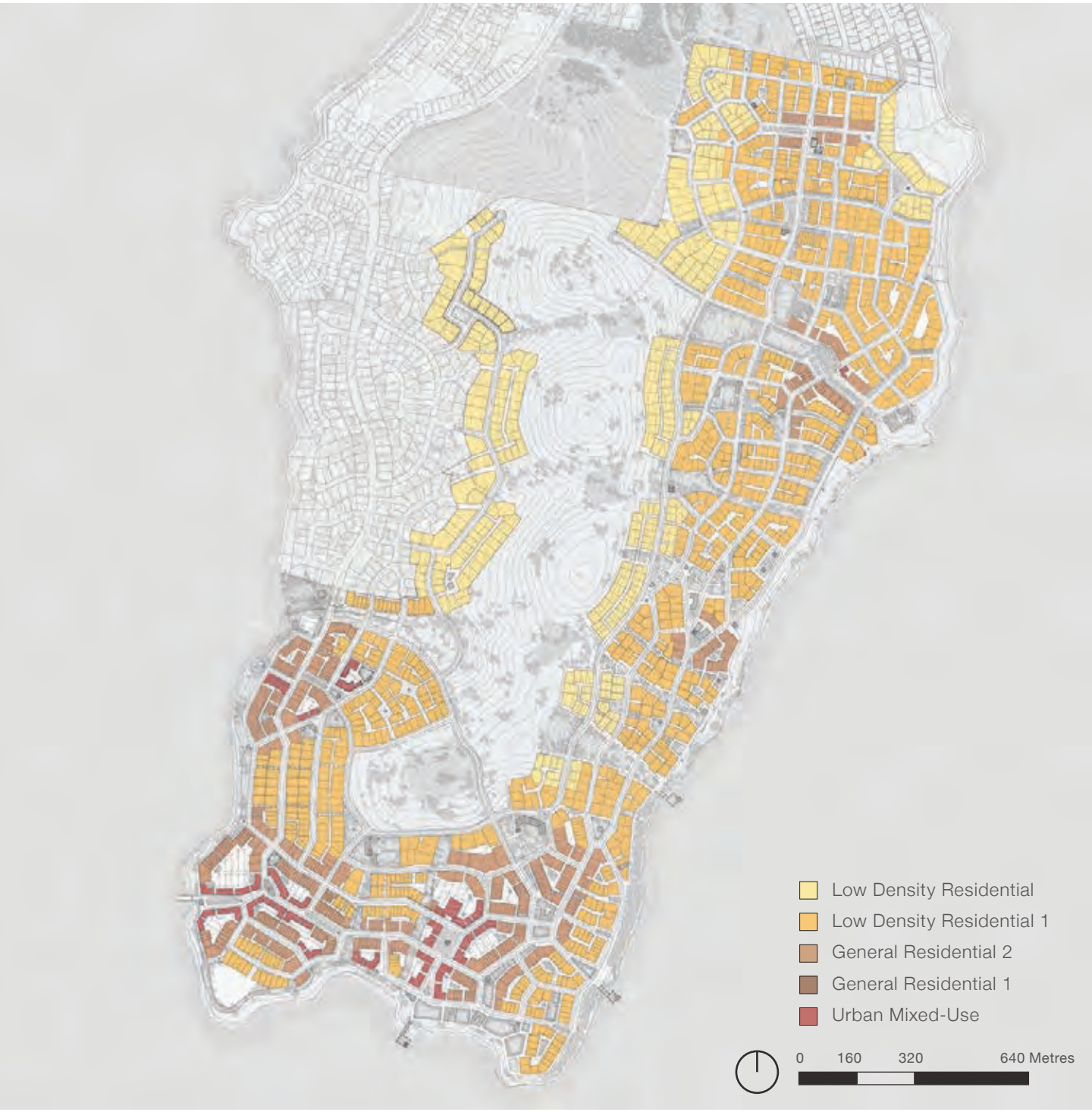


© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Zoning

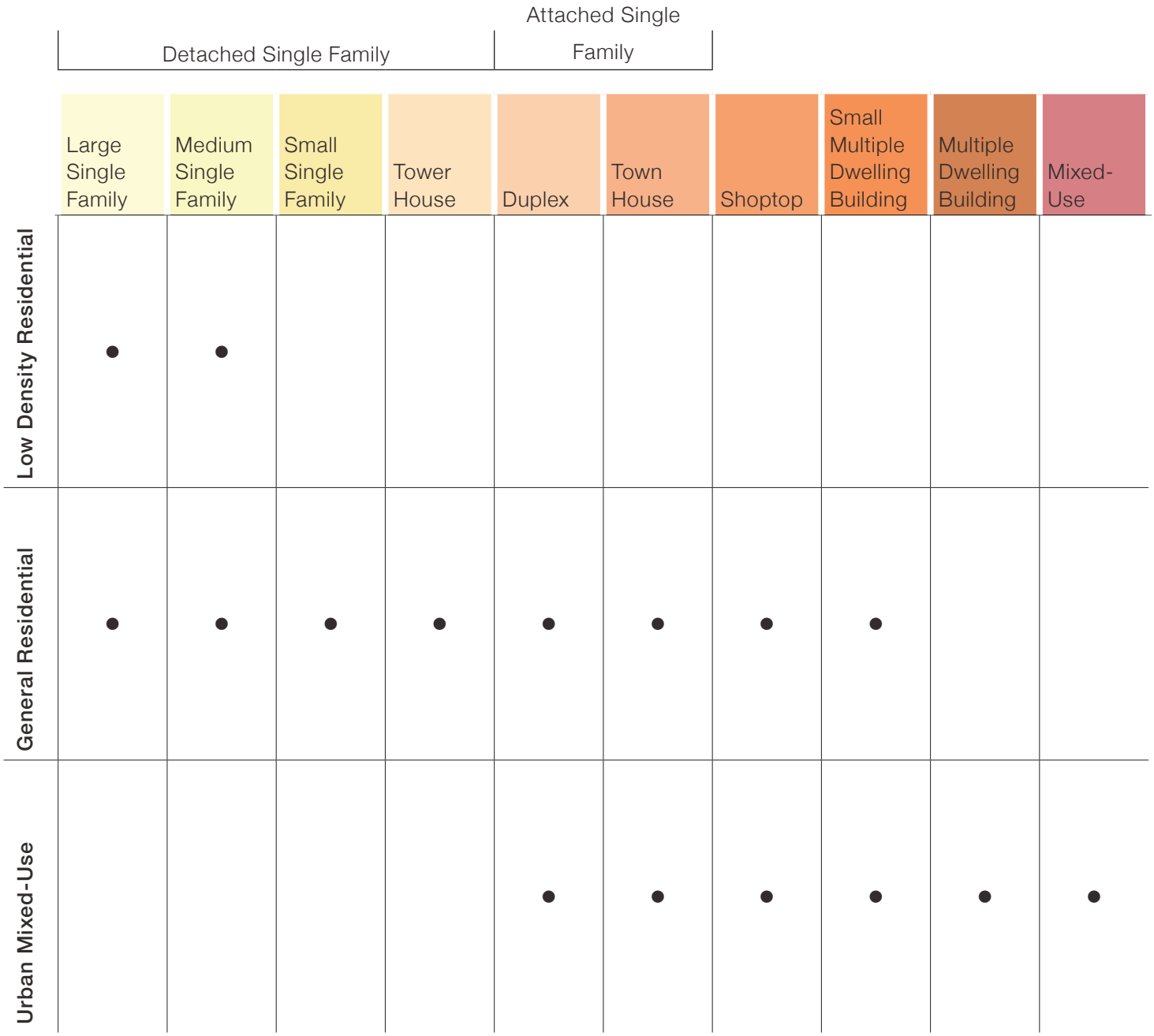
The zoning on the site is temporarily notional, as it looks at the existing zoning as well as the program established by Macroplan, trying to address the mix of lot types and how they fit into the zoning. There are 5 zoning categories currently proposed, which fit within the current zoning categories, with some revisions to standards. Zones which we anticipate having deviations from the existing zoning are noted with a '1' and/or '2' after them.

The zoning will be further refined during the Specific Area Plan phase.



Building Types

Per Zone



© 2023 DPZ CoDesign | Skylands | 5 November, 2023



Tower House or 'Sheoaks' House example



Small Single Family House example



Small Multiple Dwelling Building example



Town House example

Plan Capacity

Master Plan

Program	Master Plan 1		Macroplan Program	
	Dwellings	Area	Dwellings	Area
Retail and Office		9,580 sq.m.		5,900 sq.m.
Grocer		2,000 sq.m.		2,000 sq.m.
Multi-family	590 Dwellings	-	633 Dwellings	-
Small Multi-family flats	82 Dwellings	-	-	-
Townhouse	873 Dwellings	-	910 Dwellings	-
Duplex	181 Dwellings	-	229 Dwellings	-
Detached Single Family	867 Dwellings	-	750 Dwellings	-
Estate	-	-	-	-
Total	2,593 Dwellings	11,580 sq.m.	2,531 Dwellings	7,900 sq.m.

Plan Yields

The Master Pan, which was established based on the parameters set by Structure Plan 1 aimed to achieve the following objectives.

1. Protect the hilltop by only building above the 70 metre line, to complete the Activity Centre
2. Preserve and improve the hilltop as an open space amenity for the public
3. Design complete Activity Centres each with a centre and edge
4. Design Activity Centres that were diverse in housing types
5. Design an overall plan that followed the Macroplan market mix provided
6. Formalize and extenuate the gully's as linear parks connecting the hilltop to the Foreshore Trail and water front.

The program included here illustrates what the proposed design can yield. The yield can be increased or decreased depending on the market, as each plan is built upon a framework that allows the lot and dwellings mix to be adjusted as necessary.

According to Macroplan, this is the target mix that will give the plan the best long term viability and success.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Norla Street Easement

In order to provide access to the existing water tower and for maintenance trucks for the hilltop park, an easement is proposed at the end of Norla Street. Nevertheless, the development above the existing housing will be caped with a culdesac for vehicular traffic.





Norla Street Easement
Hilltop Park & Water Tank Access
Fire break Easement - Unpaved Road

0 160 320 640 Metres

Activity Centre 1 Plan

Master Plan



Activity Centre 1

The first Activity Centre, which is also envisioned to be the first phase of development, connects to Oceana Dr. running along side the Clarence owned parcel which is connected to the activity centre by a linear green.

This Activity Centre is structured by long blocks that follow the topography, using pedestrian connections to break down the scale of the block and allow for some pedestrian connectivity traversing up the hillside.

The hilltop transcends down the hill through a more formalized park, before transitioning to a series of streets and passages connecting down to the waters edge.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023



Illustration intended to convey a sense of intensity of development and the general character of streets, blocks, open spaces and building types. It is not intended to depict any particular style.

Sheoaks Homes

A view of the Sheoak tower houses sitting in amongst the trees. Using a combination of larger lots and smaller footprint detached single family houses is the best way to preserve the best of the Sheoak trees, ensuring this area of the site remains a very unique location. The predominant building type is a tower house which has small footprint but, could be up to three stories tall.

Building Types Mix

1. Tower House
2. Single Family House



Activity Centre 1 Plan

Master Plan



Sheoak Detail

There is a small area that has a cluster of Sheoaks concentrated on the western side of the hill. Not all of the trees are in good shape, some may need to be pruned, but in order to also preserve some of the trees, tower houses are proposed to sit within them. Tower houses are small footprint homes which in this instance are designed to sit on very large lots to minimize the disruption of the Sheoaks and provide a unique opportunity to take advantage of the nature of the site.

House footprints on the downhill side of the street are wider to the street to accommodate garage parking. Footprints on the uphill side of the street are smaller footprint which are designed to park under.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Activity Centre 1 Plan

Master Plan



Plan Highlights

1 Sheoak Tower Homes
2 Foreshore Trail
3 Day Care
4 Pavilions
5 Small Multi-Family Flats
6 Town House
7 Duplex
8 Detached Single-Family



Connectivity

Each of the streets that is drawn in the master plan has been designed with a specific function in mind.

Each of these designations is tied to a specific right-of-way and pavement width.

This diagram ties the specific street sections to the plan. The street sections may be found beginning on page 88.



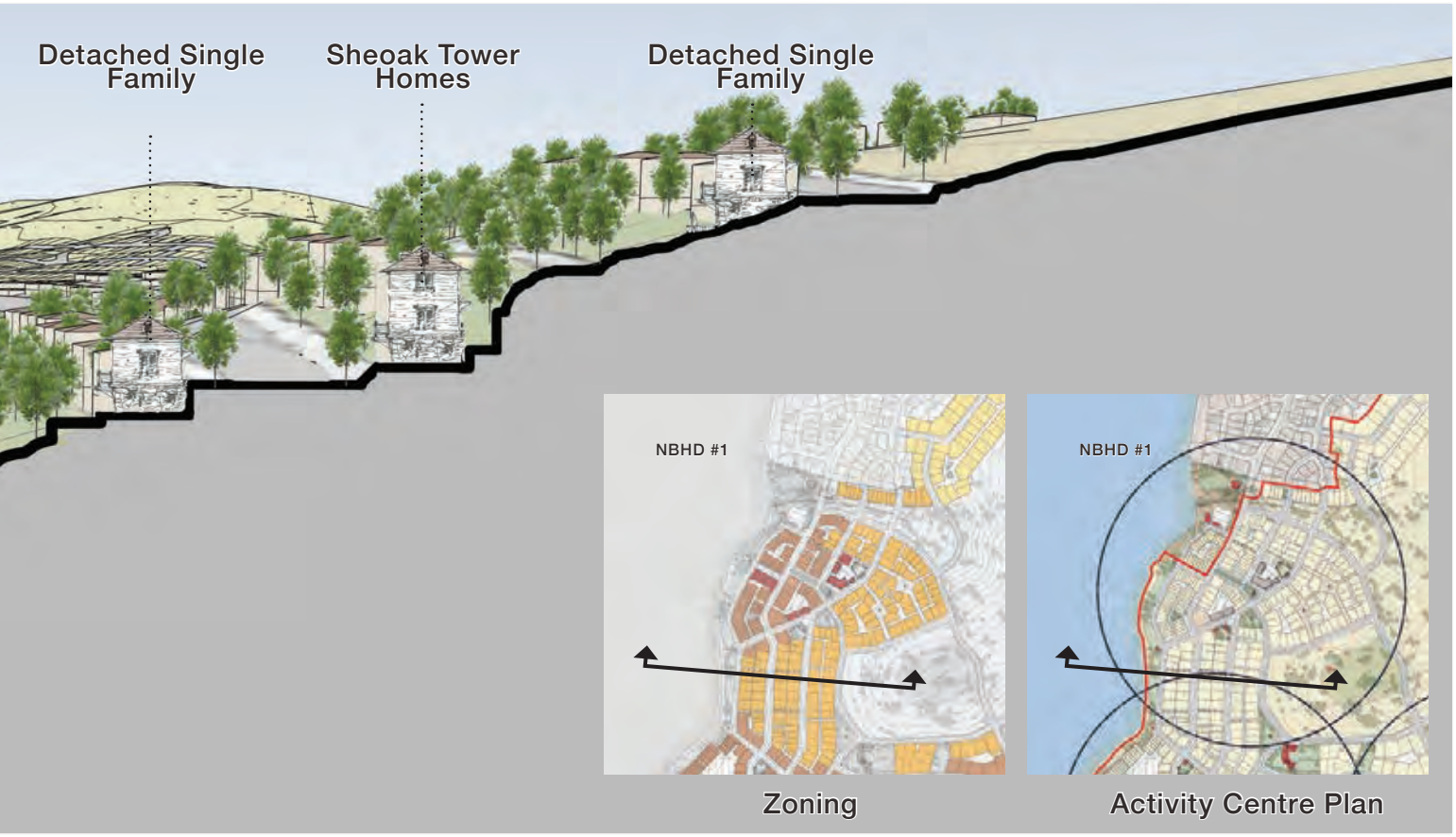
Activity Centre Sections

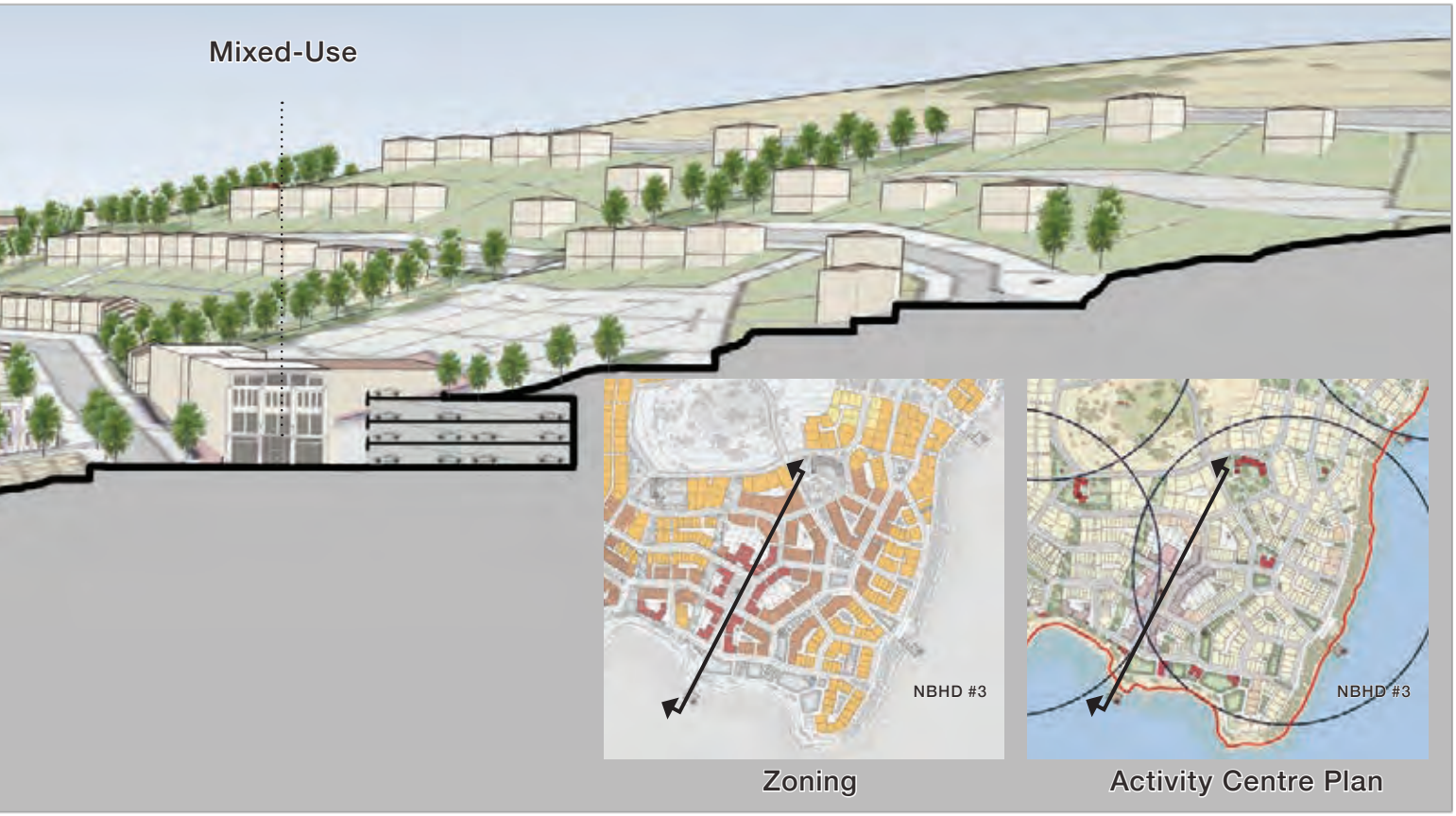
Master Plan





© 2023 DPZ CoDesign | Skylands | 5 November, 2023


Detached Single Family
Sheoak Tower Homes
Detached Single Family
NBHD #1
NBHD #1
Zoning
Activity Centre Plan


Mixed-Use
NBHD #3
NBHD #3
Zoning
Activity Centre Plan

Activity Centre 2 Plan

Master Plan



Activity Centre 2

Activity Centre 2 which is situated at the southern tip of the site is made up of a mix of residential uses ranging from very small footprint tower houses sitting carefully between the sheoaks, to town houses and small multi-family flats near the activity centre which organized around a central plaza. Views open up to the water, looking towards Hobart. In some instances larger lots face out to the water, fronted by a pedestrian path, while others lots have open views to the water and are fronted by a street, and still other lots back to the water, making the views and water front more private. Each of these has a different benefit and providing multiple opportunities and experiences, builds towards a better, more flexible and market ready plan.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Activity Centre 2 Plan

Master Plan



South Hilltop Green



The hilltop has been preserved and the plan very deliberately connects to the water front through a series of pedestrian paths, and passages, connecting through a variety of open spaces. These open spaces are designed to provide maximum views to the hilltop, to the water, and maximizes the number of lots with direct access to well defined open space.

Attached housing frames and encloses the green with detached housing provided behind in a variety of different building types.

Building Types Mix

1. Townhouse
2. Carriage House
3. Multiple Dwelling Building
4. Sideyard House
5. Single Family House
6. Large Single Family House
7. Small Multiple Dwelling Building
8. Bungalow
9. Mansion flat (Multiple Dwelling Building)

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Activity Centre 2 Plan

Master Plan

Ferry Plaza

The Ferry Terminal Plaza anchors the passenger ferry terminal that carries passengers from Hobart to Droughty Point, with this specific location being one of many potential stops. The activity centre of Activity Centre 2 is flanked by the ferry terminal and is lined by multi-family buildings framing a central linear park. The street bends very specifically to provide a deflected termination on the building corner as the street bends with the topography. This deflection adds to the visual stimulation drawing people down the street to the water, all while protecting and opening views out to the water.

Building Types Mix

1. Mix-use Building
2. Commercial Building
3. 6-Pack (Multiple Dwelling Building)
4. Townhouse
5. Single Family House

Illustration intended to convey a sense of intensity of development and the general character of streets, blocks, open spaces and building types. It is not intended to depict any particular style.





© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Activity Centre 2 Plan

Master Plan



Activity Centre 3 Plan

Master Plan



Neighbourhood Centre

The Neighbourhood Centre is the heart of the entire Skylands development and holds the greatest density. It is located in Activity Centre 3 and is designed to follow the topography and also takes advantage of the gully that runs through the neighbourhood, turning it into a Activity Centre amenity, and a natural greenway connection for pedestrians to maneuver from the hilltop to the water and vice versa.

Overall the main street from Activity Centre 2 comes in to the Neighbourhood Centre Plaza and then continues on as the streets begin to follow the topography as the main street moves north terminating on a green and a school, before continuing on to Activity Centre 4.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023



Illustration intended to convey a sense of intensity of development and the general character of streets, blocks, open spaces and building types. It is not intended to depict any particular style.

Pedestrian Greenways

The Skylands site is principally made up of topography that lends itself well to stepping pedestrian ways up and down the hillsides, as illustrated here.

Private drives and access to garages are provided on the high side and the low side but do not need to run through, thus alleviating additional need for retaining walls. The houses along these slopes can take advantage of the topography by building into the slope.

Building Types Mix

1. Shoptop Houses
2. Park-Under Townhouse



Activity Centre 3 Plan

Master Plan



Neighbourhood Centre Detail

This plan shows in greater detail the siting of the different building types on the site, as well as parking access and location, tree plantings, and special sites reserved for civic buildings. The plan is based on the prior smaller scale plan but makes revisions as necessary as things become more precise. The following page provides a list of specific features of the Neighbourhood Centre.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

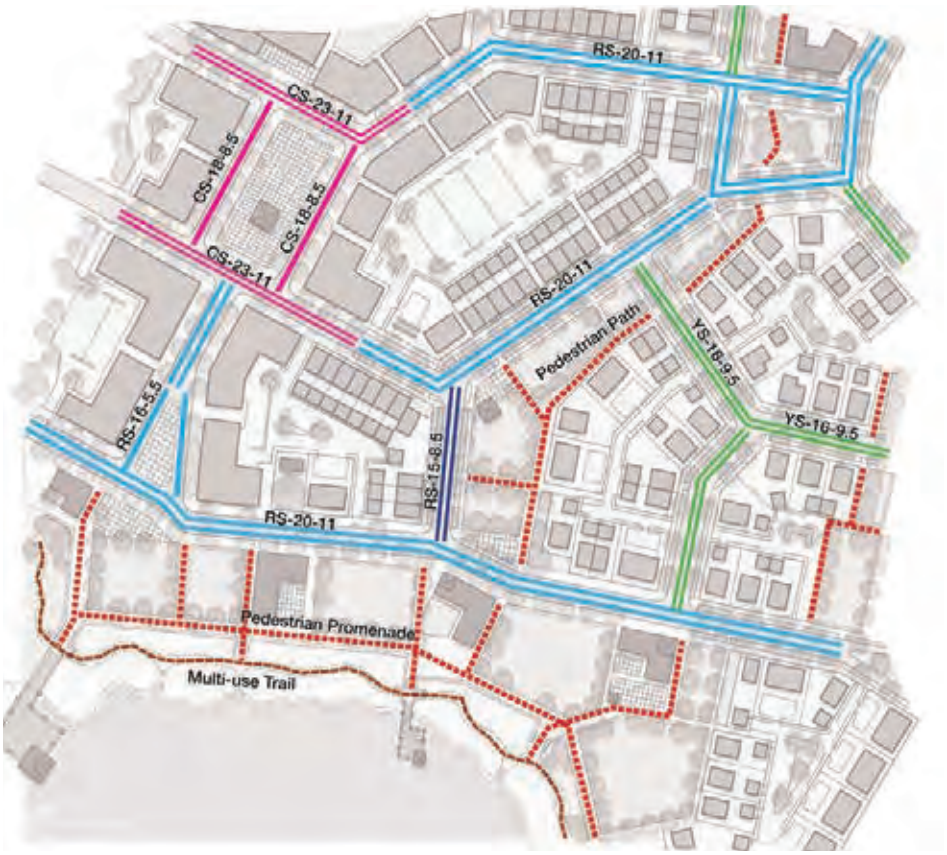
Activity Centre 3 Plan

Master Plan



Plan Highlights

1 Neighbourhood Centre Plaza
2 Shade Structure or Art Piece
3 Mixed-Use Buildings
4 Multi-Family Buildings
5 Small Multi-Family Flats
6 Town House
7 Duplex
8 Detached Single-Family
9 Open Space Greens
10 Droughty Point Farm Museum
11 Beach Club
12 Day Care
13 Jetti / Pier
14 Floating Restaurant
15 Cricket Pitch
16 Chinamans Beach
17 Blue Gum Tree
18 Whaling Station Museum
19 Formal Promenade
20 Foreshore Trail



Connectivity

Each of the streets that is drawn in the master plan has been designed with a specific function in mind.

Each of these designations is tied to a specific right-of-way and pavement width.

This diagram ties the specific street sections to the plan. The street sections may be found beginning on page 88.



Activity Centre 3 Plan

Master Plan

Neighbourhood Centre

Illustration looking south towards River Derwent, illustrating the Neighbourhood Centre plaza with long views out to the water.

The plaza is framed by mixed-use buildings with a grocer on the north side.

The street to the water quickly transitions to townhouse lots, opening up to a green which widens to pull views of the water deeper into the site.

A variety of building types are shown framing the street, with surface parking located in the centre of the blocks.

Building Types Mix

1. Mix-use Building
2. Townhouses
3. Single Family House
4. Carriage Houses
5. Mansion Flats
6. Large Multiple Dwelling Building

Illustration intended to convey a sense of intensity of development and the general character of streets, blocks, open spaces and building types. It is not intended to depict any particular style.





© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Activity Centre 3 Plan

Master Plan



Activity Centre 4 Plan

Master Plan



Activity Centre 4

This is the steepest area of the site, the large majority still under 20% slope, which is reflected in the lack of east/west streets. The streets in this area follow the topography for the most part, only angling slightly against it as the main street meets the activity centre and splits off on either side to connect the street along the Foreshore with the hilltop streets.

This Activity Centre is principally composed of larger lot single-family types, due to the topographical constraints.

There are a series of green paths which traverse the hillside providing multiple opportunities for pedestrians to circulate, connecting the hilltop with the waterfront linear park.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Activity Centre 5 Plan

Master Plan



Activity Centre 5 comprises virtually one full, pedestrian shed with a full array of residential types. Its activity centre lies at the intersection of the spine road running north-south and the connection from Norla Street running east-west. The moderate slopes allow for the blocks to run perpendicular to the coast and ridge, visually extending these amenities into the heart of the Activity Centre. The manageable topography also facilitates a more extensive green corridor network, with many residences envisioned to enfront landscaped pedestrian paths; these green corridors may be designed with an interpretative overlay of indigenous landscape and/or public art elements, becoming the setting for the celebration of local cultural identity. Activity Centre 5 also offers at least 4 other civic amenities: two small Activity Centre clubhouses, a small school and open amphitheater, and a beach club intentionally sited on the titular Droughty Point.



Activity Centre 6 Plan

Master Plan



While Activity Centre 6 comprises a separate parcel, it nonetheless has been designed with anticipated connections to Activity Centre 5, particularly via extensions of Activity Centre 5's streetblock network through the (outparcel) Lilly site. The more rectangular configuration of this parcel results in a more orthogonal urban fabric, with a main axis running east-west and streetblocks branching off this axis to the north and south of this parcel. A small central green and clubhouse are the primary amenities within this Activity Centre.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

The Urban Amphitheatre

The settlement patterns of Greater Hobart are informed by the components of the landscape, with a relaxed urban growth boundary that rises and falls as the slope varies. The dense vegetated ridgetop generally expands above areas of 20% slope and surrounding existing gully corridors, where development is un-achievable. This green spine wraps around the Derwent landscape to form the image of the 'urban amphitheatre'.

This visual characteristic has been considered in the level of development and open space network in the skylands master plan. Through visual studies, it is apparent that the general framework of development does not stick strictly to a contour level. Our proposal looks upon the existing development patterns and creates a varied development line that is achievable based on the site's slope and surrounding context. Whilst doing so, it provides a significant area of open space that aims to continue the vegetated hilltops as seen when viewing the surrounding Hobart landscape.



The Urban Amphitheatre

Master Plan

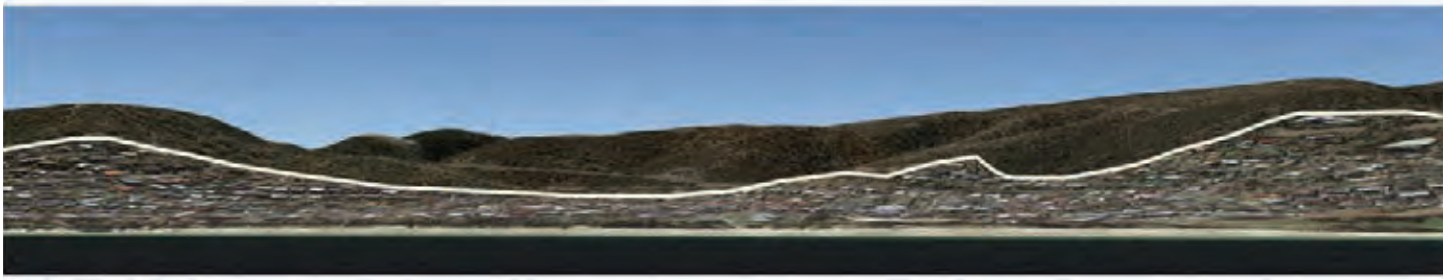
The Urban Amphitheater - Greater Hobart Area



TRANMERE FROM DROUGHTY POINT



TRANMERE FROM DROUGHTY POINT



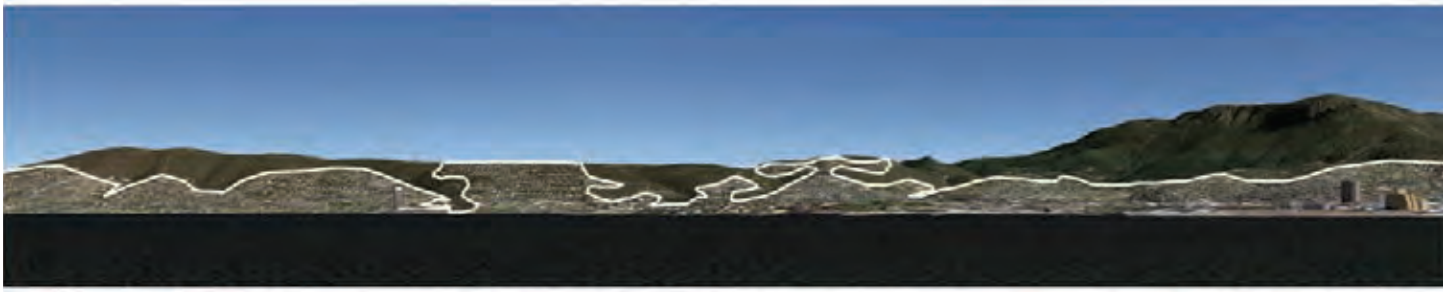
BELLERIVE TO HOWRAH



VIEW TOWARDS BATTERY POINT



VIEW TOWARDS HOBART



HOBART, UNDULATING URBAN GROWTH BOUNDARY

turf

© 2023 DPZ CoDesign | Skylands | 5 November, 2023


‘URBAN
AMPHITHEATRE’
2050

A Landscape Vision for Skylands

Skylands creates a destination for local and visiting communities to experience expansive views across the Derwent river and feel connected to the undulating ridgetop landscape.

The parklands are organised by three hills, two saddles, and a promontory inspiring opportunity for passive and active recreation through areas of picnic, cycling, observation and gathering amongst the natural landscape.

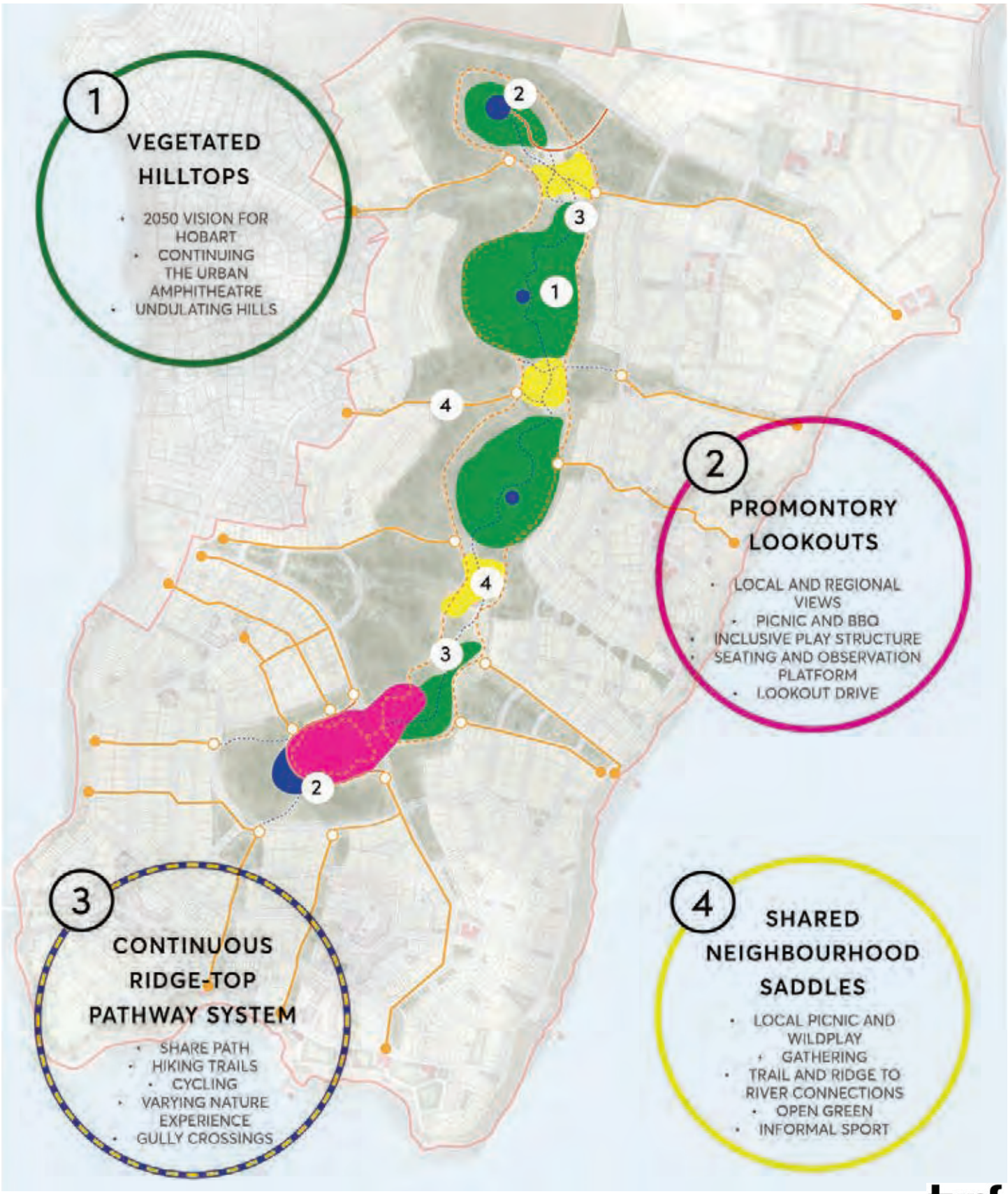
A series of gullies connect the ridge to the river through the Activity Centre precincts. The flow patterns create rich ecological moments, with opportunity for community engagement and increased public amenity.

The foreshore hugs the edge of Droughty Point providing a central public domain. Expanding from street frontages to an active water edge, a lively atmosphere is created integrating elements of nature,

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

The Urban Amphitheatre

Master Plan



turf

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

The Urban Amphitheatre

Master Plan

North Promontory Lookout



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

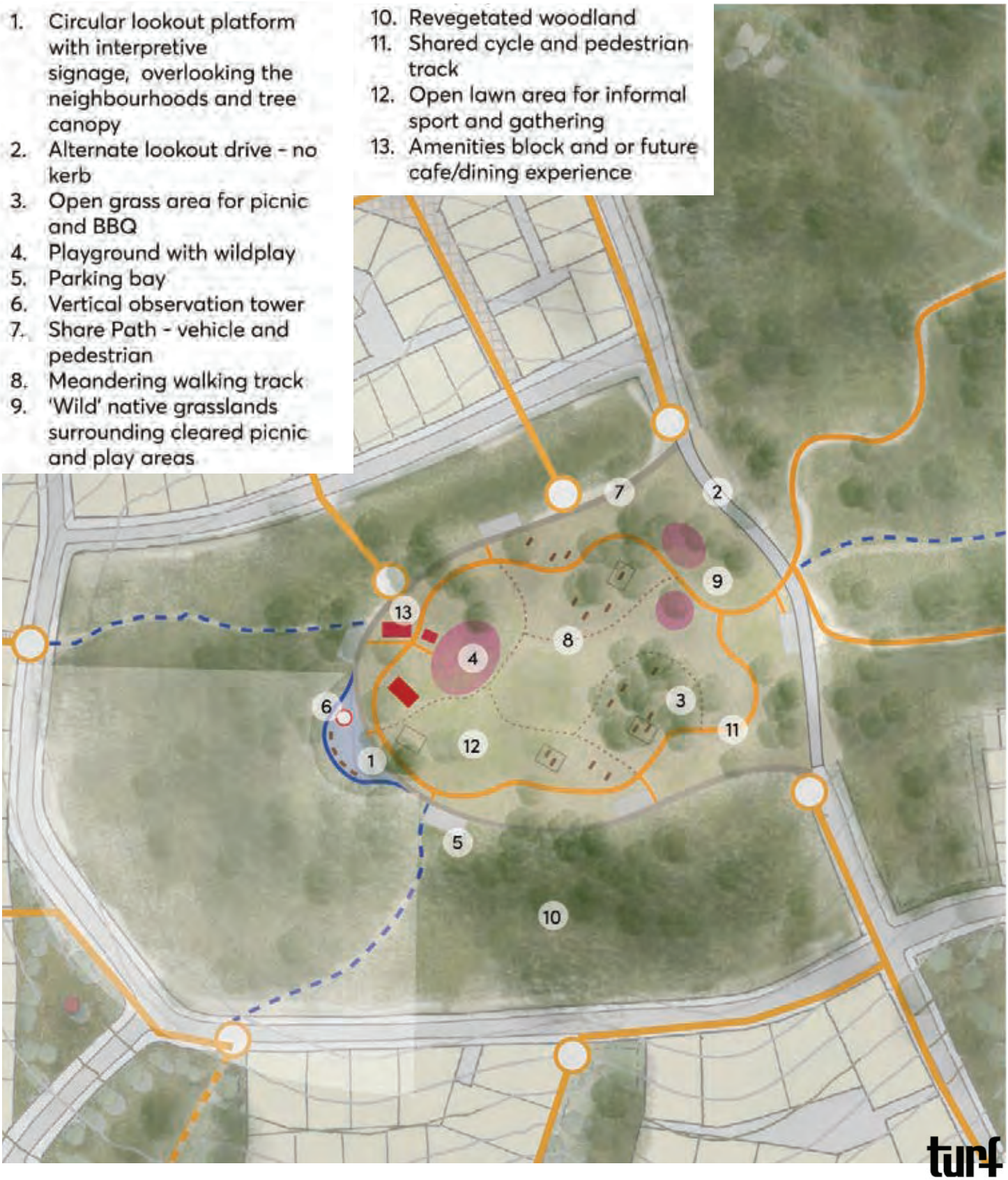

NORTHERN LOOKOUT

The Urban Amphitheatre

Master Plan

South Promontory Lookout

1. Circular lookout platform with interpretive signage, overlooking the neighbourhoods and tree canopy
2. Alternate lookout drive - no kerb
3. Open grass area for picnic and BBQ
4. Playground with wildplay
5. Parking bay
6. Vertical observation tower
7. Share Path - vehicle and pedestrian
8. Meandering walking track
9. 'Wild' native grasslands surrounding cleared picnic and play areas
10. Revegetated woodland
11. Shared cycle and pedestrian track
12. Open lawn area for informal sport and gathering
13. Amenities block and or future cafe/dining experience



© 2023 DPZ CoDesign | Skylands | 5 November, 2023



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

The Illustrative Landscape Plan

The peninsula of Droughty Point completes the formation of the urban amphitheatre through its connected ridgeline and landscape components - hilltops, saddles and a promontory.

Skylands responds to the relaxed form of the landscape to deliver nuanced urban settlement patterns.

The hilltop parklands are inclusive of public amenities and spaces for passive recreation amongst the natural scenery. The southern promontory has the opportunity to perform as the central park space and destination lookout, accessible by car and foot, from river to ridge. It captures the significant vantage points of skylands and publicly invites all users to enjoy the spacious surrounds of the environment unique to Hobart, whilst connecting people across the ridgetop landscape via tracks and openings.

Strategies for revegetation and water sensitive design ensure the qualities of the native environment and existing system are both preserved and celebrated during the design and development process.

Each component from river to ridge works in concert as an integrated system.

Open Space Calculations	
108 ha	Total Open Space
57 ha	Hilltop Parklands Total
3 ha	PROMONTORY
4 ha	Local Parks Total
29 ha	Green Corridors
22 ha	Foreshore

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Illustrative Landscape Plan

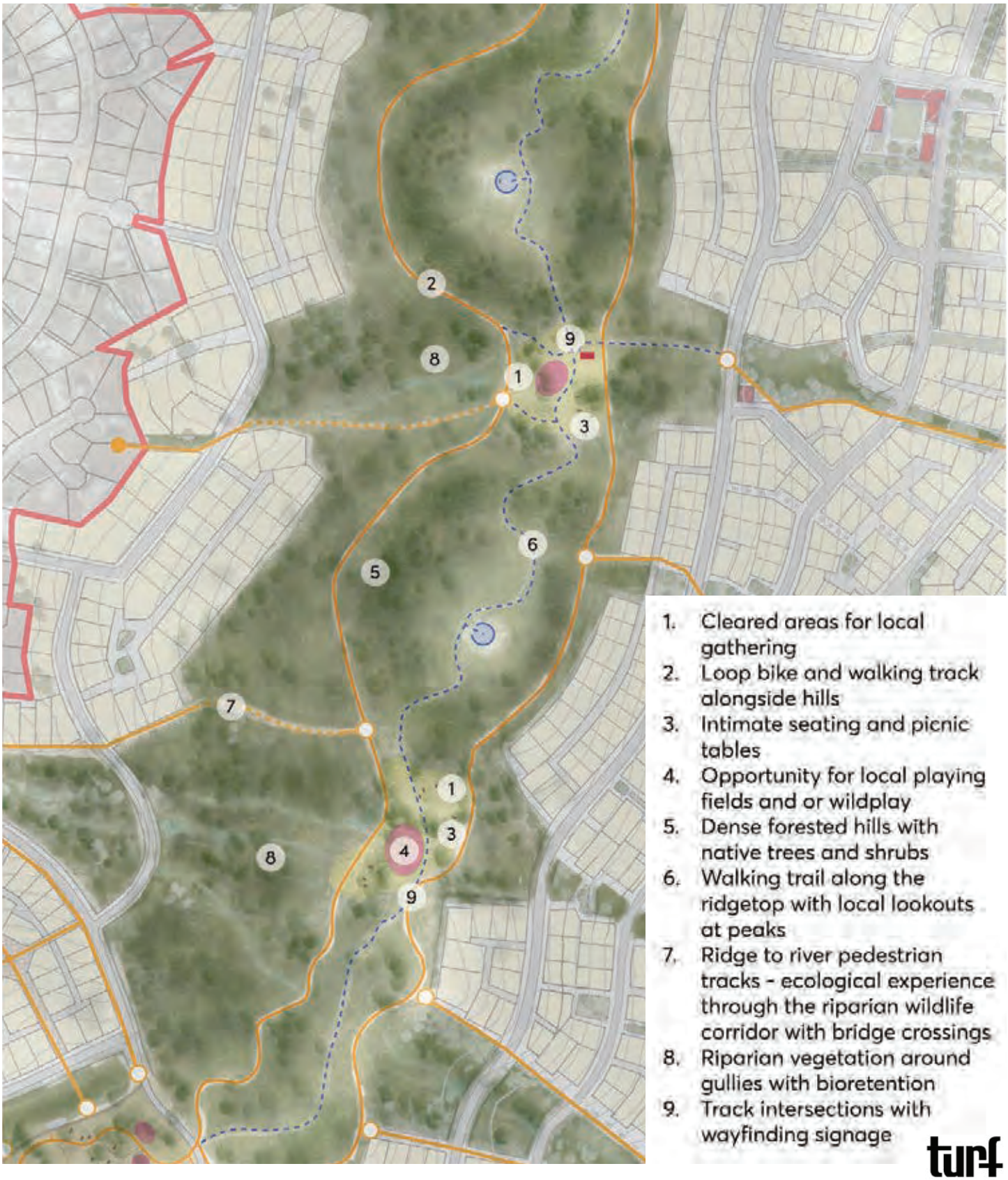


© 2023 DPZ CoDesign | Skylands | 5 November, 2023

The Urban Amphitheatre

Master Plan

Activity Centre Saddles



1. Cleared areas for local gathering
2. Loop bike and walking track alongside hills
3. Intimate seating and picnic tables
4. Opportunity for local playing fields and or wildplay
5. Dense forested hills with native trees and shrubs
6. Walking trail along the ridgetop with local lookouts at peaks
7. Ridge to river pedestrian tracks - ecological experience through the riparian wildlife corridor with bridge crossings
8. Riparian vegetation around gullies with bioretention
9. Track intersections with wayfinding signage

turf

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

The value/ loss of the sheoaks and how the introduction on private gardens and open space replaces them

The site does not currently exhibit significant areas of protected species. There is an approximate 15ha community of Sheoaks (Allocasurina Verticillata) on the south-west side of Droughty Point that are not currently listed as protected or of significant ecological value. The skylands master plan has incentives for long term ecological strategies that include the revegetation of hilltop parklands, riparian corridors and an increased target of canopy coverage and open space amongst Activity Centres. These future targets exceed the value of the sheoaks and hence have no intention of total retention.

There is potential with the planning of lots and open space to protect approximately up to 30% of the sheoak community. As a result, unique clusters of vegetation around smaller footprints could be formed with the addition of planting clusters of native species to enhance their overall value.

The Urban Amphitheatre

Master Plan

Sheoak Area



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Character Details

This page is intentionally blank.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Low Density Residential

- Larger lots that allow retention of vegetation and topography
- Single detached housing
- Informal landscaping with retained vegetation
- Roads dimensioned for local needs
- Building heights - typically 1 or 2 stories

Low Density Residential 1

- Larger lots that allow retention of vegetation and topography
- Predominantly single detached housing
- Informal landscaping with retained vegetation
- Roads dimensioned for local needs
- Building heights - typically 1 to 2 stories

General Residential 2

- Medium to larger residential lot sizes.
- Predominantly single detached housing
- Landscaping has mostly informal character
- Larger lot sizes and irregular thoroughfare alignments included to accommodate natural site conditions
- Building heights - typically 1 to 3 stories

General Residential 1

- Medium Intensity development that includes a component of mixed use activity.
- Mix of house types including detached and attached dwellings, terraces apartments houses, small apartment buildings with scattered commercial activity
- Street of urban character with reduced building setbacks, raised kerbs, regular road patterns and landscaping
- Building heights - typically 1 to 4 stories

Urban Mixed-Use

- Higher density, mixed use buildings that accommodate retail, offices, terraces and apartments.
- Tight network of urban streets with wide footpaths, raised kerbs, regular street tree planting and buildings set close to footpaths.
- Substantial pedestrian activity
- Building heights - typically 2 to 5 stories



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Architectural Considerations

Character Details

The following pages are character images used in the exploration of Skyland's character. Most examples are local, either from Tasmania or from Australia, but there are others from North America that illustrate building types that are either 1. not found within the region that should be introduced, or 2. based on it's typology, not it's architectural style necessarily.

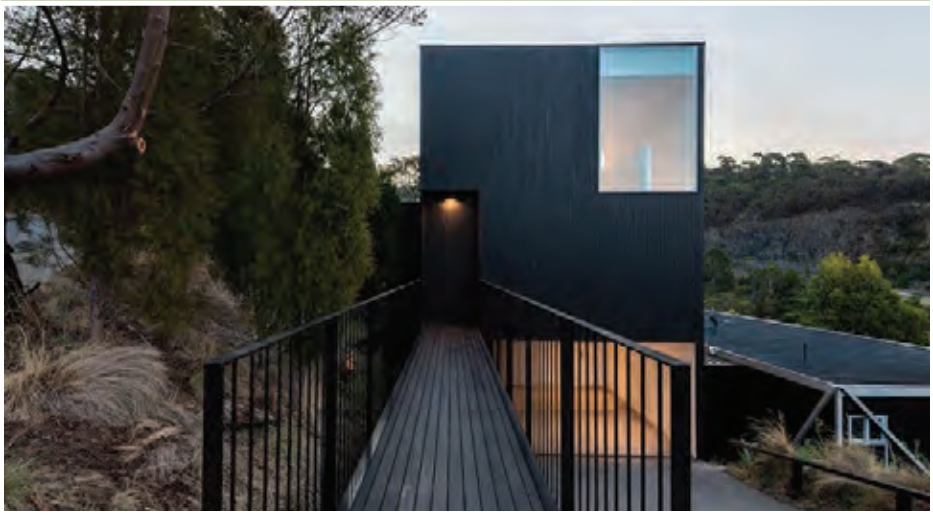


Low Density Residential

These lots are proposed along the upper levels. Due to their large size, they have the freedom to be positioned in the landscape in a variety of ways. They may look rustic or very modern. These may include secondary structures such as outbuildings.







TASMANIA PROJECT

AUSTRALIA PROJECT

OTHER PROJECT

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Architectural Considerations

Character Details













Architectural Considerations

Character Details



Low Density Residential 1

Primarily consists of detached single family homes with or without outbuildings.

Some may have shallow setbacks, others deeper setbacks with elaborate or naturalistic landscapes along frontages.

The architecture can greatly vary but the placement of the house on the lot should minimize the impact of the garage along the frontage to create a cohesive and harmonious streetscape.







TASMANIA PROJECT

AUSTRALIA PROJECT

OTHER PROJECT

© 2023 DPZ CoDesign | Skylands | 5 November, 2023













Architectural Considerations

Character Details



General Residential 2

Primarily consists of a residential urban fabric with a variety of building types, ranging from detached single family to attached single family and small multifamily or mixed-use buildings.

Setbacks tend to be shallower and more consistent along frontages. The streetscreen can vary with trees regularly planted in nature strips in residential areas, to deeper footpaths with trees in grates in the mixed-use areas.







TASMANIA PROJECT

AUSTRALIA PROJECT

OTHER PROJECT

© 2023 DPZ CoDesign | Skylands | 5 November, 2023









Architectural Considerations

Character Details



General Residential 1









TASMANIA PROJECT

AUSTRALIA PROJECT

OTHER PROJECT

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Architectural Considerations

Character Details











Architectural Considerations

Character Details



Urban Mixed-Use

Consists of the highest density mixed-use building types that accommodate retail shops, offices, townhouses, and multifamily buildings. These buildings typically frame the activity centres central open space. Buildings are set close to the property line, against deep footpaths, forming as continuous as possible building wall, hiding the parking in the middle of the block to ensure a vibrant streetscape.







TASMANIA PROJECT

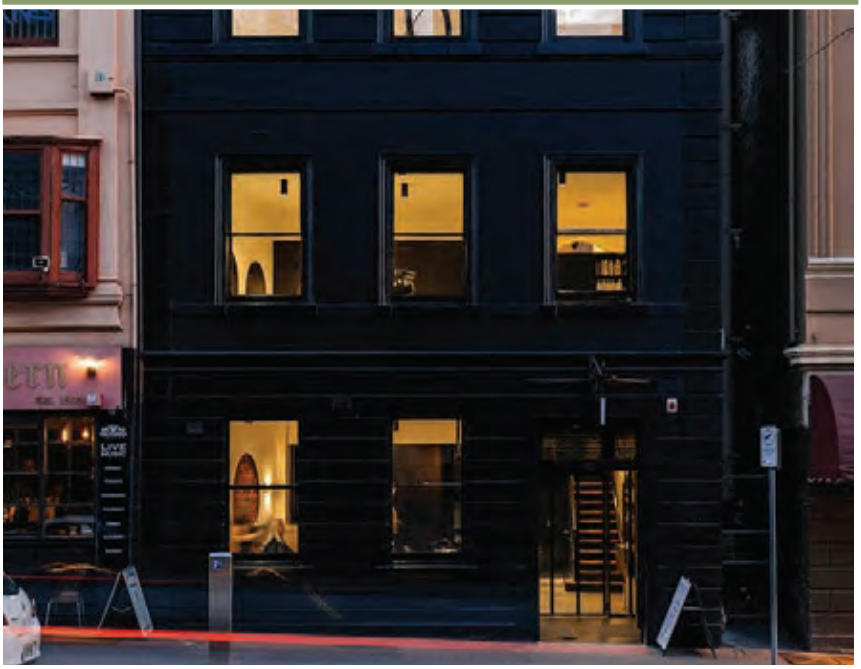
AUSTRALIA PROJECT

OTHER PROJECT

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Architectural Considerations

Character Details













Architectural Considerations

Character Details

Civic Buildings

Public or community buildings set in prominent locations within their Activity Centres, such as parks, greens, squares, and plazas.







TASMANIA PROJECT

AUSTRALIA PROJECT

OTHER PROJECT

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Architectural Considerations

Character Details













Landscape Precedent Study

Character Details

Local Neighborhood Parks



Community Park, San Diego, CA



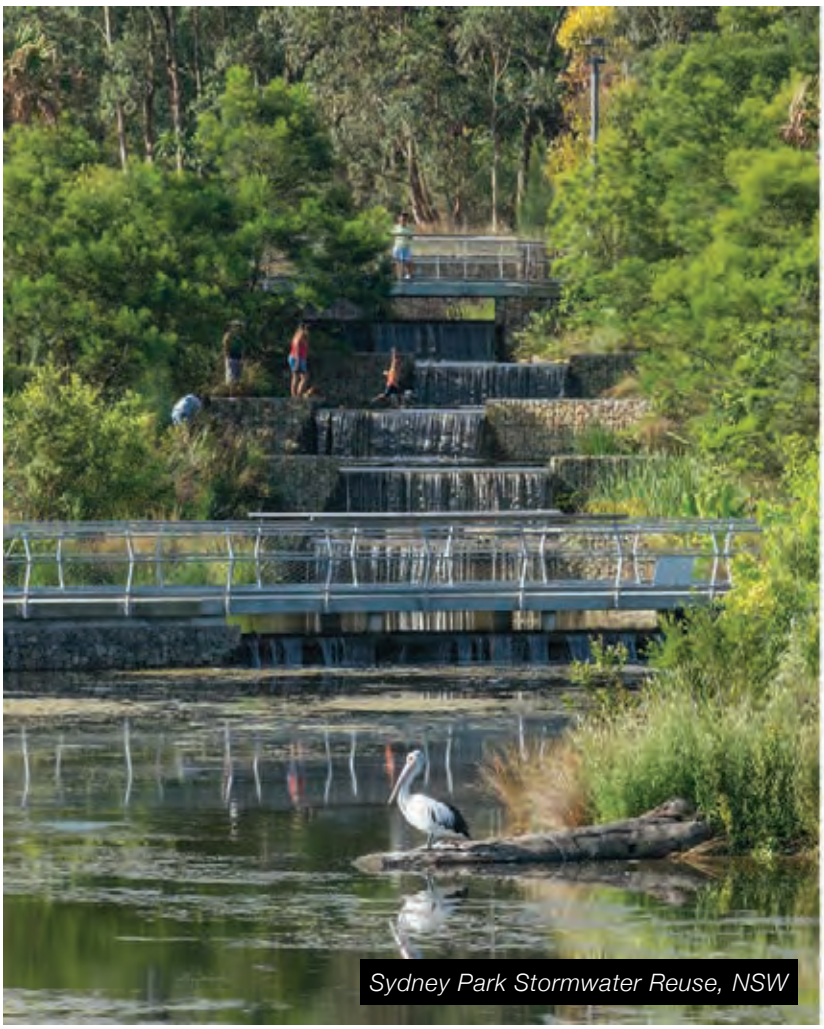
Monts d'Arree Loop Track, Armonica, Regional Natural Park, France



Mount Buller Summer trail, VIC

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Local Neighborhood Parks


Sydney Park Stormwater Reuse, NSW


Sydney Park Stormwater Reuse, NSW


Tanner Springs Park, Portland, USA

Landscape Precedent Study

Character Details

Southern Promontory



Ku-ring-gai National Park, NSW - West Head Lookout

turf

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Landscape Precedent Study

Character Details



Kurrajong Gap Lookout, VIC



Vedahougane Lookout, Norway

Southern Promontory

turf

Landscape Precedent Study

Character Details

Southern Promontory



Lizard Log Playground and Park, Western Sydney NSW



Bald Hill Headland Reserve, NSW



Mooraculum Alpine Playground, Switzerland

turf

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Street Assignment & Types

Streets

Street Assignment & Types

Street Types

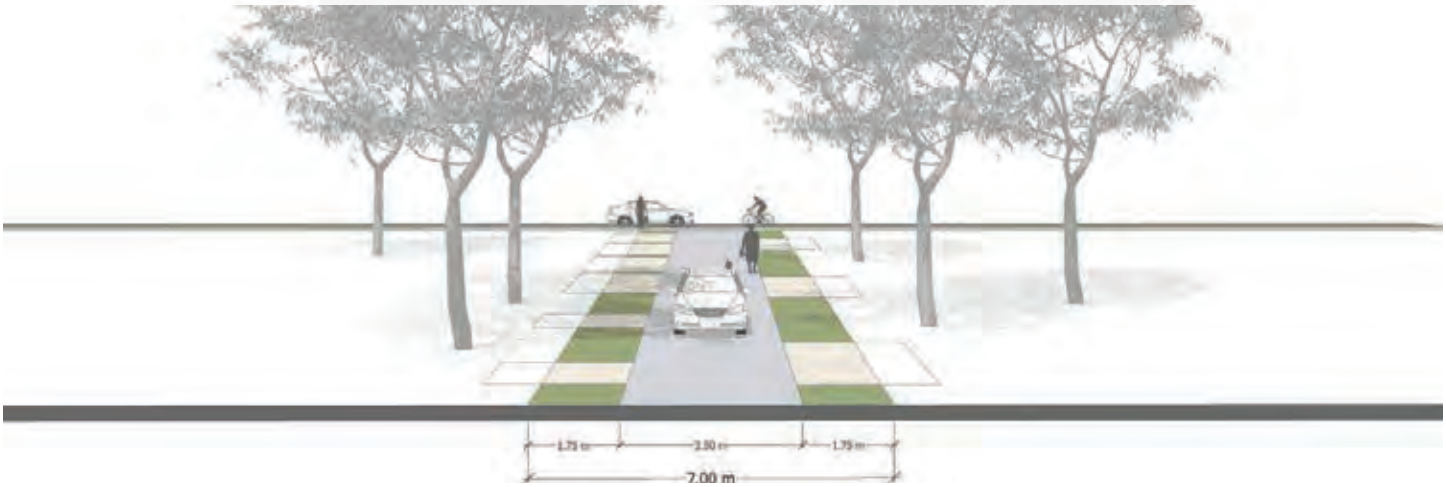
A variety of street types are proposed for Skylands, depending on their adjacent land use and context. Each street is keyed to a specific street section that defines how wide the travels lanes, parking, greenway (planter), and footpath should be. The following pages illustrate each of these in detail and key them to the overall plan.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Standard for Residential

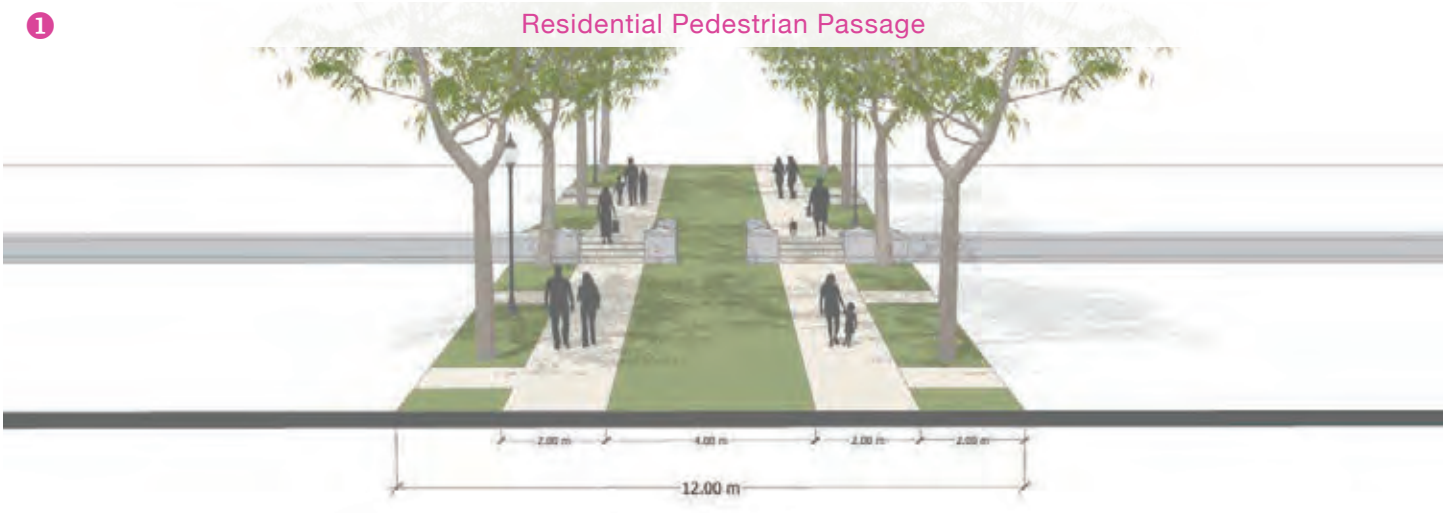
Residential Alley



Residential Alley [RA-7-3.5]					
Right of Way	7m	Curb & Gutter Type	-	Parking Width	-
Footpath	-	Curb Width	-	Travel Lanes	1
Planting Strip Type	Grass	Bike Facility Type	-	Travel Lane Width	3.5m
Planting Strip Width	1.75m	Bike Facility Width	-	Roadway Width	-
Median Width	-	Parking Lanes	-		

1

Residential Pedestrian Passage



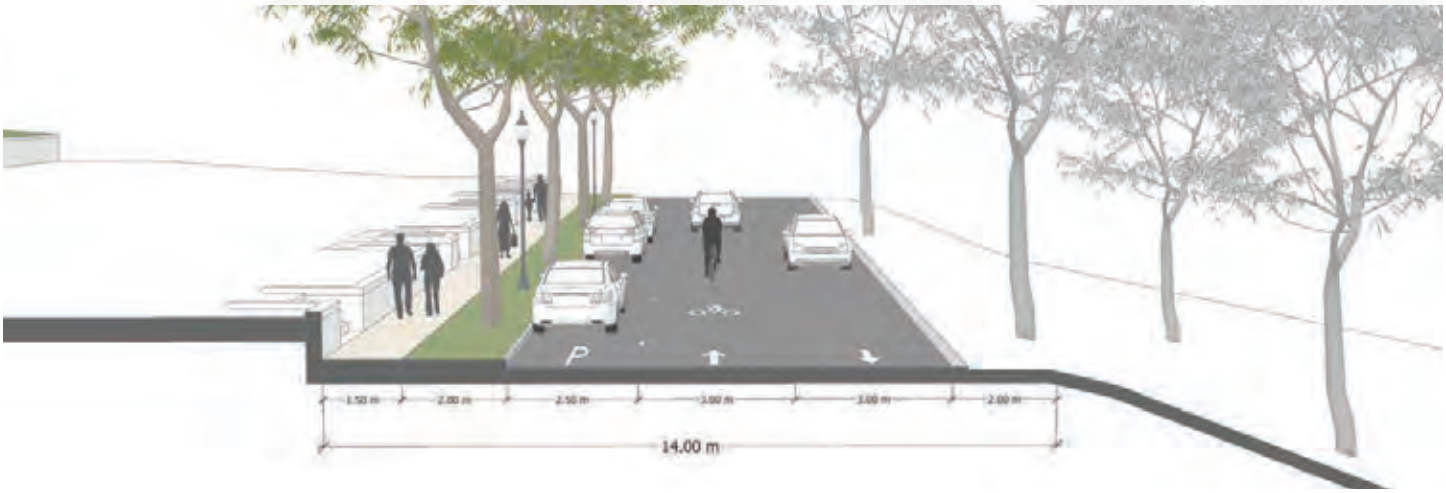
Residential Pedestrian Passage [PP-12-4]					
Right of Way	12m	Curb & Gutter Type	-	Parking Width	-
Footpath	2m	Curb Width	-	Travel Lanes	-
Planting Strip Type	Grass	Bike Facility Type	-	Travel Lane Width	-
Planting Strip Width	2m	Bike Facility Width		Roadway Width	-
Median Width	4m	Parking Lanes	-		

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Streets

Street Assignment & Types

❷ Residential Edge Drive



Residential Edge Drive [DR-14-8.5]					
Right of Way	14m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	1.5m	Curb Width	-	Travel Lanes	2
Planting Strip Type	Grass	Bike Facility Type	Shared	Travel Lane Width	3m
Planting Strip Width	2m	Bike Facility Width	-	Roadway Width	8.5m
Median Width	-	Parking Lanes	1		

❸ 14m Residential Yield Street

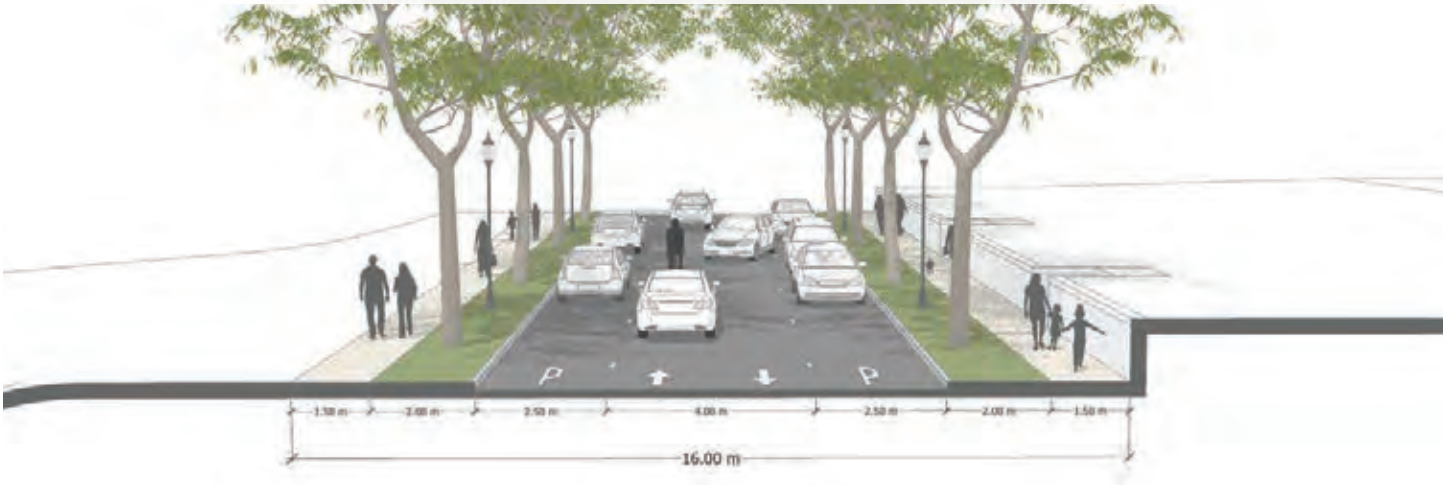


Yield Street [YS-14-6.5]					
Right of Way	14m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	1.75m	Curb Width	-	Travel Lanes	1 yield
Planting Strip Type	Grass	Bike Facility Type	Shared	Travel Lane Width	4m
Planting Strip Width	2m	Bike Facility Width	-	Roadway Width	6.5m
Median Width	-	Parking Lanes	1		

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

4

16m Residential Yield Street



Residential Yield Street [YS-16-9]					
Right of Way	16m	Curb & Gutter Type	Vertical	Parking Width	2,5m
Footpath	1.5m	Curb Width	-	Travel Lanes	2
Planting Strip Type	Grass	Bike Facility Type	Shared	Travel Lane Width	4m Yield
Planting Strip Width	2m	Bike Facility Width	-	Roadway Width	9m
Median Width	-	Parking Lanes	2		

5

16m Residential Street



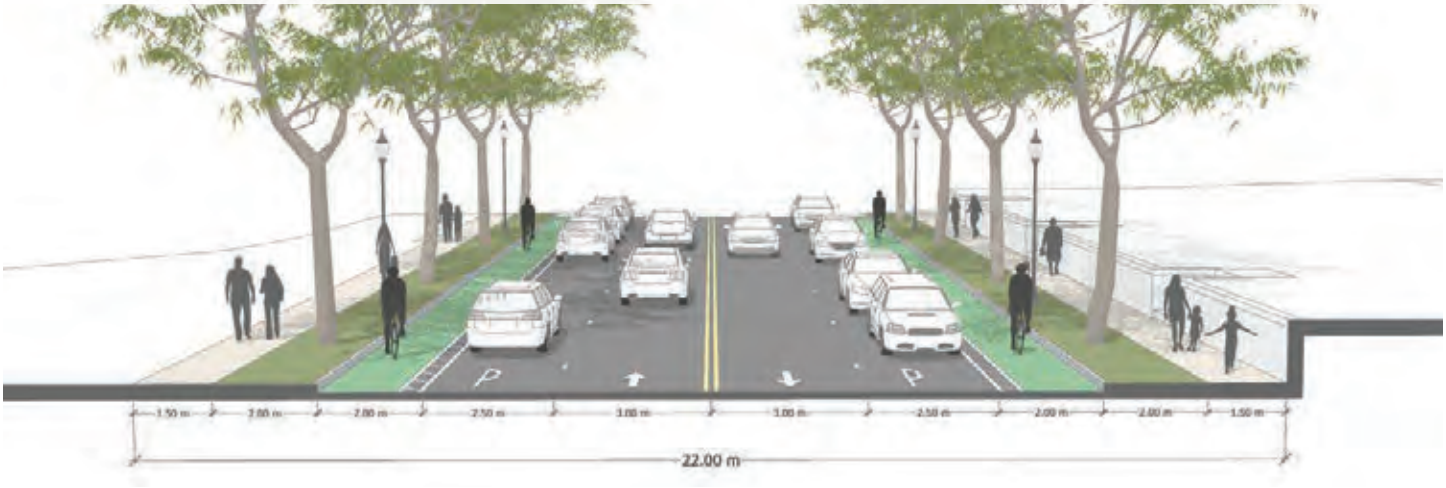
Residential Street [RST-16-8.5]					
Right of Way	16m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	1.75m	Curb Width	-	Travel Lanes	2
Planting Strip Type	Grass	Bike Facility Type	Shared	Travel Lane Width	3m
Planting Strip Width	2m	Bike Facility Width	-	Roadway Width	8.5m
Median Width	-	Parking Lanes	1		

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Streets

Street Assignment & Types

6 Residential Street with Bike Lanes



Residential Street with Bike Lanes [RS-22-15-BL]					
Right of Way	22m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	1.5m	Curb Width	-	Travel Lanes	2
Planting Strip Type	Grass	Bike Facility Type	Parking Protected	Travel Lane Width	3m
Planting Strip Width	2m	Bike Facility Width	2m with Buffer	Roadway Width	15m
Median Width	-	Parking Lanes	2		

7 20m Residential Street

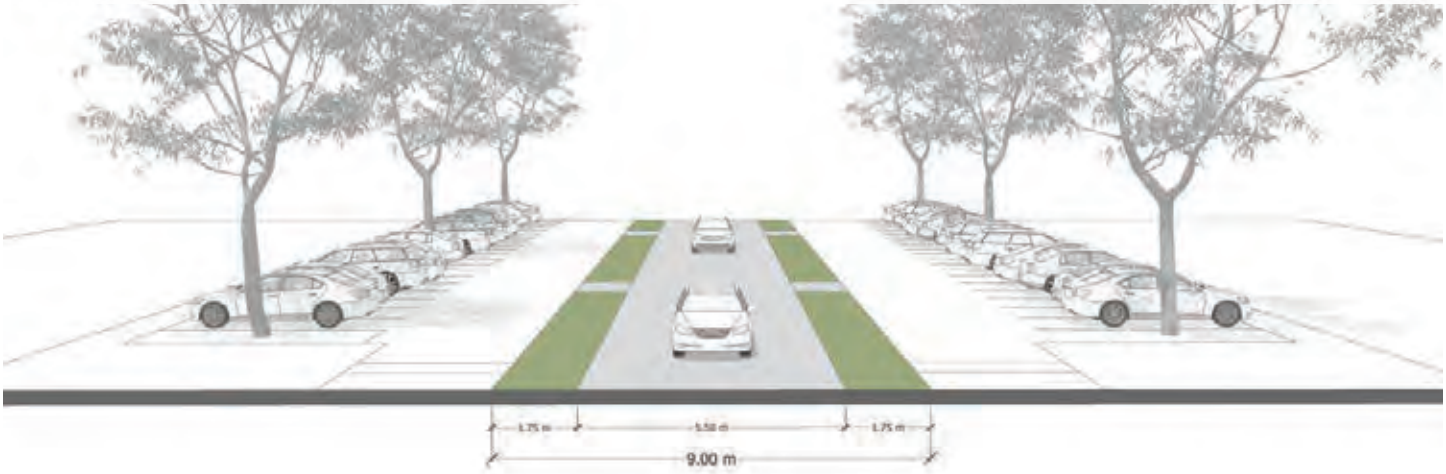


Residential Street [RS-20-11]					
Right of Way	20m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	2m	Curb Width	-	Travel Lanes	2
Planting Strip Type	Grass	Bike Facility Type	Shared	Travel Lane Width	3m
Planting Strip Width	2.5m	Bike Facility Width	-	Roadway Width	11m
Median Width	-	Parking Lanes	2		

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Standard for all Commercial

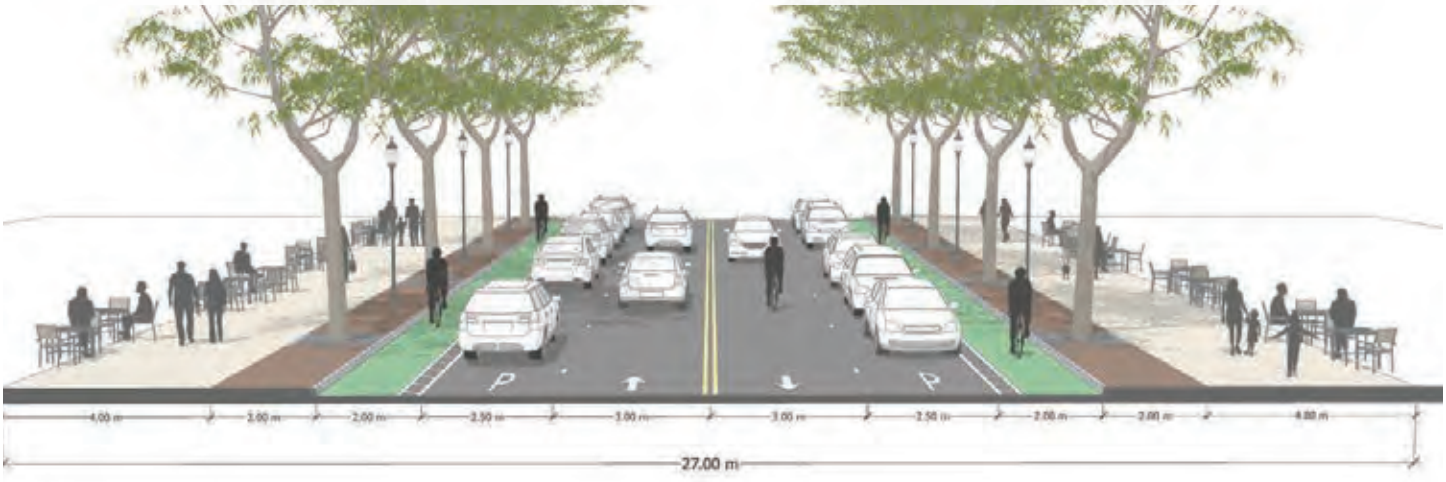
Commercial Alley



Commercial Alley [CA-9-5.5]					
Right of Way	9m	Curb & Gutter Type	-	Parking Width	-
Footpath	-	Curb Width	-	Travel Lanes	1 yield
Planting Strip Type	Grass	Bike Facility Type	-	Travel Lane Width	5.5m
Planting Strip Width	1.75m	Bike Facility Width	-	Roadway Width	5.5m
Median Width	-	Parking Lanes	-		

8

Commercial Street with Bike Lanes



Commercial Street with Bike Lanes [CS-27-15-BL]					
Right of Way	27m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	4m	Curb Width	-	Travel Lanes	2
Planting Strip Type	Paving	Bike Facility Type	Parking Protected	Travel Lane Width	3m
Planting Strip Width	2m	Bike Facility Width	2m with Buffer	Roadway Width	15m
Median Width	-	Parking Lanes	2		

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Streets

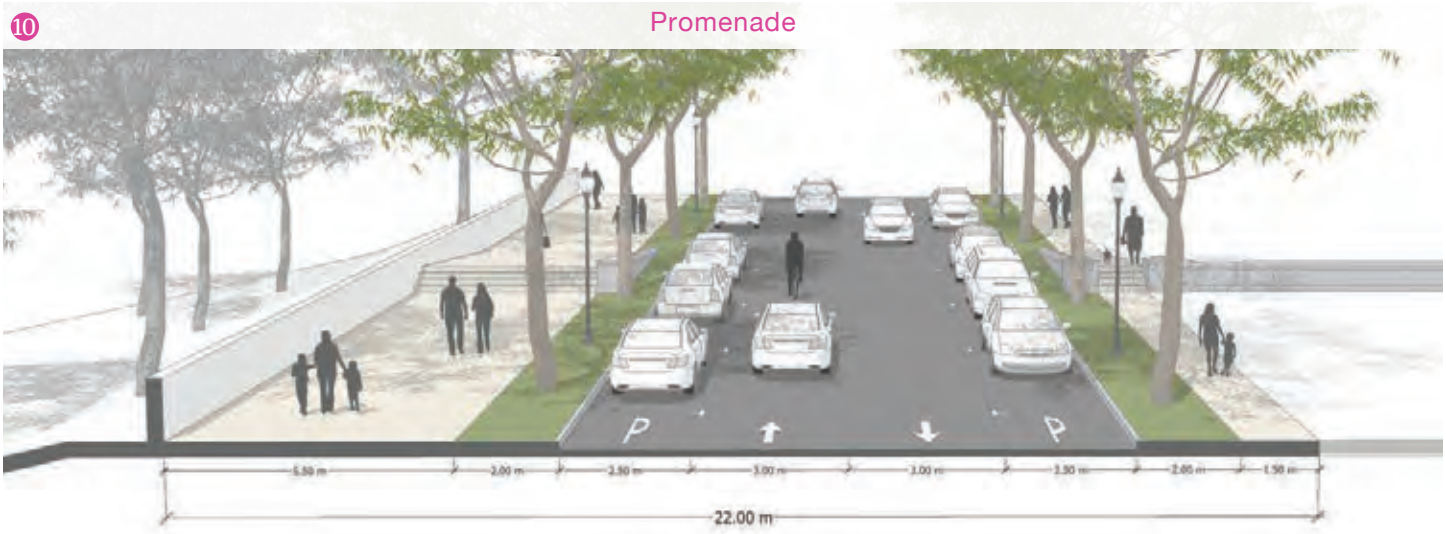
Street Assignment & Types

9 Commercial Street



Commercial Street [CS-23-11]					
Right of Way	23m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	4m	Curb Width	-	Travel Lanes	2
Planting Strip Type	Paving	Bike Facility Type	Shared	Travel Lane Width	3m
Planting Strip Width	2m	Bike Facility Width	-	Roadway Width	11m
Median Width	-	Parking Lanes	2		

10 Promenade



Promenade [PR-22-11]					
Right of Way	22m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	Varies	Curb Width	-	Travel Lanes	2
Planting Strip Type	Grass	Bike Facility Type	Shared	Travel Lane Width	3m
Planting Strip Width	2m	Bike Facility Width	-	Roadway Width	11m
Median Width	-	Parking Lanes	2		

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

10 One-Way Square



One-Way Square [SQ-18-8.9]					
Right of Way	18m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	Varies	Curb Width	-	Travel Lanes	1
Planting Strip Type	Paving	Bike Facility Type	Shared	Travel Lane Width	3.9m
Planting Strip Width	2m	Bike Facility Width	-	Roadway Width	8.9m
Median Width	-	Parking Lanes	2		

Streets

Additional Street Assignment & Types - Based on Capacity Needs

One-Way Residential Street



One-Way Residential Street [RST-14-5.5]					
Right of Way	14m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	1.75m	Curb Width	-	Travel Lanes	1
Planting Strip Type	Grass	Bike Facility Type	Shared	Travel Lane Width	3m
Planting Strip Width	2.5m	Bike Facility Width		Roadway Width	5.5m
Median Width	-	Parking Lanes	1		

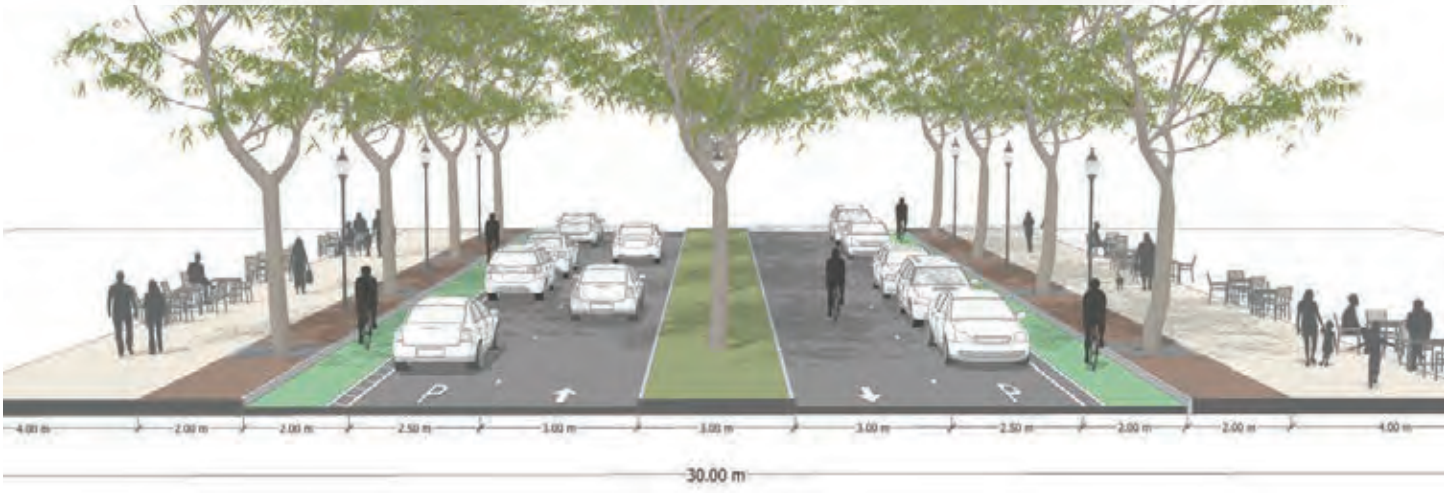
One-Way Commercial Street



One-Way Commercial Street [CS-14-5.5]					
Right of Way	14m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	2.25m	Curb Width	-	Travel Lanes	1
Planting Strip Type	Paving	Bike Facility Type	Shared	Travel Lane Width	3m
Planting Strip Width	2m	Bike Facility Width	-	Roadway Width	5.5m
Median Width	-	Parking Lanes	1		

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Commercial Street with Bike Lanes and Median



Commercial Boulevard with Bike Lanes [BLVD-30-18-BL]					
Right of Way	30m	Curb & Gutter Type	Vertical	Parking Width	2.5m
Footpath	4m	Curb Width	-	Travel Lanes	2
Planting Strip Type	Paving	Bike Facility Type	Parking Protected	Travel Lane Width	3m
Planting Strip Width	2m	Bike Facility Width	2m with Buffer	Roadway Width	18m
Median Width	3m	Parking Lanes	2		

This page is intentionally blank.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

Appendix

II. Recreation & Open space

5. **What % of the public open space is in each reserve type: the hilltop, gullies (unsuited to development anyway), coastline, neighbourhood parks, etc.**
    a. The diagram below indicates the percentages of open spaces:
        i. Total open space (hilltop parklands, gullies + foreshore)= 108ha (35% of total site area)
        ii. Hilltop parklands= 57ha (53% of total open space) including 3ha promontory park and 4ha of local parks
        iii. Green Corridors = 29ha (27% of total open space)
        iv. Foreshore= 22ha (20% of total open space)



6. **How is the % of open space split in height bands**
    a. Open space is as evenly distributed as possible so that each home is less than a 5 minute walk from a park or open space, in addition to the gullies, foreshore and hilltop park.
    b. Gullies rise from the foreshore to the hilltop and range greatly from 20m to 135m wide and are wider than necessary as they can serve as wildlife corridors,and greenways between neighbourhoods .
    c. The variable heights form a coherent landscape that responds to the surrounding topography. This further creates nuanced experiences and connections between neighbourhoods and landscape/open space.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

7. **Will the hilltop reserve be given to Council as public open space? If so will it be fully developed first?**
    a. Yes, gradually as subdivisions develop, portions of the hilltop park will also be developed concurrently. The Carr family will come to an agreement with Council on what land is transferred under a part 5 agreement at each phase of development.
    b. Continuous walking / hiking trails may be provided sooner of course.

8. **Will the public open space be staged to fit in with the staging of the neighbourhoods?**
    a. The Carr family will come to an agreement with Council on what land is transferred at each phase of development.
    b. The park and open space distribution and phasing proposals will be coordinated with the subdivision phases.
    c. A revegetation strategy should be initially discussed and planned to achieve a long term goal of getting some canopy/vegetated cover. Further studies should be made on species, timeline and stages of implementation over the coming years. Development of amenities amongst the hilltop parklands would be implemented in later stages of the development, once neighbourhoods and access routes (roads/tracks) are underway

9. **In protecting the natural values and attractions of the hilltop, what facilities or structures will be allowed (seats, bbq's, etc)?**
    a. The hilltop park incorporates 4 main landscape principles, very much keyed to the location, geography and environmental features of the ridge.
        i. Enhanced ecological values - to ensure the park thrives for generations to come.
        ii. Ridgetop experience - to ensure the park is a memorable and fun experience for many.
        iii. Connected river to ridge with gully corridors - to ensure preservation of sensitive areas and enhancement of wildlife corridors
        iv. Water sensitive urban design - to ensure areas ripe for revegetation and sensitive native environments are both celebrated and preserved and that as far as possible runoff is reintroduced to the aquifer and not discharged to the Derwent,in the design of the master plan..
    b. The hilltop park incorporates 4 distinct 'areas' that are integrated to work in concert together:
        i. Vegetated Hilltops: revegetation will be ongoing.
        ii. Promontory Lookouts: parking, benches, open lawn areas and some signage may come in earlier phases while the playground, and an observation tower may come in later phases.
        iii. Continuous Ridegtop pathway system: shared bike/walk trails and parking may come in earlier phases while interpretive signage or art in public spaces may come in later phases.
        iv. Shaded neighbourhood saddles: picnic areas, a small lookout area and riparian vegetation may come in earlier phases while the loop bike path or playfields may come in later phases.

10. **Will there be boat and kayak launching points and would they have associated facilities (changing rooms etc)?**
    a. The master plan has identified potential locations for such launching points on the east side. As within the foreshore park area, the city would be expected to maintain it. The Carr Family Trust (CFT) is open to providing land for support facilities and envisions a private operator to provide storage and bathroom facilities.

11. **Can you elaborate on the coastal trail plans; e.g. what amenities should it have?**
    a. The coastal trail will be on land transferred to Council progressively as subdivisions are approved. A foot path with a minimum 3-m width is anticipated along with expanded areas for seating, fishing, etc. The CFT would assist the Council in developing this coastal strip.

III. Traffic Management & Connectivity

12. **Who would develop the Norla St. link road?**
    a. It is the Carr family's intention to develop it. A Traffic study will be required to determine when the Norla St connection would be needed and at what phase it would be most advantageous to build it.

13. **Will staging ensure that vehicular and pedestrian connectivity is in place early in the development?**
    a. Staging is required to ensure the least disruptive development one neighbourhood at a time. Pedestrian, bike and car infrastructure will be provided as subdivisions require them. The Carr family will build it incrementally, neighbourhood by neighbourhood.
    b. The spine roads will be built by the CFT as each neighbourhood is developed. After neighbourhoods 1, 2 and 6 are completed, one of the spine roads would be fully developed for connectivity

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

14. **Will the development contribute to traffic conflicts at the South Arm Rd intersection? Does the traffic study indicate impacts on major intersections to the north and if so, possible solutions?**

15. **What will be the trigger point for your suggested upgrade of Droughty Point Road and who will undertake such work?**
    a. Preliminary traffic assessment indicated no major traffic conflicts over the long term. Additional traffic impact studies are required, alongside other Transportation Demand Management (TDM) measures as possible solutions such as a ferry shuttle, internal trip capture (10-+20%), staggered work hours, etc...
    b. Traffix Group has indicated that the development is anticipated to only produce modest increases in traffic on Droughty Point Road in the early stages with an ultimate volume of in the order of 3,874 vpd.
    c. Traffix Group has indicated that there is not expected to be a need to upgrade Droughty Point Road until 2036 at which point it would likely need to be upgraded to a two-lane, two-way road.. At that time, if not already installed, it would be appropriate to upgrade the South Arm Road intersection to include turn lanes, similar to the Hawthorne Place intersection immediately to the north.
    d. As multiple users will benefit from the upgrade, the CFT would anticipate discussions to begin in the next few years as to what, if any, contributions the CFT should be liable for. The CFT would simply want to be treated as other developers have been treated in Clarence.

16. **How is connectivity with the Luckman's addressed?**
    a. DPZ's master plan shows a suggested street and trail connection from the Luckman property to the Carr property. It has been preliminarily coordinated with the Luckman family and aligns with the suggested trajectory shown on the Niche Structure Plan.

IV. Natural Values

17. How will the she oaks be impacted

a. We appreciate that the she-oaks are visually prominent on an otherwise bare hillside. However, the following is important to note:
   i. It is unlikely they existed before the peninsula was cleared for farmland and timber (*Initially in the 1800's they were cleared of trees used for rendering at the William Collins whaling station and boilers for the IXL jam factory.)*
   ii. She-oaks are not a protected species, and many do not consider them to be a particularly attractive tree.

b. It is not the Carr family's intention to retain the sheoaks as they do not provide any significant environmental value. This has been substantiated by the environmental report. In their present state they present a significant bushfire hazard and if retained in total are very likely to be lost to a bushfire in the future.

c. Nevertheless, this may be an area that is somewhat unique where home footprints are smaller, and lots larger, to encourage the preservation of a certain percentage of trees on some lot.

d. We understand the community likes gazing upon them, but there will be a revegetation plan for the ridge to river connectors and the hilltop which will be more significant and more attractive.

e. 30% of the existing sheoaks could be retained within the proposed area of the hilltop parklands and surrounding public open space, with the added suggestion of planting local native species to enhance their ecological value. The hilltop parklands will continue to provide opportunities to develop a further long-term ecological strategy that aims to increase vegetation and biodiversity amongst the riparian and woodland community. Additionally, Skylands canopy initiatives within neighbourhoods further exceed the environmental benefits of the sheoaks to the future community.



© 2023 DPZ CoDesign | Skylands | 5 November, 2023

V. Ferry service

18. How will the ferry operate and connect to the City?

a. The Carr family will do all they can to support the ferry's operation. They are committed to making it work and the details will be figured out as needed.
b. The location of the ferry terminal will be along the west side, and within walking distance of the town centre.

19. Is a park and ride from Rokeby envisaged?

a. There will be a certain number of parking spaces reserved on site, near the ferry terminal, for commuters to be used on a first-come, first-use basis. A park and ride is a good idea and will be pursued as traffic volumes develop. In addition, it may tie into a park and ride service to Clarence centre to alleviate city parking and provide a convenient connection to the Hobart bus service.
b. As Skylands is being designed to reduce traffic, a scheduled local bus service may simply pick up passengers at bus stops allowing residents to leave their cars in the garage. Such a bus service may be envisaged down the road when warranted.

VI. Development Program and Staging

20. When do you hope to start construction?

a. The CFT wants to begin as soon as possible. There are inquiries for homesites almost daily and all lots in the current approved subdivision have been purchased or reserved by buyers.

21. What are the time frames for the stages

a. The Macroplan report indicated a potential absorption of 100 dwelling units/year or approximately 5 years / neighbourhood.

22. Will each stage be completed before moving to the next stage?

a. Phasing / Staging is critical to the success of this development and it needs to be further discussed. It will be refined and revised as needed as Skylands progresses. Ideally each neighbourhood is predominantly completed before another one begins but some spaces in centres may be retained by the CFT for non-residential uses.

23. In what order is it envisaged that the various neighbourhoods and the major park be staged?

a. Stage 1 will certainly be the continuation of the existing development and build out of neighbourhood 1. Stage 2 will likely be neighbourhood 6 to ensure the Lilly property can also begin to develop soon. Future staging will be determined by demand, but will likely be either neighbourhood 2, or 5.
b. At this point it is the CFT's intention to reserve the building of the town centre (neighbourhoods 3 and 4) as some of the last phases when there is a critical mass ready to accommodate the most robust non-residential uses intended for that location.

24. How can you ensure the neighbourhood activity centres are developed concurrently so those neighbourhoods are not left without that essential heart?

a. Not every neighbourhood centre may get everything but it is the intention for each centre to provide a space for retail, office and other non-commercial uses. They will have to actively recruit businesses to locate on the peninsula and future homeowners may also want to locate their businesses here. Additionally, COVID-19 has certainly cemented remote working as a more permanent condition for many.
b. The CFT is aware that an initial subsidy of commerce may be required for the first neighbourhood centre buildings. A small grocer, or a coffee shop, instead of expensive landscaping, will contribute to the spirit of community building. They will reserve sites for community buildings and they may even be willing to build some.
c. We know Possum Montessori school has already expressed a desire to locate here. Multiple childcare sites are also reserved as the Macroplan report indicated there is a shortage of them.
d. Recruiting the right tenants will be important. A group of doctors approached the CFT recently about establishing a service, although they have since changed their minds. A successful café operator in the Clarence area wanted to purchase a site for a café; however in order to ensure the retail, and other services are meeting the needs and goals of the neighbourhoods, the CFT intends to lease space in the neighbourhood centres.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

VII. Detailed design & implementation

25. **Why do you believe it is necessary to control the architectural design of the buildings in the estate?**
    a. The CFT believes it is very important to have urban controls as some sense of predictability of form will contribute to the pedestrian-friendly frontages which will add to the attractiveness of the place.
    b. DPZ has developed tight architectural codes where a certain style was desired, but it is not desirable for a site as large as this one. Moreover it is our understanding that Tasmania's planning system further complicates this by placing restrictions on architectural controls. Instead, it is better to work with the local builders to contextualize their architecture to this peninsula, and to give them each a chance to reflect a particular identity.
    c. The CFT has held preliminary discussions with one of the very active builders on the peninsula with a goal to provide buyers a land-house package from a selection of models. We believe this approach will also be attractive to buyers because they will know their total cost before buying the land and be able to move into their new home much more quickly. This may also simplify the approval process by Clarence Council.

26. **How do you believe the control of building design should occur? Do you envisage a special area plan in the planning scheme, and perhaps additional private arrangements, e.g. covenants?**
    a. Form and the building's placement on the site matters greatly.
        i. Yes, a SAP should be developed. Your own codes recognize this, such as your regulations to protect sunlight in yards. Similarly, DPZ's codes are written to ensure buildings present a decent frontage to the streets, so urban controls specify parking access and location, front yard setbacks, lot coverage, degree of pervious materials,, and most important frontage and yard types, such as verandahs, stoops and fences.
        ii. Where relevant, DPZ's codes sometimes provide additional architectural guidelines such as storefront standards related to glazing, durable materials and signage, etc.…
        iii. The CFT will also explore possible HOA arrangements, as this is what is done in Jindee, a DPZ community in Perth.
        iv. DPZ may serve as Town Architect to review designs initially for the first phases to ensure the architecture looks good and harmonious along each street.

27. **The illustrations you have presented show fairly non-descript building designs and American-styled residences and vegetation. However, from the DPZ CoDesign Selected Projects Booklet dated October 8, 2019, which you've provided to the Aldermen, it appears you've developed guidelines for more locally inspired designs, including the Australian example of Jindee in the City of Wanneroo, Western Australia. What was the process to develop these designs, including how you ensured they were suited to the special qualities of the site?**
    a. The illustrations in the report are intended to illustrate the general urban character and building types/intensity of development, not the style of buildings.
    b. The CFT intends to work with local builders to develop the Skylands way. Some neighbourhoods, by virtue of the local builders selected, may have a more distinctive look.
    c. Jindee developed architectural standards (produced by Roberts Day Architects) that anchored 5 principles of timeless architecture into their document. It is related to elements such as building height and orientation, verandahs, roofs, the transition from indoor to outdoor living, colors and materials, etc.... What Jindee does well, as will Skyland, is to develop an architecture of place, not of time.
    d. Sometimes a style is developed that specifically appeals to the design sensitivities of the developer, however that is not the case with the CFT at this stage.

28. **From the Jindee website** https://www.jindee.com.au **it appears that in setting up the Jindee development a partnership was developed with a number of builders to produce a range of home plans which comply with the overall estate vision and architectural standards. Can you give an overview of how this partnership was developed, and who was involved? Would you follow this approach at Skylands?**
    a. Yes, Jindee is set up in a rather common US way that is becoming more common in Australia too. The developer selects a pool of local builders who are given different block faces and each of their house types are reviewed and marked up and pegged to certain lots.
    b. Typically the urban standards are administered by the local municipality and the more detailed ones are administered by the developer's architect. Both are needed to anchor the successful implementation of the vision and often used as a strong selling point to prospective buyers. They are codified into the HOA or community legal docs.
    c. The Carr family will be partnering with local Architects, Designers and Builders.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

29. **In the Jindee situation, the architect and urban planner whom led the initial plan, Andres / Ludwig, regularly returned to lead the design team for Jindee, which included the national planning team of Roberts Day. Would you follow this approach at Skylands?**
    a. Yes, DPZ's most successful projects are the ones in which they have stayed involved and re-evaluated phases as needed, have the trust of the local authorities and community, and managed to keep the builders in line with their best designs, etc…
    b. It is the CFT's intention to keep DPZ on for significant support for Phase 1 and to help as each future phase's initial development plan is prepared to make sure the Skyland's tone is correctly set and to provide guidance to builders and reassurance to Clarence. DPZ can act as Town Architect of Skylands remotely and train others to do the same.
    c. It is important to have continuity in the overall landscape and public domain planning and design as well. The landscape architects Turf Design Studio look forward to working in collaboration with a local team as required.

VIII. Outcomes

30. **Has any research been done on how your projects have performed compared to traditional subdivision estates?**
    a. Yes, economic research has been conducted on how new urbanist communities fare compared to more conventional sprawl communities. Generally NU communities have outperformed conventional communities by commanding higher premiums of 15% and higher.
    b. In the US, national organizations such as Smart Growth America, the Congress for New Urbanism, the Knight Foundation and others have also produced reports that clearly document the environmental and social benefits compared to more conventional sprawl communities.
    c. Some of these studies will be provided to staff for distribution and review.

31. **Thinking of outcomes, in terms such as: community development, resident satisfaction, and/or quality of life – are there any surveys or reports on new urbanism projects that you can point us to?**
    a. Yes, DPZ provided testimonials from residents of their communities such as Kentlands, Norton Commons and Middleton Hills expressing their appreciation for the design of the communities and how it has enhanced their quality of life.
    b. Additionally, it is important to note that Clarence City and State of Tasmania's own policy documents and reports also indicate a desire for this type of planning.

IX. Communications

32. You have advised that you will be engaging with the "petitioners" (presumably the "Friends of Tranmere & Droughty Peninsula Inc.) How do you intend to do that/at what stage?

a. The CFT and DPZ intend to respond to the petition, in particular to clarify several misconceptions about the master plan and process.
b. It is the CFT's intention to highlight the fact that much public input was received both before the charrette through a series of stakeholder interviews and during the multi-days charrette.

33. Can you confirm Greenprint Developments P/L is interested in the treatment its land and has there been consultation with the other owners within the council's structure plan area? If so what do they think?

a. The Lilly family was enthusiastic about the planning during the charrette and asked DPZ to include their parcel in the master planning process. They indicated that they liked the direction the master plan was heading in and the principles it promoted.
b. Mr. Luckman was equally positive towards the development and to date has had no objections.
c. Mr. Murray indicated he was not pleased with this intensity of development during the charrette.

© 2023 DPZ CoDesign | Skylands | 5 November, 2023

This page is intentionally blank.



SKYLANDS

PREPARED BY:

DPZ CoDESIGN

DPZ
CoDESIGN



Clarence City Council

Skylands Masterplan

Motion D (6 March 2023) Follow-up

Process Overview

Planning Process Overview

Structure Plan/Master Plan
Planning Scheme Amendment

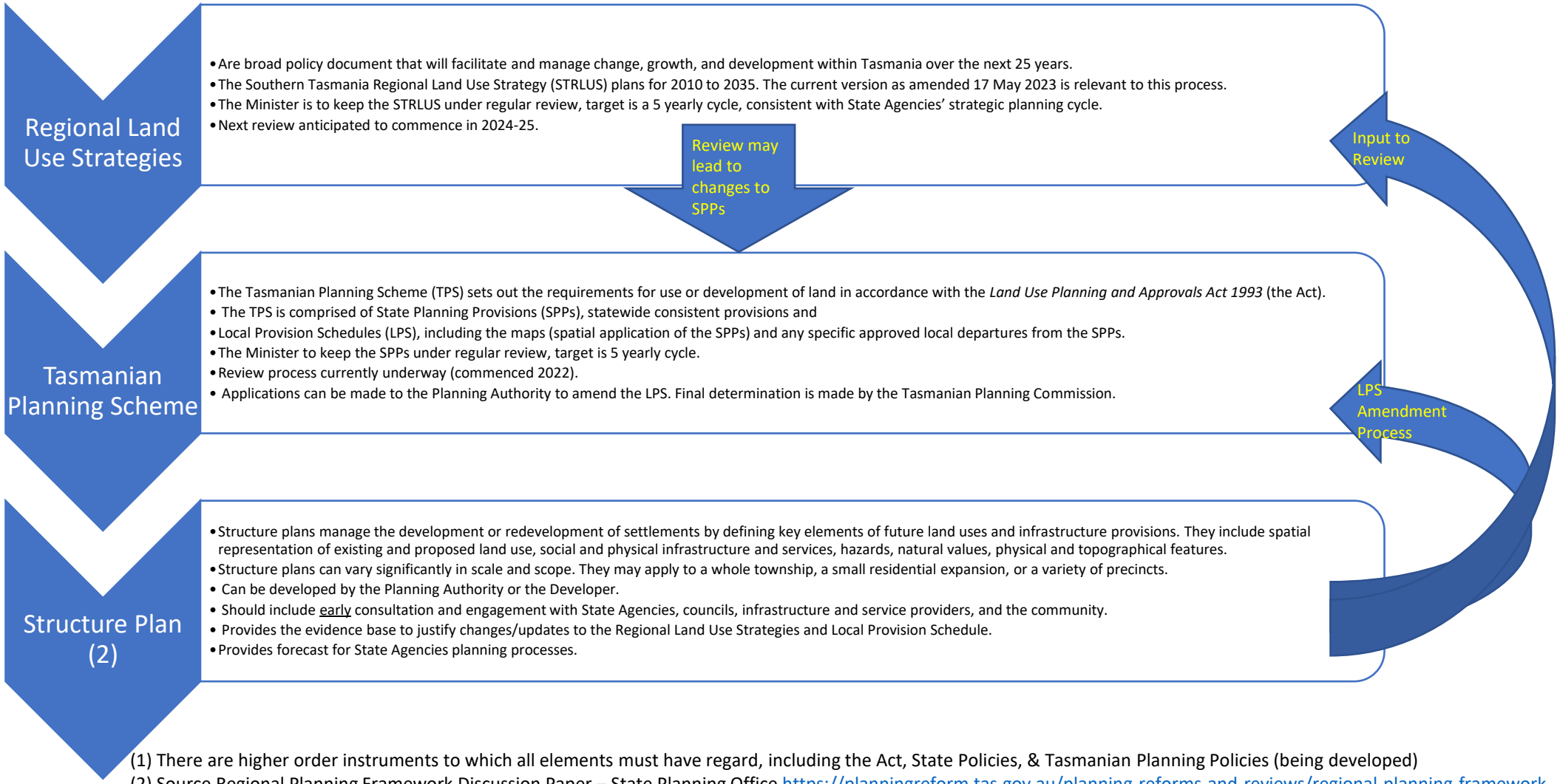


<u>Key Stakeholders</u>
State Planning Office
Tasmanian Planning Commission
Planning Authorities
Community
Developers
Subject Matter Experts
Referral Agencies

All involved at different stages to different degrees

Clarence... a brighter place

Purpose of key elements(1)



(1) There are higher order instruments to which all elements must have regard, including the Act, State Policies, & Tasmanian Planning Policies (being developed)
(2) Source Regional Planning Framework Discussion Paper – State Planning Office https://planningreform.tas.gov.au/planning-reforms-and-reviews/regional-planning-framework

Clarence... a brighter place

Comparison overview

Structure Plan Process	LPS Amendment Process
Preliminary input rec'd from State Agencies: - TasWater, - State Roads, - State Growth, - Heritage Tasmania.	Not Commenced – see slide 6 for details of process prior to submission to the TPC
Plan(s) prepared include: - Historic uses, - Existing conditions, - Community engagement, - Landowner vision, - Subject Matter Expert reports, - Input from Council internal referral groups.	Refer to TPC overview flow chart (separate attachment)

Clarence... a brighter place

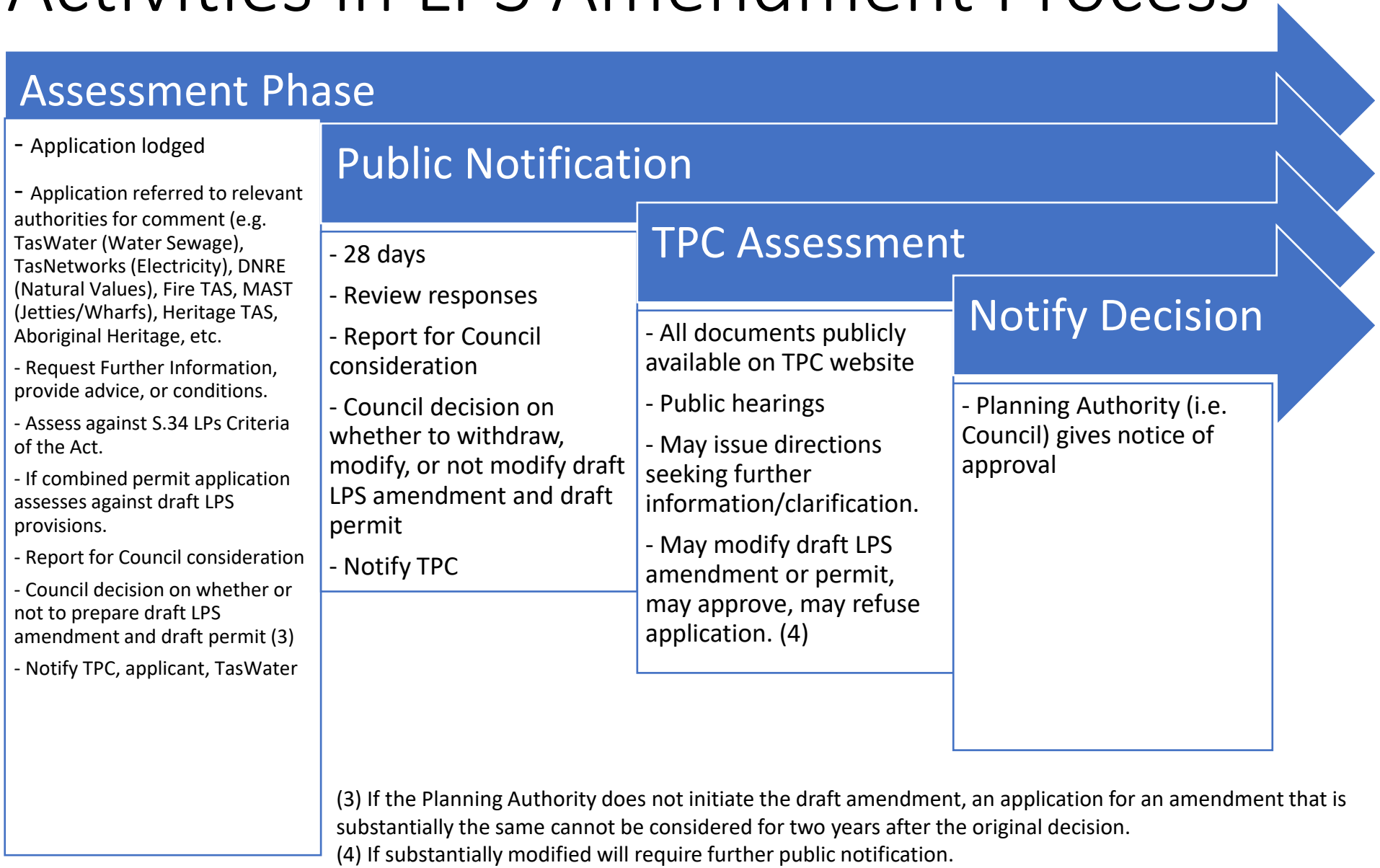
Current phase of Structure Plan process & activities

Stakeholder	Motion D follow up	Decision on Skyland Masterplan	Finalise Droughty Point Structure Plan (DPSP)
State Growth	Providing liaison with Education, & inputting State Road		
Proponent	Additional information to respond to Motion D issues		
Community	FoTDPA - clarify options to resolve Motion D issues		Further Engagement, including other landowners
Clarence City Council (CCC)		Internal workshop Council meeting	Internal workshop Council meeting
CCC City Planning Group	Facilitate / prepare update for CCC / internal workshops as required		Co-ordinate preparation of Structure Plan
CCC Asset Management	Provide input to road design matters		Input to DPSP

Target completion October 2023

Clarence... a brighter place

Activities in LPS Amendment Process



(3) If the Planning Authority does not initiate the draft amendment, an application for an amendment that is substantially the same cannot be considered for two years after the original decision.
(4) If substantially modified will require further public notification.

Clarence... a brighter place

ATTACHMENT 3



DPZ CODESIGN

PROJECT NAME
Skylands / Carr Estate

PROJECT NUMBER
1930

PROJECT LOCATION
Hobart, TAS

MAP
Illustrative Plan

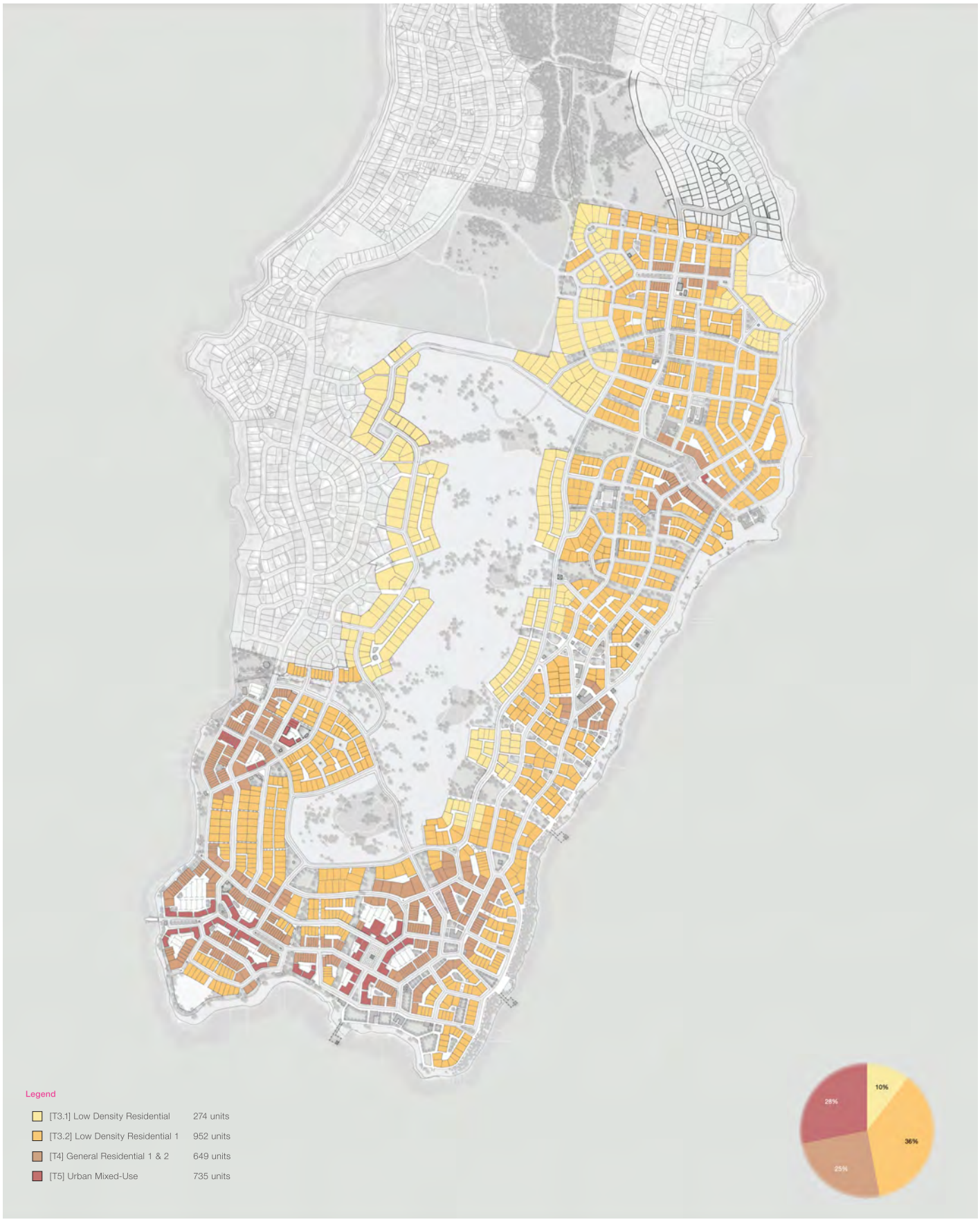
ID

DATE
July 26, 2022

ORIENTATION

SCALE
0 40 80 160 240 320 400 Meters

The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.



DPZ CODESIGN

PROJECT NAME
Skylands / Carr Estate

PROJECT NUMBER
1930

PROJECT LOCATION
Hobart, TAS

MAP
Regulating Plan

ID

DATE
July 21, 2021

ORIENTATION

SCALE
0 40 80 160 240 320 400 Meters

The above drawings, ideas and designs are the property of DPZ Partners. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specific project for which they have been prepared without the written consent of the architects/town planners. Preliminary-this is a conceptual drawing not to be used for engineering, surveying, or construction.

Additional Questions/Comments 31 Aug 2023 Meeting	**Response** [1]
I would like to see the side view. Hard to see a side view and tell the heights from a bird's eye view.	Cross Sections provided in outcome slides 11 to 13. (see Figure A to C below)
Building in some of these proposed areas may impact skyline depending on height restrictions. Will the views be seen from the top of the hill if houses are close to the top in sections? – committee member	Lots at highest elevations area single dwelling lots. Land height varies along the peninsula. See transect for indicative relationship between highest development and ongoing contour beyond.
Why not have less density and 3 town centres instead of 6? Parts of town centres 1, 4 and 6 are problematic anyway or a variety of reasons. 1 (steep in higher sections and sheok forest), 4 (very steep – similar to Taroona/Mt Nelson along lower Sandy Bay road – hard for a town centre) and 6 for walkability from top higher sections down plus its already relatively close to other existing services. – Community member	Design is based on: - 400m walkable neighbourhood principles; - Age friendly communities Neighbourhood 4 least dense, and neighbourhood centre parallel to main connector road, follows the contours. Provides for a mix of transport modes. On-street car parking provided in design based on role road plays in the on-site network hierarchy, see slide 14. (see Figure D below)
Density certainly needs to be addressed. They appear to continue to work backwards from a fixed number of dwellings. All the discussions around infrastructure and public land may help feed into this but 45% more is a lot!	Refer to - Traffic projections (slide 4) (See Figure E below) - density comparison, also considering form (slides 9 & 10) (See Figure F & G below)
The comments around 'walkability' and people working from home no longer carries weight. Myself and every other professional worker I know are now being forced by workplaces to go back to the office. So I am back fighting the traffic and parking again which is worse than pre-covid!	Refer traffic projections, worst case scenario also considered, i.e., no change to behaviour (slide 4) (Figure E below)
A proposal for development of this mega scale and density (I note Skylands speaks of compactness) on a prominent peninsula will be highly visible from sea and surrounding communities on both sides of the peninsula. Over development would simply destroy the beauty of this area.	Droughty Point designated for Future Greenfield developments. Approx 167 Ha of land zoned Future Urban Zone, at 25 dwellings per ha -> yields 4,175 dwellings. Skylands MP is proposing 2,593 Dwellings Considered consistent with existing developments around the estuary.
Town centre 6 runs high on the ridgeline and is high in the corner. It impedes on the continuation of existing walking trails both at the top and with the three blocks jutting out. Can plans be made for POS (walking corridor) to continue if they don't already	Details of connectivity will need to determined based on final open space allocation. Noting that the Skylands proposal offers 34% of the site for public open space

[1] Slide references relate to the slides prepared for the 11 October negotiation meeting, and these formed the basis of the 16 October council workshop slides.

Additional Questions/Comments 31 Aug 2023 Meeting	**Response** [1]
exist? E.g., from Howie's land along the boundary of Luckman/Lilly properties so that walking trails can continue along the top?	including a 57 ha Hilltop Park, and 22 ha foreshore reserve., whereas the legislative requirement would be for 5% of the site. Current design provides for connectivity into adjoining land to the west and north.
Land set aside for a school/sporting grounds in one of the flatter areas could be considered.	Staging shows land can be allocated for schools in Neighbourhoods 2 and 3. (refer slide 7) (see Figure H below)
More parklands near the beach could be considered.	See previous comments re Open Space.
This does not go far enough in regard to roads, transport infrastructure and traffic. – General feeling of the committee	Refer to Slides: - 4 (Figure E below) , 7 (Figure H below), and 5, 6 and 8 in Figures I-L below) show staging and off site impacts 14 on street design (Figure D below)
Would like to see road transects and where they are proposed. Would like to which roads would allow on-street parking.	Refer to Slides: -11 to 13 cross sections, (Figures A to C below) and - 14 street design showing on-street parking (Figure D below)

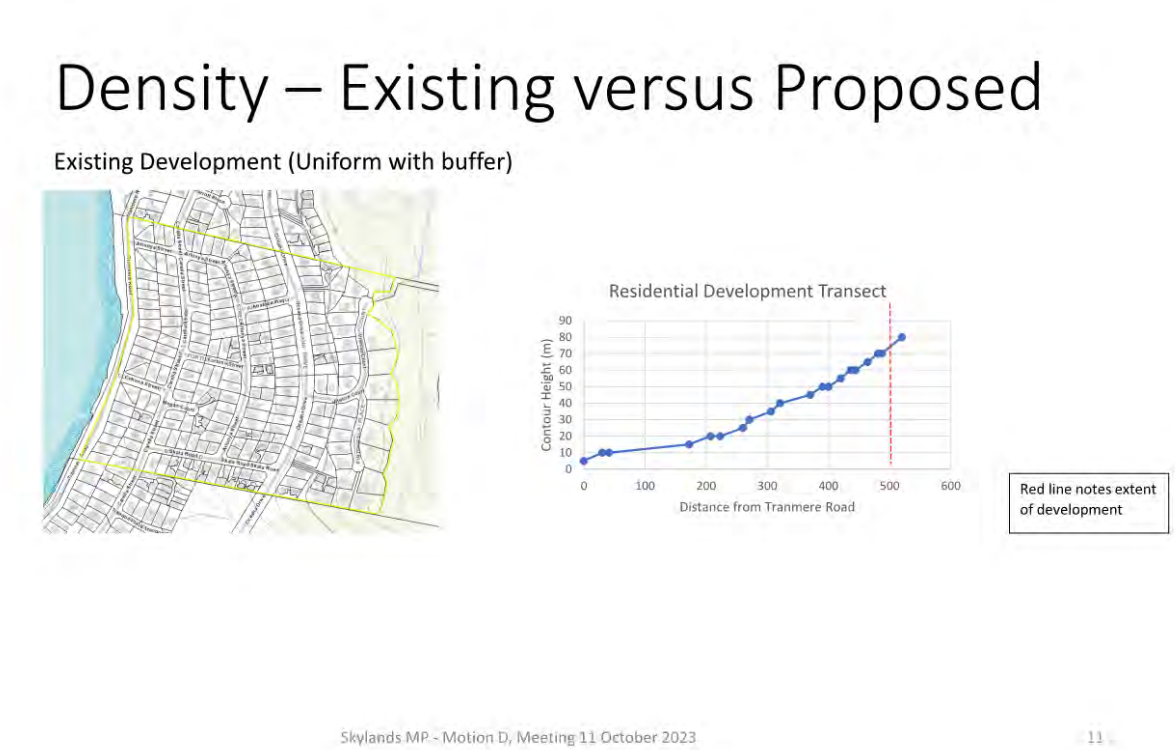


Figure A Slope of existing Tranmere development to the north.

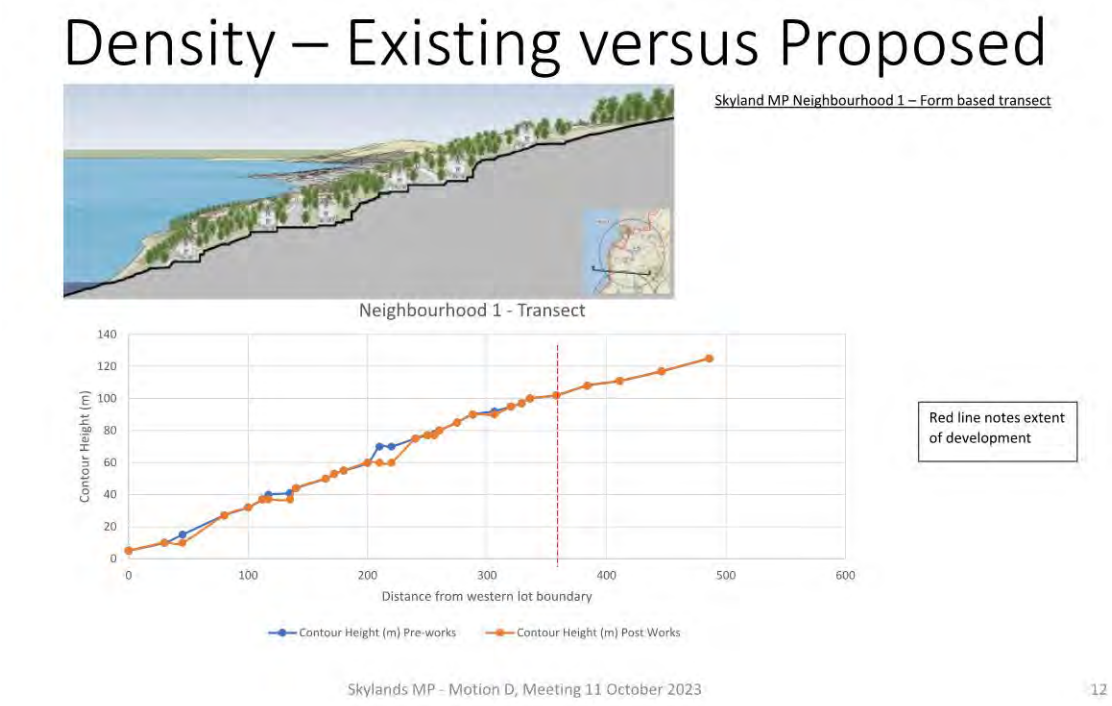


Figure B Slope of Neighbourhood 1 -Skylands MP (Feb 2022)

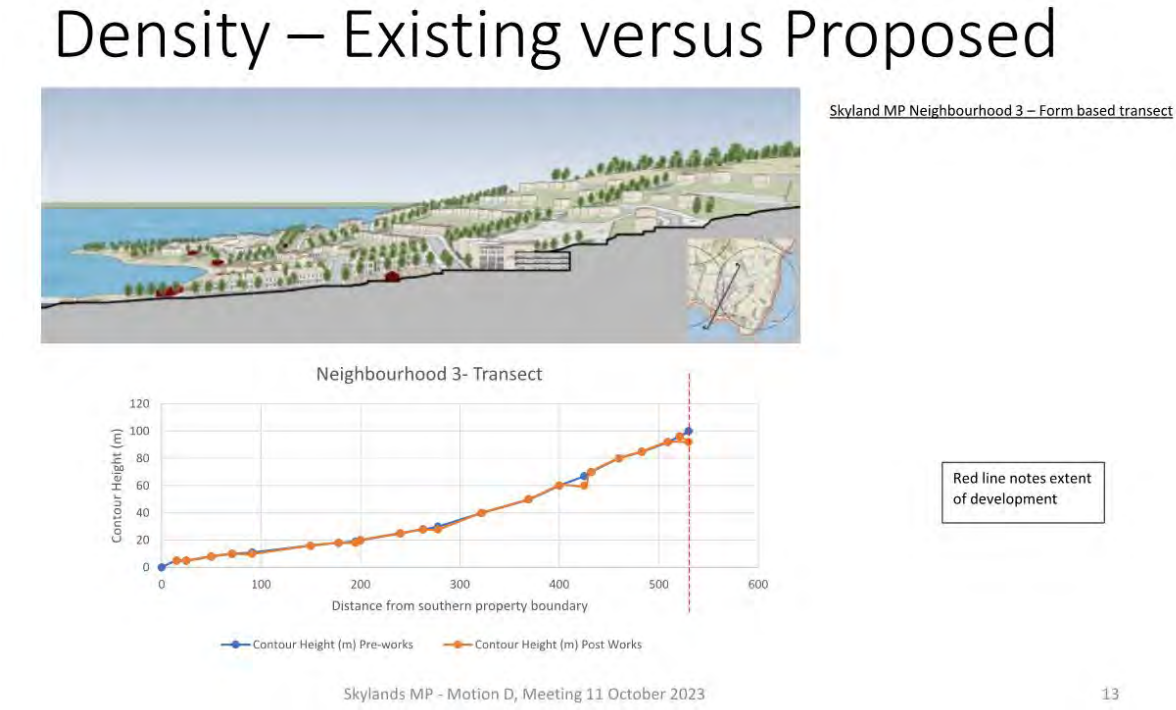


Figure C Slope of Neighbourhood 3 - Skylands MP (Feb 2022)

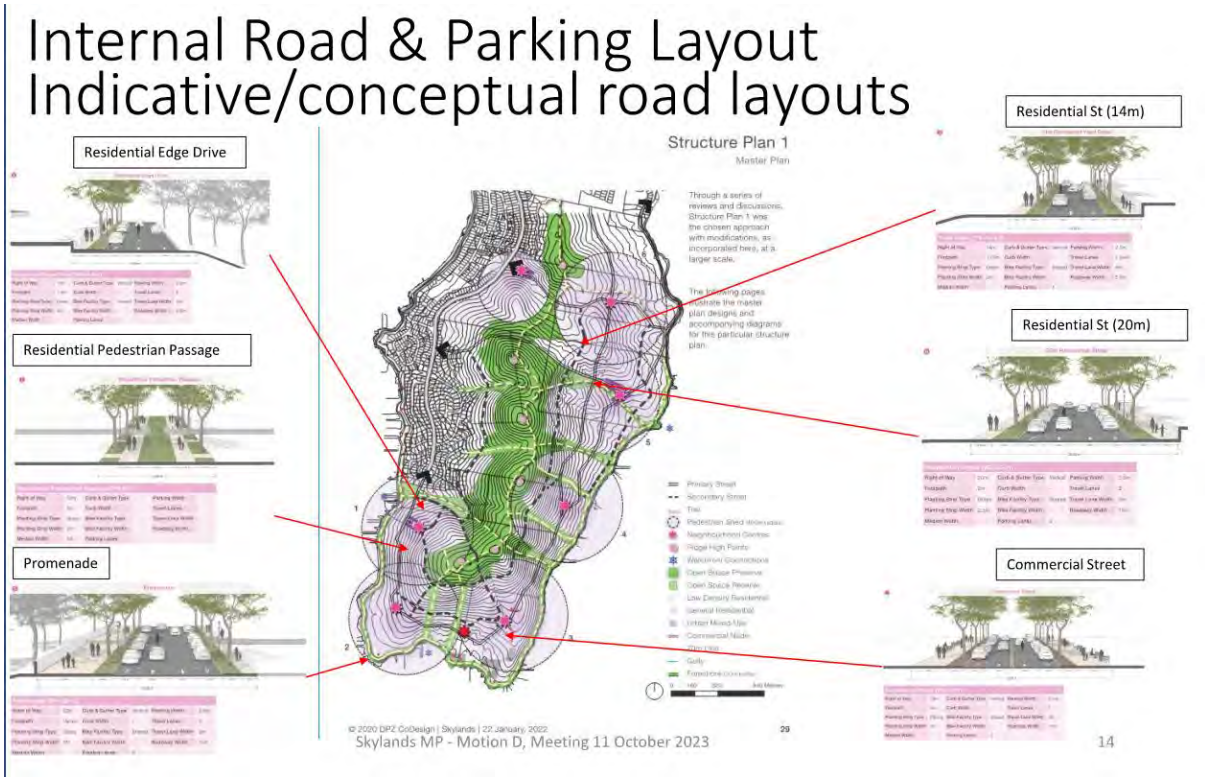


Figure D - Location and typical cross sections of the different roads within the Skylands MP, showing on-street car parking options.

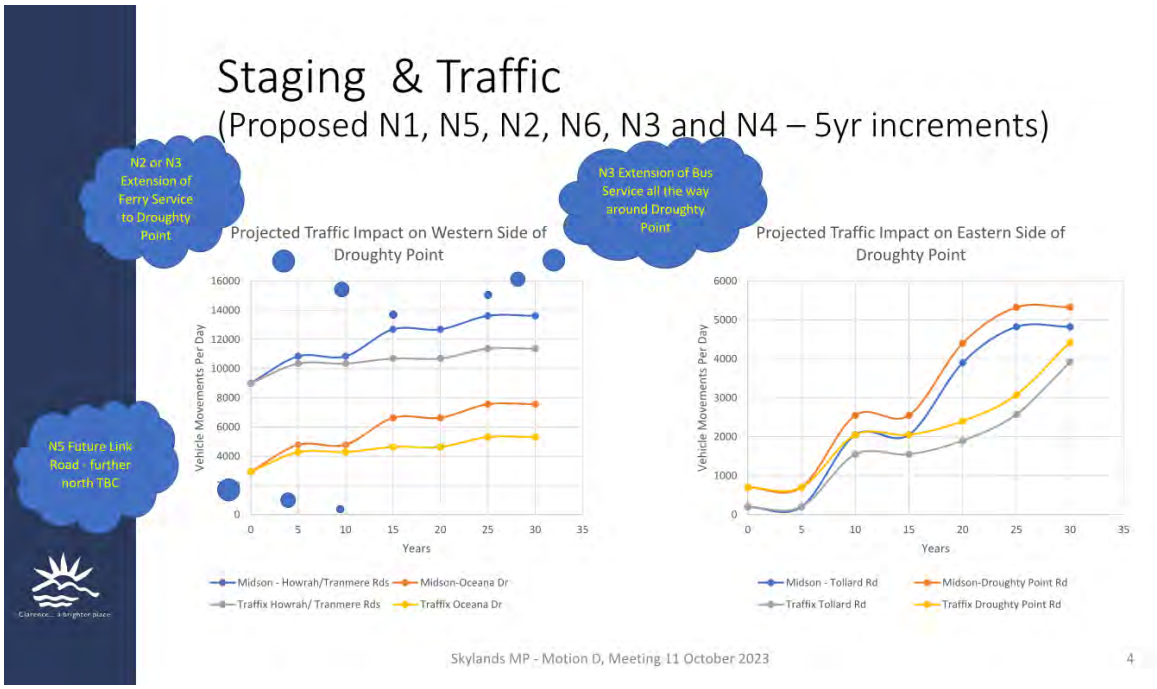


Figure E - Comparison of traffic projections over time, using Niche Plan TIA and Skylands TIA

Density – Existing versus Proposed

Existing Development (eg., area outlined in yellow)	Skylands MP – Neighbourhood 1*(first)*	Skylands MP Neighbourhood 3 *(final)*
		
Total Area = approx. 23 ha & Dwellings per ha = **9**	Total Area = approx. 16ha & Dwellings per ha = **18**	Total Area = Approx. 14ha & Dwellings per ha = **40**
Total Lots = 188	Total Lots = 270	Total Lots = 376
Total Dwellings = 205 Single Dwellings = 167 Multiple Dwellings = 38	Total Dwellings = 300 Single Dwelling lots = 264 Small Multi-Family lots = 5 (20 to 30) Mixed Use lots = 1 (6)	Total Dwellings = 561 Single Dwelling lots = 339 Small Multi-Family lots = 16 (64 to 96) Multi-Family Lots = 16 (96) Mixed Use lots = 5 (30)
88% of development is single dwelling lots. 100% of buildings are single family dwellings.	98 % of development is single dwelling lots. 88 % of buildings are single family dwellings.	90% of development is single dwelling lots. 60% of buildings are single family dwellings.

The STRLUS targets

- *a minimum net residential density of 15 dwellings per hectare* (SRD 1.5)
- *increase* densities to an average of at least 25 Dwellings per hectare (net density) within a distance of 400 to 800 meters of Integrated transit corridors and Principal and Primary Activity Centers, subject to heritage constraints.
- It is recognized that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed, in some locations a consistent increase in density across a single hectare may be less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 Dwellings per 10 hectares.[emphasis added]

Skylands MP - Motion D, Meeting 11 October 2023 9

Figure F Density comparisons between existing Tranmere development to the north and Neighbourhood 1 and 3.

Density – Existing Form versus Proposed

Mostly Uniform
Stand alone Single & Double Storey



80% Existing Form Plus Additional offerings including
Terrace Houses, Multistorey Units, Shop Top



Max. No. of Levels - 5

Skylands MP - Motion D, Meeting 11 October 2023 10

Figure G Comparison of existing form versus typical existing denser forms within Greater Hobart Area that provide an indication of the type of built form possible as part of Skylands MP.

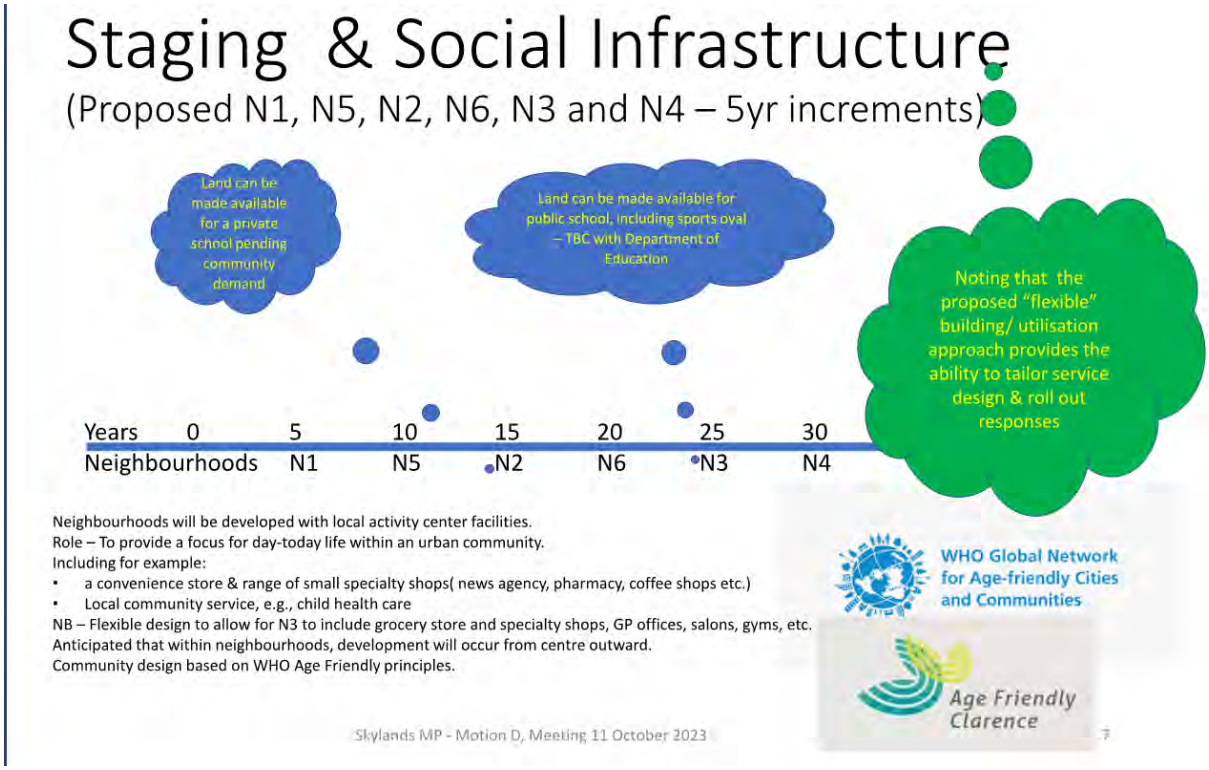


Figure H Indicative roll out for social services in Skylands MP

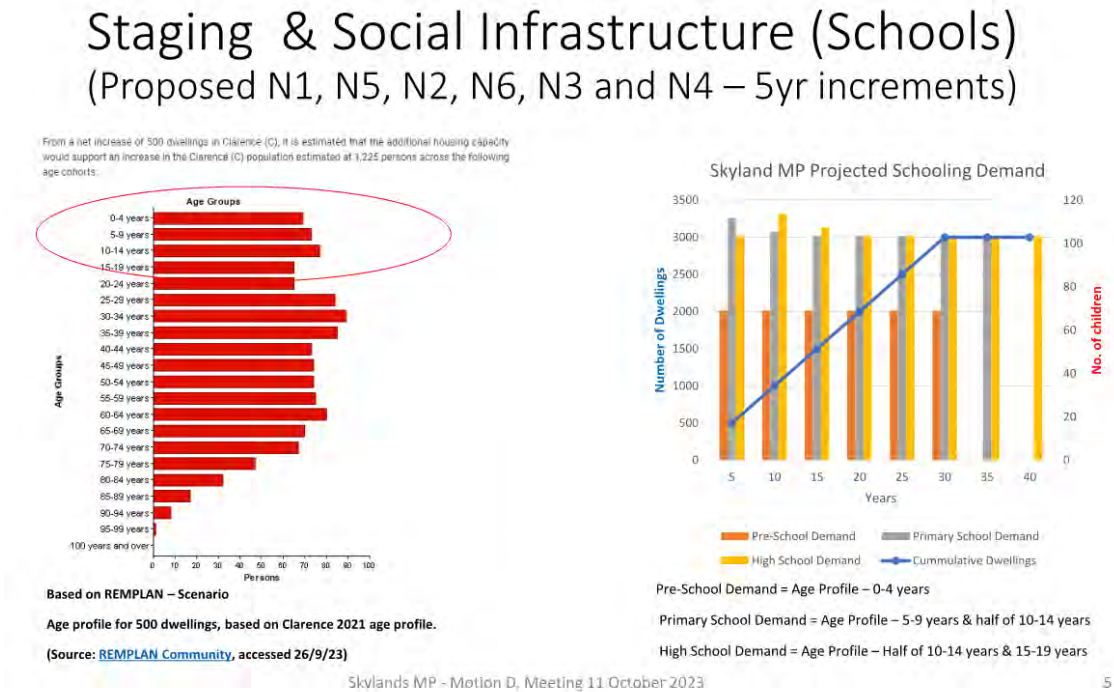


Figure I Indicative schooling demand over Skylands project

Staging & Social Infrastructure (Schools)
(Proposed N1, N5, N2, N6, N3 and N4 – 5yr increments)



Existing School Capacity (Primary & Secondary, Public & Private)

Key	Name	Address	Enrole-ments 2023	Total Capacity	% Total Capacity	Spare Capacity
1	Bayview Secondary College	170 Mockridge Rd	390	500	77	110
2	Lauderdale Primary School	13 Acton Rd, Lauderdale	?	?	?	?
3	Emmanuel Christian School (to Yr 10 only)	1 Chipmans Rd	?	200	?	?
4	Rokeby Primary School	73 Burtonia St	190	400	47	210
5	Howrah Primary School	7 Howrah Rd	630	725	87	95
6	Clarendon-vale Primary School	25 Mockridge Rd	?	?	?	?

Based on advice from Department of Education (July 2023), target is to maintain 80% occupancy to provide school flexibility.

Engage with Education Department re projected future demand. Capacity exists for the first 5 years, providing sufficient time frame to plan, e.g.:

- realignment of school catchment areas,
- increasing school capacity /provision of capacity in Skyland MP

Figure J - Results of existing school capacity research

Staging & Reticulated Infrastructure
(Proposed N1, N5, N2, N6, N3 and N4 – 5yr increments)

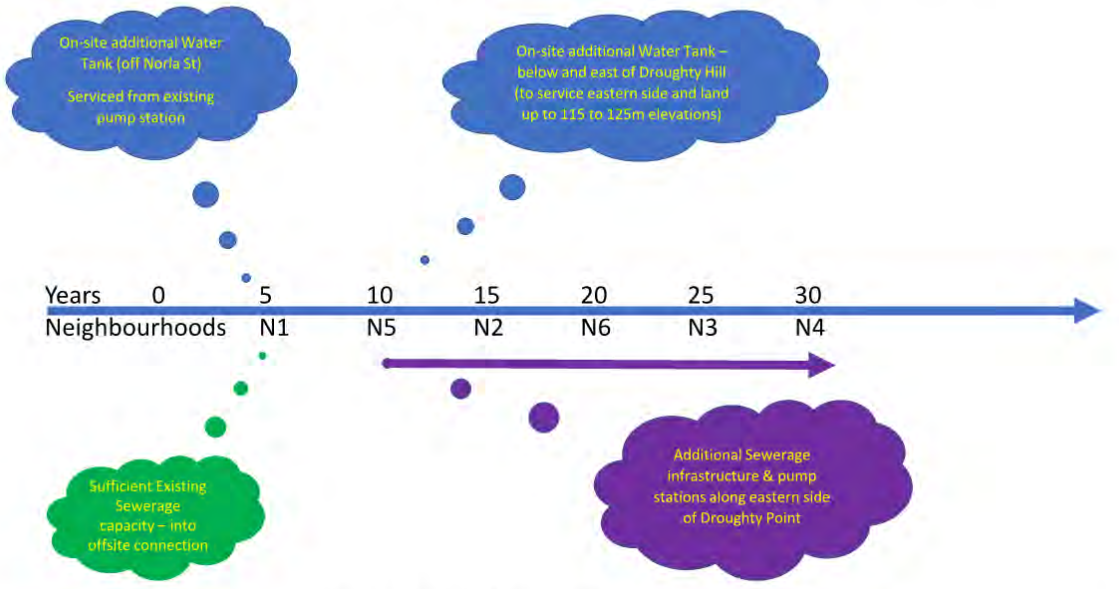


Figure K Indicative Reticulated Infrastructure capacity and requirements

Clarence... a brighter place

Memo

[redacted]

Thank you for the query seeking clarification in relation to the above matters.

Attachment 1 provides a high level flow chart that shows the relationship between the various strategic planning milestones and the statutory processes, and when the matter of landowner consent becomes relevant.

As can be seen, any request for a planning scheme amendment, where the applicant is not the land owner, will need to be accompanied by written land owner consent in accordance with section 37 (3) of the *Land Use Planning and Approvals Act 1993* (the Act).

Attachment 2 shows the land ownership of the land comprising the Skylands Master Plan (Skyland MP) area. Approximately 95 percent of the land is within the ownership of [redacted] and 4.8 percent of the land is owned by [redacted] with whom the [redacted] has been in negotiation. The balance land (approximately 0.2 percent) is in the ownership of TasWater and Hobart City Council, however there is no need to amend the zoning for these parcels, which are currently zone Utilities and Landscape Conservation respectively.

The land that will require rezoning, irrespective of the final plan, is the land currently zoned Future Urban, and all of this land falls within the ownership of the [redacted] and the [redacted] Hence, any future amendment to the Local Provision Schedule, would require the support of these two landowners.

The threat identified in the presentation to Council on 6 November 2023, sought to highlight with elected members, that landowner consent is a critical step, which may not be forthcoming, if the landowners were not supportive of any proposed master or structure plan relating to their land. This should not be surprising, given that the [redacted] embarked on developing the Skyland MP as a direct response to what was being proposed in the draft Niche Structure Plan. The issue of landowner consent is therefore not considered a risk relevant to the Skyland MP which reflects the known landowner position on desired future development, but likely to remain a risk for any other proposals.

In relation to the further matters you raise, a response is provided to each in turn:

Document Set ID: 5148028
Version: 1, Version Date: 17/11/2023

a) Has or will the Department of State Growth provide input in relation to the capacity for proposed infrastructure to support the development of both the Niche Plan and the Update Skylands Master Plan.

High level input has been received from relevant infrastructure service providers, including TasWater, TasNetworks and as part of the Motion D activities, Department of Transport and Department of Education.

It should be noted that the Skylands MP road network will be a local road network (that is ultimately Council administered roads), and the focus of the engagement to date with the state departments has been to better understand how the state works program and proposed strategies[1] would relate to the potential demand arising from the Skylands MP over its thirty year life span.

Based on the information gleaned in this way, it is considered that the Skyland MP design supports the state government's strategic intent for a modal transport shift. Furthermore, the proposed high level Skyland Neighbourhood implementation timeline is well aligned with planned or underway works, namely key Skyland MP demand is generated after completion of major state works such as the upgrade of the Rokeby South Arm Highway, the Howrah Park and Ride facility, and future expansion of the Ferry Service to encompass Droughty Point.

However, irrespective of which 'plan' is supported, a structure planning exercise will need to be undertaken to more fully quantify the demand and more closely align the works programmes of all service providers with the intent of delivering an integrated implementation plan, that can be incorporated into all stakeholders' respective budget and work programmes.

The structure plan, becomes a key document, that would accompany any future request to amend the zoning and ordinances of the Clarence Local Provision Schedule.

b) Has or will the Department of Education, Children and Young People provide any input in relation to the proposed inclusion of education facilities as part of the Updated Skylands Master Plan.

Input was provided from the Department of Education, Children and Young People (the Department) during the Motion D activity, to establish existing capacity versus projected demand. As outlined at the workshop on 16 October, it is anticipated that additional capacity may be required, especially beyond the first 5 years, which could be met by provision of services as part of the Skylands MP or potentially a reconfiguration of school catchment areas.

[1] Keep Hobart Moving (Draft) Keep_Hobart_Moving_Transport_Solutions_for_Our_Future.pdf (stategrowth.tas.gov.au) and River Derwent Ferry Service Masterplan (Draft) River Derwent Ferry Service Masterplan consultation | Engage with the Department of State Growth

The inclusion of land allocated to possible public and private schools was a direct response to ideas and suggestions emanating from the Friends of Tranmere Droughty Point Association representatives during the Motion D activities.

The structure planning activity is the mechanism, where these options would be explored in more detail, and engaging with the Department is a fundamental aspect of the process.

c) What skyline protections were in place prior to the adoption of the Tasmanian Planning Scheme – Clarence? Why were they not carried over as part of the adopt of the new scheme and what capacity does Council have to implement previous protections that may not have carried over inadvertently?

The following table is an overview of the zones and overlays applicable to Drouthy Point, in historic Clarence Planning Schemes, commencing with the oldest to current.

Table 1 Overview of zoning changes applying to Skyland MP land.

Scheme	Zone	Overlay(s)	Comments
Eastern Shore Planning Scheme 1963	Landscape and Skyline Conservation Zone	Droughty Point Special Area; North-East Droughty Outline Development Plan (NE Droughty ODP)	The zone applied to a small section of land, north of the Skylands MP. See Figure 1 in Attachment 3. The NE Droughty ODP amended Feb 2006, applies to land north of Skylands MP area. Skylands MP area was zoned Reserved Rural Residential.
Clarence Planning Scheme 2007	Landscape Skyline Zone	Overlay Vegetation	Applies to the hilltop area. The remaining Skyland MP land is zoned Rural and is within the Future Urban Area. See Figure 2 in Attachment 3.
Clarence Interim Planning Scheme 2015	Environmental Living Zone	Natural Assets Code	Environmental Living Zone applies to the hilltop area. Remaining Skylands Land is within 32.0 Particular Purpose Zone – Future Urban Growth. Natural Assets Code across both. See Figure 3 in Attachment 3.
Tasmanian Planning Scheme - Clarence	Landscape Conservation	Natural Assets Code	Landscape Conservation Zone applies to the hilltop area. Remaining Skylands Land is within Future Urban Zone Natural Assets Code across both. See Figure 4 in Attachment 3

It is noted that the Environmental Living Zone was not transitioned to the Tasmanian Planning Scheme (TPS), and planning authorities were directed to refer to Guideline No.1 Local Provision Schedule (LPS): zone and code application (June 2018) prepared by the Tasmanian Planning Commission (the Commission). The Commission guideline provided criteria to determine whether the land should be allocated to the Rural Living Zone or to the Landscape

Conservation Zone. In this instance, due to the lot sizes, existing uses and natural values of the land met the criteria to transition to from the Environmental Living Zone to the Landscape Conservation Zone.

The zone purpose for the Landscape Conservation Zone is:

- *To provide for the protection, conservation and management of landscape values.*
- *To provide for compatible use or development that does not adversely impact on the protection, conservation and management of landscape values.*

Landscape values is not a defined term in the TPS and has its ordinary meaning, which can be defined quite broadly to include *use and non-value, the former of which provides tangible benefits (such as economic value through, for instance, tourism, or recreation value) and the latter of which provides spiritual, identity or ecological value*[2].

The State Planning Provisions (SPPs) include the C8.0 Scenic Protection Code, however the *Clarence Interim Planning Scheme 2015* did not include a similar Code and hence could not introduce such as part of the transition without further strategic analysis. The provisions within the Scenic Protection Code would provide limited additional protection when compared with the Landscape Conservation Zone provisions, both consider the impact of any proposed development on vegetation as well as their visual impact.

However, if desired such future strategic analysis could be undertaken as part of the Structure planning exercise, and included with any future request to amend the Clarence LPS. Noting that the Skyland MP proposes to transfer significant area of the hilltop to Council, with the intention that the land is added to the Reserve system, which would provide the strongest possible land use protection.

I trust this information is of assistance, if you have any further questions, please let me know.

[redacted]

Attachment 1 – Structure Plan/LPS amendment flow chart

Attachment 2 – Skyland MP area land ownership

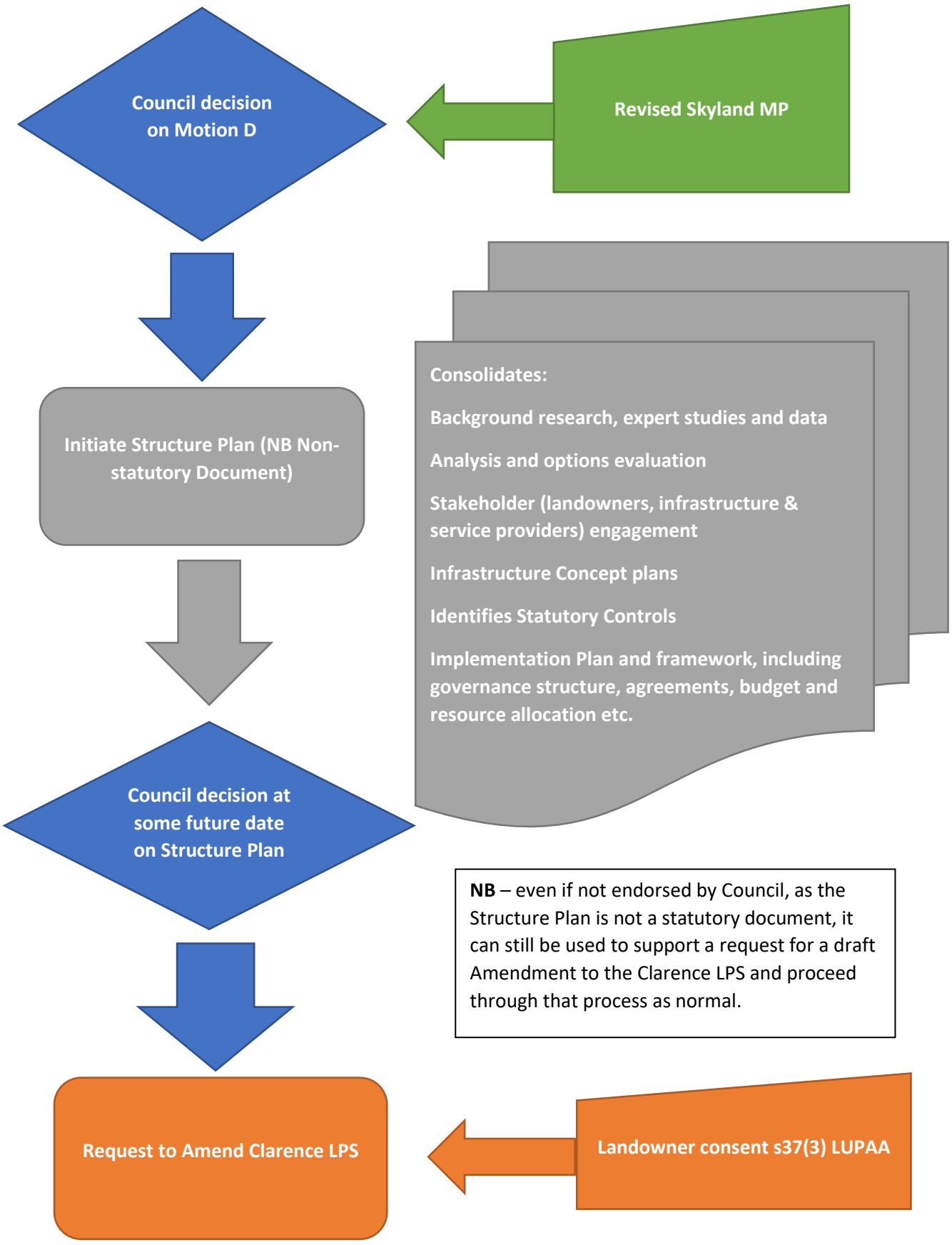
Attachment 3 - Zoning & Overlay Maps accompanying Table 1.

[redacted]

[2] Landscape value | Environmental Justice Organisations, Liabilities and Trade (ejolt.org)

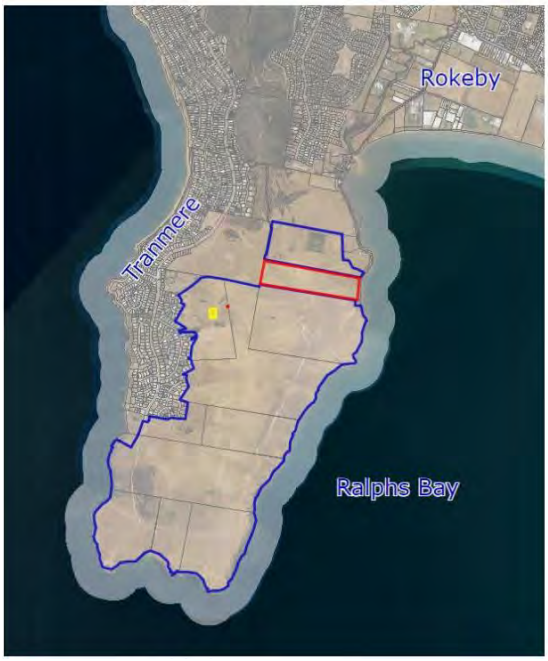
[redacted]

Attachment 1 – Structure Plan/LPS Amendment Flow Chart



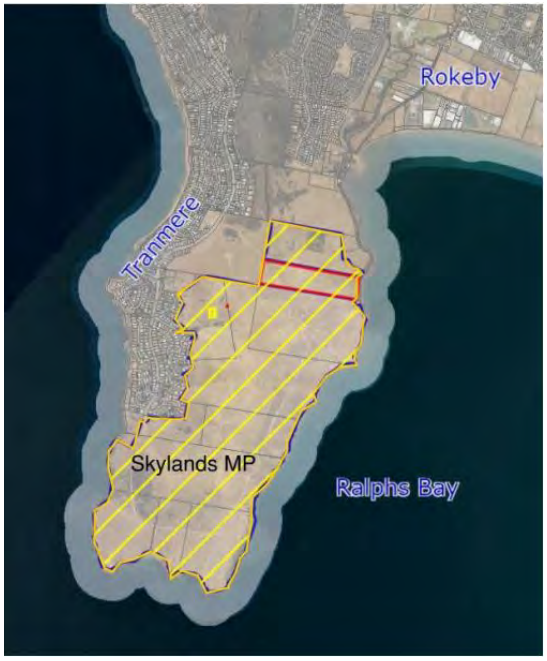
[redacted]

Attachment 2 – Skyland MP land ownership



Ownership of land

[redacted]





Skyland MP area hashed in yellow, Future Urban zone – peach coloured land.

[redacted]

Attachment 3 Zoning and overlay maps accompanying Table 1.

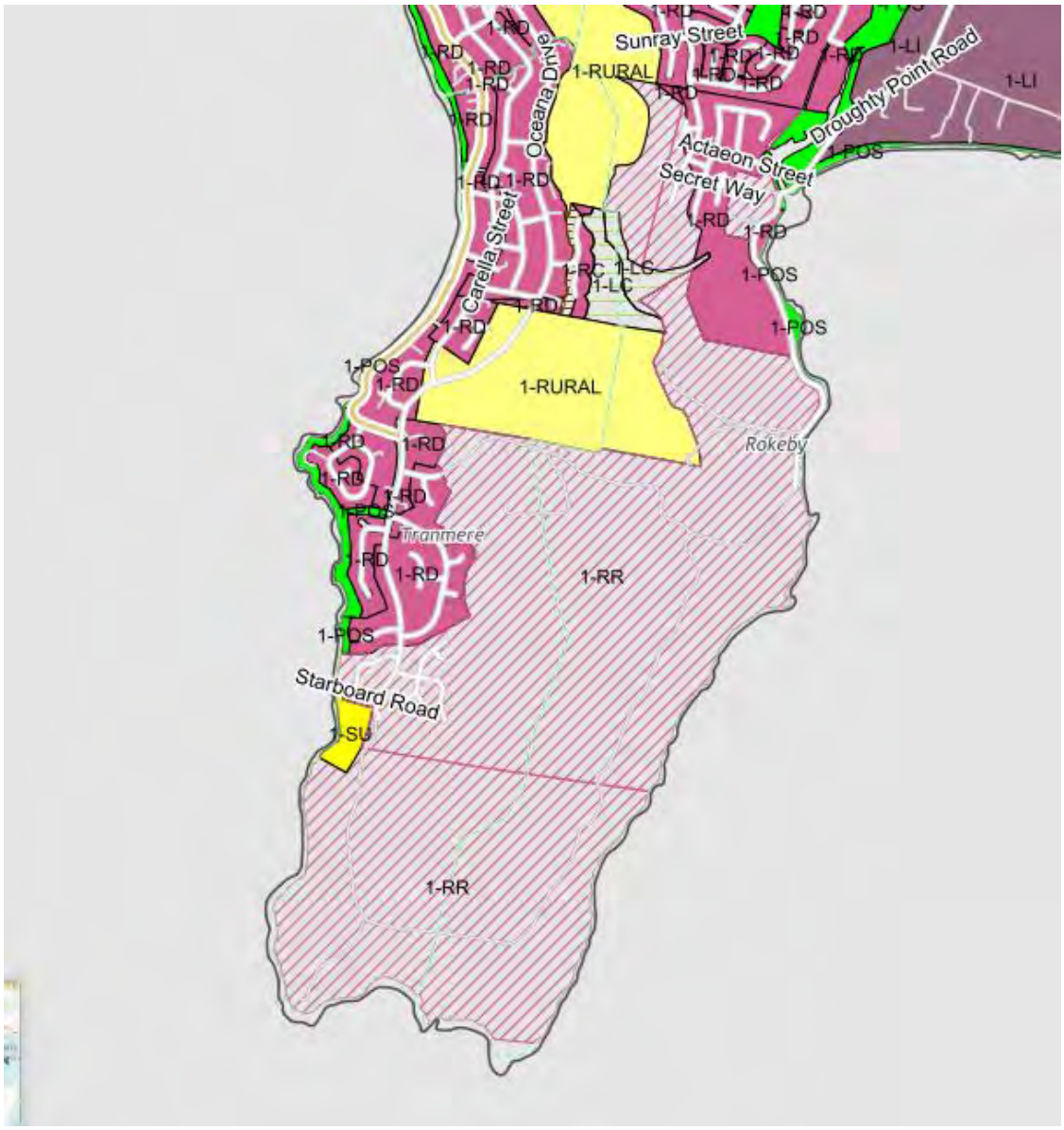


Figure 1 - Droughty Point zoning 1963 Clarence Scheme

Key:

1-Rural – Rural Zone

1-RR – Reserved Residential Zone (Minimum lot size 20ha)

1-LC – Landscape Conservation Zone

1-SU – Special Use

1 -POS – Public Open Space

1-RD – Residential D 'Urban'

Document Set ID: 5148028
Version: 1, Version Date: 17/11/2023

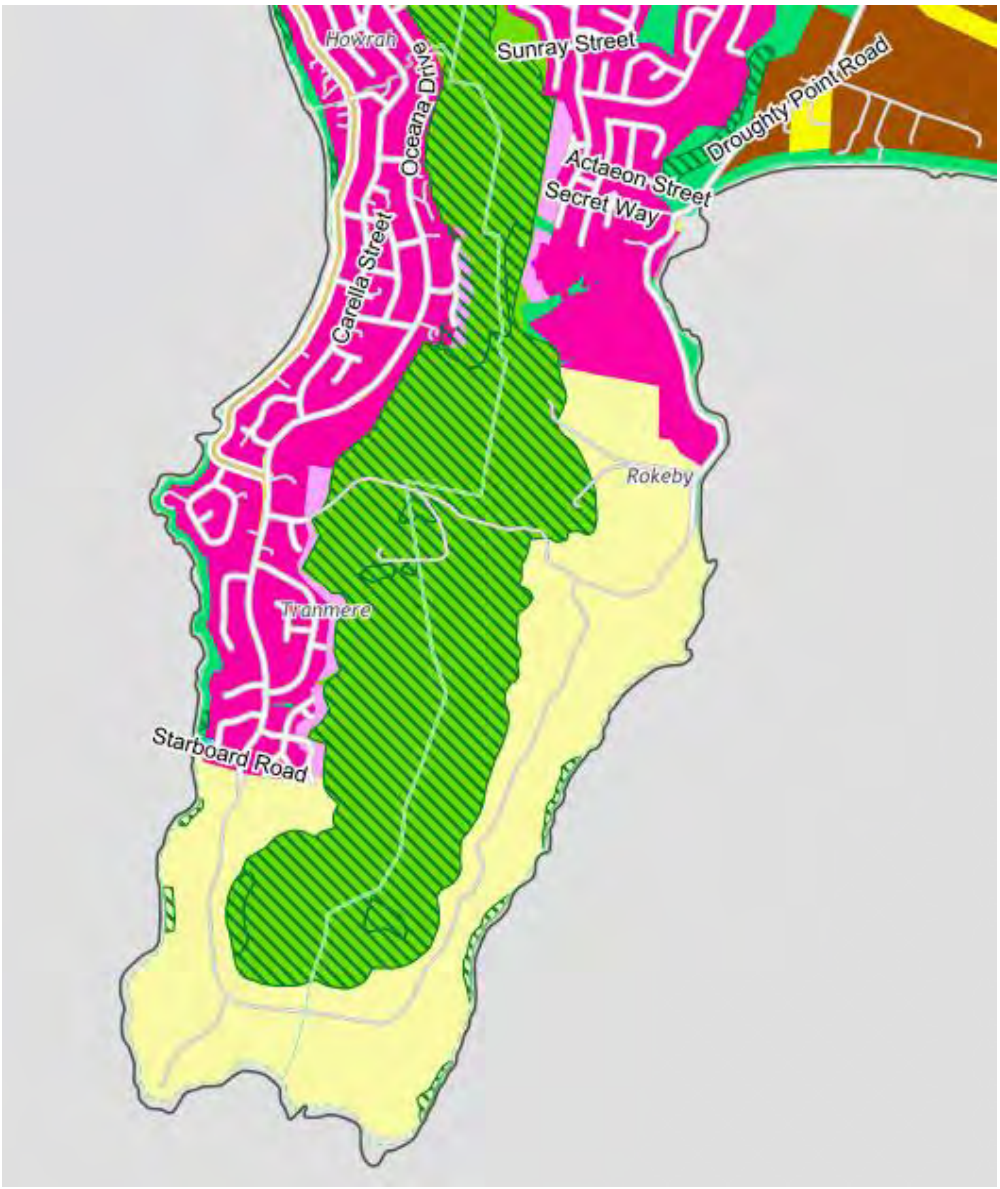


Figure 2 - Drouthy Point zoning 2007 Clarence Planning Scheme

Key:

RESIDENTIAL
LOW DENSITY RESIDENTIAL
LANDSCAPE SKYLINE
RECREATION
RURAL
Overlay Vegetation

Document Set ID: 5148028
Version: 1, Version Date: 17/11/2023

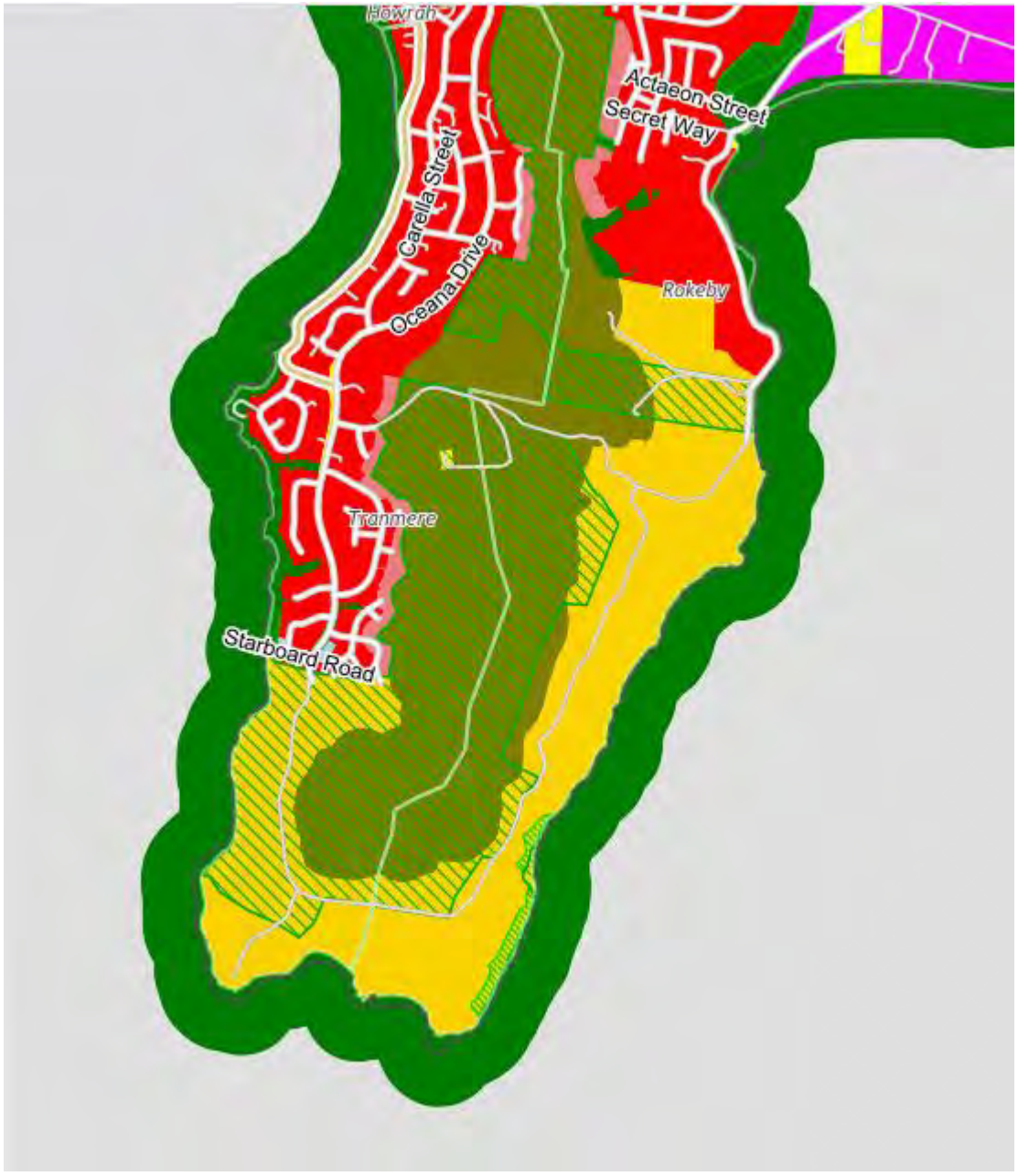


Figure 3 Droughty Point zoning and Natural Assets Overlay Clarence Interim Planning Scheme 2015

Key:

10.0 General Residential
12.0 Low Density Residential
14.0 Environmental Living
19.0 Open Space
28.0 Utilities
32.0 Particular Purpose
E27.0 Natural Assets Code

Document Set ID: 5148028
Version: 1, Version Date: 17/11/2023

[redacted]

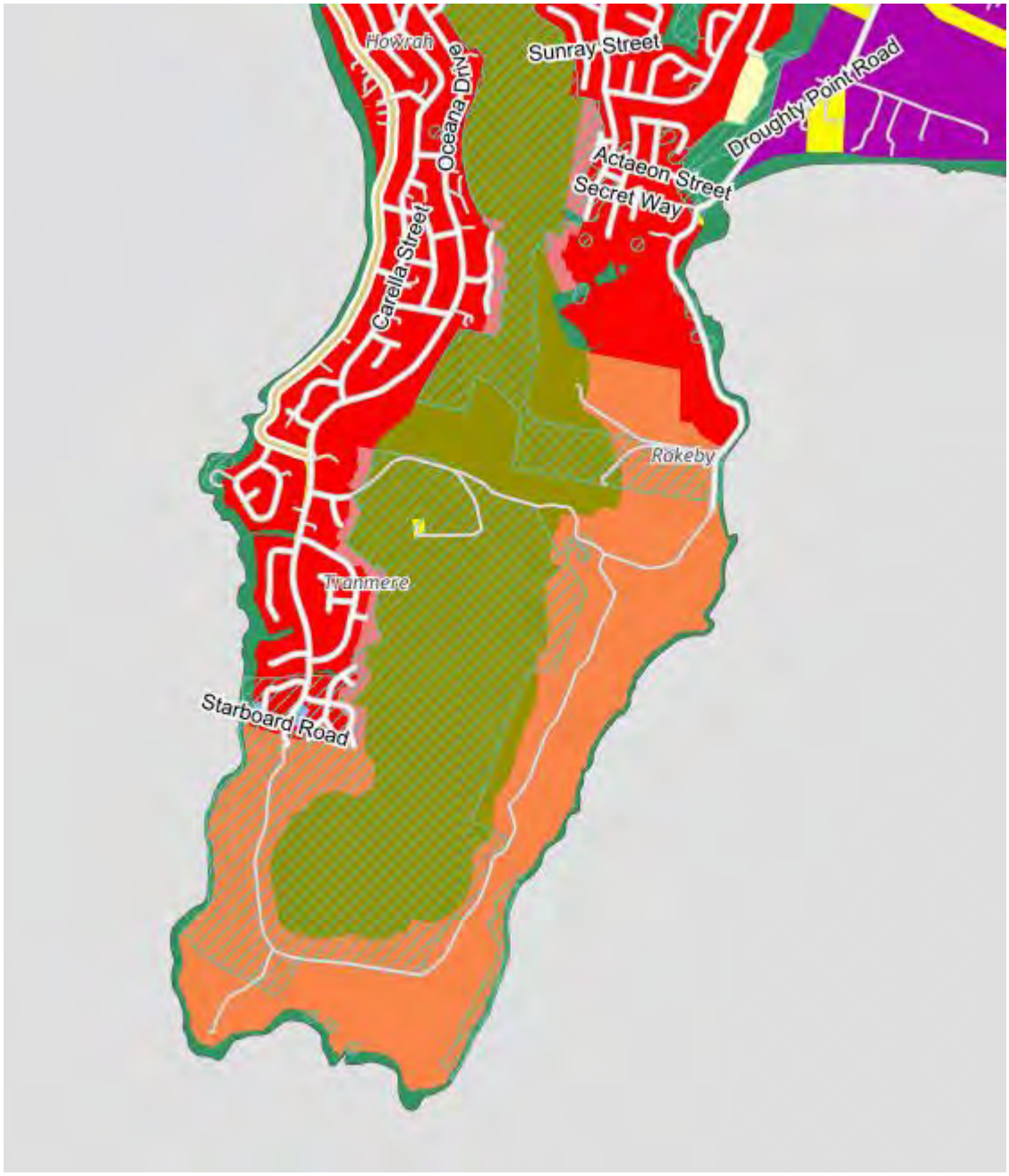
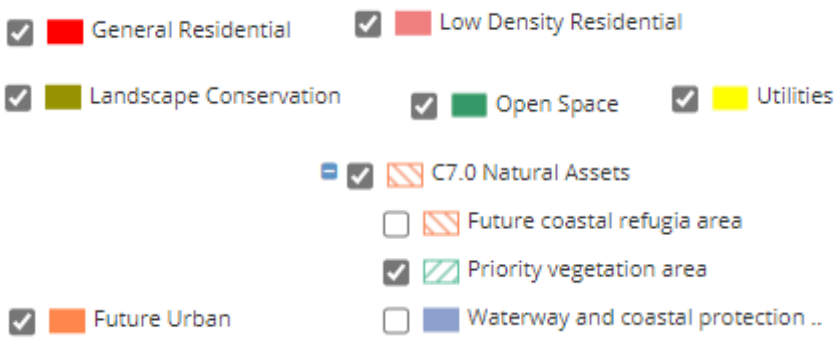


Figure 4 Droughty Point zoning and natural Assets overlay Clarence LPS

Key:



8.4.3 MANAGING CONFLICTS OF INTEREST OF COUNCILLORS – FRAMEWORK PROPOSAL SUBMISSION

EXECUTIVE SUMMARY

PURPOSE
To consider the release of a discussion paper titled Managing Conflicts of interest of councillors – framework proposal and provide a submission to the Office of Local Government.

RELATION TO EXISTING POLICY/PLANS
Code of Conduct.

LEGISLATIVE REQUIREMENTS
Nil.

CONSULTATION
Councillors were advised of the discussion paper on 8 November 2023 and invited to provide comment on the discussion paper.

FINANCIAL IMPLICATIONS
There are no financial costs for Council associated with Council's response to this consultation.

RECOMMENDATION:

That Council:

A. Notes the Office of Local Government discussion paper titled *Managing Conflicts of interest of councillors – framework proposal* released for public comment.

B. Endorses the submission (Attachment 1 to the Associated Report**)** to the Department of Premier and Cabinet as feedback on the discussion paper.

ASSOCIATED REPORT

1. BACKGROUND

1.1. The Office of Local Government (OLG) has released a discussion paper outlining proposed reforms to the framework for managing councillors' conflicts of interest. The OLG is seeking feedback from local government, other stakeholders and the wider community on the proposed reforms.

1.2. The proposed framework has been developed by a working group comprising of representatives from the OLG, the Local Government Association of Tasmania and council representatives, including the CEO and Head of Governance.

2. REPORT IN DETAIL

2.1. The OLG has released a discussion paper which outlines proposed reforms to better manage councillors' conflicts of interest. The main proposals are focused on classifying types of conflicts of interests, requiring disclosure of interests by councillors and implementing a management system for conflicts.

2.2. The current regulatory framework defines a conflict of interest as either pecuniary (financial gain or loss) or non-pecuniary (gain or loss that is not financial). Pecuniary and non-pecuniary interests are currently managed under different regulatory frameworks – pecuniary interests under the *Local Government Act 1993 (Tas.)* and non-pecuniary interests under the Code of Conduct. It is proposed that conflicts will be reclassified to actual, perceived and potential conflicts and include both pecuniary and non-pecuniary interests. All types of conflicts will also be regulated under the LGA.

2.3. The proposed framework also introduces a Personal Interest Returns ("PIR") system whereby councillors will be required to submit a PIR upon election and on an annual basis. Councillors will also be required to update their PIR when disclosing a conflict. The PIRs will be published in the interest of promoting transparency and accountability.

2.4. The third main proposal relates to the introduction of proactive management plans to assist in the management of conflicts of interest. It is proposed that councillors will be required to develop a Proactive Management Plan ("PMP") in order to manage their conflicts. A PMP may include pre-determined actions and strategies, developed collaboratively with the councillor, Mayor and the Chief Executive Officer, within 28 days of the councillor submitting a PIR. It is proposed that PMPs, like PIRs, will also be published.

2.5. Council's submission to the discussion paper considers the proposed framework in more detail and is contained in Attachment 1.

3. CONSULTATION

3.1. Community Consultation Undertaken

The community has been provided with an opportunity to provide feedback to the OLG on the draft framework with submissions closing on 12 January 2024.

3.2. State/Local Government Protocol

The Minister for Local Government released the discussion paper on 8 November 2023, with submissions originally due on 22 December 2023. The date for submission has now been extended to 12 January 2024.

3.3. Other

Nil.

3.4. Further Community Consultation

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

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

The discussion paper proposes a number of reforms which will include amendments to the current conflicts of interest framework. The external impacts of the proposed reforms will not be known until proposed amendments to the current legislation are put forward.

6. RISK AND LEGAL IMPLICATIONS

It is unclear at this stage of the consultation process what possible legal implications may arise from the proposed Bill.

7. FINANCIAL IMPLICATIONS

There is no direct financial implication to Council in making a submission on the discussion paper.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. Council has received notice of the release of a discussion paper titled *Managing conflicts of interest of councillors – framework proposal.* The discussion paper details proposed reform to how conflicts of interest for councillors are classified and managed.

9.2. Council officers have prepared the submission at Attachment 1, which details Council's feedback on the discussion paper.

Attachments: 1. Managing Conflicts Submission – Clarence City Council (4)

Ian Nelson
CHIEF EXECUTIVE OFFICER

Clarence... a brighter place

Managing Conflicts of interest from councillors – framework proposal

Submission from Clarence City Council

Clarence City Council appreciates the opportunity to provide a submission on the Managing Conflicts of interest from councillors – framework proposal. Council has reviewed the Framework proposal/discussion paper and provides comment on its contents as below:

Objectives

Council agrees with the proposed objectives. It is critical that decision makers are both free from bias and perceived by the public to be free from bias.

Guiding Principles

Council agrees with the proposed Guiding Principles. Council is supportive of the introduction of guidance around how councillors can uphold the Guiding Principles when managing their interests.

Council particularly supports the Guiding Principle of "consistency" and is encouraged that the proposed framework will introduce consistency and clarify for all councils and elected members through the adoption of a classification system for conflicts of interest ("COI").

Classifying interests

The current system which splits pecuniary and non-pecuniary COI is confusing particularly as COI are dealt with under different regulatory frameworks which results in different processes and sanctions.

It is logical to have any COI dealt with under the one framework which in turn will promote clarity and consistency.

Actual COI, perceived COI, potential COI

Council supports the splitting of COI into three distinct categories – actual, perceived and potential.

The classification of COI will assist councillors in determining whether a situation is an actual, perceived or potential COI and deal with accordingly. It also encourages councillors to be aware that COI are not only restricted to actual COI but includes perceived and potential COI.

Exemptions

Council broadly agrees the exemptions currently provided for under Victoria legislation. The exemptions aid in educating councillors and the public that not every situation will necessarily give rise to a COI.

Disclosure

Council is supportive of the proposed framework establishing a Principal Officer role (either General Manager or his/her delegate) so that there is one point of contact for councillors to discuss and disclose COI. This will assist in consistency and enable council to properly record keep COI.

In creating a Principal Officer role, the proposed framework should clearly state what the roles and obligations of the Principal Officer is, for example, if a Principal Officer becomes aware of an undisclosed COI, are they obliged to report it?

Management – Actual COI

Council notes that legislative amendments will be required to Local Government Act 1993 (Tas.) section 28D to allow the General Manager to exclude a councillor from accessing information or documents where a COI has been disclosed. The proposed framework and any amendment to the LGA will need to specify how information or documents can and will be classified and restricted from a particular councillor.

There is also the question as to whose responsibility it is to restrict access to materials related to a matter on which a councillor has a conflict. There should be an onus on the particular councillor not to access those materials and sanctions provided if this is breached.

Councils will need to consider, in a practical sense, how a particular councillor can be restricted from accessing certain documents, noting that agendas and minutes are shared to all councillors through platforms such as Teams.

Management – Perceived/Potential COI

The proposed framework will need to provide clear direction on when a Mayor can overturn a councillor's decision to participate in a workshop, agenda briefing or council meeting.

It appears that the Mayor will be empowered to exclude a councillor from attending a workshop, agenda briefing or council meeting if the councillor has already disclosed a perceived or potential COI and has still determined to participate. It is not clear if the Mayor will be empowered, if of the reasonable belief that a councillor has failed to disclose a perceived or potential COI, to exclude that councillor from participating.

Personal Interest Returns

Council is supportive of the establishment of a Personal Interest Returns ("PIR") scheme particularly noting that Tasmania is the only jurisdiction to not currently require a form of PIR.

The PIR should be submitted to the Principal Officer – the same person who is responsible for managing COI so that there is consistency and encourages proper record keeping.

Councillor should also be required to update their PIR as soon as practicable after becoming aware of a COI. The proposed 28 days period is too long as such a period would potentially include at least one workshop, an agenda briefing and a council meeting.

It may also be appropriate to establish two separate PIRs to differentiate between actual conflicts and perceived and potential conflicts. For example, actual conflicts could be registered on a publicly available PIR and potential and perceived conflicts registered on a General Manager / CEO register.

Appendix A – Information in PIR

Council has several comments on the proposed information to be contained in PIR:

- Point (f) – liabilities should be limited to liabilities other than debts to relatives and loans with deposit taking institutions
- Point (j) – should expressly include paid and unpaid employment
- Point (m) – broaden to include membership of any unincorporated or incorporated association, trade union or professional or business association
- Point (k) and (l) – it is not clear if this will replace sections 56A and 56B of the LGA

Proactive Management Plan

Council agrees with the implementation of Proactive Management Plans which will provide councillors with clear guidance on how to manage COI.

Clarence... a brighter place

Publication of PIR and PMP

Council agrees with the publication of PIR and PMP on the basis that personal addresses are deidentified.

There should be capacity for a councillor to apply for restriction where they are of the reasonable belief that publication would result in risk to the councillor or a family member.

Complaints, penalties and deterrents

Council agrees that a complaint should be first raised with the General Manager for assessment before the complaint is referred to the Director of Local Government.

Impact of undeclared conflict of interest on a council decision

Further guidance is needed on how this proposal will impact on council decisions and give rise to an appeal. For example, council may make a decision made as a planning authority, a COI is later declared after the 14 day appeal period has expired and the permit has already been acted upon. Similarly, a council may award a tender, a COI is declared after a contract with the successful tenderer has already been entered into.

It is not clear what is meant by "appeal" – where a decision has already been made and implemented, there may be no basis for an appeal of the decision. Instead, it may be a judicial review of the decision.

Other comments

It is noted that the proposed framework is only for elected members, however, council staff may be delegated to exercise powers on behalf of council. For example, planning staff may be delegated to grant or refuse to grant planning permits on behalf of council as the planning authority and should similarly be required to register COIs.

8.4.4 DOG MANAGEMENT POLICY 2021 – CONSULTATION ON PROPOSED CHANGES TO DECLARED AREAS (SOUTH STREET RESERVE AND BELLERIVE BOARDWALK)

EXECUTIVE SUMMARY

PURPOSE

To consider the results of community consultation on Council's proposal to change declarations at South Street Reserve and Bellerive Boardwalk under the *Dog Control Act 2000* and recommend Council makes the proposed declarations, including a 12-month trial of an off-leash greyhound exercise area.

RELATION TO EXISTING POLICY/PLANS

Council's Dog Management Policy 2021, Strategic Plan 2021 – 2031, Recreation Needs Analysis 2019 and Active Living Strategy 2022 are relevant.

LEGISLATIVE REQUIREMENTS

The *Dog Control Act 2000* is relevant.

CONSULTATION

Community consultation on the proposed changes to declarations has been undertaken, as well as the statutory public notification and consultation process required under section 24 of the *Dog Control Act 2000*.

FINANCIAL IMPLICATIONS

Any costs associated with implementing the changes to declared areas will be accommodated within existing budgets.

RECOMMENDATION:

That Council:

A. Notes the written submissions and other community consultation responses received in response to Council's notice of intention to make changes to declarations under the *Dog Control Act 2000* applying to parts of South Street Reserve, Bellerive and the Bellerive Boardwalk.

B. Makes the following declarations under Part 3, Division 2 of the *Dog Control Act 2000* in respect of the South Street Reserve dog training and exercise area at 34A and 34B South, Bellerive:
   (i) That the areas shown in purple on Attachment 1 of the Associated Report be declared a restricted area, a condition of use is that greyhounds are the only dogs permitted in the restricted area and may be exercised off-leash and un-muzzled;
   (ii) That the areas shown in yellow on Attachment 1 of the Associated Report be declared a restricted area, a condition of use is that vulnerable dogs (being dogs which are small, geriatric or experiencing or recovering from an injury or illness) are the only dogs permitted in the restricted area and may be exercised off-leash;

(iii) That the areas shown in teal and green on Attachment 1 of the Associated Report (including the "Puppy Area") be declared an exercise area, a condition of use is that dogs may be exercised off-leash in this area at times when this area is not being used by the Eastern Shore Dog Club in accordance with its lease terms; and

(iv) That the areas which are enclosed by fences (being those shown in purple, yellow, teal and green on Attachment 1 of the Associated Report) be declared a training area at the times a permit issued to the Eastern Shore Dog Club authorises them to be used to conduct dog obedience, agility or other training activities by the club.

(v) That the declarations for South Street Reserve made in:

a. paragraph B(i) and (ii) remain in force for 12 months after the date on which they take effect, being the date specified in the notice to be published under section 25 of Act, unless lawfully extended by Council; and

b. paragraph B(i)(iii) and (iv) remain in force until next reviewed by Council, or otherwise for a period of 5 years.

C. Requires a future Council report on the success and any issues encountered after the first six-months of the trial of the greyhound off leash and vulnerable dog exercise areas at South Street Reserve.

D. Makes the following declarations under Part 3, Division 2 of *the Dog Control Act 2000* in respect of parts of the Bellerive Boardwalk Area at 30 Cambridge Road, Bellerive:

(i) That the area on the land side of the Bellerive Boardwalk perimeter shown in blue on Attachment 1 of the Associated Report is declared a restricted area, a condition of use of which is that dogs are permitted in this area if they are on a leash, otherwise they are restricted from entering the area off-leash, or if the conditions of an event permit declare dogs are not permitted at the event.

(ii) That the declaration made in paragraph D(i) remain in force until next reviewed by Council, or otherwise for a period of five years.

E. Amends its Dog Management Policy 2021 to update the Schedule of Declared Areas to reflect the changes to declared areas approved in paragraphs "B" and "D".

F. Authorises the Chief Executive Officer to take any action necessary to give effect to the declarations in "B" and "D", including, but not limited to:

(i) determining the date, the declarations take effect; and

(ii) giving public notice of the declarations and commencement dates in accordance with section 25 of the *Dog Control Act 2000*.

DOG MANAGEMENT POLICY 2021 – CONSULTATION ON PROPOSED CHANGES TO DECLARED AREAS (SOUTH STREET RESERVE AND BELLERIVE BOARDWALK) /contd…

ASSOCIATED REPORT

1. BACKGROUND

1.1. At its meeting on 9 October 2023, Council resolved to undertake public notification and community consultation on the following proposed changes to "declared areas" under its *Dog Management Policy 2021:*

(a) declaring parts of South Street Reserve in Bellerive as an off-leash greyhound exercise area to accommodate a proposed 12-month trial, another area for vulnerable dogs, and changing the declarations for the balance of the area from a "training" area to an off-lead exercise area (the South Street Proposal); and

(b) changing the restrictions on the area on the land side of the Bellerive Boardwalk to permit dogs to be walked on-leash unless prohibited by the conditions of a permit issued by Council for the staging of an event (the Boardwalk Proposal).

1.2. The proposed changes to the declared areas are shown on the plans in Attachment 1. Full details of the proposals and declared area changes are contained in the agenda for the Council meeting of 9 October 2023.

1.3. This report summarises the statutory notification and community consultation process and results and recommends Council makes the proposed declarations, including opening the proposed off-leash greyhound exercise area for a 12-month trial.

2. REPORT IN DETAIL

Public Notification

2.1. Section 24 of the *Dog Control Act 2000* (the Act) requires Council to give public notice of its intention to make any declarations under the Act, invite public submissions and consider any submissions lodged.

2.2. Public notification of Council's intention to make the proposed declarations for both the South Street Proposal and the Boardwalk Proposal was published in the public notices section of "The Mercury" on 18 October 2023 (Attachment 2)**.** Members of the public were invited to provide written submissions on both proposals by 10 November 2023.

Community Consultation

2.3. Council also conducted community consultation on both proposals through its Your Say Clarence website and other channels. Each proposal had its own consultation page containing detailed information about the proposal, maps of the proposed areas, instructions on how to lodge a written submission and a short community survey.

2.4. Consultation in all forms was open for four weeks from 10 October to 10 November 2023. The two consultation processes were run concurrently, but as separate processes so each could be considered and assessed on its own merits.

2.5. Consultation for both proposals was promoted through:

- The Your Say Clarence website.
- Corflute signage installed at the locations of each proposal (i.e. South Street Reserve and the Bellerive Boardwalk area).
- Posts on Council's Facebook page.

2.6. The South Street Proposal was also publicised through direct engagement with key stakeholders, including the Greyhound Rehabilitation Enthusiasts Association Tasmania (GREAT), which shared posts and information on its Facebook page. Officers also discussed the proposal and upcoming consultation with greyhound owners at a session organised by the Eastern Shore Dog Club in early October.

2.7. Given the expected interest in the South Street Proposal, additional consultation opportunities were offered. These were:

- an on-site pop-up information session at South Street Reserve on 31 October 2023 from 4pm to 7pm to give information and answer questions from people using the dog exercise areas.

- an on-site meeting with representatives from the Clarence Dog Owners Group (CDOGs) on 3 November 2023.

2.8. Overall, consultation received strong engagement and showed clear and very strong support for both proposals.

Consultation Outcomes – South Street Proposal

2.9. The South Street Proposal received a strong positive response, indicating support from users of the existing dog areas at South Street Reserve and the wider community. Council received 68 survey responses and four written submissions, in addition to having an estimated 80 to 100 conversations with members of the public during in-person consultation sessions.

2.10. A consultation summary report with the results of the survey, copies of the written submissions, and a summary of key issues with officer responses is Attachment 3.

Community Survey

2.11. The community survey focussed on the off-leash greyhound exercise area trial, given it was likely to have the biggest impact on other users of the area. Almost all respondents to the survey supported the trial, albeit with some qualifications and suggestions for how it could be managed, or about other improvements to dog exercise areas and regulation across Clarence.

2.12. Of the 68 responses received, 52 of those answered "definitely agree" to the question of whether they supported the proposed off-leash greyhound area trial. Only 15 of the survey respondents owned greyhounds, despite the majority (58 out of 68) being dog owners. This indicates strong support from other users of South Street Reserve, rather than just greyhound owners.

2.13. The responses to the open-ended questions identified the various common points of feedback. These are summarised in the consultation report in **Attachment 3** (final two pages).

Written Submissions

2.14. Council received four written submissions on the South Street Proposal, with two from individuals and the other two on behalf of organisations. All submissions are included in the attached consultation report.

2.15. All four expressed support for the trial. Three of those also advocated for more dog exercise areas in Clarence and changes to regulations.

2.16. There were no written submission received in relation to the proposed changes to declared areas within South Street Reserve from training areas to off-leash exercise areas. Given the overall support for the proposal, this is likely to indicate that there are no serious concerns about this.

Other feedback

2.17. Council officers attended a pop-up information session at South Street Reserve on 31 October from 4pm to 7pm, many of whom were regular users of the area.

2.18. Officers also met with representatives from the Clarence Dog Owners Group (CDOGs) at South Street Reserve and spoke to various other users.

2.19. Officers' observations from discussions with community members were:

- almost everyone was supportive of the proposed changes at South Street and the off-leash greyhound exercise area and vulnerable dog area trial (with the exception of two people).
- many people expressed a view that greyhounds should be allowed to mix with other dogs rather than have their own separate area.
- some were concerned they would be losing space within the reserve to the greyhound and vulnerable dog areas but remained supportive overall.
- there was limited support for relocating the "puppy area" shown on the plan, given it would further reduce the size of the main exercise area.
- some concerns were raised about the space being allocated to greyhounds when they only represented a small proportion of overall dogs in Clarence.
- numerous people raised the restrictions on dog exercise at certain hours during summer on nearby Howrah Beach, and believed Council should consider removing them to compensate for the loss of space at South Street Reserve under the South Street Proposal.

Recommendations

2.20. Overall, feedback on the South Street Proposal was overwhelmingly positive, with useful feedback and identification of potential issues also provided. On this basis it is recommended that Council makes the proposed changes to declarations and implements the 12-month trial.

2.21. However, in view of feedback from users of the reserve, officers are proposing a minor change to the original site plan to remove the "puppy area" adjacent to the proposed vulnerable dog area.

The rationale for this is that small and vulnerable puppies can use the vulnerable dog area, and that removing that space would free up an additional 245m^2 of space within the southern exercise area. This would partially address concerns about the loss of space in other parts of the reserve to accommodate the greyhound and vulnerable dog areas.

2.22. If approved, works would start as soon as possible. It is hoped to open the new greyhound and vulnerable dog areas and start the 12-month trial before Christmas, but this will depend on the availability of contractors to undertake the works.

Consultation Results - Bellerive Boardwalk Proposal

2.23. Consultation on the Boardwalk Proposal had a much larger response from the community, also with very strong and clear community support.

2.24. Council received 330 responses to the online survey from a good cross section of the community. Five written submissions were also received.

2.25. A consultation report summarising the responses to the community survey and providing copies of the written submissions is **Attachment 4**.

Survey Results

2.26. Of the 330 survey responses received, 267 (or 81%) answered "definitely agree" to the question of whether they supported the change to the restrictions on the area to allow dogs on-leash, with 9 in 10 responses expressing support at various levels. Two hundred and seventy two people (83%) were opposed to keeping the restrictions, answering "definitely disagree".

2.27. Comments from the 12% of respondents who were opposed to the trial, generally expressed concern about ensuring dogs are kept on leash and under control so they don't impact the use and enjoyment of the area for other users. Only one person expressed concern about the impacts on amenity of increased numbers of dogs in the area.

Written Submissions

2.28. All five written submissions supported the Boardwalk Proposal, which is consistent with the results received during the survey.

Recommendation

2.29. In view of the strong support expressed by the community through the public notification and community consultation processes, it is recommended that Council approves the Boardwalk Proposal and proceeds to make the proposed changes to the declarations.

2.30. The changes could be implemented almost immediately and would require only minor updates to signage.

3. CONSULTATION

3.1. Community Consultation Undertaken

Details of community consultation undertaken are summarised in the body of this report (above).

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Not applicable.

3.4. Further Community Consultation

If approved, Council is required to give public notification of the declarations, including the date on which they take effect by publication of a notice in the Mercury. This would be done when the relevant changes are ready to commence. It is recommended the CEO be authorised to determine the start date, as it will depend on the availability of contractors and suppliers to carry out any required works.

For the South Street Proposal, there will be ongoing formal community consultation for the duration of the trial to determine its success and identify any changes that need to be considered. Signage will be installed on-site directing people to consultation channels.

3.5. It is not intended to conduct formal consultation on the Boardwalk Proposal once implemented, however, people will still be able to provide comments or raise any concerns with Council through the usual channels.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's *Recreation Needs Analysis 2019* recommended that Council support the Eastern Shore Dog Club to continue its operations from South Street Reserve and work closely with the club to understand future facility requirements.

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

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

4.3. Council's *Active Living Strategy 2022* within *Priority 2: Great Spaces* identifies that Council will provide contemporary sport, recreation, exercise, and leisure facilities and spaces, and specifically: "*Identify projects that maximise use and increase diversity of use of existing facilities and spaces.*"

5. EXTERNAL IMPACTS

5.1. The South Street proposal would not result in any significant loss of space for regular users of the exercise areas in South Street Reserve, given that two general off-leash exercise areas would remain, with only the southern one being reduced in size to accommodate the greyhound and vulnerable dog areas.

5.2. There would not be any material external impacts as a result of the declaration changes in the Bellerive Proposals, as it would effectively reflect the current use patterns in this area.

6. RISK AND LEGAL IMPLICATIONS

Council is required to comply with the process for changing any proposed declarations, as prescribed in the Act. This requires:

- publication of a public notice specifying the date on which the declarations take effect and the period they remain in force (section 25), and
- install appropriate signage to identify the relevant areas (section 27).

7. FINANCIAL IMPLICATIONS

7.1. Council allocated $30,000 in its 2022/23 budget for construction of an off-leash greyhound exercise area. This will be used to construct the necessary fencing and signage upgrades at South Street Reserve and any other associated costs.

7.2. There are no other material financial implications. Costs associated with public notification, community consultation and changes to regulatory signage will be accommodated within existing **approved** budgets.

8. ANY OTHER UNIQUE ISSUES

8.1. Consultation on the proposed declaration changes for both proposals and greyhound/vulnerable dog area trial has provided a valuable opportunity for Council to engage positively and constructively with dog owners and the wider community around the regulation of dogs and provision of exercise areas in Clarence.

8.2. Officers will continue to engage with stakeholders from the dog training, walking and owner communities, and will use the ongoing consultation around the greyhound trial at South Street as a platform to seek ongoing feedback to help inform future policy and capital investment decisions around dog exercise areas.

9. CONCLUSION

9.1. For the reasons outlined above, it is recommended Council makes the declarations proposed in the South Street Proposal and the Boardwalk Proposal.

9.2. The recommendations to this report reflect this and the necessary statutory and regulatory requirements.

Attachments:
1. Plans Showing Proposed Changes to Declared Areas at South Street Reserve and Bellerive Boardwalk (2)
2. Public Notice [Mercury Newspaper, 18 October 2023] (1)
3. Consultation Report – South Street Proposal (23)
4. Consultation Report – Bellerive Proposal (18)

Ian Nelson
CHIEF EXECUTIVE OFFICER

ATTACHMENT 1

South Street Reserve, Bellerive

Proposed Changes to Declared Areas (*Dog Control Act 2000*) for Trial Off-Leash Greyhound Exercise and Vulnerable Dog Area

Clarence... a brighter place

Current Exercise Areas and Declarations (October 2023)



Proposed Exercise Areas and Changes to Declarations



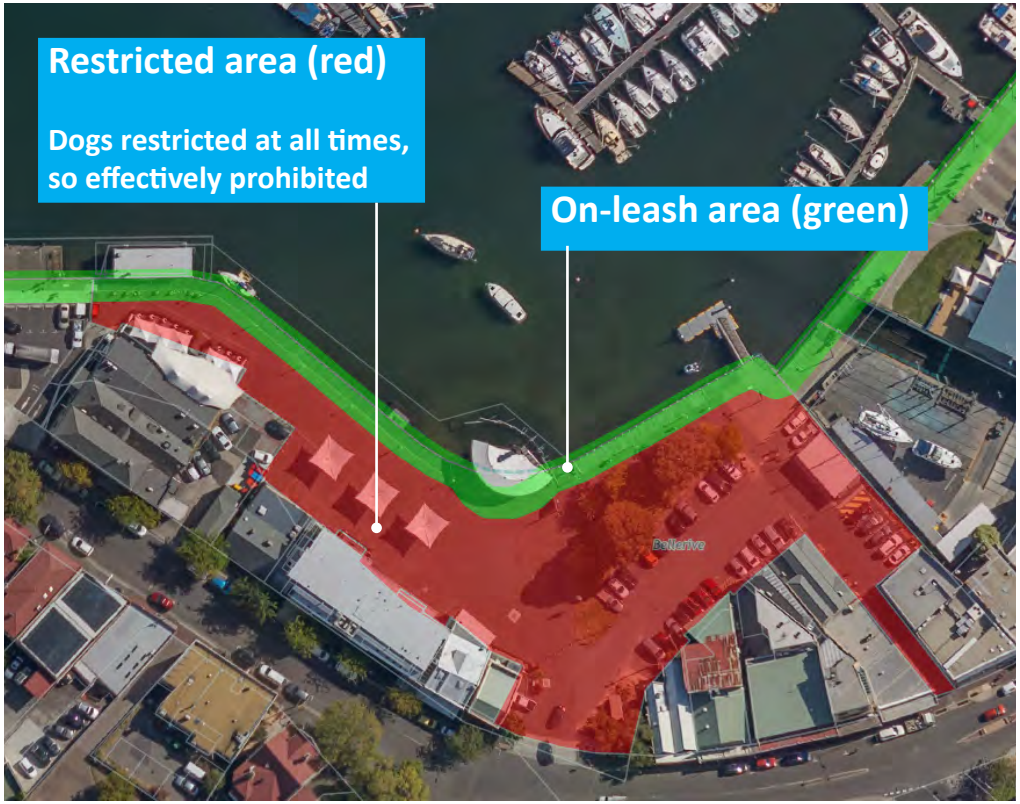
Declared training areas at certain times

All fenced areas of the reserve will be declared as 'training' areas at any time it is booked for dog training activities by the Eastern Shore Dog Club Inc. The club typically books the reserve on Sunday mornings until 1pm. The park is unavailable for use by the general public at these times.

Clarence... a brighter place

2. Bellerive Boardwalk

Current declared areas



Proposed declared areas



ATTACHMENT 2

Notices

Public Notices

Clarence City Council

NOTICE OF INTENTION TO DECLARE AREAS
Dog Control Act 2000

Clarence City Council gives notice of its intention to make declarations under the Dog Control Act 2000 that apply to areas specified in Council's Dog Management Policy 2021 (Schedule of Declared Areas).

The proposed declarations are set out below. **To view copies of the plans for each area referenced below, visit www.yoursay.ccc.tas.gov.au or contact Council on (03) 6217 9520.**

Greyhound Off-leash and Vulnerable Dog Exercise Areas South Street Reserve, 34A and 34B South Street, Bellerive
Changes to existing declared areas within the fenced parts of South Street Reserve shown on the relevant plans, to declare:

- the area shown in purple a Restricted Area, a condition of use of which is that greyhounds are the only dogs permitted in the restricted area and may be exercised off-leash and un-muzzled;
- the area shown in yellow a Restricted Area, a condition of use of which is that vulnerable dogs (being dogs which are small, geriatric or experiencing or recovering from an injury or illness) are the only dogs permitted in the restricted area and may be exercised off-leash;
- the area shown in teal an Exercise Area, a condition of use of which is that dogs may be exercised off-leash in this area at times the area is not being used by the Eastern Shore Dog Club in accordance with its lease terms; and
- all areas enclosed by fences (shown in purple, yellow, teal and green) a 'training area' at the times a permit issued to the Eastern Shore Dog Club authorises those areas to be used to conduct dog obedience, agility or other training activities by the club.

The declarations are proposed to facilitate a 12-month trial of separate off-leash exercise areas for greyhounds and vulnerable dogs, and to reflect that South Street Reserve is used for both organised dog training activities and general off-leash dog exercise.

On-Leash Exercise Area (change to existing restrictions) Bellerive Boardwalk, 30 Cambridge Road, Bellerive
Changes to the existing declared area at the Bellerive Boardwalk shown on the relevant plans to declare it a Restricted Area, a condition of use of which is that dogs are permitted if they are on a leash but are otherwise restricted from entering the area off-leash, or if the conditions of an event permit declare dogs are not permitted at the event.

Invitation to make written submissions
Council invites written submissions on the proposed changes to declared areas **by close of business on Friday, 10 November 2023**. Written submissions can be provided:

- by email to **yoursay@ccc.tas.gov.au**
- by post to:
  Clarence City Council
  PO Box 96
  ROSNY PARK TAS 7018
- In person at Council's offices at 38 Bligh Street, Rosny Park

For further information please contact **Bryn Hannan, Team Leader Open Space and Recreation** on (03) 6217 9520 or **bhannan@ccc.tas.gov.au**

Clarence... a brighter place

Ian Nelson
Chief Executive Officer



Clarence City Council

Greyhound Off-leash and Vulnerable Dog Exercise Areas and Declared Area Changes - South Street Reserve, Bellerive

Community feedback

November 2023

Dog Management Consultation

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

Clarence... a brighter place

Background on Your Say

Background

The trial is due to begin in late-2023, but before we set a start date we want to talk to the community (and particularly the people and their dogs who use South Street Reserve) about the trial and get your feedback.

Council also needs make formal declarations that set the rules about the exercise areas in South Street Reserve to allow the trial to take place, so we are also inviting written submissions and feedback the proposed changes to the declared areas at South Street under the *Dog Control Act 2000.*

You can find maps of the proposed trial area and changes to the declared areas in South Street Reserve below, and in the Documents section on the right. We've also provided some Frequently Asked Questions which give more information.

Proposed changes to declared areas

The proposed trial area and changes to declared areas at South Street Reserve are set out in the maps below:

Current South Street Layout and Exercise Areas



Proposed Changes



Greyhound Off-Leash Exercise Area and Vulnerable Dogs Area Trial

The proposed off-leash greyhound area trial will take up part of the southern fenced area of the reserve (see map). We are also proposing to have a dedicated area specifically designated for 'vulnerable dogs' which are dogs (dogs which are old, small or recovering from injury or illness).

All other parts of the reserve will continue to be available for off-lead dog exercise at the same times they currently are, meaning the trial will not impact the ability of other people (and their dogs) to use the area.

Improved signage will also be installed, as well as other minor upgrades to improve the area for everyone who uses it. The trial will provide us with valuable data and information to use when planning for a permanent facility and will also provide safe space for greyhounds to play and interact before the end of 2023.

For further information about the trial, contact Council's Team Leader Open Space and Recreation, Bryn Hannan, on 6217 9520 or bhannan@ccc.tas.gov.au.

Clarence... a brighter place

Background on Your Say continued…

Invitation to make written submissions

Council invites written submissions on the proposed changes to the declared areas at South Street Reserve which are shown on the plan.
Written submissions can be provided until close of business on Friday, 10 November 2023.
You can provide a written submission:
•by email to yoursay@ccc.tas.gov.au.
•by post to:
Clarence City Council
PO Box 96
ROSNY PARK TAS 7018
•In person at Council's offices at 38 Bligh Street, Rosny Park.

Take our survey

If you don't want to make a submission but would still like to give feedback on the proposed trial we invite you to take our survey, below. The survey is a great way to have your say on the proposed trial and anything you think we should consider. The survey will also be open until Friday, 10 November 2023.
Council officers will also be on-site at South Street Reserve to on **Tuesday, 24 October and Thursday, 31 October from 4pm to 7pm** to hear your views and answer any questions.
You may also be interested in another dog related consultation focusing on the Bellerive Boardwalk area:
•www.yoursay.ccc.tas.gov.au/bellerive-boardwalk-from-dog-exclusion-zone-to-dogs-on-lead-consultation

What are the next steps?

Council will consider all the feedback received on the proposed trial and determine if and how it should proceed. If there are no significant changes required to the proposed design, we will aim to begin carry out the required work at the site and begin the trial before the end of 2023.
If the trial goes ahead, we will seek ongoing feedback from the community during the trial. Further information will be provided prior to the trial commencing.

:

Clarence... a brighter place

Consultation methodology

- Timeframe:
  - Four weeks from 10 October 2023 to 10 November 2023
- Key consultation activities
  - Your Say survey online
  - Pop up at South Street Reserve
  - Individual conversations with key stakeholders and experts
  - Aim was to reach a good representation of dog and non-dog owners
- Responses:
  - 68 online responses
  - Over 30 discussions at the pop up in situ with dog owners
- Communication and promotion key moments:
  - Council website and featured on council Your Say page
  - Weekly Facebook posts throughout consultation period
  - Emails directly to all key known stakeholders and interested groups (all known dog related groups) with an invitation to complete the survey and share with their networks

Facebook post example



Clarence... a brighter place

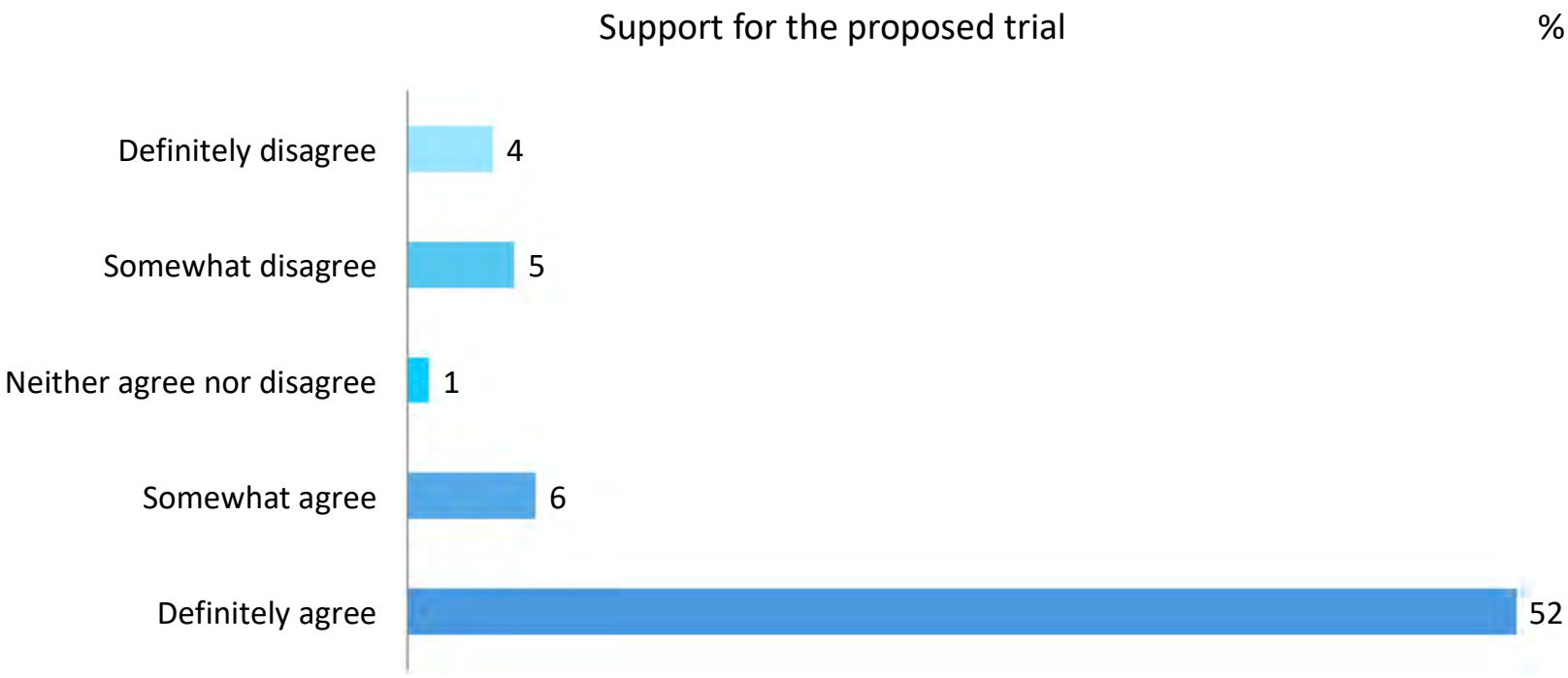
Consultation Overview

- Consultation was a short poll with key questions around the support for a proposed 12-Month Off-Lead Greyhound Area Trial
- We heard from 68 community members from the local area and surrounding suburbs and from a good range of ages.
- Pleasingly we also had representation from owners of pet dogs as well as non-dog owners as well as 15 greyhound owners.
- Strong community support with 9 in 10 agreeing (85% definitely or somewhat) with the idea for a proposed trial.
- Strong consistency in the feedback on what a successful trial would look like providing a strong basis for the success criteria to be available via a survey throughout the duration of the trial.
    - The facility being used by greyhounds is seen as a critical success element to measure
    - Absence of injury, incidents, generally a lack of negative outcomes from the trial is another common element for success
- There was another common theme in the responses around why greyhounds can't be in with the other dogs and the need for a separate area. There is an opportunity to educate and explain the current regulations in this area as there are some confusion.
- Overall, there is very strong clear community support for the trial.

Clarence... a brighter place

Support for the proposed trial

- There is strong community support for going ahead with the proposed trial with 85% agreeing (definitely or somewhat) with the ideal.



How much do you support the proposed 12-Month Off-Lead Greyhound Area Trial?

n=68

Clarence... a brighter place

Comments shared in the survey on the design

- Some of the range of comments shared. The majority are in strong support of the proposed design with some suggestions for change.
- All comments provided to the project owner for consideration

Supporting the design

We would assume that council have consulted with greyhound experts to formulate this design including fencing design and size of area that will provide a safe and enjoyable experience for all users

Very good

The greyhound area should be larger, but it's probably ok for a start.

Seems adequate. Needs to be remembered that greyhounds do like to run

Provided it was very well signed and advertised I think this looks great

No changes

Looks ok

My feelings are mixed. I used to like South Street when it was one big open area and you choose who to avoid. I don't tend to judge dogs based on breed but rather on behaviour.

It looks like a good additional to this facility

I like that this area is not located on the main road side of the park - I think that is very sensible.

Go for it. Grey hounds need to. Run

As the owner of 3 greyhounds I believe it is perfect

Very happy with it

Suggested changes

Possibly not enough room for such a large dog?

The greyhound area is completely inadequate in size. These dogs are sight hounds and they like to run as far as they can see, and cover the distance in big gallops. They do not do well being exercised in a narrow space that forces them to run backwards and forwards repetitively, they will just refuse to run, and this is what a rectangular olympic-pool design of a paddock is going to push them into doing. They also need space to run without falling over each other, which is a real hazard when you have a dog that can accelarate fast and may not necessarily have their eye on where every other dog in the enclosure is. 20m wide is absoutely ridiculous, 100m long isnt great either.
I do like the inclusion of a vulnerable dogs area and puppy area, this is very inclusive of those dogs that do not do well in a mainstream dog park but have their own unique exercise and socialisation needs.

Is there any shade provided in the puppy/vulnerable dogs area?

If you have a space for vulnerable dogs , have you considered screening between them, the greyhound and the regular dog exercise area? This would help to negate negative reactions.

I think greyhounds should have a much larger area and be integrated in with other large dogs

unsure why we target greyhounds, most docile friendly dogs there are... should be no restrictions on them... have an restricted area for the typical bogan type dogs. pitbulls, staffis etc and restict them from the normal areas.

What do you think of the proposed design for the trial area and changes to South Street Reserve? Does anything need to change or is there anything we haven't considered? n=53 responses

Clarence... a brighter place

Community thoughts on measures of success

- Key success measures include area being used, no injuries and dog owners feeling positive and happy with the trial overall
- Measure of an unsuccessful trial are largely the reverse and also strongly feature use and injuries as the proposed criteria.

Successful Trial

We would assume that council have consulted with greyhound experts to formulate this design including fencing design and size of area that will provide a safe and enjoyable experience for all users

That greyhound owners and owners of vulnerable dogs actually use the space.

Frequently used by greyhounds, no injuries to dogs exercising there

1) The GAT (greyhound area trial) is used frequently. 2) The GAT is safe for greyhounds and their owners 3) The GAT serves as a social hub for both the community of greyhound owners and their dogs 4) the GAT facility is kept in good order by council i.e. the premesis is maintained and necessities such as bins, waste bags, water is provided.

Greyhound owners aware of the existence of the area and using it

To me a successful trial is showing the public how beautiful, gentle and playful these gorgeous dogs are.

Greyhound area free from dog attacks. Area used frequently. Greyhound owners report positive experiences

I would say it is successful if no animals or people got injured and a fair amount (say 5 daily) of greyhounds were to use it.

There was high usage of the greyhound area, and there was little impact on other (non-greyhound) users.

Success is the area being used by greyhound owners and no negative interactions with other dog owners

Unsuccessful Trial

Nobody using it
Accidents
Other dogs allowed into greyhound area
Lack of monitoring by rangers

Injuries to greyhounds in this section because the space is too small.

If any property, animal or people got hurt or seriously injured.

Feedback of poor owner behaviour and lack of animal control. Escaped animals

Unsuccessful would be feedback that area is not large enough for greyhounds or fence height being unsuitable of unsafe.

Other dogs coming into the greyhound area not realising because of lack of visible large signage

number of accidents (I.e. running into obstacles), number of adverse interactions between dogs, Owners getting grumpy with one another about who's dog was "under control" or not!

If dog owners that don't own greyhounds or vulnerable dogs take over the space.

Dog fights, over crowding, skuffles between dogs trying to access the various gates to enter, churned up turf through over-use (resting the turf is unsatisfactory),

Bare minimum uptake of the area by greyhounds resulting in wasted space causing loss of surface area for remaining dog park users.

As part of the proposed trial there will be key success criteria developed and we would like to know what a successful trial looks like for you? (e.g. if the trial was successful and a good idea, how would this be demonstrated?) / Now, what would an unsuccessful trial look like?

n=53 responses

Clarence... a brighter place

Last thoughts on the trial

Last thoughts in support

Location in a centralised area is a good decision.

Good idea.

Because Hobart is small, and domestic greyhound numbers are large and increasing, and the site is so easily accessible and pleasant, the proposed facility will attract many people from around Hobart as there are no dedicated Greyhound parks anywhere except Kingston. So, with that in mind, this park needs to be great, and if it is it will attract a lot of additional interest and spending in your area as people travel to take their dogs to the park, stop for a coffee or snack, buy petrol, browse the shops etc. Get this right and you will have a huge asset as well as be helping a much underserviced part of the community.

Great to see you are taking action in giving these beautiful dogs a place to play.

Its a great idea as greyhounds need a run and it can scare other dog owners when they are running at full speed.

It is important to let the greyhounds where many have been raced to have a nice end of their carers.

This is a great thing for Clarence. It would be really good to have more off-lead areas to take dogs in Clarence.

Greyhound owners and other dog owners could be asked after the trial their opinion on how it went, in general I support an off leaf area for greyhounds in Clarence, they also can enjoy being near other dogs so having it near existing exercise areas is good.

Thank you for considering it for a 12 month trial!

I think this trial is a fantastic idea and a brilliant opportunity for greyhound owners on the Eastern Shore. As there is currently only one other off-lead area for greyhounds in southern Tasmania, this will be a welcome addition and I will definitely be making regular use of it with my own greyhound.

This is a much needed space for greyhounds.We really need an off leash area in our municipality

Go for it! I am a behaviour veterinarian, I am not going to write a specific submission. I truly welcome your progress in welcoming dogs into society. This is the best for the dogs who enjoy being part of social life. We must always respect that some dogs (like people) do not want to be overly social. It is a balancing act. But if a good dog can have a bit of a go with its people in a polite setting, I see no reason to exclude them.

I really think this is a good idea. We have seen a similar arrangement in New Town that seems to work well.

A much needed facility. Please listen to the feedback so it is as useful as possible for as many as possible.

As before Greyhound need to run. Also they are dogs and want to have fun. They haven't known another breed so they need to be alone

We would absolutely love to see this trial succeed given the extreme limitations of 'off lead' areas for the rapidly growing demographic of greyhounds in Hobart.

Thank you!

Thank you CCC for listening to pet greyhound owners

Thank you from all the rescued greyhounds that deserve a safe space to stretch their long legs

It would be awesome if there could be lights on the dog park in winter between say 5 and 8:30pm!

i support concept of trial but it shouldn't decrease the exercise options for other dogs.

The sooner the greyhound area opens in Bellerive the better :)

Great idea to have a legal off leash area for greyhounds in an urban area. I have never owned a greyhound but I imagine this is a great idea for the dogs.

Is there anything else you would like to tell us about the proposed trial?

n=43 responses

Clarence... a brighter place

Last thoughts on the trial

Last thoughts with further questions or suggestions. Some need for clarity on the background to the trial.

Push on with the state of the art dog park at Cambridge
Why do the test n the existing already overcrowded dogpark without increasing the size?

Concerned that segregation perpetuates view that greyhounds are somehow dangerous. All dogs have gone through assessment before being made available for adoption. They are no worse than any other dog and perhaps better. In my experience, there are some other dags that are in the exercise area that shouldn't be

I love greyhounds, don't own one, and if they are still being bred, raced and re-homed as pets, they deserve the same freedom as any other breed. I've never met one that wasn't placid and very chilled in my outings with my staffy and child. I hope the council sees the importance of this for our animal friends
Would other 'sighthounds' be welcome in the area?
What I don't understand is why greyhounds are being singled out - is there advice from animal behavioralists that greyhounds are more aggressive and risky off lead or is this just perception? I've attended Bellerive beach off lead area where I seen uncontrolled dogs behaving very assertively making life difficult for other well controlled dogs and owners.
i think in the proposed form its silly

I have a very little dachshund and I would feel very comfortable integrating with greyhounds

Greyhounds are kind dogs and should be allowed full unrestricted access to the whole park.
It's such a shame that a whole breed is discriminated against due to the Tasmanian governments continuation of funding for the racing industry. Greyhounds who are not bred for the racing industry are very different dogs
Please consult with greyhound racing clubs and vets as to how you can make thus place as safe as possible if it needs to be opened

unsure why we target greyhounds, most docile friendly dogs there are... should be no restrictions on them... have an restricted area for the typical bogan type dogs. pitbulls, staffis etc and restict them from the normal areas.

Fix the lights in the car park! People need to be able to access the dog park after work during the darker months. The main car park is so dark that it's scary!
I think the puppy space is probably already suitable for vulnerable dogs.
Why not use a part of gold area rather than impede onto the cramped South street reserve which is really a car park come dog training area
It is assumed the fence currently separating the 2 grounds, will remain and current "alternate ground" usage will prevail ? Should that be the case please bear in mind that numerous elderly and infirm use the dog park. The planned and now much smaller alternate ground will not have any seating in its current form. Is there a plan to offer seating there ? It IS needed.
It is a sign that more public open space needs to be set aside for off-dog exercise areas.

Is there anything else you would like to tell us about the proposed trial?

n=43 responses

Project Timeline

Where to now?

Next steps

Consideration by council

The community feedback will contribute to decisions on the Greyhound off leash trial as well as the criteria for trial success

What next?

The outcome will be shared later in 2023 on Your Say and published in the media and a second survey will be available throughout the trial to understand how the trial is going

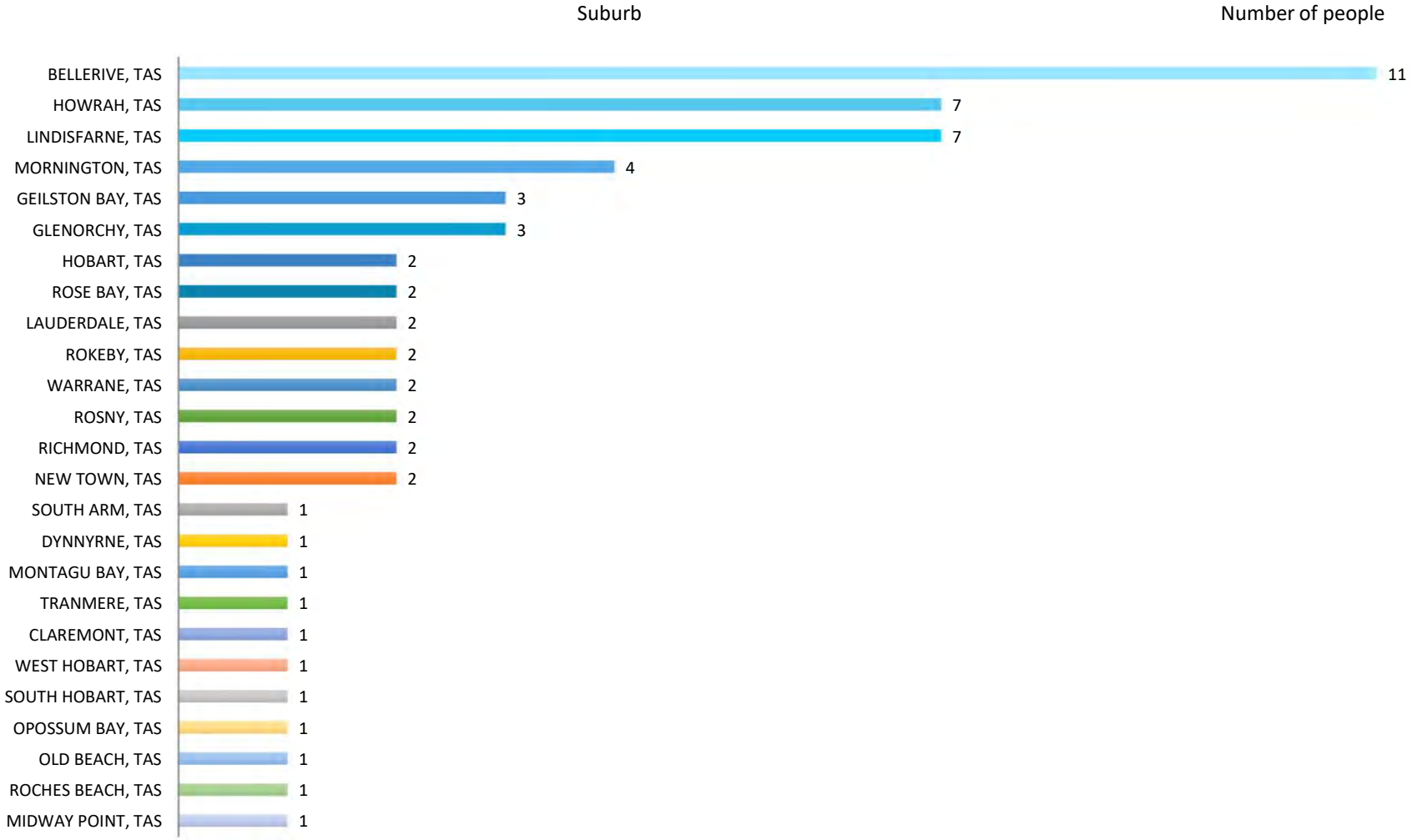
Clarence... a brighter place

Appendix

- Demographics and dog ownership classifications
- Channels
- Survey (available both online and as a hard copy)

Clarence... a brighter place

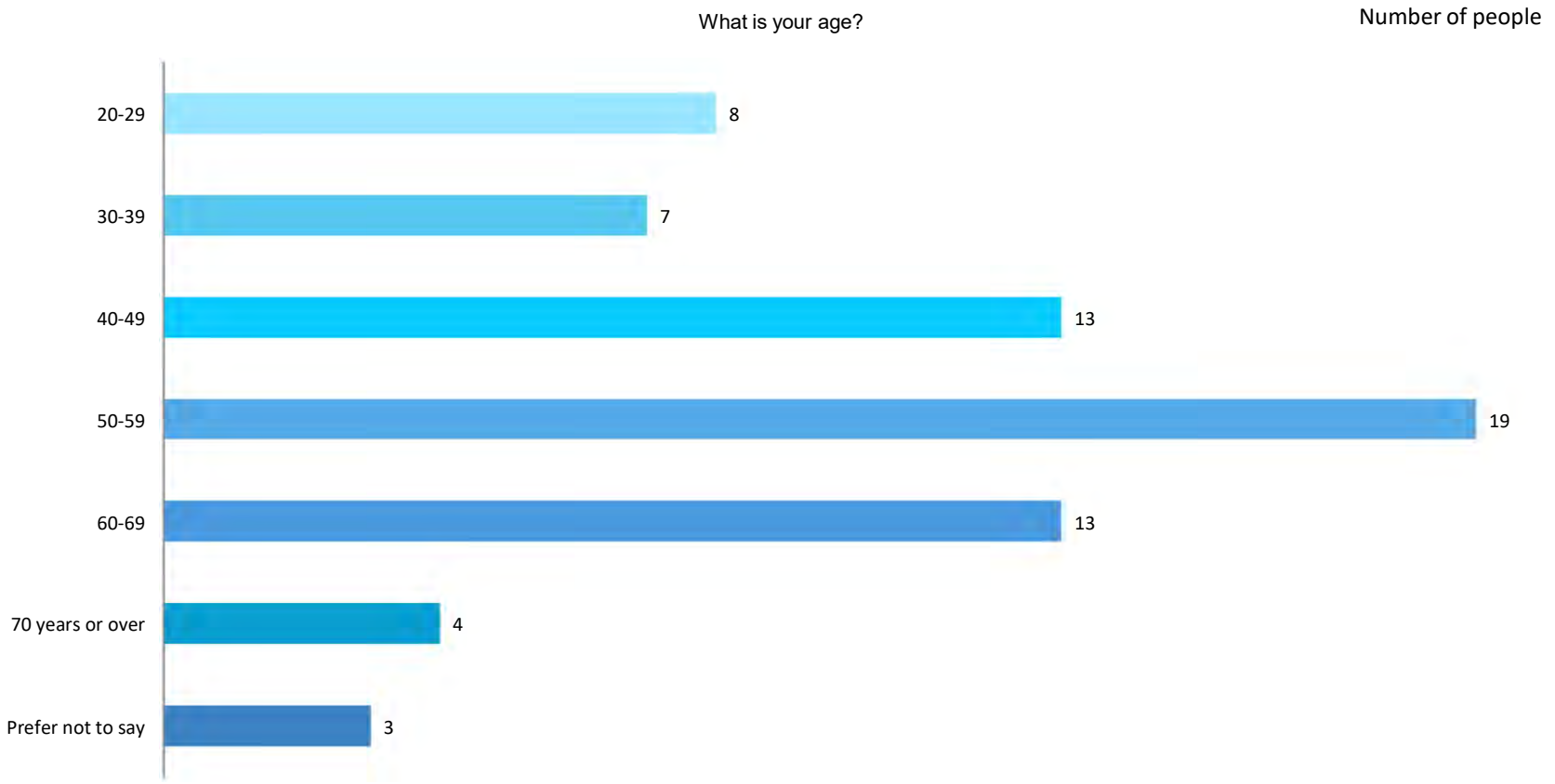
Demographics



Clarence... a brighter place

Demographics

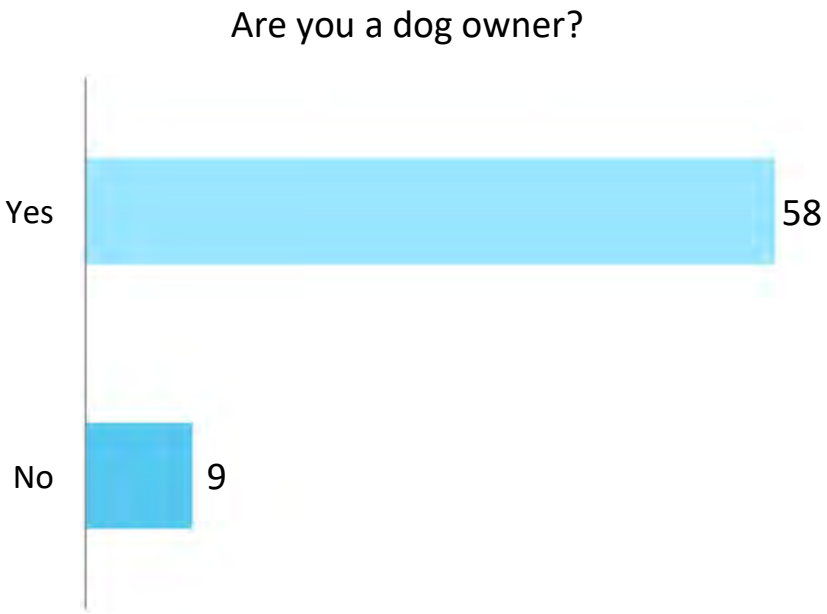
- Age breaks

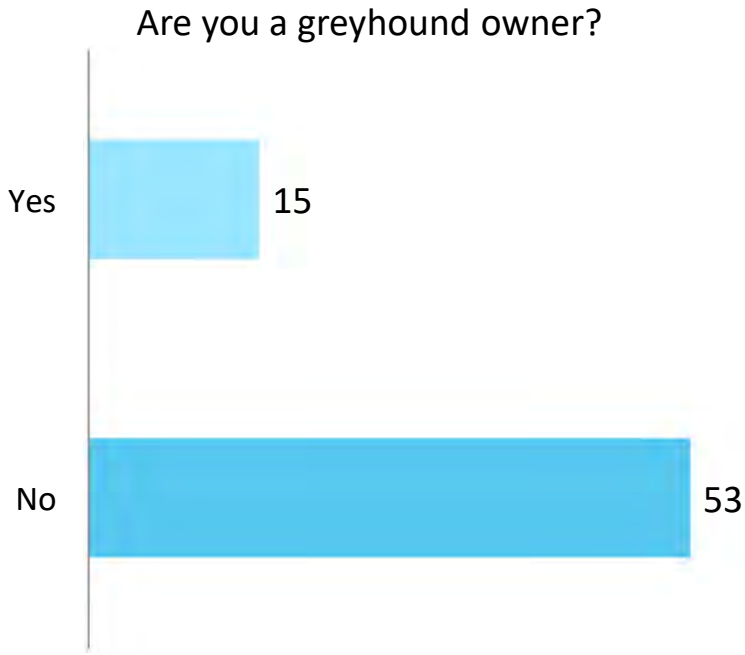


n=328

Clarence... a brighter place

Dog ownership





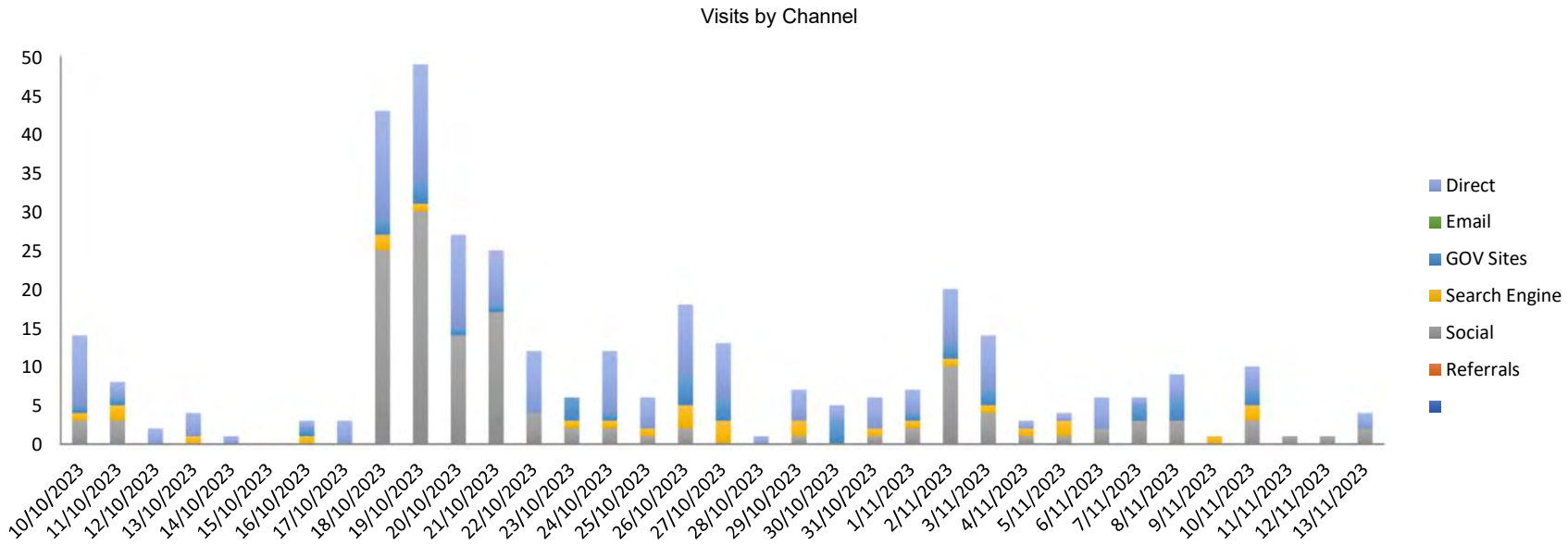
Are you a greyhound owner? / Are you a dog owner?

n=68

Clarence... a brighter place

Key channels for website engagement

- Strong response from social media and also from the direct emails and conflutes and posters in the area.



Clarence... a brighter place

What was asked

Greyhound Off-leash and Vulnerable Dog Exercise Areas and Declared Area Changes - South Street Reserve, Bellerive

Your Say Clarence

Off-Leash Greyhound Area Trial - Community Survey

Clarence City Council is proposing to conduct a 12-month trial of designating a special off-lead exercise area for greyhounds, using part of South Street Reserve in Bellerive. The trial will provide a dedicated area where for Greyhounds to safely and lawfully be exercised off-leash, while also providing valuable information and data to inform our future planning for dog exercise areas in Clarence.

Thank you for taking part in this survey about the potential 12-Month Off-Lead Greyhound Area Trial and Declared Area Changes at South Street Reserve.

The survey should take no longer than 2-5 minutes to complete, depending on your answers. We will ask couple of structured questions then provide an opportunity to share your reasons. Lastly, we will ask a few general questions about you.

We are looking for frank and honest answers. We assure you that your responses will be kept strictly confidential and data will be reported in an aggregated form that will not identify you.

How much do you support the proposed 12-Month Off-Lead Greyhound Area Trial?

Please answer on a scale of 1-5 where 1 is strongly disagree, and 5 is strongly agree

Questions	Definitely disagree	Somewhat disagree	Neither agree nor disagree	Somewhat agree	Definitely agree
I support the proposed trial					

As part of the proposed trial there will be key success criteria developed and we would like to know what a successful trial looks like for you? (e.g. if the trial was successful and a good idea, how would this be demonstrated?)

Now, what would an unsuccessful trial look like?

What do you think of the propsoed design for the trial area anc changes to South Street Reserve? Does anything need to change or is there anything we haven't considered?

Purple - the proposed greyhound off lead area

Yellow - the proposed vulnerable dog area

Current South Street Layout and Exercise Areas



Proposed Changes



Is there anything else you would like to tell us about the proposed trial?

Lastly, some questions about you...

Where do you live?

Are you a dog owner?

(Choose all that apply)

- [ ] Yes
- [ ] No

Are you a greyhound owner?

(Choose all that apply)

- [ ] Yes
- [ ] No

What is your age?

(Choose all that apply)

- [ ] Under 16 years
- [ ] 16-19
- [ ] 20-29
- [ ] 30-39
- [ ] 40-49
- [ ] 50-59
- [ ] 60-69
- [ ] 70 years or over
- [ ] Prefer not to say

Clarence... a brighter place

Submissions

Combine the greyhound and vulnerable dog sections to make it only greyhound.

The vulnerable dog and pup areas seem pointless as there's a huge difference in sizes among pups and vulnerable dogs which defeats the purpose.

Good idea to make a designated Greyhound area as they aren't allowed to be off-lead anywhere.

Cheers,

Hello
I would like to completely support a separate area for greyhounds.
I have a greyhound and to give her a long run off the lead, I have to travel to Kingston. They have a wonderful set up there to support all breeds of dogs.
However, it seems that you are offering a very small area in which greyhounds can be exercised.
I realise this is a trial but a slightly larger area would be more beneficial.
Thank you for recognising that there are a lot of greyhounds in the area and most are rescue dogs that are being given a second chance.
The least they deserve is an exercise area suitable for them.
Regards

The trial is a good idea AND it should be run in conjunction with another that provides access to one of the beaches Howrah and/or Bellerive (east end). With additional numbers of dogs at South Street the timing provides us with the perfect opportunity to revisit the poorly thought through decision a few years ago to remove dogs from our nearby beaches that angered many ratepayers. To continue to have no access to the near empty beach ends in summer between 10am and 6pm still bewilders the 40% of residents who own dogs in the municipality. If not the entire 8h, why not at least the morning? The goodwill that would be generated would bring credit to the new council and make a statement that CCC no longer sees dogs and their owners being public nuisances. This is still felt widely and now is the opportunity to have it proven to be a fallacy.

Terry Polglase, CDOG Executive member

Clarence... a brighter place

Tasmanian Dog Walking Clubs Inc.

The Tasmanian Dog Walking Clubs (TDWC) thanks the Clarence City Council (CCC) for the opportunity to comment on proposed changes to the South Street, Bellerive Dog Exercise area.

We are pleased to see that CCC are going to trial an exercise area for greyhounds as per the change in legislation. However, it was our understanding that CCC was going to find a separate area for greyhounds with the parks at Montagu Bay and 45 Goodwins Road Clarendon Vale suggested. Unfortunately, neither of the proposed areas were particularly suitable for dog owners. The TDWC believes that it would be more appropriate to allow greyhounds to mix with other dogs, with separate areas for smaller or less confident dogs. Owners of any breed/mixed breed of dog are responsible for knowing their dog's personality and ability to cope in fenced off lead areas.

Concerns have been raised over moving the fence, pushing dogs into smaller spaces. Dogs just like people don't get on with everyone and moving the fences may force such unwanted interactions.

We would like to know if the area will still be used as an occasional car park and how this along with extra foot traffic will impact on the ground itself? What plans do the CCC have to counteract the soil compaction?

The TDWC is disappointed that apart from the yet to be built dog exercise area in Cambridge, CCC has not provided extra dog exercise areas to match the growth in housing development. We would remind Council that:

- The 2022 survey by Animal Medicines Australia found that 69% of Australian households are now home to one or more pets.
- In the 2020 Household, Income and Labour Dynamics (HILDA) Survey had pet ownership at 62% with 72% of pet owning people – or 48% of all people having a dog.

We believe that companion animals should be seen as part of creating liveable communities, where future planning considers provision for housing with open spaces available to all community members connected by walkways.

- This not only helps existing residents but is an attractive draw card for potential overseas and mainland workers.
- It is an equity issue for our aging population and those who cannot access public transport or drive a car.
- This promotes healthy activity and better mental health outcomes.
- Facilitates community and social connection.
- Would alleviate points of conflict around protecting wildlife by creating buffer zones and creating alternate spaces for exercise.

The TDWC supports the trial but hopes that CCC will continue to look for other larger areas where dogs and greyhounds can exercise off-lead.

Melissa Fraser
President
Tasmanian Dog Walking Clubs Inc.

Dear CCC

The Hobart Dog Walking Association Inc (HDWA) wishes to comment about proposed changes to the South Street, Bellerive Dog Exercise area, and the Bellerive Boardwalk.

South Street Dog Training Area

We are pleased to see that Clarence City Council (CCC) is going to trial an exercise are for greyhounds. However, during the CCC's last Dog Management Review it was our understanding that CCC was going to find a separate area for greyhounds; the park at Montagu Bay and 45 Goodwins Road Clarendon Vale were suggested. Unfortunately, neither of the proposed areas were particularly suitable for dog owners.

Concerns have been raised over moving the South Street fence and pushing dogs into smaller spaces. Dogs just like people don't get on with everyone and moving the fences may force such unwanted interactions.

We appreciate the growing popularity of greyhounds as pets. However, we represent owners of all dog breeds. All dog breeds need places to exercise and socialise. Some people own two dogs (including a greyhound) and another breed. How will they exercise both dogs if dogs are is forced into two separate areas based on breed?

We would like to know:

If the area will still be used an occasional car park and how this along with extra foot traffic will impact on the ground itself?

- What plans do the CCC have to counteract the soil compaction? We note half the park is often closed for rehabilitation.

Bellerive Beach

If South Street Dog Training Area is to be divided, could the CCC consider extending the dog off-lead times and area on Bellerive Beach in summer to free up more space for the non-greyhounds being forced into a smaller area?

We remember:

- the former on-lead area at Bellerive Beach (parallel with toilet block to First Bluff) became prohibited to dogs in 2015; and
- prior to 2008, dogs were permitted off-lead on all of Bellerive Beach except for during the summer restriction times of 10am – 6pm 1 December - 1 March.

Bellerive Boardwalk

We recommend keeping the Bellerive Boardwalk on-lead and not restricting dog access as some dog walkers like/need to take short-cuts, or sit down in the seated area. Some businesses welcome dog walkers with dogs as patrons. Dogs could be restricted at times of very crowded organised public events, but should not possibly be restricted at all events as some organised events do not draw large crowds. For example: some musicians or public speakers on stage might not attract a crowd. Commonsense often dictates when and where to take a dog, or the event organiser might specify whether the event is suitable for patrons with dogs.

More dog exercise areas needed

The HDWA is disappointed that apart from the yet to be built dog exercise area in Cambridge, CCC has not provided extra dog exercise areas to match the growth in housing development. We would remind Council that:

- The 2022 survey by Animal Medicines Australia found that 69% of Australian households are now home to one or more pets.
- In the 2020 Household, Income and Labour Dynamics (HILDA) Survey had pet ownership at 62% with 72% of pet owning people – or 48% of all people having a dog.

We believe that companion animals should be seen as part of creating liveable communities, where future planning considers provision for housing with open spaces available to all community members connected by walkways:

- It is an equity issue for our ageing population and those who cannot access public transport or drive a car
- This promotes healthy activity and better mental health outcomes.
- Facilitates community and social connection.
- Would alleviate points of conflict around protecting wildlife by creating buffer zones and creating alternate spaces for exercise.

The HDWA hopes the CCC considers the questions we raise in this correspondence

Yours sincerely
Hobart Dog Walking Association Inc

Common Points of Feedback and Officer Responses

Issue	Summary of Feedback	Officers' Response
Success of trial	There were a range of views on what would constitute a successful trial, however a common theme was that it would be indicated by consistent usage by greyhounds, positive feedback from dog owners, and a lack of complaints or incidents involving uncontrolled dogs. One respondent, for example, mentioned the importance of dog owners feeling comfortable and their dogs enjoying the space	Officers have noted this feedback and will identify a clear set of metrics that will help measure the success of the trial. This will include user numbers and individual feedback on experiences. There will be opportunities to provide feedback online (via a QR code on site), and also in writing over the phone or in person.
Unsuccessful trial	Some respondents raised thought an unsuccessful trial would be indicated were poor owner behaviour, lack of animal control, escaped animals, and adverse interactions between dogs.	Part of the trial will include updating signage at South Street Reserve to make it clear what the restrictions and expectations are for each area. There will also be information signage installed to help owners understand their dogs body language and help encourage better use of the area. This will apply for the greyhound area as well as other parts of South Street Reserve.
Proposed changes to exercise areas area changes	There was overall support for the proposed greyhound trial area, however some respondents feel that the greyhound area should be larger, while others expressed concerns about the limited space at South Street Reserve and the impact on other dog breeds.	The area for the proposed trial was selected after an extensive assessment of various options, including consultation with greyhound owners. It is considered appropriate in size and shape to meet the specific needs of greyhounds. Minor improvements will also be made for dog and owner safety, including installing mesh fabric around the perimeter fence of the greyhound area for better visibility and relocating bench seating. While South Street provides ample space for other dog breeds, to minimise the loss of area, it is proposed not to proceed with the relocation of the 'puppy area', as this function would be achieved through the vulnerable dog area and would take up an additional 245m^2 of space.

Clarence... a brighter place

Common Points of Feedback and Officer Responses

Issue	Summary of Feedback	Officers' Response
Why are greyhounds separated from other dogs?	Many people thought greyhounds should be allowed into the regular dog exercise areas and asked why this was being proposed.	Due to greyhounds behavioral characteristics (such as their speed, agility and tendency to become fixated on objects they are chasing) their off-leash exercise area has specific requirements around its design and features to ensure their safety and that of other dogs. Council has the ability (through a declaration under the Act) to allow greyhounds into other other fenced off-leash exercise areas, but this would need careful consideration before being trialled. The current proposed trial will provide Council with valuable information and data about how greyhounds behave in off-leash environments, which can be used to guide any future decision making around this and other proposals relating to exercise areas.
Other comments	Some respondents provided additional comments, such as the need for more public open spaces for off-dog exercise areas and concerns about singling out greyhounds for the trial	The need for other exercise areas is noted. Council will soon begin final community consultation on the proposed Cambridge Dog which is targeted for construction in 2024. The need for a special greyhound area is in response to the push to rehome former racing dogs, and specific legislative requirements that apply to that breed.



Clarence City Council

Dogs on-leash proposal - Bellerive Boardwalk

Community feedback

November 2023

Dog Management Consultation

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

Clarence... a brighter place

Background on Your Say

Background

Proposed changes to declared area under *Dog Control Act 2000*

At Clarence City Council we often review our declared areas and spaces where dogs can be taken to make sure our approach to the management of dogs in Clarence's public spaces reflects community standards and expectations.

Currently, parts of the Bellerive Boardwalk area (the public plaza in front of the stage, car park and toilets) are a 'restricted area' where dogs are not permitted, even if on a leash. However, we understand that this is a valued community space where people enjoy walking their dogs, and that allowing dogs in this area would be unlikely to result in any less enjoyment of that space for all people using it. We want your views and feedback to help us decide whether to change the rules that apply so dogs can legally enter the area when being walked on a lead.

Note: the shared path shown in green is currently a dog on-leash area and this will remain the same as it currently is.

Note: some events in the area will have event specific permits which may exclude dogs. The change proposed is for general day to day use.

A plan showing the proposed changes is below and can also be viewed in the 'Documents' section on the right.

Invitation to make written submissions

Council invites written submissions on the proposed changes to the declared areas at Bellerive Boardwalk.

Written submissions can be provided until close of business on Friday, 10 November 2023.

You can provide a written submission:

•by email to yoursay@ccc.tas.gov.au. in-person at Council's offices at 38 Bligh Street, Rosny Park or by post

Take our survey

If you don't want to provide a submission, but would still like to give feedback on the proposed trial we invite you to take our survey, below. The survey is a great way to have your say on the proposed trial and anything you think we should consider. The survey will also be open until 10 November 2023.

You may also be interested in another dog related consultation focusing on our **proposed off-leash greyhound area trial and other changes to South Street Reserve in Bellerive** (click the link to be taken to the project page).

Current Declarations (October 2023)



Proposed Declarations (dogs permitted on-leash)



What are the next steps?

Council will consider all the feedback received on the proposed declared area change and decide whether to proceed. If it does, we will publish a public notice in the Mercury and also on this page notifying if and when any changes come into effect.

Clarence... a brighter place

Consultation methodology

- Timeframe:
  - Four weeks from 10 October 2023 to 10 November 2023
- Key consultation activities
  - Your Say survey online
  - Aim was to reach a good representation of dog and non-dog owners
- Responses:
  - 330 online responses
- Communication and promotion key moments:
  - Council website and featured on council Your Say page
  - Weekly Facebook posts throughout consultation period
  - Emails directly to all key known stakeholders and interested groups (all known dog related groups) with an invitation to complete the survey and share with their networks

Facebook post example



Clarence... a brighter place

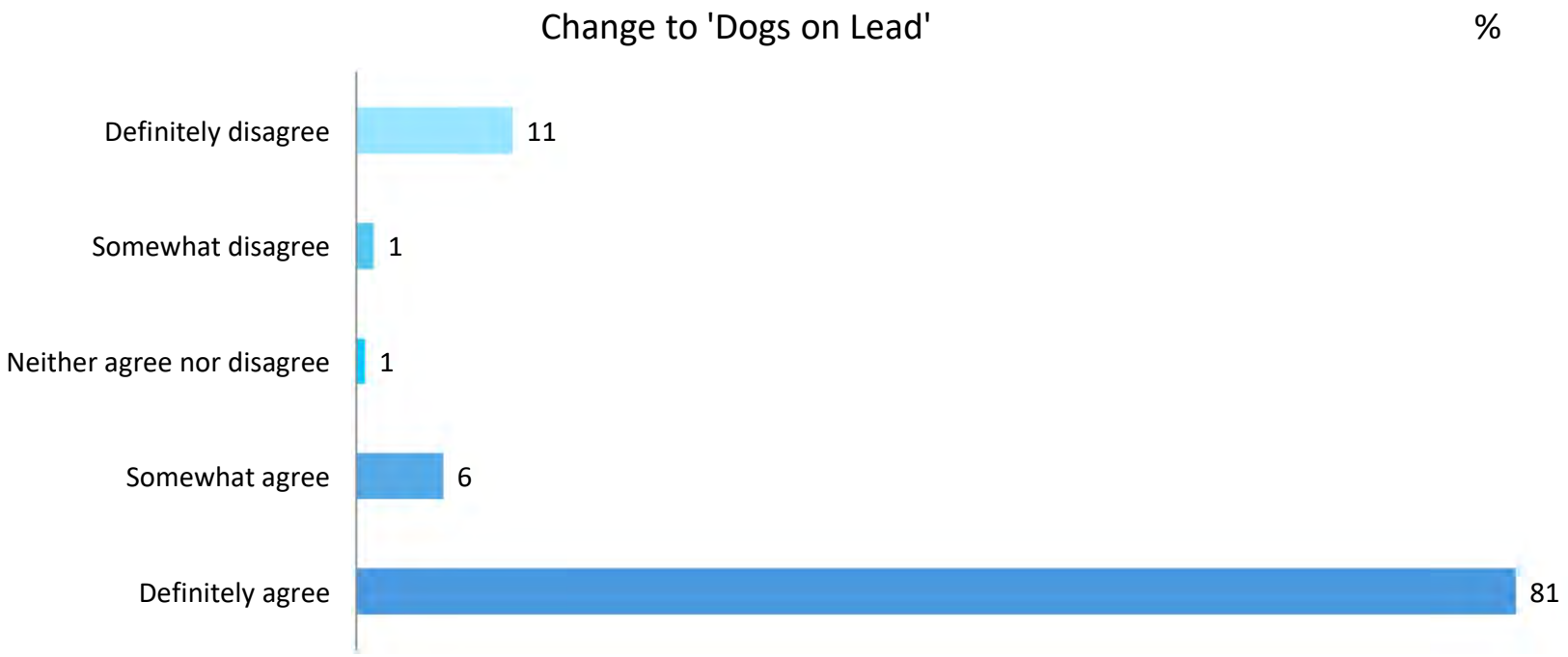
Consultation Overview

- Consultation was a short poll with key questions around the support for a change for the Bellerive Boardwalk to allow dogs on lead
- We heard from 330 community members from the local area and surrounding suburbs and from a good range of ages. The results reflect a good cross section of the community.
- Pleasingly we also had representation from owners of pet dogs as well as non-dog owners.
- Change to Dogs on Lead- responses to the questions:
    - 9 in 10 agree (definitely or somewhat) to the proposed change to 'Dogs on Lead with a very high 81% definitely agreeing with the proposed change
- Support for keeping the boardwalk as an exclusion zone:
    - The question was also asked in the reverse as keeping as the current exclusion zone. The 9 in 10 disagreeing with keeping the status quo reaffirms the desire for the proposed change
- Overall, there is very strong clear community support for the change

Clarence... a brighter place

Change to Dogs on Lead

- 9 in 10 agree (definitely or somewhat) to the proposed change to ‘Dogs on Lead with a very high 81% definitely agreeing with the proposed change



Clarence... a brighter place

Do you support a change for the Bellerive Boardwalk to allow dogs on lead?

n=329

Keep as an exclusion zone

- The question was also asked in the reverse as keeping as the current exclusion zone. The 9 in 10 disagreeing with keeping the status quo reaffirms the desire for the proposed change



Do you support keeping the exclusion zone for the Bellerive Boardwalk?

n=328

Clarence... a brighter place

Comments shared in the survey

- Some of the range of comments shared. The majority are in strong support but some are concerned about ensuring dogs are on leash and under control.

Supporting the change (87% in support)

What a fabulous community we have to have a dog friendly area ' dogs on leads ' to support small businesses and an active community.

Well people take dogs on lead there already and I have never witnessed anything bad happen.

We're a young family that loves living in Clarence. With dogs banned from most playgrounds that are very few places our family can go and enjoy outside the home together. Our son loves riding his bike in this area where we also take our dog to exercise and get coffee for mum and dad (we didn't realise we weren't supposed to be there). It's a great community spot and we are always welcomed by other patrons/walkers.

We have a small dag and love to go for walks there, that way we can take our pooch with us

under utilized area currently, no difference to users.

This would catch up with current practice, which appears to be fine.

Times are changing and companion animals are a part of many families who use the boardwalk. Council rules should reflect this.

This is an excellent area for families and dogs are a part of our family. I would enjoy spending a lot of time on the boardwalk with my dog if it were allowed.

This is a fabulous spot to walk through with a dog on lead. There are smal businesses in the area that can be better supported if you can sit outside with a coffee or something to eat.

Comments not in support of the change (12% not in support)

Unfortunately entitled dog walkers don't actually keep their dogs on leash in on leash zones. Lots of kids ride bikes and walk and play with their families in this area. Please look out for our kids - the dogs already completely take over Bellerive beach even in the areas they are not meant to be, not this too.

Trip hazards for elderly .

This is an eating zone with a number of events held there each year. Not appropriate for dogs and owners do not currently follow guidelines on walkways by having on short leash and under effective control.

Too often I have seen dogs on leads where the owners appear to think everybody loves dogs and do nothing to control the dogs from approaching people, children and other dogs. I have known people to have panic attacks or stress reactions from an uninvited dog approaching them. I consider that there should be very strong laws in relation to the length of leads used in areas being used by other members of the public, and strong laws to enforce the controller to restrain the dog from being able to make contact with another member of the public. I would submit that there are some who for medical reasons can not afford a fall from a dog attack or a lead trip. We should put people before animals and therefore people should have access without threat, to all public areas. If the zone remains unchanged, anyone who wishes to avoid dogs can do so and still have access to the public area. I would add that I have been a dog owner for most of my life and I have always fully respected the right of enjoyment of others.

There is too many dogs currently around Cocomo and they are all barking continuously . There is also no signs showing this dog exclusion area

Is there anything else you would like to tell us about your reasons for supporting a change to 'Dogs on Lead' or maintaining the exclusion zone? n=190 responses

Clarence... a brighter place

Project Timeline

Where to now?

Next steps

What next?

The outcome will be shared later in 2023 on Your Say and published in the media

Consideration by council

The community feedback will contribute to decisions on whether to change the Bellerive Boardwalk exclusion zone to a dogs on lead area

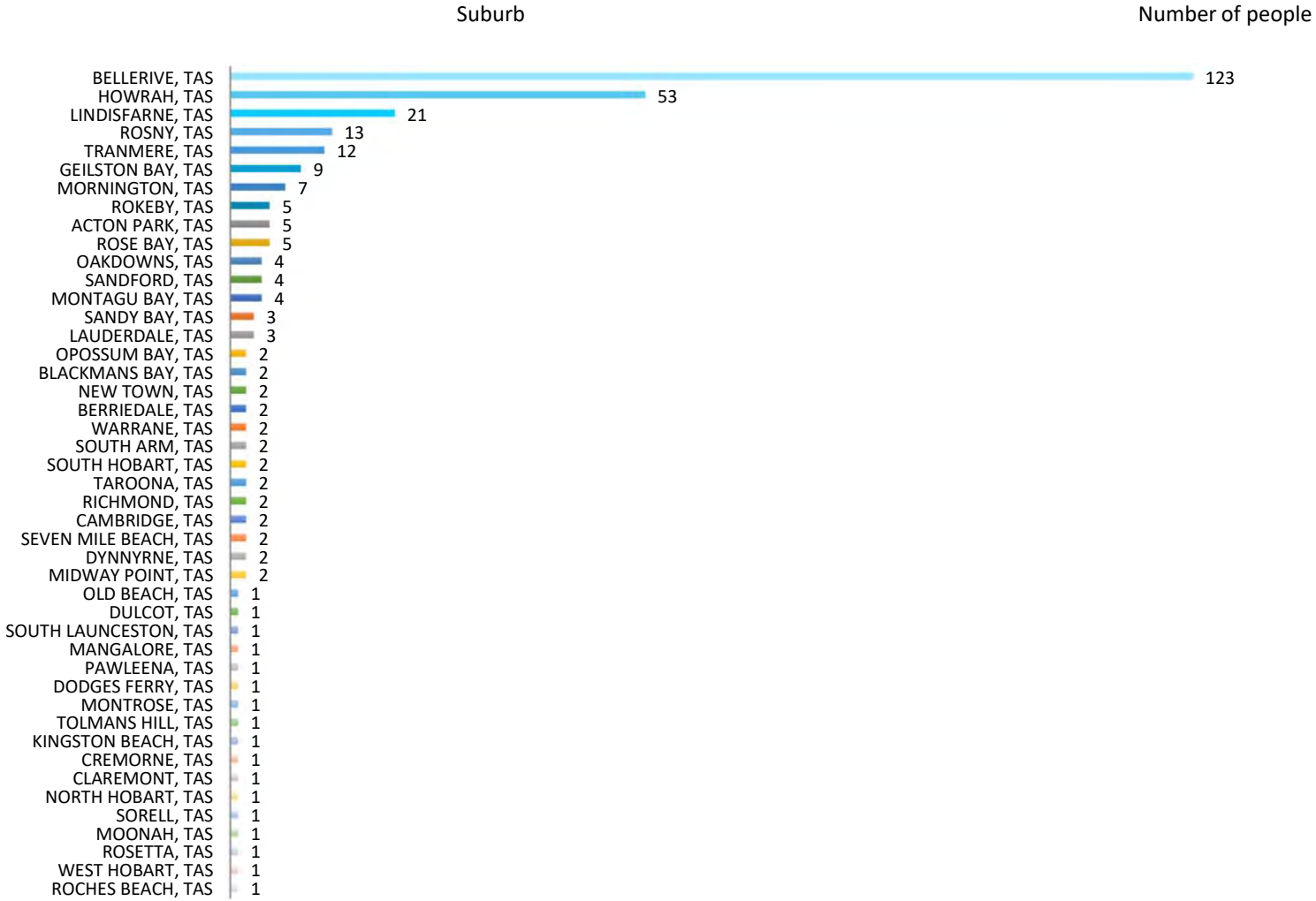
Clarence... a brighter place

Appendix

- Demographics and dog ownership classifications
- Channels
- Survey (available both online and as a hard copy on request)

Clarence... a brighter place

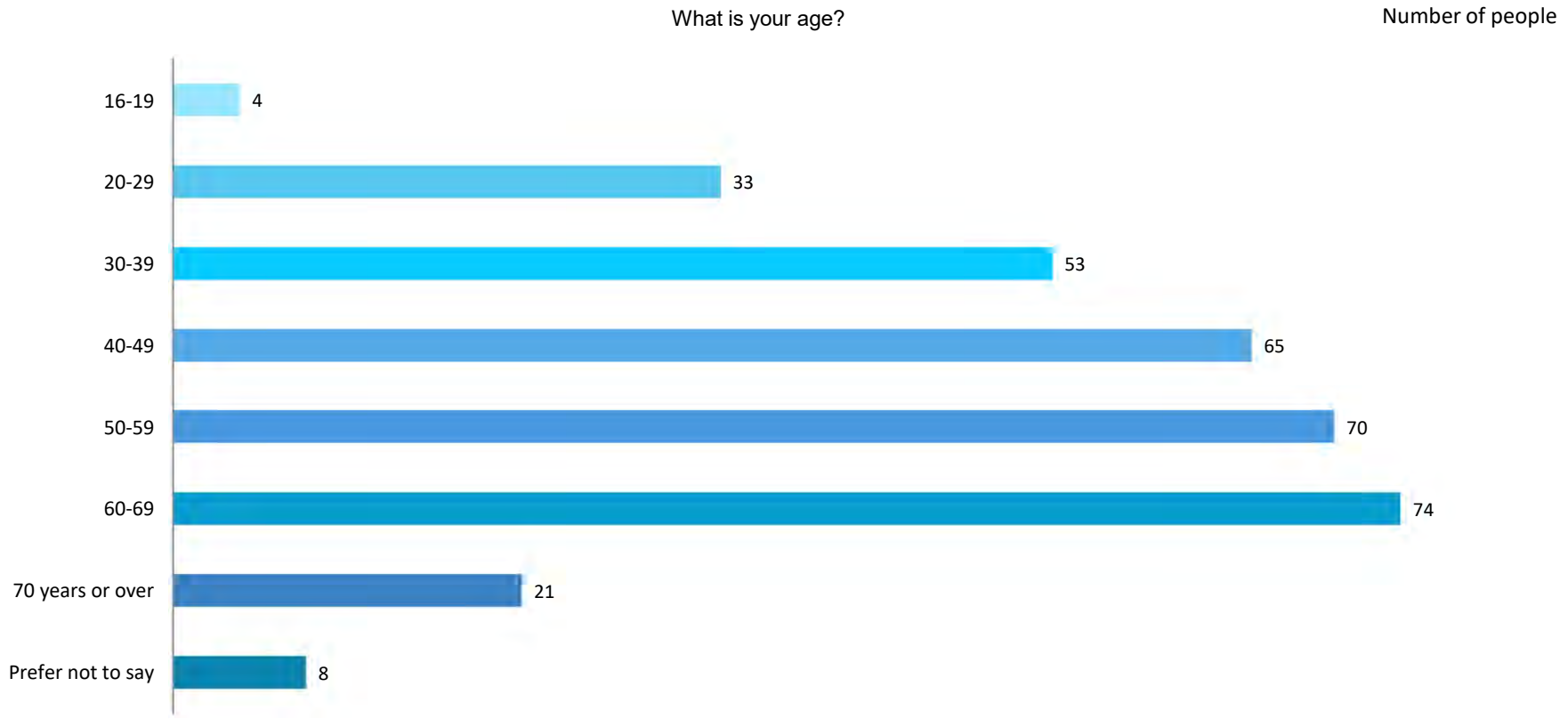
Demographics



Clarence... a brighter place

Demographics

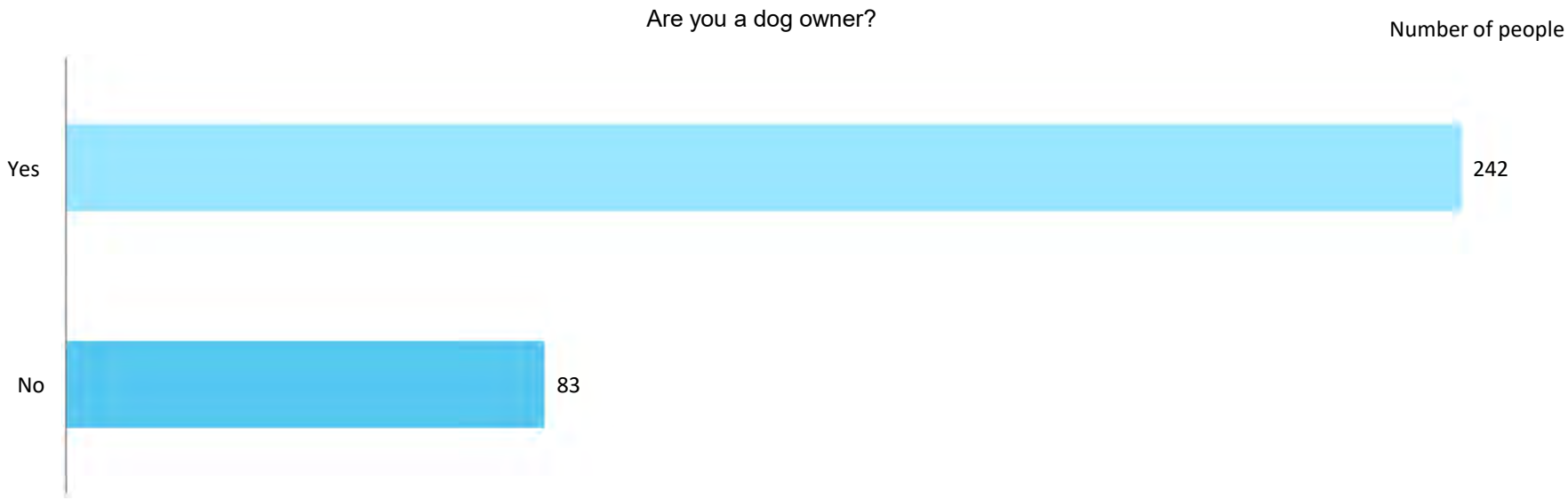
- Age breaks



n=328

Clarence... a brighter place

Dog ownership



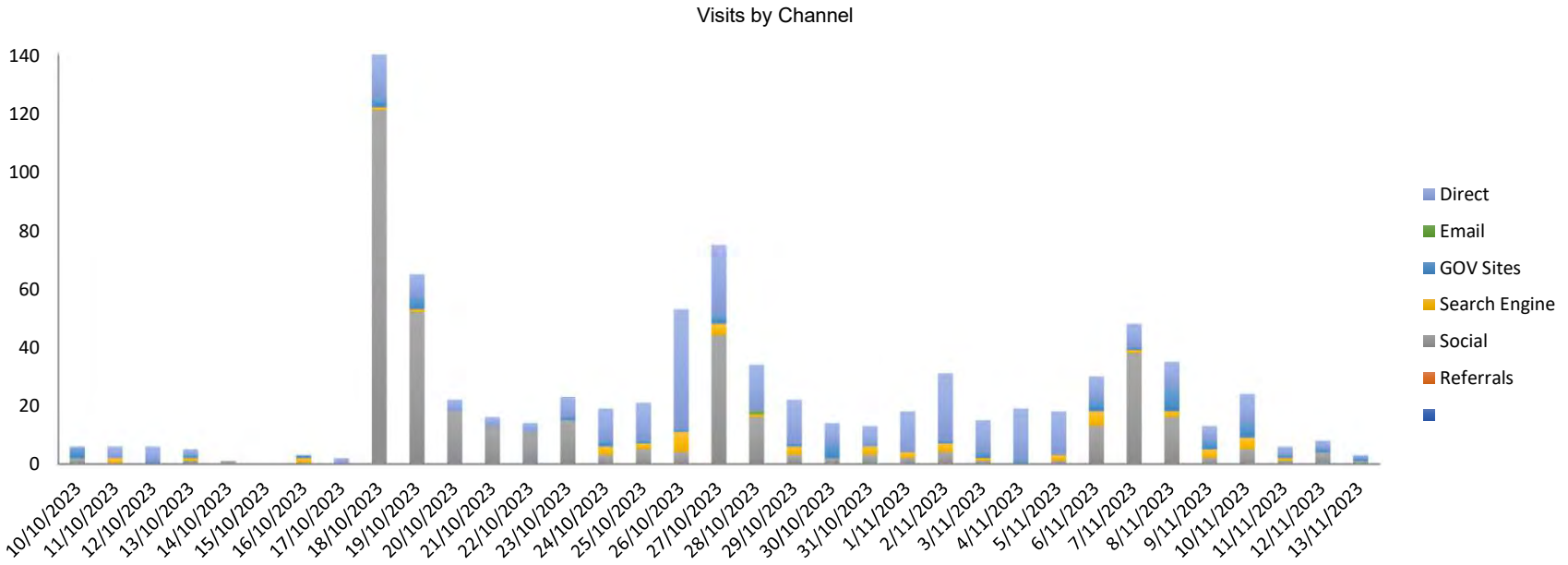
Clarence... a brighter place

Are you a dog owner?

n=325

Key channels for website engagement

- Strong response from social media and also from the direct emails and conflutes and posters in the area.



Clarence... a brighter place

What was asked

Online survey

Dogs on-leash proposal - Bellerive Boardwalk

Your Say Clarence

Bellerive Boardwalk proposed change to declared area

Thank you for taking part in this survey about the potential to change Bellerive Boardwalk from a dog exclusion zone to dogs on lead.

The survey should take no longer than 2-5 minutes to complete, depending on your answers.

We will ask couple of structured questions then provide an opportunity to share your reasons. Lastly, we will ask a few general questions about you.

We are looking for frank and honest answers. We assure you that your responses will be kept strictly confidential and data will be reported in an aggregated form that will not identify you.

Do you support a change for the Bellerive Boardwalk to allow dogs on lead?

Questions	Definitely disagree	Somewhat disagree	Neither agree nor disagree	Somewhat agree	Definitely agree
Change to 'Dogs on Lead'					

Do you support keeping the exclusion zone for the Bellerive Boardwalk?

Questions	Definitely disagree	Somewhat disagree	Neither agree nor disagree	Somewhat agree	Definitely agree
Keep as a 'Dog Exclusion Zone'					

Is there anything else you would like to tell us about your reasons for supporting a change to 'Dogs on Lead' or maintaining the exclusion zone?

Lastly, some questions about you...

Which suburb do you live in?

Are you a dog owner?

(Choose all that apply)

- ☐ Yes
- ☐ No

What is your age?

(Choose any one option)

- ☐ Under 16 years
- ☐ 16-19
- ☐ 20-29
- ☐ 30-39
- ☐ 40-49
- ☐ 50-59
- ☐ 60-69
- ☐ 70 years or more
- ☐ Prefer not to say

Clarence... a brighter place

Submissions

To whom it concerns,

I wish to comment on the proposed dog-restrictions of Bellerive Boardwalk. I support the changes to allow dogs on-leash in the boardwalk area.

I personally will enjoy being able to take my dog here. Previously I've avoided the area and kept walking to the streets and bluff walking track. I prefer to take my dog to areas that are less sensitive and think having more areas open to dogs on-leash means there are more opportunities for people to walk their dogs in areas that aren't harming the environment or wildlife. I would however like to see Bellerive Beach and other natural areas made leash-only and believe this could serve as a compromise with dog owners. There are dog owners like myself that have had larger dogs run up and attack our smaller dogs. I have a family member who has a phobia of dogs running up to her after a serious dog attack as a child. Dogs off-leash in natural areas are harmful to the environment and prevent beach-nesting birds from inhabiting areas due to constant disturbance. Dogs on Bellerive Beach and the bordering dunes would be impacting southern-brown bandicoots through disturbance and possibly influencing pouch young being thrown.

As a dog owner, I do not have any extra rights over beach use than non-dog owners, other general beach users or native wildlife. This is something that many dog owners forget and I do not think Council should be intimidated by dog-owner entitlement as nobody forced us to own these animals.

Kind regards,

Good afternoon

Although, sadly, I do not own a dog I feel this proposal is a step in the right direction to allow dogs on a leash in the proposed declaration, excepting restrictions during events.

It is a beautiful area for people and their furry companions.

Thank you

Good evening

I believe that dogs on leashes should be allowed to traverse through the Boardwalk area, stop and drink from water bowls or sit with owners outside restaurants.

For many of us, dogs are family members. If we cannot take them to facilities we can not go ourselves.

Taking one's dog, on leash and controlled is good for us, the dog and for local businesses.

Yours faithfully

Clarence... a brighter place

Submissions

Definitely make the area an on lead area.

Thank you CCC
Please allow dogs on leash and under control through out Bellerieve boardwalk area

See submission below:

I am in support of the changes detailed for the Dogs on leash proposal for Bellerive Boardwalk. This is a positive and progressive move that addresses the needs of the community.

In addition to standard council dog zone signage, please consider liaison with local dog training clubs to provide additional signage educating around what effective on leash dog control should look like. This is a highly visited location and presents a key opportunity to educate public on what best practice for dog handling now constitutes. There is a need for parents with small children to also follow dog safe practices, and not allowing unsafe behaviors to occur. This would be in addition to standard dog handling protocols. Correctly set up, this can be a hub that will bring the joys of dog interaction closer to the hearts of our community.

I would further add that council consider inclusion of pontoon areas as "on lead" to allow for dogs accessing marine craft.

Thank you for your consideration,

Good morning,

I would like to express my strong support for the proposal of dogs on leash areas at the Bellerive Boardwalk.
The area is well used by citizens on the Eastern shore and everyone who visits the area and a great number of people walk with their dogs on leash. The Broadwalk is a hub for recreation, socialisation and fitness activities and definitely contributes to the wellbeing of the members of the community.
I would like to congratulate Clarence Council for taking this initiative.

If you need any further information, please do not hesitate to contact me.

Kind regards

Hi There,

Thank you for the opportunity to comment on this proposed changes to restrictions for dogs walking along the Bellerive Broadwalk. We support the changes and will be pleased to see dogs enjoying greater access to this area.

Kind regards,

Melissa V.A. Fraser
President
Tasmanian Dog Walking Clubs

Dogs on Bellerive board walk

As an elderly resident I often walk my dog around the board walk. I feel safe protected and with purpose.
I never knew it was restricted. I would like Clarence City Council to embrace residents withdogs and the essential connections they give to humans in particular disabled elderly or lonely people.
For me personally I would be devastated if this area became more restrictive for dogs .
It's really time to accept dogs are an essential part of our community. I've never seen an incident that was negative or serious in that area. Many businesses encourage visits from owners and their dogs by providing water bowls and seats outside.
Please do not restrict our movements more than now.

Clarence... a brighter place

Dear CCC

The Hobart Dog Walking Association Inc (HDWA) wishes to comment about proposed changes to the South Street, Bellerive Dog Exercise area, and the Bellerive Boardwalk.

South Street Dog Training Area

We are pleased to see that Clarence City Council (CCC) is going to trial an exercise are for greyhounds. However, during the CCC's last Dog Management Review it was our understanding that CCC was going to find a separate area for greyhounds; the park at Montagu Bay and 45 Goodwins Road Clarendon Vale were suggested. Unfortunately, neither of the proposed areas were particularly suitable for dog owners.

Concerns have been raised over moving the South Street fence and pushing dogs into smaller spaces. Dogs just like people don't get on with everyone and moving the fences may force such unwanted interactions.

We appreciate the growing popularity of greyhounds as pets. However, we represent owners of all dog breeds. All dog breeds need places to exercise and socialise. Some people own two dogs (including a greyhound) and another breed. How will they exercise both dogs if dogs are is forced into two separate areas based on breed?

We would like to know:

If the area will still be used an occasional car park and how this along with extra foot traffic will impact on the ground itself?

- What plans do the CCC have to counteract the soil compaction? We note half the park is often closed for rehabilitation.

Bellerive Beach

If South Street Dog Training Area is to be divided, could the CCC consider extending the dog off-lead times and area on Bellerive Beach in summer to free up more space for the non-greyhounds being forced into a smaller area?

We remember:

- the former on-lead area at Bellerive Beach (parallel with toilet block to First Bluff) became prohibited to dogs in 2015; and
- prior to 2008, dogs were permitted off-lead on all of Bellerive Beach except for during the summer restriction times of 10am – 6pm 1 December - 1 March.

Bellerive Boardwalk

We recommend keeping the Bellerive Boardwalk on-lead and not restricting dog access as some dog walkers like/need to take short-cuts, or sit down in the seated area. Some businesses welcome dog walkers with dogs as patrons. Dogs could be restricted at times of very crowded organised public events, but should not possibly be restricted at all events as some organised events do not draw large crowds. For example: some musicians or public speakers on stage might not attract a crowd. Commonsense often dictates when and where to take a dog, or the event organiser might specify whether the event is suitable for patrons with dogs.

More dog exercise areas needed

The HDWA is disappointed that apart from the yet to be built dog exercise area in Cambridge, CCC has not provided extra dog exercise areas to match the growth in housing development. We would remind Council that:

- The 2022 survey by Animal Medicines Australia found that 69% of Australian households are now home to one or more pets.
- In the 2020 Household, Income and Labour Dynamics (HILDA) Survey had pet ownership at 62% with 72% of pet owning people – or 48% of all people having a dog.

We believe that companion animals should be seen as part of creating liveable communities, where future planning considers provision for housing with open spaces available to all community members connected by walkways:

- It is an equity issue for our ageing population and those who cannot access public transport or drive a car
- This promotes healthy activity and better mental health outcomes.
- Facilitates community and social connection.
- Would alleviate points of conflict around protecting wildlife by creating buffer zones and creating alternate spaces for exercise.

The HDWA hopes the CCC considers the questions we raise in this correspondence

Yours sincerely
Hobart Dog Walking Association Inc

8.4.5 OPPORTUNITY FOR AN AFL HIGH PERFORMANCE CENTRE IN CLARENCE

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to inform Council of results of the recent community consultation survey on the opportunity for Clarence to be the home of the future Tasmanian AFL/AFLW team High Performance Centre (HPC). The report also provides information to assist the Council in its decision whether to support, in-principle, an AFL HPC in Clarence, noting that the site selection is a competitive process with the eventual site to be determined by the Department of State Growth (DSG).

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 has governance and leadership objectives that are relevant including:

> *"5.5 Engaging with our community and stakeholders through the continued implementation of our Community Engagement Policy*; and
> *5.6 Establishing strategic partnerships to facilitate greater opportunities."*

LEGISLATIVE REQUIREMENTS

There are no legislative considerations arising from the recommendation in this report. If the HPC development were to progress in Clarence, the *Local Government Act 1993* would be relevant in relation to any lease or disposal of public land, and a further report would be provided to the Council for a decision at the appropriate time. Planning, building and other considerations would be addressed through the Land Use Planning and Approvals Act 1993, Building Act 2016 and other relevant legislation and regulations.

CONSULTATION

At Council's meeting on 9 October 2023, Council endorsed consultation with the community on the potential for hosting a HPC in Clarence. Community consultation was undertaken between 10 October and 7 November 2023, to gain an understanding of public sentiment in relation to a future Tasmanian AFL HPC being sited in Clarence. There was a high level of engagement and strong support for the AFL HPC to be located within Clarence. A high number of respondents identified the Rosny Parklands (formerly Rosny Golf Course) and Charles Hand Park areas within Rosny Park as suitable locations, with a smaller number of respondents identifying Geilston Bay as a suitable location.

Targeted consultation has been undertaken with key stakeholders who would be directly impacted by the development of a HPC at the Charles Hand Park and Geilston Bay sites.

FINANCIAL IMPLICATIONS

There are no immediate impacts on the current financial year operating budget. Subject to endorsement of a HPC within Clarence, there may be some costs associated with development of a centre, which would be identified and detailed in any agreement between Council and DSG related to the project.

RECOMMENDATION:

A. That Council:

(a) Receives and notes the results of the recent consultation regarding the opportunity for Council to host an AFL High Performance Centre in Clarence;

(b) Provides in-principle support for Clarence to be the home of the AFL High Performance Centre located within the Rosny Park CBD area;

(c) Authorises the CEO to submit a proposal for two site options for consideration under the Department of State Growth's competitive selection process, those options being:

i. Preferred Option – Option (c) – Charles Hand Park accommodating the High Performance Centre's primary oval, training and administration buildings and associated infrastructure, with a second oval to be located in the Rosny Parklands; and

ii. Secondary Option - Option (b) - Rosny Parklands accommodating the High Performance Centre's primary oval, training and administration buildings and associated infrastructure, with a second oval to be located in Charles Hand Park

B. Should Clarence be the successful applicant under the AFL High Performance Centre Site Assessment Process, Council authorises the CEO to negotiate terms for inclusion in a Heads of Agreement with Department of State Growth, to be submitted to Council for approval, to ensure mutually beneficial outcomes are achieved for the Clarence community and the Tasmanian AFL team and provide further reports for Council's consideration as decisions are required.

ASSOCIATED REPORT

1. BACKGROUND

1.1. On 3 May 2023, the Tasmanian Government signed a Club Funding and Development Agreement with the Australian Football League (AFL) for the establishment of a Tasmanian-based AFL and AFLW Club.

1.2. Development of a High-Performance Centre (HPC) near Hobart CBD forms part of the Tasmanian Government's agreement with the AFL.

1.3. The Department of State Growth has indicated that Rosny Park is a desirable location for the HPC because of its proximity to central Hobart and access to shops, services, and the general urban amenity of the activity centre.

1.4. At its meeting of 9 October 2023, Council considered a report outlining DSG's process for selecting the HPC site and the anticipated social and economic benefits of such a development in Clarence.

1.5. Several options for accommodating the HPC entirely within the Rosny Parklands have been tested, however the sloping and irregularly shaped site has constraints and challenges that are not compatible with developing a HPC on the site in a sustainable manner.

1.6. The 9 October 2023 report summarised Rosny Parklands' site constraints including planning; civil and geotechnical; hydrology; environmental and natural values; landscape and universal access; placemaking and public realm amenity; connectivity and parking; and alignment with the principles that had previously been developed with the community to inform the draft City Heart Plan.

1.7. Numerous attempts were made by qualified staff and consultants to achieve a site design arrangement that would satisfy both the AFL's requirements for the facility and the Council's reasonable expectations for an accessible, sustainable development of the public space, however the combination of site characteristics and estimated costs resulted in no satisfactory option being identified for a HPC located fully within the Rosny Parklands.

1.8. At the 9 October meeting it was resolved that Council:

> *"A. Authorises the CEO to undertake community consultation with the aim of providing Council with a strong understanding of Clarence community views about having an AFL High Performance Centre: (a) in Clarence generally, (b) fully located at the Rosny Parklands specifically, (c) at dual sites located at Rosny Parklands and Charles Hand Park, and (d) at other sites within the City that may be identified as suitable for the purpose.*

B. Authorises the CEO to continue to work with the Department of State Growth to explore sites that have high potential suitability for an AFL High Performance Centre within the City.

C. Requests that the CEO provide a report to Council as soon as practical setting out the outcome from the consultation (Recommendation A above) and any further developments or refinement of design options and/or locations (in accordance with Recommendation B above).

D. Notes that the results of the consultation process do not infer future support, or otherwise, for an AFL High Performance Centre, but will be used to assist Council in relation to any future decision."

1.9. The community consultation has been undertaken, comprising an online survey on Your Say Clarence website which was open for a four-week period from 10 October until 7 November 2023. The results are summarised in section 2 of this report and a full report will be available on Council's Your Say website from 12 December 2023.

1.10. Council officers have continued to work with DSG representatives to explore sites and development approaches, with the aim of optimising community and economic benefits of a HPC while reducing or mitigating any potential adverse impacts of such a development. Two potential site options have been identified and are discussed in section 3 of this report, which are proposed to be submitted as proposed sites for consideration under the AFL's High Performance site assessment process (**Attachment 1**). These, along with others are also included in concept plans provided by DSG as **Attachment 2.**

1.11. For further information, DSG has provided a report on the economic impacts of a HPC located within Greater Hobart, prepared by SGS Economics, and included as **Attachment 3.**

2. CONSULTATION

Methodology

2.1. Community consultation was undertaken over a 4-week period in line with Council's standard practice, with a survey open from 10 October to 7 November 2023.

2.2. The approach and activities included an online survey on Your Say Clarence, and an in-person engagement presence at the youth-oriented Paint Party Run event at Rosny Parklands on Saturday 4 November 2023.

2.3. The aim of the consultation was to reach a good mix of ages and family types, and to hear from residents from right across Clarence.

2.4. There was a coordinated effort to promote the survey including: a banner on Council's website and the Your Say Clarence page, weekly Facebook posts throughout the consultation period, advertisements in the Eastern Shore Sun, flyers, and paper surveys in the Council Chambers foyer. In addition, there was significant ongoing media interest in the consultation.

2.5. Questions when aimed at gauging support for the AFL/AFLW HPC being in Clarence, and support for the HPC specifically at Rosny Parklands and Charles Hand Park.

2.6. Respondents were asked about their expectations for benefits, risks and whether any other sites should be considered. In this context, the strongest response for a location other than Rosny Parklands or Charles Hand Park was for a facility located at Geilston Bay.

2.7. A 5-point rating scale was employed, which is consistent with the City Heart Plan survey conducted in March-May 2023.

2.8. It is important to note that there were no plans or designs shared with the community, rather the survey focussed on general thoughts and impressions. Therefore, the results of the survey should be considered an indication of general sentiment only around a HPC in Clarence, and further consultation should occur at the appropriate stages in relation to any detailed proposal, particularly with individuals and organisations that would be directly impacted by any future development.

Outcomes: who responded

2.9. The survey received 959 responses which is an exceptionally strong response compared with the usual response rate for surveys at City of Clarence.

2.10. 79% of responses were from Clarence residents. The top five participating suburbs were Howrah, Bellerive, Lindisfarne, Rokeby, and Geilston Bay. These are also our most populated suburbs.

2.11. 21% of respondents lived outside of Clarence, mainly from other Greater Hobart and southern Tasmanian council areas, with the north and north-west of Tasmania also represented. Very few responses were received from interstate.

2.12. Most respondents were adults between 30-69. Relatively few respondents were in their 20s, and even fewer in the 19 or under bracket. This age profile is quite typical for Council survey outcomes.

Outcomes: what people told us

2.13. When asked: *"Do you want Clarence to be the home of AFL in Tasmania by having the AFL/AFLW High Performance Centre located in Clarence?"* 71% of respondents agreed, indicating strong support for this idea. 23% of respondents disagreed.

2.14. There was a difference between Clarence residents with non-residents, with 68% of Clarence residents supportive of Clarence hosting the HPC, compared with 79% of non-residents.

2.15. Respondents were asked to describe any benefits they perceived in having the AFL/AFLW High Performance Centre located in Clarence. The most common responses included the following ideas: (1) catalyst, investment, economic, transformative, (2) social, community, schools, healthy lifestyle, (3) sport, facilities, players, (4) benefits to existing businesses, (5) inspiration for kids, youth, aspiring athletes.

2.16. Respondents were invited to use their own words to describe risks and concerns of having the AFL/AFLW High Performance Centre located in Clarence. The most common concerns were: (1) loss of public green open space, (2) traffic and access concerns, (3) costs, waste of money, other priorities, rates, (3) community access to the site unlikely to happen, (4) parking, (5) privatisation of public land. However, the most common response to this question was that there were no concerns, only benefits.

2.17. Over 7 in 10 respondents agreed with the key stated economic benefits promoted by DSG being (1) upfront and ongoing investment, and (2) economic benefits from the staff, players and visitors coming to the area.

2.18. Fewer respondents stated having concerns around (1) potential for a reduction in community access and community use of the site (38%) and (2) potential displacement of existing community sports or uses (33%).

Outcomes: feedback about specific sites

2.19. 67% of respondents support the idea of the AFL/AFLW HPC being wholly located on the Rosny Parklands (former Rosny Golf Course) site.

2.20. Survey responses show 64% of residents are in support of the HPC being located in the Rosny Parklands and this increases to 78% in support from those answering from outside Clarence.

2.21. The idea to separate the HPC across Rosny Parklands and Charles Hand Park was not as well supported, with 44% of respondents agreeing, and 43% disagreeing.

2.22. Residents (42%) were less supportive than non-residents (53%) of an option across two different sites.

2.23. Respondents were asked if there were other sites that they would like to suggest for consideration. The most popular sites suggested included Cambridge (98 suggestions), Geilston Bay (54 suggestions), Seven Mile Beach (54), Blundstone Arena (47), Bayview Secondary College/Rokeby (35), Kangaroo Bay Oval/Charles Hand Park/Rosny Bowls precinct (19).

Other relevant consultations: City Heart Plan

2.24. Extensive consultation was undertaken as part of developing the draft City Heart Plan during November 2022, and March, April and May 2023 with activities including online surveys, pop up stalls at markets and events, school engagements, focus groups, precinct stakeholder meetings and a future forum workshop for businesses, community representatives, sports clubs, and other stakeholders in the area.

2.25. Compared with the volume of responses to the AFL HPC survey, the City Heart survey appears more modest with approximately 300 respondents to the key directions survey.

2.26. Respondents were well informed and engaged with concepts based on professional expertise and a collaborative approach to identifying strategic development opportunities with stakeholders.

2.27. There was generally very strong support for the City Heart vision, principles and concepts proposed in the draft Plan, including ideas for transforming the old Golf Course and Charles Hand Park into a green, accessible public landscape such as Active Park (77%), Arts and Culture Park (76%), Wild Park (76%), Central Park (84%), and Play Park (77%).

2.28. The HPC was not part of the City Heart Plan or its engagement, however the concept of Charles Hand Park being an Active Park received support.

3. OPTIONS FOR A HIGH PERFORMANCE CENTRE SITE IN CLARENCE

3.1. A range of site options for the HPC in Clarence have been tested with the aim of identifying a preferred option that would optimise the benefits to the community, minimise impacts such as displacement of other community uses, and satisfy the AFL team's operational needs and desires for the future HPC.

3.2. All scenarios have benefits and drawbacks. The AFL team and DSG have consistently expressed interest in Rosny Park due to the amenity that an urban centre can provide to players and staff.

3.3. The various options considered are:

(a) HPC entirely located within the Rosny Parklands (original DSG proposal).

(b) HPC main oval and facility located within Rosny Parklands with the second oval and associated facilities located within the upper end of Charles Hand Park (**Attachment 2** – DSG Concept A Site Plan).

(c) HPC main oval and facility located within the upper end of Charles Hand Park with the second oval and associated facilities located within Rosny Parklands (**Attachment 2** - DSG Concept B Site Plan).

(d) HPC main oval and facility located within the upper end of Charles Hand Park with a second oval location to be determined within 12 – 18 months of agreement; with possible locations including Blundstone Arena, Kangaroo Bay Oval and Geilston Bay.

(e) HPC ovals (two or three) and associated facilities fully located at Geilston Bay.

3.4. Two concepts have been identified as being suitable options to put forward for consideration under the selection process, and these are included as **Attachment** 1. The two preferred concepts are Options (b) and (c) above, which are mirror images of each other. Option (e) is also viable but not preferred as it lacks the CBD benefits exhibited by the two preferred options.

3.5. It is important to note that none of the options are a "silver bullet" solution. That is, all options have positives and negatives that need to be considered.

Option (a)

3.6. Of the five options listed above, option (a) has been removed as it has a significant impact upon the majority of the Rosny Parklands, from environmental, accessibility and cost perspectives.

Options (b) and (c)

3.7. Options (b) and (c) are mirror images of each other. From a Council officers' perspective, option (c) is preferred over option (b) for two key reasons:

(a) Option (b) will require significant facility infrastructure to be built within the Rosny Parklands for exclusive use of the AFL HPC. The City Heart Plan envisages the Rosny Parklands to have broad community access and utility. Assigning a large area of the Parklands for exclusive use is inconsistent with the plan for the Parklands, which has been subject to significant community consultation. It is also likely that the exclusive use may present problems in terms of its cohesion with other planned uses for the Parklands, namely the proposed play park, arts and events space and wild park.

(b) Option (c) provides for development of the primary oval and facility infrastructure in the top end of Charles Hand Park. This area has been identified as an Active Recreation area within the City Heart Plan. From that perspective the location is suitable for consideration for a HPC. Initial discussions with key stakeholders in the Charles Hand Park precinct indicate in-principle support for co-location with the HPC. Significantly, early discussion with Rosny College indicates that there is likely to be strong alignment between the College and a HPC in terms of learning and career opportunities for students. The Rosny Tennis Club and Clarence District Cricket Club also identify likely mutual benefits arising from co-location. Relevantly, a second oval located in Rosny Parklands would not be for exclusive use of AFL.

The second oval would be available when not being used for other activities and events within the Parklands, reflecting the ambition within the City Heart Plan for broader community use of this open space within the Rosny CBD.

3.8. Importantly, from a DSG perspective, they advise that a secondary oval should ideally be within a few minutes walking distance of the main facility. Options (b) and (c) achieve that outcome.

Other Factors to Consider in Respect to Options (b) and (c)

3.9. Rosny Parklands is zoned "Recreation". Developing sporting facilities within the parklands is consistent with the current zoning. However, if an attached building is deemed to be the main use, the area will need to be rezoned in order to facilitate the development. Further investigation into the relevant planning controls is required, and assistance can be provided through Council's preliminary planning assessment process.

3.10. The top end of Charles Hand Park is zoned "Open Space". Development of an oval and ancillary buildings within the zone will require a planning permit. If the area is used for a HPC and primary oval, it is possible to consider the built facilities as ancillary to the oval. However, if the building is deemed to be the main use, the area will need to be rezoned to facilitate the development. Further investigation into the relevant planning controls is required, and assistance can be provided through Council's preliminary planning assessment process.

3.11. The Charles Hand Park and Rosny Parklands locations have significant benefits from an economic and social perspective. The locations are close to a significant shopping and services precinct, well located in terms of public transport and other amenities. It is envisaged that, once operating, the HPC will deliver significant economic benefit to the Rosny Park CBD, generating additional activity over the long term.

3.12. Aside from broad economic and social benefits, there are expected direct benefits of a HPC at Charles Hand Park that will arise from active connections between the HPC and Rosny College, such as programs to enrich education, sport, enterprise and youth engagement, as well as the potential to achieve a well-designed, shared landscape at the interface between the College and the training facility to provide welcoming, safe, attractive and accessible spaces that can be shared by students, HPC users and community members. These benefits may diminish if the primary location of the HPC is within the Rosny Parklands – simply because the College and HPC will not be co-located.

3.13. It is important to note that Council officers have explored the option of relocation of the Clarence District Cricket Club (CDCC) to the secondary oval located in Rosny Parkland, as an alternative to it being used for AFL. In this scenario, AFL would utilise the current Kangaroo Bay oval as a secondary AFL oval and the CDCC would relocate to new facilities in the Parklands. This would provide AFL with a HPC located solely in the Charles Hand Park/Kangaroo Bay precinct and provide the CDCC with a new facility less constrained than the Kangaroo Bay oval site in terms of the ball strike outside of the oval boundary. Initial discussion with a CDCC representative indicated concern with this proposal and it was not able to be progressed further within the available timeframe.

3.14. In terms of land tenure, it is recommended that any public land approved for use as a HPC be subject to a long term lease arrangement rather than sale of the land. This would preserve future ownership of the land, vested in Council, for the Clarence community.

Next Steps – if Options (b) or (c) are Preferred

3.15. If Clarence is selected to host the AFL HPC, it is anticipated that a Heads of Agreement would be developed with DSG as a first step, to ensure mutually beneficial outcomes are achieved for the Clarence community and the Tasmanian AFL team. This would provide a framework for the work needed to be undertaken, agreements that need to be negotiated, and for Council decisions as required. A heads of agreement would also enable key outcomes and priorities to be identified and agreed at the earliest opportunity.

3.16. A master plan and site design are yet to be developed. A master planning process, as a first practical step, will assist all parties to understand the scale and scope of the proposed development. It will also allow key stakeholders, such as the Rosny Park Tennis Club, Rosny College and Clarence District Cricket Club to have input into the design process. The master planning and design process should approach the development on a precinct basis, rather than simply focussing on the HPC site alone. This approach will also foster a more effective approach to issues such as traffic management, parking, etc.

3.17. The master planning and detailed design processes will also need to determine site specifics such as the geotechnical characteristics, which would quantify what earthworks, batters and retaining walls would be required to accommodate an oval. There is the possibility that TasWater infrastructure may need relocating.

3.18. Achieving an oval on Charles Hand Park and within the Parklands will require removal of several large eucalyptus trees, and pine trees. The trees are not protected in the planning scheme or through other legislation, however their value to the amenity of the precinct is significant.

3.19. Construction of a secondary oval in the Parklands will require the development of a pavilion building including toilets and change facilities, as well as road infrastructure to maintain and service the oval and its users.

3.20. Mitigating the loss of the mature canopy trees in Charles Hand Park and Rosny Parklands will be an important part of achieving a successful outcome, and offsetting the loss of canopy trees through a program to increase street and park trees in urban areas as identified within the City Heart Plan should be included as part of any Heads of Agreement.

3.21. It is likely that the skatepark will need to be removed if the HPC development goes ahead in the Charles Hand Park location. This provides an opportunity to look at the delivery of improved youth spaces in other locations within the city, which can be included as part of the future planning for the Rosny CBD / Warrane area. Again, this is an issue that would need to be included as part of any Heads of Agreement.

Option (d)

3.22. Option (d) would see the main oval and facilities developed in Charles Hand Park, consistent with Option (c) above. However, option (d) would leave determination of a second oval site for a future time. This option reflects the concern raised by some in relation to building an oval on Rosny Parklands. There are options for a second oval, but all require further consideration and negotiation. Other options for a second oval include:

(a) Renegotiation of the use of Blundestone Arena. This option would be subject to any future consideration by Cricket Tasmania in respect to its ambitions regarding a cricket HPC, noting that Cricket Tasmania has a lease over the Blundestone Arena facility at this time.

(b) Relocation of Clarence District Cricket Club to a new location. Clarence District Cricket Club is understandably reluctant to give up its prime location at this time. The opportunities for football and cricket to co-exist on a shared oval are minimal as training and other requirements often overlap or are incompatible between the codes.

(c) A second oval located at Geilston Bay is possible. There is ample space at Geilston Bay to reform the second oval to a suitable standard and even build a third oval, subject to agreement with the Department of Children and Young People / Lindisfarne North Primary School. Both the department and the school are reluctant to support such a proposal at this time.

Option (e)

3.23. There is opportunity to redevelop the Geilston Bay sporting precinct to home the AFL HPC. Options based on a two oval and three oval models have been developed.

3.24. If the Geilston Bay site were preferred, a three oval model is more effective as it minimises the impact on current user groups. A three oval model will allow current users to remain on the site and work alongside the HPC to maintain current sporting activities which include cricket and soccer.

3.25. Initial stakeholder consultation with sporting clubs currently located at Geilston Bay was positive, noting they all wished to remain associated with the site. The discussion held with the Department of Children and Young People and Lindisfarne North Primary School indicated that they were not currently supportive of redevelopment of the site, noting that they had not had an opportunity to review the proposal in any detail. Primary concerns related to possible future expansion of the school, access for students to oval space and traffic/parking.

4 EXTERNAL IMPACTS

4.1 There is potential for Clarence to play a significant role in the establishment of an AFL team in Tasmania by identifying suitable sites for consideration by DSG in its competitive selection process.

4.2 Initial stakeholder conversations have commenced with organisations who would be impacted. It is important that these conversations continue, along with other relevant stakeholders including nearby residents, utilities, sporting clubs and others, into the master planning and development stages, with conversations to be led by the development team (DSG and Tasmanian AFL Club).

4.3 Transparent communications and engagement, good governance principles, and negotiating terms to ensure benefits to the community are optimised will be important in the selection and development phase, should council decide to proceed.

5 RISK AND LEGAL IMPLICATIONS

5.1 Under Section 178 of the *Tasmanian Local Government Act 1993* (the Act) there are requirements for Councils selling, acquiring, or leasing public land. This is to ensure that the highest standards of probity are applied.

5.2 The recommendation of this report is only for Council to provide in-principle support for site/s to be considered by DSG for development of a HPC.

5.3 Any future land transactions would be undertaken in accordance with the Act, and subject to a further decision of the Council.

5.4 As mentioned above, it is recommended that any transactions related to either Rosny Parklands and/or Charles Hand Park be on the basis of a lease agreement rather than a sale of the land.

6 FINANCIAL IMPLICATIONS

There are no impacts on current year operating results. Subject to any future agreement should Clarence be selected as the preferred location for the HPC, there may be some costs to be budgeted. These possible costs cannot be quantified at this stage.

7 CONCLUSION

7.1 A report by SGS Economics and Planning outlines the economic impacts of a HPC in Clarence. This includes the potential for jobs, regional revenue and value add, direct capital investment, and if sited within the Rosny Park area, benefits of flow-on revenue for businesses within the activity centre, both in the construction phase and ongoing.

7.2 The survey results from the recent consultation indicate that the community has a genuine enthusiasm for Clarence to be the home of the AFL/W HPC, and strong support among the community for the Rosny Parklands/Charles Hand Park area as a site for the HPC.

7.3 Numerous site design iterations have been tested by MGS Architects and Council's qualified staff in attempts to find a best fit site arrangement for the HPC in the Rosny Parklands site. DSG has engaged in a similar process to identify options. Options (b) and (c), as set out in this report, present the most viable options focussed on Charles Hand Park and Rosny Parklands.

7.4 Should Council adopt a preferred option an Expressions of Interest will be submitted to DSG. If a site within Clarence is preferred, it is recommended that a Heads of Agreement be developed that sets out key terms of an arrangement and sets a work program that includes community and stakeholder engagement to ensure mutual benefits are received from this development and the maximum economic return is realised.

Attachments:
1. Proposal for sites within City of Clarence for consideration under the AFL High Performance Centre site assessment process (13)
2. Concept options for site options in Clarence [provided by DSG] (10)
3. Economic Impacts of a High Performance Centre [SGS Economics and Planning, provided by DSG] (15)

Ian Nelson
CHIEF EXECUTIVE OFFICER

Clarence... a brighter place

2023

AFL High Performance Centre: proposal

PROPOSAL FOR SITES WITHIN CITY OF CLARENCE FOR CONSIDERATION UNDER THE AFL HIGH PERFORMANCE CENTRE SITE ASSESSMENT PROCESS

Table of Contents

Introduction 2

Proposals in brief 3

Site ownership and land use planning 5

Easements and infrastructure 6

Natural Values 7

Development impacts and mitigations 8

Concept plans 10

Introduction

Clarence City Council welcomes the opportunity to nominate two options within our City to be considered under the *AFL High Performance Centre Site Assessment Process (Department of State Growth, September 2023).*

The council undertook community engagement in October 2023 to gauge the community's sentiment regarding the opportunity for the Tasmanian AFL and AFLW teams to be based in Clarence. The community has expressed broad support for Clarence being the home of the Tasmanian AFL/AFLW team's High Performance Centre, with a very high response rate to the survey and many respondents expressing enthusiasm about the opportunity for the High Performance Centre (HPC) to be a catalyst for local economic growth through direct investment and flow on benefits to existing businesses, a source of inspiration for young people related to healthy, active lifestyles, and an opportunity for social benefits through connections with schools and young people in the local community.

Numerous sites have been investigated, resulting in two options nominated for in-principle support by the Council for the development and use for the purposes of a HPC, subject to:

- all relevant planning permissions being achieved,
- a commitment to partnering and collaborating with adjacent schools, clubs, key stakeholders, and the council through the planning and development stage to ensure outcomes are mutually beneficial,
- relevant land being leased to the Tasmanian Government or AFL,
- appropriate provision for environmental offsets such as replacement tree canopy, and
- other terms outlined in this proposal.

The options nominated for consideration are:

1. Charles Hand Memorial Park for the primary oval and HPC with Rosny Parklands for the secondary oval.
2. Rosny Parklands for the primary oval and HPC with Charles Hand Memorial Park for the secondary oval.

Impacts and proposed mitigations

In addition to the benefits anticipated from the development of a HPC, there will also be impacts that need to be identified and appropriate mitigations agreed upon, to ensure that social, stakeholder and environmental interests are protected. Ideally, no one should be worse off for the development.

Proposals in brief

The AFL HPC, primary oval and car parking to be located within the Charles Hand Memorial Park site, with the location of a secondary oval within the Rosny Parklands.

The vision for this proposal is for a sporting and educational precinct with the HPC, Rosny College, and other co-located community sports clubs sited within an integrated, high quality public realm at the head of Kangaroo Bay.

The site has a waterfront aspect and is within a 5-minute walk to Rosny Park town centre, Eastlands shopping centre, the Rosny Parklands, and the Rosny Farm arts precinct. Located on the Clarence Foreshore Trail, the site is a 3-minute bike ride to Bellerive village including the Derwent Ferry terminal, and a 5-minute bike ride to Blundstone Arena and Bellerive Beach.

The second oval within the Rosny Parklands would complement the art and culture precinct. This oval would allow for events and community use within the Parklands whilst providing for a second training venue with supporting infrastructure. This site would be immersed in the wild park of the Rosny Parklands and coupled with a proposed arts and culture play space.

Option 2 is the reverse of option 1 with the primary oval and HPC located within the Parklands and the secondary oval located in Charles Hand Park.

Site descriptions

Charles Hand Memorial Park, at 16 Bastick Street Rosny Park, is a 6.8Ha reserve on the eastern slope of Rosny Hill above Kangaroo Bay.



The park is characterised by sloping lawns and large, mature eucalyptus and pine trees that once edged the fairways of the Rosny Golf Course. The site includes the Rosny Skate Park towards the southeastern boundary, and is bordered by Bastick Street, Riawena Road and Rosny Hill Road. Rosny College, Rosny Park Tennis Club and Kangaroo Bay Oval border the site to the south.

The site has an approximately 10 per cent gradient, sloping from Riawena Road in the northwest, down towards the Kangaroo Bay Oval. There is approximately 30m difference in elevation from the 35m contour at the high side of the site at Riawena Road to the low point near Kangaroo Bay Oval (>5m contour).

Rosny Parklands is at 1 and 3/22 Rosny Hill Road, Rosny Park. The Parklands is a 17Ha reserve located between the Kangaroo Bay Rivulet, Gordons Hill Road, Tasman Highway and Rosny Hill Road. It occupies the old Rosny Golf Course site.



The characteristics of the Parklands are similar to that of Charles Hand Park with a mix of mature trees, grassland that rolls into the rivulet and connects with the arts and culture precinct which is occupied by the Rosny Barn and Old School House. There are informal walking trails through the Parklands and a linear pathway along the rivulet.

Site ownership and land use planning

The sites are owned by Clarence City Council. The Council anticipates that a long-term lease would be arranged to facilitate the development and operation of the AFL High Performance Centre and secondary oval.

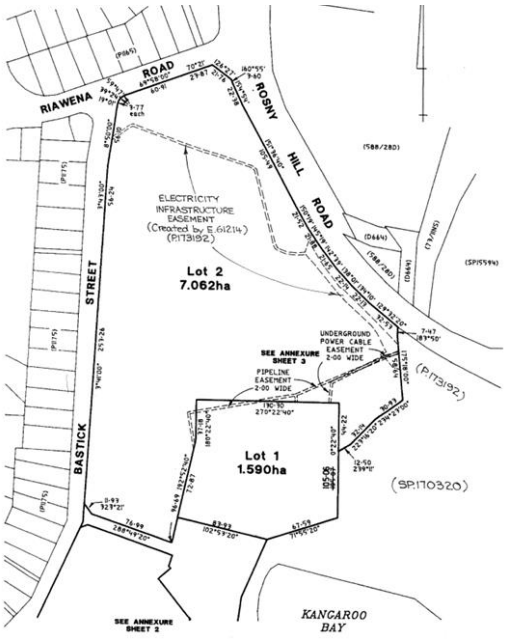
The top end of Charles Hand Park is zoned 'Open Space'. Development of an oval and ancillary buildings within the zone will require a planning permit. If the area is used for a HPC and primary oval, it is possible to consider the built facilities as ancillary to the oval. However, if the building is deemed main use, the area will need to be rezoned to facilitate the development. Further investigation into the relevant planning controls is required, and assistance can be provided through the council's preliminary planning assessment process.

Rosny Parklands is zoned 'Recreation'. Developing sporting facilities within the Parklands is consistent with the current zoning. However, if an attached building is deemed the main use, the area will need to be rezoned to facilitate the development. Further investigation into the relevant planning controls is required, and assistance can be provided through council's preliminary planning assessment process.

Easements and infrastructure

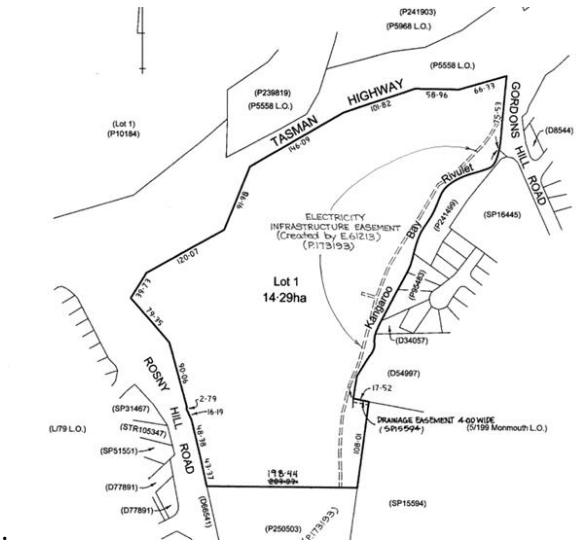
Charles Hand Park

Charles Hand Park has an Electricity Infrastructure Easement in the northern portion of the site, and





Underground Power Cable Easement and Pipeline Easements in the southeast (shown left above). This continues through the Rosny Parklands





Rosny Parklands

TasWater underground assets are located within Charles Hand Park and Rosny Parklands notably a sewer gravity main (shown in pink/orange) and a Reuse Main (shown in magenta) which takes water from the nearby Rosny Point Sewerage Treatment Works through both sites to the Coal River Valley for irrigation (shown within the aerial images above). These assets would need to be considered as part of any development of the site.

Natural Values

Charles Hand Memorial Park and Rosny Parkland were both once part of the Rosny Park Golf Course and feature sloping lawns of exotic grasses with trees across the site including large old *Eucalyptus globulus* (blue gum) trees. In addition, there are numerous planted conifers, with deciduous street trees along the Rosny Hill Road edge.

Further detailed planning would be required to quantify how many trees would need to be removed to accommodate the ovals, roads, supporting infrastructure and the High Performance Centre. Mature trees in urbanised areas perform a range of important services such as shade and evaporation (cooling), habitat for foraging birds, pollinating insects and other animals, mitigation of wind, noise and glare, improved water quality and reduced run off, pollution reduction and visual amenity. In this location, the size and number of the trees contributes a green gateway to Rosny Park. Any reduction in urban tree canopy, council would expect to be offset as part of any agreement to develop the site.

Development impacts and mitigations

The table below lists the anticipated impacts that would require mitigation across both sites for either option 1 or 2. This is an initial indication, and further impacts that arise during planning, design and development phases would also require effective, appropriate, sustainable, and fair mitigations to ensure the development is well integrated into the existing open space and Parklands.

	Impact	Mitigation	Responsible
1	Reduction of public open space and recreation use - Displacement of skate park - Loss of green space available for passive recreation and off lead dog walking. - Potential reduction in pedestrian access across the site.	If the Rosny Skate Park is to be displaced, an alternative location for a youth focused community recreation facility is to be identified within Rosny Park or its surrounds.	Tasmanian Government to fund a new skate or youth focused recreation facility if Skate Park is displaced.
		Master plan and design guidelines to be co-designed with stakeholders, to ensure an integrated sports and education precinct with high quality outdoor spaces and pedestrian connections.	Tasmanian Government to lead master planning process, in collaboration with Council, Rosny College and other relevant clubs or precinct stakeholders.
		Progressively improve the amenity, access, and community programming of Kangaroo Bay and the Rosny Parklands (former golf course) as visioned in the City Heart plan (draft).	CCC (Clarence City Council) to progressively develop the Rosny Parklands vision to make the green space more accessible and attractive to the public. Work with DSG to integrate any development within the City Heart precinct.
		Ensure that the secondary playing field can be accessed and used by the community.	Head of agreement to be developed between Council and DSG/AFL.

2	Removal of park trees Reduction of urban tree canopy and associated benefits including shade and cooling, storm water run-off and quality, wind, glare and noise reduction, visual amenity, and reduction in habitat for foraging birds and other wildlife.	Retain eucalyptus trees where the design allows, provide high quality, attractive and accessible public realm spaces with a focus on native vegetation	The Tasmanian Government is responsible for master planning and design. CCC to collaborate on Master Plan and Design Guidelines
		Develop an urban greening program to increase urban canopy trees across the activity centre and surrounding areas through street and park trees in appropriate locations.	CCC to undertake planning as part of implementation of City Heart Plan, with financial contribution from the Tasmanian Government
3	Potential impacts on Rosny College Reduction of nearby open space, impacts during construction phase, etc.	Partnering with Rosny College and the Department of Children, Education and Young People to develop meaningful and enriching youth programs and experiences, such as educational and work connection programs around sport science, sports management, health and nutrition, communications and media, facilities, and events management, etc. Establish stakeholder working group and design principles to guide the process.	Tasmanian AFL team and Rosny College/DECYP in partnership.
4	Displacement of sports club facilities Depending on the design, a High-Performance Centre may impact on land and/or facilities currently occupied by Rosny Park Tennis Club.	Provide for offsets to any impacts on current sporting facilities Ensure that the secondary playing field can be accessed and used by the community.	Tasmanian Government Head of agreement to be developed between Council and DSG/AFL.
5	Potential impacts on surrounding residents, property owners and users, which could include: - Light and glare from lighting towers - Noise from operation of the centre	Many of these impacts would be addressed during the planning permit assessment stage. There also needs to be a Construction Management Plan associated with any development to manage the impacts associated with building the facility.	Tasmanian Government as the developer, in conjunction with council

	- Traffic – increase in vehicle movements. - Construction phase impacts such as dust and vibration - Storm water management - Visual amenity including from signage, fencing and design of building and associated infrastructure	A plan for effective communications and engagement during the planning, construction, and operational phases of the development.	
6	Traffic and parking Increased traffic volumes, new road and parking infrastructure required	Can be addressed through the planning process. A holistic review of traffic and parking may be required to plan for vehicle movements considering other developments in the precinct.	Tasmanian Government as developer in conjunction with Council
		Promote active transport options throughout the precinct including cycling, walking, public transport, and ferries.	Tasmanian government and Council

Concept plans

The ultimate site design and layout should be subject to a more detailed master planning process with stakeholders engaged in that process.

Concept Option 1



LEGEND

01/ Main Carpark
02/ Public Entry
03/ Centre of Excellence
04/ Players' Entry
05/ Main Oval - 160m x 141m (MCG Size)
06/ Secondary Oval - 160m x 141m (MCG Size)
07/ Ground Maintenance
08/ Proposed Site Access
09/ Events Space
10/ Playground
11/ Community Pavilion
12/ Rosny Farm
13/ Eastland Shopping Mall
Pedestrian Connectivity Between Fields

Concept Option 2



LEGEND

01/ Main Carpark
02/ Public Entry
03/ Centre of Excellence
04/ Players' Entry
05/ Main Oval - 160m x 141m (MCG Size)
06/ Secondary Oval - 160m x 141m (MCG Size)
07/ Ground Maintenance
08/ Proposed Site Access
09/ Events Space
10/ Playground
11/ Community Pavilion
12/ Rosny Farm
13/ Eastland Shopping Mall
Pedestrian Connectivity Between Fields



Tasmania AFL Expansion
Centre of Excellence

ROSNY PARK ADDITIONAL SITING STUDIES

NOVEMBER 2023

POPULOUS



Contents

01/ **Concept A** **04**
Site Plan
Site Sections

02/ **Concept B** **06**
Site Plan
Site Sections

03/ **Concept C** **08**
Site Plan
Site Sections

DOCUMENT NUMBER: AD.11.0002
PROJECT NUMBER: 7846
CREATED BY: RH/SP
APPROVED BY: BG

REV.	DATE	DESCRIPTION
A	10.11.2023	FOR INFORMATION

©COPYRIGHT. All rights reserved. This report is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying) without the written permission of POPULOUS. Any license, expressed or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between POPULOUS and the instructing party.

© 2023 Populous

Concept A - Site Plan

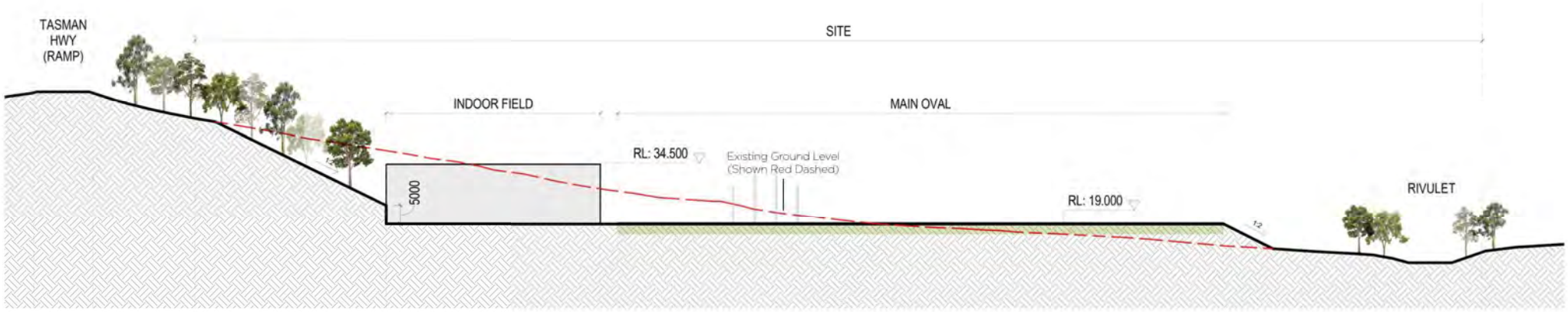


LEGEND

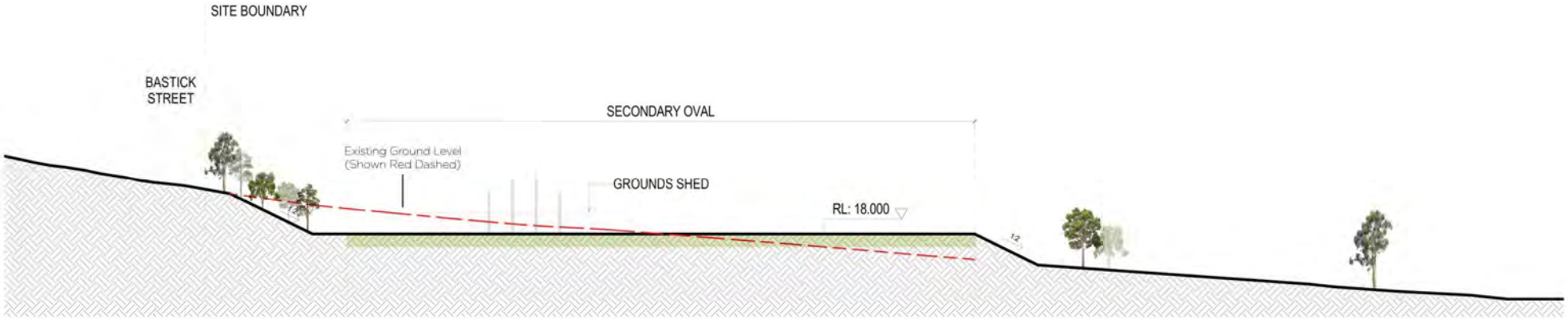
01/ Main Carpark
02/ Public Entry
03/ Centre of Excellence
04/ Players' Entry
05/ Main Oval - 160m x 141m (MCG Size)
06/ Secondary Oval - 160m x 141m (MCG Size)
07/ Ground Maintenance
08/ Proposed Site Access
09/ Events Space
10/ Playground
11/ Community Pavilion
12/ Rosny Farm
13/ Eastland Shopping Mall
Pedestrian Connectivity Between Fields

© 2023 Populous

Concept A - Sections



1 OPTION A - MAIN OVAL SECTION (ROSNY PARKLANDS)



2 OPTION A - SECOND OVAL SECTION (CHARLES HAND PARK)

© 2023 Populous

Concept B - Site Plan

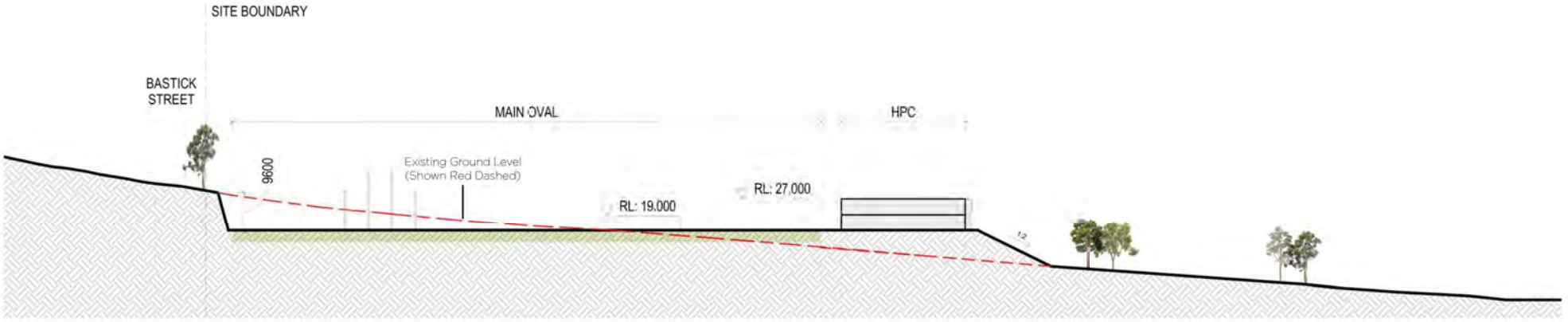


LEGEND

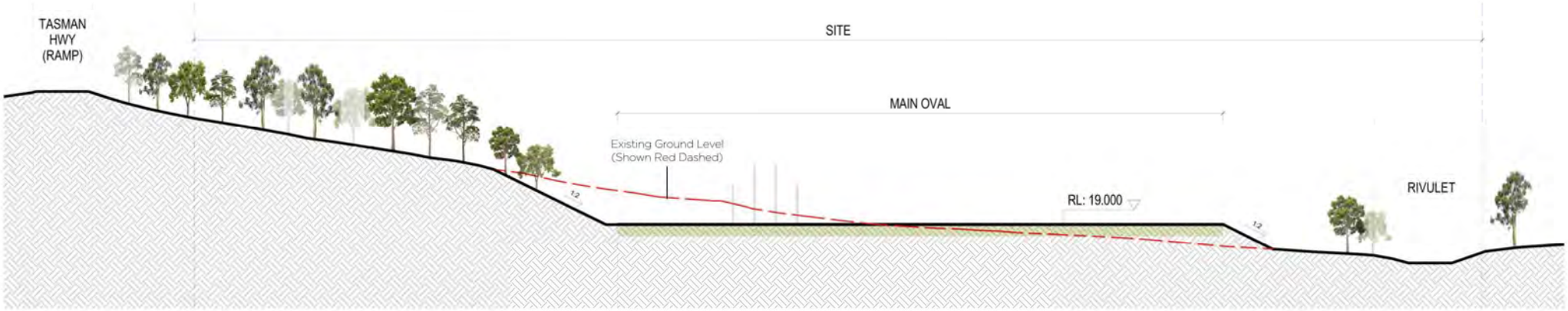
01/ Main Carpark
02/ Public Entry
03/ Centre of Excellence
04/ Players' Entry
05/ Main Oval - 160m x 141m (MCG Size)
06/ Secondary Oval - 160m x 141m (MCG Size)
07/ Ground Maintenance
08/ Proposed Site Access
09/ Events Space
10/ Playground
11/ Community Pavilion
12/ Rosny Farm
13/ Eastland Shopping Mall
Pedestrian Connectivity Between Fields

© 2023 Populous

Concept B - Sections



1 OPTION B - MAIN OVAL SECTION (CHARLES HAND PARK)



2 OPTION B - SECONDARY OVAL SECTION (ROSNY PARKLANDS)

© 2023 Populous

Concept C - Site Plan



LEGEND

01/ Main Carpark
02/ Public Entry
03/ Centre of Excellence
04/ Players' Entry
05/ Main Oval - 160m x 141m (MCG Size)
06/ Secondary Oval - 160m x 124m (Blundstone Arena Size)
07/ Ground Maintenance

08/ Proposed Site Access
09/ Rosny Farm
10/ Eastland Shopping Mall
↖ ↘ Pedestrian Connectivity Between Fields

© 2023 Populous

Concept C - Sections



1 OPTION C - MAIN OVAL SECTION (CHARLES HAND PARK)



2 OPTION C - SECONDARY OVAL SECTION (KANGAROO BAY CC)

© 2023 Populous

POPULOUS®

Economic Impacts of AFL High Performance Centre

Department of State Growth, Tasmania

28 September 2023

SGS Economics & Planning

Certified B Corporation

© SGS Economics and Planning Pty Ltd 2023

This report has been prepared for Department of State Growth, Tasmania. SGS Economics and Planning has taken all due care in the preparation of this report. However, SGS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au

OFFICES IN CANBERRA, HOBART, MELBOURNE, AND SYDNEY ON THE COUNTRY OF THE NGAMBRI/NGUNNAWAL/NGARIGO, MUWININA, WURUNDJERI, AND GADIGAL PEOPLES.

Contents

Executive Summary 4
1. Introduction 5
1.1 Project description 5
1.2 Scope of work 5
1.3 Modelling approach 6
1.4 Report outline 7
2. Direct impacts 8
2.1 Capital expenditures 8
2.2 Operating expenditures 8
3. Total impacts 10
3.1 Regional income 10
3.2 Regional value added 11
3.3 Regional employment 12
3.4 Impact by major industry groups 13
3.5 Town centre impacts 14

Executive Summary

The construction of a high performance training centre and administration facility for the new Tasmanian AFL and AFLW teams will generate positive economic impacts throughout its construction and operation.

To estimate these economic impacts SGS has 1) converted the ABS national input-output tables into economic multipliers for the Greater Hobart region, 2) moderated these multipliers to reflect the economic constraints that exist in Greater Hobart's economy, and 3) applied these multipliers to the facility's estimated capital and operating expenditures.

Table A presents the economic impacts that will flow in the Greater Hobart economy as a result of these capital and operating expenditures. For this, 2025 has been chosen as a representative year of the construction phase, while 2028 has been chosen as a representative year for the operation of the facility, as from 2028 onwards, the site is expected to be fully operational.

TABLE A: DIRECT, INDIRECT AND TOTAL ECONOMIC IMPACTS

		2025	2028 onwards
Regional Income	Direct impact	$42,233,000	$44,235,000
	Indirect impact	$29,422,000	$10,926,000
	Total impact	**$71,755,000**	**$55,151,000**
Regional value added	Direct impact	$14,351,000	$19,463,000
	Indirect impact	$4,953,000	$4,247,000
	Total impact	**$19,304,000**	**$23,710,000**
Regional employment	Direct impact	95	203
	Indirect impact	68	52
	Total impact	**163**	**255**

Source: SGS Economics & Planning, 2023

1. Introduction

1.1 Project description

On May 3rd, 2023 the Tasmanian Government signed a Club Funding and Development Agreement with the Australian Football League (AFL) for the establishment of a Tasmanian-based AFL and AFLW club.

A high performance training and administration facility has been identified as a key requirement to support the Tasmanian AFL licence and to secure future player retention.

The high performance centre will be the home of the Tasmanian AFL and AFLW teams and will provide the following functions:

- Football and administrative staff office facilities
- Player/staff breakout and lounge facilities
- Meeting rooms and auditorium
- Club dining area
- An indoor training area (artificial turf)
- A full MCG sized oval for training
- Strength and conditioning areas
- Gender neutral (female friendly) locker rooms for AFL and AFLW teams
- Medical, physio and treatment facilities
- Wet recovery facilities.

The facility will be housed at a location in close proximity to the Hobart central business district.

At the time of undertaking this analysis, the site to house this high performance training and administration facility has not been selected. Analysis has been undertaken to determine the regional impacts (Greater Hobart), recognising that a significant portion of these impacts will flow to the local government area that houses the facility.

1.2 Scope of work

The Department of State Growth engaged SGS to assess the regional economic impacts generated by the project over the course of its construction and operating stages.

The regional economic impacts have been measured on an annual basis in terms of how the project is expected to lift Greater Hobart's regional income, value added and employment, where:

- Regional income – is the value of a region's production of goods and services.

- Regional value added – is the value of regional income less the value of supplies used. [1]
- Regional employment – is the number of full time equivalent workers employed in the regional production process.

1.3 Modelling approach

To deliver on the agreed scope of work, SGS has identified the direct impacts that the project makes each year over the long term. These direct impacts include the capital and operating expenditures that are introduced into the regional economy (Greater Hobart) each year as a result of project implementation.

These direct impacts trigger multiple rounds of indirect transactions in the regional economy, including the increased spending by local suppliers to the project (production induced impacts) and local employees of the project (consumption induced impacts). These indirect transactions recirculate through the regional economy prior to eventually petering out, as a share of each round leaks out to external suppliers (imports) or via profits and wages being expatriated to outside the region.

In short:

Total impacts = direct impacts + indirect impacts

To measure indirect impacts SGS has developed an Input-Output (IO) model to estimate region specific multipliers. The model's framework is based on the National Input-Output Tables, published by the Australian Bureau of Statistics (ABS), which trace linkages between industries and between industries and consumers in the Australian economy.

SGS' model converts the National IO table to region specific IO multipliers by, firstly, applying region-specific employment and population numbers to the national aggregates and, secondly, simulating the flow of goods and services between industries at a regional level using the RAS method.[2] These processes enable region specific IO multipliers to be generated reflecting the region's economic size, composition and specialisations.

The multipliers enable a direct economic impact to be converted to indirect economic impacts as they estimate quantitative relationships between:

- Direct expenditures and regional income, and
- Regional income, regional value added and regional employment.

To overcome some of the inherent limitations of IO modelling[3], which can cause an overestimation of indirect impacts, SGS has introduced region specific economic constraints. These constraints account

[1] Regional value added is also equivalent to the value of profits generated by regional enterprises plus the value of salaries and wages earned by regional workers.
[2] The RAS method is a common procedure for manipulating Industry Flow tables and is used by the ABS to update historical Industry Flow tables to the current year given available information.
[3] Traditional IO models use average not marginal results, do not fully account for regional economic constraints, e.g. labour and capital availability, and the adjustments that result, e.g. industry substitution and pricing effects. Moreover, future productivity changes are not incorporated.

for the region's latent labour supply, representing under-utilised capacity in the regional economy, as well as Computable General Equilibrium derived estimates of the region's ability to service direct contributions without displacing existing economic activities.

1.4 Report outline

Given the modelling process outlined above, the remainder of this report is structured as follows:

- Chapter 2 ~~Error! Reference source not found.~~ summarises the direct impacts made by the project over the course of its construction and operations
- Chapter 3 estimates the total economic impacts of the project on the Greater Hobart regional economy.

2. Direct impacts

2.1 Capital expenditures

The capital expenditure which will be provided by funding from the state government as well as the AFL, will provide a one-off stimulus to the Tasmanian economy, specifically, in the Construction industry. Capital investment for this project will total approximately $63.5 million as per the table below.

For this project, SGS have assumed that use of the site will commence in December 2024, with the construction phase beginning in 2026 and taking 18 months to complete. The project will be ready to begin operating by mid-2026.

TABLE 1: CAPITAL COSTS ASSOCIATED WITH PROVIDING HIGH PERFORMANCE CENTRE

Construction phase	Capital cost
Site Civil Works	$2,500,000
Building Works (Main building 5,000m2, Indoor Training area 1,500m2)	$33,000,000
Construction of two ovals and associated infrastructure (24,000m2 + 15,000m2)	$10,500,000
Carparking (5,400m2) and roadworks (2,000m2)	$2,000,000
Landscaping	$500,000
Site Services	$2,500,000
Planning, Design, Management and other Project Costs	$12,500,000
TOTAL	**$63,500,000**

Source: Department of State Growth, Tasmania

With construction commencing in 2025, and taking 18 months to complete, two thirds of this expenditure is expected in 2026, and the remaining third in the first half of 2026.

2.2 Operating expenditures

Once construction is completed, it is expected that the facility will begin operating at 50% capacity. This means that for the remainder of 2026 after construction is completed, half of the staff will begin working at the facility, for half the year. By the beginning of 2028, it is assumed that the facility will be running at 100% capacity, with all staff present. The timeline therefore is that 25% of the total eventual operating expenditures would be spent in 2026 (half the staff for half the year), 50% in 2027, and 100% from 2028 onwards.

In line with other AFL clubs, the facility is expected to not only act as the training base for the professional teams, but also to be the administrative centre for non-playing staff. There will be 121

office-based staff members, 65 of whom are for club administration, and 56 of whom are for team support, including coaches.

In line with other AFL teams, there is expected to be a squad of 40 AFL players, and 25 AFLW players, for a total of 65 playing staff. The average AFL player salary in 2022 was $406,000[4] while for AFLW players it was about $46,000[5]

The average salary of non-playing staff has been assumed to be $100,000 per annum.

TABLE 2: ANNUAL SALARY EXPENDITURE FOR TASMANIAN AFL CLUB

Position	Number of staff	Annual salary	Wages expenditure
AFL players	40	$406,000	$16,240,000
AFLW players	25	$46,000	$1,150,000
Non-playing staff	121	$100,000	$12,100,000
Total	**186**		**$29,490,000**

Source: Department of State Growth, Tasmania; SGS Economics & Planning

Based on a review of AFL club annual reports, it has been assumed that wages for all playing and non-playing staff represent two thirds of the total operational expenditure of AFL clubs. Therefore, a multiplier of 1.5 has been applied to derive the direct economic impact of the operation of the proposed facility. This means the operational expenditure is $44,235,000 p.a.

FIGURE 1: DIRECT CAPITAL AND OPERATING EXPENDITURE



Source: SGS Economics & Planning, 2023

[4] https://www.espn.com.au/afl/story/_/id/35662913/afl-players-rake-record-salaries-season-2022

[5] https://www.sportspromedia.com/decision-makers/politics-and-governance/aflw-cba-collective-bargaining-agreement-2022-player-salaries/?zephr_sso_ott=pKoPYF

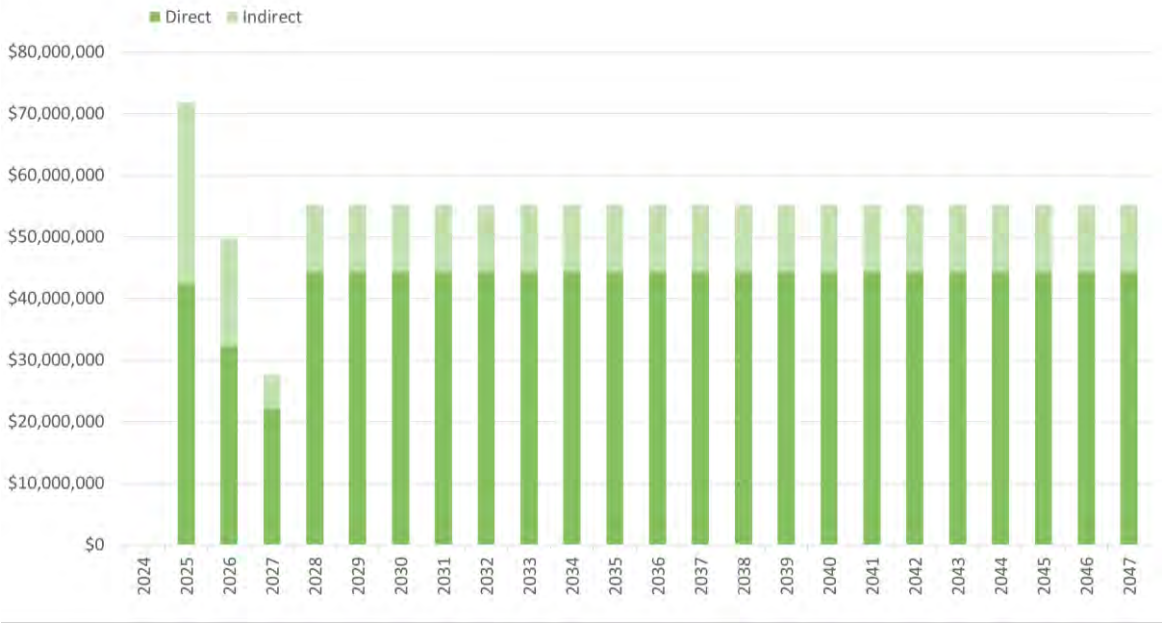
3. Total impacts

3.1 Regional income

The construction of the proposed facility indirectly stimulates the regional economy through the procurement of goods and services such as materials, labour and other inputs required during both the 18 month initial construction period. Likewise, once the facility has begun operating, it too indirectly stimulates the regional economy.

Including the direct impacts discussed above, the total impact on (Greater Hobart's) regional income of $55,160,000. The peak occurs during the construction phase in 2024, where the total economic impact on regional income is $71,755,000.

FIGURE 2: TOTAL REGIONAL INCOME



Source: SGS Economics and Planning, 2023

TABLE 3: GREATER HOBART'S REGIONAL INCOME TIMELINE

	2025	2026	2027	2028 onwards
Direct impact	$42,233,000	$32,225,000	$22,118,000	$44,235,000
Indirect impact	$29,422,000	$17,442,000	$5,463,000	$10,926,000
Total impact	**$71,755,000**	**$49,667,000**	**$27,581,000**	**$55,151,000**

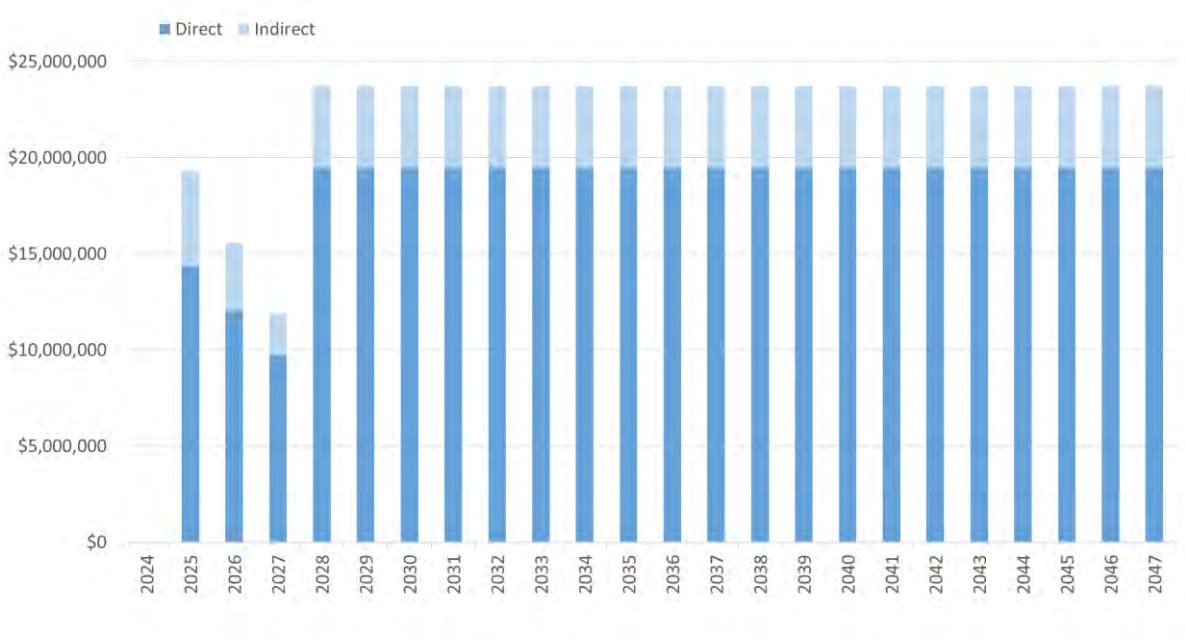
Source: SGS Economics & Planning 2023

3.2 Regional value added

The regional value added from the construction and operation of the proposed facility represents the direct impacts discussed in the previous chapter, as well as the flow-on impacts caused in the industries of their respective suppliers, in terms of their profits and the salaries and wages of those employed in these industries.

Including the direct impacts discussed above, from 2028 onwards, the total economic impact on regional value added is $23,710,000. The timeline of annual economic impacts is presented in Table 4 below.

FIGURE 3: DIRECT AND INDIRECT IMPACT ON REGIONAL VALUE ADDED



Source: SGS Economics & Planning, 2023

TABLE 4: REGIONAL VALUE ADDED TIMELINE

	2025	2026	2027	2028 onwards
Direct impact	$14,351,000	$12,041,000	$9,732,000	$19,463,000
Indirect impact	$4,953,000	$3,538,000	$2,123,000	$4,427,000
Total impact	**$19,304,000**	**$15,579,000**	**$11,855,000**	**$23,710,000**

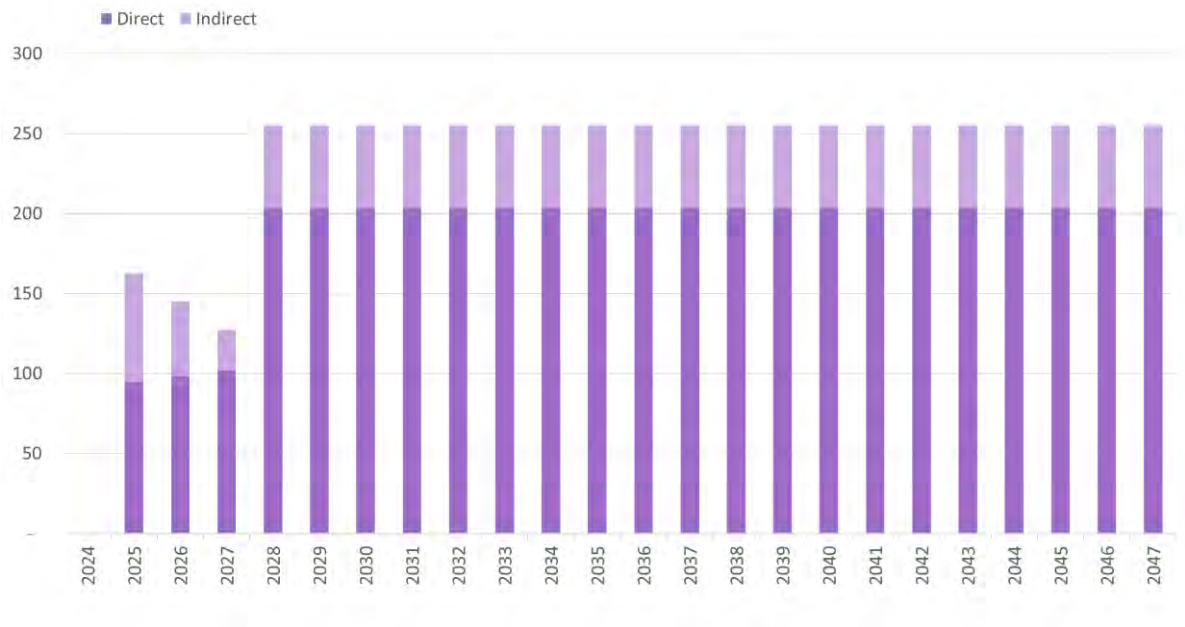
Source: SGS Economics & Planning 2023

3.3 Regional employment

The regional employment from the construction and operation of the facility includes the direct employment of players, coaches and other staff at the club. It also includes the flow-on employment generated in related industries. During the construction phase, this includes the employees of supplier industries such as materials providers and waste removal. Once the facility has begun operating, flow on employment would occur in related industries such as stadium management and television and radio coverage.

Including the direct impacts discussed earlier, the total impact on regional employment from this project is the creation of 255 jobs in 2028, which continue throughout the life of the facility. Jobs are also created during the construction phase of the project, and the annual timeline of the total impacts on regional employment are shown in Table 5.

FIGURE 4: DIRECT AND INDIRECT REGIONAL EMPLOYMENT



Source: SGS economics and Planning, 2023

TABLE 5: REGIONAL EMPLOYMENT TIMELINE

	2025	2026	2027	2028 onwards
Direct impact	95	98	102	203
Indirect impact	68	47	26	52
Total impact	**163**	**145**	**128**	**255**

Source: SGS Economics & Planning 2023

3.4 Impact by major industry groups

The capital expenditures on the proposed facility stimulate the Construction industry directly and indirectly, as discussed. Likewise, the operational expenditures once the facility is up and running, stimulate the Arts and Recreation Services industry. However, in many cases, the flow-on impacts into other industries outweighs the direct impacts of expenditure.

The following tables present the regional income, value added and employment by the industries most impacted. These are based on the ABS input-output tables by 1-digit industry for Tasmania.

TABLE 6: REGIONAL INCOME BY INDUSTRY

Industry	2025	2026	2027	2028 onwards
Arts and Recreation Services	$64,000	$1,922,000	$3,780,000	$7,560,000
Professional, Scientific & Technical Services	$3,099,000	$3,395,000	$3,692,000	$7,385,000
Information Media & Telecommunications	$851,000	$2,048,000	$3,245,000	$6,491,000
Manufacturing	$14,409,000	$8,550,000	$2,691,000	$5,383,000
Administrative & Support Services	$876,000	$1,751,000	$2,626,000	$5,253,000
Other industries	$52,457,000	$32,001,000	$11,545,000	$23,090,000
Total	**$71,755,000**	**$49,668,000**	**$27,581,000**	**$55,161,000**

Source: SGS Economics & Planning

TABLE 7: REGIONAL VALUE ADDED BY INDUSTRY

Industry	2025	2026	2027	2028 onwards
Arts and Recreation Services	$17,000	$821,000	$1,625,000	$3,250,000
Professional, Scientific & Technical Services	$834,000	$1,210,000	$1,587,000	$3,174,000
Information Media & Telecommunications	$229,000	$812,000	$1,395,000	$2,790,000
Manufacturing	$3,876,000	$2,517,000	$1,157,000	$2,315,000
Administrative & Support Services	$236,000	$682,000	$1,129,000	$2,258,000
Other industries	$14,112,000	$9,537,000	$4,962,000	$9,925,000
Total	**$19,304,000**	**$15,579,000**	**$11,855,000**	**$23,710,000**

Source: SGS Economics & Planning

TABLE 8: REGIONAL EMPLOYMENT BY INDUSTRY

Industry	2025	2026	2027	2028 onwards
Arts and Recreation Services	0	9	17	35
Professional, Scientific & Technical Services	7	12	17	34
Information Media & Telecommunications	2	8	15	30
Manufacturing	33	23	12	25
Administrative & Support Services	2	7	12	24
Other industries	119	86	53	107
Total	**163**	**145**	**128**	**255**

Source: SGS Economics & Planning

3.5 Town centre impacts

Once the facility is operating at full capacity from 2028 onwards, it is expected that all workers will be present at the facility, including playing and non-playing staff. These staff members would spend money in the local economy, i.e. the economy of the local government area that the proposed facility is built in. However, it is presumed that playing staff will have provided catering and therefore not be spending externally to the club facility. Therefore, the remaining 121 non-playing staff represent the pool of workers whose expenditure would stimulate the local economy.

The average Australian spent $18.52 on lunches, snacks and beverages during their workday, per week, in 2015[6]. This accounts for the range of expenditure of Australian workers, including those who don't spend any money on food and drink while they are at work, and amounts to $1,051 per year, when indexed to the 2022 value of $AUD. For the proposed facility, this means that by 2028, about $127,000 would be being spent in the local economy on food and beverages per year.

Note, this economic impact is not in addition to the previously discussed total impacts. Rather, it represents part of the flow-on or indirect economic impacts of the operation of this facility that were previously discussed.

[6] https://mccrindle.com.au/article/the-cost-of-work-what-we-pay-to-work/

MELBOURNE
Level 14, 222 Exhibition Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

CANBERRA
Level 2, 28-36 Ainslie Avenue
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART
PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

SYDNEY
209/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au





9. MOTIONS ON NOTICE

Nil

10. COUNCILLORS' QUESTION TIME

A Councillor may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

10.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a Councillor may give written notice to the Chief Executive Officer of a question in respect of which the Councillor seeks an answer at the meeting).

Nil

10.2 ANSWERS TO QUESTIONS ON NOTICE

Nil

10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Cr Mulder

1. My question relates to Clarence Council road priorities which are now several years old. The quarterly report in regard to our road priorities refers us to the Hobart City Deal website. I looked at what I believed to be the latest report there and there is not one Clarence Council road in there nor was there one Clarence Council road in the last State Government budget. Could you advise us Mr Mayor how the Clarence Council road priorities are progressing?

ANSWER
Taken on notice.

(Further information) At its meeting on 20 July 2020, Council resolved 8 road transport priorities and 4 active transport priorities.
It was noted in the council report that adopting a priority list of road infrastructure projects would allow council to provide an immediate response when requests for funding arise from State or Federal Government.
Due to the amount of detail involved, a separate briefing memo will be provided on the status of the individual projects.

2. Neither does the quarterly report make any mention of the Begonia Street sealing. Can you advise as to the progress and why it does not seem to be in any of the road projects in the report?

ANSWER
(Head of Infrastructure and Natural Assets) The design is progressing in terms of the sealing of the road and I will provide an update on that specific project. Page 88 of the quarterly report does note that the design is complete for Begonia Street road sealing project but I will confirm the status.

(Further information) Design works for the sealing and traffic calming in Begonia Street is complete and tender documentation is currently being prepared to enable an external contractor to be engaged. It is anticipated the project will be completed in 2024, subject to the tender approval process and contractor availability.

Cr Hunter
My question is in relation to organisational structure and staff resourcing. As far as ensuring our duty of care to the organisation and appropriate resourcing and being able to do that, could we have a more detailed breakdown of the different areas as well as the number of positions and the number of people in those positions.

ANSWER
Taken on notice.

(Further Information) A copy of the organisation chart at program level detailing full-time equivalent numbers was provided to Cr Hunter on 5 December 2023.

Cr Hulme
1. In response to a query from a resident about putting a yellow line to indicate parking restrictions on a section of road I was told that council's policy was not to provide such markings where restrictions already exist under traffic law such as within a certain distance of intersections but I have noticed that there are other places within our city where there are yellow line markings on corners and I wonder whether that is because we had a different policy when those line markings were installed?

ANSWER
(Head of Infrastructure and Natural Assets) It is probable that it is a legacy issue. We have an internal traffic working group to assess parking and restrictions and requests that come through, although we are trying not to have kilometres of yellow lines across the municipality because of cost, maintenance, look. We take due respect of road rules as they apply and people should not be parking in those areas. We can have the specific area investigated, if there is a yellow line on the road it has been there for a number of years with previous personnel considering that request.

2. My question relates to the Future of Local Government Review report. Do we know what the next steps would be in terms of looking at the recommendations of that report, there is nothing that will affect us in respect to proposed amalgamation but in terms of shared services what would be the next steps in progressing that?

ANSWER
(Chief Executive Officer) As you would be aware the consultation runs to 29 February 2024. We plan to use December and January at officer level to examine the 37 recommendations and develop our position on those and then circulate those to councillors, probably in January to workshop in early February. That will be a fairly substantial piece of work. In the background to all of that we haven't had contact yet from LGAT or other bodies in terms of coordinating responses.

(Mayor) I would like to commend the Hon Sue Smith AM and her team for a very comprehensive report and there were some very fine recommendations made.

Cr James

1. What is council's cash reserve at 30 June 2024?

ANSWER

Taken on notice.

(Further information) The total cash holdings of council at 30 June 2023 was $103.175M. This included monies held in daily transactional accounts, as well as monies placed in term deposits. However as per the audited financial statements of council, $58.101M was subject to restrictions, namely for employee provisions and reserves for (but not limited to) infrastructure renewal, public open space, car parking, and community services. $45.074M was therefore considered unrestricted at that time.

2. My question is regarding the Kangaroo Bay development precinct. In particular Kangaroo Bay boulevard. On page 12 of the quarterly report it says the process of sale of the land is ongoing. In answer to my question at the previous council meeting it said Council is anticipating presenting a development application before Christmas. In regard to the boulevard development at Kangaroo Bay could I have some clarification as to whether we are going to seek the sale of that land alternatively it will be on hold while the development application is submitted?

ANSWER

(Chief Executive Officer) I think it is difficult to conflate two issues with one on that site. As you would be aware, a person can lodge a development application with landowner's consent so clearly anything that came forward from Hunter Developments requires our consent before it goes any further and we haven't seen anything yet. The issue of the sale of the land is tied to the Preferred Developer Agreement and that is the next stage on. In the context of where things stand at the moment Hunter Developments are choosing to develop another D/A, another proposal for us to consider. One would assume that if that is supported by council through the development application process they will also want to discuss that in terms of the sale, equally they could go the other way around.

Cr Walker

1. My question is regarding consultation on the High Performance Centre that was recently undertaken by council. There is a substantial amount of community interest in this matter. Could you please specify when the community can expect the wider publication of the survey or some detail around that?

ANSWER

(Acting Head of Strategic Development, Communications and Engagement) The consultation results will go live after the council meeting of 11 December.

(Further information) While a full consultation report will be made available following the council meeting on Monday, 11 December, a summary of findings is included in the agenda report, in line with the data provided to Councillors at the workshop on Monday, 6 November, in order to fulfil the requirement to respond to the previously endorsed recommendation, as well as to assist in informing the officer's recommendation to Councillors.

A separate memo has also been circulated to *councillors*.

2. Mr Mayor, noting your concern around prolix preambles to questions but I think I need to put these assumption in as I make this. In relation to the fire levy which I believe council receives 4% if you like handling fee, I would assume that 1% is eaten up by credit card surcharges and I think that is being overly generous. I think you could suggest that the administration costs as far as adding to the rates bill would be generously costing this organisation 1% again so there is 2%. Noting that any outstanding debt council is accruing interest on. My question to the CFO is where am I getting it wrong assuming that council is getting about 2% clipping the ticket for this?

ANSWER
(Chief Financial Officer) Yes, your calculations are reasonably accurate. Last year, we received $270,000 so I would have to step out the final calculation but 1% for administration is probably light on.

(Question contd)
Just for clarification is this a burden (collecting fire tax) that you welcome in your role that you currently perform?

ANSWER
(Chief Financial Officer) It is not a bad percentage but we would need to look, to step it out.

Cr Goyne
1. Following on from my previous questions regarding vagrant animals. We currently have sheep that like to go for a stroll along Rifle Range Road every morning. They have no owners. They have been contained by members of the public because the public believes that they are probably better at managing it than council. Do we have plans in place for further managing vagrant animals which seems to be mainly in Sandford?

ANSWER
Taken on notice.

(Further information) As advised at the September meeting, Council has few options under current legislation to deal with animals (other than dogs) escaping and causing a nuisance except where they are on a road/road verge. It may be possible to address this issue during a by-law review in relation to animal management, which can be investigated in 2024.

2. There are some neat patchwork squares along South Arm Highway I have had people asking me what they are for because they are very symmetrical. Can I be enlightened about what their purpose is?

ANSWER
Taken on notice

(Further information) The square patches on South Arm Highway relate to geotechnical and service investigations recently completed to inform the detailed design of the Rokeby Bypass, being done on behalf of the Department of State Growth.

Cr Chong
Could we be advised where we are up to with the cat management policy discussions?

ANSWER
(Head of Regulatory Services) We planned for a workshop but there have been a number of higher priorities so we will arrange something for early in the New Year.

10.4 QUESTIONS WITHOUT NOTICE

A Councillor may ask a Question without Notice of the Chairman or another Councillor or the Chief Executive Officer. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will be recorded in the following Agenda.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, a Councillor or the Chief Executive Officer may decline to answer a question without notice.

11. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

11.1 APPLICATIONS FOR LEAVE OF ABSENCE
11.2 JOINT AUTHORITY MATTER
11.3 PROPERTY MATTER - RICHMOND
11.4 CONTRACTUAL MATTER
11.5 PERSONNEL MATTER

This report has been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- personnel matters;
- contracts and tenders for the supply of goods and services;
- proposals to acquire land or an interest in land or for the disposal of land;
- information provided to the council on the condition it is kept confidential; and
- applications by Councillors for a Leave of Absence;

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in "Closed Meeting" are to be kept "confidential" and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

"That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room".