

Prior to the commencement of the meeting, the Mayor will make the following declaration:

“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

COUNCIL MEETING
MONDAY 3 FEBRUARY 2020

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

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

1. APOLOGIES**2. CONFIRMATION OF MINUTES**

(File No. 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 13 January 2020 and the Special Council (Planning Authority) Meeting held on 22 January 2020, as circulated, be taken as read and confirmed.

3. MAYOR'S COMMUNICATION**4. COUNCIL WORKSHOPS**

In addition to the Aldermen'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

Presentation – Shopping Centre Development
Strategic Plan Consultation Process
Budget Process

DATE

20 January

Presentation Rokeby Stage 3 Planning Study
and the South East Traffic Solution
City Heart Projects
MOU on Waste - Southern Tasmanian Councils
Foreshore Trail Cleve Court
Budget Process

28 January

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE
(File No)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen 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.

6. TABLING OF PETITIONS

(File No. 10/03/12)

(Note: Petitions received by Aldermen are to be forwarded to the General Manager within seven days after receiving the petition).

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

7. 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 an Alderman 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.

7.1 PUBLIC QUESTIONS ON NOTICE

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

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

Mr D Griggs of Risdon Vale has given notice of the following question:

COUNCIL WATER CONSUMPTION

Will Council reduce its own water consumption in all its operations, can a review be done as to how this can happen? Also can this be publicly announced?

Mr T Chick of Mornington has given notice of the following questions

- 1. ALTERNATIVE VENUES FOR COUNCIL MEETINGS**
Has Council considered alternative locations to hold meetings where attendance is expected to overflow, and if not, why?
- 2. NEW COUNCIL PREMISES**
I am aware that Council has been considering constructing and moving to new chambers for some time, as it is painfully obvious the existing chambers are inadequate. Is there any meaningful timeframe Council can offer as to when this can feasibly occur?

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

The General Manager provides the following answers to Questions taken on Notice from members of the public at previous Council Meetings.

BELLERIVE OVAL CONSOLIDATION OF PERMITS

At Council's Meeting of 13 January 2020 Mrs Marsh of Bellerive asked the following question

Permit Condition 36 for Bellerive Oval consolidation of permits 2019 stated that external facing signs are not to be displayed without separate approval. Has approval been granted for the external facing signs in Derwent and Church Street, if so, what is the reason for approving them?

ANSWER

The General Manager advised that approval for those signs was granted prior to Christmas and approval was granted because he thought it was reasonable to do so in the circumstances of the events coming up.

Council officers will write to Mrs Marsh clarifying the basis upon which the signage approval was given in accordance with the recent development permit.

7.4 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.

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No 10/03/04)

(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)

9. MOTIONS ON NOTICE

Nil

10. 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.

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

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

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

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representatives: Ald James Walker
(Ald Luke Edmunds, Deputy Representative)

Quarterly Reports

September and December Quarterly Reports pending

Representative Reporting

- **TASWATER CORPORATION**

The Mayor will table the Quarterly Report to Owners' Representatives to 31 December 2019.

- **GREATER HOBART COMMITTEE**

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 13, 20 and 27 January 2020 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 13, 20 and 27 January 2020 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

11.3 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:

**11.3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2019/003802 – 80
BURTONIA STREET, ROKEBY - 48 LOT SUBDIVISION**
(File No)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 48 Lot Subdivision at 80 Burtonia Street, Rokeby.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential land subject to the Parking and Access, Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a discretionary development.

LEGISLATIVE REQUIREMENTS

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

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 5 February 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- Closure of underground crossing;
- Lack of public consultation when land rezoned;
- Inappropriate use former public land;
- Loss of public open space;
- Shared path too narrow; and
- Footpath only one side of proposed road;

RECOMMENDATION:

A. That the Development Application for 48 Lot Subdivision at 80 Burtonia Street, Rokeby (C1 Ref PDPLANPMTD-2019/003802) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. AMENDED PLANS – [the multi-user path increased to a minimum

width of 3m along Tollard Drive and Lot 38 shown as a drainage reserve]

3. ENG A1 – NEW CROSSOVER
4. ENG M2 – DESIGNS SD include additional dot point ‘Burtonia Street upgrades including children crossing’
5. ENG R1 – ROAD NAMES
6. ENG R5 – ROAD EXTENSION
7. ENG 10 – UNDERGROUND SERVICES
8. ENG R2- URBAN ROAD
9. ENG S4 – STORMWATER CONNECTION
10. ENG S1 – INFRASTRUCTURE REPAIR
11. All stormwater for the development must be designed and constructed to include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council for approval by the relevant / delegated officer for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime / replacement requirements for any treatment facilities.
12. ENG M7 – WEED MANAGEMENT
13. GEN POS 4 – POS CONTRIBUTION [5%] [1-48]
14. PROP 3 – TRANSFER include after “to be acquired by the Highway Authority”, “drainage reserve”.
15. To prevent unauthorised vehicular access to the drainage reserve (Lot 38), the perimeter of the lot must be provided with appropriate vehicular access deterrents (fences or bollards). The access point must be obstructed with 100mm (min) diameter posts set 1.2m (max) apart. Two posts must be removable but capable of being locked in position. The design of vehicular deterrents must be approved by Council’s Group Manager Engineering Services prior to installation.
16. ENG M8 – EASEMENTS
17. The development must meet all required Conditions of Approval

specified by TasWater notice, dated 13 December 2019 (TWDA - PDPLANPMTD-2019/003802).

- 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 Housing Land Supply Act 2018 (the Act) enabled part of the land at 80 Burtonia Street to be rezoned from Recreation to General Residential. At the Minister's direction in 2018 the Scheme was amended to include the Rokeby Housing Land Supply Land Order Specific Area Plan to be incorporated into the Scheme.

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 certain Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 10 – General Residential Zones;
 - Section E6.0 – Parking and Access Code;
 - Section E7.0 - Stormwater Management Code; and
 - Section F16.0 – Rokeby Housing Land Supply Order Specific Area Plan;

- 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 comprised of three titles and has a total site area of 2.8ha, all of which are owned by the Department of Housing. The site forms part of the former Department of Housing's public subdivision of Rokeby in the 1970's. The site is a currently undeveloped and contains grassland with some trees on the eastern part of the site. An existing pedestrian underpass under Burtonia Street is located in the south eastern corner of the site.

The surrounding area consists of Rokeby Primary School to the east and residential development to the north, south and west.

3.2. The Proposal

The proposal is for a 48 lot subdivision which includes the construction of a new road between Hart Place and Burtonia Street. The application includes the creation of a 2296m² lot for the purposes of multiple dwellings. A separate permitted development application for multiple dwellings on the site is currently being assessed.

The application includes the removal of the existing underpass under Burtonia Street located in the south eastern corner of the site. The area directly adjacent to the underpass is proposed to be used as stormwater detention and management for the subdivision.

A new children's crossing on Burtonia Street is proposed to replace the underpass. The applicant has discussed the removal of the underpass with the school and has advised that the school has no objection to its removal.

4. PLANNING ASSESSMENT**4.1. Determining Applications {Section 8.10}**

8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(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 ss57(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.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the General Residential Zone and Parking and Access, Stormwater Management Codes and the Rokeby Housing Land Supply Order Specific Area Plan with the exception of the following.

Rokeby Housing Land Supply Order Specific Area Plan

- The proposal is inconstant with Clause F16.8.6.1 A4 because the long axis of Lots 44, 46, 47 & 48 are not orientated between 30 degrees west of true north and 30 degrees east of true north.

Performance Criteria	Proposal
Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:	
(a) the size, shape and orientation of the lots;	The lots orientated to allow for reasonable solar orientation of future dwellings, and in the case of Lot 44 & 48 have a larger area which will allow for multiple dwellings to be arranged and adequately spaced to ensure good solar access.
(b) the topography of the site;	The land is generally flat and there are no topographical considerations that would reduce available solar access.
(c) the extent of overshadowing from adjoining properties;	There is no development on adjoining properties which will overshadow these lots.
(d) any development on the site;	The site is vacant.

(e) the location of roads and access to lots; and	Roads surround the proposed Lots 46, 47 & 48 to the north and Lots 44 and 46 to the east and will ensure good unobstructed sunlight from these aspects.
(f) the existing pattern of subdivision in the area.	While there is no defined pattern of the surrounding area, the lots directly south are generally orientated east/west.

Rokeby Housing Land Supply Order Specific Area Plan

- Clause F16.8.6.2 P1 as the subdivision includes a new road.

Performance Criteria	Proposal
The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by Council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; and	Council has not adopted a road network plan. Council's engineers consider that the proposed road design is appropriate and provides a legible vehicle and pedestrian network through the site. The proposal provides a connecting road from Burtonia Street and Hart Place and a 2.5m wide multi-user path is provided around the perimeter of the site. The proposal provides connectivity to the surrounding road and pedestrian network. The proposal includes the removal of the underpass, however, access to the school will be provided in the form of a new school crossing. The site is located to the south of a local shopping centre and community health centre. Tollard Drive is on a public bus route. Council's engineers are satisfied that the layout contributes to the safe movement of pedestrians, cyclists and public transport. A 2.5m multi-user path is provided on Tollard Drive, Hart Place and Burtonia Street which meets this requirement. However, Council's engineer considers that as Tollard Drive is an arterial road the path should be increased to a minimum width of 3m along Tollard Drive. The site is generally flat and provides for ease of access for all levels of access. N/A

(j) the future subdivision potential of any balance lots on adjoining or adjacent land.	
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General Residential Zone

- Clause 10.6.3 A1 relating to the provision of public open space as there is not Acceptable Solution.

Performance Criteria	Proposal
(a) (g) and (i)	Not applicable as Public Open Space is not required.
(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.	The subject site is located within the existing residential area and will be afforded the highest level of access to both local and regional recreational opportunities. It is considered that the development will, or is likely to, increase residential density creating further demand on Council's POS network and associated facilities. Sections 116 and 117 of the Local Government Building and Miscellaneous Provisions Act 1993 (LGBMP) provides for a maximum of up to 5% of the value of the entire site to be taken as either public open space land or cash in lieu. It is appropriate that the proposal contributes to the enhancement of Council's POS network and associated facilities. The site is well connected to and located in proximity to Council's established open space network and for this reason it is considered that additional POS land is not required in this instance. It is however, recommended that a cash contribution in lieu of POS representing 5% of each additional lot be conditioned as part on any approval. This contribution represents the increased demand for POS generated by the proposal and not the entire site the subject of the application.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 2 representations were received. The following issues were raised by the representors:

5.1. Closure of underground crossing

Concern was raised that the closure of the underground underpass will result in an increase in risk to children walking to and from Rokeby Primary School.

- **Comment**

The removal of the underpass is proposed to be replaced by a children's crossing directly opposite the entrance to Rokeby Primary School. Both Council's engineers and the school are supportive of this approach and it considered that the children's crossing provides for a safe crossing over Burtonia Street.

5.2. Lack of public consultation when land rezoned

Concern was raised that the site was rezoned without any public consultation.

- **Comment**

The State Government rezoned the site under its Housing Land Supply Act 2018 and whether the consultation was adequate or not, is not relevant to the assessment of this application.

5.3. Inappropriate use former public land

Concern was raised that the land that was originally set aside for public purposes then rezoned for residential purposes.

- **Comment**

Consideration of whether the rezoning of this land was appropriate is not relevant to the assessment of this application.

5.4. Loss of public open space

Concern was raised that the proposal will result in the loss of public open space for the area and that land should be provided for this purpose.

- **Comment**

The site was is not public open space, rather, undeveloped land owned by the Department of Housing. Prior to the site being rezoned in 2018, it was zoned Local Business and Public Open Space.

Given the proximity of the site to large areas of public open space, land for this purpose is not required to be provided as part of the application.

5.5. Shared path too narrow

Concern was raised that the multi-user path along Tollard Drive should be 2.5m to be consistent with other sections of Tollard Drive.

- **Comment**

Council's engineers consider that the multi-user path along Tollard Drive should be increased to 3m in width. It is recommended that amended plans be required showing the above.

5.6. Footpath only one side of proposed road

Concern was raised that the proposed new road should include a footpath on both sides of the road.

- **Comment**

The road layout shows a path down the west side only. This is considered to be acceptable and meets the standards of our Local Highways Standard Requirements By-law 2 of 2014.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan or any other relevant Council policy, including the Local Highways Standard Requirements By-law 2 of 2014.

Developer contributions are required to comply with the Public Open Space Policy.

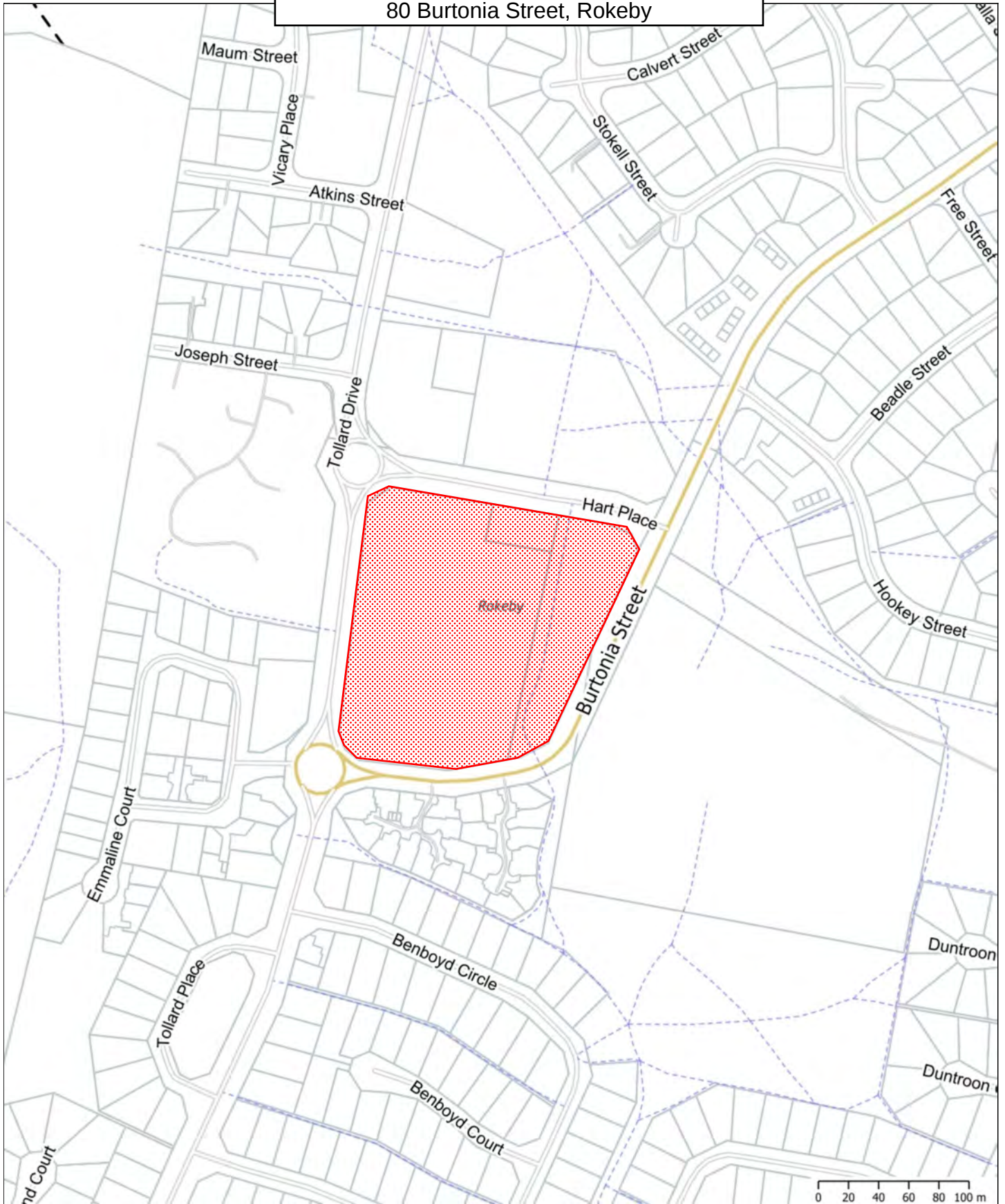
9. CONCLUSION

The proposal is for a 48-lot subdivision at 80 Burtonia Street and is recommended for conditional approval.

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

Ross Lovell
MANAGER CITY PLANNING

Attachment 1
Site plan
80 Burtonia Street, Rokeby



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.

17/01/2020

1:3520

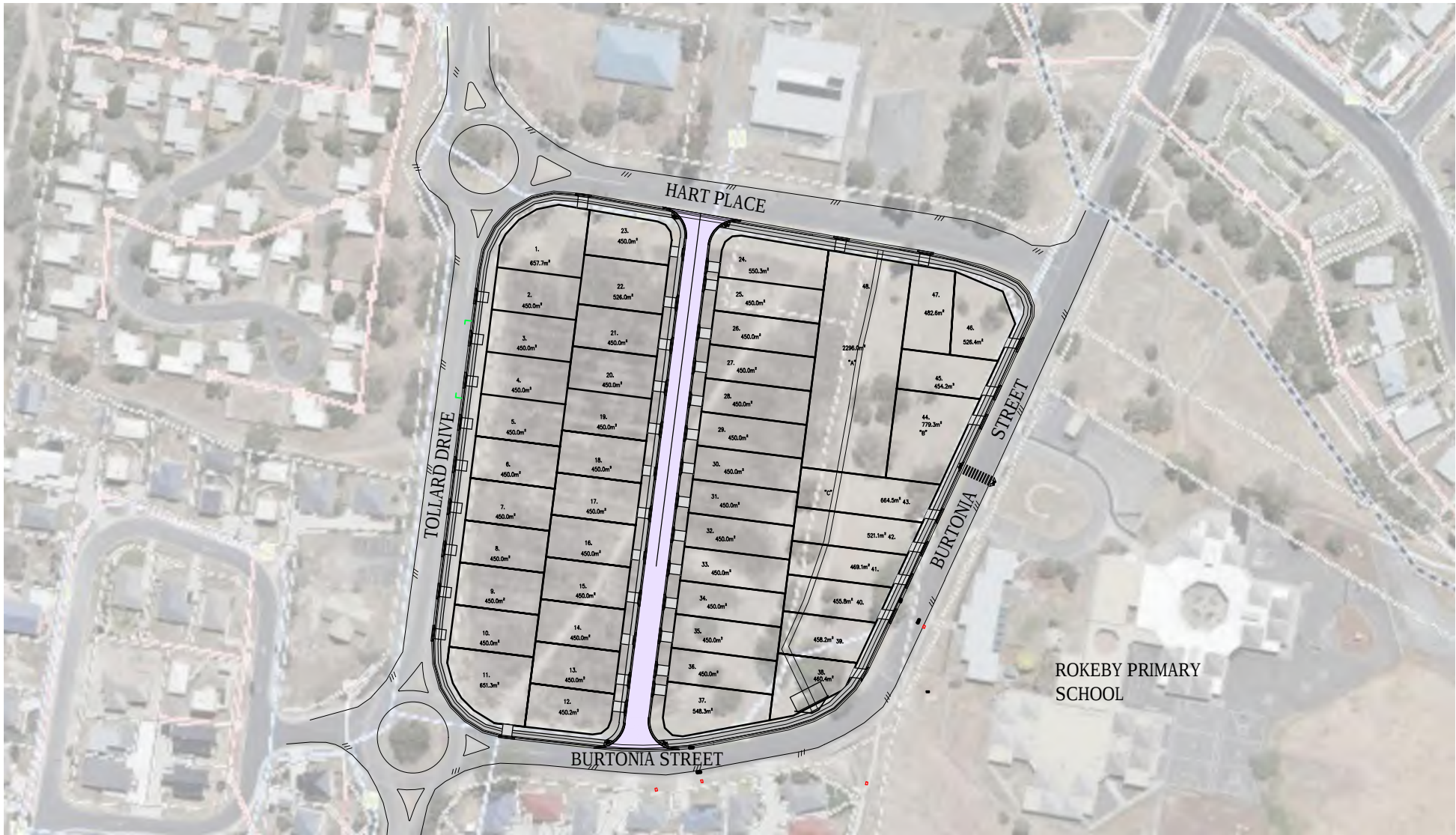


MISSION AUSTRALIA
PROPOSED 48 LOT SUBDIVISION
80 BURTONIA STREET,
ROKEBY, TASMANIA 7019

Attachment 2

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL.
COLOUR. ALDANMARK CONSULTING ENGINEERS
ACCEPTS NO LIABILITY ARISING FROM FAILURE TO
COMPLY WITH THIS REQUIREMENT.

SHEET	DRAWING	ISSUE	DATE
C0.01	INDEX, NOTES AND OVERALL PLAN	D	12/11/2019
C1.01	DETAIL PLAN - OVERALL SITE PLAN	D	12/11/2019
C1.03	DETAIL PLAN - SHEET 2	D	12/11/2019
C1.04	DETAIL PLAN - SHEET 3	D	12/11/2019
C1.05	DETAIL PLAN - SHEET 4	D	12/11/2019
C2.01	STORMWATER SECTIONS - SHEET 1	D	12/11/2019
C2.02	STORMWATER SECTIONS - SHEET 2	D	12/11/2019
C2.03	STORMWATER SECTIONS - SHEET 3	D	12/11/2019



OVERALL PLAN
SCALE 1:100 (A1)

HALF SCALE PRINT



BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDER GROUND SERVICES ARE
APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE
PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO
GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
D	DEVELOPMENT APPROVAL	12/11/2019			
C	DEVELOPMENT APPROVAL	16/09/2019			
B	FOR COMMENT	5/09/2019			
A	DEVELOPMENT APPROVAL	13/08/2019			



Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

CLIENT:	MISSION AUSTRALIA	SHEET:	OVERALL PLAN, INDEX AND NOTES	DRAWN:	NM	DESIGNED:	NM	VERIFIED:	~	DATE:	12/11/2019
ADDRESS:	80 BURTONIA STREET ROKEBY, TAS 7019	PROJECT:	PROPOSED SUBDIVISION	SCALE:	1:1000	SIZE:	A1	TOTAL SHEETS:	9		
ISSUE:	DEVELOPMENT APPROVAL	PROJECT No.	19E96-4	SHEET No.	C0.01	REV No.	D				

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LEGEND

NEW STORMPRO OR EQ. STORMWATER MAIN

DN150 SN8 uPVC STORMWATER

NEW STORMWATER PROPERTY CONNECTIONS AS PER TSD-SW25-V1. TYPICAL.

NEW DN150 SN8 SWJ SEWER MAIN

NEW DN100 DWV SN10 SEWER PROPERTY CONNECTIONS TO SURFACE AS PER MRWA-S-301,302. TYPICAL.

DN100 mPVC "BLUE RHINO" PN16 WATER MAIN OR APPROVED EQ.

CONCRETE STORMWATER MANHOLE WITH CLASS "D" LID AS PER TSD-SW02-V1.

CONCRETE SEWER MANHOLE AS PER SEW-1300-V. CLASS D LID AND COVER

SINGLE SIDE ENTRY PIT "TYPE 3" AS PER TSD-SW09-V1.

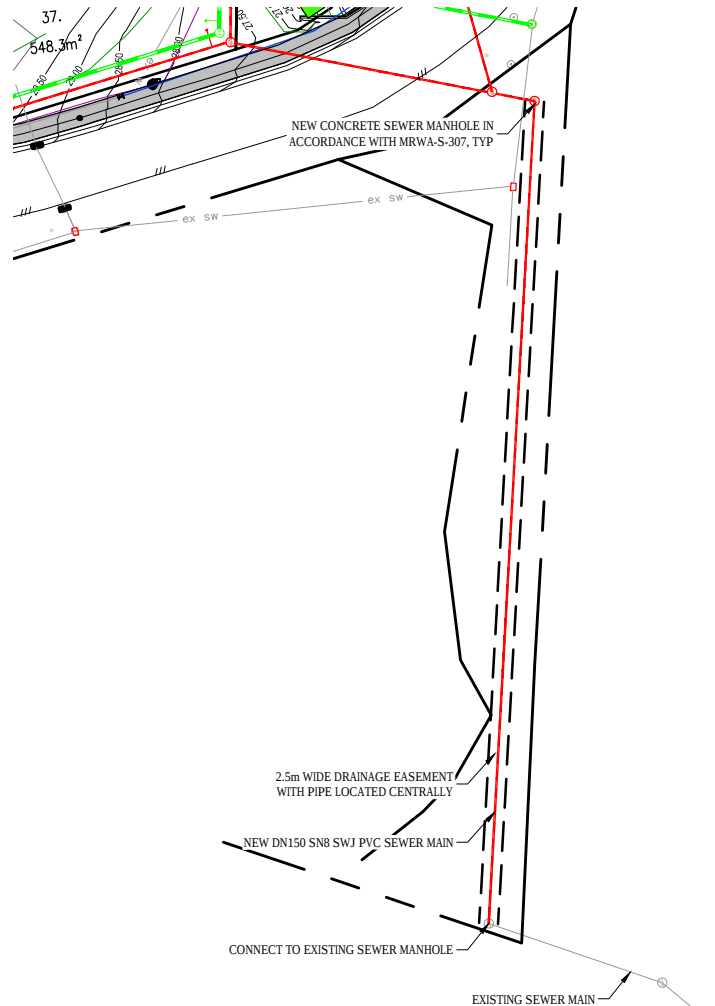
ID 20mm WATER METER INCL. OF BACKFLOW PREVENTION AS PER TWS-W-0002.

IN-LINE STOP VALVE IN ACCORDANCE WITH TW-W-306

NEW FIRE PLUG AS PER TW-W-306, 311 & 312



JOINS ADJACENT



ROKEBY PRIMARY SCHOOL

DETAIL PLAN
SCALE 1:500 (A1)

TASWATER DEMANDS
SEWER
Q_{ADWF} = 0.250 L/s
Q_{PDWF} = 1.723 L/s
Q_{BDI} = 2.34 L/s
Q_{PDWF} = 4.31 L/s

WATER
PSD = 4.59 L/s (48 LOTS)

ALLOW TO CONNECT TO EXISTING 525mm MSC/L WATER MAIN WITH NEW DN100 mPVC PN16 WATER MAIN

ALLOW TO CONNECT TO EXISTING 100mm AC WATER MAIN WITH NEW DN100 mPVC PN16 WATER MAIN

NEW DN32(LD) HDPE SR11 PN16 WATER CONNECTION FOR MULTI DEVELOPMENT LOT FROM EXISTING MAIN AS PER TASWATER STANDARD TWS-W-0002

NEW DN20(LD) HDPE SR11 PN16 FROM EXISTING MAIN AS PER TASWATER STANDARD TWS-W-0002

NEW SCHOOL CROSSING TO COUNCILS SATISFACTION. NEW KERB RAMPS AS PER TSD-R18 TO NEW PEDESTRIAN CROSSING

UPGRADE EXISTING SEP TO TYPE 3 AS PER TSD-SW09, TYP

ALLOW TO CONNECT TO EXISTING WATER MAIN AND REALIGN AS SHOWN. EXISTING MAIN TO REMAIN INSIDE BOUNDARIES WITH AN EASEMENT WITH THE PIPE LOCATED CENTRALLY IN ACCORDANCE WITH TASWATER SUPPLEMENT

END OF LINE GPT
70m² OF DETENTION STORAGE INCL. PSORB STORM FILTERS

NEW DN300 STORMPRO STORMWATER MAIN
NEW CONCRETE STORMWATER MANHOLE OVER EXISTING COUNCIL MAIN. INVERT 24.577 PROVIDED BY NSS TO CCC IN PREVIOUS SURVEY

EXISTING UNDERPASS FACILITY TO BE REMOVED

NEW DN150 SN8 SWJ PVC SEWER MAIN

NEW KERB RAMPS AS PER TSD-R18

NEW CONCRETE STORMWATER MANHOLE IN ACCORDANCE WITH TSD-SW25, TYP

NEW CONCRETE SEWER MANHOLE IN ACCORDANCE WITH MRWA-S-307, TYP

NEW DN100 mPVC PN16 WATER MAIN

ALLOW TO CONNECT TO EXISTING 150mm AC WATER MAIN WITH NEW DN100 mPVC PN16 WATER MAIN

ALLOW TO CONNECT TO EXISTING 525mm MSC/L WATER MAIN WITH NEW DN100 mPVC PN16 WATER MAIN

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
D	DEVELOPMENT APPROVAL	12/11/2019			
C		16/09/2019			
B	FOR COMMENT	5/09/2019			
A	DEVELOPMENT APPROVAL	13/08/2019			



Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

CLIENT:
MISSION AUSTRALIA
ADDRESS:
80 BURTONIA STREET
ROKEBY, TAS 7019

SHEET:
DETAIL PLAN - OVERALL SITE PLAN
PROJECT:
PROPOSED SUBDIVISION
ISSUE:
DEVELOPMENT APPROVAL

HALF SCALE PRINT



BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NM	NM	NM	12/11/2019
SCALE:	SIZE:	TOTAL SHEETS:	REV No.
1:500	A1	9	
PROJECT No.	SHEET No.	REV No.	
19E96-4	C1.01	D	

Attachment 3



Aerial photo of the site and surrounding area

**11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2019/004774 – 1
MONIQUE STREET, HOWRAH - 1 LOT SUBDIVISION**

File No

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for a 1 Lot Subdivision at 1 Monique Street, Howrah.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Landslide Hazard Area (Medium), Bushfire Prone Area, Natural Assets (High), Landslide Hazard Area (Low), Stormwater Management and Parking & Access Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a discretionary development.

LEGISLATIVE REQUIREMENTS

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

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 5 February 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- Boundary adjustment impacts; and
- Environmental values.

RECOMMENDATION:

- A. That the Development Application for 1 Lot Subdivision at 1 Monique Street, Howrah (CI Ref PDPLANPMTD-2019/004774) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN F5 – PART 5 AGREEMENT [Lot 2 may not be the subject of residential development].

3. ENG M2 – DESIGNS SD, delete ‘road design (including line marking)’, ‘road stormwater drainage’.
 4. ENG M8 – EASEMENTS
 5. ENG S1 – INFRASTRUCTURE REPAIR
 6. ENG S4 – STORMWATER CONNECTION
 7. All lots with combined right-of-way accesses must be provided with a 3.6m wide (minimum) sealed access from the road carriageway for the distance that the access will be used for both lots. A 4.0m wide (minimum) gravel access way must be constructed over the remaining length of the right-of-way.
 8. The development must meet all required Conditions of Approval specified by TasWater notice, dated 20/12/19 (TWDA 2019/01595-CCC).
- 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

Application was made and approved in 2010 for a minor boundary adjustment, D-2010/61, to the western side boundary of 10 Monique Street for the purpose of wholly containing the land comprising the driveway and associated retaining wall within the boundaries of the telecommunications site (1a Monique Street). The boundary adjustment required the transfer of 22m²

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential and Environmental Living 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 8.10 – Determining Applications
- Section 10 – General Residential Zone;
- Section 14.0 – Environmental Living Zone;
- Section E1.0 – Bushfire Prone Area Code;
- Section E3.0 – Landslide Code;
- Section E6.0 – Parking & Access Code.
- Section E7.0 – Stormwater Management Code.
- Section E27.0 – Natural Assets 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 an irregular lot (CT Ref: 15775/5), located in and accessed from the Monique Street cul-de-sac.

The site is vacant, heavily vegetated and adjoins a large (196,700m²) area of public open space located at 17 Watton Place and smaller area (4,700m²) of public open space located at 8 Merindah Street.

The site is otherwise surrounded by residential development with single dwellings prevailing in the surrounding area.

3.2. The Proposal

The proposal is for a 1 lot subdivision along the General Residential Zone boundary within the lot to separate the Environmental Living zoned area, creating a 1995m² General Residential ordinary lot and a 4540m² internal Environmental Living lot.

There are no proposed works associated with the proposal, access to each of the lots would be via a proposed private right of way on Lot 1 up to the boundary of Lot 2. A variable width service easement would be included in the right-of-way. A new water connection would come from the existing main and a new sewer connection from the existing sewer manhole.

The proposed subdivision along the General Residential and Environmental Living zone boundary would provide for appropriate future residential development and while providing additional protection for the Environmental Living zoned area which is covered by the Natural Assets Code (High).

4. PLANNING ASSESSMENT

4.1. Determining Applications {Section 8.10}

8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(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 ss57(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.

4.2. Subdivision {Section 9.7}

9.7.3 Land may be subdivided along the zone boundaries. Despite clause 8.9.1(b), a subminimum lot created from subdivision along zone boundaries may, after consideration of the matters in clause 8.10, be approved at the discretion of Council. With the exception of subdivision of land abutting Ringwood Road, Lauderdale or Mannata Street, Lauderdale, any subminimum lot created may not be the subject of residential development.

Section 9.7.3 of the Scheme provides that land may be subdivided along the zone boundaries to create a sub-minimum lot except that any such sub-minimum lot cannot be the subject of residential development. In this case, the Environmental Living Zoned Lot 2 will be sub-minimal and therefore cannot be developed for a dwelling. The applicant is aware of this.

Registration of a Part 5 Agreement on Lot 2 to this effect, would ensure

recognition of this requirement.

4.3 Compliance with Zone and Codes

Clause 9.7.3 provides for a discretionary approval for a subdivision along a zone boundary, creating a subminimum lot. The proposal otherwise meets the Scheme's relevant Acceptable Solutions of the applicable Zones and Codes with the exception of the following:

General Residential Zone

- **Clause 10.6.1 A1** – The proposed Lot 1 would be 1995m².

Performance Criteria	Proposal
The size of each lot must satisfy all of the following: (a) variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints;	Complies - The proposed Lot 1 would exceed the maximum lot size of 1000m ² specified in Table 10.1. However, the Table states that the maximum lot size does not include any fee simple access strip and any balance lots or lots designated for multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses. Owing to this, the proposed Lot 1 is considered to constitute the balance lot and compliance with the Performance Criteria is achieved.
(b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.	N/A – there are no Local Area Objectives or Desired Future Character Statements for the Area.

General Residential Zone

- **Clause 10.6.3 A1** – A public open space contribution for Lot 1 is not proposed.

Performance Criteria	Proposal
The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;	Does not comply – No public open space is proposed.
(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;	N/A – as above.
(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;	N/A – as above.
(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;	N/A – as above.

(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;	N/A – as above.
(f) provides for a legible movement network;	N/A – as above.
(g) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;	N/A – as above.
(h) Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.	Does not comply – as the proposal does not increase the potential for residential demand, a public open space contribution is not considered appropriate.
(i) new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following: (i) the width of the way; (ii) the length of the way; (iii) landscaping within the way; (iv) lighting; (v) provision of opportunities for 'loitering'; (vi) the shape of the way (avoiding bends, corners or other opportunities for concealment).	N/A – as above.

Environmental Living Zone

- **Clause 14.5.1 A1** – The proposed Lot 2 would be 4540m².

Performance Criteria	Proposal
There is no performance criteria.	Does not comply - The proposed Lot 2 does not meet the required 20ha minimum specified under the Acceptable Solution. As per the above, Special Provision Clause 9.7.3 provides that a sub-minimum lot can be created along a zone boundary. This over-rides the requirements of the performance criteria.

Environmental Living Zone

- **Clause 14.5.1 A2** – The proposed Lot 2 does not provide a building area that meets setback requirements and is not subject to codes.

Performance Criteria	Proposal
The design of each lot must contain a building area able to satisfy all of the following: (a) is reasonably capable of accommodating residential use and development;	Complies - while the proposed Lot 2 does not show a building area on the Title, the Lot cannot be used for a residential use and therefore does not need to be capable of accommodating such a use as listed in the Performance Criteria.
(b) meets any applicable standards in codes in this planning scheme;	Complies - As the Lot is covered by the Natural Assets Code (High), any future application for development will require a Natural Values Assessment prepared by a suitably qualified person. Such a report would ensure development satisfies the requirements of the code. The lot is also covered by the Landslide Hazard Code and the Bushfire Prone Area Code which is discussed under the Codes.
(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;	N/A – no future residential development is provided for.
(d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;	N/A – as above.
(e) is located to minimise environmental impacts.	N/A – as above.
(f) is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter non-sensitive use of that land, and the separation distance is no less than: (i) 40m from land zoned Rural Resource; (ii) 80m from land zoned Significant Agriculture;	N/A
(g) is setback from land zoned Environmental Management to satisfy all of the following: (i) there is be no significant impact from the development on environmental values; (ii) the potential for the spread of weeds or soil pathogens onto the land	N/A

zoned Environmental Management is minimised; (iii) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Management; (iv) there are no reasonable and practical alternatives to developing close to land zoned Environmental Management.	
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Environmental Living Zone

- **Clause 14.5.1 A4** – The proposed Lot 2 is an internal lot.

Performance Criteria	Proposal
An internal lot must satisfy all of the following:	Complies - It is proposed that Lot 2 is accessed via a private right-of-way over Lot 1. Lot 1 has existing direct access from Monique Street.
(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;	
(b) it is not reasonably possible to provide a new road to create a standard frontage lot;	Complies – the existing access is from the Monique Street cul-de-sac.
(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;	Complies – given the existing dual zoning of the site, the proposal is considered to constitute an appropriate subdivision.
(d) the lot will contribute to the more efficient utilisation of environmental living land;	Complies – as a result of the proposal, Lot 2 can be used or developed in accordance with the Scheme without compromise from the residential use of the General Living zoned portion. The existing dual zoning hinders use of the site currently as development is subject to dual zoning controls.
(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;	N/A – no residential development is possible.
(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;	Complies – Council’s Engineers have reviewed the proposal and have recommended a condition, should approval be granted, that a 3.6m wide (minimum) access way be provided.
(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;	Complies – the proposed right-of-way provides adequate passing.
(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;	Complies – the proposed right-of-way would provide access to Lot 2 only.
(i) a sealed driveway is provided on the access strip	Complies – Council’s Engineers have

prior to the sealing of the final plan.	recommended a condition, should approval be granted, that the driveway be finished with gravel.
(j) the lot addresses and provides for passive surveillance of public open space and public rights-of-way if it fronts such public spaces.	N/A – while Lot 2 fronts public space, there is no change as a result of the proposal.

Environmental Living Zone

- **Clause 14.5.3 A1** – No public space contribution is proposed for Lot 2.

Performance Criteria	Proposal
The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;	Does not comply – No public open space is proposed.
(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;	N/A – as above.
(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;	N/A – as above.
(d) topographical and other physical conditions of the site are appropriately accommodated in the design;	N/A – as above.
(e) the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;	N/A – as above.
(f) the route of new equestrian ways has regard to any equestrian trail plan adopted by the Planning Authority.	N/A – as above.

Environmental Living Zone

- **Clause 14.5.3 A2** – A public open space contribution for Lot 2 is not proposed.

Performance Criteria	Proposal
Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.	Does not comply – as the proposal does not alter the potential for residential development, a public open space contribution is not considered appropriate.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 2 representations were received. The following issues were raised by the representors.

5.1 Boundary adjustment impacts

Concern is raised that the proposal is for a rezoning to General Residential which may lead to increased traffic in Monique Street, inhibit vehicular access to the nearby telecommunications tower and result in an increased possibility of multiple dwellings.

- **Comment**

Although the proposal is not for a rezoning, the proposed subdivision could facilitate a future application for development of the General Residential Zone (proposed Lot 1). An application would accordingly require assessment against the Scheme at that time. The current proposal does not alter the potential for developments in the General Residential zoned area of the site.

An assessment against the requirements of the Parking & Access Code would occur at this time and accordingly potential traffic impacts would be reviewed by Council's Engineers.

5.2 Environmental values

Concern is raised that the proposed subdivision will have a negative impact upon wildlife at the site and adjoining reserve. Environmental values in Clarence are raised broadly as an issue by another representor who would like to see the site remain as a single lot to reduce the potential for increased residential development on the proposed Lot 1.

- **Comment**

Lot 1 is not subject to the Natural Assets Code and accordingly there are no planning controls to protect vegetation on the Lot.

Lot 2 however is covered by the high level of the Natural Assets Code which will ensure that environmental values are maintained. Given that the proposed Lot 2 is a sub-minimum lot, it may not be the subject of residential development. As mentioned above, the ability for residential development at the site will not increase as a result of the current proposal. Therefore, there are no anticipated effects on biodiversity of this area.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, who have provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

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

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.

The site is within an established residential area and adjoining public open space. It is considered that the potential development resulting from an approval of this application will not have an impact upon demand on Council's open space network and associated facilities.

No public open space land is proposed to be provided to Council as part of this application nor is it considered desirable to require it on this occasion as it does not change the residential potential.

As there is no increase in demand resulting from this application, the matter of either public open space or a cash-in-lieu of contribution would be dealt with as part of a future application for subdivision of the proposed General Residential lot.

9. CONCLUSION

The proposal is for a 1 lot subdivision (1 existing lot into 2 lots) at 1 Monique Street, Howrah. The proposal satisfies the relevant requirements of the Scheme and is recommended for conditional approval.

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

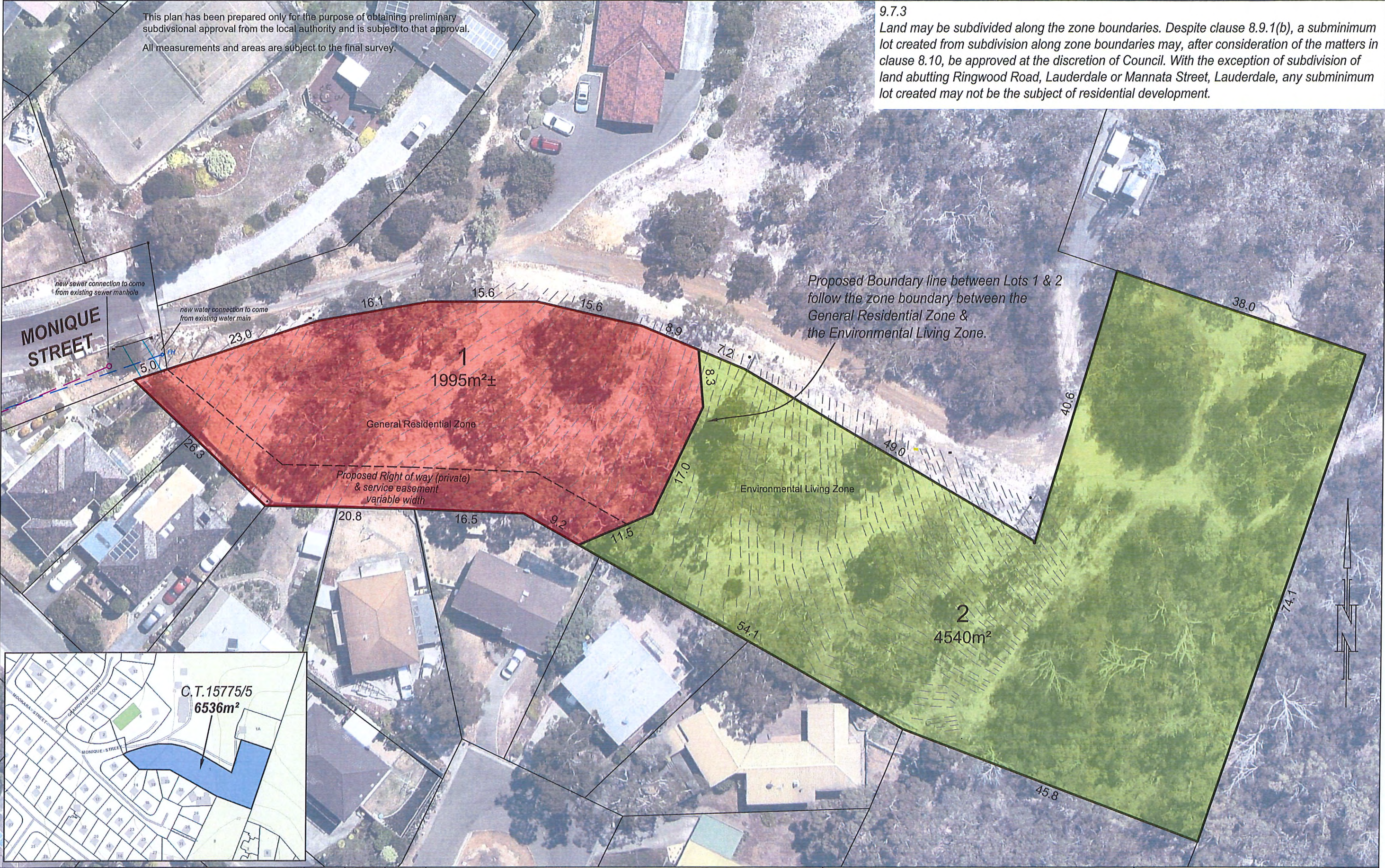
Ross Lovell
MANAGER CITY PLANNING

Attachment 1



	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.	24/01/2020 1:4200	
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ATTACHMENT 2



9.7.3
Land may be subdivided along the zone boundaries. Despite clause 8.9.1(b), a subminimum lot created from subdivision along zone boundaries may, after consideration of the matters in clause 8.10, be approved at the discretion of Council. With the exception of subdivision of land abutting Ringwood Road, Lauderdale or Mannata Street, Lauderdale, any subminimum lot created may not be the subject of residential development.

E	public open space lot 3 removed (combined with lot 2)	AB	6-12-19	AB
D	existing services at Monique Street added	AB	27-11-19	AB
C	public open space Lot 3 added	AB	2-10-19	AB
B	proposed right of way shifted slightly	AB	1-10-19	AB
A	proposed right of way added	AB	22-8-19	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: A.M & R McCREADIE
TITLE REFERENCE: C.T.15775/5
LOCATION: No.1 MONIQUE STREET
HOWRAH

Proposed Subdivision		
Date:	Reference:	
6-12-2019	MCRIC01	11974-01
Scale:	Municipality:	
1:500 (A3)	CLARENCE	

ATTACHMENT 3

1 MONIQUE STREET, HOWRAH



Photo 1: Site viewed from Monique Street, viewed looking northeast over the access to the subject property.



Photo 2: Aerial image of the site, taken from Council's GIS.

11.3.3 DEVELOPMENT APPLICATION PDPLANPMTD-2019/001355 – 14 TIANNA ROAD, LINDISFARNE - 2 MULTIPLE DWELLINGS (1 EXISTING + 1 NEW)

File No

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings (1 existing + 1 new) at 14 Tianna Road, Lindisfarne.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Bushfire Prone Area, Stormwater Management and Parking & Access codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a discretionary development.

LEGISLATIVE REQUIREMENTS

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

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 5 February 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 3 representations were received raising the following issues:

- Proposal documentation;
- Site gradient;
- Unapproved works;
- Parking;
- Scale of proposal;
- Overshadowing;
- Loss of privacy;
- Proximity to sewerage easement;
- Unit 2 ceiling height and easement overhang;
- Stormwater easement/management
- Landscaping; and
- Bushfire prone area.

RECOMMENDATION:

- A. That the Development Application for 2 Multiple Dwellings (1 existing + 1 new) at 14 Tianna Road, Lindisfarne (CI Ref PDPLANPMTD-2019/001355) be refused for the following reasons:
1. The siting and scale of the dwelling causes an unreasonable loss of amenity due to visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from the adjoining lot at 10 Moirunna Rd and is therefore not capable of complying with Performance Criteria P3 (a) (iv) for Clause 10.4.2.
 2. Unit 1 does not provide an area of private open space that is capable of serving as an extension of the dwelling for children's play that is conveniently located in relation to a living area of the dwelling and is therefore not capable of complying Performance Criteria P2 (a) (i) for Clause 10.4.3.

ASSOCIATED REPORT**1. BACKGROUND**

The lot was created as part of SD-2011/18 which involved a boundary adjustment between parcels 14 Tianna Road and 10 Moirunna Road. The boundary adjustment increased the lot size of 14 Tianna Road for a future multiple dwelling development. At this time, 14 Tianna Road was a vacant lot however it now contains a single dwelling that did not require planning approval under the previous scheme.

During the advertising period Council was advised that works at the property had commenced. Council's Building Co-ordinator undertook a site visit noting a cutting and excavation in the area to which the proposal relates. The applicant was advised to stop works on the site.

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 8.10 – Determining Applications;

Section 10 – General Residential Zone;

Section E1.0 – Bushfire Prone Area Code;

Section E6.0 – Parking & Access Code; and

Section E7.0 – Stormwater Management Codes.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site (CT Ref: 163531/2) is a regular lot located on the southern side and directly accessible off Tianna Road. The site is in an established residential area, adjoining five properties: 8, 10, 12 and 14 Moirunna Road and 16 Tianna Road. Opposite the site to the north is Natone Hill (refer Attachment 1).

The site slopes down to the southeast towards Moirunna Road and contains a 2.5m wide easement for sewerage. A 1.5m wide easement for stormwater is also located on the site in the southern portion, along the south western side boundary.

The site contains an existing two storey split level dwelling with integral garage and upper level corner south east/west facing deck. The dwelling is located within the northern half of the site, north of the easement and has a maximum height of 7.7m above natural ground level.

3.2. The Proposal

The proposal is for two multiple dwellings. One existing (Unit 1) and one new (Unit 2) (refer Attachment 2).

Proposed works to the existing Unit 1 includes a low deck on the south east elevation. The deck would include a 1.8m high privacy screen on the north east elevation. While the south east and west elevations for Unit 1 show proposed windows, they were observed during a site inspection to be existing but not triggering the need for approval for a single dwelling.

A new retaining wall up to 1.5m from natural ground level around the Unit 1 existing private open space is also proposed.

Unit 2 would be two storey. Sections of the lower level of Unit 2 would be directly adjacent to the easement while the upper level would partially overhang the easement. Unit 2 would include an upper level corner south/north east facing deck and have a maximum height of 8.5m above natural ground level.

Each dwelling would have parking for 2 vehicles with integral garages as well as 1 visitor space located alongside Unit 2.

4. PLANNING ASSESSMENT

4.1. Determining Applications {Section 8.10}

8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(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 ss57(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.

4.2 Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the General Residential Zone and relevant Codes with the exception of the following.

General Residential Zone

- **Clause 10.4.2 A3** – Unit 2 protrudes the building envelope on the south west, north east and south east elevations.

Performance Criteria	Proposal
The siting and scale of a dwelling must: (a) not cause unreasonable loss of amenity by: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or	Complies. The siting of Unit 2 would be upslope and in a northerly direction from the adjoining properties at 8 and 10 Moirunna Road. These properties will receive a reduction in sunlight as a result of the proposal. Attachment 2 shows the location of the building envelope on Unit 2 and the extent of the unit protrusions. Shadow diagrams prepared by the applicant for 21 June are also included in Attachment 2. The shadow diagrams demonstrate that the shadow cast by Unit 2 would impact the dwelling at 8 Moirunna Rd accordingly: 8 Moirunna Rd – shadows would impact bedroom windows at 11am, 12pm, 1pm and 2pm. The shadow diagrams provided show that 10 Moirunna Rd would be subject to overshadowing, impacting a bedroom window at 2pm and another bedroom window at 3pm and reports that these are cast from Natone Hill. The extent of overshadowing would increase as a result of Unit 2 however there is currently no sunlight at these times due to the shadow cast by Natone Hill. Owing to the above the amount of overshadowing to the dwellings at 8 and 10 Moirunna Road will not have an unreasonable impact upon a habitable room (other than bedroom).
(ii) overshadowing the private open space of a dwelling on an adjoining lot; or	Complies. The shadow diagrams demonstrate that the shadow cast by Unit 2 would have an impact upon the adjoining properties at 8 and 10 Moirunna Rd backyard private open space on 21 June as follows: 8 Moirunna Rd (based on a 386m² area of private open space: 9am (48.96%), 10am (44.30%), 11am (29.14%), 12pm (19.79%), 1pm (11.81%). Shadows at 2pm and

	3pm would result from Unit 2 however these are overshadowed by the shadow cast by Natone Hill. 10 Moirunna Rd (based on a 210m² area of private open space: 11am (4.86%), 12pm (20.81%), 1pm (40.95%). Shadows at 2pm and 3pm would result from Unit 2 however these are overshadowed by the shadow cast by Natone Hill. Given that at least 50% of the private open space for both properties would not be overshadowed as a result of Unit 2, the impact is not considered unreasonable.
(iii) overshadowing of an adjoining vacant lot; or	N/A
(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and	Does not comply. As a result of the topography on site and size and height of Unit 2, the proposal is considered to have a significant visual impact when viewed from an adjoining lot, namely the properties at 8, 10 and 12 Moirunna Road. Unit 2 has a maximum height of 8.5m above natural ground level and the substantial building envelope intrusion would be viewed from the adjoining properties located to the south (8, 10 and 12 Moirunna Road). Unit 2 has a minimum setback to the rear boundary of 3.6m due a protruding façade feature on the upper level. It otherwise would achieve a 4m setback from the rear boundary. Due to this setback and the height, Unit 2 protrudes the building envelope at the rear setback by 5.5m (refer Attachment 2). This constitutes the entire upper level and half of the lower level of the south east elevation facade. Adding to the impact, the finished floor level of the lower level of the Unit 2 is located just above the existing fence on the rear boundary shared with 10 Moirunna Road. As the fence has been constructed at a modified ground level (0.5m below natural ground level) and as a result of the topography and excavation works carried out for the boundary adjustment with 10 Moirunna Road, the visual impact of Unit 2 would be exacerbated. Although 10 Moirunna Road would be most affected, 8 & 12 Moirunna Road would be exposed to excessive apparent scale and bulk from the proportions of Unit 2. Owing to the above, the siting and scale of Unit 2 is considered not capable of complying with the Performance Criteria.
(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.	Complies. Development within proximity of the site consists of single dwellings and multiple dwellings and accordingly

	there are varying distances of separation in the surrounding area. The adjoining lots contain single dwellings generally located towards the front boundary with ample private open space between the dwelling and rear boundary. As the proposed Unit 2 would be setback 3.6m from the rear boundary and the dwelling at 10 Moirunna Road is approximately 9m from the shared rear boundary there would be a separation of around 13m between the dwellings on these adjoining lots. The other adjoining lots have dwellings setback further from their shared rear boundaries, the separation between dwellings (in terms of proximity to rear boundary) ranges from approximately 33m to 36m. While the proposed separation of Unit 2 to the dwelling at 10 Moirunna Road is incompatible with that of adjoining lots, as there are multiple dwelling developments located in proximity of the site at 2 Moirunna Rd and 18 Moirunna Rd which contain units with minimal separation distances to each other and boundaries, the proposed separation between dwellings distance is considered to satisfy the Performance Criteria.
--	--

General Residential Zone

- Clause 10.4.3 A2 (c) and (d)** – Unit 1 and 2 private open space is not directly accessible from a habitable room. Adequate shadow diagrams for Unit 1 have not been provided confirming 50% of the 148m² area gets sunlight for at least 3 hours on 21 June.

Performance Criteria	Proposal
A dwelling must have private open space that: (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.	Does not comply. Unit 1 has a 148m² area of private open space, located south west of the dwelling. There is also an approximate 9m² deck on the upper level of the dwelling and a new 5.48m x 4.67m deck on the lower level is proposed. While the 148m² private open space area for Unit 1 is currently accessed via an existing driveway, the driveway has been constructed to facilitate a multiple dwelling development and providing access to 3 car parking spaces. It is considered that the private open space is unlikely to provide a safe area for children to play due to the gradient and additional traffic including visitors who are not familiar with the site and its occupants. Notwithstanding, it appears that access to this area albeit not convenient is also available via the hall, garage and north eastern side of the dwelling. The area otherwise services as an extension of the dwelling for children's play that would receive morning sun.

	The upper level deck is directly accessible from the living room, providing outdoor relaxation, dining and entertaining options. The lower level proposed deck would add to this, be approximately twice the size, adjoin the 148m² private open space and be accessed via the lower level hallway adjoining habitable rooms on that level. The decks would take advantage of morning or afternoon sunlight. The private open space for Unit 2 comprises 180m² surrounding the majority of the dwelling and an upper level 4m x 3.97m deck. The 180m² private open space is accessible via sliding doors from the bed/rumpus or alternatively via the laundry or the hallway, staircase from the upper level habitable rooms. This area would facilitate outdoor relaxation, dining, entertaining and children's play. The upper level deck directly adjoins the living room and provides further opportunity for outdoor relaxation, dining, entertaining and perhaps children's play. The majority of Unit 2's private open space would take advantage of north east sunlight. Owing to the above it is considered that the proposed private open space for both Units satisfies the Performance Criteria.
--	--

General Residential Zone

- **Clause 10.4.4 A1** – Units 1 & 2 do not have a habitable room window (other than a bedroom) which faces between 30 degrees west and east of north.

Performance Criteria	Proposal
A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).	Complies. Unit 1 is sited to allow morning sunlight to enter through the north east facing kitchen window and living room raked ceiling window. Unit 1 has also been sited to allow afternoon sunlight into the south west facing living room window. Furthermore, the rumpus on the lower level of the Unit receives afternoon sunlight through the window shown on the south west elevation. Unit 2 has been sited to receive morning sun through the living room, dining/kitchen and raked ceiling windows on the north east elevation. The Unit also receives afternoon sun through the second living room window on the south west elevation. The lower level bedroom/rumpus room would receive morning and midday sun through north east and north facing windows. Owing to the above it is considered that the proposed Units have been sited to comply with the Performance Criteria.

General Residential Zone

- **Clause 10.4.6 A3** – Unit 1 rumpus room, living room and master bedroom windows do not have at least a 1m setback to the shared driveway.

Unit 2 master bedroom windows are not setback at least 1m from the visitor carpark and shared driveway.

Performance Criteria	Proposal
A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.	Complies. While Unit 1 has various windows with a 0m setback to the shared driveway, the rumpus room window has a minimum sill height of 1.5m increasing to 2.0m downslope above the driveway and the master bedroom window has a sill height of 1.7m above the driveway. The living room located on the upper level of Unit 1 has a sill height of 1.7m above the finished floor level. Accordingly, the Unit design minimises detrimental impacts of vehicle noise or light intrusion to habitable rooms of a multiple dwelling. Although the Unit 2 master bedroom windows do not have a setback of at least 1m from the visitor carpark, the bedroom is on the upper level and the window has a sill height of 1.5m above the finished floor level. The bedroom also has 3 windows adjacent and cantilevered above the shared driveway. Due to their upper level position, vehicle noise and light intrusion will be reduced. Owing to the above it is considered that the existing and proposed habitable room windows are capable of satisfying the Performance Criteria.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 3 representations were received. The following issues were raised by the representors.

5.1. Proposal documentation

The quality and detail of the advertised plans has been raised as an issue. Concern is raised regarding lack of information (contours not shown on the site plan), labelling of rooms (bed 2/rumpus) and depicted 4m setback (window box omitted) to the rear boundary. Additional concerns raised have been discussed individually as subsequent representation issues below.

- **Comment**

Plans must be dimensioned and to scale and include natural ground level on elevations which the applicant has provided. The plans provided contained the mandatory information and enabled an assessment against the Scheme.

The applicant has been advised that a window box shown on the upper level of Unit 2 constitutes part of the building (rather than a minor protrusion) and therefore the site plan should have shown a setback of 3.6m to the rear setback. While Unit 2 as shown has a bed/rumpus providing direct access to private open space, access to private open space has been assessed under the Performance Criteria in the event that the room is used solely as a bedroom.

5.2. Site gradient

The purported natural ground level has been highlighted as an issue of concern.

- **Comment**

The onus is on the applicant to provide accurate information. However, as mentioned previously, correspondence was received during advertising in relation to site works being undertaken at the property and these works were stopped as a result.

As a raise in the ground level (approximately 50mm) running along the rear boundary of the site was observed during a site inspection, the applicant has provided a revised north east and south west elevation plan to verify that the height of Unit 2 above natural ground level would be as shown on the advertised plans.

9.1. Unapproved works

Concern is raised that works shown on the plans for Unit 1 as proposed, have already been undertaken.

- **Comment**

During the site visit it was observed that the windows described as being proposed for Unit 1 are existing. While Unit 1 was assessed under the previous Planning Scheme and did not require a planning application, the windows are now subject to an assessment as part of the change of use of Unit 1 to a multiple dwelling as they do not comply with the Acceptable Solution for setback the shared driveway.

5.3. Parking

While the proposal complies with the Parking and Access Code in terms of providing 2 car parks for each Unit and 1 visitor space, concern is raised that for convenience on street parking is likely as it is currently utilised by the occupants of Unit 1 which impacts vehicular access (including emergency vehicles) along Tianna Road. Another representor has advised that the driveway at the site cannot be used in Winter when conditions are icy.

- **Comment**

The proposal provides the required number of car parking spaces onsite and therefore complies with the requirements in the Parking and Access Code. No discretions are sought. Varying weather conditions do not alter this.

5.4. Scale of proposal

Concern is raised that the proposed Unit 2 design is out of scale with the established house style and traditional density in this part of Lindisfarne. The representor acknowledges that the proposal is consistent with existing dwellings at 14 Tianna Road and 10 Moirunna Road and that these are also out of scale with the existing long-term residences. Another representor has commented on the design of the Unit 2 in terms of it not being appropriate. Other concerns relate to the proposed colours and external finishes, potential noise and visual impact from air-conditioning units, glare resulting from the light colour schedule of the existing Unit 1 is another concern raised as is privacy, loss of Summer sun and Unit 2 height.

- **Comment**

Building design is a relevant planning consideration when an assessment of visual impact is required. While visual impacts require an assessment under the Scheme, building aesthetics and implementation of domestic scale air conditioning systems are not subject to planning requirements in the Zone.

The proposal satisfies the relevant density requirements in the Scheme and is seeking discretionary approval in regard to the siting and scale of Unit 2 and is considered to not comply with the relevant Performance Criteria.

5.5. Overshadowing

Overshadowing has been raised as an issue due to a loss of winter sun to private open space for adjoining lots. Overshadowing in summer also highlighted as a concern by more than one representor. One of the representors has provided additional overshadowing information.

- **Comment**

As discussed in the Assessment section of this Report, the applicant has provided shadow diagrams to demonstrate the overshadowing impact that would occur as a result of Unit 2 on 21 June as a greatest impact scenario. These have been verified in the assessment process. The shadow diagrams reveal that the proposal would not result in a loss of sunlight of more than 3 hours on 21 June. Owing to this the proposal's impact is not considered unreasonable and loss of sunlight in Summer, when the sun is higher has not been assessed.

5.6. Loss of privacy

One representor is concerned that Unit 2 will have an unreasonable impact upon amenity by overlooking private open space and that the lower level finished floor height will as a result of the slope be above the existing fence line. Another representor has concerns relating to the upper level north east windows and deck, the setback of the deck to the north eastern boundary and would like the window to be omitted as a means of maintaining privacy on adjoining lots. Noise has also been raised as a privacy issue.

- **Comment**

As the proposed Unit 2 windows meet the required 3m setback to side boundaries and 4m to the rear boundary, compliance with the Acceptable Solution for Privacy Clause 10.4.6 is achieved.

5.7. Proximity to sewerage easement

The proximity of the proposed Unit 2 to the easement has been raised as an issue in terms of increase of demand, potential for leakage and backflow/damage during construction and impact upon the structural integrity of Unit 2, in the event that access to the sewer pipe is required. The sewer main allegedly connects into another main which it has been claimed has been leaking raw sewage underground and into one of the properties adjoining the site. A representor has also queried who would be responsible for potential damages to Unit 2 should access to the sewer pipe be required.

- **Comment**

The proposal has been referred to Taswater as required and Taswater have consented to the development subject to conditions.

Liability for damages is not a matter relevant to the assessment of this proposal.

5.8. Unit 2 ceiling height and easement overhang

The location of Unit 2 in relation to the sewerage easement is of concern to representors. It is claimed that the advertised documentation contains a misleading note regarding the vertical clearance from the easement. The proposal includes a 2.7m vertical clearance from the easement and the ceiling height for the lower level of the dwelling is accordingly 2.7m.

- **Comment**

The representor's concern has been relayed to the applicant and they have contacted Taswater who have clarified that their regulations at this time, require a minimum 2.3m height clearance above the easement.

The applicant has advised that they are happy to consider a 2.4m height clearance and 2.4m ceilings on the lower level of the dwelling as a result, should planning approval be granted. It is noted that such a change would reduce the overall height of the dwelling by 0.3m.

5.9. Stormwater easement/management

Concern was also raised in relation to potential future access being required for the stormwater pipe which is located along the bottom section of the western side boundary of 14 Tianna Road. The Unit 2 private open space and shared visitor car park would be located over the easement.

As a result of previous vegetation clearing at 14 Tianna Road and the proposed development, concern is raised that in the event of heavy rainfall and otherwise due to an increase in impervious surfaces, run-off will impact neighbouring properties and that there is also an increase of risk that stormwater infrastructure will fail.

- **Comment**

The matter of the stormwater easement not being shown on the site plan has been relayed to the applicant.

Council's Engineers have reviewed the proposal and recommended conditions to ensure stormwater is managed appropriately. The proposal is not seeking discretionary approval in relation to stormwater management as site coverage does not exceed 50% and at least 25% of the site is free from impervious surfaces.

5.10. Landscaping

A representor has queried the lack of information provided in relation to landscaping for the proposal and is concerned that vegetation may potentially lead to overshadowing and species selected may have an impact upon bushfire risk. The absence of cut and fill details is also raised in terms of whether the existing works are for garden beds.

- **Comment**

There is no requirement under the Scheme for a landscaping plan to be provided for the development.

5.11. Bushfire risk

Representors have raised concern there is an increased risk of damage to property as a result of the proposal in the event of a fire due to lack of separation between dwellings, potential for impeded emergency vehicle access along Tianna Rd and inhibited safe evacuation from Unit 2.

- **Comment**

As the site is covered by the Bushfire Prone Area Code, the proposal is subject to an assessment against bushfire requirements at the building application stage and is exempt from requiring an assessment at the planning stage.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

9. CONCLUSION

The proposal for 2 multiple dwellings (1 existing and 1 new) is recommended for refusal because the siting and scale would cause unreasonable loss of amenity to neighbouring properties and because it provides inadequate access to private open space for Unit 1.

Attachments: 1. Location Plan (1)
2. Proposal Plan (10)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1



	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.	24/01/2020 1:2098	
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No.	REVISION
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PROJECT

PROPOSED TOWNHOUSE PLUS
INTERNAL ADDITIONS AND
DECK TO EXISTING DWELLING.

FOR BURNETT
14 TIANNA RD
LINDISFARNE

SCALE
1:250

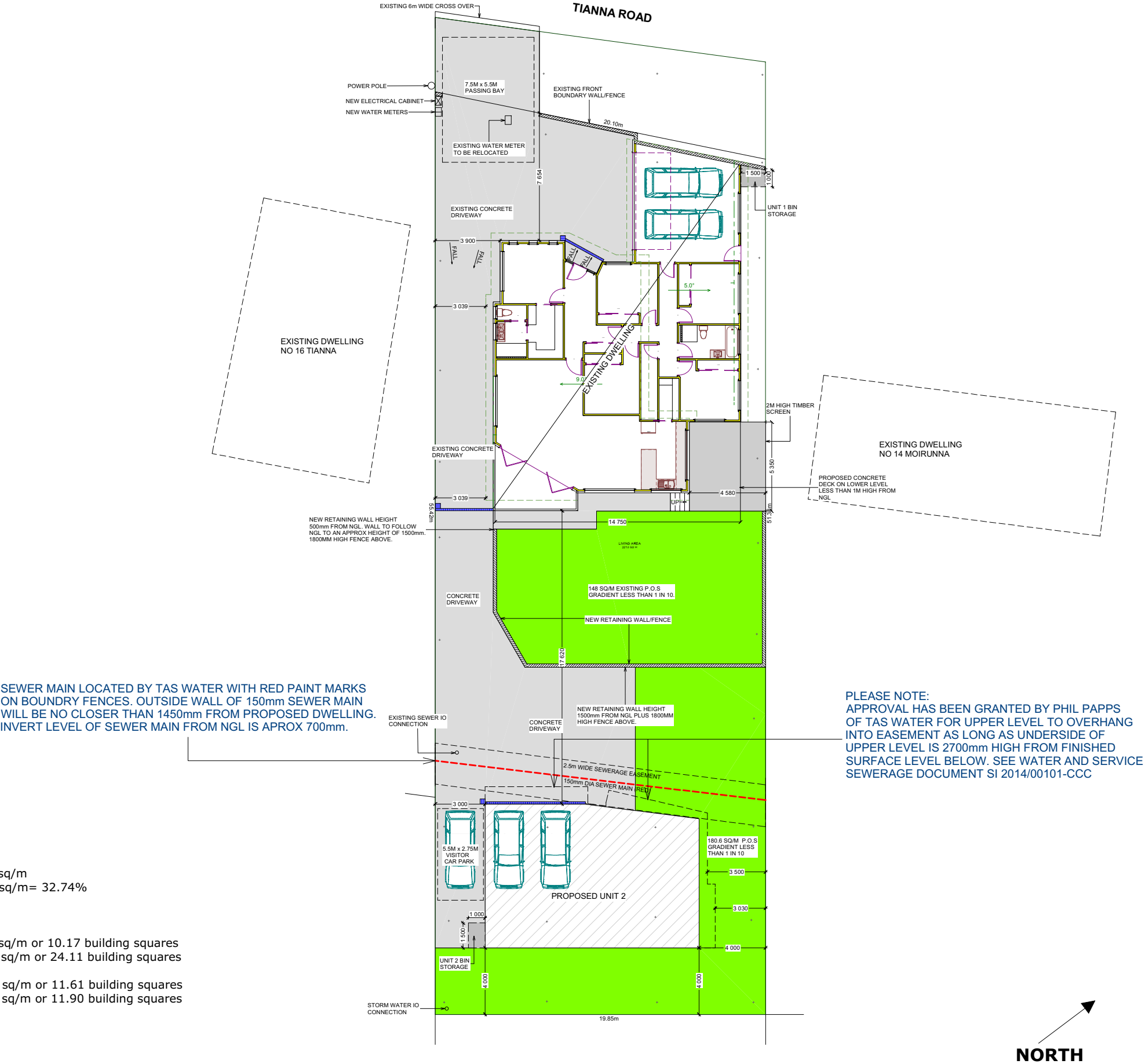
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DATE:
MAY 2019

SITE PLAN

DRG No 2019-14-WD2	REV B
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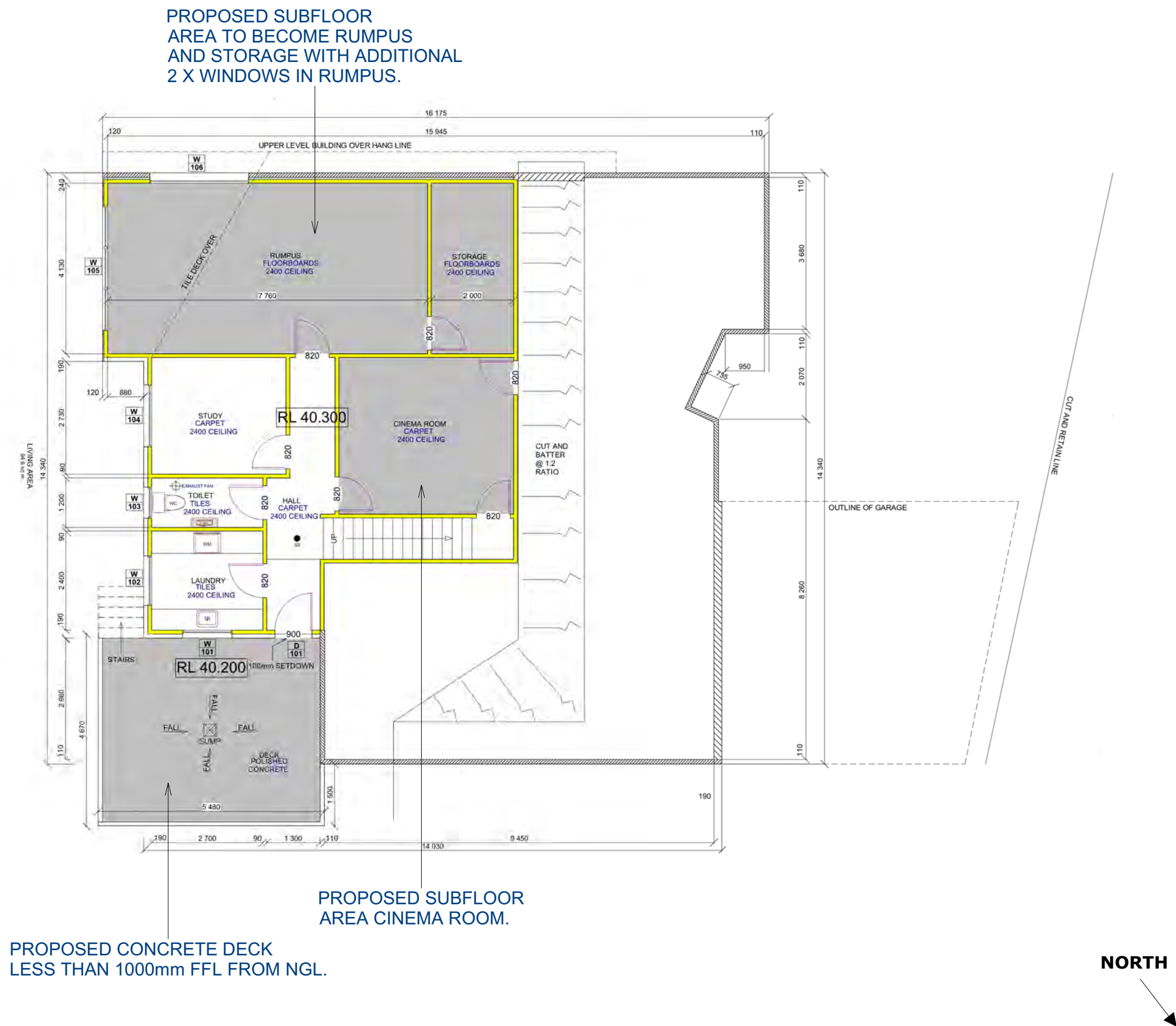
A3



AREA
LAND AREA: 1055.00 sq/m
SITE COVERAGE: 345.40 sq/m= 32.74%

FLOOR AREAS
EXISTING DWELLING LOWER: 94.50 sq/m or 10.17 building squares
EXISTING DWELLING UPPER: 224.00 sq/m or 24.11 building squares
PROPOSED UNIT 2 LOWER: 107.90 sq/m or 11.61 building squares
PROPOSED UNIT 2 UPPER: 110.60 sq/m or 11.90 building squares

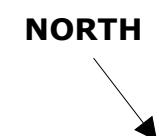
TOTAL PERMEABLE
GROUND 291.00 sq/m=27.58%

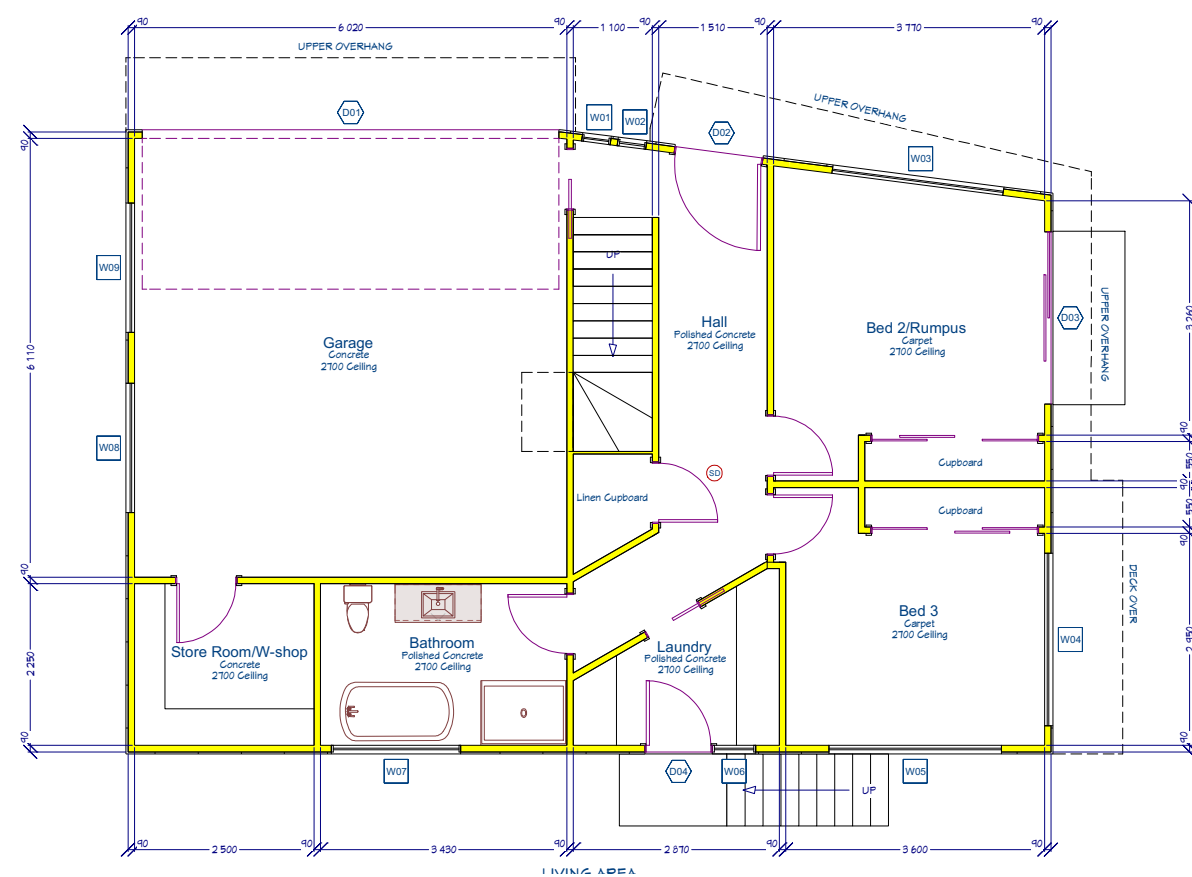


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No.	REVISION
PROJECT	
PROPOSED TOWNHOUSE PLUS INTERNAL ADDITIONS AND DECK TO EXISTING DWELLING.	
FOR SALE SAM BURNETT 14 TIANNA RD LINDISFARNE DRAWN SB	
CHECKED	
DATE: MAY 2019	
EXISTING LOWER FLOOR PLAN	
DRG No 2019-14-WD21	REV B
	A3

No.	REVISION
PROJECT PROPOSED TOWNHOUSE PLUS INTERNAL ADDITIONS AND DECK TO EXISTING DWELLING.	
FOR BURNETT SCALE 1:100 LINDISFARNE	
DRAWN SB	CHECKED
DATE: MAY 2019	
EXISTING UPPER FLOOR PLAN	
DRG No 2019-14-WD20	REV B
	A3





- KEY**
- SD ● SMOKE DETECTOR HARD WIRED WITH BATTERY BACKUP. INTERCONNECTED IN ACCORDANCE WITH AS3786.
 - F ○ MECHANICAL FAN TO BE DUCTED EXTERNALLY.

- CONSTRUCTION NOTES**
- WALLS EXTERNAL:**
- SELECTED CEMENT SHEET INSTALLED TO MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS CHOICE.
- INTERNAL WALLS:**
- 10mm PLASTERBOARD LINING ON 90X35mm MGP10 STUDWORK @450mm CTS, 1 ROW NOGGIN 90X45, MGP10 TOP AND BOTTOM PLATES. LINTELS AND PLATES WHERE SHOWN ON DETAIL PLANS.
- WET AREAS:**
- 10mm WATER RESISTANT LININGS AND SUBSTRATES TO WET AREAS IN ACCORDANCE WITH B.C.A 3.8.1
- WINDOWS:**
- SELECTED POWDER COATING TO WINDOWS AND DOORS COLORBOND FLASHINGS AROUND WINDOWS AND DOORS WHERE REQUIRED.
- GLAZING:**
- DOUBLE GLAZED CLEAR FLOAT REFER TO WINDOW SCHEDULE
- ROOF:**
- COLORBOND IRON COLOUR TO OWNERS CHOICE.
- CORNICE AND REVEALS:**
- SQAURE SET PLASTERBOARD
- CEILING:**
- 10mm PLASTERBOARD FITTED TO FURRING CHANNELS @450mm CTS.
- FLOOR:**
- POLISHED CONCRETE, CARPET TILES OAK OVERLAY WHERE SHOWN.
- INSULATION:**
- R4.0 BATTS TO CEILINGS AND R2.5 BATTS TO EXTERNAL WALLS. R2.5 INSULATION BETWEEN GARAGE AND REST OF HOUSE.

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No.	REVISION

PROJECT

PROPOSED TOWNHOUSE PLUS INTERNAL ADDITIONS AND DECK TO EXISTING DWELLING.

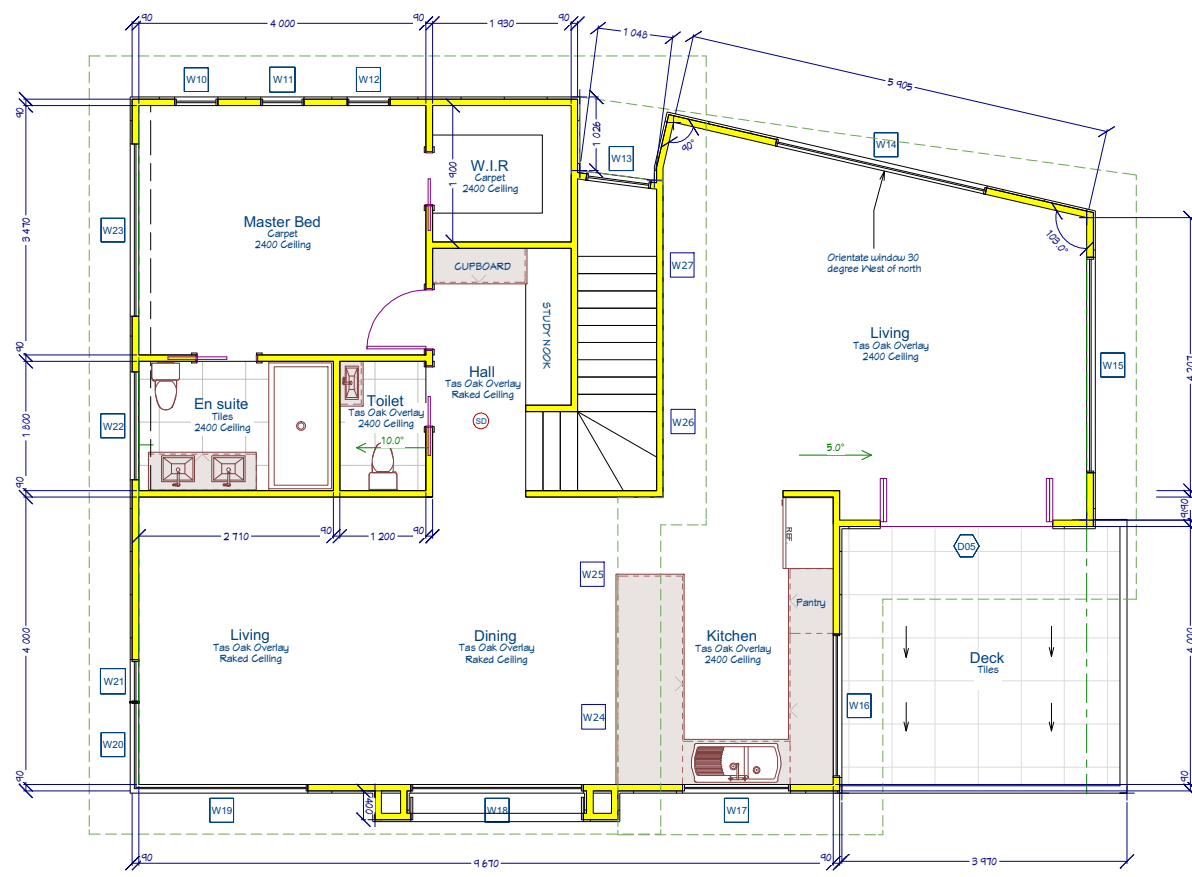
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APR 2019

UNIT 2 FLOOR PLAN

DRG No 2019-14-WD3	REV B
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FLOOR AREAS

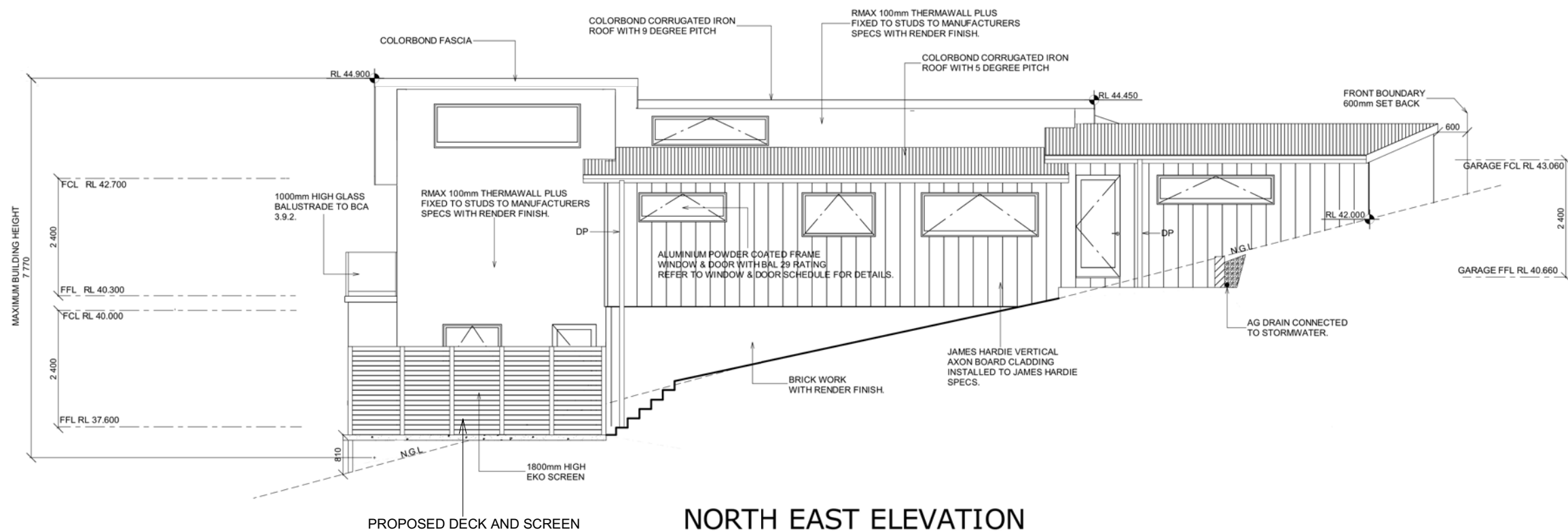
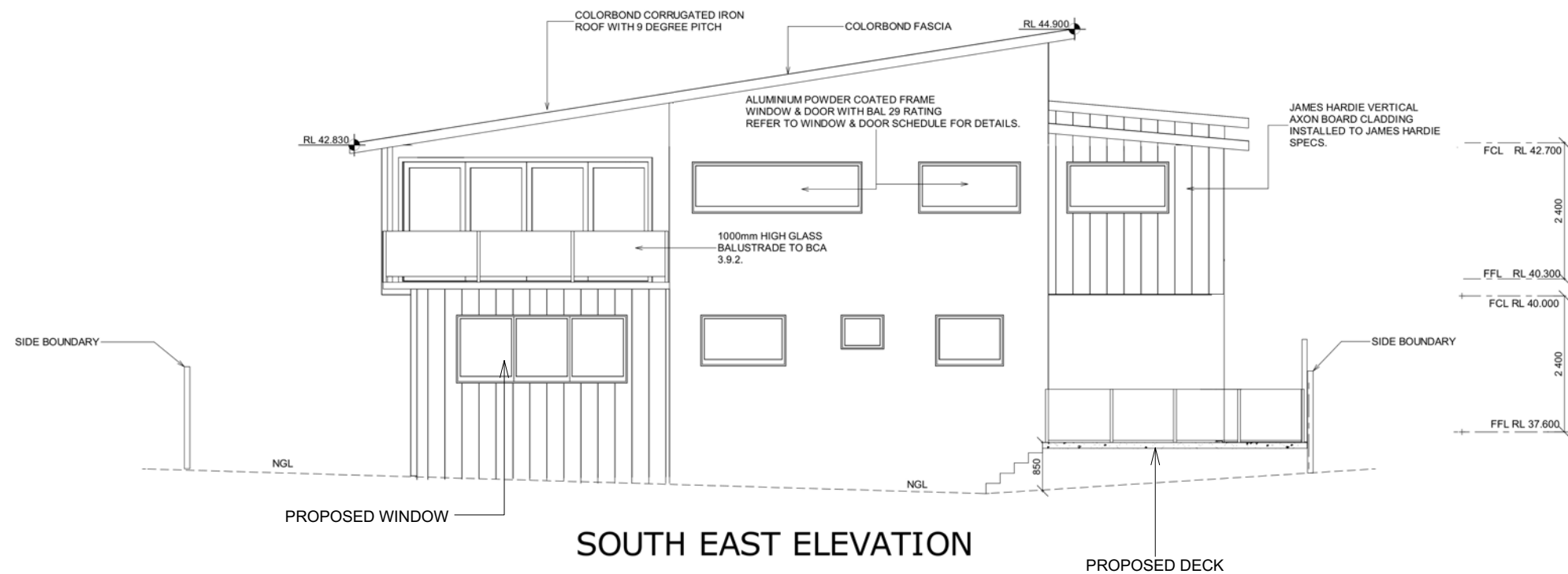
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GARAGE: 37.90 sq/m or 4.08 building squares

UPPER FLOOR: 110.60 sq/m or 11.90 building squares

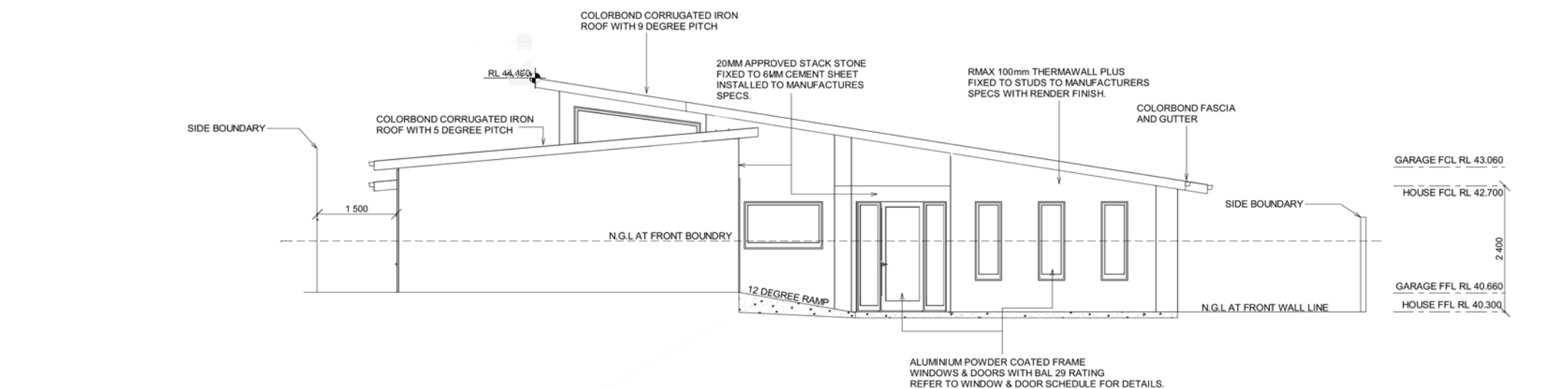
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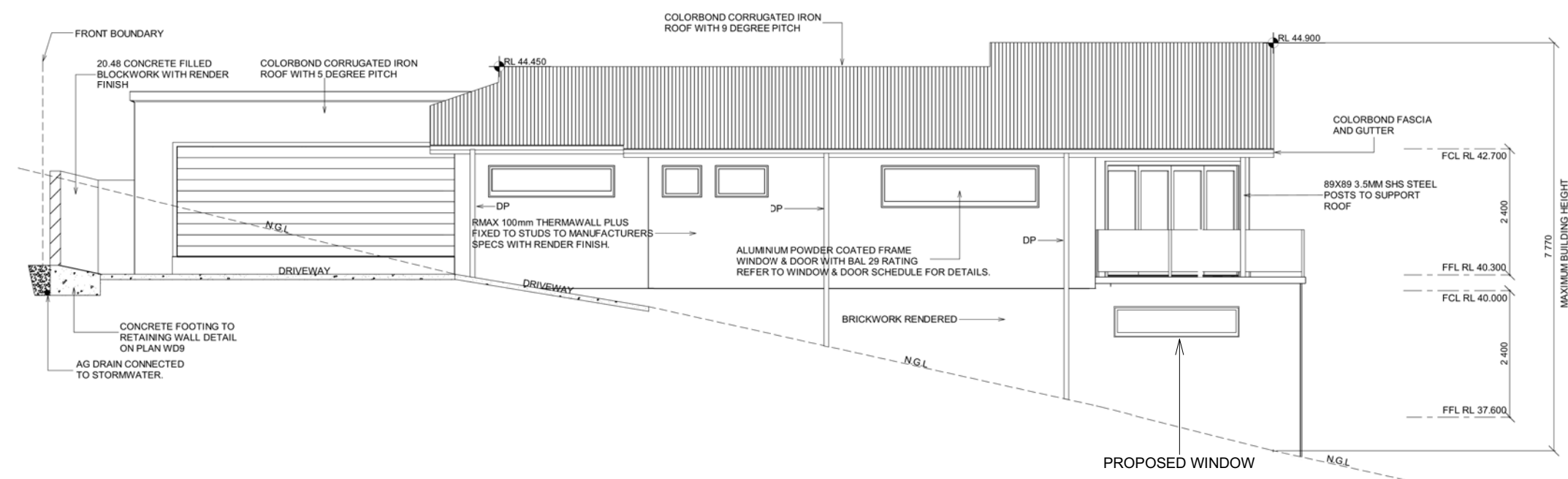


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No.	REVISION
PROJECT PROPOSED TOWNHOUSE PLUS INTERNAL ADDITIONS AND DECK TO EXISTING DWELLING.	
FOR SAM BURNETT 14 TIANNA RD LINDISFARNE SCALE 1:100	
DRAWN SB	CHECKED
DATE: MAY 2019	
EXISTING ELEVATION PLAN	
DRG No 2019-14-WD22	REV
	A3



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

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PROJECT
PROPOSED TOWNHOUSE PLUS
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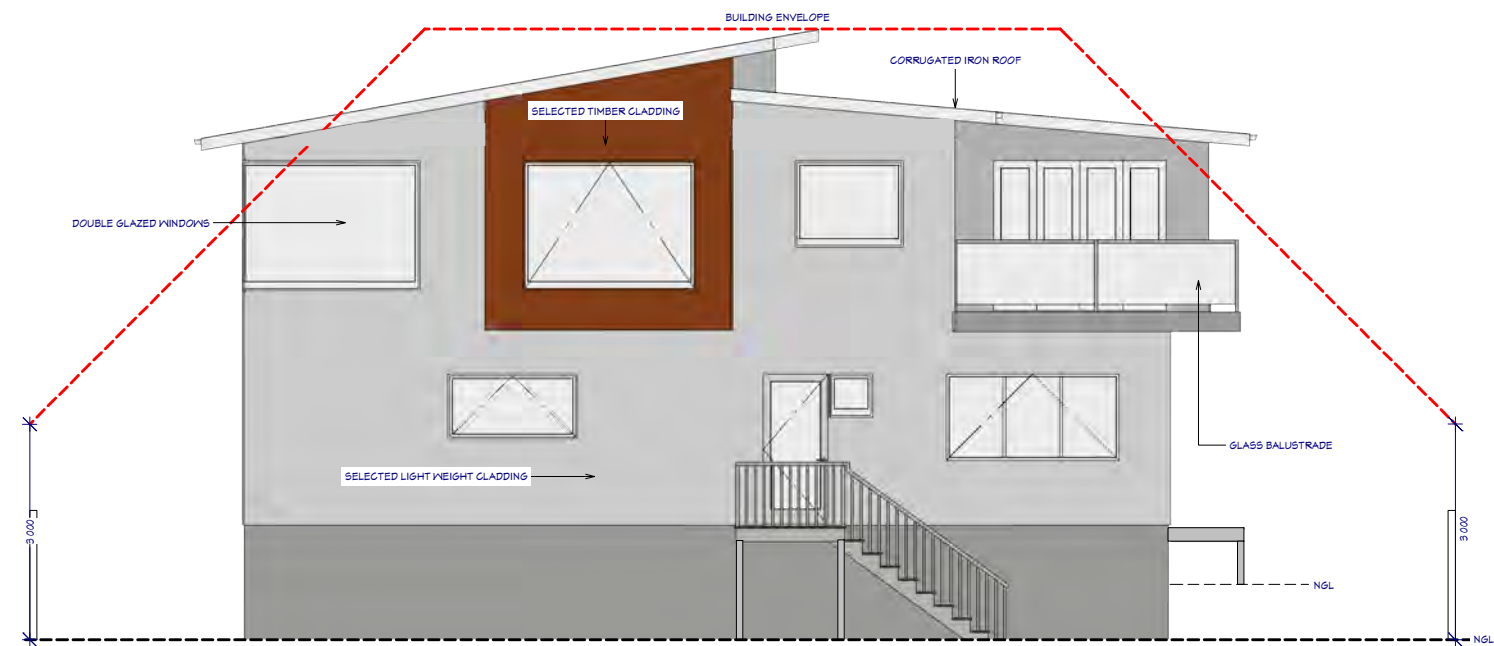
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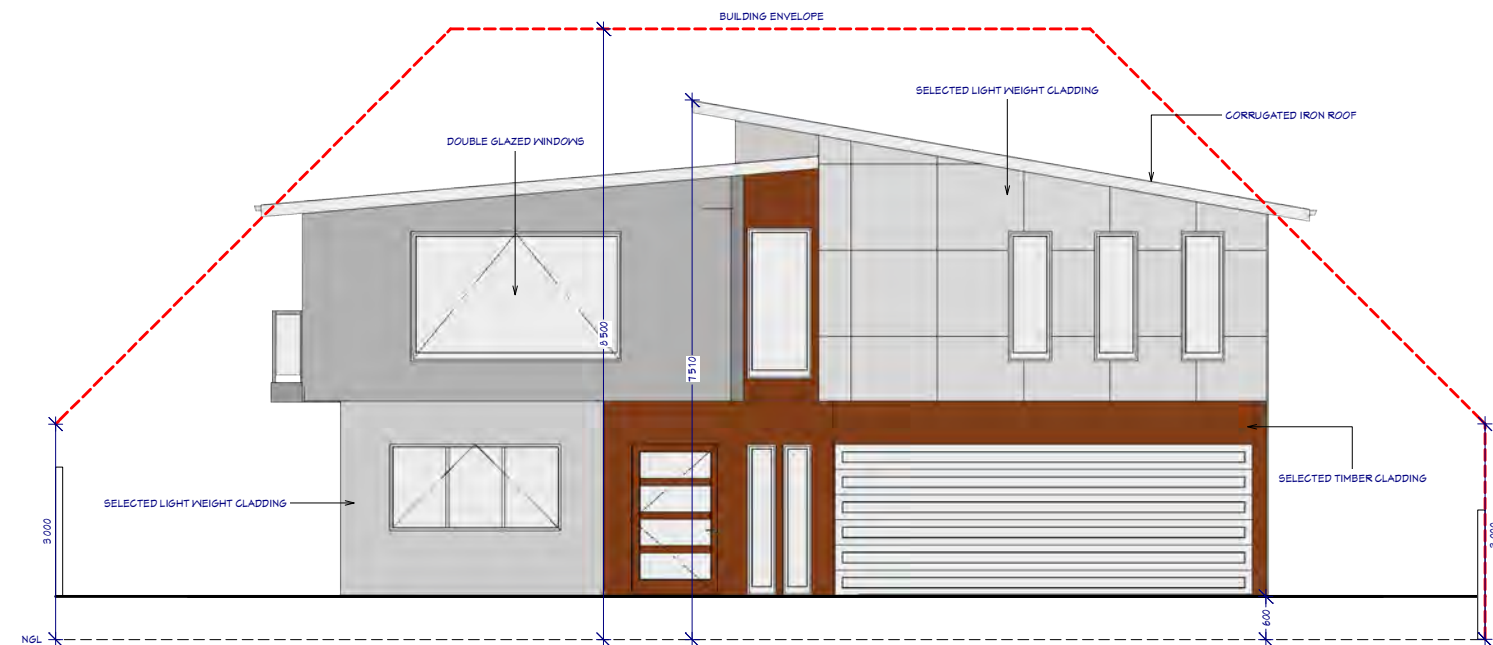
DATE: MAY 2019

EXISTING ELEVATION
PLAN

DRG No 2019-14-WD23	REV B
	A3



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

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PROJECT
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INTERNAL ADDITIONS AND
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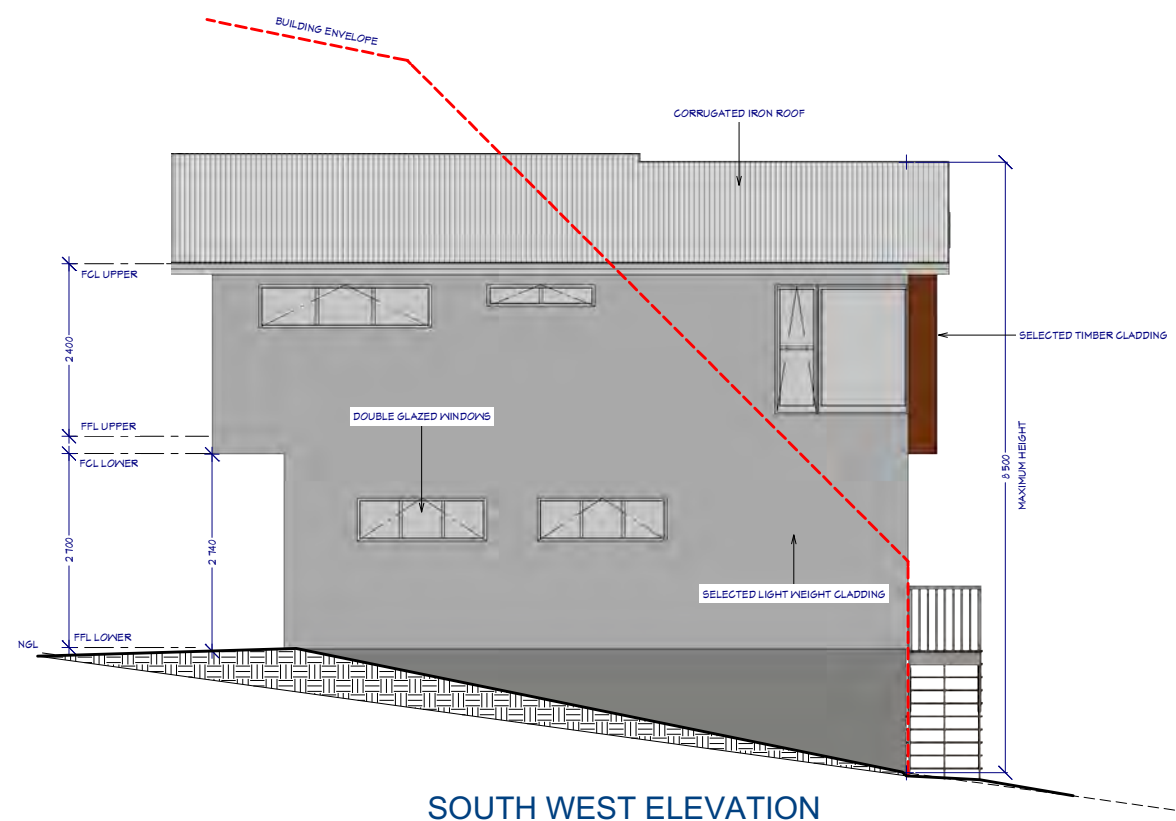
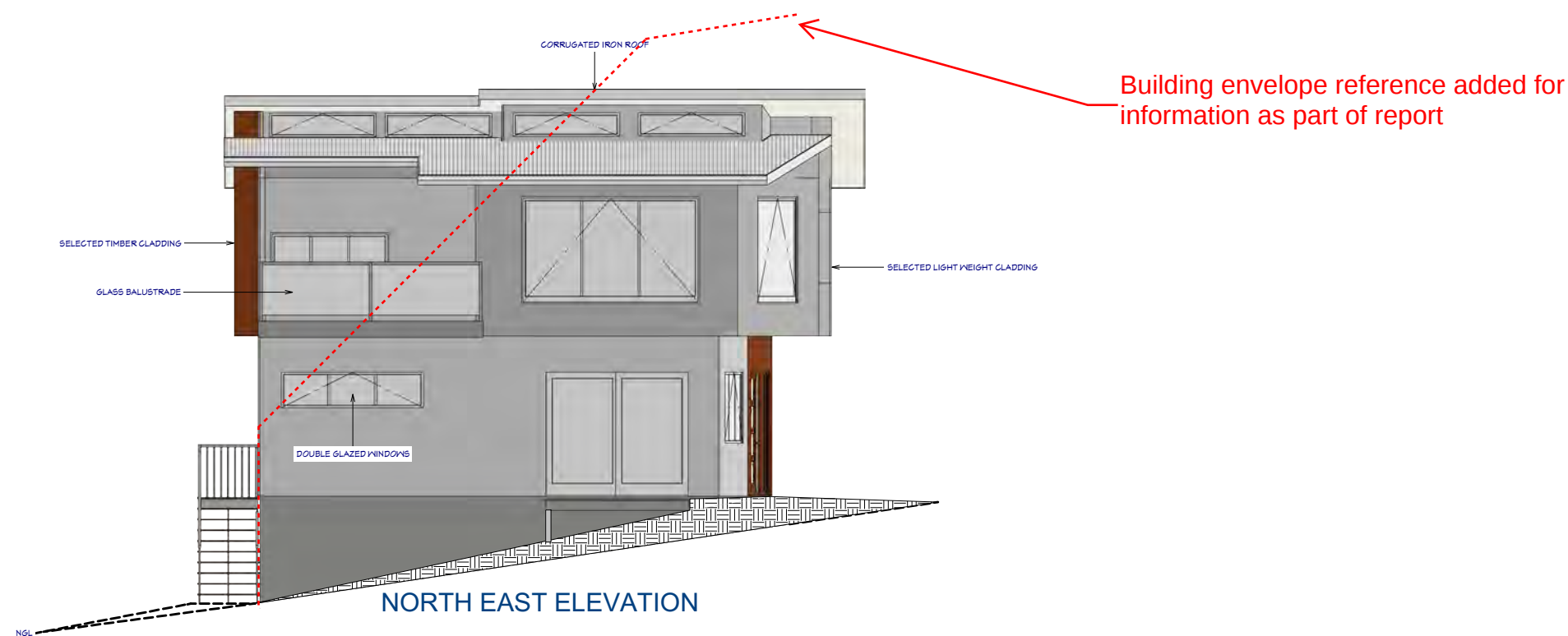
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14 TIANNA RD,
LINDISFARNE
SCALE 1:100

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DATE: MAY 2019

UNIT 2 ELEVATIONS

DRG No 2019-14-WD4	REV B
	A3



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PROJECT
PROPOSED TOWNHOUSE PLUS
INTERNAL ADDITIONS AND
DECK TO EXISTING DWELLING.

FOR SAM BURNETT
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SCALE 1:100

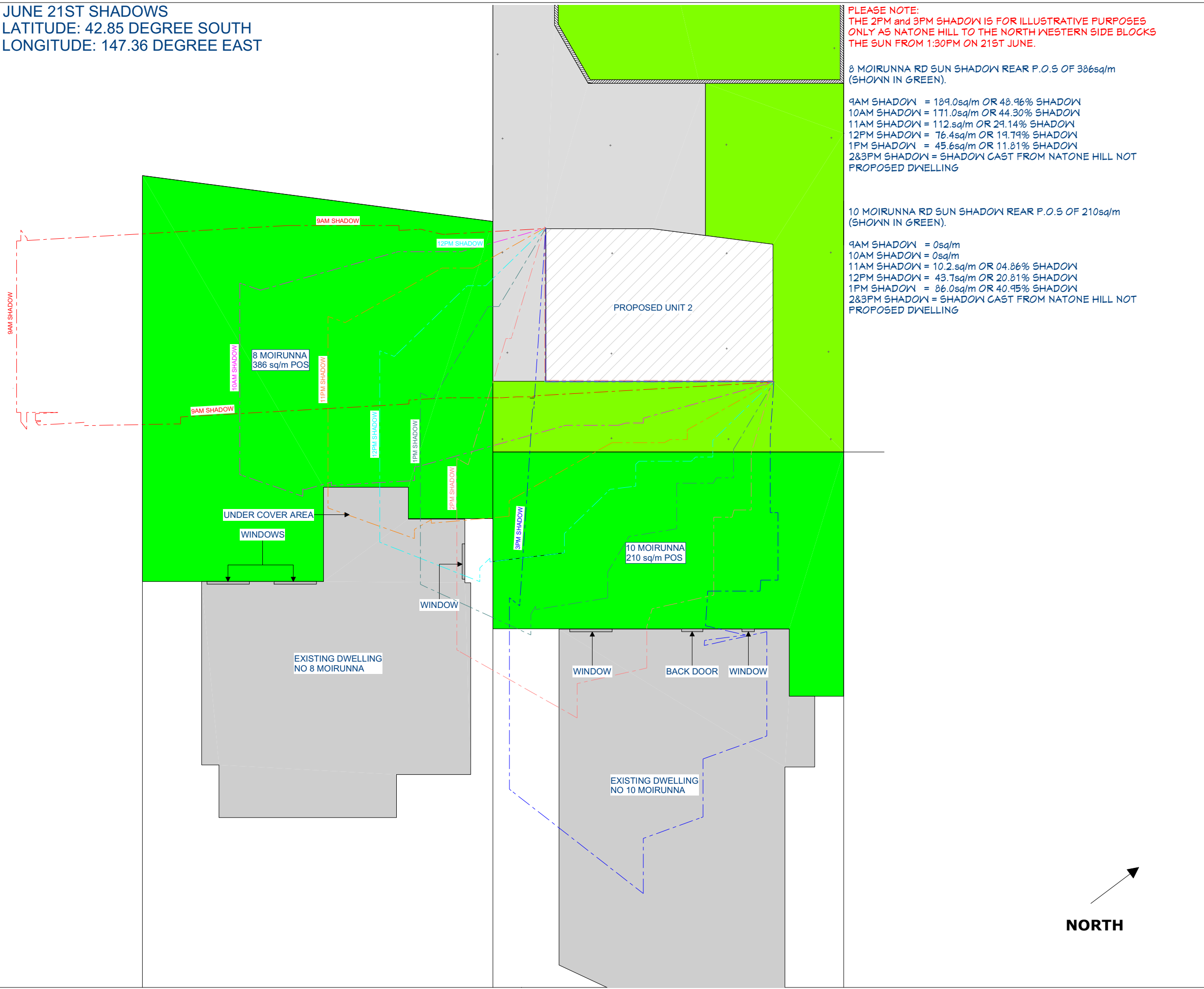
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DATE: MAY 2019

UNIT 2 ELEVATIONS

DRG No 2019-14-WD5	REV B
	A3

JUNE 21ST SHADOWS
LATITUDE: 42.85 DEGREE SOUTH
LONGITUDE: 147.36 DEGREE EAST



PLEASE NOTE:
THE 2PM and 3PM SHADOW IS FOR ILLUSTRATIVE PURPOSES
ONLY AS NATONE HILL TO THE NORTH WESTERN SIDE BLOCKS
THE SUN FROM 1:30PM ON 21ST JUNE.

8 MOIRUNNA RD SUN SHADOW REAR P.O.S OF 386sq/m
(SHOWN IN GREEN).

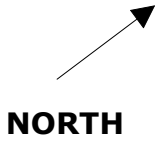
9AM SHADOW = 189.0sq/m OR 48.96% SHADOW
10AM SHADOW = 171.0sq/m OR 44.30% SHADOW
11AM SHADOW = 112.sq/m OR 29.14% SHADOW
12PM SHADOW = 76.4sq/m OR 19.79% SHADOW
1PM SHADOW = 45.6sq/m OR 11.81% SHADOW
2&3PM SHADOW = SHADOW CAST FROM NATONE HILL NOT
PROPOSED DWELLING

10 MOIRUNNA RD SUN SHADOW REAR P.O.S OF 210sq/m
(SHOWN IN GREEN).

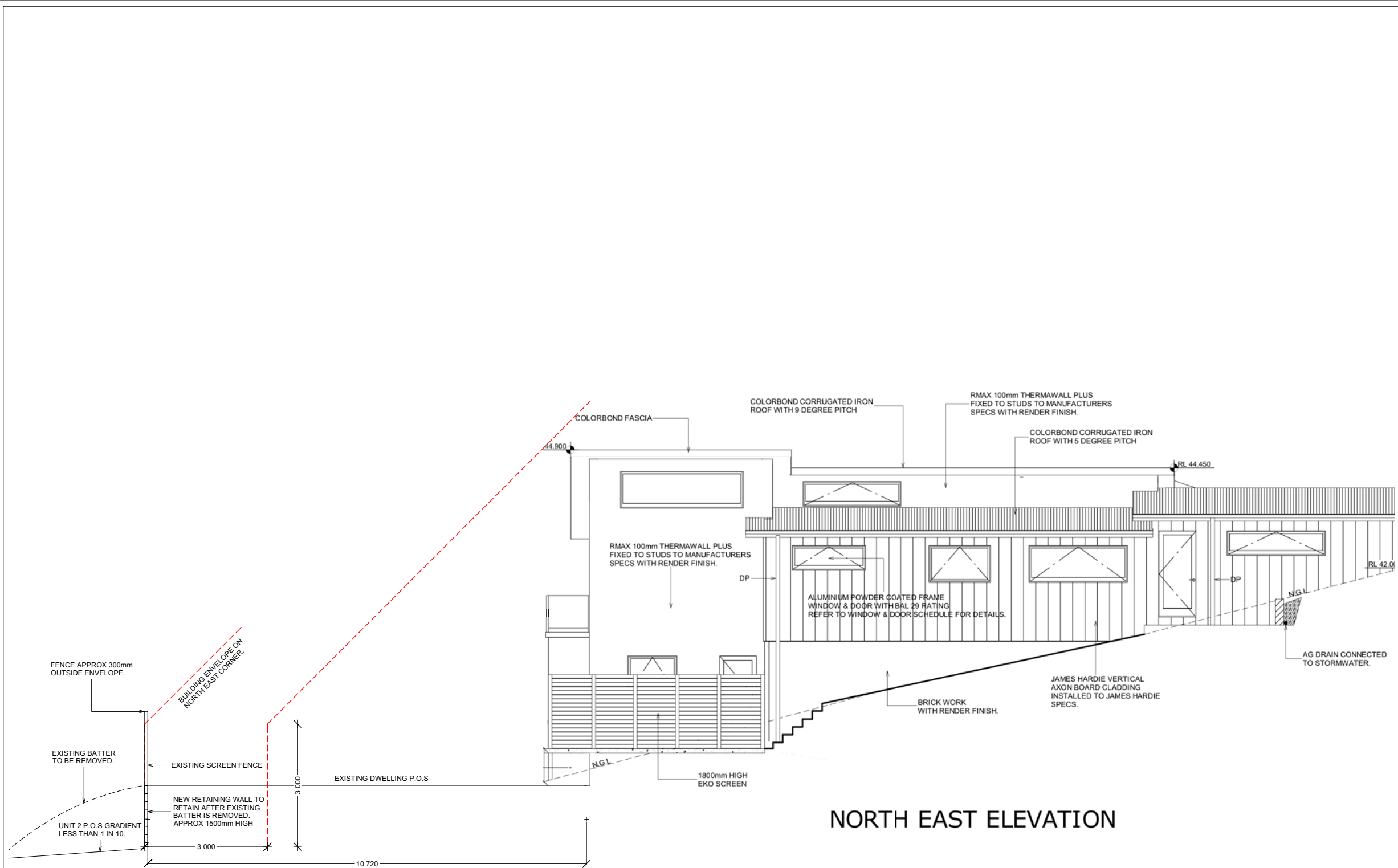
9AM SHADOW = 0sq/m
10AM SHADOW = 0sq/m
11AM SHADOW = 10.2.sq/m OR 04.86% SHADOW
12PM SHADOW = 43.7sq/m OR 20.81% SHADOW
1PM SHADOW = 86.0sq/m OR 40.95% SHADOW
2&3PM SHADOW = SHADOW CAST FROM NATONE HILL NOT
PROPOSED DWELLING

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609
14 TIANNA RD LINDISFARNE
TASMANIA 7015
0472544068
sam@architecturaldesigns.org

No.	REVISION
PROJECT	
PROPOSED TOWNHOUSE PLUS INTERNAL ADDITIONS AND DECK TO EXISTING DWELLING.	
FOR BURNETT 14 TIANNA RD LINDISFARNE	
SCALE	
1:250	
DRAWN SB	CHECKED
DATE:	
MAY 2019	
SHADOW PLAN	
DRG No 2019-14-WD18	REV B
	A3



NORTH



NORTH EAST ELEVATION

BUILDING DESIGNER: SAM BURNETT
ACCREDITATION No: CC6609
14 TIANNA RD LINDISFARNE
TASMANIA 7015
0472544068
sam@architecturaldesigns.org

No.	REVISION
PROJECT PROPOSED TOWNHOUSE PLUS INTERNAL ADDITIONS AND DECK TO EXISTING DWELLING. FOR BURNETT 14 TIANNA RD LINDISFARNE	
SCALE 1:100	
DRAWN SB	CHECKED
DATE: MAY 2019	
P.O.S SHADOW PLAN	
DRG No 2019-14-WD24	REV B
	A3

14 TIANNA STREET, LINDISFARNE



Photo 1: Site viewed from Tianna Road, viewed looking southeast towards the existing dwelling on the subject property.



Photo 2: Site of proposed development viewed from rear of existing dwelling looking south



Photo 3: Site of proposed development viewed from rear of existing dwelling looking east at location of proposed dwelling unit



Photo 4: Site of existing dwelling viewed from site of proposed dwelling unit, looking northwest

**11.3.4 AMENDMENT APPLICATION A-2019/1 – MODIFICATION TO THE
CAMBRIDGE INDUSTRIAL ESTATE SPECIFIC AREA PLAN.
(APPLICATION NO. A-2019/1)**

File No

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to review Council's decision of 30 September 2019 in light of the representations received during the public exhibition period in accordance with the requirements of Section 39 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

The representations relate to a Section 33 application made for a planning scheme amendment to modify the Clarence Interim Planning Scheme 2015 - Cambridge Industrial Estate Specific Area Plan (SAP).

RELATION TO PLANNING PROVISIONS

The majority of the site is zoned *Light Industrial*, partially zoned *Particular Purpose Zone 2 - Future Road Corridor* and partially zoned *Open Space*. Additionally, the site is subject to the provisions of the Bushfire Prone Areas and Waterway and Coastal Protection Areas codes and the Cambridge Industrial Estate Specific Area Plan.

LEGISLATIVE REQUIREMENTS

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

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (LUPAA) are references to the former provisions of LUPAA as defined in Schedule 6 – Savings and Transitional Provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and one representation was received from the Department of State Growth (DSG).

The DSG's concern relates to reduced setbacks to lots abutting 'Precinct C' and is discussed within the body of this report.

RECOMMENDATION:

- A. That Council resolves, under Section 39(2) of the Land Use Planning and Approvals Act 1993 to advise the Tasmanian Planning Commission that it considers the merits of the representations relating to the Clarence Interim Planning Scheme 2015 - Cambridge Industrial Estate Specific Area Plan warrant the following modifications to Draft Amendment A-2019/1.
1. Amend the first sentence of F15.7.2.2 A1 as follows:
“Other than a frontage to Precinct C, buildings must have a setback from a frontage of.....”
 2. Amend F15.7.2.2 A2 to refer to a “10m” setback to Precinct C instead of “3m” as certified.
 3. Modify the corresponding performance criteria at F15.7.2.2 P2 to include an additional consideration (f) *“any of the written advice from the Department of State Growth or its successor.”*
 4. Amend F15.7.2.2 A2 to refer to “Precinct C” instead of “Area C” as certified.
- 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**

1.1. The site has been subject to a complex history of planning applications. The relevant background of which was documented in the report considered by Council at its meeting on 30 September 2019.

1.2. The proposal was advertised in accordance with the statutory requirements and 1 representation was received from the Department of State Growth (DSG).

At the closing of the exhibition period the applicant was provided with a summary the DSG representation and invited to submit a supplementary submission. At the time of the finalising the Agenda for Council’s meeting of 13 January 2020 no further submissions had been received from the applicant.

- 1.3.** On 9 January 2020, after the finalisation of the 13 January 2020 meeting agenda, the applicant provided a submission from Midson Traffic to address DSG's concerns. A copy of that submission is included in the attachments.

Given the timing of the applicant's response they requested that the matter be deferred to the following meeting to enable Council officers to advise Council concerning the Midson Traffic submission.

- 1.4.** At its meeting on 13 January 2020 Council resolved to withdraw the item from consideration. The DSG representation, and the applicant's response to it, is the subject of this report.

2. STATUTORY IMPLICATIONS

Pursuant to Section 39 of LUPAA Council is required to consider the merits of any representation and provide the Tasmanian Planning Commission (TPC) with:

- a copy of each representation received;
- a statement of its opinion as to the merits of each representation;
- its view as to whether any modification to the Amendments (as exhibited) should be made in light of the representations;
- the impact that the representations have on the draft amendment as a whole; and
- such recommendations in relation to the draft amendment as the authority considers necessary.

3. PROPOSAL IN DETAIL

3.1. The Site

The subject site comprises of all the land subject to the Scheme's Cambridge Industrial Estate Specific Area Plan (SAP) and described in detail in Council's previous report.

3.2. The Amendment

On 30 September 2019 Council resolved to initiate and certify a planning scheme amendment to replace the existing SAP controls at F15.7.2.1, F15.7.2.2

and F15.7.2.4 relating to Building Height, Setbacks and Landscaping respectively. The standards subject to the amendment relate to Precinct B only (shown below).



4. CONSULTATION

The proposal was advertised in accordance with the statutory requirements and 1 representation was received from the DSG.

The DSG representation raised the following issues:

4.1. Reduced Setbacks to Precinct C

The DSG submit “*State Roads does not support the proposed changes to Clause F15.7.2.2 Setbacks. State Roads does not support a reduction in setback requirements from ‘Area C’ under the Specific Area Plan (SAP) from 10m under the acceptable solutions. The proposed Cambridge Link Road, which has planning approval through Clarence Council and is soon to be constructed, will be a major road corridor that may be subject to widening or other road upgrades into the future. Therefore, it is considered unsuitable for a setback of only 3m to be considered an ‘acceptable solution’ under the provisions of the SAP.*”

To support this position, they submit that:

- The area identified as *Precinct C* in the SAP is now owned by the DSG.

- *Precinct C* has already been reduced in width through the approval of the SAP to allow a greater portion of the land to be developed for industrial uses.
- The 10m setback from the Cambridge Link Road boundary (*Precinct C*) specified in the current SAP reflects the width of the road corridor and DSG seeks to retain this requirement.
- **Comment**
In response to DSG's representation the applicant provided a submission from Midson Traffic to address the issues raised. A copy of that submission is included in the attachments.

In summary Mr Midson submits that:

- The original 10 metre setback requirement was developed to address the Kennedy Drive corridor from an amenity/streetscape perspective, rather than any traffic engineering requirements. It is submitted that this standard was applied to the Cambridge Link Road corridor without any specific consideration of its impact on the viability of future industrial development.
- *"The corridor width of the Cambridge Link Road through the Industrial subdivision is 30 metres which is consistent with the requirements of a high-level rural arterial road".*
- *"The corridor width of the Cambridge Link Road should be sufficient to provide multiple lanes in each direction, and/or turning lanes if required, without the need to acquire land on adjacent property (noting that a typical lane width is between 3.0 and 3.6 metres). Whilst unlikely, it is acknowledged that future capacity improvements may necessitate the installation of additional lanes, it is considered that the available corridor width could accommodate such capacity improvements."*
- There will be no vehicular property access directly to or from the Cambridge Link Road, accordingly there will be no requirement for future turning lanes within the road corridor to facilitate property access.

- There are no traffic engineering issues that would require a setback greater than 3 metres within Area B adjacent to Area C.

A title search of the subject land on 20 December 2019 indicated that *Precinct C* was still part of lot 106 on SP177635 (CT:177635/106) owned by Linear Capital PTY LTD. Even so, it is clearly evident that *Precinct C* will be developed as a state road and provide frontage to the approved lots within *Precinct B*.

It is correct that the *Precinct C* road reservation corridor was reduced in width as part of the Tasmanian Planning Commission's approval of A-2012/7 and Council's approval of the subsequent subdivision application (SD-2014/41) approved on 2 February 2015.

In light of DSG's concerns and Mr Midson's subsequent submission, Council's Development Engineer advises that:

- It is extremely unlikely that Richmond will ever require a dual lane (two each way) highway.
- The section of Richmond Road with the highest volume of traffic will most likely be at the area in question.
- As traffic volumes increase there is often a requirement to provide additional storage and management facilities at intersections and low speed environments, such as the area in question.
- There is an expectation that additional works will be required to improve the capacity of the immediate intersection associated with the link road, in the near future. This is evidenced at the conclusion of the Pitt and Sherry TIA (dated 9 April 2019) submitted for the link road (D-2019/185) which states:

- o *“Beyond 2025 the Cambridge Road/Kennedy Drive/Acton Road roundabout with the left turn slip lane may not be sufficient for the traffic movements based on historic traffic growth and traffic movement assumptions discussed in this report. The Department of State Growth will monitor the performance of the roundabout into the future. Options are available for further improvements, as needed.*
- o *A new junction will be created on Richmond Road where the Cambridge Link Road intersects with it. This Junction is expected to operate at acceptable levels until 2030. It will provide safe and convenient access for those who need to travel into Cambridge Village.*
- o *The Cambridge Link Road will also result in significantly more traffic using the Acton Road/Alliance Drive roundabout. The current layout of this roundabout is expected to be sufficient for acceptable traffic operation until at least 2025 based on historic traffic growth and traffic moment assumptions discussed in this report; and*
- o *Beyond 2025 the Acton Road/Alliance Drive roundabout may not be sufficient for the predicted traffic movements. The Department of State Growth will monitor the performance of this roundabout into the future. Options are available for further improvements, as needed.*

The Cambridge Link Road will address a clear need and provide significant transport benefits. The project has broad support. The changes in traffic flow at the existing Cambridge Road – Richmond Junction, and more broadly on Cambridge Road, which also serves a local access function, are overwhelmingly beneficial. Where negative impacts are likely (the Tasman Highway Acton Road interchange roundabouts) improvements have been developed to allow similar levels of service to continue post-construction of the Link Road. Other factors may allow the roundabouts to continue to operate well beyond 2025.”

For these reasons Council’s Development Engineer advises that in his opinion *“the road corridor providing for the link road has been reduced to the absolute minimum and the ability to acquire additional land for road or traffic management should not be compromised. Therefore, a 10m setback requirement for structures, with some flexibility, is appropriate.”*

Based on DSG’s concerns and the advice from Council’s Development Engineer it is considered that the certified 3.0m setback to Cambridge Link Road would not be appropriate in all circumstances. To provide context, the Acceptable Solution at clause 24.4.2 of the Scheme, specifies a front setback in the Light Industrial Zone of 10m which, subject to the site-specific tests under the Performance Criteria, can be varied through the exercise of discretion. Similarly, the equivalent Acceptable Solution under the future Tasmanian Planning Scheme’s State Planning Provisions specifies a minimum 5.5m front setback in the Light Industrial Zone.

Additionally, the subject area will be highly visible and signify the gateway to Hobart from Richmond. Greater front setbacks would provide increased landscaping opportunities that, given the context, would be desirable and assist to soften the visual impact of future industrial development on the Cambridge Link Road. The benefits of providing for landscaping within the remaining setback area would be even more relevant should future DSG road widening occur in the future.

Accordingly, it is recommended that the proposed amendment be modified as follows:

- Amend F15.7.2.2 A2 to refer to a “10m” setback to Precinct C instead of the originally certified 3m.
- Modify the corresponding performance criteria at F15.7.2.2 P2 to include an additional consideration (f) “*any written advice from the Department of State Growth or its successor.*”

This approach would address the concern raised by DSG while providing alternative solutions for future developments and associated landscaping treatments to be determined on their merits, having regard to any advice from DSG while leaving appeal rights open to both applicants and DSG.

5. OTHER ISSUES

- 5.1.** Under the Scheme a frontage “*means a boundary of a lot which abuts a road.*” Accordingly, a lot that abuts Precinct C will have two frontages and, on this basis, both Clauses F15.7.2.2 A1 & A2 would apply to the future Cambridge Link Road “frontage”. For clarity it is recommended that clause F15.7.2.2 A1 be amended to ensure it does not apply to the boundary shared with Precinct C. The clause should be modified as follows:

“Other than a frontage to Precinct C, buildings must have a setback from a frontage of.....”

This modification will ensure that the only front setback standard applicable to a frontage to Precinct C will be F15.7.2.2 A2.

- 5.2** At clause F15.7.2.2 A2, the certified amendment refers to “Area C” rather than “Precinct C” as referred in the remainder of the SAP. For consistency it is recommended that the proposed amendment be modified so that F15.7.2.2 A2 refers to “Precinct C” instead of the “Area C” as certified.

6. STATE POLICIES AND ACT OBJECTIVES

- 6.1** The Strategic implications and assessment of the proposal against the objectives of Schedule 1 of LUPAA was detailed in Council’s initiation report dated 30 September 2019.
- 6.2** The proposal is consistent with the outcomes of the relevant State Policies.
- 6.3** There are no inconsistencies with Council’s adopted Strategic Plan 2016-26 or any other relevant Council policy.

7. CONCLUSION

In accordance with the requirements of Section 39 LUPAA Council is required to review Council’s decision of 30 September 2019 in light of the representations received during public exhibition period. In this instance one representation was received from the DSG and it is considered that issue raised warrants minor modifications to the Certified Draft Amendment.

Attachments: 1. Certified Amendment (4)
 2. Midson Traffic submission - 9 January 2020 (3)

Ross Lovell
MANAGER CITY PLANNING

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

INSTRUMENT OF CERTIFICATION



Clarence City Council

The Clarence City Council resolved at its meeting of 30 September 2019 that, Draft Amendment A-2019/1 of the Clarence Interim Planning Scheme 2015, meets the requirements specified in Section 32 of the *Land Use Planning and Approval Act 1993*.

Date 3 October 2019;

THE COMMON SEAL of the Clarence City Council was hereunto duly affixed in the presence of: -

A handwritten signature in blue ink, appearing to read 'C. Dea'.

ACTING CORPORATE SECRETARY



Clarence City Council

CLARENCE INTERIM PLANNING SCHEME 2015

AMENDMENT – A-2019/1

AMENDMENT TO PLANNING SCHEME ORDINANCE

To amend the Clarence Interim Planning Scheme 2015 as follows.

- (1) Delete Clause F15.7.2.1 relating to Building Height in the Cambridge Industrial Estate Specific Area Plan and replace with the following:

F15.7.2.1 Building Height

Objective: To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 10m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the bulk and form of the building; (b) separation from existing uses on adjoining properties; and (c) any buffers created by natural or other features.

- (2) Delete Clause F15.7.2.2 relating to Setbacks in the Cambridge Industrial Estate Specific Area Plan and replace with the following:

F15.7.2.2 Setbacks

Objective: That building setbacks: (a) are appropriate for the site; and (b) do not cause an unreasonable loss of residential amenity to adjoining residential zones	
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a frontage of: (a) not less than 5.5m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties;	P1 Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users
A2 A building must be setback a minimum of 3 m to a boundary shared with Area C.	P2 The setback of a building from a boundary shared with Area C must help to attenuate site impacts, taking into account: (a) the site's area and dimensions and the proportionate intrusion; (b) compatibility with buildings on adjacent lots in the streetscape; (c) compatibility with setback on the adjoining lot and whether the reduction would leave inadequate space between the buildings for a landscaped buffer to enhance the appearance of the area; (d) the setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side; (e) whether the height and length of the wall are low or short enough to ensure there is minimal impact on the amenity of the adjoining lot including unreasonable overshadowing of any landscaped buffer strips.

- (3) Delete Clause F15.7.2.4 relating to Landscaping in the Cambridge Industrial Estate Specific Area Plan and replace with the following:

F15.7.2.4 Landscaping

Objective: That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.	
Acceptable Solutions	Performance Criteria
A1 If a building is set back from a road, landscaping treatment must be provided along the frontage of the site: (a) to a depth of not less than 5.5m; or (b) not less than the frontage of an existing building if it is a lesser distance.	P1 If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to: (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) existing vegetation on the site; (e) the location, type and growth of the proposed vegetation; and (f) any relevant local area objectives contained within the relevant Local Provisions Schedule.
A2 Along the eastern boundary of the development plan area (adjacent to Backhouse Lane), landscaping must be provided for a depth no less than 10 m in accordance with a landscaping plan approved by Council.	P2 Along the eastern boundary of the development plan area, landscaping or a design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining dwellings, having regard to the characteristics of the site and the characteristics of the adjoining land.

**THE COMMON SEAL OF THE CLARENCE CITY
COUNCIL HAS BEEN HERE UNTO AFFIXED
THIS 3 OCTOBER 2019, PURSUANT TO A
RESOLUTION OF THE COUNCIL PASSED THE
30 SEPTEMBER 2019, IN THE PRESENCE OF:**

CDea

ACTING CORPORATE SECRETARY



Keith Midson
Midson Traffic Pty Ltd
25 Hinman Drive
Kingston TAS 7050
0437 366 040

9 January 2020

Mr Troy Harper
Managing Director
Linear Capital
PO Box 255
Thirroul NSW 2515

Dear Troy,

1 KENNEDY DRIVE – RESPONSE TO DEPARTMENT OF STATE GROWTH REPRESENTATION

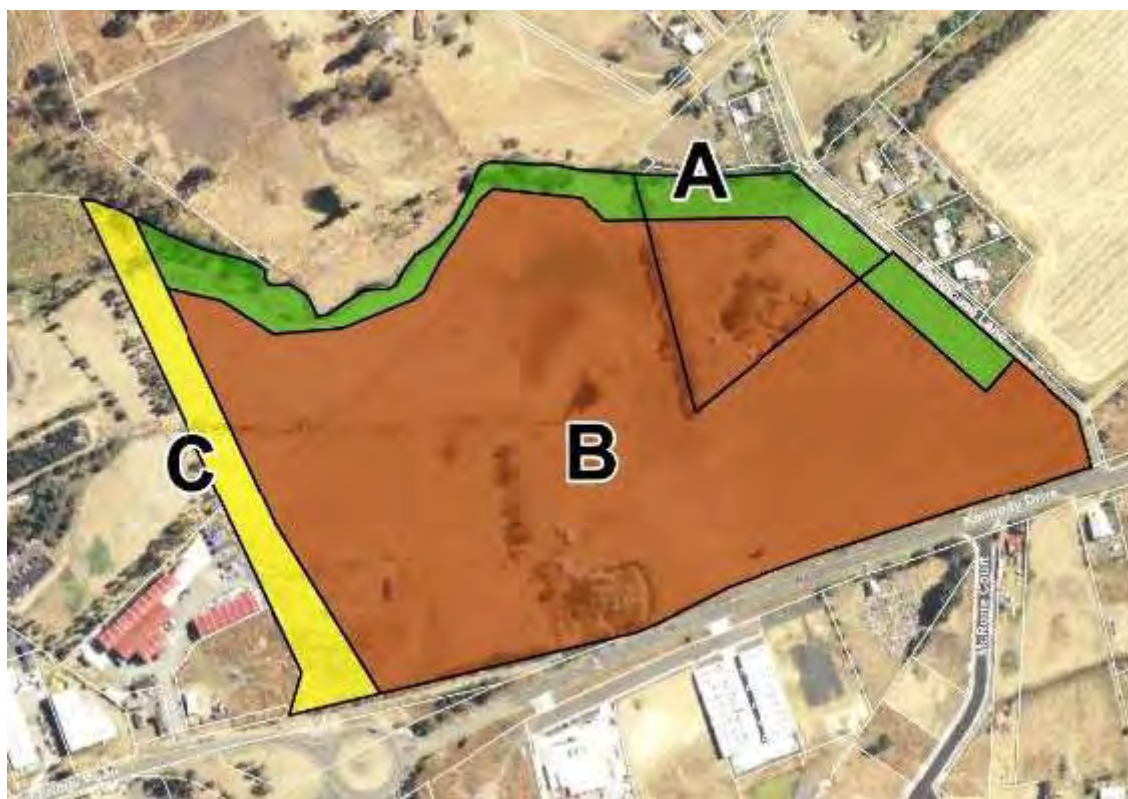
This letter has been prepared in response to the representation from the Department of State Growth regarding the proposed Scheme Amendment to 1 Kennedy Drive.

The site is subject to the Cambridge Industrial Estate Specific Area Plan. Several Planning Scheme changes have occurred since the original approval of the industrial subdivision. The development precincts within the subdivision are shown in Figure 1. The Cambridge Link Road (currently under construction) will occupy Area C, and the proposed amendment seeks to reduce the setback within Area B adjacent to Area C from 10 metres to 3 metres. It is understood that the original 10 metre setback requirement was applicable to the Kennedy Drive corridor from an amenity/ streetscape perspective, not for any traffic engineering requirement. This setback has then been automatically transferred to apply to the Cambridge Link Road corridor without any valid consideration of its impact to the viability of land development within the industrial subdivision.

It is recognised that the Cambridge Link Road will be an important road that will provide improved accessibility of Richmond Road to the Tasman Highway. The Link Road will connect to a high capacity roundabout that will improve connectivity and capacity of the Richmond Road corridor.

The corridor width of the Cambridge Link Road through the Industrial subdivision is 30 metres which is consistent with the requirements of a high-level rural arterial road. The Cambridge Link Road corridor width is effectively the same as the Kennedy Drive corridor, which once formed a component of the Tasman Highway prior to it being bypassed. There are several examples of recent development on Kennedy Drive that has resulted in buildings being located less than 10 metres from the corridor. Similarly, the corridor width of the Tasman Highway to the east of the Kennedy Drive/ Holyman Avenue roundabout is consistent with the available corridor width of the Cambridge Link Road. The Tasman Highway corridor width within this section facilitates channelised turn lanes in some locations.

Figure 1 Development Precincts



The corridor width of the Cambridge Link Road should be sufficient to provide multiple lanes in each direction, and/or turning lanes if required, without the need to acquire land on adjacent property (noting that a typical lane width is between 3.0 and 3.6 metres). Whilst unlikely, it is acknowledged that future capacity improvements may necessitate the installation of additional lanes, it is considered that the available corridor width could accommodate such capacity improvements.

Based on the forecast volumes on the Cambridge Link Road, it is difficult to envisage a future need for additional lanes within Area C from a capacity perspective, particularly noting the capacity of the network would be constrained by the capacity of the Kennedy Drive/ Cambridge Road roundabout. It may be possible that a left-turn slip lane from the Link Road to Kennedy Drive may be required at some point in the future, however the available road corridor is widest at this location. Improvements could therefore be made without land acquisition at this location.

As noted in the JMG Planning Report (May 2019) in support of the Scheme Amendment, the Cambridge Link Road will be elevated above the adjacent land within the industrial subdivision. A setback of 10 metres is therefore considered unnecessary as access to the road is not possible (or at least technically very difficult). In this regard, no vehicular property access will be available to Area B from the Cambridge Link Road, therefore no turn lanes (left-turn or right-turn) will need to be installed within the road corridor to facilitate property access. Hence no road junctions would need to be installed within Area C, as the road network within Area B is established and adequate accessibility is provided to all areas within the subdivision through the internal road network.

Based on the above, I support the proposed Scheme Amendment. I do not see any valid traffic engineering issues that would require a setback greater than 3 metres within Area B adjacent to Area C.

Please contact me on 0437 366 040 if you require any further information.

Yours sincerely,



Keith Midson BE MTraffic MTransport FIEAust CPEng EngExec NER

DIRECTOR

Midson Traffic Pty Ltd

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 MEMORANDUM OF UNDERSTANDING – SOUTHERN REGION
COUNCILS WASTE MANAGEMENT AND RESOURCE RECOVERY**

File No:

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to enable Council to consider authorising the signing of a Memorandum of Understanding for the southern region councils to work co-operatively on waste management and resource recovery.

RELATION TO EXISTING POLICY/PLANS

The Strategic Plan 2016-2026 provides that Council will establish strategic partnerships to facilitate greater opportunities to improve service delivery.

LEGISLATIVE REQUIREMENTS

The Local Government Act is relevant.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

The Memorandum of Understanding includes a financial component to fund secretarial/project services to support the arrangement. The funding formula is still to be finalised but likely to be based on proportional waste generation.

RECOMMENDATION:

That Council:

- A. Authorise the General Manager to sign the Memorandum of Understanding regarding the southern region waste management and resource recovery.
- B. Allocates an amount of \$18,000 per annum, for the term of the Memorandum of Understanding, within the waste management program of the Estimates, with any funding for the current financial year drawn from savings within that program.

NB: A decision on the Item requires an absolute majority of Council.

**MEMORANDUM OF UNDERSTANDING – SOUTHERN REGION COUNCILS
WASTE MANAGEMENT AND RESOURCE RECOVERY /contd...****ASSOCIATED REPORT****1. BACKGROUND**

- 1.1** A meeting of the Southern Councils' General Managers in November 2019 discussed how to respond to the Tasmanian Government Draft Waste Action Plan. The preferred approach was to establish a Memorandum of Understanding (MOU) for southern regional cooperation on waste management and resource recovery, coordinated through the Local Government Association of Tasmania (LGAT).
- 1.2** The North and North West of Tasmania have regional waste authorities which have respective waste levies in place.
- 1.3** Not all southern councils are members of the STCA and therefore there is no common vehicle in the southern region for clear and common direction on waste.
- 1.4** The waste industry is going through significant change at present and Clarence Council will be in a better position to have active conversations with the southern councils, with support via LGAT, via the proposed MOU.

2. REPORT IN DETAIL

- 2.1** LGAT have proposed a Memorandum of Understanding for each southern council to sign on regional co-operation on waste management and resource recovery. A copy of the draft MOU is attached (refer **Attachment 1**).
- 2.2** The aims of the MOU are:
- Manage regional waste streams in a co-ordinated professional manner including, but not limited to, landfill, recycling and green waste/FOGO;
 - Promote the development of a circular economy for waste streams;

- Co-ordinate regional collection systems for waste streams efficiently and effectively when appropriate via shared procurement and other appropriate processes;
- Support efficient, sustainable and suitably scaled end of collection facilities for processing of waste streams;
- Work towards greater commonality of service standard for ratepayers and customers;
- Advocate to or partner with other regions, government and industry to promote resource recovery futures;
- Co-operate on marketing and education activities to support waste minimisation and to maximise effective service utilisation;
- To appropriately resource this arrangement; and
- To provide mutually beneficial outcomes for all parties and ratepayers.

2.3 The key terms of the MOU are:

- Each Council to proportionately financially fund secretarial/project support via LGAT;
- Establish a steering committee, with each Council providing a member;
- Establish the basis for a collaborative approach to waste in southern Tasmania;
- The MOU not to be a legally binding contract; and
- The MOU to continue for a period of three years.

2.4 The proposed MOU will assist southern region councils to develop a co-ordinated approach to waste management in southern Tasmania, and to respond to the Tasmanian Government's draft Waste Action Plan.

3. CONSULTATION

3.1 Community Consultation

Nil.

3.2 State/Local Government Protocol

The MOU has been discussed between the General Managers of the Southern Councils and LGAT representatives.

3.3 Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2016-2026 under the Goal Area '*Governance and leadership*' has the following strategy:

"Establish strategic partnerships to facilitate greater opportunities for Council to improve service delivery."

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

7.1 The Memorandum of Understanding includes a financial component for each Council to proportionally contribute towards LGAT providing secretarial/project support for the arrangement. The funding formula for the secretariat/project officer is still to be finalised but will possibly be determined on a proportion of total waste generated basis. While the final figure for Clarence Council has not been determined, it is possibly in the order of \$18,000 per annum.

7.2 A budget re-allocation for the current financial year to reflect the of \$18,000 per annum is recommended, with an annual contribution for the three years of the proposed MOU to be included in Council Estimates for each future year of the MOU. Funding for the current financial year can be allocated via savings arising from the hard-waste collection program.

8. ANY OTHER UNIQUE ISSUES

Any decision Council makes in the future on changing its waste management operations needs to be made with consideration of its contract with the Mornington Park Waste Transfer Station and being a member of the Copping Refuse Disposal Site Joint Authority.

9. CONCLUSION

The signing of the Memorandum of Understanding for southern councils regional co-operation on waste management and resource recovery provides an opportunity for a unified approach to consider the State Government's future direction on the draft Waste Action Plan when revealed. It is recommended that Council approve the signing of the MOU.

Attachment 1. Memorandum of Understanding (3)

Ian Nelson
GENERAL MANAGER

Attachment 1

MEMORANDUM OF UNDERSTANDING

between

THE HOBART CITY COUNCIL a body corporate incorporated pursuant to the provisions of the *Local Government Act 1993* (**‘the HCC’**)
and

THE GLENORCHY CITY COUNCIL a body corporate incorporated pursuant to the provisions of the *Local Government Act 1993* (**‘the GCC’**)

and

XXX

An arrangement for the parties to work co-operatively on waste management and resource recovery issues and projects for the southern Tasmanian region.

RECITALS

1. All parties are established under section 18(1) of the *Local Government Act 1993*.
2. All parties are responsible for waste management within their municipal areas.
3. The Tasmanian Government has released a draft Waste Action Plan for the state and all parties wish to collaboratively to respond to the strategy.
4. All parties are committed to working together on waste management and agree on the following goals:
 - 4.1. Manage regional waste streams in a co-ordinated professional manner including, but not limited to, landfill, recycling and green waste/FOGO;
 - 4.2. Promote the development of a circular economy for waste streams;
 - 4.3. Co-ordinate regional collection systems for waste streams efficiently and effectively when appropriate via shared procurement and other appropriate processes;
 - 4.4. Support efficient, sustainable and suitably scaled end of collection facilities for processing of waste streams;
 - 4.5. Work towards greater commonality of service standards for ratepayers and customers;
 - 4.6. Advocate to or partner with other regions, governments and industry to promote resource recovery futures;

- 4.7. Co-operate on marketing and education activities to support waste minimisation and to maximise effective service utilisation;
 - 4.8. To appropriately resource this arrangement.
5. In light of the historic co-operation between the parties and the efficiencies that can be achieved through co-operating further, the parties have agreed to enter into this Memorandum of Understanding in order to continue this co-operation and provide mutually beneficial outcomes for all parties and their ratepayers.

OPERATIVE PART

Term of this Agreement

1. This Memorandum of Understanding commences on the date shown below.
2. The arrangement shall continue for a period of three (3) years from the date shown below and will be reviewed by the parties at that date.

Secretariat Support

3. The parties agree to fund a secretariat service to support this arrangement.
4. The secretariat support will perform the following functions:
 - 4.1 Arrange meetings, prepare agendas and take minutes for steering committee meetings;
 - 4.2 Prepare reports and policy initiatives for consideration by the steering committee;
 - 4.3 Liaise with government and industry on policy initiatives and projects;
 - 4.4 Such other functions that the steering committee may reasonably direct.
5. The funding formula for the secretariat will be determined on a proportion of total waste generated basis.

Governance

6. The parties agree to establish a steering committee to oversee the operation of this arrangement.
7. Each party will nominate one employee to be a member of the steering committee, to be determined by the General Manager of each participating council.
8. The parties agree to work collaboratively between themselves, other regions of the state and the State Government and industry to determine the best long term

structural arrangements for addressing the waste management issues in the region and the state as a whole.

Intention to Bind

9. The parties desire that this Memorandum of Understanding will foster the spirit of co-operation which exists between them in respect to working co-operatively on waste management issues and all acknowledges that it is not legally binding and is not intended to be an agreement enforceable in a Court of Law.

11.5.2 PETITION – CLEVE COURT FORESHORE TRACK

File

EXECUTIVE SUMMARY**PURPOSE**

To consider the petition tabled at Council's Meeting of 11 November 2019 requesting that Council not proceed with the construction of the Cleve Court foreshore track.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026, Tranmere Coastal Reserve Activity Plan 2018-22 and Clarence Tracks and Trails Action Plan 2015-2020 are relevant.

LEGISLATIVE REQUIREMENTS

Section 60 of the Local Government Act, 1993 requires Council to formally consider petitions within 42 days of the petition being tabled at a Council Meeting. The petition was considered within the 42 day period, but held over for further consideration and discussion by Council.

CONSULTATION

Consultation in relation to the proposed foreshore track has occurred with residents of Cleve Court.

FINANCIAL IMPLICATIONS

Construction of the proposed trail was included in Council's 2018/19 budget, with an allocation of \$18,000.

RECOMMENDATION:

That Council:

- A. Notes the petition.
- B. Notes the General Manager's advice that the petition complies with section 59 of the Local Government Act, 1993 (Tas.).
- C. Authorises the General Manager to proceed with the construction of the Cleve Court foreshore track as depicted in Attachment 1 to the Associated Report and otherwise in accordance with Council's approved Tranmere Coastal Reserve Activity Plan 2018 – 2022 and the project budget approved within the FY2018/2019 Estimates (and carried over to FY2019/2020).
- D. Authorises the General Manager to write to the petitioners acknowledging their concerns and advising of Council's decision.

PETITION – CLEVE COURT FORESHORE TRACK /contd...

ASSOCIATED REPORT**1. BACKGROUND**

1.1 A petition containing 30 signatures was tabled at Council’s Meeting held on Monday 11 November 2019 requesting Council *“to not proceed with the construction of the proposed track as the affected property owners have not been consulted to date in accordance with Community Participation Policy. The track goes nowhere and is considered a waste of ratepayer’s money. The track will have an adverse impact on the property owner’s current amenity and devalue their properties. The proposal will create parking and access issues in Cleve Court, increase anti-social behaviour in the local area, cause property drainage issues and result in vegetation removal. We suggest the funds should be spent on upgrading the stormwater outlet off Tranmere road entrance as the poor water quality is current issue of discussion on the Tranmere residents social media”*.

1.2 The petition was considered at the Council Meeting of 2 December 2019 when Council resolved:

“That Item 11.2.1 be deferred so that council can further consider the matter”.

2. REPORT IN DETAIL

2.1. The Clarence Foreshore Trail is identified as a ‘Significant Trail’ in the Clarence Tracks and Trails Action Plan 2015-2020, with the Cleve Court foreshore identified as a Priority 2 project. The Tranmere Reserve Activity Plan 2018-22 identified as a high priority “to construct and maintain a continuous Class 2 track from Cleve Court to Starboard Road”.

2.2. In the 2018/2019 Capital Works Program, Council approved \$18,000 for the construction of a gravel walking track along the foreshore to Cleve Court.

- 2.3.** On 9 August 2019, Council wrote to residents of Cleve Court to advise that the trail would be constructed with further notice of the proposed start date for the works to be provided to the residents.
- 2.4.** Council officers met residents on site on 26 September 2019 to hear their concerns. The main issue was the concern that a formal walking track will increase the number of people using the area and have negative effects on the Cleve Court residents.
- 2.5.** The concerns raised by residents were based on parking, anti-social behaviour and perceived lack of consultation.
- 2.6.** The concern was raised that there would be increased parking in Cleve Court. It is expected that most users will be local people who are either already walking there or will start to incorporate the Cleve Court section of the Tranmere foreshore as part of their daily walking route. However, it is recognised that the Court is unsuitable for car parking at the turning head and car parking issues already exist (Hobart Walking Club had a walk listed in their program in August 2019 that started from Cleve Court). It is possible to manage parking by installing ‘no parking’ signs at the turning head and marking yellow lines between driveways where there is insufficient space to park.
- 2.7.** Residents also raised concerns that the track would increase the potential for break-ins to houses in the street and the use of trail bikes. The track will have no bearing on whether someone breaks into houses from the reserve but with increased use generated by the track there is a cogent argument that there will be greater passive surveillance which in turn increases security. The track will be located as far from the property boundaries as possible, which may increase privacy for residents, as people who currently walk through the reserve walk down the middle across the grass, close to some of the property boundaries. In relation to trail bikes, there is nothing physically preventing trail bikes from using the foreshore reserve at Cleve Court now, as it is an open grassy area without barriers and it is not expected to be made more inviting to trail bike use with the installation of a gravel walking track.

- 2.8.** Residents are also concerned the gravel walking track will devalue their properties. Residents have been maintaining the foreshore reserve by mowing the grass and have in effect treated the area as an extension of their back yards. As a result, there are picnic tables, brick BBQ, seating and landscaped garden beds on public land which gives the impression to the public that they are trespassing through private back yards. A foreshore track invites the public to use the space, which will lessen the sense of exclusivity that currently exists.
- 2.9.** Residents have also raised concerns that they were not consulted about the track. Council first wrote to residents on 14 August 2017 as part of the Tranmere Coastal Reserve Activity Plan 2018-2022 which invited them to comment on the plan and to attend a walk and talk. Only one submission was received.
- 2.10.** On 9 August 2019 Council wrote to the residents informing them of the project to construct the proposed track. Two residents contacted Council officers and met on site to discuss the alignment of the track. One resident was not opposed to the track but wanted it positioned to minimise visual impact, which can be accommodated by the placement of the track at the top of the embankment.
- 2.11.** While on site to mark out the track alignment in September 2019, two Council officers were approached by a resident who expressed his opposition to a gravel track in the reserve.
- 2.12.** A subsequent letter was sent to the residents on 25 September 2019 to inform them of a proposed starting date of 14 October 2019. A site meeting was also held with several residents on 26 September 2019 and they were informed that work would not proceed until the project had been considered by Council.
- 2.13.** A Workshop was held on Monday 7 October 2019 to further discuss the extension of the track including whether it should proceed after Council had received concerns by the residents. A change to the route of the proposed track was suggested by Aldermen, discussed at a Council Workshop and subsequently residents were advised by the General Manager. The changed route essentially being that the track is now proposed to follow the foreshore only and not to connect to the Cleve Court walkway. This is shown in Attachment 1.

2.14. A workshop was held on Tuesday, 28 January 2020 to discuss the residents’ petition objections to the foreshore trail extension. A summary of Council officers’ consideration of the residents’ concerns is included at **Attachment 2**.

2.15. The Tranmere Coastal Reserve Activity Plan has been adopted by Council. Council has also approved funding for the Cleve Court track project. Any decision to not proceed with the construction of the track will require a decision of Council.

3. CONSULTATION

3.1. Community Consultation

Consultation has occurred with residents of Cleve Court.

3.2. State/Local Government Protocol

Workshops have been held with Council to discuss this matter on 7 October 2019 and 28 January 2020.

3.3. Other

Nil

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. The Strategic Plan at point 1.3 provides that a strategy of Council is to “develop and implement a public open space network including quality public spaces, parks, reserves, and tracks and trails”.

4.2. The Clarence Foreshore Trail is identified as a ‘Significant Trail’ in the Clarence Tracks and Trails Action Plan 2015-2020 with the Cleve Court foreshore identified as a Priority 2 project.

4.3. The Tranmere Reserve Activity Plan 2018-22 identified as a high priority “to construct and maintain a continuous Class 2 track from Cleve Court to Starboard Road”.

5. EXTERNAL IMPACTS

Residents have raised concerns of possible impacts. Council officers' consideration of these concerns is included at Attachment 2.

6. RISK AND LEGAL IMPLICATIONS

Nil

7. FINANCIAL IMPLICATIONS

Construction of the proposed trail was included in Council's approved FY2018/19 Estimates, with an allocation of \$18,000.

8. ANY OTHER UNIQUE ISSUES

Nil

9. CONCLUSION

9.1. The proposed Cleve Court track has been identified as a Priority 2 project under the Clarence Tracks and Trails Action Plan 2015-2020 and as a high priority under the Tranmere Reserve Activity Plan 2018-22. Council has included funding for the project in its FY2018/19 Estimates.

9.2. The revised route of the proposed track will ensure the track only follows the foreshore and alleviate some of the concerns raised by the residents.

9.3. Any decision not to proceed with the Cleve Court track project will require a decision of Council.

Attachments: 1. Plan showing the revised route of the proposed track (1)
2. Response to Residents' Concerns (3)

Ian Nelson
GENERAL MANAGER

Attachment 1



Attachment 2

CLARENCE FORESHORE TRAIL EXTENSION AT CLEVE COURT TRACK RESPONSE TO RESIDENTS CONCERNS

This document identifies eight issues of concerns raised with Council on behalf of Cleve Court residents and Council officer responses to those issues.

Issue 1 - Lack of Consultation

Council officers have consulted with the community on the proposed Cleve Court track. In summary this is explained as follows:

In August 2017, 1137 letters were sent to Tranmere residents inviting them to comment on the “Tranmere Coastal Reserve Activity Plan 2018-2022” and to attend a “walk and talk’. 123 responses were received from the community including one objection to the Cleve Court track extension.

- Council considered and adopted the Tranmere Coastal Reserve Activity Plan 2018-2022 (RAP) on 19 March 2018. The extension of the existing track north to Cleve Court is listed as a High priority action in the RAP.
- \$18,000 was included in the 2018/2019 Estimates and Annual Operating Plan for the track extension. Following this Aboriginal Heritage approval was sought and obtained.
- Letters were sent to Cleve Court residents on 9 August 2019 advising of the project and a subsequent letter was sent on 25 September 2019 advising of a proposed start date.
- Following receipt of residents’ concerns, the residents were informed at a site meeting on 26 September 2019 that the project would not proceed until it had again been considered by Council.

Issue 2 - The track goes nowhere and is considered a waste of Ratepayers money

The Tranmere Coastal Reserve Activity Plan 2018-22 identified the extension of the existing track to Cleve Court as a high priority.

It is considered the coastal track near Cleve Court would mainly be used by local people already walking there or who would include the track in their walking routine. The track would informally link to Cleve Court via an unconstructed walkway.

The Plan considers the Cleve Court track to be an important extension to the existing track. Council officers do not agree that the track 'goes nowhere'.

Issue 3 - The track will adversely impact on property owner's amenity and devalue their properties

A foreshore track would invite the public to use this public space and remove the current sense of exclusivity.

The track would be located on Council land as far from property boundaries as practicable. This is public land that can and should be used for a public purpose.

Issue 4 - The track will create parking and access issues

It is expected that most users would be local people already walking there or including the new track in their existing foreshore walk.

Parking in Cleve Court can be managed with "no parking" signs at the turning head and yellow lines beside driveways if issues arise. Should parking issues arise, it is likely to be only on select days (when a group may use the area), and not a regular occurrence.

Issue 5 - The proposal will increase anti-social behaviour

There is nothing to physically stop trail bikes etc using the space now and the track would not be expected to make the space more inviting to that type of behaviour. The new track would increase passive surveillance which would have the effects of increasing security.

Council has installed paths in similar circumstances with few anti-social behaviour issues arising. Council officers can monitor the situation through feedback from the local community and consider further actions in liaison with Crown Land Services if necessary.

Issue 6 - The proposal will cause property drainage issues

The track would be located as far from the property boundaries as practicable, ensuring no impact on property drainage. The track would be properly designed and constructed to avoid drainage issues.

Issue 7 - The proposal will result in vegetation removal

The only vegetation removal would be the removal of grass to construct a track (linking to the track shown). The track can be constructed to avoid other vegetation removal.

Issue 8 - The funds should be spent on upgrading the stormwater outlet off Tranmere Road entrance as the poor water quality is current issue of discussion.

The stormwater outlet is from a catchment consisting of roads and residential areas. Council's adopted *Stormwater System Management Plan 2019* identifies a future project to address stormwater quality at this locality through upstream works at Minerva Park. These works are estimated at \$1M and are currently unfunded. It is functionally better to address waste quality issues upstream then at the point of discharge. The future priority of this project will be assessed on a cost/benefit analysis against other water quality projects in the municipality.

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 HOMELESSNESS IN CLARENCE**

File No

EXECUTIVE SUMMARY**PURPOSE**

To receive the report into homelessness in Clarence and consider the recommendations contained within the report to determine a series of planned responses to homelessness in Clarence.

RELATION TO EXISTING POLICY/PLANS

- Council's Strategic Plan
- Social plans including Youth Plan, Age Friendly Plan, Community Health and Wellbeing Plan, and Community Safety Plan.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

An invitation-only survey was open to Council staff and a limited group of key service providers and stakeholders who are engaged in homelessness issues in Clarence. Face to face meetings were held with some Council work areas and service providers.

FINANCIAL IMPLICATIONS

None at this stage but there will be a need to provide funds if Council wishes to continue to work strategically and effectively to address issues of homelessness in Clarence.

RECOMMENDATION:

That Council receives the report into Homelessness in Clarence and considers acting on the recommendations as part of future budget allocations.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** In June 2019 Council resolved to investigate homelessness in Clarence to inform Council's response to homelessness and Council's engagement with other councils, service providers and all relevant stakeholders. Council passed another motion in September to amend the Public Places By-law 2018 to protect against unintended consequences for people who are homeless and seeking shelter in public places.

- 1.2. In August 2019 Council undertook a discrete and targeted consultation to better determine a series of short, medium and long-term planned responses.
- 1.3. Information was gathered about the scale and breadth of homelessness in Clarence, the ways that services are currently being accessed and ideas for addressing homelessness in Clarence.
- 1.4. The consultation process helped raise awareness of homelessness with Council staff and strengthened connections between Council and service providers. The information gathered increased Council's understanding of the needs of people experiencing homelessness in the Clarence community.
- 1.5. The results, summarised in this report, suggest that homelessness in some form, is possibly being experienced by more than 500 people across Clarence. People were reported as sleeping rough in both bushland and urban sites.
- 1.6. There is no emergency accommodation in Clarence. Some support is being provided by key service providers and through Neighbourhood Centres.
- 1.7. The report finds there are some urgent needs that warrant further investigation or a response. The report also finds that Council staff are seeking more clarity about how to respond to homelessness consistently and appropriately.
- 1.8. The suggested recommendations are provided to help Council determine a series of planned responses and have been informed by the findings and with consideration of the Greater Hobart responses already underway and planned.

2. REPORT IN DETAIL

- 2.1 Information was sought about all forms of homelessness and how people experiencing homelessness are being supported in Clarence.
- 2.2 Baseline data was gathered in a sensitive and discrete way from Council staff and key service providers in Clarence about the numbers of people experiencing homelessness, the services they access, and their needs.

- 2.3** Services providers told us that what works well is providing housing, integrating services (co-ordinated service provision) and holistic services that address complex needs of the whole person. Gaps and issues were identified and are provided in **Attachment 1**, *Final Report Homelessness in Clarence Project Stage 1: Collecting Information, November 2019*.
- 2.4** Twenty-seven locations were identified across Clarence where people have been observed sleeping rough. It is estimated that 45 people were sleeping rough in Clarence during the three months' survey period. According to Census estimates, sleeping rough accounts for approximately 8% of total homelessness. Using these percentages, around 562 people may have been experiencing some form of homelessness in Clarence in the 3 months leading up to the survey close date at the end of August. These three months of June, July and August are the coldest part of the year.
- 2.5** The most common hidden form of homelessness reported by respondents was couch surfing. The Salvation Army also indicate that most people experiencing homelessness in Clarence are couch surfing.
- 2.6** Neighbourhood Centres in particular, reported use of their facilities by people without permanent accommodation. Sleeping in tents and caravans on other people's properties and sleeping in cars were also reported by a few respondents.
- 2.7** The survey helped clarify the ways services are provided in Clarence. Crisis accommodation and emergency shelters are located in Hobart, there are no shelters in Clarence.
- 2.8** Colony 47 provides the point of contact for Housing Connect in Clarence and has a shopfront in Bayfield Street. They provide crisis appointments and housing referrals.
- 2.9** The 4 Neighbourhood Centres in Clarence provide support such as food, access to showers and washing machines, referrals to support services and bring services to centres to share information.

2.10 The Salvation Army has some capacity to reach out to rough sleepers in Clarence if they are informed by Council or other service providers about the location and need.

2.11 Four recommendations are provided to help Council determine a series of planned responses. The recommendations have been informed by the findings and with consideration of the Greater Hobart Homelessness Alliance responses already underway and planned. The recommendations are:

- Develop a strategic and co-ordinated response to homelessness in Clarence.
- Undertake a second stage of community consultation to identify needs, gaps and risks.
- Take immediate to short-term action on key issues identified in this first stage consultation.
- Strengthen networks and relationships at senior and operational levels within Council with stakeholders and community.

2.12 Each recommendation is further elaborated into next steps or actions in Attachment 1, *Final Report Homelessness in Clarence Project Stage 1: Collecting Information, November 2019*.

2.13 A draft Action Plan is being developed to help inform resource allocation, refer to **Attachment 2**, *Draft Action Plan Homelessness in Clarence project* for details.

3. CONSULTATION

3.1 Community Consultation

Information was gathered through an invitation-only survey and through face to face meetings and phone calls. The consultation was conducted discretely and sensitively in recognition of the vulnerability of people experiencing homelessness.

The survey was open for three weeks. Staff and key organisations were asked to respond to four questions regarding the past three months:

- If you know about, or have seen people sleeping rough in Clarence, please provide details, such as where, when and how many people.
- If you know of people experiencing (or at risk of) the more hidden forms of homelessness, please provide details.
- If you receive requests for or provide support and/or information to people experiencing (or at risk of) homelessness in Clarence please give details such as the type of support provided and the most common support given.
- In thinking about homelessness in Clarence, what are the gaps and how could support be improved?

The Your Say Clarence engagement portal was used to invite responses. Direct phone contact and/or face-to-face meetings were held with specific organisations, groups and shelters. In total, 33 people (12 external groups and four Council work areas) responded. Mobile service providers (such as Orange Sky Laundry and Loui's Van) were not surveyed and therefore this report cannot provide details on the level of service they are currently providing in Clarence and their capacity to do more.

3.2 State/Local Government Protocol

Council is a member of the Greater Hobart Homelessness Alliance.

3.3 Other

Staff were consulted using the same questions as the community as described above. Staff were also invited to respond via the Your Say portal, 13 staff in total responded.

Face to face meetings were conducted with three key Council work areas, Youth Services; City Rangers; and Parks staff.

A workshop with Aldermen was conducted on 25 November 2019.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1 Homelessness is a strategic issue in Council's social plans, either directly or in relation to ensuring safety and social connection and liveability:

- **Community Health and Wellbeing Plan 2013-2018**

Strategy: Explore alternatives for more affordable accommodation and lifestyle. – Enhancing Liveability.

Strategy: Support for the 'at risk' and homeless. - Promoting and enhancing safety.

- **Youth Plan 2018-2022**

Goal: To assist young people to feel safe in their relationships, home, community and public spaces. - Support and defend the safety needs of young people.

- **Community Safety Plan 2016-2021**

Strategy: Safety for vulnerable groups – Work with agencies in Clarence and support appropriate strategies to assist people out of homelessness.

- **Age Friendly Clarence Plan 2018-2022**

Plan for, and provide, liveable environments for people of all ages and abilities.

Strategy: Develop and deliver services, programs and activities that increase social connections and support

4.2 Council's social plans are fundamentally important to the achievement of our Strategic Plan and vision of a "vibrant, prosperous, sustainable city"; and our mission, "responding to the changing needs of the community".

5. EXTERNAL IMPACTS

5.1 The report and recommendations consider the context of the work and plans of the Greater Hobart Homelessness Alliance (GHHA) and the work of State Government (Department of Communities).

5.2 The recommendations will assist Council with its response to homelessness and strengthen its capacity to engage effectively with the GHHA.

- 5.3** The consultation process has already facilitated improvements to Council's interactions with support services such as the Salvation Army.

6. RISK AND LEGAL IMPLICATIONS

The Public Places By-Law 2018 is to be amended to ensure there are no unintended consequences for people experiencing homelessness.

7. FINANCIAL IMPLICATIONS

Funding is required to implement actions to meet the recommendations in the report. Council can consider this as part of its budget deliberations for the 2020/2021 financial year.

8. ANY OTHER UNIQUE ISSUES

The limited consultation was only open by invitation and some key service providers were not consulted. A more comprehensive engagement with key service providers has been recommended.

9. CONCLUSION

Homelessness is an issue in Clarence and across Greater Hobart. This report summarises the first stage findings of Council's exploration into homelessness issues and current support services in Clarence. The report identifies that further research is required to better understand the extent of homelessness in Clarence and the ways that support is being provided; to respond appropriately and strategically.

Attachments: 1. Final Report Homelessness in Clarence project Stage 1: Collecting Information (12)
2. Draft Action Plan Homelessness in Clarence project (6)
2. Final Report Appendices Collated (21)

Ian Nelson
GENERAL MANAGER

FINAL REPORT HOMELESSNESS IN CLARENCE PROJECT STAGE 1: COLLECTING INFORMATION

21 NOVEMBER 2019

1. EXECUTIVE SUMMARY AND SUGGESTED RECOMMENDATIONS

In August 2019 council undertook a first stage, information gathering consultation about the scale and breadth of homelessness in Clarence; the ways that services are currently being accessed; and ideas for addressing homelessness in Clarence.

An invitation-only survey of four questions was open to council staff and a limited group of key service providers and stakeholders who are engaged in homelessness issues in Clarence. Some service providers located in Hobart were surveyed to understand how they are working with people from Clarence.

The survey was conducted in August 2019, and respondents were asked to provide responses with regard to the previous three months. The raw survey responses are collated and attached.

The consultation process helped raise awareness of homelessness with council staff and strengthened connections with service providers. The information gathered has increased council's understanding of the needs of people experiencing homelessness in the Clarence community.

The results, summarised in this report and attachments, suggest that homelessness, in some form, is possibly being experienced by more than 500 people across Clarence. There are a number of sites, both bushland and urban, where people sleep rough in Clarence. Some support is being provided through Neighbourhood Centres and by key service providers.

Council staff, in particular Rangers and Parks staff, hold valuable knowledge about people sleeping rough in public places and interact with these people as part of their work. Staff are seeking more clarity about how to respond to this form of homelessness.

The report finds there are some urgent needs, including a need for more in-depth engagement with key stakeholders and staff to identify risks and support needs; and the development of clear processes and direction both internally and with key service providers.

The report also highlights further actions to address key issues identified in this consultation.

The four key recommendations below encompass further action-based work as detailed in the report:

1. Develop a strategic and coordinated response to homelessness in Clarence.
2. Undertake a second stage of community consultation to identify needs, gaps and risks.
3. Take immediate to short-term action on key issues identified in this first stage consultation.
4. Strengthen networks and relationships at senior and operational levels within Council, with stakeholders and community.

The report acknowledges that the data has limitations. Some limitations include: it is not possible to determine if reports of rough sleepers include duplicates; and the level of detail provided by respondents was variable, some responses require further clarification.

This report, when considered together with the context of regional responses already underway and new responses being proposed, forms the foundation for the suggested recommendations to help council determine a series of planned responses.

2. PROJECT SUMMARY AND PURPOSE

The purpose of stage 1 of this project was to begin to understand the scale and breadth of homelessness in Clarence; the ways that services and support are currently being accessed; and ideas for addressing homelessness in Clarence.

The project sought knowledge about all forms of homelessness and how people experiencing homelessness are being supported in Clarence. It was expected that collating local quality data and information would enrich the broad scale data available from the Australian Bureau of Statistics (ABS Census 2016) and other sources.

The project gathered baseline data in a sensitive and discrete way from Council staff, and key service providers in Clarence about the numbers of people experiencing homelessness, the services they access, and their needs. Information was gathered through an invitation-only survey and through face to face meetings and phone calls. The consultation was conducted discretely and sensitively in recognition of the vulnerability of people experiencing homelessness.

Please see the attached **Project Plan** and **Context**.

3. BACKGROUND AND SCOPE

Clarence City Council is a member of the Greater Hobart Homelessness Alliance (GHHA) led by the City of Hobart, with membership of all Mayors and Deputy Mayors (and/or their representatives). Council's participation in this group stimulated the need to better understand homelessness issues in Clarence.

On the 17 June 2019, council passed a unanimous motion that formally acknowledged the housing and homelessness crisis in the greater Hobart area; and agreed to actively engage in partnership with other councils, all levels of government, service providers, businesses and relevant stakeholders towards solutions to the crisis. As a result, council decided to undertake finding out more about homelessness in Clarence, to better determine a series of short, medium and long-term planned responses.

According to Homelessness Australia, there is no one definition of homelessness. The Australian Bureau of Statistics (ABS) defines homelessness as inadequate dwelling; or insecure tenure; or lack of control and access to space for social relations. For the purposes of this project our approach was informed by the explanation of homelessness from Shelter Tasmania to include visible and hidden forms of homelessness. This explanation was provided to all participants, see **Appendix vii**.

4. CONTEXT

The GHHA is generating new ideas and opportunities that may have strategic and operational consequences for council. The information gained from this project will assist council in making decisions about some of the issues tabled at the GHHA including council's possible role in:

- Working with support agencies to refer/identify the number of people sleeping rough or facing homelessness in Clarence;
- Providing short-term shelter much in the same way as for other emergencies e.g. bushfires; and
- Auditing public facilities such as showers, lockers, halls etc. and reviewing emergency centres for suitability about the possibility of using them as a resource.

In addition to the GHHA, there are a number of other strategies and processes that provide context to the work that council is currently undertaking on homelessness.

Council is also a member of the Southern Regional Reference Group. A meeting of Housing Connect partners facilitated by Colony 47, which continues to bring together service

providers and local government in southern Tasmania to share knowledge and information about homelessness and housing issues, projects and actions.

The Department of Communities, *Tasmania's Affordable Housing Strategy – Action Plan 2019-2023* identifies key priorities for providing affordable housing.

(https://www.communities.tas.gov.au/_data/assets/pdf_file/0028/31699/TAH_Action-Plan-2019-2023-WCAG.pdf) These actions are underpinned by *Tasmania's Affordable Housing Strategy 2015-2025* which provides a road map to guide the State's efforts over the next ten years to improve housing affordability and help those most vulnerable to housing stress and homelessness. This includes plans specific to Clarence.

During the project, on 30 September 2019, council passed a motion that recognised the Public Places By-law may have unintended consequences for people who are homeless and seeking shelter in public places; and proposed that council make a new replacement By-law with amendments to address this concern.

For more information please see **Context** attached to this report.

5. METHODS

The survey was open for three weeks and closed on Friday 30 August. Staff and key organisations were asked to respond to four questions regarding the past three months; and to provide their knowledge from a personal and work perspective. The following questions were designed to prompt qualitative responses:

1. If you know about, or have seen people sleeping rough in Clarence, please provide details, such as where, when and how many people.
2. If you know of people experiencing (or at risk of) the more hidden forms of homelessness, please provide details.
3. If you receive requests for or provide support and/or information to people experiencing (or at risk of) homelessness in Clarence. Please give details such as the type of support provided, and the most common support given.
4. In thinking about homelessness in Clarence, what are the gaps and how could support be improved?

The Your Say Clarence engagement portal was used to email staff and key organisations the survey form by invitation only.

Direct phone contact and/or face-to-face meetings were held with specific organisations, groups and shelters.

Face-to-face meetings were held with a group of Parks staff and a group of Ranger staff.

For full details on the communication plan and requirements, please see the attached **Communication Plan** and **Survey Form (YourSay)**.

6. RESULTS

In total, 33 people (12 external groups and four council work areas) responded.

- The Your Say Clarence engagement portal prompted six staff to engage, and two external organisations.
- Direct email prompted one staff member (governance) to engage and 10 external organisations to engage.
- Face to face meetings were conducted with three key council work areas, 13 staff in total: Youth Services; City Rangers; and Parks staff. There was one face-to-face meeting with a Salvation Army staff member.

In addition to the formal consultation; one face to face meeting with the Housing Connect Southern Regional Reference Group – 40 members; and one face to face meeting with the National Homelessness Week Working Group – 20 members were also held and these helped to inform the context and methodology.

For details of the organisations who participated please see the attached **Respondent List**.

Results Summary

Services providers told us that what works well is:

- Providing housing
- Integrated services
- Holistic services

Gaps and issues identified*:

- Need more affordable housing
- Showers and facilities
- Local services
- Working together across agencies
- No emergency housing on Eastern Shore
- Mobile services
- Better public transport
- Education about how to approach people sleeping rough and where to direct them



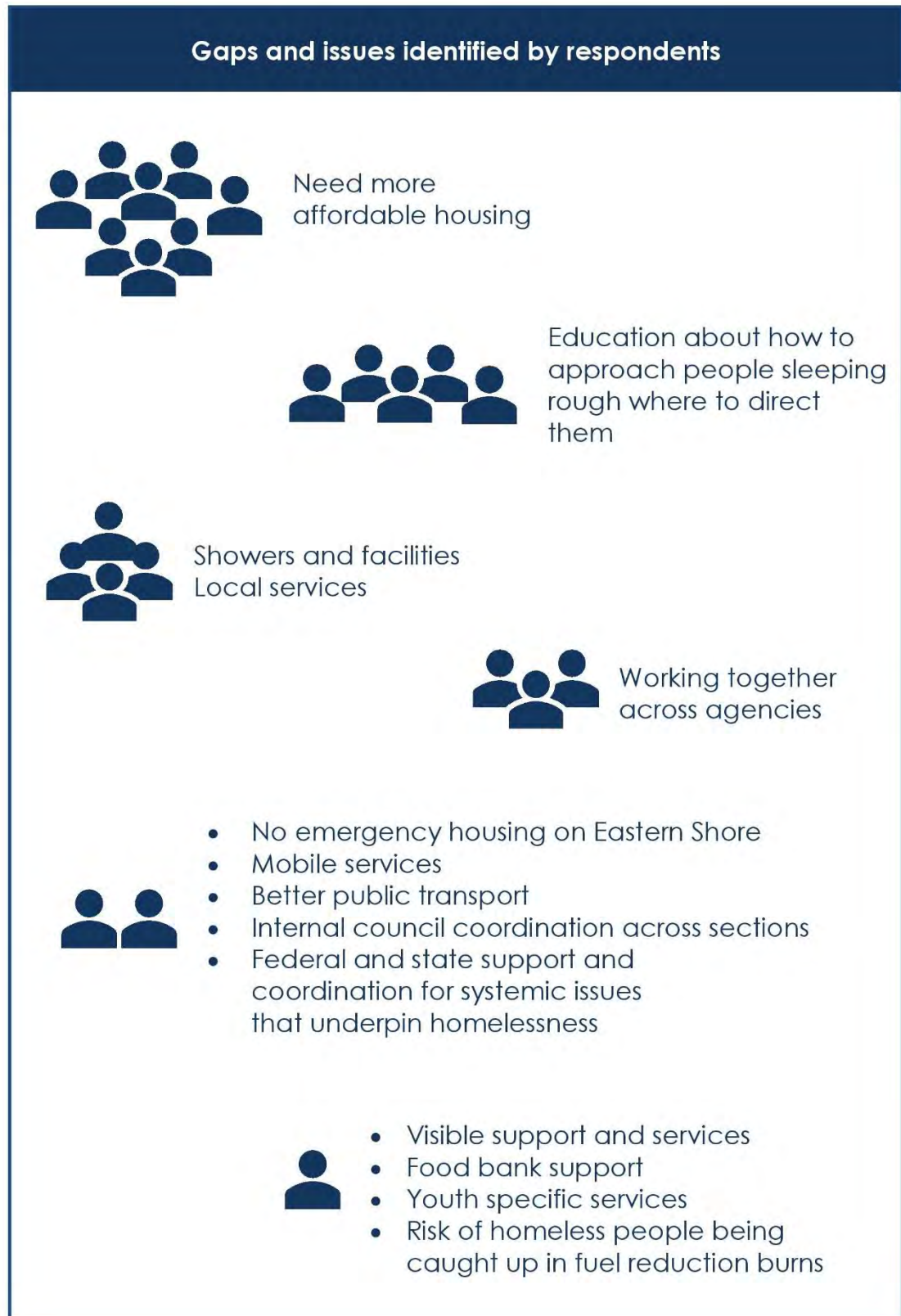


Figure 1: Gaps and issues identified by number of respondents.

Gaps and issues identified - continued from page 5:

- Internal council coordination across sections – all sections need same information
- Federal and state support and coordination for systemic issues that underpin homelessness
- Visible support and services
- Food bank support
- Youth specific services
- Risk of homeless people being caught up in fuel reduction burns

Suggestions for actions:

- Information card to direct people to services
- Gather services in a location and talk with people accessing the services to identify their needs.
- Financial incentives for ratepayers to provide their housing to people experiencing homelessness
- Coordination role could be played by LGAT
- All approved housing developments must cater for a percentage of social housing
- Advice from council for ease of planning to create affordable housing developments
- Master planning that considers affordable housing
- Council infrastructure for emergency housing (one suggestion was house at depot)
- Meeting among council sections to clarify processes

27 locations¹ were identified across Clarence where people have been observed to be sleeping rough. These include beach and bush locations and urban locations such as Eastlands, Rosny Library and the Council Chambers carpark. Council staff, in particular Rangers and Parks staff, and Neighbourhood Centres held much of this knowledge.

Not all respondents provided numbers of people when commenting on hidden forms of homelessness, so it is not possible to infer overall numbers from the information collected. Of interest, Clarendon Vale Neighbourhood Centre stated they were supporting at least 24 people who were couch surfing during the survey timeframe.

Please see the attached **Homelessness Survey Responses August 2019 Collated** for the raw survey responses.

¹ A report of 10-15 people staying in the bush behind the golf course prior to the land redevelopment for aged care facilities was not included in the analysis as it falls outside of the survey timeframe.



Clarence... a brighter place

Clarence City Council

1. Bayview Lodge - bush above
2. Bellerive Beach
3. Bellerive Esplanade and carpark
4. Bellerive - St Mark's Church
5. Blundstone Arena
6. Clarence Integrated Care Centre
7. Clarendon Vale - Bush
8. Howrah Beach
9. Howrah/Tranmere - vacant land
10. Kangaroo Bay Drive
11. Lauderdale Beach
12. Meehan Range
13. Montagu Bay – under bridge
14. Montagu Bay foreshore
15. Natone Hill
16. Risdon Vale changerooms
17. Rokeby Hills
18. Rosny - Bus mall
19. Rosny - Council Chambers car park
20. Rosny – Eastlands car park
21. Rosny Hill Lookout
22. Rosny Library - seats outside
23. Rosny -Service Tasmania
24. Seven Mile Beach
25. Waverley Flora Park
26. Wentworth dunes
27. Wentworth Park toilets

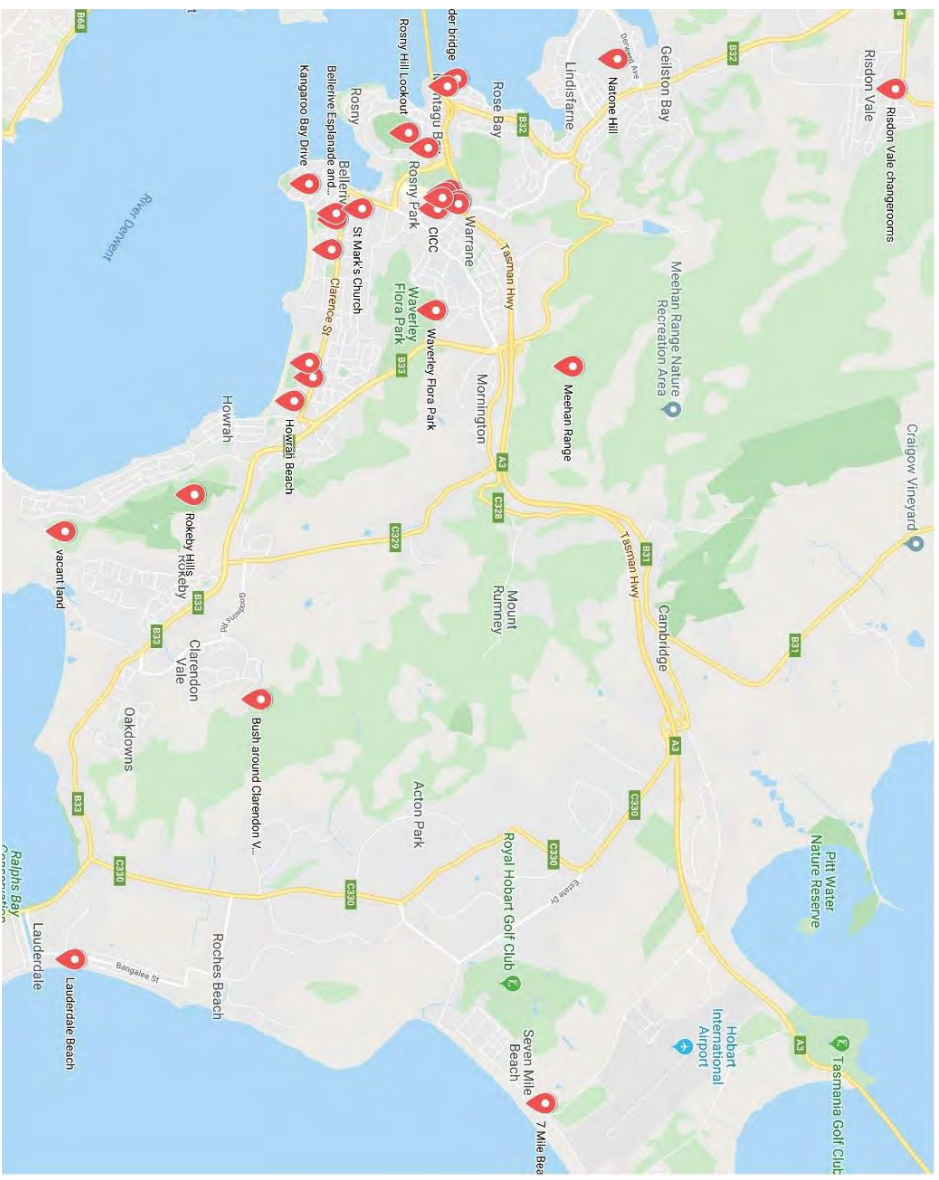


Figure 2: Map showing locations where rough sleepers were observed by survey respondents.

7. DISCUSSION

It is estimated that 45 people were sleeping rough in Clarence during the three months included in the survey.² According to Census estimates, sleeping rough accounts for approximately 8% of total homelessness.³ Using these percentages, around 562 people may have been experiencing some form of homelessness in Clarence in the 3 months leading up to the survey close date at end of August. These three months of June, July, August are the coldest part of the year.

The most common hidden form of homelessness reported by respondents was couch surfing. The Salvation Army suggest the majority of people experiencing homelessness in Clarence are couch surfing. Neighbourhood Centres in particular, reported use of their facilities by people without permanent accommodation. Sleeping in tents and caravans on other people's properties and sleeping in cars were also reported by a few respondents.

Crisis accommodation and emergency shelters are located in Hobart, there are no shelters in Clarence. Some Hobart shelters were able to tell us that their clients are from Clarence communities, whilst others do not collect that information. Clarendon Vale Neighbourhood Centre indicate that they know of community members relying on emergency accommodation in Hobart who, "spend a large amount of their day bussing from their accommodation to Clarendon Vale and back to not lose their supports, friendships and networks".

The survey helped clarify the ways services are provided in Clarence. Colony 47 provides the point of contact for Housing Connect in Clarence and has a shopfront on Bayfield Street. They provide crisis appointments and housing referrals. The four Neighbourhood Centres in Clarence provide support such as food, access to showers and washing machines, referrals to support services, and bring services to centres to share information.

The Salvation Army have some capacity to reach out to rough sleepers in Clarence if they are informed by Council or other service providers about the location and need. They recommend following a similar reporting process to the one Hobart City Council uses to direct Salvation Army Services to rough sleepers.

² To investigate the scale of homelessness it was assumed that unless otherwise specified only 1 person was at each location. If the respondent indicated multiple people but did not give a number, then the number was assumed to be 2. It is not possible to determine if any reports of rough sleepers are duplicates or the same people moving around.

³ Homelessness Estimates, Census 2001-2016.

Mobile service providers (such as Orange Sky Laundry and Loui's Van) were not surveyed and therefore this report cannot provide details on the level of service they are currently providing in Clarence and their capacity to do more.

8. SUGGESTED RECOMMENDATIONS

1. Develop a strategic and coordinated response to homelessness in Clarence. This should consider the following:

- Allocate resources for the development and coordination of Council's response.
- Coordinate information gathering and knowledge sharing of people sleeping rough, to improve collaboration between relevant council sections; and ensure a consistent approach to reporting, awareness raising, and taking action.
- Coordinate a review of actions underway in Clarence and expectations of Clarence from GHHA and State Government. Including Council's involvement in achieving targets in *Tasmania's Affordable Housing Action Plan 2019-2023*.
- Review existing Council social plans for actions that contribute to addressing issues that underpin homelessness; or opportunities to contribute to actions that will help alleviate challenges associated with homelessness.
- Establish a communication plan to coordinate how Council will communicate our responses to homelessness, including Council's involvement in the GHHA and the actions underway through the Department of Communities in Clarence.

2. Undertake a second stage of community consultation to identify needs, gaps and risks. This should involve the following:

- Meet with Neighbourhood Centres to clarify the level of service they are providing, hear any concerns, and identify how council can provide support.
- Meet with Ranger and Parks staff to clarify the ways they are interacting with homelessness, hear any concerns, and identify where they need more support.
- Meet with mobile service providers and investigate capacity for them to spend time in Clarence. These include shower and washing facilities and food providers.

3. Take immediate to short-term action on key issues identified in this first stage consultation. Including:

- Create an information card that provides important information about available services, specific to Clarence [see **Hobart City Council example** attached]. This card can be handed out by council staff, service providers and community groups, and left in key locations to refer people to local services where available.
- Establish direct communication and information sharing from council to key service providers, in particular, the Salvation Army who have the resources and experience to meet with people sleeping rough and direct them to support services.
- Investigate ways to provide access to sharps/needle disposal bins for people sleeping rough.
- Investigate ways to ensure fire management communication is diverse and inclusive. Messages need to get to people who may not have access to internet, social media and print media. Neighbourhood Centres and Service providers could be issued with alerts prior to planned burns on flyers that they can distribute and display.
- Investigate feasibility of planning prescriptions that require AirBnB and other short stay accommodation property managers to contribute to a homelessness levy to help fund services.

4. Strengthen networks and relationships at senior and operational levels within Council, with stakeholders and community. Including but not limited to:

- Community Development staff continue to participate in regional homelessness networks such as the Regional Reference Group and the National Homelessness Week Working Group; and ensure participation aligns with council direction.
- Senior management and Alderman continue to participate in the Greater Hobart Homelessness Alliance; and ensure participation aligns with council direction.
- Improve communication among council operational staff to ensure knowledge is shared and responses are consistent.
- Raise awareness with community that 'it's ok to be caring and concerned' and report concerns to council and service providers because they are listening and will respond.

9. ATTACHMENTS

- Appendix i: Homelessness Project Plan Stage 1 2019
- Appendix ii: Homelessness Communication Plan Stage 1 2019
- Appendix iii: Context Homelessness Survey August 2019
- Appendix iv: Survey Form (YourSay)
- Appendix v: Respondent List
- Appendix vi: Homelessness Survey Responses August 2019 Collated
- Appendix vii: Shelter Tasmania Fact Sheet
- Appendix viii: Homelessness Services Card – Hobart City Council

10. REFERENCES

Australian Bureau of Statistics (ABS), 2016, Homelessness Estimates, Census 2001-2016. Census of Population and Housing: Estimating homelessness, 2016. Available at: <https://www.abs.gov.au/ausstats/abs@.nsf/mf/2049.0>

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State of Tasmania, Department of Communities (personal communication)



11 DECEMBER 2019

[illegible]

Suggested Recommendations	Actions	Timeline	Who
Council's involvement in achieving targets in <i>Tasmania's Affordable Housing Action Plan 2019-2023</i>. 3. Review existing Council social plans for actions that contribute to addressing issues that underpin homelessness; or opportunities to contribute to actions that will help alleviate challenges associated with homelessness. 4. Establish a communication plan to coordinate how Council will communicate our responses to homelessness, including Council's involvement in the GHHA and the actions underway through the Department of Communities in Clarence.	agreed to send around a draft visual of looking at homelessness from an organisational lens. 3. The Mayor and John attend these meetings. Discussion between to identify priorities and expectations? 4. Involve and work with Comms on a strategy once we have determined the outcome of the first 3 recommendations.	20 Dec 2019 Jan 2020 Feb-Mar 20	Julie Mayor/MH&CD MH&CD/CEC

Suggested Recommendations	Actions	Timeline	Who
Undertake a second stage of community consultation to identify needs, gaps and risks. This should involve the following: 1. Meet with Neighbourhood Centres to clarify the level of service they are providing, hear any concerns, and identify how council can provide support. 2. Meet with Ranger and Parks staff to clarify the ways they are interacting with homelessness, hear any concerns, and identify where they need more support. 3. Meet with mobile service providers and investigate capacity for them to spend time in Clarence. These include shower and washing facilities and food providers.	This second stage of community consultation can only realistically be undertaken with an additional resource – reliant on budget discussions and outcomes 2020/2021	Dec 19 – June 20 Budget discussions July 20- June 21 implementation	M&HCD
Take immediate to short-term action on key issues identified in this first stage consultation. Including: 1. Create an information card that provides important information about available services, specific to Clarence [see Hobart City Council example attached]. This card can be handed out	1. Requires budget and human resource to coordinate – reliant on using existing budget to progress (which has limitations because needs to be researched and coordinated)	Can act within this financial year but it will be RE-acting or plan for 2020/2021	MH&CD/CEC/ Council

Suggested Recommendations	Actions	Timeline	Who
by council staff, service providers and community groups, and left in key locations to refer people to local services where available. 2. Establish direct communication and information sharing from council to key service providers, in particular, the Salvation Army who have the resources and experience to meet with people sleeping rough and direct them to support services.	OR waiting until next financial year pending resources are provided. 2. Already established informal direct communication and info sharing between CD and Rangers and Salvation Army. We can continue this (Julie and Leah). Could be improved by arranging a meeting so people can see who they are emailing and telephoning, and also have Salvation Army conduct training with key staff. Requires Parks staff to be connected as well – which means someone to coordinate. Need a one page info sheet with “this is the process – and contacts” for all staff, which should come out of the first recommendation.	Julie and Leah continue advice Dec 19 – Jun 2020 Ideally fully action from July 2020 once resources sorted and approved through CEC	Julie and Leah CEC and newly appointed resource
3. Investigate ways to provide access to sharps/needle disposal bins for people sleeping rough.	3. Environmental Health provide Rangers/Parks staff and Salvation Army, in first instance, with sharps bins so they can distribute.	Immediate	MH&CD action with Jen, Pete D and Scott

Suggested Recommendations	Actions	Timeline	Who
4. Investigate ways to ensure fire management communication is diverse and inclusive. Messages need to get to people who may not have access to internet, social media and print media. Neighbourhood Centres and Service providers could be issued with alerts prior to planned burns on flyers that they can distribute and display. 5. Investigate feasibility of planning prescriptions that require AirBnB and other short stay accommodation property managers to contribute to a homelessness levy to help fund services.	4. Develop a visual flyer (limited words) letting people know when burns are planned - that can be provided to parks staff and service organisations, so they can leave this info in spots and directly with people. 5. Discuss at CEC	Jan 2020 Jan/Feb 2020	Asset and Comms MH&CD M/Planning
Strengthen networks and relationships at senior and operational levels within Council and with community. Including but not limited to: 1. Community Development staff continue to participate in regional homelessness networks such as the Regional Reference Group and the National Homelessness Week Working Group.	1. Decide who will attend both groups and report back to CD meetings.	Jan/Feb 2020	Julie, Leah, Suze, John

Suggested Recommendations	Actions	Timeline	Who
2. Senior management and Alderman continue to participate in the Greater Hobart Homelessness Alliance. 3. Raise awareness with community that 'it's ok to be caring and concerned' and report concerns to council and service providers because they are listening and will respond.	2. Continue to attend the meetings. 3. Short term – can do through Comms – social and newsletters etc. Long term requires focused planning	2020 Depending on actions	Mayor/MH&CD CD/MH&CD

Homelessness in Clarence

Project Stage 1: Collecting Information

Fact finding/consultation opens 5 August and closes 19 August to coincide with National Homelessness Week (5-11 August).

Project Summary

The main purpose of stage 1 of this project is to gather baseline data in a sensitive and discrete way from Council staff, and key service providers in Clarence, about the scale and breadth of homelessness in Clarence; the ways that services and support are currently being accessed; and ideas for addressing homelessness in Clarence. This information will help raise awareness of and identify the needs of people experiencing homelessness in the Clarence community, and form part of the foundation for recommendations to help council determine a series of planned responses including wider community consultation.

Contact People:

Julie Andersson

Community Planning and Development Program Leader

Ageing, Access and Inclusion

6217 9597 | jandersson@ccc.tas.gov.au

and

Leah Page

Community Planning and Development Officer

Community Safety

6217 9596 | lp@ccc.tas.gov.au

Project Information

Purpose

The key purpose of stage 1 of this project is to engage with specific people and groups in a sensitive and discrete way, to collect baseline information about the breadth and scale of homelessness in Clarence. Council staff and key external organisations have been chosen to gather this initial information in a discrete and sensitive way. Collating local quality data and information will enrich the broad scale data available from the Australian Bureau of Statistics (ABS Census 2016) and other sources.

Background

This project came about due to council participation in the recently formed Greater Hobart Homelessness Alliance (GHHA), led by the City of Hobart, with membership of all Mayors and Deputy Mayors (and/or their representatives).

Council endorsed the importance of being a member of the GHHA, and to undertake finding out more about homelessness in Clarence, to better determine a series of short and long-term planned responses.

While the scope of project does not include the GHHA, the information gained from the project will assist council in addressing some of the issues tabled at the GHHA including council's role in:

- Working with support agencies to refer/identify the number of people sleeping rough or facing homelessness in Clarence;
- Providing short-term shelter much in the same way as for other emergencies e.g. bushfires; and
- Auditing public facilities such as showers, lockers, halls etc. and reviewing emergency centres for suitability about the possibility of using them as a resource.

Additionally, council was also invited to participate in the National Homelessness Week Working Group, facilitated by Shelter Tasmania, coordinating activities between the 5-11 August, with an official launch on the 5 August at Mathers House in Hobart.

As part of these state-wide activities there will be an installation in the council foyer during National Homelessness Week organised by Colony 47, and a free Breakfast at Bellerive Beach organised by the Salvation Army on Tuesday 6 August 7am to 8.30am.

Benefits of the Project

The expected outcomes of the project in the short-term include:

- increased staff/community awareness;
- quality data/information on the extent and scope of homelessness in the City;
- meaningful participation during National Homelessness Week in August; and
- a set of practical recommendations for council to determine a planned response to homelessness in Clarence.

The expected outcomes of the project in the medium to long-term include:

- data/information gathered assisting council's informed decision making in the GHHA;
- council's capacity to work effectively with key service providers and advocacy groups is enhanced;
- planned responses to the complexity of homelessness align with, and benefit key outcomes of council strategic and social plans; and
- homelessness (in all forms) begins to be addressed/decreased/eliminated.

Project Impacts

It is likely that this project will have positive affects on the community, however

there may be some perceived risks/implications of the project including: the stigma associated with being homeless and generating a public debate on a frequently hidden and very complex topic; individuals' anonymity in the locations they sleep rough in, and the trust/confidence in individuals and organisations they may be seeking support from.

To overcome these concerns, it must be conveyed to participants of the project, that the information council gathers remains anonymous and confidential, unless authorised by the person/people experiencing homelessness themselves want to tell their specific details/stories.

Timeline

The timeline for stage 1 of this project which began in June 2019, is 6 months. It is estimated that the project will be completed by December 2019. Milestones include:

- Data/information gathering – 5 to 11 August
- Data/information analysis – by the end of August/early September
- Issues compiled and presented in draft – September
- Workshop with Aldermen on findings/impacts on resourcing – October
- Final report to Council with recommendations – November/December

How will staff and key external organisations provide input?

So that staff and key organisations can provide their knowledge from a personal and work perspective, a fact-finding form has been put together as a simple tool to best meet the needs of a busy workforce. This survey form has 4 specific questions:

1. Have you been told about or seen homeless people in Clarence?

2. Have you received requests for support from people experiencing, or at risk of, homelessness in Clarence?
3. Are you currently involved in providing information or support to people experiencing, or at risk of, homelessness in Clarence?
4. Do you have ideas for how homelessness can be addressed in Clarence?

Your Say Clarence engagement portal will be used to email staff and key organisations the survey in a closed group environment i.e. not open for wider public consultation.

Direct phone contact and/or face-to-face meetings will be done with specific schools, businesses, groups and shelters.

For full details on the communication/consultation plan and requirements, please see the attached **Communication Plan and Fact-Finding Form**.

What happens to the information collected?

- The information will be collated, and a draft report provided to the GM through Corporate Executive.
- A Workshop will be conducted with Aldermen on the key findings.
- Staff and key organisations will be provided with a Draft Report on findings to inform them of the overall results and an opportunity to value add to the draft.
- A Final Report will be provided to council for endorsement.

Budget

There is no current budget line for this project.

Connection to council Strategic and supporting Plans

This project aligns with council's Strategic Plan 2014-2024 goal areas of:

- A people city;

Appendix i Homelessness Project Plan stage 1 2019
Revised after Corporate Executive
31 July 2019

- A well-planned liveable city;
- A prosperous city; and impacts on
- An environmentally responsible city; and
- A creative and innovative City.

The key supporting plans include:

- Access and Inclusion Plan 2014-2018 (2019-2023 plan in development)
- Age Friendly Plan 2018-2022
- Asset Management Strategy 2013
- Buildings Asset Management Plan 2013
- Clarence Activity Centre Strategy
- Clarence Emergency Management Plan 2015
- Community Health and Wellbeing Plan 2013-2018
- Community Participation Policy 2019 (Draft)
- Community Planning and Development Framework 2019 (Draft Working Together Structure)
- Community Safety Plan 2016-2020
- Economic Development Plan 2016-2021
- Financial Plan
- Public Open Space Strategy
- Youth Plan 2018-2022

Attachments

Communication Plan
Fact Finding Form

Fact Finding Homelessness in Clarence – Stage 1

Communication Plan - August 2019

KEY OBJECTIVE

To gather baseline data from Council staff, and key service providers and locations in Clarence, about the scale and breadth of homelessness in Clarence; the ways that services and support are currently being accessed; and ideas for addressing homelessness in Clarence.

SCOPE OF FACT FINDING – STAGE 1

Stage 1 of the fact-finding process is to gather qualitative data about homelessness from specific people and groups in a sensitive and discrete way.

DATES

- 5 August 2019 – 19 August 2019. If responses are slow, the data collection process could be extended until 30 August.
- Homelessness Week 5 - 11 August.

PURPOSE OF COMMUNICATION

Gather qualitative, rich information about homelessness across Clarence that will enrich the broad scale data available from ABS and other sources.

KEY CONSIDERATIONS

- Homelessness is complex and people experiencing Homelessness are vulnerable.
- Support services and networks for people experiencing homelessness are critical and this fact-finding process must not threaten (or be perceived to threaten) these connections and trust. Therefore, information gathering must be discrete and sensitive and those participating must be reminded to protect anonymity and privacy.
- Council is careful not to raise expectations in the community that cannot be met by current budgetary and human resource capacities.

COMMUNICATION REQUIREMENTS

- Intranet alert - Marketing and Communications
- Closed group 'Your Say' – Marketing and Communication
- Phone calls – Community Development
- Face to face visits or meetings – Community Development

Appendix ii Communication Plan – Fact Finding Homelessness in Clarence Stage 1

IMPLEMENTATION:

EXTERNAL			
Stakeholder	Email	Phone	Key Contact Person
Bulk email (bcc) from Community Development about Your Say and option to opt out			
Rokeby Neighbourhood Centre	rokebync@bigpond.net.au		Cate Clark
Risdon Vale Neighbourhood Centre	rvncanne@bigpond.com		Ann Harrison
Warrane Mornington Neighbourhood Centre	info@wmnc.org.au		Leanne Doherty
Clarendon Vale Neighbourhood Centre	cvnc@bigpond.net.au		Kristy Leishman
Mission Australia Housing	housingtas@mahousing.com.au housingenquiries@missionaustralia.com.au		Tim Dwyer Kathryn Cranny
Shelter Tas	EO@shelertas.org.au admin@shelertas.org.au		Pattie Chugg
Refugee Tas	tasrefugeeteam@amnesty.org.au		
Salvation Army	Don.Mccrae@aus.salvationarmy.org Joel.clifford@aus.salvationarmy.org Carryl.mellor@aus.savlationalarmy.org		Don McCrae Joel Clifford Carryl Mellor
Housing Connect (Colony 47)	annab@colony47.com.au	0428 052 152	Anna Banks
Hobart City Mission (connected to Mission Australia) (also DIY Dads and Small Steps)	info@hobartcitymission.org.au	(03) 6215 4200	
Loui's Van (Vinnies)	louisvan@stvinnies.org.au	(03) 6234 4244	Emergency Relief Coordinator
CatholicCare Tasmania	Denise.leonard@aohtas.org.au		Denise Leonard
Red Cross	tas@redcross.org.au		
Anglicare	rebekag@anglicare-tas.org.au L.Bieser@anglicare-tas.org.au	0491 216 773	Rebekka Gale Louise Bieser
Centacare Evolve Housing	centacareevolve@aohtas.org.au		Donna
Mission Australia (NDIS & Gateway) - Rosny	gateway@missionaustralia.com.au	03 6212 6800	
Phoenix Centre (Migrant Resource Centre)	phoenix@mrctas.org.au		

Appendix ii Communication Plan – Fact Finding Homelessness in Clarence Stage 1

Tasmania Police	Simon.Jones@police.tas.gov.au		Simon Jones
Eastlands	Harmonie.Green@vicinity.com.au	6244 5222	Harmonie Green
Blundstone Arena (Cricket Tasmania)	info@crickettas.com.au	(03) 6282 0400 0408 390 178	Steve McMullen
Clarence on the Bay	melissa_green@live.com.au		Melissa Green
Tas Water	Rachaelle.Downey@taswater.com.au	(03) 6237 8520 0477 386 279	Rachaelle Downey (Facilities Officer South)
Risdon Prison	deb.siddall@ths.tas.gov.au Norman.Alexander@justice.tas.gov.au		Deb Siddall Norman Alexander
Grace Centre	dermot@hobart.org.au	03 6247 9187 0438 515 874	Dermot Cottuli
Christian Family Centre (works with Risdon Prison)	norm.reed@gmail.com		Norm Reed
Citywide	matt@citywidehobart.org.au	6244 4333	Matt Garvin
Direct Contact via phone (Shelters)			
Annie Kenney Young Women's Refuge		6272 7751	
McCombe House (Salvation Army)		1800 005 576	
Jireh House		6232 3850	
Hobart Women's Shelter		6273 8455	
Bayview Lodge, Rosny (Anglicare Tasmania) – Housing Support		6244 2470 1800 243 232	
Launch Youth (Pathways)	Number not in service	(03) 6224 3090	
Bethlehem House Hobart (St Vincent de Paul Society)		(03) 6234 4594	
Colville Place (Colony 47)		1800 931 686	
Richmond Fellowship – Rokeby Residential Program	kimberleyb@rftas.org.au	03 6247 7655	
DIY Dads (Hobart City Mission)	diydads@hobartcitymission.org.au	(03) 6215 4200	

Appendix ii Communication Plan – Fact Finding Homelessness in Clarence Stage 1

Small Steps (Hobart City Mission)	smallsteps@hobartcitymission.org.au	(03) 6215 4200	
Hobartians Facing Homelessness	https://www.facebook.com/messages/t/lindabseaborn		Linda Seaborn
Rosny College	rosny.college@education.tas.gov.au gavin.joyce@education.tas.gov.au	03 6244 9200	Anthony Coe (Principal) Gavin Joyce (Student Services)
Tas TAFE (Clarence Campus)		(03) 6165 6591	Student Accommodation

INTERNAL COUNCIL STAFF AND VOLUNTEERS			
Who	Communication Method	Responsibility	Key Contact Person
Link to closed group 'Your Say'			
All Staff	Intranet Alert	Marketing	
Staff who work with Special Committees	Email prompt to ask them to discretely ask committee members in meetings	Community Development	
Rangers	Face to Face Visits	Community Development	Jen O'Dea
Parks and Reserves			Sue Browning Dennis Lovell
Youth Services and YNAG			Curtis Knox
Graffiti Volunteers	Phone call and follow up email with questions or interview over phone or in person	Community Development	Milton Moody myporsche911@hotmail.com

Appendix iii Context - Homelessness Survey August 2019

Greater Hobart Homelessness Alliance (GHHA)

There are new ideas and opportunities being generated through the GHHA.

- The Institute for Global Homelessness advises that, shared goals and coordination are central to the success of approaches in other Australian cities and around the world. Collective Impact models have been employed such as Adelaide Zero Project. <https://dunstan.org.au/adelaide-zero-project/>
- The Tasmanian Government is producing a brochure about ancillary buildings available in each local government area.
- Discussions underway about local councils creating an offset contribution process for planning applications for short-term accommodation; with the contribution going towards funding homelessness services.

Southern Regional Reference Group Meeting – Housing Connect

This group, facilitated by Colony 47, continues to bring together service providers and local government in southern Tasmania to share knowledge and information about homelessness and housing issues, projects and actions.

Department of Communities

Affordable Housing Strategy – Action Plan 2019-2023

https://www.communities.tas.gov.au/_data/assets/pdf_file/0028/31699/TAH_Action-Plan-2019-2023-WCAG.pdf

Priorities include:

- Substantial land release to private developers, with capacity to supply around 250 new lots.
- Around 300 new social housing properties under partnership arrangements with local government, private and community sectors.
- 350 households eligible for social housing assisted into affordable and secure private rentals using landlord incentives.
- 200 additional young people rapidly rehoused into private rentals under head lease arrangements.
- 300 households assisted into affordable home ownership.
- 40 backyard units for young people to stay in the family home.
- 119 supported accommodation beds for the duration of need for vulnerable youth, elderly and people living with disability. When added to the 46 units at Trinity Hill due for completion by November, this represents a total of 165 new supported accommodation beds.
- More crisis accommodation.

Under *Tasmania's Affordable Housing Action Plan 2015-2019 (Action Plan 1)* there were 58 new lots of land and affordable homes delivered in the Clarence Local Government Area (LGA) including:

	Land Release	Backyard Unit for Young People	Social Housing	Total
Clarendon Vale	3	1	14	18
Lindisfarne	3		1	4
Mornington	1		2	3
Risdon Vale	2			2
Rokeby	2			2
Warrane			29	29
Total	11	1	46	58

Under *Tasmania's Affordable Housing Action Plan 2019-2023 (Action Plan 2)* and Action Plan 1 there is the target to supply 1 ,082 land lots and new homes by June 2023, of which 222 have been completed in the South by June 2019.

There are some known projects in the South under Action Plan 2 that will include:

- A new Hobart Youth Foyer for integrated learning and accommodation for young people
- More homeless accommodation for women in partnership with CatholicCare
- New homeless accommodation for older men in partnership with Hobart City Mission
- Construction of the new Wirksworth Integrated Aged Care Facility (Bellerive) to provide accommodation for around 50 elderly Tasmanians who are homeless or at risk of homelessness
- Relocation and expansion of the Bethlehem House accommodation for homeless men.

Other projects will be determined as the result of procurement processes, including the supply of new social housing.

To support the activities of Action Plan 2, a Program of Tenders has been released. This is supported by a Map of Social Housing Demand in Tasmania to identify the areas of high demand for future housing. Information prepared for the Map of Social Housing Demand shows that the Clarence LGA is an area of high need for more social housing including:

- There were 1,443 social housing properties at 30 April 2019. This includes public housing, Aboriginal housing and community housing properties that have an interest from the Director of Housing. There may be additional properties that are owned and managed by community housing providers when the Director of Housing does not have an interest.
- The proportion of social housing properties (1,443) compared to the population (56,148 in 2017) is around 2.6 per cent.
- The annual population growth from 2017 to 2042 (25 years) is expected to be 0.7 per cent.
- A preference to live in the Clarence area represented 17.5 per cent of suburb preferences from people on the Housing Register at 30 April 2019.

Further information can be found at:

https://www.communities.tas.gov.au/housing/tasmanian_affordable_housing_strategy

<https://www.treasury.tas.gov.au/economy/economic-data/2019-population-projections-for-tasmania-and-its-local-government-areas>

Clarence City Council Motions of relevance to Homelessness Report

17 July 2019

9.1 NOTICE OF MOTION - ALD BLOMELEY PROACTIVE STEPS TO ADDRESS THE HOUSING AND HOMELESSNESS CRISIS (File No 10-03-05)

In accordance with Notice given it was:

Decision: MOVED Ald Blomeley SECONDED Ald Peers CARRIED UNANIMOUSLY

"A. That this Council acknowledges the reality of the housing and homelessness crisis in the Greater Hobart Area.

B. That this Council congratulates the Hobart City Council on taking a leadership role on this issue and accepts their invitation to attend the 20 June 2019 Meeting to address the housing and homelessness crisis.

C. That this Council commits to taking all necessary steps to proactively engage with all southern Tasmanian Councils to look at ways to increase housing supply.

D. That this Council, in partnership with other southern Tasmanian Councils, will actively engage with the portfolio-responsible Ministers and bureaucrats at a State and Federal level, social housing, shelter and homelessness service providers, relevant business and all other stakeholders who can assist in delivering an immediate solution to the crisis".

30 September 2019

9.2 NOTICE OF MOTION - ALD BLOMELEY SUPPORT FOR THE HOMELESS AND MARGINALISED (File No 10-03-05)

In accordance with Notice given it was:

Decision: MOVED Ald Blomeley SECONDED Ald Kennedy CARRIED

"That this Council:

A. Recognises that Clause 42 of the Public Places By-law (No 1 of 2018) may have unintended consequences for people who are homeless and seeking shelter in our public spaces.

B. Takes immediate action to remedy this situation through initiation of the process of making a new (replacement) by-law, which includes an amendment to the effect: 'A person is not guilty of an offence under Clause 42 where that person establishes that, at the time she or he camped in a public space, she or he was homeless'.

C. Defines homeless to mean: (a) a person who is sleeping rough or living in an improvised dwelling; or (b) a person has no safe place to live (including because the person is, or is at risk of, experiencing domestic violence).

D. Commends the Hobart City Council on identifying this issue and taking the lead on implementation of appropriate action to address potential unintended consequences.

E. Calls on the Local Government Association of Tasmania (LGAT) to support a call for other Local Government areas to adopt a similar, best practice policy regarding people sleeping rough in our State".

FOR Ald Blomeley Ald Chipman Ald Chong Ald Edmunds Ald Kennedy Ald Mulder
Ald Walker Ald Warren

AGAINST Ald Ewington Ald James Ald Peers

Homelessness in Clarence Consultation

Consultation has concluded

Consultation closes at 5.00pm Friday 30 August 2019.

You have been given access to this non-public survey because you are either a Clarence Council staff member or a key service provider in Clarence. This is not a public consultation.

Project Overview

Clarence City Council is aware that people are experiencing homelessness in many parts of Tasmania. We are seeking to gain a better understanding about the breadth and scale of homelessness in Clarence.

Project Information

Homelessness means not having a secure affordable home and can be experienced in many ways. People sleeping rough or in tents is one form of homelessness, but other forms are more hidden such as using emergency accommodation; 'couch surfing'; and staying in accommodation that is not fit for long term housing. Homelessness can affect people of all ages and backgrounds and may be temporary or long term. Those experiencing homelessness are vulnerable and their dignity, privacy and support networks should be protected.

The fact sheet in the Document Library provides more information about homelessness in Tasmania. ([External link](#))

Have your say

As a small first step, we are asking you to tell us what you know about homelessness in Clarence. You may know these things through your work or from your personal life. All information is valuable.

Please provide as much detail as you can to the questions in the survey below while protecting the privacy and anonymity of others.

Your responses will help us better understand the scale and diversity of homelessness in Clarence and the ways support is currently being accessed or provided in our communities.

The information gathered will remain confidential and will be collated to inform council on how we can help respond to homelessness.

Homelessness in Clarence Survey

In thinking about the past 3 months, please respond to the following:

CLOSED: This survey has concluded.

This survey has been archived. Since you have administrator access to this project, you can still submit a survey response if you so choose.

Full name *Required

Maximum characters 255

Organisation *Required

Maximum characters 255

Appendix iv Your Say Survey Form

Role in organisation *Required

Maximum characters 255

Contact phone number

Email address

If you know about, or have seen people sleeping rough in Clarence, please provide details, such as where, when and how many people:

If you know of people experiencing (or at risk of) the more hidden forms of homelessness, please provide details:

If you receive requests for or provide support and/or information to people experiencing (or at risk of) homelessness in Clarence, please provide details. Please give details such as the type of support provided, and the most common support given.

In thinking about homelessness in Clarence, what are the gaps and how could support be improved?

[Cancel](#) [Submit](#)

Respondent List - Homelessness Survey August 2019

Organisation
Accommodation Services
Annie Kenney Young Women's Shelter Catholic Care Newtown Louise Bone, Team Leader
Bayview Lodge Anglicare Tasmania Inc. Rosny Gary Bennett, Lodge Manager
Bethlehem House Hobart
Colville House Colony 47 Hobart Grace Wells, Residential Youth Coach
Hobart Women's Shelter South Hobart Morgen Hughes, Team Leader
Neighbourhood Centres
Clarendon Vale Neighbourhood Centre Kristy Leishman, Manager
Risdon Vale Neighbourhood Centre Ann Harrison, Manager
Warrane Mornington Neighbourhood Centre Leanne Doherty, Manager
Support Services
Housing Connect/Colony 47 Anna Banks, A/Area Coordinator
Salvation Army Supported Housing & Street to Home Don Mccrae, Team Leader
Churches
Citywide Baptist Church Matt Garvin
Grace Centre Dermot Cottuli
Council
Staff that responded to Your Say (collated)
City Rangers
Parks Staff
Risk Management - James Ayliffe

SHELTER TAS FACT SHEET - HOMELESSNESS IN TASMANIA

Why Homelessness is a Problem

Homelessness is a serious problem in Tasmania that affects people of all ages.

For many people homelessness is temporary, until they are able to recover and stabilise their situation. For others, homelessness can be longer term and difficult to break out of.

Homelessness doesn't just cost individuals, it costs society as well. Studies have shown that for every \$1 spent on housing a homeless person, governments can save between \$2 - \$13 in health and justice costs alone.¹

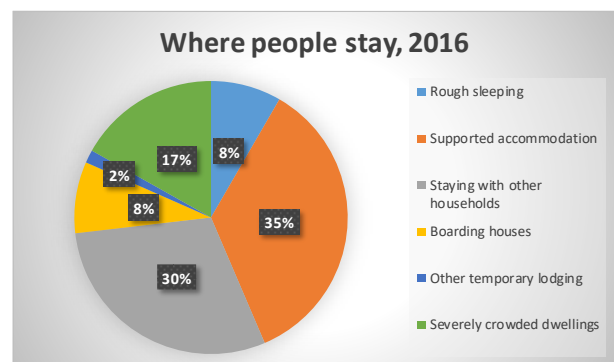
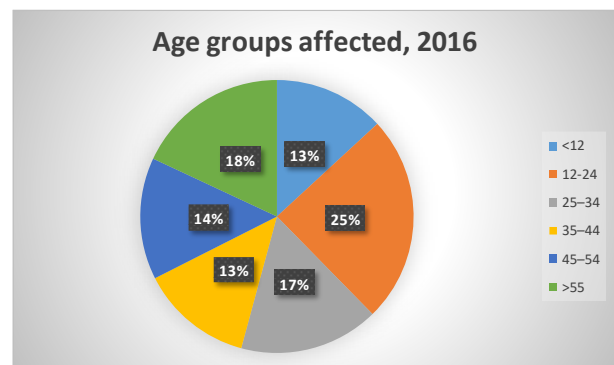
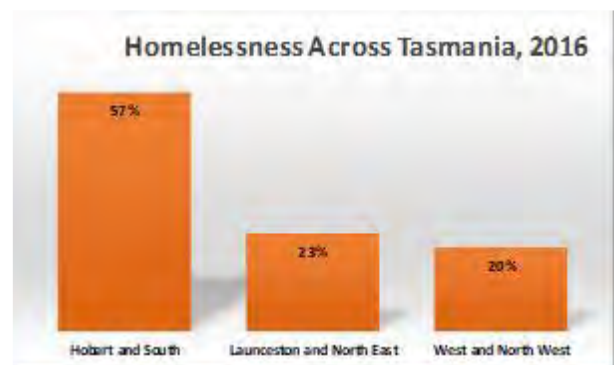
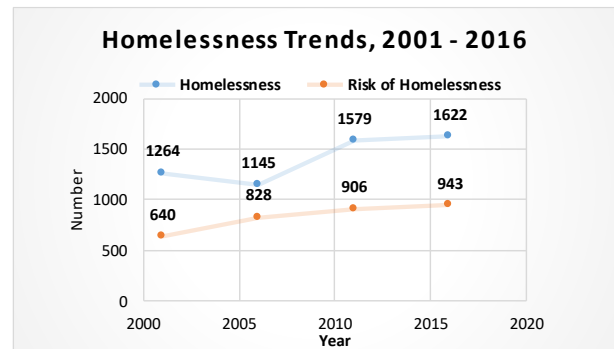
Having a secure and affordable home is a most basic human need and a human right. It also makes good economic sense.

About homelessness in Tasmania

Homelessness has been increasing across the State for over a decade. Census 2016 showed:²

- 1,622 Tasmanians are homeless. Over half are in the south, mainly in Hobart (57%).
- More males than females experience homelessness (58% males, 42% females).
- Most homelessness is hidden. Only 8% of homeless people sleep rough (*137 people*).
- Nearly 4 in 10 homeless people are younger than 25 years (38%). Of these, 48% couch surf or live with severe overcrowding, and 44% stay in supported accommodation.
- Nearly 2 in 10 homeless people are older than 55 years (18%).
- 1 in 10 homeless people are Indigenous (10.7%).

What ABS Census 2016 Shows:²



What causes homelessness?

Homelessness has many causes, which can include a lack of affordable housing; loss of employment; family breakdown and domestic violence; transition from care or custody; mental health issues; and substance abuse.

More than 120,000 Tasmanians live below the poverty line.³ As housing costs rise, it is increasingly difficult for low income Tasmanians to find a home they can afford. Lack of affordable housing is the most common reason for people seeking help from homelessness services (64% of all requests).

As well as being a major cause of homelessness, the lack of affordable housing keeps people in homelessness for longer. More people are also experiencing repeated episodes of homelessness, with returning clients now outnumbering new clients. Extended and repeated homelessness increases the support needs of clients.

Homelessness disproportionately affects young people and children, who now represent 52% of all homelessness services clients. A real concern is that children who experience homelessness have an increased risk of becoming homeless later in life.⁴

Homelessness services in Tasmania⁵

- Homelessness services assisted 6,508 Tasmanians in 2017/18
- Services are unable to keep pace with growing demand. The average number of daily unmet requests for assistance in the last year has increased to 28 unmet requests (an increase of 33% over the previous 2 years)
- 70% of unmet requests are from women
- 43% of requests for help are from families with children
- On average each day 16 requests from families with children go unmet (a 14% increase on the previous year)
- Young people and children are the fastest growing cohort of homeless people:
 - 2 in 5 requests for help are from young people under 25 years
 - 1 in 10 requests involve children under 10 years (12%)
- Tasmania makes up 12% of all unmet requests for homelessness services in Australia, despite only having 2.2% of Australia's population.

Homelessness Support Services

A network of Specialist Homelessness Services (SHS) across Tasmania help house and support people who are at risk of or experiencing homelessness.

Highly skilled and experienced staff deliver effective and professional support to enable people to find housing and accommodation, including emergency and supervised accommodation. Services also assist people with issues of domestic violence, substance abuse and mental illness.

SHS services also provide information and advice, advocacy and financial supports. Some people receive assistance to maintain their existing tenancies, and to establish themselves in independent living.

Housing Connect is the first point of contact for help by people in housing stress, or who are experiencing homelessness or at risk of homelessness in Tasmania. **Phone 1800 800 588.**

Housing Ends Homelessness

Homelessness can be ended by an adequate supply of appropriate, affordable and secure housing, along with the support needed to help people stay housed.

Action from all levels of government - local, state and national - is needed, including:

- An increased supply of public and community housing to provide rental housing that will remain affordable in the long term.
- Removing the long-standing public housing debt which in 2019 consumes \$15 million – half of Tasmania's total funding for housing and homelessness services. The current debt is over \$150 million, and on current projections, Tasmania will be burdened with repayments until 2042.
- Increased investment in Tasmanian homelessness and crisis accommodation support.
- A strategic approach that integrates forward planning for housing with the other key government portfolio areas (including population growth, land use planning and economic development), in collaboration with the community and development sectors.
- Strengthening and broadening of Tasmania's Affordable Housing Strategy.
- A review of the Residential Tenancy Act, 1997 to improve housing security for tenants.
- A National Housing Plan to increase the supply of targeted affordable housing and social housing.

Further information is available at www.shelertas.org.au

NOTES

¹ Bennett V, Young A (2013). *Cost Benefit Analysis of the RESOLVE Program*. Mission Australia. Brisbane; Witte, E. 2017 'The case for investing in last resort housing', MSSl Issues Paper No. 10, Melbourne Sustainable Society Institute, The University of Melbourne; Wood, L., Flatau, P., Zaretsky, K., Foster, S., Vallesi, S. and Miscenko, D. (2016) *What are the health, social and economic benefits of providing public housing and support to formerly homeless people?*, AHURI Final Report No. 265, AHURI, Melbourne

² Homelessness Estimates, Census 2001-2016

³ TasCOSS 2018.

⁴ Mission Australia (2016). *Home & Away*.

⁵ AIHW Specialist Homelessness Services Collection Data 2013/14-2017/18

Housing is a Human Right



NO BUCKS

Lunch: Mon – Fri (12–2pm)

Laundry: Tue (11.30 am – 2 pm)

Wesley Uniting Church

56-58 Melville St, Hobart

LOUI'S VAN

Dinner: Sun – Thu (8.30–9 pm)

Elizabeth Mall, Hobart

RICHMOND FELLOWSHIP

Lunch: Mon – Thu (9 am – 2 pm)

Showering & Laundry

29 Patrick St, Hobart

BETHLEHEM HOUSE

Males 20 years and over

Breakfast: (free) **Dinner:** (\$5) Mon – Fri

Showers available

56 Warwick St, Hobart

DANNY'S BUS

Dinner: Fri – Sat (8.30 pm – 9.30 pm)

23–25 Liverpool Street, Hobart

SALVATION ARMY

Dinner: Sun (4–6 pm)

Laundry: Sun (3.30–5 pm)

180 Elizabeth St, Hobart

Homelessness Services

Salvation Army

Outreach Worker

Annie 6278 2817

or 0487 800 114

(8.30 am – 4.30 pm)

Housing and Support

Housing Connect

1800 800 588 (24 hrs)

L3, 181 Collins St, Hobart

(9 am – 5 pm, Mon – Fri)



12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil

12.2 ANSWERS TO QUESTIONS ON NOTICE**12.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING**

The General Manager provides the following answers to Questions taken on Notice at the previous Council Meeting.

Ald Mulder**QUESTION DETAILS**

The Eastern Richmond By-pass has been mooted for a long, long time. In light of the previous answers regarding Brinktop Road and Richmond Road I am just wondering whether the Eastern Richmond By-pass will be a State Government responsibility like the Western Link Road was or is this something that Council is going to have to grapple with in due course?

ANSWER

The planning scheme maps show a future road link and also it is identified on the Richmond Road Cambridge to Richmond Masterplan (May 2019) on the Department of State Growth (DSG) web site

DSG have advised *there are no plans for or has been any consideration of any other bypass.*

**ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING
/contd...**

Ald Blomeley

1 QUESTION DETAILS

Has Council investigated and/or identified locations for potential park and ride sites within the City?
If so, where?

ANSWER

Council has not undertaken any particular investigation of possible park and ride locations within the City. However, as part of the City Deal Implementation Plan, the Tasman Highway Corridor Study will include consideration of supporting infrastructure including park and ride facilities.

2 QUESTION DETAILS

Is Council able to provide an update on the Bellerive marina expansion and seawall?

ANSWER

The wave attenuator (seawall) will go out to tender in February with the aim of commencing construction in April/May. The Bellerive Yacht Club marina development is, we understand, progressing and expected to commence construction in the first half of this year.

Ald James

1. QUESTION DETAILS

Could I be advised of the current state of play with the installation of the fence at ANZAC Park? Is there any timeline for the work as it is regarded as a high-risk development?

ANSWER

A Development Application will need to be submitted for fences at both locations. Because of the nature of both sites they also require an Aboriginal Heritage Assessment. This has been organised. We have only a certain amount of capacity in terms of influencing the timeframe for delivery of the Aboriginal Heritage Assessment, but are working with relevant officers in other organisations to expedite that as soon as possible.

In the interim period council officers are investigating the possibility of installing warning signage.

**ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING
/contd...****Ald James****2. QUESTION DETAILS**

Regarding the GHD Report regarding Begonia Street, it seems as though as we read this report it does not state categorically that the road needs to be sealed on Page 15 of 28. If Begonia Street were to be sealed it is expected that an increase in rat-running is likely to occur in the morning peak in the west bound direction and any other traffic calming measures seem to have been given the flick. So is this going to just disappear and there is no action taken on it, or is there some positive concrete determination that will come back to Council to determine as to what this needs to be sealing of Begonia Street or any traffic calming measures.

ANSWER

The intention is to present a workshop to Council in February on the origin/destination data and discuss recommended consultation and actions

Ald von Bertouch**1. QUESTION DETAILS**

Can the Aldermen be apprised ASAP of Council's current Bushfire Management Strategy, and how it is being applied in the current bushfire season, preferably via an Aldermen's workshop item?

ANSWER

In accordance with our Bushfire Management Strategy our fire crew are:

- manually reducing fuel load on Council land adjacent to properties, including attending areas where queries from the public warrant physical action; and
- and ensuring our fire trails are clear for access.

In Autumn our fire crew attends to back-burning operations where the weather permits.

A workshop presentation on Council's Bushfire Management Strategy will be scheduled for March.

**ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING
/contd...****Ald von Bertouch****2. QUESTION DETAILS**

How does Council go about progressing its resolution, which was part of the Development Application SD-2019/10 – 20 Regal Court, Seven Mile Beach - 49 lot subdivision decision, 'That due to various current and projected geotechnical, flora/fauna, traffic, social and sporting/recreation facilities and stormwater/drainage/inundation issues, a long term structure plan for the Seven Mile Beach Township should be developed to guide the delivery of a quality urban environment before any further residential development is approved.'?

ANSWER

A structure plan will require a comprehensive study, which is outside the scope of Council's short-term resources. Therefore, it is intended that Council consider funding the project in the 2020/21 budget.

Ald Warren**1. QUESTION DETAILS**

One of the problems that has been raised with me most often regarding Rosny Hill and Kangaroo Boulevard is traffic management. I understand that a traffic management study is being carried out at the moment and we are up to phase 2 of that. When will that be available, will it be made public and will it be available in time to inform our decision on those major developments?

ANSWER

We have received a report from GHD in terms of stage 2 of the Rosny CBD traffic modelling work. Stage 1 was workshopped with the previous Council in terms of the CBD traffic issues. Stage 2 involves investigating various solutions. We are aiming for a March workshop with Council on the traffic solutions and a further workshop on parking strategies following the parking survey undertaken in December last year. The objective is to update Council on possible improvements to managing traffic and parking through the CBD area.

2. QUESTION DETAILS

In light of some of the discussion this evening on bushfire management can I request that when we have the workshop? Could we have a range of options presented to us to help educate and inform us as to what else can be done to mitigate bushfire in the current catastrophic environment when we are having more intense, more frequent bushfires.

ANSWER

Officers are aiming for a Council workshop in March to discuss Council's bushfire management strategy and actions.

12.4 QUESTIONS WITHOUT NOTICE

An Alderman may ask a Question without Notice of the Chairman or another Alderman or the General Manager. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will be recorded in the following Agenda.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, an Alderman or the General Manager may decline to answer a question without notice.

13. 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.

- 13.1 APPLICATIONS FOR LEAVE OF ABSENCE
- 13.2 TENDER T1285-19 – MIDDLE TEA TREE ROAD- RECONSTRUCTION
- 13.3 QUOTATION Q1326-19 –WELLINGTON ROAD RECONSTRUCTION

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- contracts and tenders for the supply of goods and services;
- applications by Aldermen for a Leave of Absence;

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting *room*”.