

COUNCIL MEETING
MONDAY 27 APRIL 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

Nil.

2. *CONFIRMATION OF MINUTES****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 6 April 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**DATE**

Budget Discussion

Community Grants Program

Clarence Keep Connected Update

Review of Electronic Council Meeting

Liquid Soap Dispensers – Public Toilets

20 April

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE
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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
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(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.

Nil.

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

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

(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**9.1 NOTICE OF MOTION - ALD MULDER
UPDATE ROAD PRIORITIES LIST**

(File No 10-03-05)

In accordance with Notice given Ald Mulder intends to move the following Motion:

“That Clarence updates its list of road priorities to include:

- A. the east Richmond by-pass to link Brinktop Road to Colebrook Road; and
- B. upgrade to four lanes (two each way) the section of East Derwent Highway between Risdon Vale and the Bowen Bridge”.

EXPLANATORY NOTES

- (1) Both State and Federal governments have expressed a desire to fund infrastructure projects as a means of stimulating the economy to recover from the COVID-19 pandemic.
- (2) By-passing Richmond has been a long-standing project of numerous State governments. The western section, linking Richmond Road to Colebrook Road, was constructed in 2010 under the Labor Government. The eastern section linking Brinktop Road to Colebrook Road is now urgent because:
 - a) Wellington Street and the historic Richmond Bridge have become part of a busy road corridor for Sorell, southern beaches and east coast commuters and motorists seeking to avoid Tasman Highway congestion;
 - b) Wellington Street and the Richmond Bridge are narrow urban roads with poor sight lines. Both are unsuited to the volumes of traffic using this busy commuter route;
 - c) the construction of the Richmond Road connection to the Tasman Highway at Cambridge is underway, encouraging even greater use of Wellington Street and the historic Richmond Bridge;
 - d) by-passing Richmond creates a better transport route for heavy vehicles that are not permitted to use the Richmond Bridge; and

- e) Council recently approved a Richmond Village development creating a fourth connection in 450m of Wellington Street.
- (3) To facilitate greater use of the Bowen Bridge, the section between the Risdon Road roundabout and the Bowen Bridge should be upgraded to four lanes (two each way), given that:
- a) State Growth has reduced speed limits on Grass Tree Hill Road due to increased traffic movements; and
 - b) work has commenced on upgrading the Geilston Bay section of East Derwent Highway to dual carriageway.

T Mulder
ALDERMAN

GENERAL MANAGER'S COMMENTS

Council adopted on 4 September 2017 a priority list of nine outstanding traditional Road Transport issues for the City.

The Tasman Highway upgrade work planned by the Department of State Growth (DSG) in the coming years from Sorell to Holyman Avenue is likely to improve vehicle travel time and therefore reduce the amount of current peak time vehicles travelling through Richmond. Notwithstanding this, the east Richmond bypass proposal may reduce heavy vehicle numbers through Richmond to the benefit of the Richmond Bridge and the community.

Considering some of the adopted Road Transport issues on the priority list are well underway by DSG, it may be appropriate for Council's Engineers to reevaluate the list of projects, including the east Richmond bypass and advise Council on the current available information through a future workshop and then an agenda report to Council.

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

March Quarterly Report pending.

Representative Reporting

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

10.2 *REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES**

11. REPORTS OF OFFICERS

11.1 *WEEKLY BRIEFING REPORTS**

The Weekly Briefing Reports of 6, 13 and 20 April 2020 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 6, 13 and 20 April 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-2019/001519 – 26 BLIGH STREET, ROSNY PARK - SIGNAGE**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a sign at 26 Bligh Street, Rosny Park.

RELATION TO PLANNING PROVISIONS

The land is zoned Central Business and subject to the Waterway and Coastal Protection Areas, Inundation Prone Areas, and Signs 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 29 April 2020.

CONSULTATION

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

RECOMMENDATION:

- A. That the Development Application for Signage at 26 Bligh Street, Rosny Park (Cl Ref PDPLANPMTD-2019/001519) be refused for the following reason.
 - 1. The proposal does not comply with Clause E17.7.1 P1 (a), (b) and (d) as the sign is not integrated into the design of the premises or streetscape, it will dominate the streetscape, and will have an unreasonable impact on the amenity of the neighbouring properties.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

**DEVELOPMENT APPLICATION PDPLANPMTD-2019/001519 - 26 BLIGH STREET,
ROSNY PARK - SIGNAGE /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

There have been a number of permits issued for the site. The most recent important permit was issued in 2012 for a three level addition to the shopping centre located over the existing car parking area in the south of the site and extending to the lot boundaries fronting Bligh Street and Rosny Hill Road, however this has expired.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Central Business 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 22 – Central Business Zone; and
- Section E17.0 – Signs 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 contains the Eastlands Shopping Centre and associated multi-level carpark and an open carpark located in the southern part of the site. The Eastlands building itself is setback approximately 90m from the intersection of Rosny Hill Road and Bligh Street.

The subject site is located at the southern end of the central business area and is adjacent to the major road intersection of Rosny Hill Road, Bligh Street and Kangaroo Bay Drive.

To the south of Rosny Hill Road is the Kangaroo Bay sportsground/recreational area, the skate park, and Rosny College which is located approximately 200m from the site. Also located south to the land zoned Particular Purpose 4 – Kangaroo Bay, which provides for the future development of a range of major commercial and accommodation uses.

To the east of Bligh Street is a commercial area that extends to Cambridge Road with the closest building located approximately 25m from the Bligh Street, above an escarpment. This building is screened by vegetation along Bligh Street and has no active frontage to the street, instead of accessing from Winkleigh Place.

Residential development is located approximately 80m to the south-east along Rosny Hill Road and Pembroke Place.

3.2. The Proposal

The proposal is for a 10.2m wide x 7.6m high sign to be located within the site boundary on the south-eastern corner of the carpark. The sign is comprised of a 4m high curved sign on the lower part, constructed using vertical timber slats with 50% transparency. The Eastlands name and logo would be illuminated on this part of the sign.

Construction of the sign will result in the loss of five car parking spaces.

The upper 3.6m is proposed to be an electronic billboard sign which will contain images advertising businesses in Eastlands that will change at 1 image per 30 seconds. The sign will generally face east and will be visible from traffic north bound along Kangaroo Bay Drive and westbound along Rosny Hill Road, as they come down the hill from the Cambridge Road roundabout.

A Traffic Engineering Assessment (Traffix Group, June 2019) was submitted to support the application.

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 Central Business Zone and Signs Codes with the exception of the following:

Signs Code

- **Clause E17.6.1 A1** - as the sign is defined as a Poster Panel (Billboard) sign which is a Discretionary use in the zone.

Signs Code

- **Clause E17.6.1 A3** - as the sign contains messages that change every 30 seconds.

Performance Criteria	Proposal
<i>“E17.6.1 P3</i> <i>A sign containing flashing lights, moving parts or moving or changing messages or graphics must not have an unreasonable impact upon the residential amenity of a residential use caused by light shining into windows of habitable rooms, movement or visual intrusion or cause undue distraction to drivers of motor vehicles”.</i>	The proposed digital poster panel sign would include changing messages at a rate of 1 per 30 seconds. The graphics would not be moving or flashing. The application references RMPAT D McQuestin v Launceston City Council [2016] which found a rate of 1 image change per 30 seconds was reasonable and did not impact upon traffic safety.

	The nearest residential use is approximately 80m from the proposed signs. A report has also been provided by a suitably qualified person which concluded that the proposal would comply with the requirements in <i>AS4282-2019 Control of the Obtrusive Effects of Outdoor Lighting</i>. Council's Engineers also assessed the sign would not cause an unreasonable impact upon traffic safety.
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Signs Code:

- **Clause E17.7.1 A1** - as the sign does not comply with the standards in Table E.17.2 as it exceeds the prescribed height and width and is a discretionary sign in Table E17.3.

Performance Criteria	Proposal
<i>"E17.7.1 P3</i> <i>A sign not complying with the standards in Table E17.2 or having discretionary status in Table E17.3 must satisfy all of the following:</i> <i>(a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;</i>	The Eastlands building, set back 90m from the intersection, contains existing signage on its southern wall which is easily seen from the intersection of Bligh Street and Rosny Hill Road. The location of the proposed sign will be prominently located at the entrance to the central business area, and adjacent to entrance to the Kangaroo Bay area. It is considered that the proposed sign would dominate the streetscape and is not integrated into the streetscape or design of the Eastlands building or the site more generally. Its location will interrupt vistas from Kangaroo Bay Drive when looking south down Bligh Street.

	When looking north from Kangaroo Bay Drive towards Rosny Park, the sign will appear very large in proportion to the buildings located well back from the road frontage and therefore will dominate the streetscape in which it is located. Having regard to the above it is considered that the sign will not be an attractive addition to the streetscape and for these reasons, the proposal does not meet the performance criteria and refusal is recommended.
<i>(b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;</i>	It is considered that the sign is too large and out of proportion to the Eastlands building structures within the immediate area in which it is located. It is considered that its location will dominate the streetscape and the surrounding area given that there are no buildings or structures in close proximity to the sign site.
<i>(c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;</i>	This can be met by permit conditions.
<i>(d) not result in loss of amenity to neighbouring properties;</i>	It is considered that the sign will negatively impact on the amenity of the Kangaroo Bay area and its recreational and future residential and commercial growth, where high levels of visual amenity are expected, befitting the significance of the site. It is also considered the location of the sign detracts from the amenity of the existing recreational facilities and area proposed to be developed for commercial developments.
<i>(e) not involve the repetition of messages or information on the same street frontage;</i>	The signs would not involve the repetition of messages on the frontage, there is only one other sign (affixed to the building) identifying the shopping centre. The poster panel message would change at a rate of 1 per 30 seconds.

<i>(f) not contribute to or exacerbate visual clutter;</i>	There are other visible signs in the streetscape, so the proposal is not considered to result in visual clutter.
<i>(g) not cause a safety hazard”.</i>	The TIA submitted with the application concludes that the sign will not result in a distraction to motorists provided that the message changes at a minimum of 30 seconds.

Parking and Access Code

The proposal removes five car parking spaces from the car parking allocated to the shopping centre. However, there is a credit of 111 spaces on-site from a previous expansion of the car parking deck. Therefore, the proposal complies with the Parking and Access Code.

5. EXTERNAL REFERRALS

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

6. STATE POLICIES AND ACT OBJECTIVES

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

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

7. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council’s adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

8. CONCLUSION

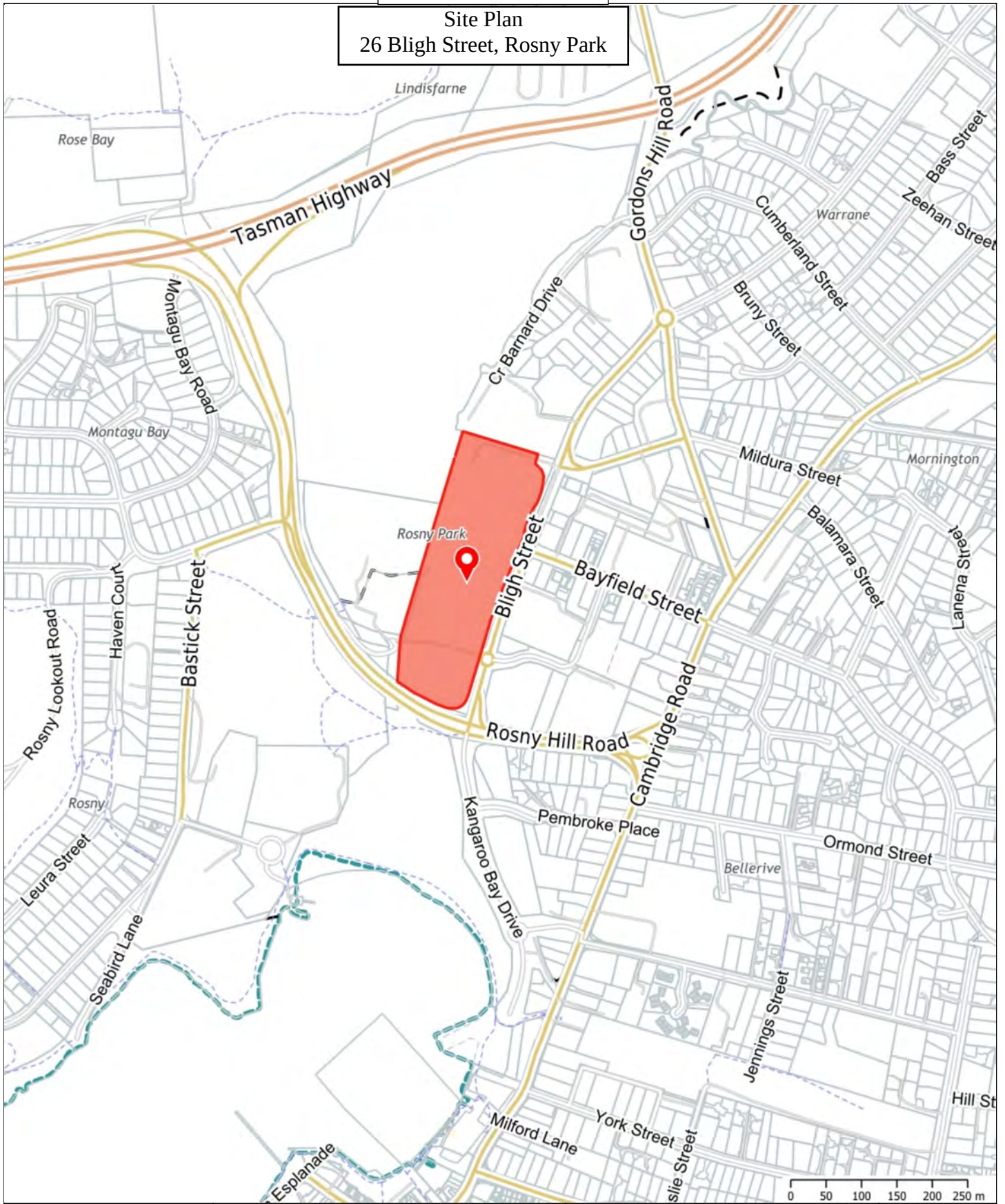
The proposal is not considered to meet the relevant standards of the Scheme as the sign is not attractively integrated into the design of the premises or streetscape; it will dominate the streetscape; and will have an unreasonable impact on the amenity of the neighbouring properties. On this basis, the proposal is recommended for refusal.

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

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Site Plan 26 Bligh Street, Rosny Park



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.

16/04/2020

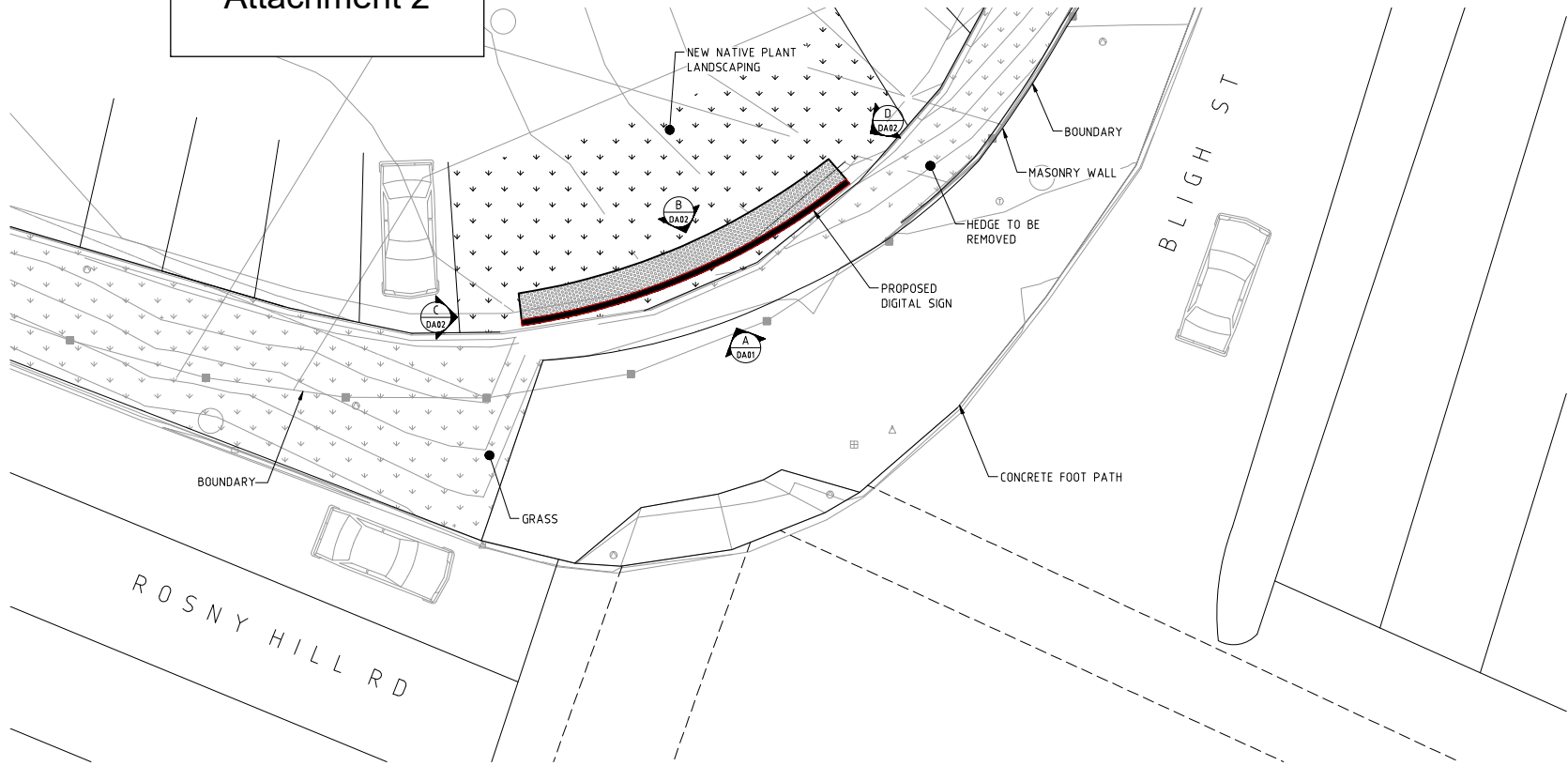
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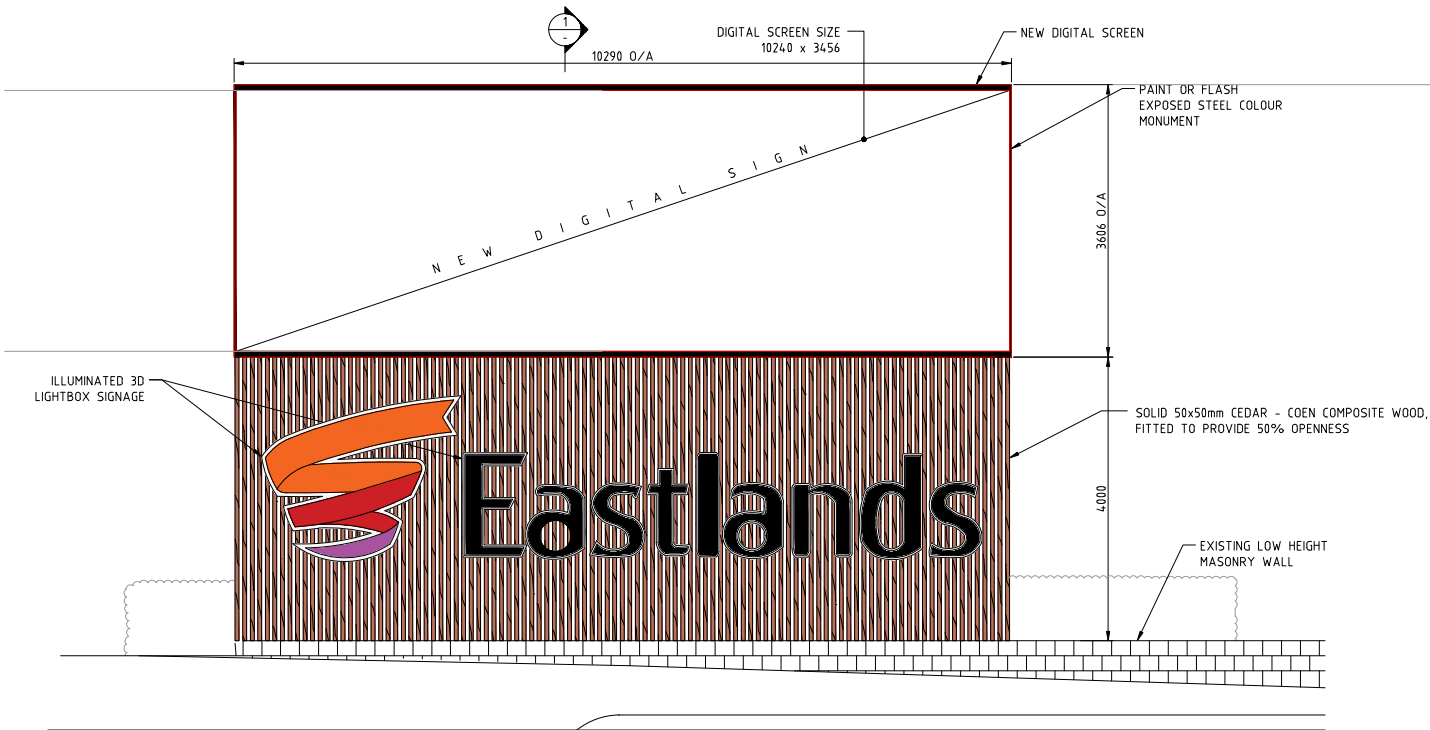
Attachment 2



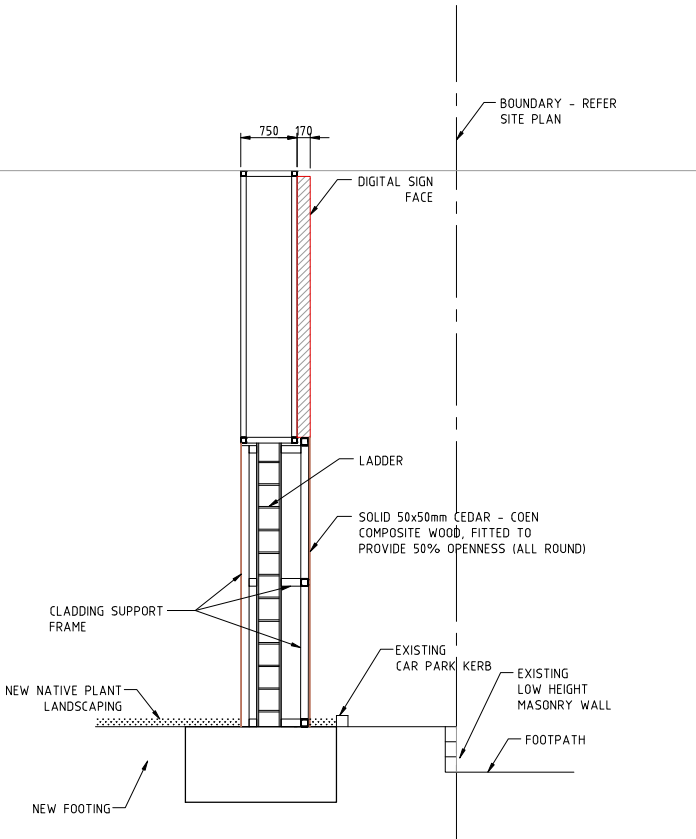
AERIAL PHOTO
NTS



SITE PLAN
SCALE 1:200



ELEVATION A
SCALE 1:50



SECTION 1
SCALE 1:50

NOT FOR CONSTRUCTION

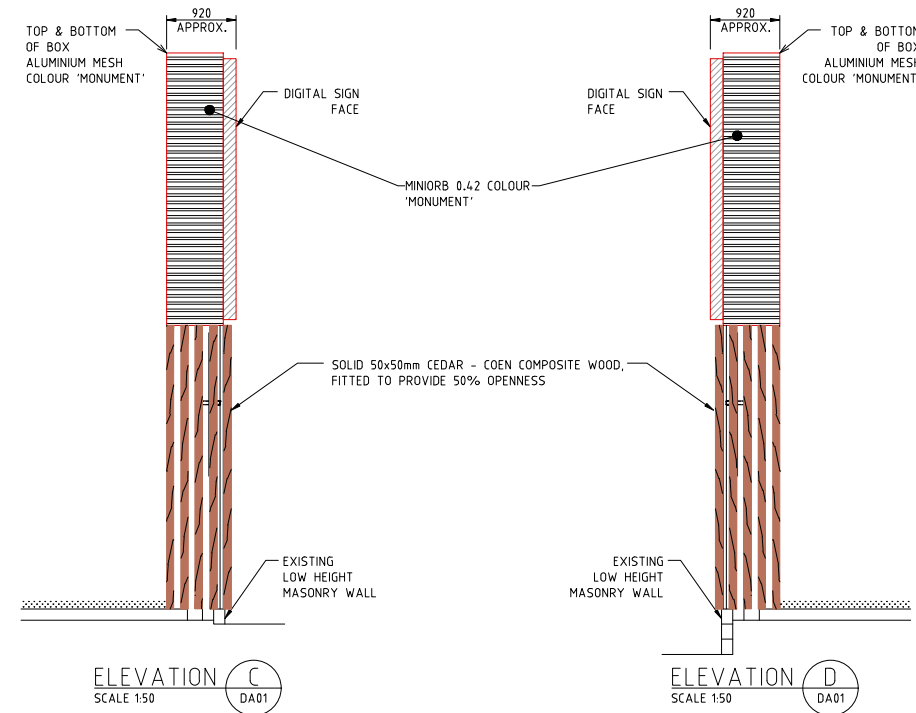
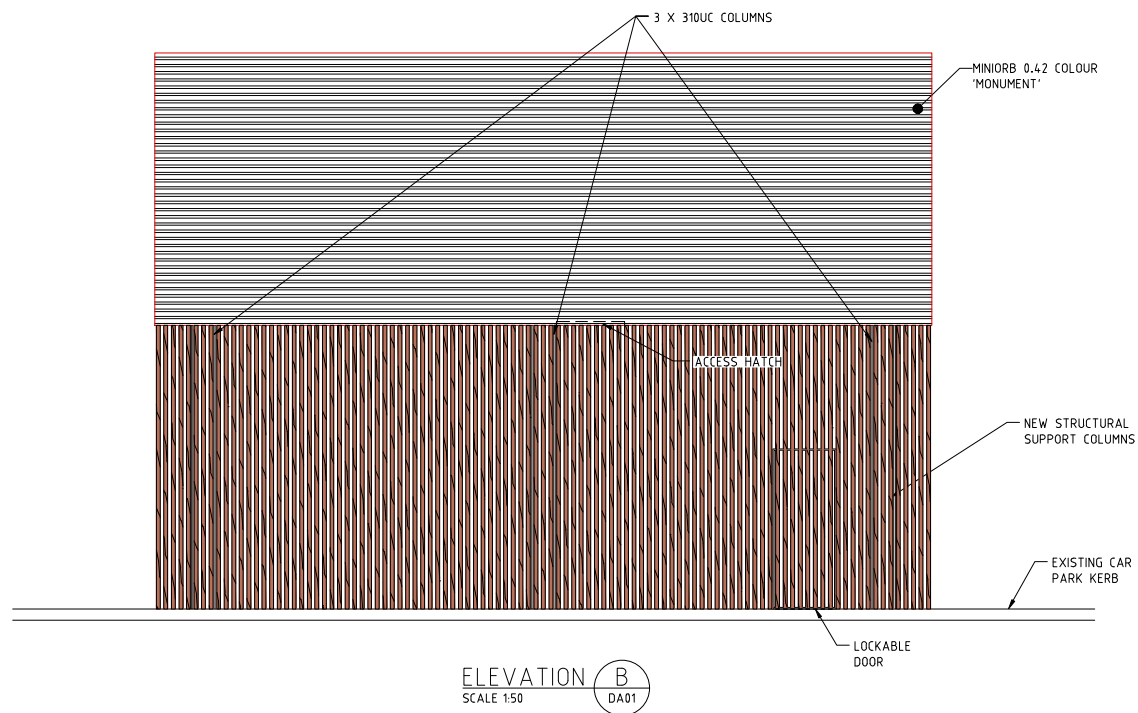
ISS	DATE	COMMENT
B	10/12/18	ISSUED FOR APPROVAL
C	12/12/18	ISSUED FOR APPROVAL
D	16/09/19	ISSUED FOR APPROVAL
E	17/10/19	ISSUED FOR APPROVAL
F	26/02/20	ISSUED FOR APPROVAL
G	27/02/20	ISSUED FOR APPROVAL



CLIENT:
HANLON INDUSTRIES
PROJECT:
EASTLANDS SHOPPING CENTRE, TAS
LARGE FORMAT DIGITAL EXTERNAL SIGN

TITLE:
PROPOSED DIGITAL SIGN
GENERAL ARRANGEMENT &
SITE PLAN

DRAWN M.T	DESIGN J.L	DATE: OCT 18
JOB NO: 18307	DWG NO: DA01	
SCALE @ A1: AS SHOWN	REV: G	



NOT FOR CONSTRUCTION

ISS	DATE	COMMENT
A	09/10/18	ISSUED FOR APPROVAL
B	12/12/18	ISSUED FOR APPROVAL
C	16/09/19	ISSUED FOR APPROVAL
D	26/02/20	ISSUED FOR APPROVAL
E	27/02/20	ISSUED FOR APPROVAL



CLIENT:
HANLON INDUSTRIES

PROJECT:
EASTLANDS SHOPPING CENTRE, TAS
LARGE FORMAT DIGITAL EXTERNAL SIGN

TITLE:
PROPOSED DIGITAL SIGN
ELEVATIONS

DRAWN M.T	DESIGN J.L	DATE: OCT 18
JOB NO: 18307	DWG NO: DA02	
SCALE @ A1: AS SHOWN	REV: E	

Attachment 3
Site Photos
26 Bligh Street, Rosny Park



View of the site from Rosny Hill Road Road
looking west.



View of the site taken from Bligh Street looking south towards the site and the Kangaroo Bay recreational area beyond.



View of the site looking north towards Bligh Street and the commercial precinct.

11.3.2 DEVELOPMENT APPLICATION PDPLANPMTD-2020/007334 – 15 TORRENS STREET, 12 AND 14 HENRY STREET, RICHMOND - 3 LOT SUBDIVISION AND BOUNDARY ADJUSTMENT**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 3 lot subdivision and boundary adjustment at 15 Torrens Street, 12 and 14 Henry Street, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Road and Railway Assets, Parking and Access, Stormwater Management and Historic Heritage 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 with the written consent of the applicant on 29 April 2020.

CONSULTATION

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

- lot sizes;
- impact on historic cultural heritage significance of Richmond;
- precedent;
- incompatibility of kerb and gutter with existing;
- access;
- impact upon amenity;
- stormwater drainage;
- safety;
- requirement for details of development; and
- lack of information in advertised plans.

RECOMMENDATION:

- A. That the Development Application for a 3 Lot Subdivision and Boundary Adjustment at 15 Torrens Street, 12 and 14 Henry Street, Richmond (CI Ref PDPLANPMTD-2020/007334) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN POS – POS CONTRIBUTION [5%] and [Lots 1, 2 and 4].
 3. ENG M2 – DESIGNS SD. Insert “in accordance with the Richmond Townscape Study and must be” after “Such designs must be”.
 4. Each lot must be provided with a minimum 3.6m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing TSD-R09 (copy available from Council). For Lot 1 and Lot 2 the 3.6m wide sealed driveway must also be constructed over the remaining length of the right-of-way to the body of the lot. This access must be inspected by Council’s Development Works Officer prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner’s expense in accordance with any directions given by Council to the owner.
 5. ENG A7 – REDUNDANT CROSSOVER.
 6. ENG S4 – STORMWATER CONNECTION.
 7. ENG S1 – INFRASTRUCTURE REPAIR.
 8. ENG M8 – EASEMENTS.
 9. The development must meet all required Conditions of Approval specified by TasWater notice dated 27 February 2020 (TWDA 2020/00217-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.

DEVELOPMENT APPLICATION PDPLANPMTD-2020/007334 – 15 TORRENS STREET, 12 AND 14 HENRY STREET, RICHMOND - 3 LOT SUBDIVISION AND BOUNDARY ADJUSTMENT /contd...

ASSOCIATED REPORT**1. BACKGROUND**

A planning permit was approved on 18 May 2012 under D-2012/88 for additions to the existing dwelling at 14 Henry Street, which has since been constructed with the necessary building and plumbing permits. There have been no recent permits granted for 12 Henry Street or 15 Torrens Street.

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 and is for subdivision.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10.0 – General Residential Zone;
- Section E5.0 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E13.0 – Historic Heritage 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 comprised of 3 lots at the north-western corner of Henry and Torrens Street, Richmond. The largest is 15 Torrens Street which is L-shaped, supports an existing dwelling, landscaped garden and outbuildings, has an area of 1669m² and frontage to both Torrens and Henry Streets. Lots at 12 and 14 Henry Street each also support a dwelling and each have an area of 1045m², and frontage to Henry Street.

The eastern part of the site is level, then slopes gradually down to the west from approximately the centre of the site. It is connected to reticulated services and is located within an established residential area at Richmond.

Neither Torrens Street nor Henry Street have kerb and gutter for the length of the frontage of the development site and surrounding. Council is presently undertaking upgrade works on Torrens Street to the north-east of the site and on the north-eastern side of Henry Street to upgrade and construct kerb and gutter, to address known drainage issues in the area. The location of the site is shown in Attachment 1.

3.2. The Proposal

The proposal is for the adjustment of boundaries and the subdivision of the resultant lots to create three additional lots.

Lots 3, 5 and 6 would each contain existing dwellings and would have areas of 553m², 867m² and 855m² respectively. Lots 5 and 6 would have 22.86m frontage to Henry Street, and Lot 3 would have 25.14m frontage to Torrens Street.

Two vacant lots being Lots 1 and 2 are proposed to the north (rear) of the existing dwelling at 15 Torrens Street, with areas of 477m² and 475m² respectively. Lot 2 would be accessed via a 3.6m wide right-of-way over Lot 3 to Torrens Street, and Lot 1 would be accessed via a 3.6m wide right-of-way over Lot 6 to Henry Street.

A third lot, Lot 4, is proposed and would be a corner lot at the intersection of Henry and Torrens Street. It would contain existing outbuildings, have an area of 568m² and would have vehicular access to Torrens Street. A series of easements are proposed as shown to provide water, sewerage and stormwater drainage connections to the proposed lots.

The construction of kerb and gutter is proposed for the length of both the Torrens and Henry Street frontages of the site, with a white limestone gravel footpath additionally proposed for the Torrens Street frontage. The proposal plans are provided in Attachment 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 Road and Railway Assets, Parking and Access, Stormwater Management and Historic Heritage Codes with the exception of the following.

General Residential Zone

- **Clause 10.6.1 A2** – in that the development is proposed on land affected by the Historic Heritage Code.

Performance Criteria	Proposal
<i>“P2 - The design of each lot must contain a building area able to satisfy all of the following:</i>	See below assessment.
<i>(a) be reasonably capable of accommodating residential use and development;</i>	The proposed subdivision demonstrates that each of the proposed lots can accommodate the required building envelope, with appropriate northerly orientation. Each vacant lot has sufficient area to provide for a dwelling and associated outdoor living areas, as prescribed by the Scheme.
<i>(b) meets any applicable standards in codes in this planning scheme;</i>	The proposal is subject to and meets the tests of those relevant standards of the Historic Heritage Code, discussed below.
<i>(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;</i>	Lots 1, 2 and 4 do not contain existing dwellings. While Lot 4 contains existing outbuildings which are to remain, all lots provide for northerly orientation of the described building envelopes. While part of the site slopes gradually down to the west, there is sufficient area on Lots 1 and 2 to be developed for residential purposes while achieving appropriate solar access, as required by the development standards of the General Residential Zone.
<i>(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;</i>	The proposal does not involve road construction but would necessitate limited excavation and earthwork for services connections as shown by the proposal plan. Part of the site slopes only gradually down to the west, indicating that substantial earthworks are not required or proposed for the future residential development of each of the proposed lots.
<i>(e) provides for sufficient useable area on the lot for both of the following;</i> <i>(i) on-site parking and manoeuvring;</i> <i>(ii) adequate private open space”.</i>	Council’s Engineers are satisfied that the proposal would allow for the required parking spaces and associated manoeuvring areas on-site as required by the relevant Australian Standards and reflected by the Parking and Access Code of the Scheme.

	The private open space areas required by the development standards of the zone could comfortably be met within the boundaries of the proposed vacant lots, and readily accommodated within the boundaries of each of the lots that supports existing residential development. It is therefore considered that the tests of this performance criteria are met.
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- **Clause 10.6.1 A4** – it is proposed that two internal lots, Lots 1 and 2, would be created by the development.

Performance Criteria	Proposal
<i>“P4 - An internal lot must satisfy all of the following:</i>	See below assessment.
<i>(a) the lot gains access 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;</i>	Access to Lot 1 would be via right-of-way over Lot 6 to Henry Street. Access to Lot 2 would be via a right-of-way over Lot 3 to Torrens Street. Both Torrens and Henry Street existed prior to the commencement of the current Scheme, and the proposed lot layout represents efficient use of land, in accordance with the minimum lot sizes prescribed by the Scheme.
<i>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</i>	The creation of a road is not reasonably possible to provide access to Lots 1 and 2. The proposed rights-of-way are an efficient means of gaining access in the place of a constructed (public) road.
<i>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</i>	There is no a viable alternative to access the land to the north (rear) of the existing dwelling at 15 Torrens Street, given the placement of the existing dwellings on Lots 3, 5 and 6 of the subdivision.
<i>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</i>	With only relatively minor extensions to provide for the necessary connections to the existing reticulated sewerage and water networks, the proposed layout is considered an efficient means of utilising the vacant land comprised within Lots 1 and 2 of the proposal.
<i>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</i>	Given the size of both proposed internal lots, the development of a single dwelling is likely. The lots are adequately sized to ensure residential amenity is maintained.

<i>(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;</i>	Both Lots 1 and 2 would each have access to road (Henry Street and Torrens Street respectively) via a 3.6m wide right-of-way.
<i>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</i>	Council's Engineers are satisfied that passing bays are not required for the likely future residential development of the proposed internal lots, in that the lots over which the proposed rights-of-way are to be created have separate access to the existing dwellings.
<i>(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;</i>	complies
<i>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</i>	A condition has been included in the recommended conditions above, to ensure this occurs.
<i>(j) the lot addresses and provides for passive surveillance of public open space and public rights-of-way if it fronts such public spaces".</i>	not applicable

- **Clause 10.6.1 A5** – it is proposed that a total of six resultant lots would be created by the proposal, which exceeds 3 lots as prescribed by the acceptable solution.

Performance Criteria	Proposal
<i>"P5 - Arrangement and provision of lots must satisfy all of the following;</i>	see below
<i>(a) have regard to providing a higher net density of dwellings along;</i> <i>i. public transport corridors;</i> <i>ii. adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;</i> <i>iii. within 200m of business zones and local shops;</i>	The proposed development is within close proximity (165m) of an existing public transport corridor at Bridge Street and would provide for a higher net density in this location. It is additionally within 200m of the General Business Zone at Bridge Street.
<i>(b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;</i>	The subject land is within the General Residential Zone and provides for the subdivision of the whole of the parent lots to densities envisaged for the zone.
<i>(c) staging, if any, provides for the efficient and ordered provision of new infrastructure;</i>	It is not proposed to stage the development.

(d) <i>opportunity is optimised for passive surveillance between future residential development on the lots and public paces;</i>	The two proposed internal lots would not directly front public spaces, however there would be opportunities for future residential development to provide for passive surveillance. The existing dwellings would retain their existing surveillance opportunities and Lot 4 being a corner lot would provide for a high level of passive surveillance of both Torrens and Henry Street at this location.
(e) <i>is consistent with any applicable Local Area Objectives or Desired Future Character Statements”.</i>	not applicable

- **Clause 10.6.3 A1** – in that there is no acceptable solution for this clause, in relation to the provision of public open space and noting it is not proposed to provide any physical public open space as part of the development.

Performance Criteria	Proposal
<i>“P1 - The arrangement of ways and public open space within a subdivision must satisfy all of the following:</i>	see below assessment
<i>(a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;</i>	not applicable
<i>(b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;</i>	not applicable
<i>(c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;</i>	not applicable
<i>(d) convenient access to local shops, community facilities, public open space and public transport routes is provided;</i>	not applicable
<i>(e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;</i>	not applicable
<i>(f) provides for a legible movement network;</i>	not applicable

(g) <i>the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;</i>	not applicable
(h) <i>Public Open Space must be provided as land or cash-in-lieu, in accordance with the relevant Council policy.</i>	No public open space is proposed to be provided as land as part of this proposal. Council's Public Open Space (POS) Policy therefore provides that it is appropriate for a cash contribution to be made by the developer in-lieu of the provision of physical open space as part of the proposal and in response to the further demand created by the development upon Council's POS network by the proposed vacant lots, Lots 1, 2 and 4. A cash contribution of 5% of the value of these lots should therefore be required as a permit condition. Further details are discussed in relation to Council's Public Open Space Policy at Section 8 of this report, below.
(i) <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> (i) <i>the width of the way;</i> (ii) <i>the length of the way;</i> (iii) <i>landscaping within the way;</i> (iv) <i>lighting;</i> (v) <i>provision of opportunities for 'loitering';</i> (vi) <i>the shape of the way (avoiding bends, corners or other opportunities for concealment)''.</i>	not applicable

- **Clause E13.8.3 A1 and A2** – in that there is no acceptable solution for subdivision of land within a Heritage Precinct.

Performance Criteria	Proposal
<i>“P1 - Subdivision must not result in any of the following:</i>	see below assessment
<i>(a) detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2;</i>	Council’s Heritage Advisor has assessed the proposal and advises that while overall lot sizes appear less than predominant land parcels nearby, the internal lots (Lots 1 and 2) are not considered detrimental to heritage significance as they would have limited visibility from the two primary streetscapes. Lots 3 and 4 frontages are of consistent development patterns to the precinct.
<i>(b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct;</i>	While acknowledging the proposed smaller lot size, the rectilinear arrangement of lots is consistent with other land parcels. The internal lots would be discretely located to the rear of existing development, and future development of these lots would, subject to a future development application, be capable of accommodating development consistent with the historic cultural significance of the precinct.
<i>(c) potential for a confused understanding of the development of the precinct;</i>	Lots 3 and 4 have the greatest potential to impact upon a confused understanding of the precinct development but do, however, maintain opportunities for consistent setbacks/building alignment to that of adjoining property and affected streetscapes. Lots 1 and 2, however, are substantially screened by existing dwellings, meaning that the visual impact of future development of these lots is likely to be low. That said, future development would be assessed against the development standards for heritage precincts and subject to discretionary consideration under the Scheme.

<i>(d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct;</i>	There are already many residential properties with a comparable lot size to Lots 1 and 2 within the heritage precinct, including strata-titles. This proposal is consistent with such development and having regard to the size and discreet location, need not lead to development that is incompatible with the historic cultural heritage significance of the precinct.
<i>(e) potential loss of raised view lines through urban areas to non-urban areas around Richmond;</i>	It is considered that the subdivision itself will not adversely affect raised views through the precinct. To avoid future development from doing so, Clause E13.8.2 and Table E13.2 require that subsequent development applications (if this application is approved) give consideration to the retention of important views to both town landmarks and the surrounding rural countryside. It is therefore considered that this performance criterion is met by the proposal.
<i>P2 - Subdivision must comply with any relevant design criteria/conservation policy listed in Table E13.2”.</i>	The scale of proposed lot sizes is clearly a departure from the design criteria of this table, particularly (b), which requires that development retains the distinctive character of Richmond which is derived from its buildings, open spaces, undulating topography, market garden and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials. The proposed size of Lots 1 and 2 could ultimately hamper opportunities to provide supplementary vegetation to enhance relevant streetscapes, where visible from Torrens or Henry Street. However, this is an issue that can be addressed at development application stage for the development of each of the lots and the specific design, if approved. On this basis and on balance, it is considered that the requirements of the performance criteria are met by the proposal.

5. REPRESENTATION ISSUES

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

5.1. Lot Sizes

Concern is raised by the representations that the proposal is for a number of lots that do not comply with the minimum lot size requirements for the General Residential Zone, under the Scheme. A number of the representations submit that a single lot (in the location of Lots 1 and 2) would be more appropriate, and that lot sizes consistent with those in Bilney Street would be more appropriate.

- **Comment**

The proposed lots comply with the lot size requirements of Clause 10.6.1 and Table 10.1 of the Scheme, in that the site is both within a public transport corridor and within 200m walking distance of the General Business Zone at Bridge Street and a minimum lot size of 400m² therefore applies. On the basis that the relevant acceptable solution for lot size is met by the proposal, this issue is not of determining weight.

5.2. Impact on Historic Cultural Significance of Richmond

The representations collectively submit that the proposal is inconsistent with the historic cultural heritage significance of Richmond, in that lots in Richmond are typically larger than those proposed and provide for a backyard for outdoor recreation. It is submitted that the lot sizes proposed are more typically found in “commuter” suburbs such as Cambridge. In addition, it is submitted that the pattern of development is inconsistent with the surrounding area and should not be approved.

- **Comment**

The proposed lots comply with the minimum lot sizes for development within the zone. The proposal has been assessed as complying with the relevant requirements of the Historic Heritage Code for the reasons given above.

The development is not considered detrimental to the heritage significance of the precinct in that it complies with the tests of the performance criteria and is considered satisfactory by Council's Heritage Advisor, as discussed. It is therefore considered that this issue is not of determining weight.

5.3. Precedent

Concern is raised by the representations that the proposal, if approved, would establish a precedent for future (and inappropriately dense) subdivision to be approved within the vicinity of the site, and in Richmond more broadly.

- **Comment**

The proposal is for adjustment of boundaries between the three subject properties and the subdivision of the resultant lots to create three additional lots. This, and any future development applications in Richmond must be considered independently and based on their merits, and compliance with the relevant provisions of the Scheme. Precedent is not established on the basis of approval of a certain type of application and no weight is given to that concept by the performance criteria. This issue is therefore not of determining weight.

5.4. Incompatibility of Kerb and Gutter with Existing

The representations raise concern that the proposal to construct kerb and gutter would be incompatible with the existing street layout, and "village" amenity created by the existing street layout.

- **Comment**

Neither Torrens Street nor Henry Street have kerb and gutter for the length of the frontage of the development site. Council is in the process of undertaking upgrade works on Torrens Street to the north-east of the site and on the north-eastern side of Henry Street to upgrade and construct kerb and gutter, to address known drainage issues in the area.

The applicant has proposed the construction of kerb and gutter for the length of both the Torrens and Henry Street frontages of the site, with a white limestone gravel footpath proposed for the Torrens Street frontage. Council's Engineers have recommended that appropriate conditions be included, should the development be approved, to guide the design and installation of the proposed kerb and gutter to ensure that it appropriately provides for management of stormwater in the area. The gravel footpath (finished using white limestone, consistent with Council's Richmond Townscape Study) is also to be constructed along the Torrens Street frontage of the site.

The installation of kerb and gutter is not a relevant consideration under the Scheme, but an engineering requirement relevant to the construction and maintenance of the road network at Richmond and necessitated by the proposal. This issue is therefore not of determining weight.

5.5. Access

Concerns are raised by the representations that the proposed access arrangements, utilising a series of rights-of-way, are inappropriate for the township of Richmond and are likely to create conflict for future owners and neighbours.

- **Comment**

The proposed access arrangements satisfy the relevant requirements of the Scheme, in relation to the lot design requirements of the General Residential Zone and the sight distance and access requirements of the Parking and Access and Road and Railway Assets Codes. The management of rights-of-way between landowners is a matter managed between landowners, and not a relevant consideration under the Scheme.

5.6. Impact Upon Amenity

The impact of the proposal upon the residential amenity of the area, and community, is raised as a concern. Specifically, that the density of development would generate high levels of residential noise when developed associated with use and vehicular access, and that construction would cause further noise/traffic disruption for neighbours. Privacy associated with the future residential development of the lots is also raised as a concern, given the sloping nature of the lots and possible overlooking impacts created by residential development of the vacant lots.

- **Comment**

The proposal is for the adjustment of boundaries and subdivision only. The development of the proposed vacant lots would be subject to a further development application, which would be required to address those relevant Scheme provisions (which include privacy standards) for the development itself.

Issues relating to both construction and residential noise are, independently of the Scheme, managed by the Environmental Management and Pollution Control (Noise) Regulations 2016 and the *Environmental Management and Pollution Control Act 1994*, which require that noise should not cause a nuisance for other people.

5.7. Stormwater Drainage

Concern is raised by the representations that a proposed drainage easement and associated stormwater line could create stormwater drainage issues for adjacent properties.

- **Comment**

Council's Engineers are satisfied that the proposal can be developed in accordance with the relevant requirements of the Authority. Stormwater disposal has been addressed and considered in detail by Council's Engineers, and appropriate conditions included to require the necessary detailed engineering designs for the development.

5.8. Safety

The representations raise the impact of the proposal on the safety of both pedestrians and vehicles, in that there are known issues with traffic generated by the nearby primary school, and tourist buses and vehicles during peak periods. The concerns raised are that the risk of conflict would be exacerbated by the proposed development.

- **Comment**

Council's Engineers are satisfied that the existing road network is capable of absorbing the additional traffic movements anticipated by this proposal. Sight distances for each of the proposed accesses is considered adequate, and the installation of the gravel footpath on Torrens Street would, it is considered, positively contribute to the efficiency of pedestrian movements in the vicinity of the site. This issue is therefore not considered to be of determining weight.

5.9. Requirement for Details of Development

One representation raises a concern in relation to consideration of "guidelines for infill development in the historic environment", in that without the details of the buildings proposed for each of the vacant lots that the application cannot proceed. No specific reference is provided in relation to the guidelines referred to.

- **Comment**

The proposal has been assessed at Section 4.2 above, in relation to the relevant provisions of the General Residential Zone and those applicable codes, which include the Historic Heritage Code. The proposal complies with the relevant standards, as discussed.

5.10. Lack of Information in Advertised Plans

Concern is raised by one representation that the advertised subdivision plan was difficult to read at the provided resolution, and that the engineering plans referred to by the proposed plan of subdivision was not made available on Council's website and that given the closure of Council offices at present, that it was not possible to obtain a copy of the engineering plans for viewing.

- **Comment**

The advertised subdivision plan provided a sufficient level of information for the proposal to be assessed against the provisions of the Scheme. Appropriate engineering conditions have been included in the recommended conditions, above, to require that detailed engineering designs are provided and approved prior to the construction of the subdivision commencing.

That said and while Council offices have been closed to the public due to the COVID-19 pandemic, Council Officers have been available during business hours by telephone and email to discuss and provide documentation relevant to advertised plans, upon request if received. This issue is therefore not of determining weight.

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 2016-2026 or any other relevant Council Policy.

Developer contributions are required to comply with Council's Public Open Space Policy, in that the subject site is zoned General Residential and will form an extension of an existing urban area and be afforded the highest level of access to both local and regional recreational opportunities.

It is considered that the development resulting from an approval of this application will, or is likely to, increase residential density creating further demand on Council's Public Open Space (POS) network and associated facilities.

No POS land is proposed to be provided to Council as part of this application and nor is it considered desirable to require it on this occasion. Notwithstanding, it is appropriate that the proposal contributes to the enhancement of Council's POS network and associated facilities. In this instance there are no discounting factors that ought to be taken into account that would warrant a reduction of the maximum POS contribution.

While Section 117 of the *Local Government Building and Miscellaneous Provision Act 1993* (LGBMP) provides for a maximum of up to 5% of the value the entire site to be taken as cash-in-lieu of POS, it is considered appropriate to limit the contribution only to each additional lot created, representing the increased demand for POS generated by the proposal and not the entire site the subject of the application. A condition to reflect this has therefore been included in the recommended conditions, above.

9. CONCLUSION

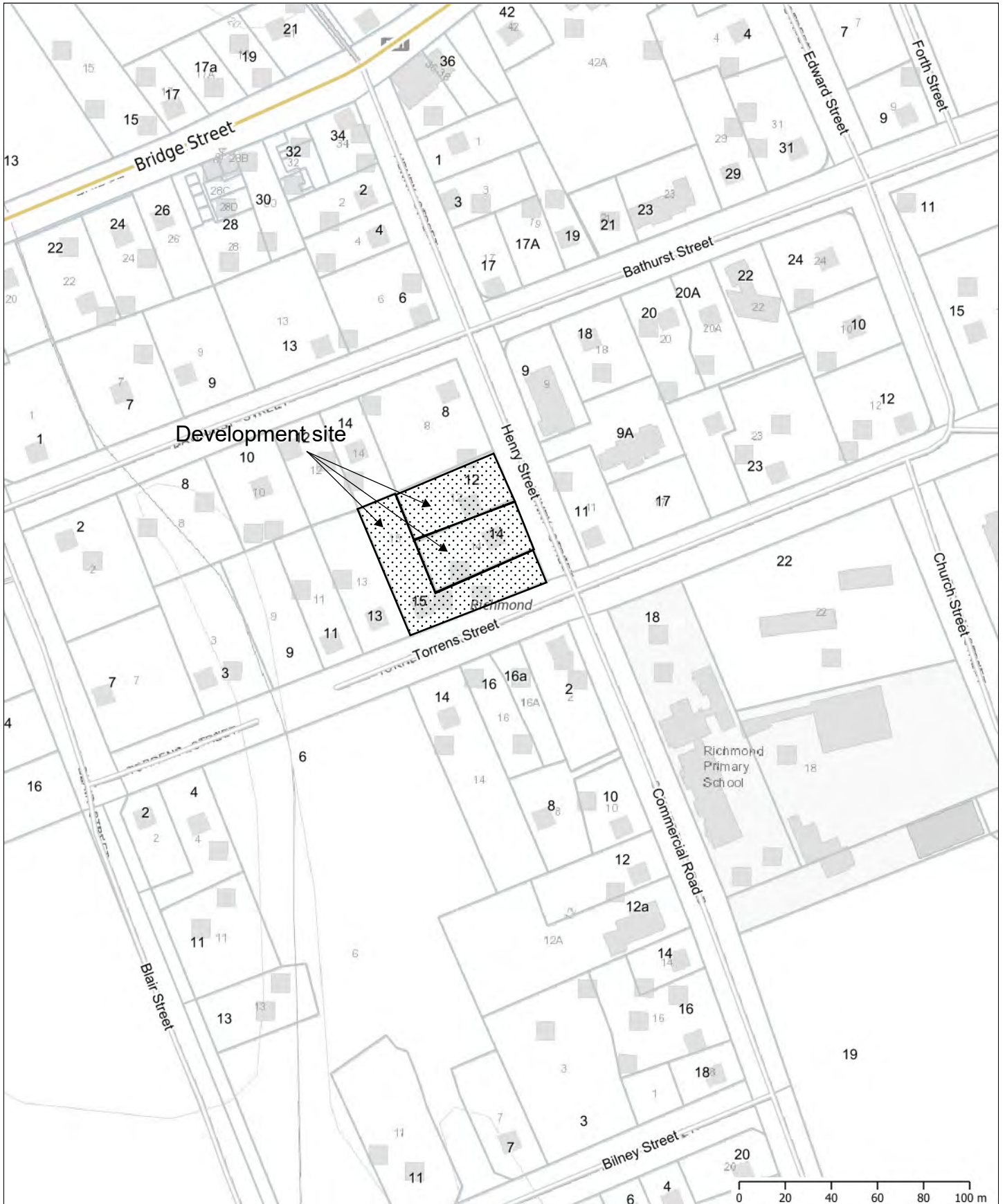
The proposal is for adjustment of boundaries between the three subject properties and the subdivision of the resultant lots to create 3 additional lots at 15 Torrens Street, 12 and 14 Henry Street, Richmond. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.

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

Ross Lovell
MANAGER CITY PLANNING

ATTACHMENT 1

LOCATION PLAN - 15 TORRENS STREET, 12 & 14 HENRY STREET



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.

14/04/2020

1:2257

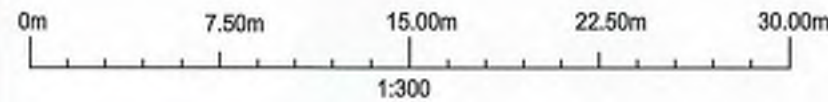




LOCATION PLAN

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

All measurements and areas are subject to the final survey.



Development Standards for Subdivision

10.6.1 General Residential

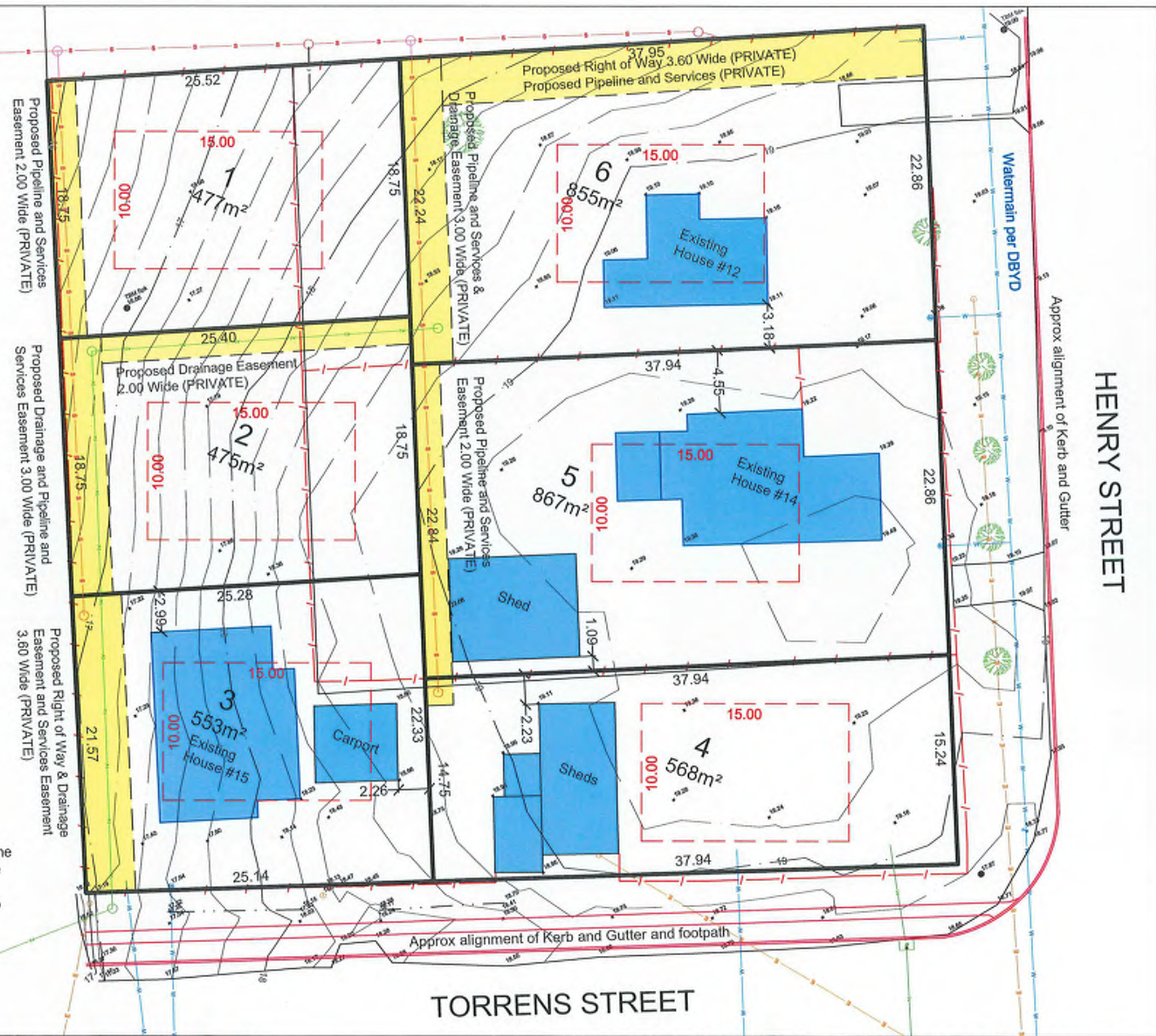
- A1- Lot areas comply with A1
- Within 400m business zone (400m² - 600m²)
- A2-Does not comply, but we believe it will satisfy P2.
- A3-Internal lot.
- A4-Does not comply, but we believe it will satisfy P4.
- A5-Does not comply, but we believe it will satisfy P5.

THIS PROPOSAL PLAN MUST BE READ IN CONJUNCTION WITH ENGINEERING PLANS SUBMITTED BY HUTCHINGS SPURR FOR DETAILED SERVICING INFORMATION.

THE BEST EFFORT HAS BEEN MADE TO PROVIDE AS MUCH DETAIL AS POSSIBLE WITHOUT OVERCOMPLICATING THIS PLAN

Please Note:

As part of this development it is required by council that the Torrens Street and Henry Street frontages will require the installation of Kerb and Gutter. Also the Torrens Street frontage will require a (white limestone) gravel footpath to connect to the Henry Street path (on the opposite side)



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C	PROPOSED KERB & GUTTER AND FOOTPATH ADDED, OFFSETS ADDED	SH	05.03.20	SH
B	SERVICES INFORMATION ADDED	SH	18.02.20	SH
A	ADJUSTED INTERNAL BOUNDARIES	SH	28.01.20	SH



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

OWNER: WILHELM GEORGE HEINZ SUESSENBACH &
KLARA CELESTE SUESSENBACH
TITLE REFERENCE: C.T.112878/1, C.T.111330/1,
C.T.111330/2,
LOCATION: 15 TORRENS & 12-14 HENRY STREET
RICHMOND

Proposed Subdivision

Date:	22-01-2020	Reference:	SUEW01 11961-01
Scale:	1:300 (A3)	Municipality:	CLARENCE

ATTACHMENT 3

15 TORRENS STREET, 12 & 14 HENRY STREET



Photo 1: 12 Henry Street, viewed from Henry Street looking southwest



Photo 2: 14 Henry Street, viewed from Henry Street



Photo 3: 15 Torrens Street, viewed from Torrens Street looking north



Photo 4: Eastern part of 15 Torrens Street, viewed from intersection of Henry / Torrens Streets looking northwest

11.3.3 DEVELOPMENT APPLICATION PDPLANPMTD-2019/005210 – 9 AND 11 ABERNANT WAY, CAMBRIDGE - WAREHOUSES (6 TENANCIES)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 6 Warehouses at 9 and 11 Abernant Way, Cambridge.

RELATION TO PLANNING PROVISIONS

The land is zoned Light Industrial and subject to the Parking and Access and Stormwater Management Codes, and Cambridge Industrial Specific Area Plan 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 was extended with the consent of the applicant until 29 April 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements one representation was received from the Department of State Growth after the advertising period which raised the following issues:

- stormwater; and
- traffic safety.

RECOMMENDATION:

A. That the Development Application for Warehouses at 9 and 11 Abernant Way, Cambridge (CI Ref PDPLANPMTD-2019/005210) be refused for the following reasons.

1. The proposal does not comply with Clause F15.7.2.1 P1 as the proposal is not compatible with the scale of nearby buildings and represents an overdevelopment of the site.

2. The proposal does not comply with Clause F15.7.2.4 A1 as the proposal does not provide for landscaping for the area within 4.5m of the front boundary to Kennedy Drive.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

The site was rezoned by A-2012/7 which included the implementation of a new development Plan Overlay DPO18 – The Cambridge Industrial Estate Development Plan (now the Cambridge Industrial Estate Specific Area Plan). Following the approval of the amendment, a subdivision application SD-2014/41 for a 40 lot subdivision was approved.

At Council’s Meeting on 9 September 2019, an application to amend the Cambridge Industrial Estate Development Plan was considered and subsequently initiated and certified. The proposed amendment proposes replacing the Cambridge Industrial Estate Specific Area Plan’s (the SAP) existing building height, frontage setback and landscaping provisions with new standards consistent with the future Light Industry zone provisions gazetted under the State Planning Provisions (SPP’s).

The amendment is currently with the Tasmanian Planning Commission for determination.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Light Industrial and subject to the Parking and Access and Stormwater Management Codes and the Cambridge Industrial Specific Area Plan 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 24.0 – Light Industrial Zones;
- Section E6.0 –Parking and Access Code;
- Section E7.0 – Stormwater Management Code
- Section E17.0 – Signs Code; and
- Section F15.1 – Cambridge Industrial Estate 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 comprises of two titles and has a total area of 6074m². The site is located within a newly developing subdivision and vacant lots adjoin the site to the north and east. One lot within the subdivision at 1 Abernant Way is currently under development. The lot at 2 Railway Court has a planning permit for a Warehouse (PDPLANPMTD-2019/0010651) however, this development has not commenced.

The site is bound by vacant industrial lots to the north and east. The site has road frontage and access/egress to Abernant Way and also has frontage to Kennedy Drive along its southern boundary.

The western boundary adjoins land zoned for a future road corridor in which the Cambridge Link Road is currently under construction. At the time this report was drafted, the land on which the future road is to be located is part of the balance lot of 1 Kennedy Drive and has not been transferred as road reservation to the government. On this basis, the boundary is considered a side boundary under the Scheme.

3.2. The Proposal

The proposal is for a building containing six warehouse tenancies, each containing a mezzanine office space. The building has a total floor area of 3518m² which is divided into two sections by a glass loading bay.

A total of 62 car parking spaces are to be developed, which exceeds the minimum required by the Parking and Access Code of 51 spaces. Landscaping is provided along the frontage of the site and in pockets within the car parking area.

The building has a maximum height of 8m and incorporates large signage panels on the upper level of the building. The building incorporates large sections of windows on all elevations and landscaping on all boundaries, providing for an attractive presentation to the street and surrounding area.

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 Light Industrial Zone and Parking and Access, Stormwater Management and Signage Codes and the Cambridge Industrial Estate Development Plan with the exception of the following.

Cambridge Industrial Estate Specific Area Plan

The proposal does not comply with Clause F15.7.2.2 A1 for the following reasons:

- the building is setback 4.5m to the western boundary which is less than the 10m allowed by the Acceptable Solution.

Performance Criteria	Proposal
<i>“F15.7.2.2 P1</i> <i>The setback of a building from a front boundary must enhance the streetscape of the site and help attenuate site impacts, taking into account:</i> <i>(a) the site’s area and dimensions and the proportionate intrusion;</i>	The area of the building that intrudes into the setback represents 2% of the total building area which in itself, is not significant. The site area and dimensions do not constrain development of this lot in compliance with the Acceptable Solution. It is therefore considered the development represents an overdevelopment of the site and therefore site impacts on the streetscape will not be attenuated. The SAP amendment as proposed by the estate developer, includes modification to the Acceptable Solution to reduce the front setback to 5.5m. It is noted that the proposal would still not meet this. The SAP is currently before the TPC for determination and from discussions with Council’s Planner, the applicant is aware of the alternative approach. However, the applicant wishes to maintain the application as submitted. Meeting the relevant Acceptable Solution in the amended SAP would require modification to the proposal.

	While the proposed SAP amendments introduce new Performance Criteria, to consider a reduction, it is considered the current proposal could not meet the proposed applicable objectives and performance criterion which must have regard to topography, the setback on adjoining lots, road safety and landscaping standards.
<i>(b) compatibility with buildings on adjacent lots in the streetscape;</i>	The majority of the lots in Abernant Way are vacant with only 1 Abernant Way currently under development. This warehouse meets the front setback requirement of 10m to Abernant Way. When assessing the application against the building setback at 1 Abernant Way, the proposed reduction from 10m to 4.5m is not considered compatible with the building at 1 Abernant Way as it is a significant departure from the existing building line established by this development. Notwithstanding this, the proposed SAP amendments will allow reduction from 10m to 5.5m, as discussed above. This is considered a good compromise and will also be consistent with the relevant standards of the TPS provisions for the Light Industrial zone. The applicant has provided a planning consultant's planning submission which claims that the reduction in the setback will enhance the streetscape when considering the buildings attractive presentation to the street, architectural detailing and landscaping provided within the front setback. While the proposal provides for appropriate landscaping and architectural elements, these do not address the performance criteria relating to setback compatibility with the existing development in 1 Abernant Way and should be refused on this basis.

	Inconsistency with the proposed SAP amendment may be seen as a measure of the departure from the anticipated standard of development in the area. The design aspects are not dependent on the proposed setback and the current scheme amendment would provide for a 5.5m setback. The objective of the setbacks is to ensure that the building setback contributes positively to the streetscape, is compatible with the scale of nearby industrial buildings and enhance the appearance of industrial areas. A suitable setback to the street ensures that large industrial buildings do not dominate the streetscape. It is considered that the significant reduction in the front setback proposed will result in a negative impact on the streetscape by having a large, bulky building in close proximity to the street frontage which is not compatible with the other building in the street.
<i>(c) whether the site is on a corner and the variation relates to only one front boundary;</i>	Not applicable, as the site is not located on a corner.
<i>(d) whether the intrusion is for a minor component of the building, such as an office, that can enhance the appearance of the site”.</i>	The intrusion into the setback is not for a minor component of the building or a minor element and does not enhance the appearance of the site.

Cambridge Industrial Estate Specific Area Plan

The proposal does not comply with Clause F15.7.2.4 A1 for the following reasons:

- the proposal does not meet the Acceptable Solution as the landscaping on road frontages to Abernant Way and Kennedy Drive is less than the minimum width required by the Acceptable Solution of 10m.

Performance Criteria	Proposal
<i>“Landscaping must be provided to satisfy all of the following:</i>	
<i>(a) enhance the appearance of the development;</i>	The applicant has provided a basic landscape plan, however, if approved, a more detailed plan will be required.
<i>(b) provide a range of plant height and forms to create diversity, interest and amenity;</i>	A range of plant heights is proposed.
<i>(c) not create concealed entrapment spaces;</i>	Entrapment spaces are not created.
<i>(d) the area within 4.5m of the front boundary, excluding site access, must be landscaped”.</i>	A 4.5m landscaping strip is provided between the buildings and the Abernant Way frontage. However, this standard also applied to the frontage to Kennedy Drive. The application proposes car parking along the majority of this boundary with small areas of landscaping at either end, which does not meet the Performance Criteria. However, the proposal has in excess of the car parking spaces required under the Scheme and the removal of these space to provide a 4.5m landscaping strip will not affect the proposal’s compliance with the Parking and Access Code. If a permit is granted, a condition would be required for a 4.5m wide landscaping strip along the Kennedy Drive frontage of the site.

Signage Code

The proposal does not comply with E17.7.1 A1 for the following reasons:

- the proposal does not meet the standards in Table E17.2 as the sign panels have an area greater than 2m².

Performance Criteria	Proposal
<i>“A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:</i>	

<i>(a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;</i>	The signage panels are integrated into the design of the building and are not considered to dominate the building or streetscape.
<i>(b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;</i>	The areas of the building for signage is considered appropriate for the streetscape, given it is located within an industrial subdivision and facing the (future) Cambridge Link Road. It is considered that the signage will not dominate the streetscape or the building.
<i>(c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;</i>	not applicable
<i>(d) not result in loss of amenity to neighbouring properties;</i>	The site is located within an industrial subdivision and the signage is well integrated into the building design and is not considered to have a loss of amenity to neighbouring properties.
<i>(e) not involve the repetition of messages or information on the same street frontage;</i>	The signage panels relate to different tenancies and therefore will not result in repetition of messages on the same street frontage.
<i>(f) not contribute to or exacerbate visual clutter;</i>	The location of the signage panels is not considered to result in visual clutter.
<i>(g) not cause a safety hazard”.</i>	Council’s Engineers are satisfied that the signage will not cause a safety hazard.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and one representation was received [from the Department of State Growth (DSG)] outside the advertising period. The following issues were raised by the representor.

5.1. Stormwater

Concern was raised regarding the management of stormwater drainage and potential impact on the Cambridge Link Road.

- **Comment**

Council’s Engineer has advised that the site is connected to Council’s reticulated system which feeds into the stormwater detention ponds which were constructed as part of the subdivision that created the lot. Therefore, there will be no impact on the future Cambridge Link Road.

5.2. Traffic Safety

Concern was raised that the proposed internal site layout may result in vehicles on the Cambridge Link Road experiencing driver confusion in hours of darkness, as there is the potential for headlights to appear on the left or wrong side of the road as motorists approach the Kennedy Drive/Cambridge Road roundabout. DSG have advised that this issue may be resolved through modification to the site layout or fencing along the Cambridge Link Road frontage.

- **Comment**

Department of State Growth lodged a representation raising the above concerns, however, it was not received within the advertising period. Notwithstanding this, Council's Engineers consider that if appropriate, lighting is to be provided within the carpark, therefore the site will be visible from the road at night and will ensure that motorists are not confused when approaching the roundabout. If approved, a permit condition requiring a suitable lighting plan should be required.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided several 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 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal for a warehouse development at 9 and 11 Abernant Way is not considered to meet the front setback standard of the Scheme and is recommended for refusal.

Attachments: 1. Location Plan (1)
2. Proposal Plan (15)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Site Plan

9 & 11 Abernant Way, Cambridge





Attachment 2

STA

Telephone:
03 6224 4377
Email:
info@stuarttannerarchitects.com.au
Accreditation: CC1049F

Drawings to be read in conjunction with specification by STA and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference.
DO NOT SCALE FROM DRAWINGS.
These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of STA.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.
NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

Client
GREG PRESCOTT AND
SCOTT CORDWELL
Project Name
ABERNANT WAREHOUSE
Project Address
LOTS 20 AND 21
ABERNANT WAY
CAMBRIDGE
7170

Issue ID	Issue Name	Issue Date
REV A	FOR PRELIMINARY PLANNING ASSESMENT	15/10/19
REV B	PRELIMINARY BA - C.O.L.C	7/11/19
REV C	FOR DA	14/11/19
REV F	FOR ADVERTISING	17/3/20

Drawing Title: SITE - LOCATION		
Scale: AS SHOWN @ A3	Date:	17/3/20
Status: DA	Checked By:	STA
0 2 4 8m		Drawing No.: A1000 REV F



FINISHES NOTES:

ROOF FINISHES

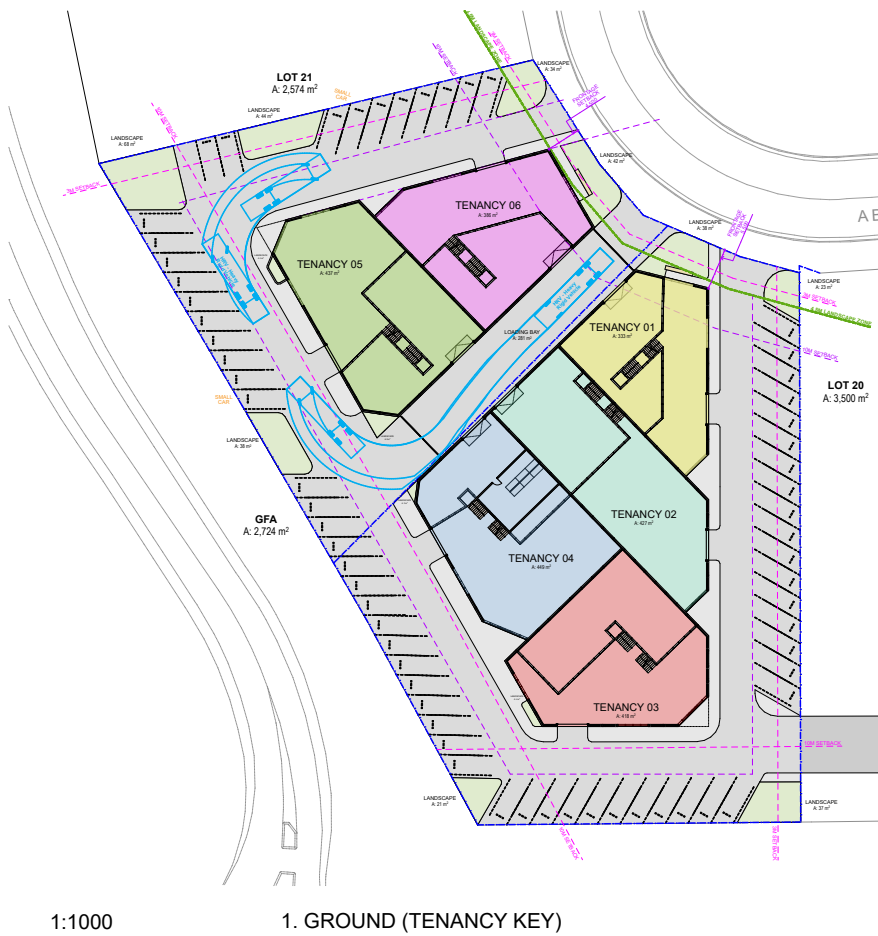
COLOURBOND ROOFING. (COLOUR AND PROFILE TBC)
CLEAR GLASS ATRIUM OVER LOADING BAY. (TBC)

EXTERNAL FINISHES

EXPOSED FACE DARK COLOUR CONCRETE PANEL CONSTRUCTION. TYPICAL
CLEAR GLASS FACADE SYSTEM (TBC) TO TENANCIES WHERE NOTED AND
LOADING BAY. (SECURE LOADING BAY GATE TYPE AND COLOUR TBC)

FLOOR FINISH

CONCRETE FLOOR THROUGHOUT.



TENANCY NLA			
TENANCY	TYPE	AREA	
GROUND FLOOR			
TENANCY 01	NLA	332.68	
TENANCY 02	NLA	427.08	
TENANCY 03	NLA	417.91	
TENANCY 04	NLA	448.90	
TENANCY 05	NLA	436.72	
TENANCY 06	NLA	386.13	
		2,449.42 m²	
MEZZANINE			
TENANCY 01	NLA	163.49	
TENANCY 02	NLA	173.20	
TENANCY 03	NLA	198.49	
TENANCY 04	NLA	180.43	
TENANCY 05	NLA	200.40	
TENANCY 06	NLA	153.37	
		1,069.38 m²	
		3,518.80 m²	

LANDSCAPED AREA	
ZONE	AREA
GROUND FLOOR	
LANDSCAPE	363.46
	363.46 m²

NOTE: INTERIOR DESIGN SHOWN FOR CLARITY ONLY

TOTAL SITE AREA = 6074M2
TOTAL GFA = 2724M2
SITE EFFICIENCY = 45%

TOTAL GFA (GROUND) = 2724M2
TOTAL NLA = 2449M2
EFFICIENCY = 89%

TOTAL GFA (MEZZANINE) = 1069M2
TOTAL NLA = 1069M2
EFFICIENCY = 100%

TOTAL CARS SHOWN = 62
DDA SPACES = x1



FINISHES NOTES:

ROOF FINISHES

COLOURBOND ROOFING. (COLOUR AND PROFILE TBC)
CLEAR GLASS ATRIUM OVER LOADING BAY. (TBC)

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FLOOR FINISH

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TENNANCY NLA

TENNANCY	TYPE	AREA
GROUND FLOOR		
TENANCY 01	NLA	332.68
TENANCY 02	NLA	427.08
TENANCY 03	NLA	417.91
TENANCY 04	NLA	448.90
TENANCY 05	NLA	436.72
TENANCY 06	NLA	386.13
		2,449.42 m ²
MEZZANINE		
TENANCY 01	NLA	163.49
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TENANCY 04	NLA	180.43
TENANCY 05	NLA	200.40
TENANCY 06	NLA	153.37
		1,069.38 m ²
		3,518.80 m ²

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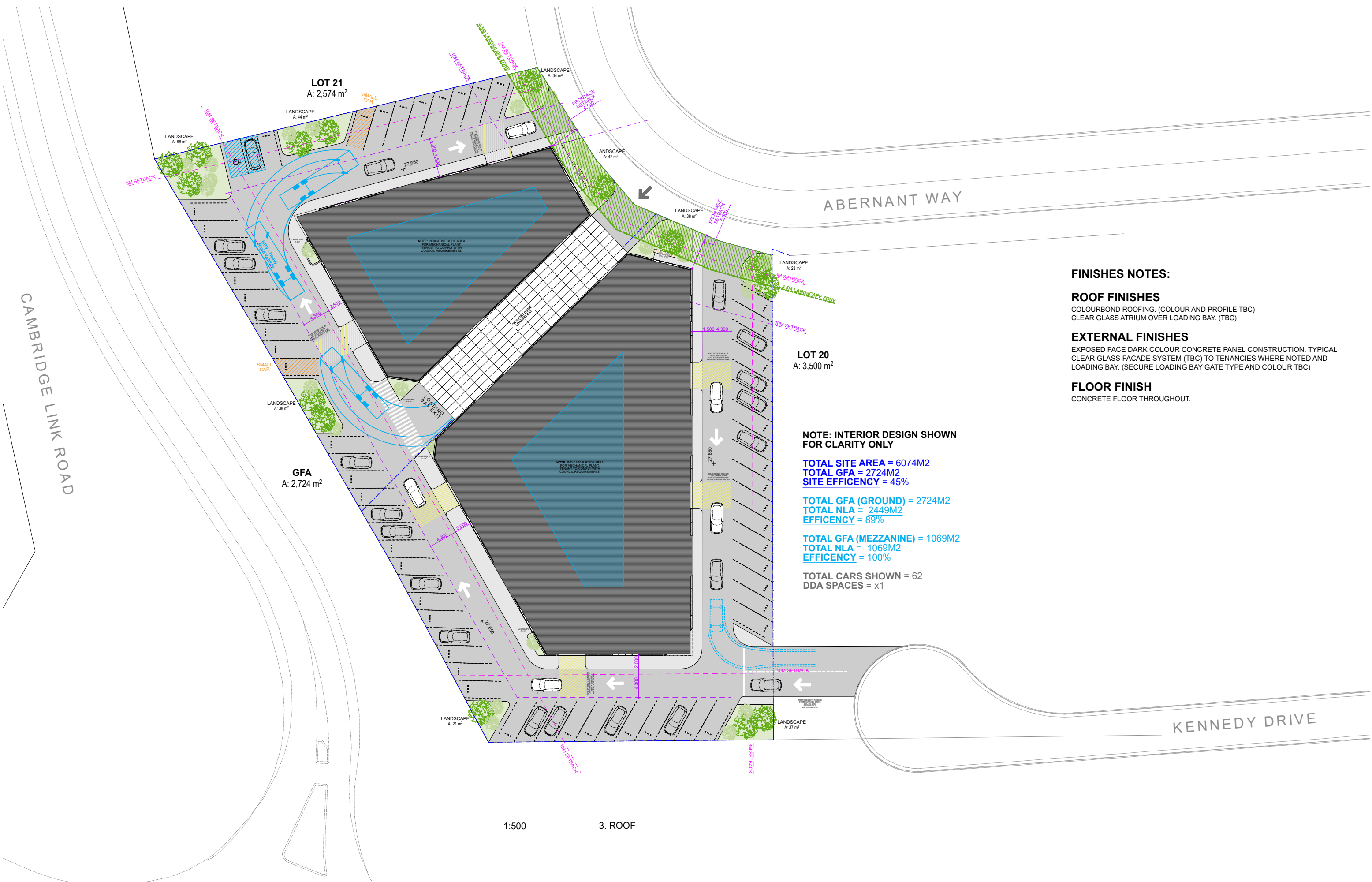
TOTAL CARS SHOWN = 62
DDA SPACES = x1

1:1000

1. GROUND (TENANCY KEY)

1:500

2. MEZZANINE



FINISHES NOTES:

ROOF FINISHES

COLOURBOND ROOFING. (COLOUR AND PROFILE TBC)
CLEAR GLASS ATRIUM OVER LOADING BAY. (TBC)

EXTERNAL FINISHES

EXPOSED FACE DARK COLOUR CONCRETE PANEL CONSTRUCTION. TYPICAL
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FLOOR FINISH

CONCRETE FLOOR THROUGHOUT.

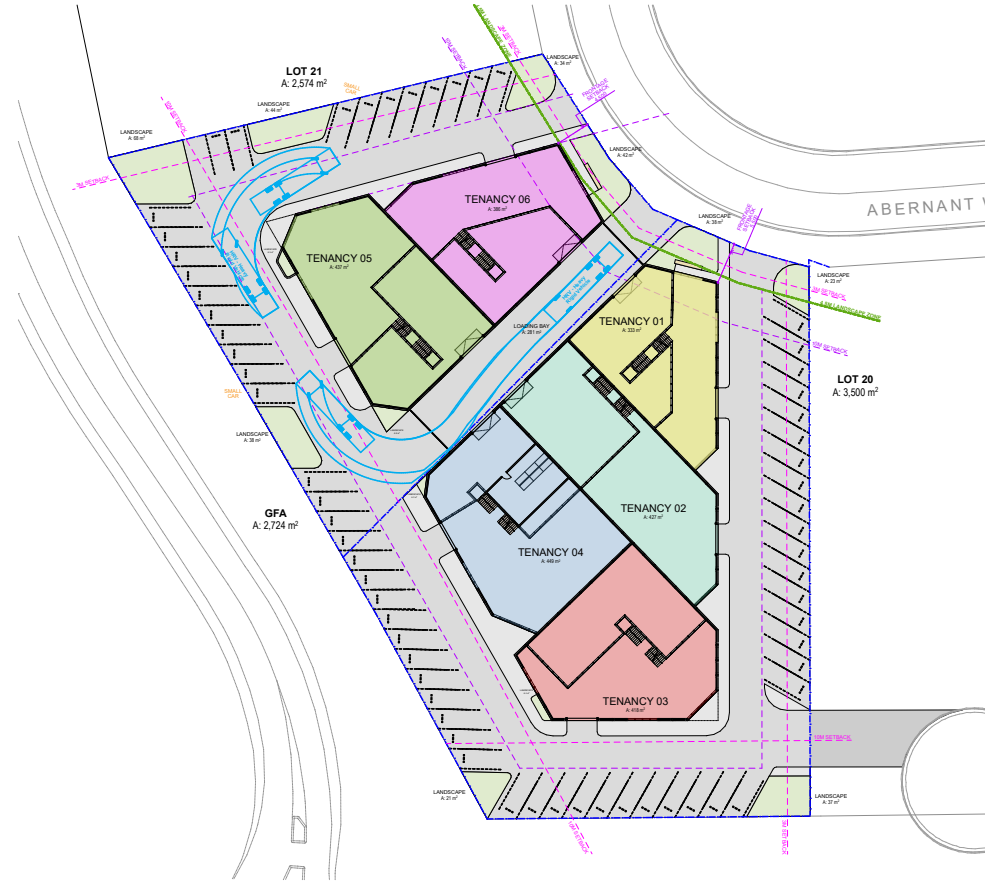
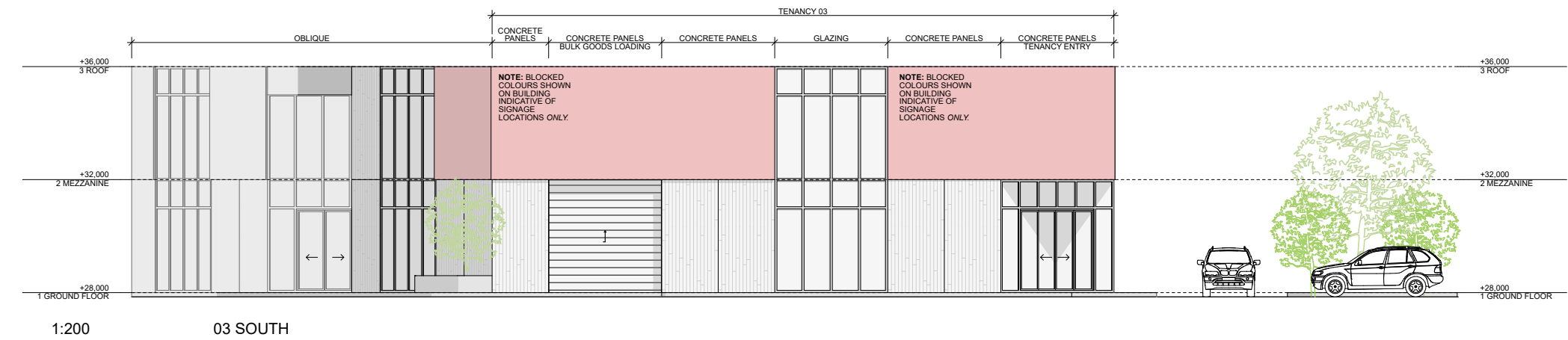
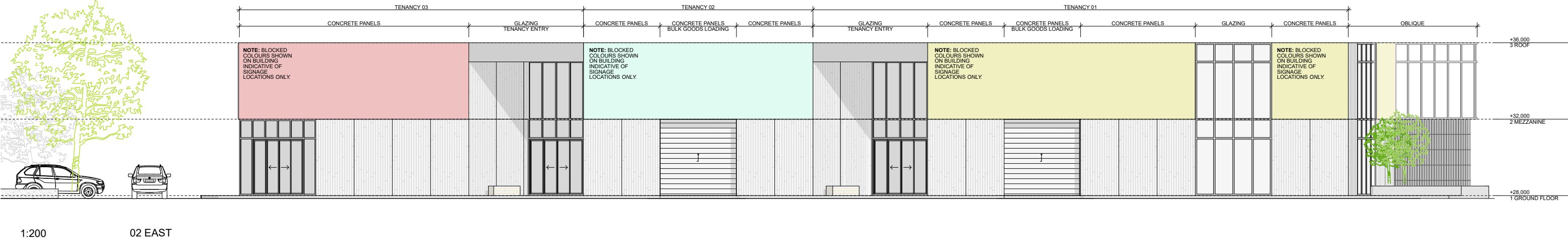
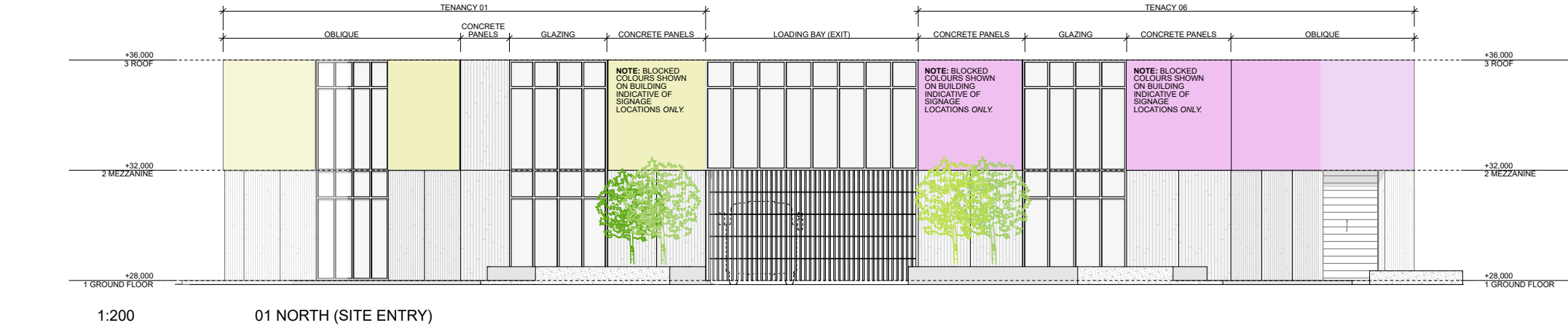
**NOTE: INTERIOR DESIGN SHOWN
FOR CLARITY ONLY**

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FINISHES NOTES:

ROOF FINISHES

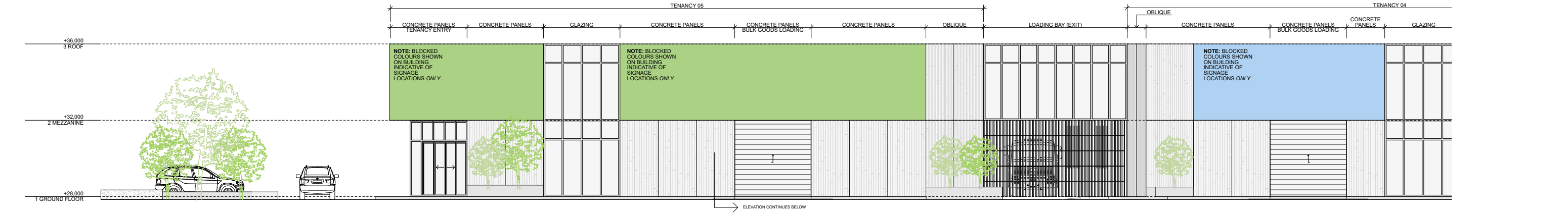
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EXTERNAL FINISHES

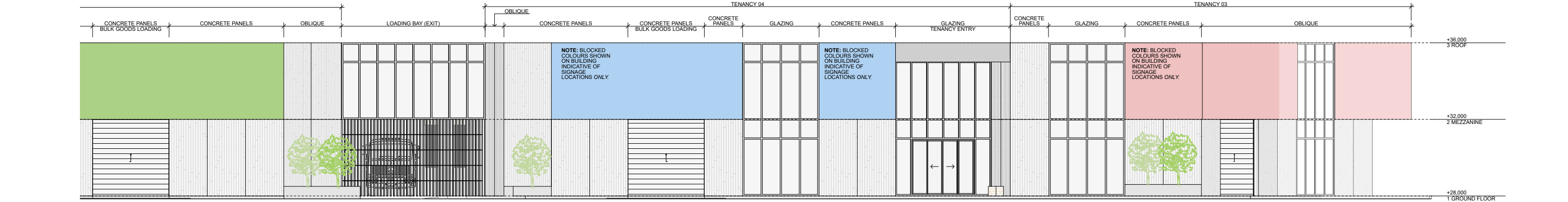
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FLOOR FINISH

CONCRETE FLOOR THROUGHOUT.



1:200 04 WEST



1:200 04 WEST

FINISHES NOTES:

ROOF FINISHES

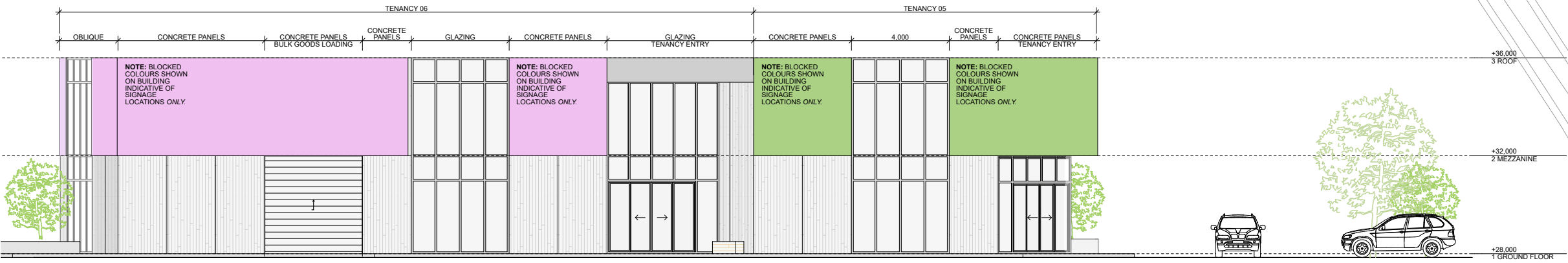
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FLOOR FINISH

CONCRETE FLOOR THROUGHOUT.



1:200 05 NW



1:1000

1. GROUND (TENANCY KEY)

STA Telephone: 03 6224 4377 Email: info@stuarttannerarchitects.com.au Accreditation: CC1049F	Drawings to be read in conjunction with specification by STA and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of STA. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.	Client GREG PRESCOTT AND SCOTT CORDWELL Project Name ABERNANT WAREHOUSE Project Address LOTS 20 AND 21 ABERNANT WAY CAMBRIDGE 7170	<table><tr><th>Issue ID</th><th>Issue Name</th><th>Issue Date</th></tr><tr><td>REV A</td><td>FOR PRELIMINARY PLANNING ASSESSMENT</td><td>15/10/19</td></tr><tr><td>REV B</td><td>PRELIMINARY BA - C.O.L.C</td><td>7/11/19</td></tr><tr><td>REV C</td><td>FOR DA</td><td>14/11/19</td></tr><tr><td>REV F</td><td>FOR ADVERTISING</td><td>17/3/20</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Issue ID	Issue Name	Issue Date	REV A	FOR PRELIMINARY PLANNING ASSESSMENT	15/10/19	REV B	PRELIMINARY BA - C.O.L.C	7/11/19	REV C	FOR DA	14/11/19	REV F	FOR ADVERTISING	17/3/20															
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		REV F	FOR ADVERTISING	17/3/20																													
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Status: DA Checked By: STA																																	
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VIEW FROM ABERNANT WAY

LOADING ENTRY

NOTE: BLOCKED COLOURS SHOWN ON BUILDING INDICATIVE OF SIGNAGE LOCATIONS ONLY.



VIEW FROM CAMBRIDGE LINK ROAD

NOTE: BLOCKED COLOURS SHOWN ON BUILDING INDICATIVE OF SIGNAGE LOCATIONS ONLY.



VIEW FROM CAMBRIDGE LINK ROAD

LOADING EXIT



NOTE: BLOCKED COLOURS SHOWN ON BUILDING INDICATIVE OF SIGNAGE LOCATIONS ONLY.



SITE ENTRY FROM KENNEDY DRIVE

NOTE: BLOCKED COLOURS SHOWN ON BUILDING INDICATIVE OF SIGNAGE LOCATIONS ONLY.



NOTE: BLOCKED COLOURS SHOWN ON BUILDING INDICATIVE OF SIGNAGE LOCATIONS ONLY.



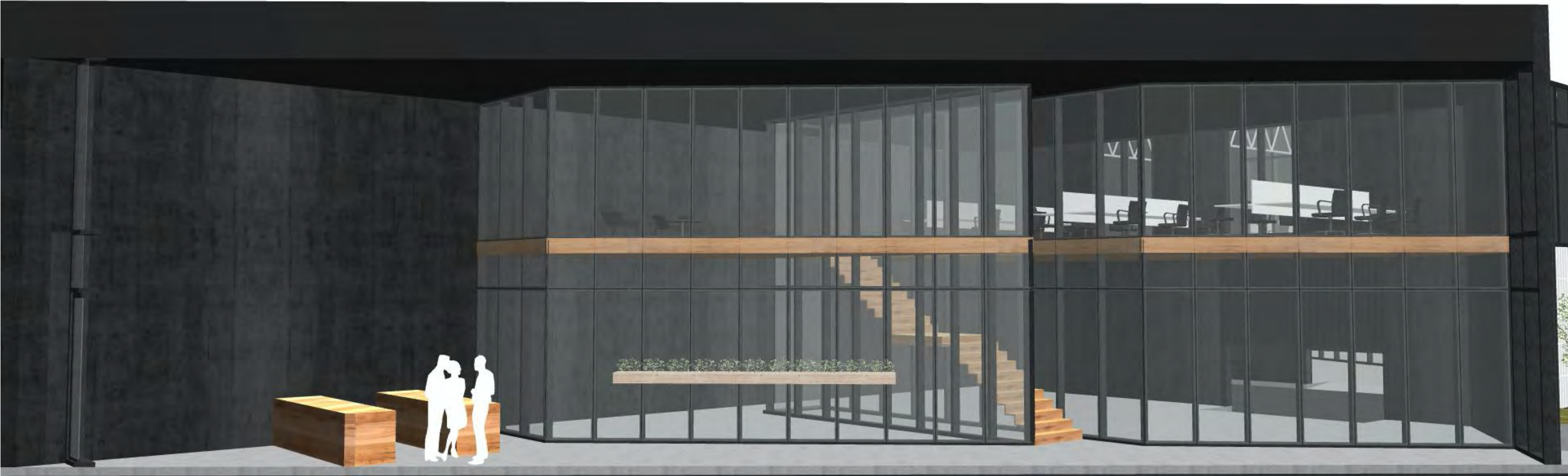
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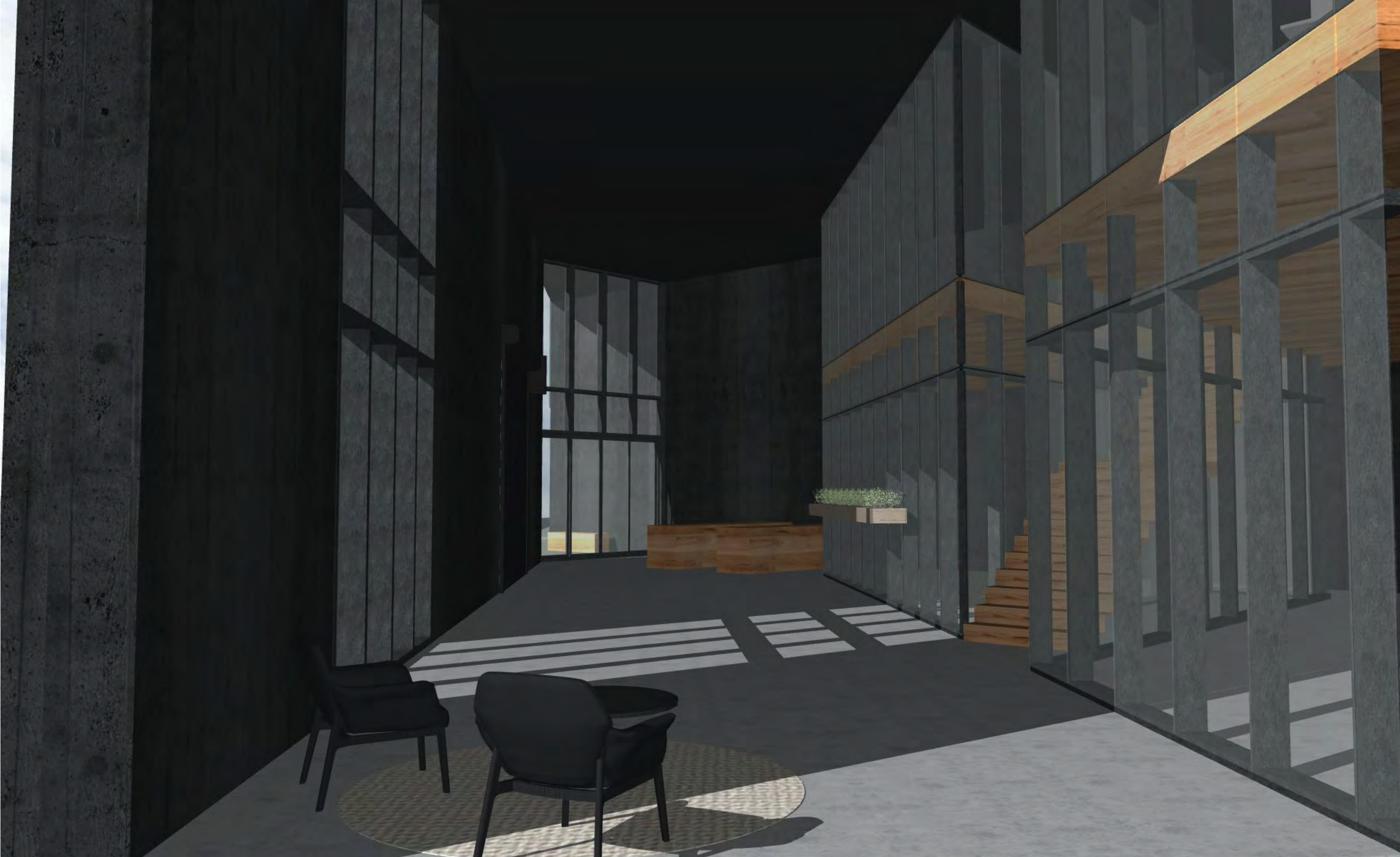


NOTE: BLOCKED COLOURS SHOWN ON BUILDING INDICATIVE OF SIGNAGE LOCATIONS ONLY.



NOTE: BLOCKED COLOURS
SHOWN ON BUILDING INDICATIVE
OF SIGNAGE LOCATIONS ONLY.





Attachment 3
Site Plan
9 & 11 Abernant Way, Cambridge



View of site from Abernant Way.

**11.3.4 DEVELOPMENT APPLICATION PDPLANPMTD-2019/001969 – 1
CREMORNE AVENUE, CREMORNE - 3 MULTIPLE DWELLINGS****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 3 Multiple Dwellings at 1 Cremorne Avenue, Cremorne.

RELATION TO PLANNING PROVISIONS

The land is zoned Village and subject to the Inundation Prone Areas, Parking and Access, Stormwater Management Code, On-site Wastewater Management and Road and Railway Assets 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 was extended with the consent of the applicant until 29 April 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 20 representations were received (14 against and 6 in support) raising the following issues:

- visual impact;
- Village character;
- concerns with waste water system;
- similar to refused development;
- State Planning Provisions;
- impact on bore water;
- contamination;
- traffic;
- impact on walkway;
- support; and
- inaccuracies/misrepresentations.

RECOMMENDATION:

A. That the Development Application for 3 Multiple Dwellings at 1 Cremorne Avenue, Cremorne (CI Ref PDPLANPMTD-2019/001969) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3- AMENDED PLAN [showing a permanently fixed screen up to a height of 1.7m above floor level with a maximum transparency of 25% for the second storey windows on the northern elevation].
3. ENG M1 – DESIGNS DA.
4. ENG A5 – SEALED CAR PARKING.
5. Engineering drawings incorporating the appropriate modifications to the footpath around the intersection to improve sight distance of traffic in accordance with the recommendation and requirements of the Traffic Impact Assessment (Milan Prodanovic, 11 June 2019) must be submitted to and approved by Council's Group Manager Engineering Services prior to the commencement of any works.
6. Prior to any demolition on-site, or the issue of a Building Permit for demolition, a Construction Management Plan in accordance with the recommendations of the *Preliminary Site Investigation, (ES & D, February 2020)* must be submitted to the satisfaction of Council's Senior Environmental Health Officer.
7. Prior to the issue of a Building Permit for the construction of the dwellings, a Remediation and Sampling Plan in accordance with the recommendations of the *Preliminary Site Investigation, (ES & D, February 2020)* must be submitted to the satisfaction of Council's Senior Environmental Health Officer. The plan must also include sampling of the area of the site located within the road reservation.
8. Prior to the issue of a Building Permit for the construction of the dwellings, an Environmental Construction Management Plan in accordance with the recommendations of the *Preliminary Site Investigation, (ES & D, February 2020)* must be submitted to the satisfaction of Council's Senior Environmental Health Officer.

ADVICE: A separate approval will be required to undertake works carried out within the road reservation from Council prior to the commencement of works occurring within the road reservation. An application form is available on Council's website.

ADVICE: All site stormwater including water tank overflows must be maintained and managed within the property boundary.

ADVICE: As a consequence of the development, the street numbering allocated to each lot/unit will be as set out as follows:

Unit 1 (closest to Cremorne Avenue corner) - 1/1A Frederick Henry Parade;

Unit 2 (Middle) - 2/1A Frederick Henry Parade; and

Unit 3 (Furthest from Cremorne Avenue corner) - 3/1A Frederick Henry Parade.

- 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

A development application (D-2016/517) for a 4 storey building containing 5 Multiple Dwellings was refused by Council on 25 September 2017. The grounds of refusal were that the proposal did not comply with the front setback (to Frederick Henry Parade), the side and rear setbacks and the maximum height standards in the zone.

The applicant appealed the decision to the Resource Management and Planning Appeals Tribunal (*C Boland v Clarence City Council and Anor [2018] TASRMPAT 4*) who upheld the decision.

The applicant then appealed to the Supreme Court of Tasmania who dismissed the appeal.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Village 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 16 – Village Zones;
- Section E2.0 – Potentially Contaminated Land Code;
- Section E5.0 – Road and Railway Assets Code;
- Section E7.0 – Stormwater Management Code;
- Section E6.0 – Parking and Access Code;
- Section E15.0 – Inundation Prone Areas Code; and
- Section E23.0 – On-site Wastewater Management 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).

2.5. The proposal is substantially different from the development application refused (D-2016/517) as the number of dwellings is reduced from five to three and the proposal now complies with Clauses 16.4.1 A1 and 16.4.2 A1 which relate to the front setback and maximum height. On this basis, it is not considered that leave from the Tribunal needs to be sought in accordance with Section 62 (2) of LUPAA which provides that a use or development substantially the same as the use or development to which the appeal related, may not be made within two years from the date of the Tribunal’s decision.

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 601m² lot containing two buildings, one formerly used as a shop, takeaway food and service station and the other used as a dwelling.

The site is located on the corner of Frederick Henry Parade and Cremorne Avenue and has existing access from Frederick Henry Parade. A residential property adjoins the site to the west and north, with the northern property separated from the site by public walkway. To the east, on the opposite side of Frederick Henry Parade is a public park and the beach.

The surrounding area is residential in character and properties typically contain 1 and 2 storey Single Dwellings. However, in 2019, four conjoined multiple dwellings were approved at 36 – 38 Frederick Henry Parade (D-2019/579).

The area is not serviced by reticulated water or sewer.

3.2. The Proposal

The proposal is to demolish the existing buildings and construct three conjoined, 3 storey dwellings. Each dwelling will contain a double garage on the ground floor, three bedrooms on the first floor and living room/kitchen on the second floor. The maximum height of the building is 8.5m from natural ground level.

The proposal also includes the modification of the land within the road reserve on the corner of Frederick Henry Parade and Cremorne Avenue to remove the existing elevated land form and to replace with a new footpath and landscaping. Council granted consent for the applicant to lodge the application under Section 56 of LUPAA as these works are proposed in the road reserve.

The application includes the following reports in support of the proposal:

- a submission from the applicant regarding compliance with the Scheme;
- preliminary Site Investigation (ES&D, 23 February 2020) which assesses the suitability of the site for the proposed residential development, in respect of the former service station use;
- a Traffic Impact Assessment (Milan Prodanovic, 11 June 2019); and
- an On-site Wastewater Assessment (Onsite Assessments Tas, 18 January 2020).

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 Village Zone and Potentially Contaminated Land, Road and Railway Assets, Stormwater Management, Parking and Access, Inundation Prone Areas and the On-site Wastewater Management Codes with the exception of the following.

Village Zone

- **Clause 16.4.2 A2** - as proposal does not meet the building setbacks on the north and east elevations. Specifically, the setback to the west is proposed to be 2.1m which is less than the minimum required of 4m, and the setback to the north is proposed to be 1.5m which is less than the minimum required of 4m and must be assessed under the corresponding performance criteria.

Performance Criteria	Proposal
<i>“16.4.2 P2</i> <i>Building setback from side and rear boundaries must satisfy all of the following:</i> <i>(a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</i> <i>(i) overlooking and loss of privacy;</i>	The proposal includes permanent fixed external screens for all windows on the western elevation facing 3 Cremorne Avenue, which will extend to 1.7m above the floor level and have a uniform transparency of 25%. These measures would be sufficient to meet the Acceptable Solution in residential zones in the Scheme and on this basis, it is considered that the proposal will not result in a loss of privacy or overlooking to the adjoining property to the west.

	The other adjoining property is 1 Frederick Henry Parade which is separated from the subject site by a public walkway. The proposal includes a large living room window on the northern elevation which would overlook the front yard of this property. It was considered in the Tribunal decision on the previous application that the front yard forms part of the private open space for the dwelling and its amenity should be protected. Accordingly, it is recommended that the window be screened to protect the privacy of the adjoining property. It is recommended that screening be applied to the portion of the window up to 1.7m above floor level, consistent with the treatment of the western elevation.
(ii) <i>overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00am and 5.00pm on 21 June or further decrease sunlight hours if already less than 3 hours;</i>	The applicant has provided overshadowing diagrams which show that the property to the west at 3 Cremorne Avenue will be overshadowed by the development between 12.00pm and 3.00pm on 21 June but will not be affected for the remainder of the day. On this basis, the proposal meets the Performance Criteria.
(iii) <i>visual impact, when viewed from adjoining lots, through building bulk and massing;</i> <i>taking into account aspect and slope”.</i>	The building contains a wall, 25 in length which has its ground floor located 3.1m to the boundary and first and second floor located 2.5m from the boundary. When viewed from the adjoining property at 3 Cremorne Avenue, the top 4.4m of the proposed building will be visible above the existing 3.5m high boundary wall which extends along the boundary for the majority of the building footprint. The proposed building has more bulk than would typically be seen on residential lots in the area, and its footprint covers 46% of the lot. The density is still significantly greater than the average density found in Cremorne of 26%.

	While it is apparent that the proposed building has a greater bulk and mass than other residential buildings in the area, the setbacks provide reasonable separation between dwellings on adjoining lots. The retention of the existing 3.5m high boundary wall will also assist in reducing the visual impact of the development as it provides a visual separation from proposed building beyond. The wall of the building facing 3 Cremorne Avenue has some articulation through window openings and proposed external screens which assists in breaking up the length and mass of the wall. The Tribunal’s decision in the previous appeal referenced the evidence of planning consultant, Emma Riley, acting on behalf of a representor, who defined bulk as <i>“‘bulk’ was a function of building height, the building footprint and dimension”</i>. In the previous application it was the combination of the height, footprint and nil setbacks that resulted in the significant visual impact when viewed from the adjoining lot by creating sense of “enclosure” to the occupants of the adjoining property at 3 Cremorne Avenue. In the current application, the height and front setback is compliant so the assessment is limited to the impact the reduction in side and rear boundaries setbacks will have on the adjoining dwelling. The building clearly has a greater mass and bulk than other dwellings in the area. However, the retention of the existing 3.5m high boundary wall and the 2.5m setback for the first and second floors will ensure that there is visual and physical separation between the site and the dwelling at 3 Cremorne Avenue.
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	This, in addition to the compliant height, is considered adequate to ensure that the visual impact on 3 Cremorne Avenue is not unreasonable. In relation to the adjoining dwelling at 1 Frederick Henry Parade, the site will be adjacent to the northern elevation which has a 7.1m long wall on the ground floor, an 11m long wall on the first floor and an 8.2m long wall with a roof extending a further 2.8m over a deck. When taking into consideration its compliant height and front setback, and the articulation in the second floor which assists in reducing its visual bulk, the proposal is not considered to have an unreasonable visual impact when viewed from 1 Frederick Henry Parade.
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Potentially Contaminated Land Code

- Clause E2.5 A1 is not satisfied as the EPA had not certified that the land was suitable for the intended use or had approved a plan to manage contamination and associated risk that will ensure that the land is suitable.

Performance Criteria	Proposal
<i>“E2.5 P1</i> <i>Land is suitable for the intended use, having regard to:</i> <i>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</i>	Does not comply as the environmental assessment provided in the Preliminary Site Investigation (PDS) report identified that there was site contamination as a result of its previous use as a service station. (The proposal has only to meet one of (a), (b) or (c).
<i>(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or</i>	Does not comply as the environmental assessment confirmed that the contamination on the site represents a (low) risk to subsurface workers and future site building users.

(c) <i>a plan to manage contamination and associated risk to human health or the environment that includes:</i> (i) <i>an environmental site assessment;</i> (ii) <i>any specific remediation and protection measures required to be implemented before any use commences; and</i> (iii) <i>a statement that the land is suitable for the intended use”.</i>	The PSD provides an environmental site assessment which includes statements that the land is suitable for the intended use and includes a range of management measures that includes a Contamination Management Plan, a Remediation and Validation Plan and an Environmental Construction Management Plan. The report has been reviewed by the EPA who considered the report and recommendations satisfactory to meet the requirements of the Scheme. It is recommended that the above management measures be included on any permit to ensure that the development of the site is in accordance with the above measures.
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Parking and Access Code

- **Clause E6.7.5 A1** - as visitor parking for the dwellings is provided in front of each dwelling as tandem parking which does not meet *AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking*.

Performance Criteria	Proposal
<i>“E6.7.5 P1</i> <i>The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site”.</i>	The TIA considers that the parking arrangements are satisfactory and will not create any operational issues along Cremorne Avenue, providing that the land contained within the road reservation is modified to improve sight distance. Council’s Engineers are satisfied that the parking arrangements are acceptable given the low traffic environment of the surrounding area.

Inundation Prone Areas Code

- **Clause E15.7.5 A1** - as the proposal includes solid walls greater than 5m in length and 0.5m in height and there is no Acceptable Solution.

Performance Criteria	Proposal
<i>“E15.7.5 P1</i> <i>Landfill, or solid walls greater than 5m in length and 0.5m in height, must satisfy all of the following:</i> <i>(a) no adverse effect on flood flow over other property through displacement of overland flows;</i>	Council’s Engineers are satisfied that the development will not have an adverse impact on overland stormwater flow as the stormwater will be contained on-site with only overflow, in heavy rains, being directed to the stormwater connection at the front of the site.
<i>(b) the rate of stormwater discharge from the property must not increase;</i>	Council’s Engineers are satisfied that the proposed development does not increase the stormwater discharge from the property for the above reason.
<i>(c) stormwater quality must not be reduced from pre-development levels”.</i>	Council’s Engineers are satisfied that the stormwater quality will not be reduced for the above reason.

Inundation Prone Areas Code

- **Clause E15.7.5 A2** - as there is no Acceptable Solution.

Performance Criteria	Proposal
<i>“E15.7.5.P2</i> <i>Mitigation measures, if required, must satisfy all of the following:</i> <i>(a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise;</i>	Mitigation measures are not required for this development as the habitable rooms are all located on the first floor and exceed the minimum floor level that is required for the site.
<i>(b) not have a significant effect on flood flow”.</i>	not applicable

On-Site Wastewater Management Code

- **Clause E23.7.1 A1** - as the land application area does not comply with Table E23.1.

Performance Criteria	Proposal
<i>“E23.7.1</i> <i>The land application area is of sufficient size to comply with the requirements of AS/NZ1547”.</i>	The On-site Wastewater report states that the land application area is of sufficient size to comply with the requirements of AS/NZ1547. The report has been reviewed by Council’s Environmental Health Officer who agrees that the proposal complies with AS/NZ1547.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 20 representations were received, 14 against and 6 in support. The following issues were raised by the representors.

5.1. Visual Impact

Concern was raised that the proposal will result in an unreasonable visual impact due to the reduced building setbacks and the bulk and mass of the building.

- **Comment**

The impact on adjoining properties has been assessed [see assessment against Clause 16.4.2 P2(iii)] and it is considered that the reduction in the setbacks will not result in an unreasonable impact on the amenity of the neighbouring properties.

5.2. Village Character

Concern was raised that the proposed building is incompatible with village character and density.

- **Comment**

The surrounding area is residential in nature with the majority of dwellings being single or double storey on large residential lots. Multiple dwelling developments are uncommon in the area, however, the current Scheme allows for this type of development and it is noted that in 2019, four conjoined multiple dwellings were approved at 36 – 38 Frederick Henry Parade (D-2019/579).

Notwithstanding the above, the Village zone does not include standards relating to site density and the only standard that would require an assessment of character and streetscape is Clause 16.4.2, which is met. Therefore, this concern cannot have relevant determining weight.

5.3. Concerns with Wastewater System

Concern was raised that the on-site wastewater system will not be adequate.

- **Comment**

An on-site wastewater assessment has been reviewed by Council's Environmental Health Officer who is satisfied that the proposed on-site wastewater system is satisfactory.

5.4. Similar to Refused Development

Concern was raised that the proposal is the same as the proposal that was refused and therefore the leave of the Tribunal ought to have been sought to lodge the application.

- **Comment**

The refused application was for a 4 storey building containing five dwellings which required variation to front, side and rear setbacks and height standards. As discussed in Part 2.5 of this report, the current proposal is substantially different to that considered by the Tribunal and therefore leave of the Tribunal was not required.

5.5. State Planning Provisions

Concern was raised that the State Planning Provisions (SPP) which change the zoning of Cremorne should be taken into consideration when assessing the application.

- **Comment**

If the draft Clarence LPS is ultimately approved, the zoning of Cremorne will change from Village to Low Density Residential. The changes would result in the development currently before Council being prohibited.

However, Council is obliged to assess the application under the current Scheme and cannot take the future provisions into consideration when making a decision, unless that is provided for by a relevant discretion, which does not apply in this case.

5.6. Impact on Bore Water

Concern was raised that the land application area is located within 15m of a bore on 3 Cremorne Avenue and therefore does not comply with E23.10 A4.

- **Comment**

The on-site wastewater report assessed the development as complying with the relevant Acceptable Solution as there were no records of known water supply boreholes within 50m of the site. It is confirmed that this is the case and therefore this issue cannot have determining weight. Notwithstanding the above, any personal bore hole on 3 Cremorne Avenue would be located within 50m of the existing wastewater system on 1 Cremorne Avenue and therefore the installation of a new system would not alter the proximity of the bore hole to a wastewater system.

5.7. Contamination

Concern was raised the excavation and development of the site will result in a health risk to residents in the Cremorne area.

- **Comment**

As discussed previously, the site is considered suitable for the intended use, subject to a site being appropriately managed during excavation and construction, as recommended by the Preliminary Site Investigation report, (ES&D, 23 February 2020).

5.8. Traffic

Concern was raised that the proposal will increase traffic in the immediate area.

- **Comment**

As previously discussed, the surrounding road network is considered adequate and traffic safety will not be reduced by the proposal.

In addition, the proposed use would generate less traffic than the previous service station use.

5.9. Impact on Walkway

Concern was raised that the access lane to the north would be blocked by the development to residents.

- **Comment**

The development does not propose to alter the public walkway located along the boundary or allow parking over the entrance to the walkway.

5.10. Inaccuracies/Misrepresentations

Concern was raised that the submission from the applicant contained a number of inaccuracies and misrepresentations about the previous planning application and about what residents of Cremorne may or may not have said.

- **Comment**

These issues raised in the representation are not pertinent to the assessment of the application and therefore have not formed any part of the assessment. Therefore, this issue cannot have determining weight.

5.11. Support

Six representations in support of the development were received in favour of the improvement in visual appearance of the site.

6. EXTERNAL REFERRALS

The application was referred to the EPA.

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 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

The proposal for 3 conjoined multiple dwellings is considered to meet the standards of the Scheme and is recommended for approval.

Attachments: 1. Location Plan (1)
2. Proposal Plans (9)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

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

Attachment 1

Site Plan

1 Cremorne Avenue, Cremorne



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.

16/04/2020

1:2257





PLOT DATE: JULY 4, 2019
Agenda Attachments - 1 Cremorne Avenue, Cremorne Page 2 of 11

- **CHECK ALL** DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION
- DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.

- **DO NOT** SCALE DRAWINGS
IF IN DOUBT ASK.

- **ALL** WORK IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AS AMENDED, RELEVANT
- AUSTRALIAN STANDARDS (AS) CODES AND GOOD BUILDING PRACTICES. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

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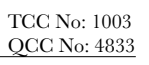
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PLOT DATE: JULY 4, 2019

Agenda Attachments - 1 Cremorne Avenue, Cremorne Page 3 of 11



— — — **E** — — — **Elec. underground line**

— — — **T** — — — **U/G Telstra line**

A horizontal number line with three open circles at 1, 2, and 3. A bracket above the line spans from 1 to 3 and is labeled "Fence".

Power Conn

RF **Floor Level**

Power Pole

	Grated Pitt
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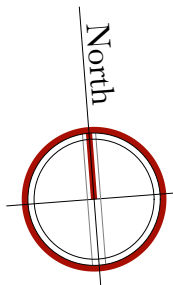
Property Boundary

CREMORNE AVE

No 1 Cremorne Avenue
91
603m2

No 3 Cremorne Avenue

Existing Conditions



DA APPLICATION

PROJECT CONSULTANTS

Engineer

Surveyor:

Rogerson & Birch
ph: 6248 5898

Contact: Alistair Cole
m: 0419 386 869

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ISSUE	DESCRIPTION	DATE

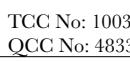
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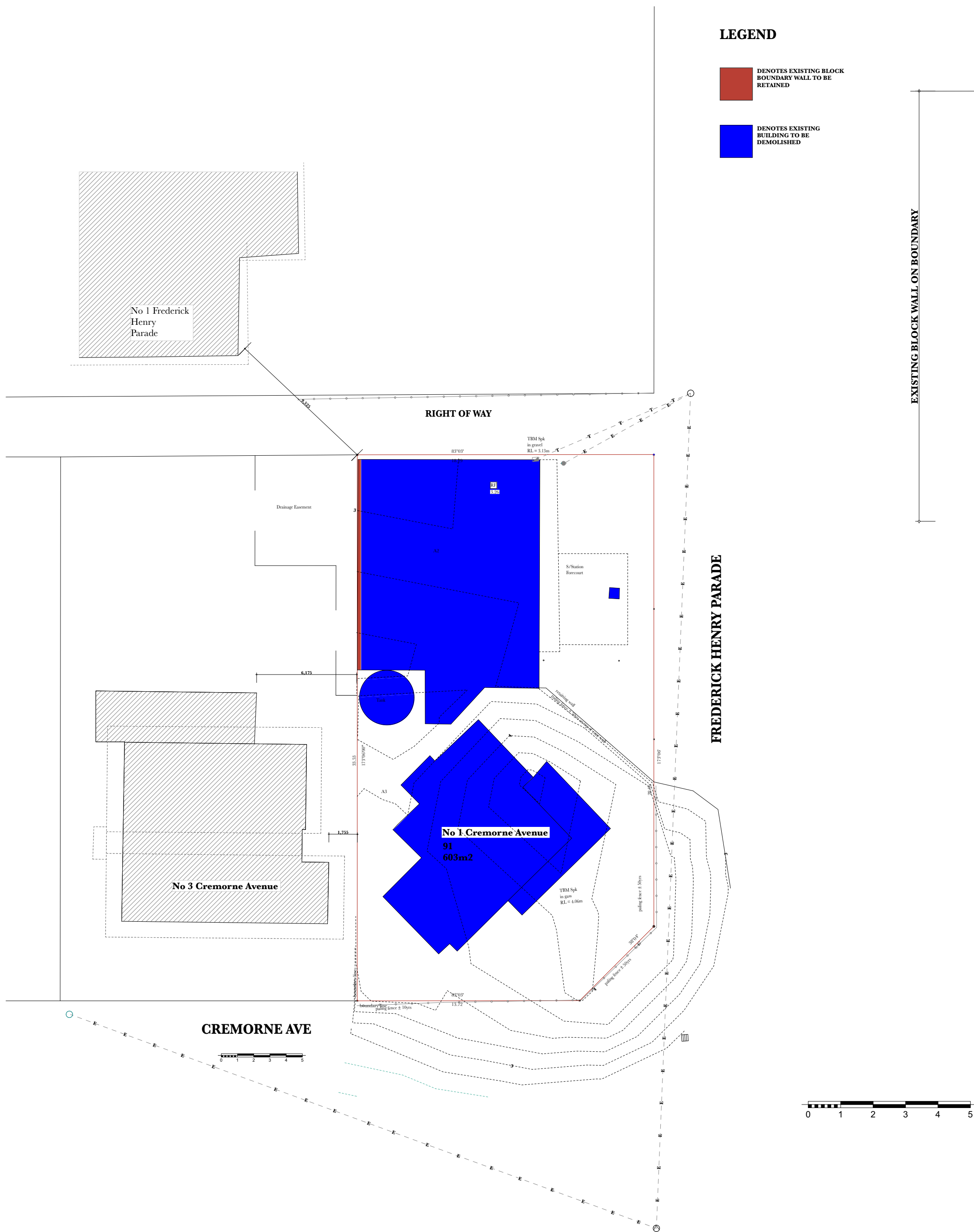


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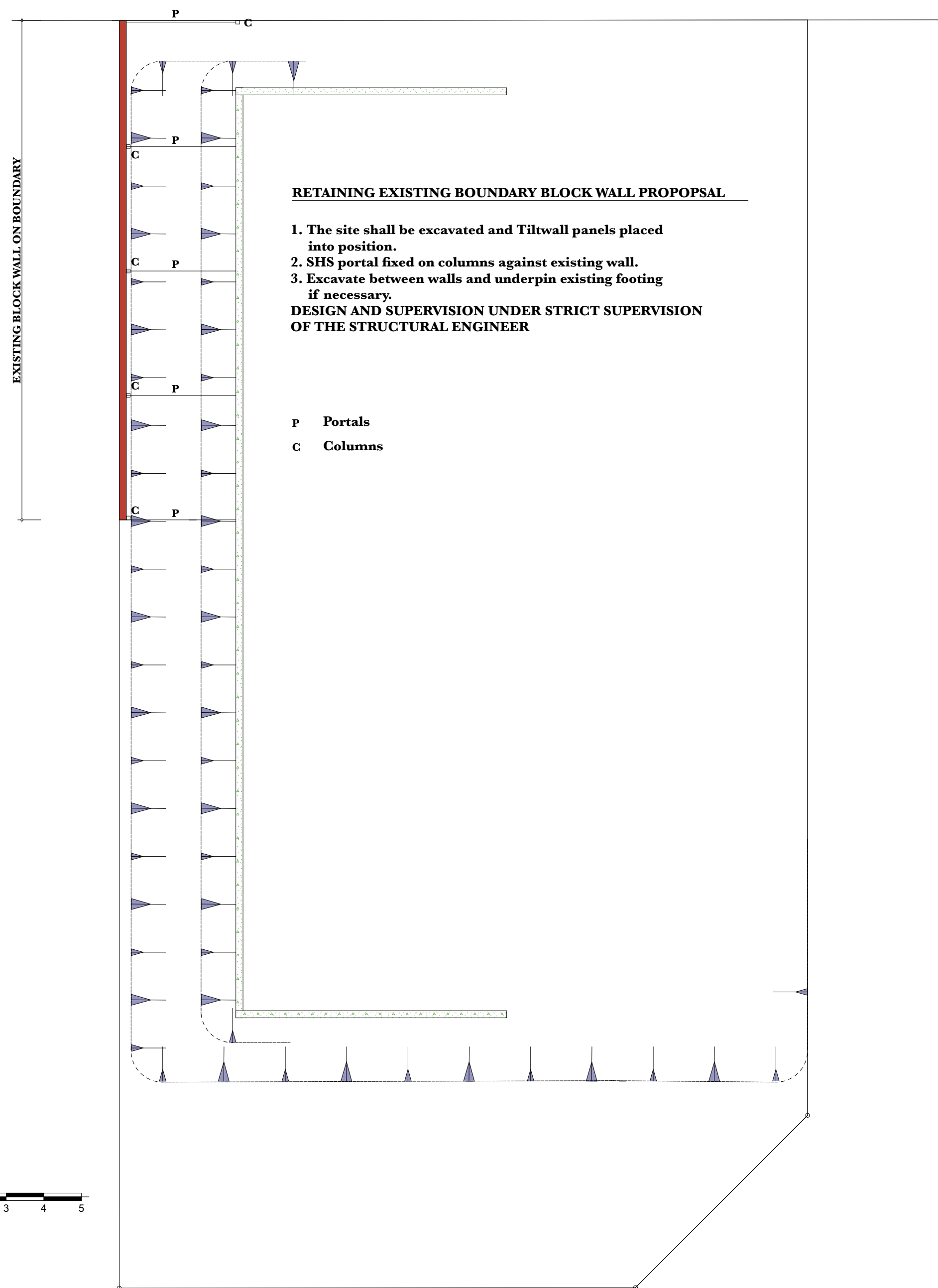
DA03

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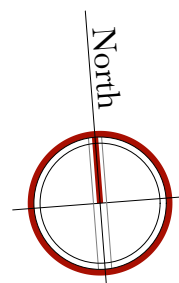
DA APPLICATION



Demolition Plan



Boundary wall retained Plan



PROJECT TITLE:

PROPOSED APARTMENTS (3) 1 CREMORNE AVENUE, CREMORNE

THE DESIGN POROCCESS IS A PROBLEM SOLVING JOURNEY

accept situation

analyse

define

ideate

select

implement

evaluate

TO FIND A REASON FOR GOING ON:
To state initial intentions. To accept the problem as a challenge to give up our autonomy to the problem and allow the problem to become a process.

TO GET THE FACTS AND FEELINGS:
To get to know about the ins and outs of the problem; to discover what the world of the problem looks like.

TO DETERMINE THE ESSENTIAL GOALS:
To decide what we believe to be the main issues of the problem to conceptualize and to clarify our major goals concerning the problem situation.

TO GENERATE OPTIONS FOR ACHIEVING THE ESSENTIAL GOALS:
To search out all the ways of possibly getting to the major goals. Alternatives.

TO CHOOSE FROM THE OPTIONS:
To compare our goals as defined with our possible ways of getting there. Determine the best ways to go.

TO TAKE ACTION OR PLAN TO ACT:
To give action or physical form to our selected "best ways."

TO REVIEW AND PLAN AGAIN:
To determine the effects or ramifications as well as the degree of progress to our design activity.

- Client brief
- Self-imposed Constraints

- Budget Constraints
- External Constraints
- Client Expectations

- Inspiration
- Regulations
- Local conditions
- Opportunities

- Boundless Creativity
- Strong and positive Imagination
- Respond to our powerful primordial landscape
- Technological change

- A strong sense of Aesthetics
- Relatively permanent and basic
- To work with few materials
- Acknowledge Architectural history

- Attention to detail
- deadlines
- Contingent Schedules

- The design becomes a process of open-ended exploration.
- Process of mutual transformation of both client and architect, with neither in theory becoming the dominant party; questions of inhabitation, materials, details, planning, image and feeling receive ongoing sympathetic hearing and constructive debate.

DESIGN

PHILOSOPHY

Design Process

Site Analysis

DA APPLICATION

CLIENT BRIEF - BUDGET CONSTRAINTS - EXPECTATIONS

LOCAL AUTHORITY REQUIREMENTS

Site Analysis Check List

On-site features that provide opportunities or constraints, such as orientation of the allotment, drainage, trees, views or soil types

Contours and existing vegetation

View to and from site

Sun path winter and summer

Existing drainage, services and easements

Contaminated soils and filled areas.

Existing buildings, especially any that should be retained

Access and connection points

Orientation and microclimate

Noise sources

Fences (existing and proposed), boundaries and easements

Location of existing adjoining buildings

Views and solar access enjoyed by adjacent residents

Chris Boland

1 Cremorne Avenue, Cremorne

MAP/1/+ /10

Drawn by:
LJ

Checked by:
LJ

• CHECK ALL DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION.

• DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.

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ISSUE

DESCRIPTION

DATE

Sheet Original:
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As Shown

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Title:

map modern architecture practice
Registered Architects

TCC No: 1003
QCC No: 4933

Drawing N°

DA04

Scale As shown A1
Paper LJ
Project N° CB7/C16

Drawn LJ
Date July 4, 2019
Issue Prelim.

PROJECT CONSULTANTS

Engineer

Surveyor:

Rogerson & Birch
ph: 6248 5898

Contact: Alistair Cole
m: 0419 386 869

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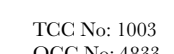
PLOT DATE: JULY 4, 2019
Agenda Attachments - 1 Cremorne Avenue, Cremorne Page 5 of 1

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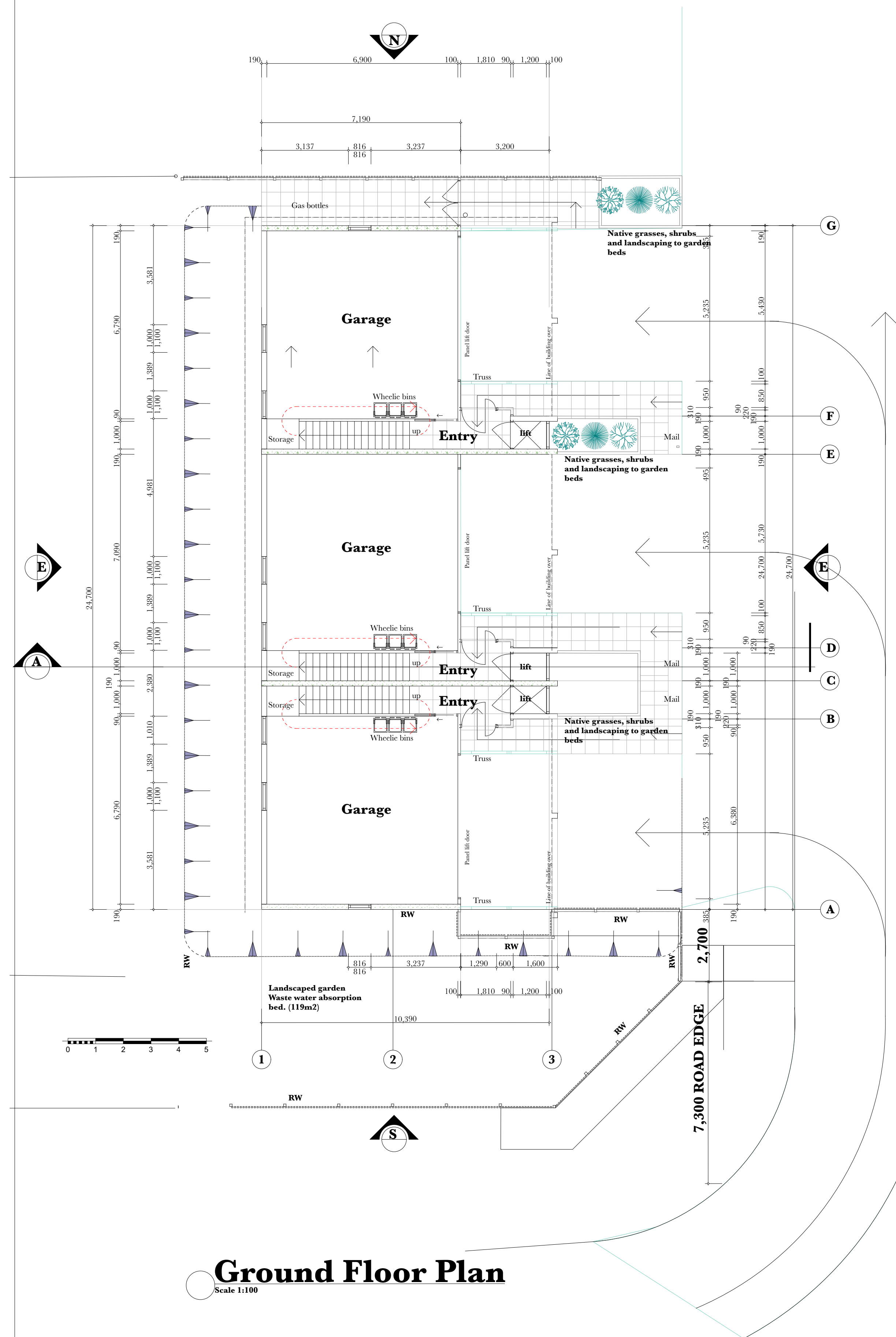
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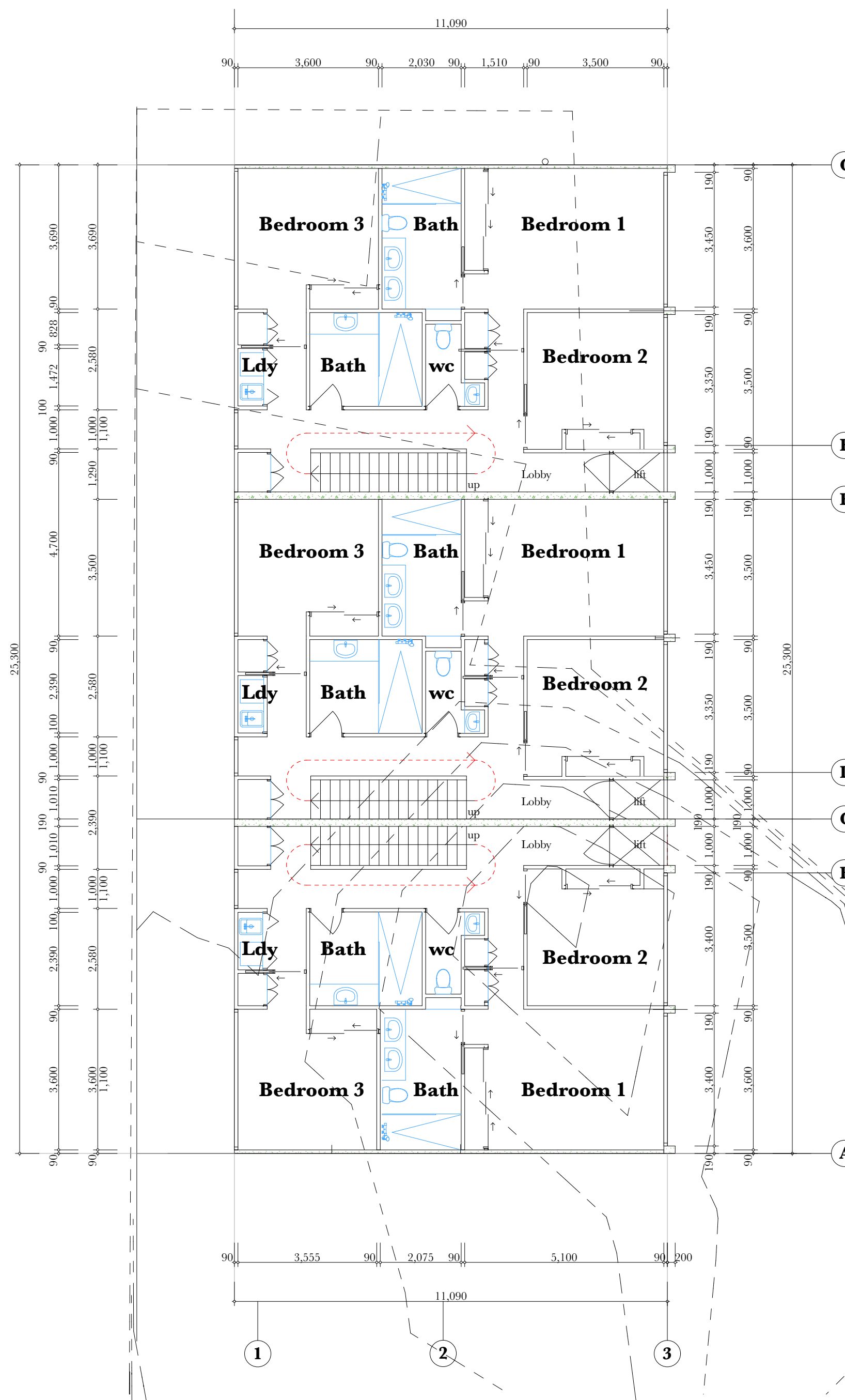
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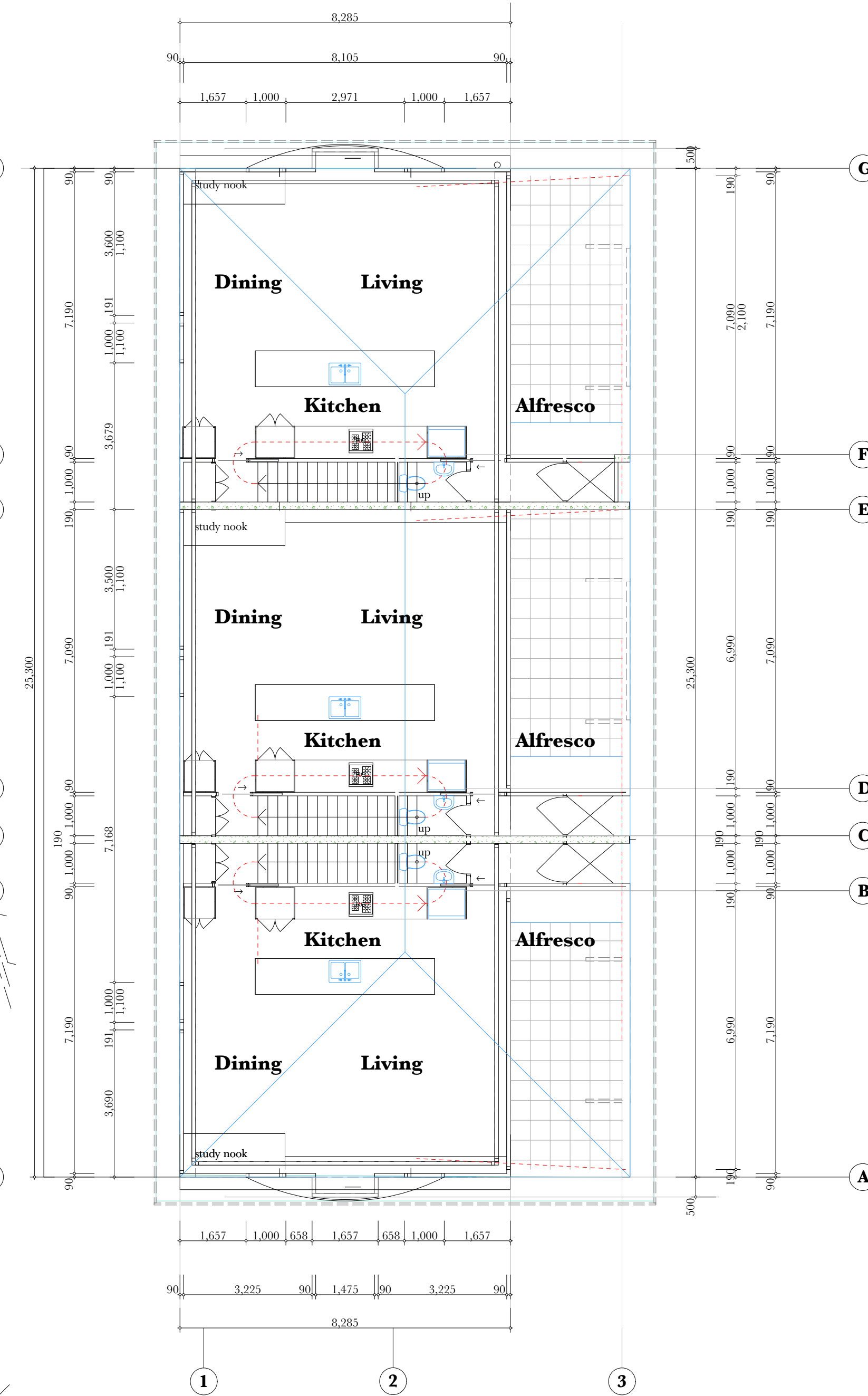
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Ground Floor Plan



First Floor Plan



Second Floor Plan

DA APPLICATION

PROJECT TITLE:

PROPOSED APARTMENTS (3) 1 CREMORNE AVENUE, CREMORNE

SECTION NUMBER

2

BUILDING SECTION FLAG

SHEET NUMBER

2

DETAIL NUMBER

2

DETAIL FLAG

SHEET NUMBER

2

ELEVATION NUMBER

2

EXTERIOR ELEVATION FLAG

SHEET NUMBER

SD

SLIDING DOOR

OS

OPEN SASH FLAG

ABBREVIATIONS

Item	Comments	
OS	Opening Sash	
F	Fixed Glazing	
GB	Glass Balustrade	
SD	Glazed Sliding Door	
CT	Cor-Ten Cladding	
DP	Down Pipe	Stainless Steel
CP	Concrete Panel	Exposed Aggregate
BF	Boundary Fence	50x50 Jarrah Slats
PL	Panel Lift Door	Waterproof ply Panels
T	Tiled Paving	Entry
NGL	Natural Ground Level	At building Face
MB	Mail Box	To Detail
CO	Custom Orb	Surf Mist
G	Aluminium Grill	200x50mm
PW	Plywood	External Select Grade
T	Steel Truss	SHS 200x100
RW	Retaining Wall	
PF	Portal Frame	SHS 100x100
EBW	Existing Boundary Wall	To Be Retained
BTP	Taylex Balance Tank Pumpwell	2 Off
TAA	Taylex ABS AWTS	2 Off
CS	Compressed Sheet Cladding	9mm (Applied Finish Over)

North Elevation

Scale 1:100

East Elevation

Scale 1:100

South Elevation

Scale 1:100

West Elevation

Scale 1:100

Section A A

Scale 1:50

DA APPLICATION

Client:

Chris Boland

Site Address:

1 Cremorne Avenue, Cremorne

File Number:

MAP/1+/10

Drawn by:

Ij

Checked by:

Ij

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QCC No: 4933

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DA07

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Paper Ij

Drawn Ij

Date July 4, 2019

Project N° CB7/C16

Issue Prelim.

PROJECT CONSULTANTS

Engineer

Surveyor:

Rogerson & Birch
ph: 6248 5898

Contact: Alistair Cole
m: 0419 386 869

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PLOT DATE: JULY 4, 2019

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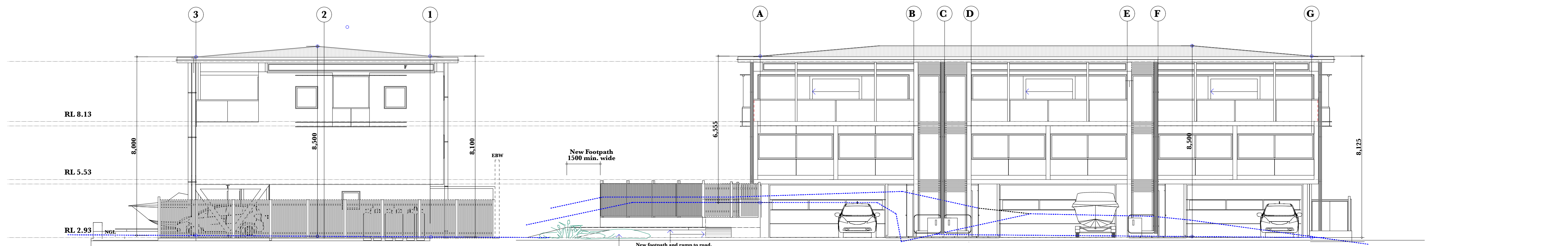
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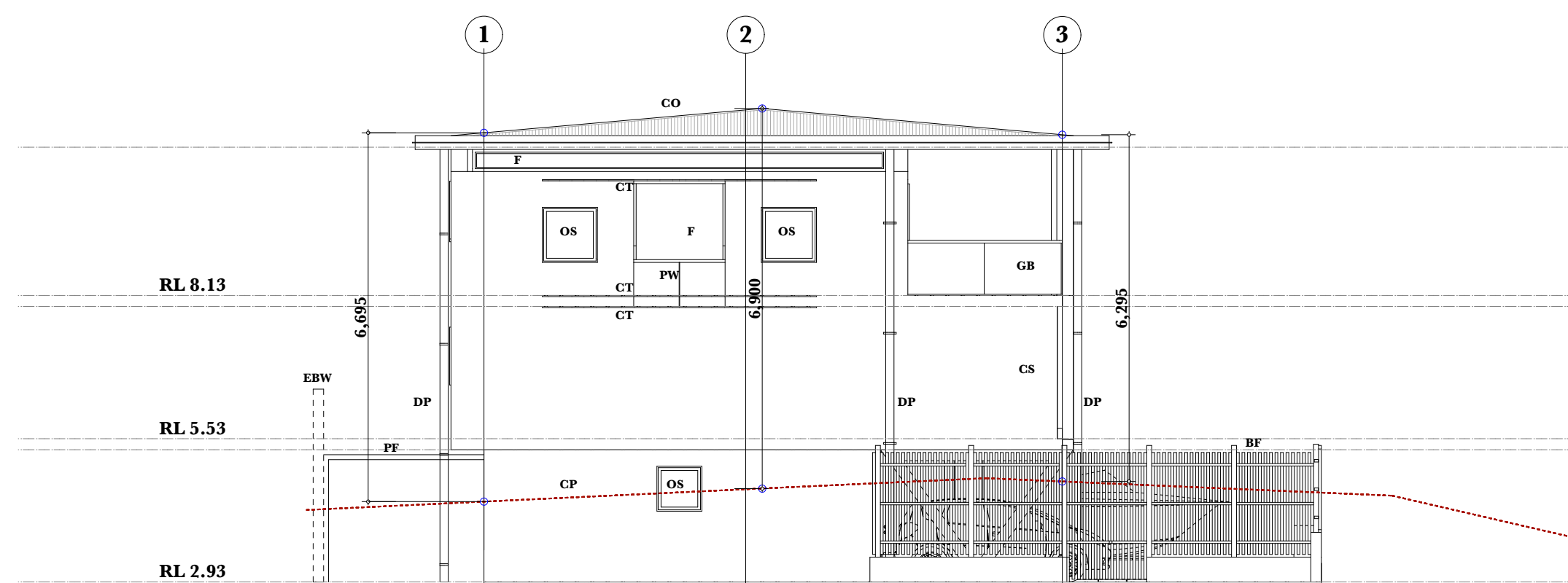
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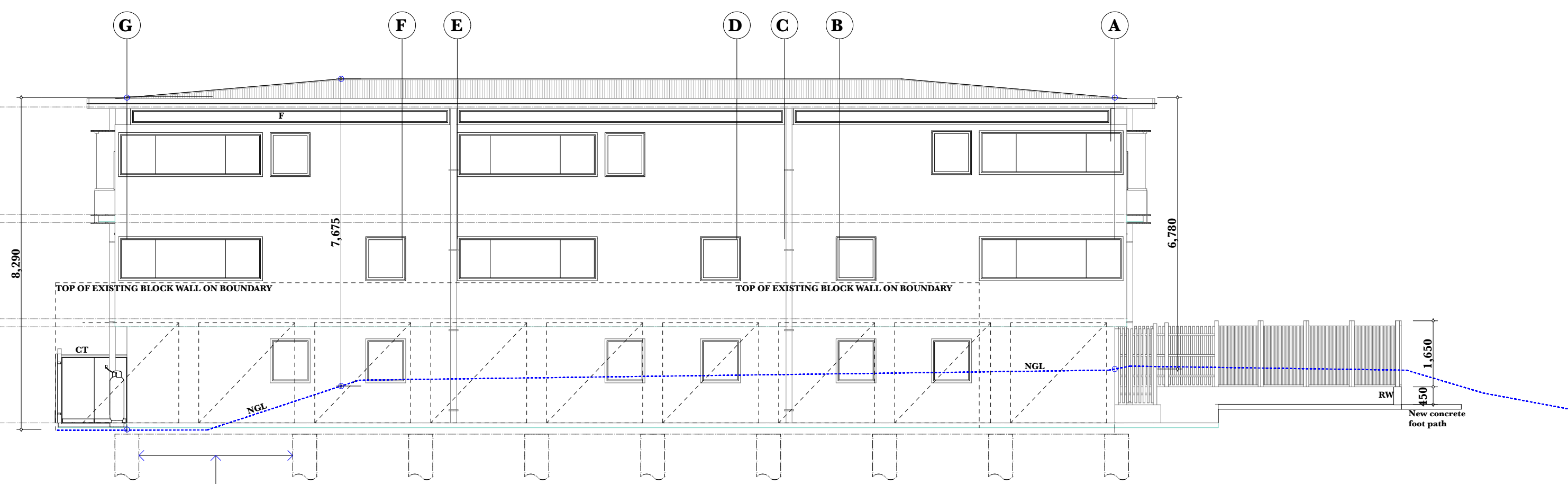


North Elevation

East Elevation



South Elevation **BOUNDARY FENCE OMITTED FOR CLARITY.**
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West Elevation

BUILDING HEIGHTS

Client:

Chris Boland

Site Address:

1 Cremorne Avenue, Cremorne

File Number:

MAP/1+/10

Drawn by:

IJ

Checked by:

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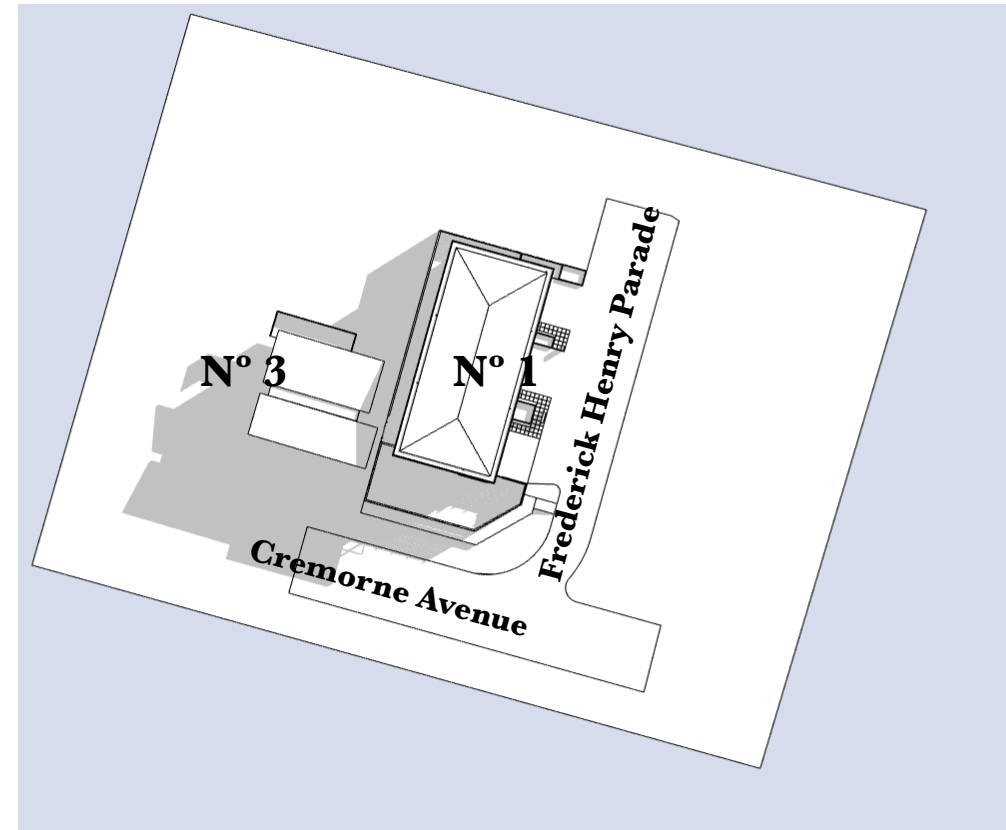
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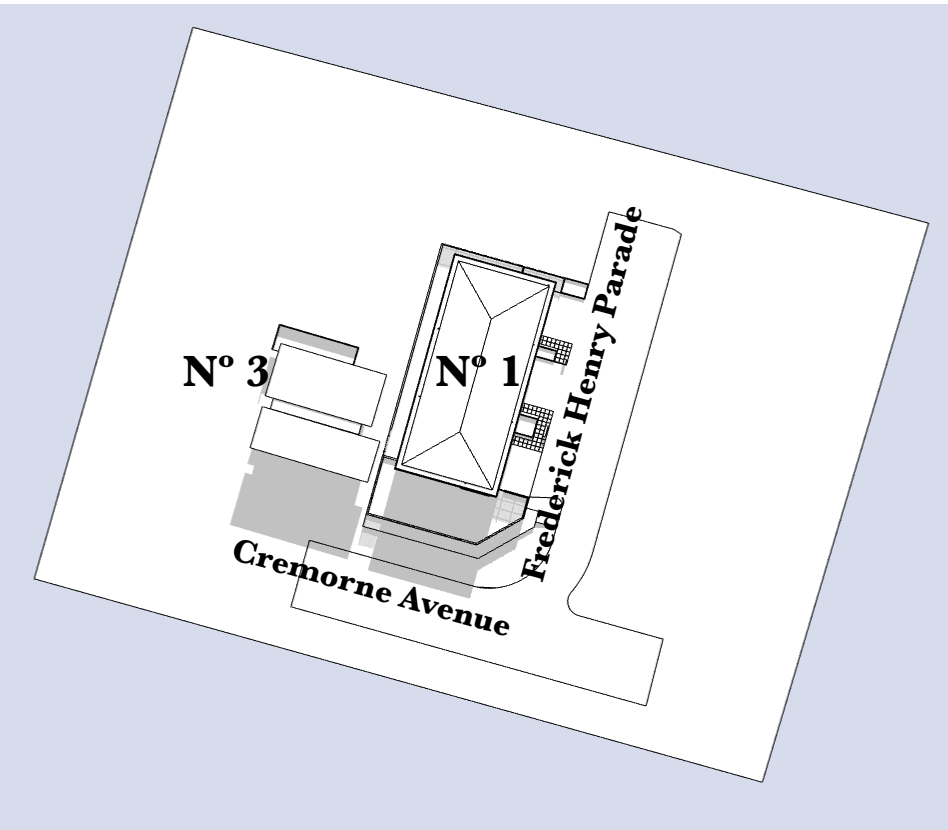
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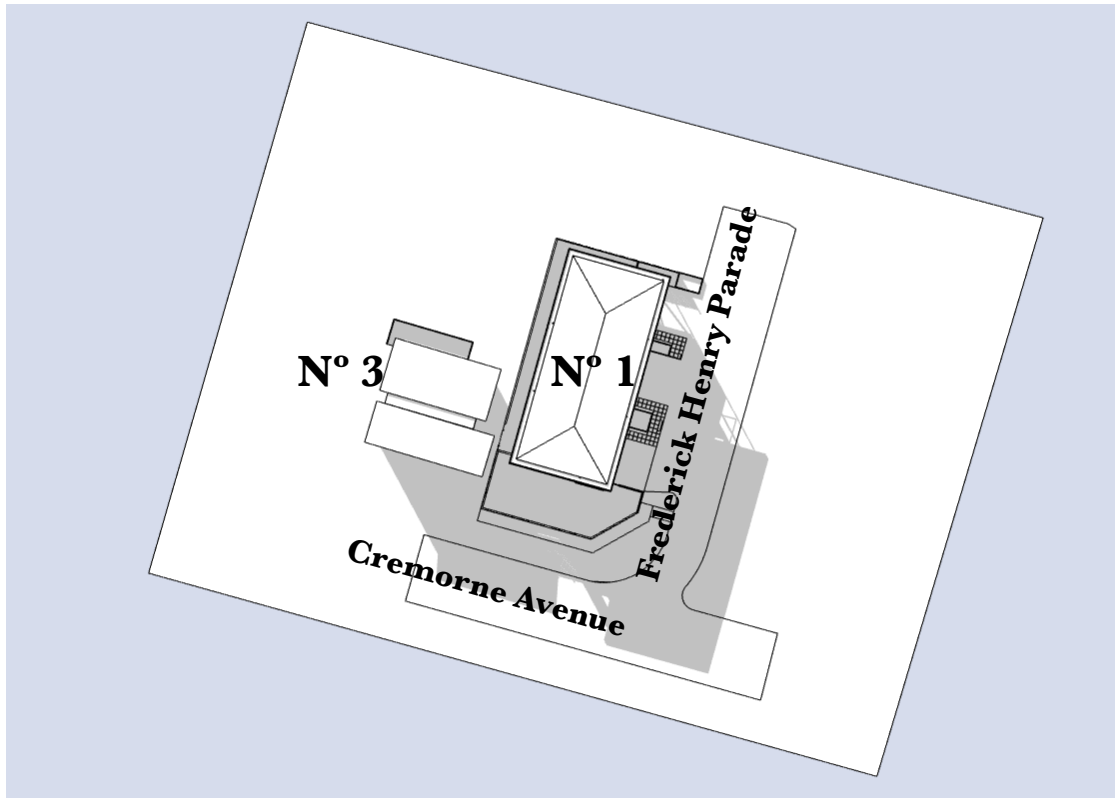
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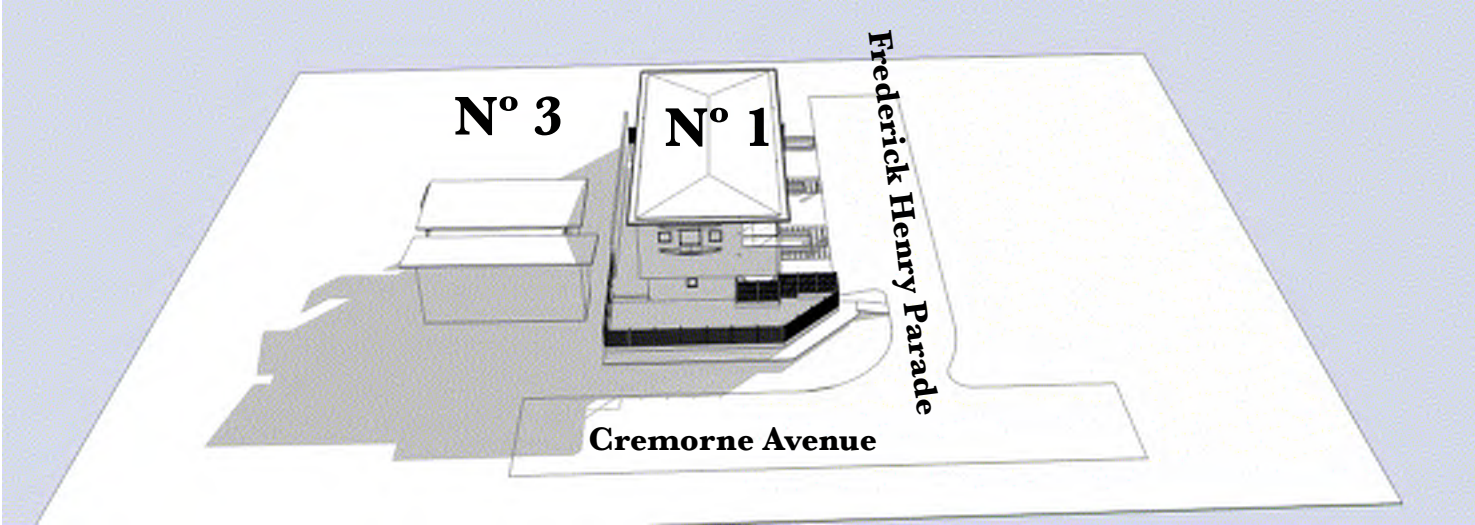


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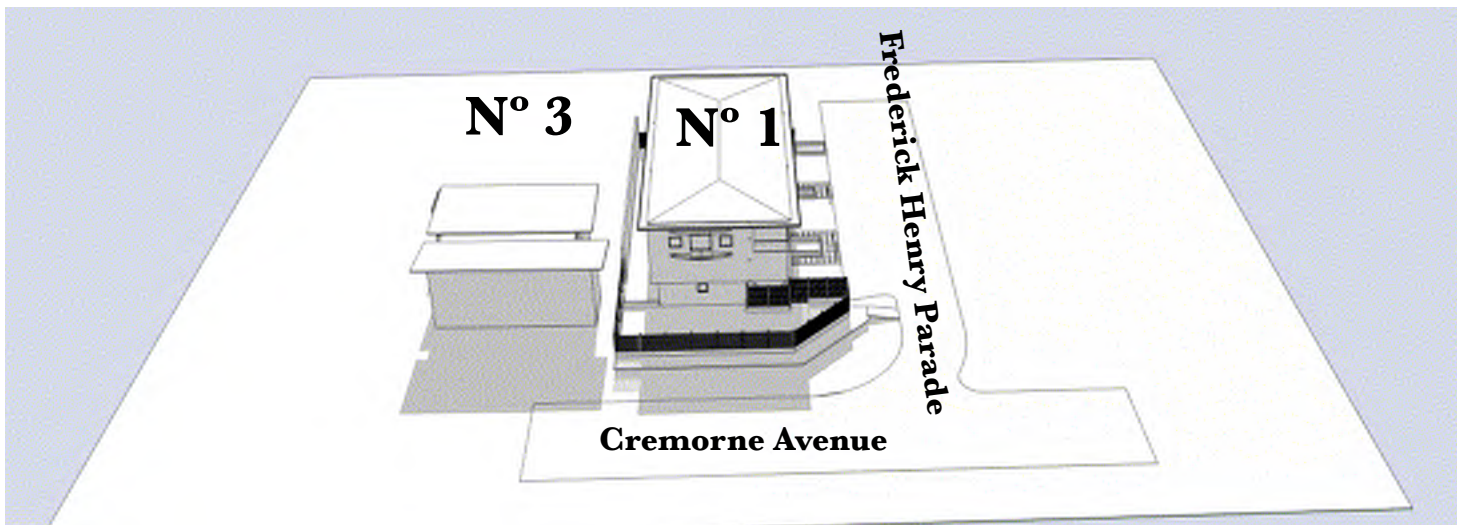


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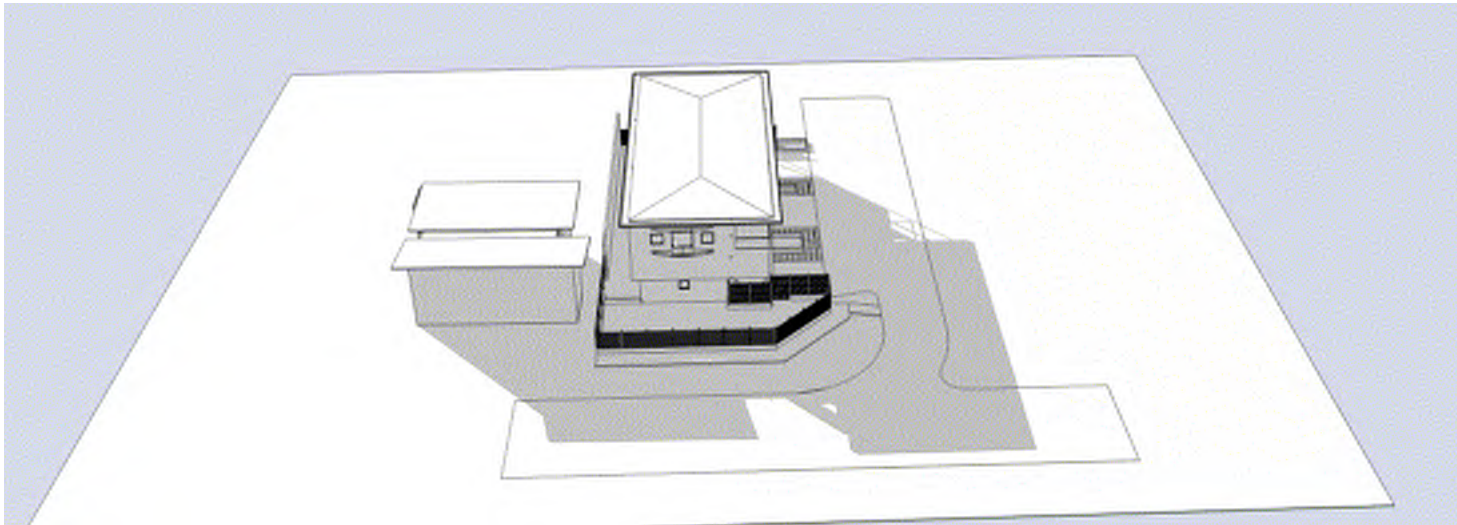
Shadow Diagrams (Plan View)



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N° 1 Cremorne Avenue
12pm June 21.

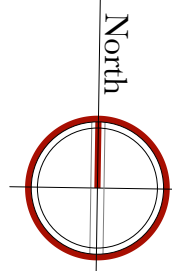


N° 1 Cremorne Avenue
3pm June 21.

Shadow Diagrams (3D View)

Shadow Diagrams

Scale 1:100



DA APPLICATION

Attachment 3



View of site from Frederick Henry Parade.

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 BRINKTOP BUSHLAND RESERVE ACTIVITY PLAN – 2020-2030**

ECM 3783147

EXECUTIVE SUMMARY**PURPOSE**

To consider the adoption of the Brinktop Bushland Reserve Activity Plan 2020-2030 following community consultation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2016-2026, Clarence Bushland and Coastal Strategy 2011 and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Extensive consultation was undertaken, involving the Coal River Valley Sustainable Living Group Inc., Richmond Advisory Committee, Richmond Primary School and the community in accordance with Council's Community Engagement Policy 2020.

FINANCIAL IMPLICATIONS

The adoption of the Brinktop Bushland Reserve Activity Plan 2020-2030 has no direct financial impact. The implementation of the Brinktop Bushland Reserve Activity Plan 2020-2030 is planned to be staged over several financial years, subject to Council approval of future Annual Plans.

RECOMMENDATION:

That Council adopts the Brinktop Bushland Reserve Activity Plan 2020-2030 subject to the following amendment.

A. Amend Management Action 1 as follows:

“Conduct a feasibility assessment into modifying the existing vehicular barrier on old Brinktop Road to allow a narrow path for cyclists”.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. Council provided funding in the 2019/2020 Annual Plan for the development of the Brinktop Bushland Reserve Activity Plan 2020-2030 (Plan).

- 1.2.** Enviro-dynamics was engaged to develop the Plan which involved initial consultation with local community members and some key stakeholder groups with an on-site “walk and talk” event providing an opportunity for input into the development of the draft Plan.
- 1.3.** Key management issues were identified from online feedback, a “walk and talk” session and discussions with stakeholder groups such as Coal River Valley Sustainable Living Group Inc. A summary of the management actions arising from the key management issues and the status of each action is provided in Appendix A of the Reserve Activity Plan.

2. REPORT IN DETAIL

- 2.1.** During January and February 2020, the draft Brinktop Bushland Reserve Activity Plan 2020-2030 was released for public consultation. A letter which included the Brinktop Bushland Reserve Report Card (Plan’s Appendix C) was sent to all residents in Richmond as well as key stakeholder groups, seeking on-line comments on the Plan and endorsement or otherwise of seven key management actions. Respondents were asked to go to the Council website to circle ‘yes’ or ‘no’ and to provide comments in relation to the seven key management actions.
- 2.2.** Council’s website received 334 page visits, of which 63 were “informed participants” who downloaded documents from the website. Only nine visitors completed the on-line survey, which may imply general agreement with the draft Plan. A detailed summary of the proposed amendments, comments and voting results are provided in **Attachment 2**.
- 2.3.** The Plan, **Attachment 1**, sets out actions to address the management issues raised as part of consultation as well as the statutory, environmental, cultural and recreational management responsibilities Council has as the landowner. The main themes addressed in the Plan are:
 - natural values, with a focus on native flora and fauna;
 - bushfire management for ecological and fuel reduction outcomes;

- vegetation, bird and fauna habitat and weed management;
- interpretative and directional signage;
- walk tracks maintenance and more seating on David's Way;
- additional car parking;
- cycling connection onto Brinktop Road from the Reserve; and
- stakeholder, local schools and community education and engagement.

2.4. The main objectives of the Brinktop Bushland Reserve Activity Plan 2020-2030 are to:

- ensure the Reserve is sustainably managed to preserve and enhance its natural, cultural and social values;
- identify priority management activities to be undertaken within the Reserve by Council, community groups and/or volunteers as resources become available during the period 2020-2030; and
- encourage community involvement through raising awareness of the Reserve's values and encourage participation in activities to minimise threats to these values.

2.5. As a result of the review and evaluation of public comments, only one amendment to the Draft Brinktop Bushland Reserve Activity Plan is recommended.

“Management 1: *Conduct a feasibility assessment into modifying the existing vehicular barrier on old Brinktop Road to allow narrow path for cyclists.*”

2.6. A summary of additional changes for the draft Plan is included at **Attachment 2**. All recommended changes are highlighted in bold text.

3. CONSULTATION**3.1. Community Consultation**

Extensive consultation was undertaken, involving the Coal River Valley Sustainable Living Group Inc., Richmond Advisory Committee, Richmond Primary School and the community in accordance with Council's Community Engagement Policy 2020.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4 Further Community Consultation

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2016-2026 under the Strategy - *An Environmentally Responsible City* has the following: "*Clarence is a city that values its natural environment and seeks to protect, manage, and enhance its natural assets for the long term environmental, social and economic benefit of the community*".

4.2. Council's Strategic Plan 2016-2026 under the Strategy - *An Environmentally Responsible City* has the following: "*Develop activity plans for all natural reserve areas in accordance with Council open space strategies and work with bushcare, landcare, coastcare and other volunteer groups to implement plans and initiatives*".

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

It is proposed that the development of the Plan will be staged over several financial years, subject to Council approval as part of future Annual Plans.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The Brinktop Bushland Reserve Activity Plan 2020-2030 provides clear direction for investment and on-ground works to be undertaken within the Bushland Reserve by Council workforce, Council contractors, Coal River Valley Sustainable Living Group, students in Richmond schools, members of the Richmond community as well as other volunteer groups such as Conservation Volunteers Australia, ‘Work for the Dole’ and Risdon Prison Day Release Program participants.

Attachments: 1. Draft Brinktop Bushland Reserve Activity Plan 2020-2030 [ECM 3789189] (54)
2. Summary of Proposed Amendments to Draft Brinktop Reserve Activity Plan 2020-30 [ECM 3783112] (6)

Ross Graham
GROUP MANAGER ENGINEERING SERVICES



DRAFT

Reserve Activity Plan

2020-2030

BRINKTOP BUSHLAND RESERVE



ADVICE PREPARED BY NORTH
BARKER ECOSYSTEM SERVICES
FOR CLARENCE CITY COUNCIL

NOVEMBER 2019

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve



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Cover panorama courtesy Michael and Penny Wadsley

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve

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Executive summary

Clarence City Council (CCC) intend for the *Brinktop Bushland Reserve Activity Plan 2020-2030* to fulfil three main objectives:

- Ensure the Reserve is sustainably managed to protect and enhance its natural, cultural and social values;
- Identify priority on-ground management activities to be undertaken within the Reserve by Council, community groups and/or volunteers;
- Encourage community involvement through raising awareness of the Reserve's values and encourage participation in activities to minimise threats to these values.

In order to meet these objectives, a process of extensive community consultation in conjunction with the development of this Reserve Activity Plan have resulted in the following management actions:

- Management action 1: Modify the existing vehicular barrier on old Brinktop Road to allow a narrow path for cyclists
- Management action 2: Develop a coordinated approach with Sorell Council
- Management action 3: Have the Coal River Sustainable Living Group and Clarence Council provide submissions to Sorell Council regarding management of the road reserve in conjunction with Brinktop Reserve
- Management action 4: Develop signage to be installed directing walkers from Richmond Recreation Reserve to Brinktop Reserve
- Management action 5: On-going control (yearly) and monitoring (every five years) of declared and environmental weeds in the reserve
- Management action 6: Continue to regenerate degraded areas in the Reserve with targeted plantings and targeted removal of native shrubs invading grassy areas
- Management action 7: Investigate mechanisms to deter rubbish dumping and hooning, including the potential of installing CCTV
- Management action 8: Maintain open grassy patches using ecological burning and sensitive removal of invading native shrubbery
- Management action 9: Develop a Bushfire Management Plan for the Reserve
- Management action 10: Plant only locally native species and integrate threatened species where practical. Specifically, engage the RTBG to obtain and include the endangered Tasmanian variety of *Hardenbergia violacea* in future plantings within the top car park
- Management action 11: Investigate potential for citizen science and/or school projects to document and monitor the invertebrate species within the Brinktop Reserve
- Management action 12: Retain elements of fauna habitat such as fallen logs and old trees
- Management action 13: On-going (every five years) monitoring of vegetation condition using the Vegetation Condition Assessment method and the establishment and on-going monitoring of photo-points
- Management action 14: Implement citizen science monitoring program for birds within the Reserve and conduct on-going monitoring (biennial) of bird life in reserve
- Management action 15a: Conduct a feasibility study for expanding carparking spaces and signage at the start of David's Way and the bottom of the Brinktop Reserve
- Management action 15b: Develop and implement a Landscape Plan to make the entrance to David's Way more inviting and attractive
- Management action 16: Continue to upkeep trail network through slashing and surface maintenance activities
- Management action 17: Install up to 4 seats along David's Way
- Management action 18: Install interpretive sign designed by the Coal River Sustainable Living Group
- Management action 19: Design and install interpretive signage detailing colonial history of the area and outlining key features in the landscape visible from the reserve

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve

- Management action 20: Design and install a small sign at the site of the old Richmond – Sorell Road
- Management action 21: Liaise with local schools to promote educational and
- Management action 22: Engage and actively support the Coal River Sustainable Living Group regarding management of the reserve

1 Background

The Clarence City Council has developed and begun to implement 25 reserve activity plants (RAPs) for bushland and coastal reserves in the municipality.

The Brinktop Reserve and David's Way (named after the late David Eddington) are a relatively new linkage of walking paths from Richmond town towards the Pontos Hills. It is regularly enjoyed by locals and visitors for its natural values.

This RAP is intended to provide guidance for management of both Brinktop Reserve and David's Way for the period 2020-2030. It is acknowledged that some management actions are potentially restricted due to funding constraints and as such some actions may only be actionable in the event that sufficient funding can be obtained.

2 Objectives

Clarence City Council (CCC) intend for the Brinktop Bushland Reserve Activity Plan (RAP) 2020-2030 to fulfil three main objectives:

- Ensure the Reserve is sustainably managed to protect and enhance its natural, cultural and social values;
- Identify priority on-ground management activities to be undertaken within the Reserve by Council, community groups and/or volunteers;
- Encourage community involvement through raising awareness of the Reserve's values and encourage participation in activities to minimise threats to these values.

To facilitate these objectives, a process of extensive consultation has been undertaken within the local community. The process included the review of existing natural values reports and surveys of the reserve¹, the holding of a community event, interpersonal discussions with stakeholders, community groups and organisations, and an invitation to the local residents to submit feedback and suggestions via mail, web submission(s), and/or in person via contacting the consultant (author) or the Council's project manager². All parties were given the opportunity to comment on a draft version of the report.

To meet the objectives and address the desires of the community, the RAP contains:

- A catalogue of the biological values of the Brinktop Reserve
- Discussion of the degrading processes impacting on the ecological systems in the Reserve
- A series of recommendations for the future management of the Reserve, including monitoring

¹ Mitchell, I. (2017). Brinktop Reserve - Natural Values Report. Unpublished report prepared for the Coal River Sustainable Living Group; North Barker Ecosystem Services (2007). Brinktop Road Vegetation and Fauna Habitat Assessment. Unpublished report prepared for Johnston, McGee and Gandy Pty Ltd.

² Phil Watson, Natural Resource Planning Officer, Clarence City Council

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve

- A community and stakeholder component demonstrating the key themes of feedback that were incorporated into future management recommendations

3 Site Description

The Reserve Activity Plan covers the approximately 1.7 ha Brinktop Reserve and the connecting 2.7 km Brinktop track (David's Way) (Figure 1).

Clarence City Council owns the titles and manages both the Brinktop Bushland Reserve and the David's Way walking track. The land abuts the Local Government Area (LGA) boundary with Sorell Council.

The reserve area is bordered mostly by cleared agricultural private land, with fragments of remnant native vegetation.



Figure 1: Brinktop Bushland Reserve and the Brinktop Track (David's Way)

4 Site values

4.1 Vegetation

The vegetation within the Brinktop Reserve consists of *Eucalyptus globulus* dry forest and woodland (DGL). David's Way is dominated by a planted mix of *E. viminalis* (white gum), *E. globulus* (blue gum) with one small section of native remnant *Eucalyptus viminalis* grassy forest and woodland (DVG), though this section hosts large infestations of gorse. Planted sections were mapped as regenerating cleared land (FRG).

Vegetation Condition Assessments

A Vegetation Condition Assessment (VCA) was conducted for both native vegetation communities. The DGL scored 69, while the DVG scored 52. A maximum of 100 points is possible for each assessment, where 100 would indicate a site in excellent condition in an ideal landscape context. Lower scores suggest poorer site condition and/or landscape context. This means that the DGL is considered to be in good condition, whereas the DVG would closer to a moderate condition. It is worth noting that the difference in scores between vegetation communities is almost entirely due to the infestations of gorse. As such an improvement to this score would be rapidly achievable following successful weed treatment.

The utility of the VCA method is that a score can be compared to past assessments to determine improvement or decline in site condition and/or landscape context and identify which site characteristics have changed. Site managers can then target efforts to improve site attributes. Detailed condition assessments and further explanation of the VCA method can be found in Appendix F.

Eucalyptus globulus dry forest and woodland (DGL)

This community occupies most of the Brinktop Reserve (

Figure 3). It consists of scattered short trees of blue gum *Eucalyptus globulus* over a sub-canopy of black wattle (*Acacia mearnsii*) and she-oak (*Allocasuarina verticillata*). Prickly box (*Bursaria spinosa*) forms the tall shrub layer while the ground cover is dominated by graminoid species with sagg (*Lomandra longifolia*) being the most frequent. Grasses are also common with kangaroo grass (*Themeda triandra*) dominating.

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve



Plate 1. DGL at Brinktop Reserve

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve

***Eucalyptus viminalis* grassy forest and woodland (DVG)**

This community occurs as a small strip in the eastern end of David's Way (Figure 4). It consists of scattered short trees of *Eucalyptus viminalis* over a sub-canopy of black wattle (*Acacia mearnsii*) and she-oak (*Allocasuarina verticillata*). The shrub layer is dominated largely by infestations of gorse (*Ulex europaeus*), with prickly box (*Bursaria spinosa*) and black wattle (*Acacia mearnsii*) less common. Ground cover where present is dominated by grass species with kangaroo grass *Themeda triandra* and spear grasses *Austrostipa* spp. being the most frequent.



Plate 2. DVG with a gorse understorey at the eastern end of David's Way

Regenerating cleared land (FRG)

This community occurs along the majority of David's Way. It is comprised primarily of planted *Eucalyptus viminalis* and *E. globulus*, with some *Acacia dealbata* and *Bursaria spinosa*. The understorey is lacking a shrub layer and the ground layer is dominated by a mix of agricultural non-native grasses with some small patches of *Themeda triandra*.

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve

4.2 Flora of conservation significance

The threatened species *Vittadinia muelleri* (narrowleaf new-holland-daisy – rare) was common in many parts of the reserve. A total of approximately 77 plants were observed during the current survey (Appendix G).



Plate 3. Narrowleaf new-holland-daisy and the bluish bulbine-lily within the Brinktop Reserve

4.3 Fauna

The site may provide some grazing habitat for a range of mammals and birds. No evidence of use by threatened fauna was observed during field surveys. No hollows presenting suitable habitat for vertebrate fauna were noted in any trees.

A complete bird list resulting was targeted surveys in line with BirdLife Australia bird survey protocols can be found in Appendix D.

4.4 Cultural heritage

The Clarence region broadly, including the Brinktop area, is located in Mumirimina territory, one of the ten bands that comprise the 'Oyster Bay' tribe³. The valley itself was likely used for the hunting of kangaroo, wallaby, and possum.

There is always the potential for Aboriginal heritage artefacts to occur given the rich history of Aboriginal occupation of the area. It is an offence to "destroy,

³ Ryan, L. (1996). The Aboriginal Tasmanians; Tasmanian Aboriginal Centre (2012). Mumirimina people of the Lower Jordan River Valley.

damage, disfigure, conceal, uncover, expose, excavate or otherwise interfere with a relic” unless a permit has been granted⁴. It is therefore important to ensure that no Aboriginal artefacts or other cultural material are exposed or disturbed without a permit during Reserve management activities. If an Aboriginal artefact is inadvertently uncovered, an Unanticipated Discovery Plan should be implemented immediately (Appendix E) and the items reported to Aboriginal Heritage Tasmania for advice.

4.5 Recreational values

The Brinktop Reserve is currently regularly used for recreation by both nearby residents and visitors. It is a popular walking destination for many Richmond and Coal River Valley locals.

Visitors can enjoy a scenic walk around the Brinktop circuit track, along which there are a series of plant identification signs describing local native plants in the reserve. Additionally, the reserve allows for quiet contemplation on the seating provided whilst allowing an expansive view of the Coal River Valley.

The old Brinktop Road leading into the reserve is valued as an alternative gently-sloped cycling route to the much steeper section of the new Brinktop Road. Currently, a car barrier and rocks restrict cycling access back onto the new Brinktop Road (Plate 4). This could be modified to allow cyclists the option of rejoining Brinktop Road whilst still functioning as a vehicular barrier.

Management action 1: Modify the existing vehicular barrier on old Brinktop Road to allow a narrow path for cyclists



Plate 4. The old Brinktop Road currently blocked by a car barrier. Image © Google Earth 2019

⁴ Tasmanian Aboriginal Relics Act 1975

5 Landscape setting and connectivity

Connectivity of bushland is important for the movement of fauna for foraging and breeding, as well as allowing gene flow for both flora and fauna.

The Brinktop Bushland Reserve assists biodiversity linkage between the Pontos Hills through to Brinktop and north through to Watts Sugarloaf and beyond. It also adds connectivity from the Coal River to other remnant bushland areas.

Connectivity of walking tracks is desirable as it will promote use of the reserve by walkers in nearby areas. David's Way connects the Brinktop Reserve with Richmond Reserve. Signage should be developed directing walkers between these two tracks to increase walking track linkage

Nearby bushland remnants and roadsides are maintained by the Sorell Council (Figure 2). Appropriate management (revegetation, weed management, etc.) of these adjoining areas is vital to extending the size and functionality of bushland remnants in the area. As such, a coordinated approach between the Sorell and Clarence Councils will be an important part of the on-going preservation of these areas. Other areas of remnant bush in the region border Local Government Area jurisdiction boundaries and as such a similar approach may be necessary in managing these areas (Figure 2).

The Sorell Council is currently developing an Open Space Strategy to understand how the community uses parks, walkways and recreation areas. Despite the roadside strip between Brinktop and the new road not being an open space, the opportunity to incorporate this strip of land in managed management of the Brinktop Reserve should be investigated.

Management action 2: Develop a coordinated approach with Sorell Council towards caring for remnant bushland close to the Reserve

Management action 3: Have the Coal River Sustainable Living Group and Clarence Council provide submissions to Sorell Council regarding management of the road reserve in conjunction with Brinktop Reserve

Management action 4: Develop signage to be installed directing walkers from Richmond Recreation Reserve to Brinktop Reserve

Attachment 1

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Brinktop Bushland Reserve



Figure 2. Biodiversity and walking track linkages from Brinktop Reserve and David's Way and surrounds

Attachment 1

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Brinktop Bushland Reserve



Figure 3. Vegetation, weeds, and threatened flora at Brinktop Reserve

Attachment 1

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Brinktop Bushland Reserve



Figure 4. Vegetation, weeds, and threatened flora along David's Way

6 Stakeholder consultation

Many members of the Richmond community and beyond display a strong connection to the Brinktop Reserve. Dedicated volunteers have spent countless hours working towards restoring degraded areas of the reserve, promoting its maintenance, and encouraging educational use of the site – including producing interpretive signage to educate the public about the biological life in the Reserve.

The major themes from community consultation were broadly consistent with such a connection, and there was a strong response rate in relation to environmental factors, and the on-going maintenance and care of the Reserve similarly to how it currently is being undertaken.

The online feedback form that was open for public comment from August to October received 160-page visits however no completed forms. This possibly reiterates the theme that interested community members are largely comfortable with the current management of the reserve, or possibly reflects a lack of familiarity with the reserve among many community members. A detailed table of themes reflected across community consultation and management actions where relevant can be found in Appendix A.

A Brinktop Reserve and David's Way report card was also developed as a part of the consultation process to seek community feedback on eight key management actions (Appendix C).

7 Weed management

There has been significant effort applied in the controlling of declared weeds both in the Reserve and in the adjacent roadside. Weed control in the largest patch of gorse (*Ulex europaeus*) is currently being undertaken by Sorell Council. Communication between Clarence and Sorell Councils would be beneficial to ensure that follow-up weed control occurs. Control of invasive weeds is crucial to maintaining the condition of the vegetation in the reserve.

Four 'declared' weeds (listed under the *Weed Management Act 1999*) were recorded in the study area (

Figure 3, Figure 4). These include:

- African boxthorn (*Lycium ferocissimum*) – one large individual just outside the northern boundary of the reserve with seedlings moderately common along the eastern section of David's Way
- Boneseed (*Chrysanthemoides monilifera*) – restricted to a few seedlings in the east of Brinktop Reserve
- Fennel (*Foeniculum vulgare*) – only recorded as two seedlings along David's Way
- Gorse (*Ulex europaeus*) – occurs as a large infestation in the DVG in the easternmost section of David's Way

The environmental weeds sweet briar (*Rosa rubiginosa*) and hawthorn (*Crataegus momgyna*) were also recorded. Sweet briar is very common along the roadside boundary of David's Way.

All weeds with the exception of sweet briar and gorse are in numbers that can largely eradicated through primary control. In some instances, plants nearby the reserve are likely proving to be a significant source of propagules (

Plate 6). As such weed treatment ought to also target nearby mature infestations.

Many of the declared weeds on the site, particularly the large infestations of gorse and mature African boxthorn plants, will require on-going treatments in order to be fully eradicated. This work should be conducted annually, preferably in the spring and summer (however treatment of the large patch of gorse in the DVG is considered most urgent). The annual sweep of weeds should be followed by an updated weed survey after five and ten years from the date of this RAP in order to track progress of weed management.

Management action 5: On-going control (yearly) and monitoring (every five years) of declared and environmental weeds in the reserve

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Plate 5. Boneseed seedlings within the Brinktop Reserve



Plate 6. A mature individual of African boxthorn on the outside edge of the reserve that will be a continuing source of propagules if not addressed



Plate 7. Fennel seedlings along David's Way. These are currently immature and highly eradicable

8 Regeneration and revegetation

The vegetation in the Brinktop Reserve is in moderate condition and supports both threatened flora and threatened fauna habitat values. As a result, on-going maintenance of the Reserve to ensure condition either stays the same or improves is crucial to successful management of the reserve into the future.

Rubbish dumping

The Reserve has long suffered from incidences of rubbish dumping ranging from small amounts of garden waste to entire vehicles, tires, and batteries. As a result, there has been extensive ongoing attempts to regenerate areas of the reserve by removing such waste to promote growth and recruitment in lower-condition sections of the reserve.

The dumping of waste threatens to severely undermine regeneration and weed control work and as such it is recommended that options for CCTV or mock-CCTV surveillance are explored. Additionally, community education around suspicious activity and signage outlining the negative impacts and potential fines for dumping may have a positive impact on reducing this impact.

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Management action 6: Continue to regenerate degraded areas in the Reserve with targeted plantings and targeted removal of native shrubs invading grassy areas

Management action 7: Investigate mechanisms to deter rubbish dumping and hooning, including the potential of installing CCTV

8.1 Regeneration activities

Ecological burning will promote the health of the native bushland and maintenance of a grassy understorey in the Brinktop Reserve. Additionally, the targeted removal of invading native shrubs will be beneficial to achieving this goal. The fire regimes used in the reserve should be determined through the production of a Bushfire Management Plan (BMP).

Management action 8: Maintain open grassy patches using ecological burning and sensitive removal of invading native shrubbery

Management action 9: Develop a Bushfire Management Plan for the Reserve

9 Conservation significant flora

One flora species listed as rare or threatened under the Tasmanian Threatened Species Protection Act 1995 (TSPA) is present within the Brinktop Reserve.

Vittadinia muelleri occurs in dry native grasslands and grassy woodlands particularly in open areas with lighter grass cover and patches of bare ground such as rock plates. It freely colonises disturbed sites such as roadside cuttings. It is widely dispersed through the Midlands and South East.

This species is widespread though in relatively low numbers across the Brinktop Reserve and David's Way (

Figure 3, Figure 4). This suggests current management is favourable for this species in its current numbers. As such no specific recommendations are required for this species. General recommendations relating to protection and maintenance of the DGL community (section 5.1) will ensure the presence of suitable habitat remains available to the species, and recommendations specifically for maintaining/increasing grassy areas will be beneficial to this species.

In addition to maintaining habitat suitability for the existing threatened flora within the Reserve, general recommendations for regeneration and restoration of parts of the Reserve can have positive conservation outcomes by providing suitable habitat for other threatened flora such as the cutleaf daisy (*Brachyscome rigidula*), lemon beautyheads (*Calocephalus citreus*), milky beautyheads (*Calocephalus lacteus*). Despite suitable habitat occurring in the reserve for some of these species, none have been recorded, thus there is also an opportunity to bolster natural populations of these plants within the natural range of the species through targeted plantings.

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Initial consultation with the Royal Tasmanian Botanic Gardens and DPIPW⁵ reveals an interest in engaging with Clarence Council to organise supply of *H. violacea* seedlings and seeds for planting at Brinktop Reserve.

The extant population of *Hardenbergia violacea* in Tasmania has a linear range of 0.8 km, extent of occurrence 0.15 km², and area of occupancy of less than 1 ha⁶. There are currently no known populations of *H. violacea* on public land and as such this management action presents an exciting opportunity to further engage local residents, community groups, and anyone further with an interest in Tasmanian flora and potentially boost visitation to the reserve.

Other species listed above would be available from local Tasmanian native plant nurseries.

Threatened species recorded nearby to the reserve but not within Brinktop Reserve specifically would benefit from the maintenance or expansion of open grassy areas (Management action 8).

Management action 10: Plant only locally native species and integrate threatened species where practical. Specifically, engage the RTBG to obtain and include the endangered Tasmanian variety of *Hardenbergia violacea* in future plantings within the top car park

10 Fauna habitat management

The vegetation within the reserve can provide valuable habitat for a range of invertebrate fauna. Due to its positioning among vast regions of cleared land, the value of this habitat is magnified. This remnant may provide an important site for hill-topping for butterfly species⁷. Maintenance of habitat for such species will be maintained through management action 7 (Section 8).

Citizen science or school projects may be suited to documenting and monitoring the invertebrate species occupying the reserve.

Management action 11: Investigate potential for citizen science and/or school projects to document and monitor the invertebrate species within the Brinktop Reserve

It is possible to engage citizen scientists to confirm the presence of the eastern barred bandicoot, quolls, and other fauna on site and help contribute to an understanding of its distribution and abundance. Educational signs could be placed around areas of potential habitat, encouraging observers to report to the Council or the Natural Values Atlas. If people could photograph animals without disturbing them, they could submit observations to a database like iNaturalist for verification (which would then see it added to the Natural Values Atlas).

Elements of fauna habitat such as fallen logs and old trees are important for many species and ought to be retained.

⁵ Natalie Tapson (RTBG) and Wendy Potts (DPIPWE) (pers. comm.)

⁶ Threatened Species Section (2019)

⁷ NSW Government Scientific Committee 2001

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Brinktop Bushland Reserve

Management action 12: Retain elements of fauna habitat such as fallen logs and old trees

11 Vegetation and fauna monitoring

The most effective and efficient way of monitoring the condition of vegetation is through structured and routine Vegetation Condition Assessments (VCAs). As a part of this plan, a baseline VCA has been completed for each native vegetation type within the Reserve, and the on-going completion of such assessments are important for future monitoring of the Reserve.

Additionally, several photo-points have been established in order to enable visual monitoring of change in natural values over the course of this Reserve Activity Plan (Appendix B).

Management action 13: On-going (every five years) monitoring of vegetation condition using the Vegetation Condition Assessment method and the establishment and on-going monitoring of photo-points

There is little historical bird survey data for the Reserve and surrounding areas. The Natural Values Atlas reports observations of threatened fauna within 5 km to largely include coastal species, however the Tasmanian wedge-tailed eagle, white-bellied sea eagle, swift parrot, and Tasmanian masked owl all likely use the Reserve or surrounding area to some degree. There is some foraging habitat for the swift parrot (*Eucalyptus globulus* and *E. ovata*), and the remaining species would almost certainly traverse the site or even utilise it for hunting to varying degrees.

A bird survey in line with BirdLife Australia survey protocols was conducted in the reserve, and a full list of bird species surveyed can be found in Appendix D.

Management action 14: Implement citizen science monitoring program for birds within the Reserve and conduct on-going monitoring (biennial) of bird life in reserve

12 Reserve entrances

The two main vehicular entrances to the reserve are to the east and west of the reserve boundary. The higher carpark to the east has a landscaped garden and the majority of car parking space. The lower entrance to the reserve has space for fewer cars, and community consultation revealed an interest from local community at the addition of extra car parking space here, though support for this was not universal.

Car parking ought to be available at the beginning of David's Way to facilitate use of this track. An assessment study of the best location for parking should be conducted, and signage installed directing walkers to the track.

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Brinktop Bushland Reserve

David's Way entrance landscaping

Clarence City Council's Landscape Architect recommended that the entrance to David's Way could be improved to be in line with nearby park entrances such as the Richmond Park Estate 100 m away. The entrance design could dovetail on existing fencing and have similar entrance themes to those at Richmond Park such as split log post and rail fencing, as well as sandstone block walling. Additionally, native plantings should be conducted in line with management action 10. A Landscape Plan should be developed and implemented to achieve these outcomes.

Management action 15a: Conduct a feasibility study for expanding carparking spaces and signage at the start of David's Way and the bottom of the Brinktop Reserve

Management action 15b: Develop and implement a Landscape Plan to make the entrance to David's Way more inviting and attractive

13 Tracks

The current walking tracks through Brinktop Reserve are in very good condition and well maintained. There was interest from community consultation in reducing the degree of slashing that occurs on tracksides to both encourage members of the public to stick to formed trails and to allow visitors to enjoy the vegetation without leaving the track. This slashing appears to have been beneficial to the threatened *Vittadinia muelleri* (and is known to be beneficial at other sites⁸) and was conducted for bushfire hazard management purposes (thus is inflexible in terms of reduction). As such, unless a future scenario eventuates where off-track walking becomes a more significant issue in the reserve, the current slashing regime should continue.

There are currently no plans within Clarence Council to add additional tracks to the Reserve. The existing circuit is maintained under the CCC track maintenance program. There is the potential for an extension of the walking track to the Pontos Hills as a part of possible future subdivisions⁹. This would extend the walking track connectivity to the remnant bush in this region.

All tracks are currently utilised by visitors to the reserve and as such it is not recommended that any tracks be closed over the course of this reserve plan.

Management action 16: Continue to upkeep trail network through slashing and surface maintenance activities

⁸ <https://www.threatenedspecieslink.tas.gov.au/Pages/Vittadinia-muelleri.aspx>

⁹ Mary McParland, Recreational Planner – Trails & Cycleways with the CCC (pers. comm.)

14 Seats and interpretive signage

14.1 Seating

There is a keen interest revealed through community consultation in the installation of up to four new seats along David's Way. An indicative plan with potential locations for these seats is included in Figure 5, including a dual seat location. Single seats should follow a similar design to existing new seating within the Brinktop Reserve (Plate 7). A concept plan for a dual bench area can be found in Appendix H.

Management action 17: Install up to 4 seats along David's Way

14.2 Signage

Signage for many common and threatened plant species have been constructed by the Coal River Sustainable Living Group (CRSLG) and has been requested by some members of the community during the initial consultation phase. The CRVSG have also produced a large interpretive sign with information on the aboriginal history and natural values of the Reserve (Plate 8). Community consultation also revealed an interest in signage educating Reserve visitors of the geology and geography of the area. If possible, this information could be incorporated into the current design. Alternatively, an additional sign could be developed detailing the colonial history of the area, as well as pointing out key features seen in the landscape from the Brinktop Reserve. More research should be conducted into the old road and its significance and any detail added to this new signage.

There was widespread interest and support during the community walk and talk for a small sign to be erected signifying the location of the old road that once connected Richmond to Sorell.

Management action 18: Install interpretive sign designed by the Coal River Sustainable Living Group

Management action 19: Design and install interpretive signage detailing colonial history of the area and outlining key features in the landscape visible from the reserve

Management action 20: Design and install a small sign at the site of the old Richmond – Sorell Road



Plate 8. Interpretive sign designed and produced by the Coal River Sustainable Living Group

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Plate 9. A newly installed seat within the Brinktop Reserve

15 Community participation and awareness

The Brinktop Reserve provides an excellent small remnant bushland patch that can be utilised and enjoyed by local schools for its educational and recreational value. The use of the reserve for this purpose should be actively encouraged.

Management action 21: Liaise with local schools to promote educational and citizen science activities in the Reserve

The CRSLG have been at the forefront of the on-going management and care of the reserve. Countless volunteer hours have gone in to the development of plant identification signage, interpretative signage, weeding, threatened flora monitoring, and other valuable work within the reserve. This group should continue to be supported in their work at Brinktop.

Management action 22: Engage and actively support the Coal River Sustainable Living Group regarding management of the reserve

Attachment 1

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Figure 5. Potential locations for new seating along David's Way

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Brinktop Bushland Reserve

16 Implementation plan

Management action	Priority 1 – immediate (6-12 months) 2 – medium term (1-3 years) 3 – long term (5 years)	Responsibility
Environmental		
Management action 2: Develop a coordinated approach with Sorell Council	1	Council
Management action 3: Have the Coal River Sustainable Living Group and Clarence Council provide submissions to Sorell Council regarding management of the road reserve in conjunction with Brinktop Reserve	1	Council/CRSLG
Management action 5: On-going control (yearly) and monitoring (every five years) of declared and environmental weeds in the reserve	2,3	Council/contractors
Management action 6: Continue to regenerate degraded areas in the Reserve with targeted plantings and targeted removal of native shrubs invading grassy areas	1,2,3	Council/contractors
Management action 8: Maintain open grassy patches using ecological burning and sensitive removal of invading native shrubbery	1,2,3	Council/contractors/RTBG/DPIPWE
Management action 9: Develop a Bushfire Management Plan for the Reserve	1	Council/contractors
Management action 10: Plant only locally native species and integrate threatened species where practical. Specifically, engage the RTBG to obtain and include the endangered Tasmanian variety of <i>Hardenbergia violacea</i> in future plantings within the top car park	1,2,3	Council/contractors
Management action 12: Retain elements of fauna habitat such as fallen logs and old trees	1,2,3	Council/contractors

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Management action 13: On-going (every five years) monitoring of vegetation condition using the Vegetation Condition Assessment method and the establishment and on-going monitoring of photo-points	3	Council/contractors
Management action 14: Implement citizen science monitoring program for birds within the Reserve and conduct on-going monitoring (biennial) of bird life in reserve	2,3	Council/contractors
Recreation		
Management action 1: Modify the existing vehicular barrier on old Brinktop Road to allow a narrow path cyclists	1,2	Council/contractors
Management action 15a: Conduct a feasibility study for expanding carparking spaces and signage at the start of David's Way and the bottom of the Brinktop Reserve	1	Council/contractors
Management action 15b: Develop and implement a Landscape Plan to make the entrance to David's Way more inviting and attractive	1	Council/contractors
Management action 16: Continue to upkeep trail network through slashing and surface maintenance activities	1,2,3	Council/contractors
Management action 17: Install up to 4 seats along David's Way	1	Council/contractors
Education and community		
Management action 4: Develop signage to be installed directing walkers from Richmond Recreation Reserve to Brinktop Reserve	1	Council/contractors
Management action 7: Investigate mechanisms to deter rubbish dumping and looning, including the potential of installing CCTV	1,2	Council/contractors
Management action 11: Investigate potential for citizen science and/or school projects to document and monitor the invertebrate species within the Brinktop Reserve	1,2	Council/contractors
Management action 18: Install interpretive sign designed by the Coal River Sustainable Living Group (CRSLG)	1	Council/contractors/CRSLG

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Management action 19: Design and install interpretive signage detailing colonial history of the area and outlining key features in the landscape visible from the reserve	1,2	Council/contractors/CRSLG
Management action 20: Design and install a small sign at the site of the old Richmond – Sorell Road	1,2	Council/contractors
Management action 21: Liaise with local schools to promote educational and	1,2,3	Council/CRSLG
Management action 22: Engage and actively support the Coal River Sustainable Living Group regarding management of the reserve	1,2,3	Council

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17 Future priorities

In order to ensure the effectiveness of this Reserve Activity Plan and to monitor progress a review and update of the management actions and implementation plan should be conducted after five years. A complete review should be undertaken at the end of the duration of the plan and future needs of the reserve assessed at this time.

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Appendix A – Summary of community consultation

Recreation	Comment
Desires more walking tracks/maintenance of current track	No change to recommendations required. No additional tracks explicitly recommended, maintenance included in management action 15.
Desires that the reserve continue to be maintained similarly to how it currently is	Most significant change to current management would include ecological burning.
Opposes potential use of reserve as a landscaped social area (park, gardens, BBQs, picnic facilities, playground, toilets, outdoor gym equipment, etc.)	No change to recommendations required – there has been no management action for further landscaping or social infrastructure.
Desires extra seating along David's Way	Extra seating and preliminary locations outlined in Section 14 and management recommendation 16.
Desires a walking track that follows northern edge of the Reserve up to the top of Brinktop Road	No recommendation relating to development of new tracks based on management action 15.
Environmental	Comment
Supportive of regenerative ecological burning	No change to recommendations required. Ecological burning recommended in management action 7.
Values area for general biodiversity	No change to action required.

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Supportive of/desires planting of vegetation in the top carpark, specifically local native species.	Local native species prescribed for future plantings in management action 6.
Opposes current trackside slashing regime, requesting no slashing alongside the track both in the Reserve and David's Way in order to enable visitors to view small plants without straying from the formed tracks	Management action 15 is counter to this. Slashed tracksides are usually determined for bushfire hazard management purposes and if conducted at the right time of year can be beneficial to threatened species found in the reserve.
Desires continued slashing nearby tracks to increase visibility of snakes and thus decrease likelihood of dangerous encounters	Slashing nearby to tracks will continue to occur under management action 15.
Desires on-going removal and control of weeds	Management actions 2, 4, and 5 cover on-going control of weeds and prevention of spread of propagules into the reserve from nearby bushland remnants.
Desires retention of old and dead trees as fauna habitat	Management action 11 recommends retention of old and dead trees.
Desires transfer of bordering land (currently managed by Sorell Council) to management by Clarence Council to incorporate it into reserve and avoid the land being sold for purposes other than a reserve	Management action 2 promotes a coordinated approach to land management between councils however land acquisition is considered outside the scope of the current plan.
Education and community	Comment
Desires additional car parking space at the bottom of Brinktop Reserve	Management action 14 recommends investigation into potential expansion of the bottom carpark at Brinktop Reserve.

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Opposes the development of additional parking at lower end of Brinktop Reserve	Feasibility study ought to include potential negatives of carparking space increase (management action 14).
Desires signage in the Reserve depicting location of old road linking Richmond and Sorell	Management action 19 recommends the installation of a sign at the old road location.
Desires utilisation of some form of surveillance to deter 'hooning' and dumping of rubbish	An investigation into the best actions for such practices is included in management action 6

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Appendix B – Photo-points with location map

Photo-point 1 - 90°



Attachment 1

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Brinktop Bushland Reserve

Photo-point 2



Attachment 1

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Brinktop Bushland Reserve

Photo-point 3 - 110°



Attachment 1

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Brinktop Bushland Reserve

Photo-point 4 – 260°



Photo-point 5 - 340°

Attachment 1

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Brinktop Bushland Reserve



Photo-point 6 – 320°



Attachment 1

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Table B. Photo-point locations (GDA94, 55G)

	Easting	Northing
Photopoint 1	538402	5268604
Photopoint 2	537705	5268807
Photopoint 3	538258	5268828
Photopoint 4	538473	5268605
Photopoint 5	538495	5268640
Photopoint 6	538452	5268621

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Appendix C – Brinktop Reserve Report Card

THE DRAFT BRINKTOP
BUSHLAND RESERVE ACTIVITY
PLAN RECOMMENDS:

- Develop a coordinated approach with Sorell Council towards caring for remnant bushland close to the Reserve
- Maintain open grassy patches using ecological burning and sensitive removal of invading native shrubbery
- Develop a Bushfire Management Plan for the Reserve
- Modify the vehicular barrier on old Brinktop Road to provide a narrow path for cyclists
- Install up to 4 seats along David's Way
- Install interpretative signage developed by Coal River Valley Sustainable Living Group
- Liaise with local schools to promote educational and citizen science activities in the Reserve

STAY WITH US...
Council invites your comments on the draft Plan. The Plan will guide the community and Council as we work together to improve the management of the Reserves.
The draft plan can be viewed at www.yoursay.ccc.tas.gov.au

USE THE ONLINE FORM OR CONTACT
BY FRIDAY 26 FEBRUARY 2020
Joe Atkinson: 03 6231 9788
jatkinson@northbaker.com.au
Phil Watson: 6217 9713
pwatson@ccc.tas.gov.au





Swamp Sparrow

"This remnant bushland gem is a wonderful destination to enjoy panoramic views and quiet reflection"

Local resident



Golden Wattle



Little Wattle



Thomson's Rattle

BRINKTOP
BUSHLAND RESERVE

REPORT CARD



Your Community and Council
working together to care
for our Reserves

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Brinktop Bushland Reserve

In the winter of 2019, Clarence City Council asked the community about the Brinktop Bushland Reserve ... these are the results.



	EVALUATION				DESCRIPTION	COMMUNITY COMMENTS
	OUTSTANDING	VERY GOOD	PASS	CAN DO BETTER	BRINKTOP BUSHLAND RESERVE	
LOCATION AND LANDSCAPE					A hilltop patch of remnant native vegetation overlooking a sea of farmland.	
CULTURAL HERITAGE					Rich cultural history associated with the Mumirimina band of the Oyster Bay Nation.	
VEGETATION					Remnant blue gum and white gum woodlands in moderate condition.	<i>The reserve should continue to be maintained how it is currently</i>
ANIMALS AND BIRDS					Habitat for pademelons, wallaby, lizards etc along with many birds.	
ACCESS AND CONNECTIVITY					Easy vehicular and walking access from Richmond via David's Way.	<i>A convenient carpark is available at the Reserve</i>
RECREATION & USAGE					Easy to walk circuit trail with flora interpretation signs and seats.	<i>I love the scenic views of Coal River Valley from the seat</i>
THREATS					Rubbish dumping, a few weeds, loss of traditional open native grassland patches.	<i>I would like to see the [rubbish] dumping and hooning taken more seriously</i>

Stay with us on the journey of caring for the Brinktop Bushland Reserve. Your comments are highly valued!
Go to <http://www.yoursay.ccc.tas.gov.au> to comment.



Appendix D – Bird species list

Birds recorded at Brinktop Reserve on 10 th October 2019
Masked lapwing
Sulphur-crested cockatoo
Noisy miner
Common starling
Swamp harrier
Green rosella
Superb fairy wren
Australian magpie
Forest raven
House sparrow
Grey butcherbird
Common blackbird
Welcome swallow
Silvereye
Little wattlebird
Grey fantail
Galah

Appendix E – Unanticipated discovery plan

Unanticipated Discovery Plan

For proponents and consultants dealing with Aboriginal Heritage in Tasmania

This paper provides a Plan that should be followed when dealing with unanticipated discoveries of Aboriginal Cultural Heritage such as sites and objects. The plan provides guidance to project personnel so that they may meet their obligations with respect to Aboriginal heritage in accordance with the *Aboriginal Relics Act 1975* and the *Coroners Act 1995*.

The Unanticipated Discovery Plan is in two sections. The first section primarily explains mitigation strategies that should be employed when any Aboriginal Cultural Heritage sites or items are discovered excluding skeletal remains (burials), while the second process deals specifically with skeletal remains (burials).

Discovery of Cultural Heritage Items

- Step 1: Any person who believes they have uncovered Aboriginal Cultural Heritage material should notify all employees or contractors that are working in the immediate area that all earth disturbance works must cease immediately.
- Step 2: A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal Cultural Heritage site or relics. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal Cultural Heritage relics have been assessed by a recognised Aboriginal Heritage Officer or Archaeologist.
- Step 3: Aboriginal Heritage Tasmania (AHT) in Hobart (ph 6233 6613) needs to be notified and consulted as soon as possible and informed of the discovery. AHT will then provide further advice in accordance with the *Aboriginal Relics Act 1975*.

Discovery of Skeletal Material

- Step 1: Call the Police immediately. Under no circumstances should the suspected skeletal remains be touched or disturbed. The area must now be considered a crime scene. It is a criminal offence to interfere with a crime scene.
- Step 2: Any person who believes they have uncovered skeletal material should notify all employees or contractors that are working in the immediate area that all earth disturbance works must cease immediately.
- Step 3: A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal remains. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.
- Step 4: Should the skeletal remains be determined to be of Aboriginal origin, the Coroner will contact the Tasmanian Aboriginal Land and Sea Council (TALSC) to arrange for repatriation of the remains, as per the *Coroners Act 1995*.



Guide to the most common sites of Aboriginal Significance

Stone Artefact Scatters

Stone artefacts are the tangible evidence found in regard to past Aboriginal lifeways. Stone artefacts indicate areas that were used by Aboriginal People, either for camping, hunting or other activities such as the manufacture of stone tools. Archaeologists can also determine the duration a site may have been occupied, the amount of times that the site may have been occupied, and the number of people that the area may have supported at any given time.

Some stone artefacts are the result of Aboriginal People fracturing or 'flaking' fine-grained rocks to produce sharp cutting or scraping implements. These were then used, for example, for cutting up animals and then scraping the hides. Volcanic rocks such as basalt were flaked and then ground down to form axes for a number of chopping and cutting tasks. The results of such activities can be seen in the archaeological record (i.e. scatters) in the form of modified stones such as cores, retouched flakes, hammerstones and flaked pieces. From these scatters, by understanding site density and frequency patterns, inferences can be made in relation to past Aboriginal lifeways.

Shell Middens

Shell middens by definition are prehistoric refuse pits. They are the leftover waste of resources exploited which formed the basis of Aboriginal diet. Midden sites can range in size from large mounds to small scatters of shell. Middens usually also contain as well as shell, the remains of animals exploited for food as well as artefacts of stone, bone and shell. These sites are usually found near waterways and coastal areas.

Rockshelters

Rockshelters can either be shelters which contain archaeological deposits from living floors or art rock shelters, and may occur in any area of rocky terrain. Sediments on the floor of the rockshelter can contain preserved stratified deposits of archaeological material. Art types found in rockshelters can vary greatly. It can be in the form of painting, stencils of body parts, tools and equipment, or engravings. Style variations in painting can cover animal or human figures, supernatural beings, and geometric patterns. Engravings can have similar variations as they can depict tools, humans, human parts, animals and birds and their tracks, geometric patterns and supernatural beings. Pecking is also a form of engraving.

Quarries or Stone Procurement Sites

Quarry sites occur where outliers of suitable tool-making stone appear. A quarry can be generally recognised by evidence of human manipulation and extraction of suitable material and the debris left by the processing of the suitable material. Some quarries can cover vast areas with extremely high amounts of lithic discard. Ochre or pigment was also quarried.

Burials

Burials can occur anywhere, though they are generally found close to areas where there was a high population concentration. Burials can occur where there are soft sediments such as sand hills, they can be found in caves and rockshelters and sometimes they can be associated with hollow trees.

Appendix F – Vegetation Condition Monitoring results

The VCA method

The TASVEG VCA method employs a set of vegetation characteristics for which change or variation between sites is taken to indicate differences in vegetation condition. The characteristics are stratified into site level characteristics and landscape context. Site characteristics are considered to be more relevant to land managers and include: large tree density, log density, canopy health, life form diversity, regeneration activity and the presence of weeds. The landscape component is determined by historical land use and location.

The present assessment was conducted in accordance with the Vegetation Condition Manual (the Manual - freely available at www.dpipwe.tas.gov.au)¹⁰. Rules and guidelines outlined in the Manual were used to determine the number of VCAs (zones) required. The rules were also used to assess site-level and landscape scores for each zone. At each zone, field-based observations were used to populate site characteristic matrices that reflect the range of classes specific to each characteristic. The range classes were used to determine a point score for each site characteristic against a benchmark.

¹⁰ Michaels (2006)

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve

TASVEG

FOREST VEGETATION
 (including woodlands, rainforests and non-eucalypt forests)

Vegetation Condition Assessment Form V1.0

DATE: 21/10/19	LOCATION: BRINKTOP RESERVE	MAP: —
SITE NAME: BRINKTOP	GRID REFERENCE (centre of zone): E 933415 N 9268294	
ZONE no./name: DGL	ASSESSOR: SCE ATKINSON	GPS DATUM (Circle one): WGS84 / ED50 / AGDS85
TASVEG VC CODE: DGL		
SIZE of zone (ha): 1		
COMMENTS:		WP473

Site Condition Score

 Large Trees Observed large trees: 344 / ha
 Benchmark DBH: 30 - Benchmark 1.0 / ha Score 4

Category & Description	% Canopy height*		
	>70%	50-70%	<50%
None present	0	0	0
>0 to 20% of the benchmark number of large trees/ha	3	2	1
>20% to 40% of the benchmark number of large trees/ha	4	3	2
>40% to 70% of the benchmark number of large trees/ha	5	4	3
>70% to 100% of the benchmark number of large trees/ha	6	5	4
>100% of the benchmark number of large trees/ha	7	6	5
>100% of the benchmark number of large trees/ha	8	7	6
>100% of the benchmark number of large trees/ha	9	8	7
>100% of the benchmark number of large trees/ha	10	9	8

 Large trees are defined as diameter at breast height (DBH) - see benchmark
 *Minimum proportion of an expected healthy canopy cover that is present (ie. not missing due to tree death or decline)

 Tree Canopy Cover
 Benchmark: 15% - Observed cover: 10% Score 5

Category & Description	% Canopy height*		
	>70%	50-70%	<50%
<10% of benchmark cover	0	0	0
<50% or >150% of benchmark cover	3	2	1
>50% or <150% of benchmark cover	5	4	3

Tree canopy cover is defined as those canopy tree species reaching 100% of mature height - see benchmark description

*Minimum proportion of an expected healthy canopy cover that is present (ie. not missing due to tree death or decline)

 Lack of Weeds
 Observed weed cover: 13%
 Observed high threat weeds: 13% Score 13

Category & Description	High threat weeds**		
	None	<50%	>50%
> 75% cover of weeds	0	0	0
25-75% cover of weeds	4	2	0
10-25% cover of weeds	7	6	4
5-10% cover of weeds	11	9	7
<5% cover of weeds**	15	13	11

*Proportion of weed cover due to high threat weeds

**High threat weed species are defined as introduced species (including non-indigenous 'weeds') that achieve >5% cover in the zone or those weed species listed as high threat weeds in Tasmania

A list of high threat weeds in Tasmania is provided in the TASVEG Vegetation Condition Assessment manual

***Total weed covering negligible (<1%) and high threat weed species are present then score 12

The Assessor should determine the threat posed by any weed in the zone listed or not

Understorey Life Forms 38

 Benchmark No. Life Forms: 30
 Phytophthora dieback symptoms (tick if observed)

LF code from benchmark	# top observed benchmark	% cover observed benchmark	Present (tick)	Modified (tick)
IT	1 / 1	5 / 5		
T	4 / 4	10 / 10		
S	7 / 7	10 / 10		
Total	12	25		
PS	3 / 3	5 / 5		
H	13 / 13	5 / 5		
G	6 / 6	10 / 10		
LSR	2 / 2	10 / 10		
MSR	2 / 2	10 / 10		
GF	0 / 1	0 / 1		
FF	0 / 1	0 / 1		
SCE	0 / 1	0 / 1		
ML	1 / 1	1 / 1		
SC	1 / 1	1 / 1		
Total	38	100		

 Present: Life forms with benchmark cover of <10% are considered 'present' if the specimens are observed.
 Life forms with benchmark cover of >10% are considered 'present' if the life form is observed at least once at the site of the zone

 Modified: Life forms with benchmark cover of >10% are considered 'modified' if the life form is observed at the site of the zone and either:
 - <50% of benchmark cover is observed, or
 - no reproductive or other life forms are observed
 Life forms with benchmark cover of >10% are considered 'substantially modified' if the life form has either:
 - <50% of benchmark cover observed, or
 - <10% of benchmark cover observed

Understorey Summary

Benchmark life forms present: 25 Score 25

Category and Description	Score
All strata and life forms effectively absent	0
Up to 50% of life forms present	5
>50% to 90% of life forms present	10
>90% of life forms present	15
>90% of life forms present	20
>90% of life forms present	25

*Significantly disturbed site definition under each size.

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve

TASVEG

FOREST VEGETATION
(including woodlands, rainforests and non-eucalypt forests)

Vegetation Condition Assessment Form V1.0

DATE: <u>2/10/19</u>	LOCATION: <u>Brinktop Bushland Reserve</u>	MAP: <u>4726 3546</u>
SITE NAME: <u>David's Way</u>	GRID REFERENCE (centre of zone): <u>533257</u>	
ZONE no./name: <u>2 ha</u>	ASSESSOR: <u>Lee Atkinson</u>	GPS DATUM (circle one): <u>WGS84</u> / <u>GDA94</u> / <u>ADG86</u>
TASVEG VC CODE: <u>DUG</u>		
SIZE of zone (ha): <u>2 ha</u>		
COMMENTS:		

Site Condition Score

Large Trees Observed large trees 15 #/ha
Benchmark DBH 10 #/ha Score 10

Category & Description	% Canopy Health*		
	>10%	10-25%	<10%
None present	0	0	0
<10% to 20% of the benchmark number of large trees/ha	3	2	1
>20% to 40% of the benchmark number of large trees/ha	4	3	2
>40% to 70% of the benchmark number of large trees/ha	5	4	3
>70% to 100% of the benchmark number of large trees/ha	6	5	4
>100% of the benchmark number of large trees/ha	7	6	5
>100% of the benchmark number of large trees/ha	8	7	6
>100% of the benchmark number of large trees/ha	9	8	7
>100% of the benchmark number of large trees/ha	10	9	8

Large trees are defined by diameter at breast height (DBH) - see benchmark
*estimate proportion of an expected healthy canopy cover that is present
(is not missing due to tree death or decline)

Tree Canopy Cover
Benchmark 15 % Observed cover 30 % Score 3

Category & Description	% Canopy Health*		
	>10%	10-25%	<10%
<10% of benchmark cover	0	0	0
<50% or >150% of benchmark cover	1	2	1
>50% or <150% of benchmark cover	3	4	2

Tree canopy cover is defined as those mature tree species forming >10% of mature height - see benchmark description
*estimate proportion of an expected healthy canopy cover that is present
(is not missing due to tree death or decline)

Lack of Weeds
Observed weed cover 0 %
Observed high threat weeds 0 % Score 0

Category & Description	% High Threat Weeds*		
	None	<50%	>50%
> 75% cover of weeds	0	0	0
25-75% cover of weeds	4	2	1
10-25% cover of weeds	7	5	4
5-10% cover of weeds	11	8	7
<5% cover of weeds**	15	13	11

*Proportion of weed cover due to high threat weeds
**High threat weed species are defined as introduced species (including non-indigenous natives) that achieve >10% cover in the zone or those weed species listed as high threat weeds in Tasmania
A list of high threat weeds in Tasmania is provided in the TASVEG Vegetation Condition Assessment manual
The total weed cover is negligible (<2%) and high threat weed species are present then score '15'
The Assessor should determine the threat posed by any weed in the zone listed or not

Understorey Life Forms

Benchmark No. Life forms 10
Phytotaphra cinnamomi symptoms (tick if observed)

LP code from benchmark	# spp observed/ benchmark # spp	% cover observed/ benchmark % cover	Present (tick)	Modified (tick)
IT	1/1	15/15		
T	3/3	15/15		
S	5/5	15/15		
Total	10/10	100/100		
PS	2/2	10/10		
H	10/10	15/15		
G	6/6	30/30		
LSR	1/1	10/10		
MSR	2/2	10/10		
GF	2/2	10/10		
TF	0/0	0/0		
SCE	0/0	0/0		
ML	2/2	10/10		
SC	1/1	10/10		
Total	20/20	100/100		

Life forms with benchmark cover of <10% are considered 'present' if any are observed
Life forms with benchmark cover of <10% are considered 'absent' if no life forms are observed at 100% of benchmark cover

Modified (tick) if:
- <10% of benchmark species observed, or
- life forms with benchmark cover of <10% are considered 'absent' if no life forms are observed at 100% of benchmark cover
- <10% of benchmark species observed, or
- <10% of benchmark species observed

Understorey Summary

Benchmark Life forms present 10 % Score 15

Category and Description	Score
All strata and life forms effectively absent	0
Up to 50% of life forms present	5
>50% to 90% of life forms present	10
>90% of life forms present	15

*significantly disturbed site deflection under patch size.

Attachment 1

DRAFT Reserve Activity Plan 2020-30

Brinktop Bushland Reserve

Appendix G – Plant species lists for native vegetation communities

Site: 1 DGL - Eucalyptus globulus dry forest and woodland

Grid Reference: 538486E, 5269636N
Accuracy: GPS (within 10 metres)
Recorder: Joe Atkinson
Date of Survey: 22 Oct 2019

Trees: *Acacia melanoxylon*, *Eucalyptus amygdalina*, *Eucalyptus globulus* subsp. *globulus*, *Eucalyptus ovata* var. *ovata*

Tall Shrubs: *Acacia dealbata* subsp. *dealbata*, *Acacia mearmsii*, *Allocasuarina monilifera*, *Allocasuarina verticillata*, *Bursaria spinosa* subsp. *spinosa*, *Dodonaea viscosa* subsp. *spatulata*, *Exocarpos cupressiformis*

Shrubs: *Acacia genistifolia*, *Bossiaea prostrata*, *Olearia ericoides*

Low Shrubs: *Astroloma humifusum*, *Lissanthe strigosa* subsp. *subulata*, *Pultenaea pedunculata*

Herbs: *Convolvulus angustissimus* subsp. *angustissimus*, *Dianella brevicaulis*, *Dianella revoluta*, *Dichondra repens*, *Geranium potentilloides* var. *potentilloides*, *Leptorhynchus squamatus*, *Myosotis australis*, *Oxalis perennans*, *Ptilotus spathulatus*, *Senecio quadridentatus*, *Senecio* sp., *Viola hederacea*, *Vittadinia*

Graminoids: *Lepidosperma laterale*, *Lomandra longifolia*

Grasses: *Anthosachne scabra*, *Austrostipa* sp., *Poa sieberiana*, *Poa* sp., *Rytidosperma* sp., *Themeda triandra*

Weeds: *Aira caryophyllea*, *Briza maxima*, *Briza minor*, *Centaurium erythraea*, *Chrysanthemoides monilifera* subsp. *monilifera*, *Dactylis glomerata*, *Hirschfeldia incana*, *Lycium ferocissimum*, *Lysimachia arvensis*, *Plantago lanceolata*, *Rosa rubiginosa*, *Sanguisorba minor*, *Solanum nigrum*

Site: 2 Eucalyptus viminalis grassy woodland

Grid Reference: E, N
Accuracy: GPS (within 10 metres)
Recorder: Joe Atkinson
Date of Survey: 21 Nov 2019

Trees: *Eucalyptus globulus* subsp. *globulus*, *Eucalyptus ovata* var. *ovata*, *Eucalyptus viminalis* subsp. *viminalis*

Tall Shrubs: *Acacia dealbata* subsp. *dealbata*, *Acacia mearmsii*, *Allocasuarina verticillata*, *Bursaria spinosa* subsp. *spinosa*, *Dodonaea viscosa* subsp. *spatulata*

Low Shrubs: *Astroloma humifusum*

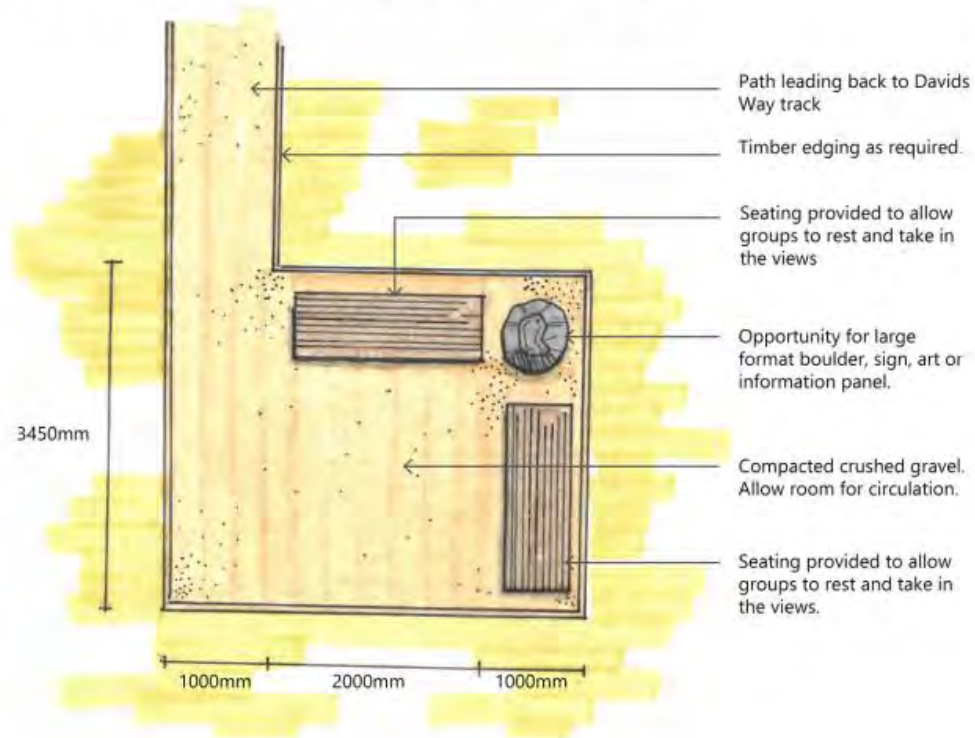
Herbs: *Convolvulus angustissimus* subsp. *angustissimus*, *Vittadinia muelleri*

Graminoids: *Lomandra longifolia*

Grasses: *Austrostipa* sp., *Poa rodwayi*, *Poa* sp., *Rytidosperma setaceum*, *Themeda triandra*

Weeds: *Cirsium vulgare*, *Cynosurus echinatus*, *Dactylis glomerata*, *Hirschfeldia incana*, *Hypochaeris radicata*, *Plantago coronopus*, *Plantago lanceolata*, *Rosa rubiginosa*, *Sanguisorba minor*, *Solanum nigrum*, *Ulex europaeus*

Appendix H – Concept Seating Plan (not to scale)



Attachment 2

A Summary of the Proposed Amendments to the Draft Brinktop RAP 2020-30

The draft Brinktop Reserve Activity Plan 2020-30 was open to community consultation from the 13th January 2020 to the 2nd of March 2020. During this time the website hosted by the Clarence City Council (CCC) that contained information on the project, feedback forms, and the draft RAP, received 334 page visits. Analytics performed by the CCC concluded that of these visits, 63 were ‘informed participants’, meaning that they downloaded a document from the website (39 visitors), visited multiple project pages (56 visitors), or contributed to a tool¹ (9 visitors) (Appendix 1).

The feedback received via these forms have been compiled in **Table 1** along with corresponding changes (or where no changes have been made, a rationale for doing so). **Table 2** summarises any resulting modification to Management Actions.

Of the key Management Actions included in online survey component all were supported by a majority of respondents other than Management Action 1 (opposed by 5 out of 9 respondents, see Appendix 2). Only one respondent who was opposed to the action provided comment on why, citing safety concerns, and as such the Management Action has been retained but with particular note to instead conduct a feasibility study to address the support and likelihood of use for the infrastructure and also to address safety concerns.

Management Action 1 is the only action to have been altered in wording or otherwise in response to the community consultation feedback forms and was amended accordingly; *“Modify the existing vehicular barrier on old Brinktop Road to allow a narrow path for cyclists”*

“Conduct a feasibility assessment into modifying the existing vehicular barrier on old Brinktop Road to allow a narrow path for cyclists”.

No other comments have resulted in change to Management Actions as they were either considered to be endorsements of existing actions or where requests are not deemed appropriate, justification has been included for not incorporating these (Table 1).

As a result of the community feedback, a few minor changes have been made to the details of the Management Actions in the RAP. Management Action 1 now includes explicit mention of safety considerations in the planning phase of this action. Additionally, involving Bicycle Network in the planning process is also included.

Some respondents expressed concern at placing unnecessary signage in the reserve, with one member of the community worried about the risk of vandalism (and subsequent financial burden) and another at the saturation of signage influencing the natural values of the reserve. A note on potential for vandalism has been noted under Management Action 18.

¹ Contributed to a tool refers to those who completed a survey providing feedback on the draft RAP and its management actions

Attachment 2

Table 1: Evaluation of the Comments Received

Comment	Relevant Management Action	Evaluation and recommended amendments
This is a good idea (whole plan)	Whole plan	Treated as a comment/endorsement, no action required
I enjoy this walk with my dog. We usually see native creatures. Views are great	Whole plan	Treated as a comment/endorsement, no action required
Cyclists on this road is a real safety issue with the road being so narrow and will be more so if this is promoted	1	Stipulation to address potential safety issues before implementation added to Management Action 1 details ²
Talk to Bike Australia	1	Consultation with Bicycle Network suggested in Management Action 1 details ³
I am a keen cyclist and the prospect of added cycling tracks anywhere would be such a bonus	1	Treated as a comment/endorsement, no action required
This is a good idea we need all the remnant bushland we can get for our native species	2	Treated as a comment/endorsement, no action required
It is important to maintain viable areas of bush and wildlife corridors	2	Treated as a comment/endorsement, no action required
Caring for our bushland is essential for an ongoing sustainable future for all	2	Treated as a comment/endorsement, no action required
Information signs on native plant and animals and local history along the walk would assist in the education benefits of the walk	18	Treated as a comment/endorsement, no action required
Put it on a website. Vandalism trash signs and waste financial resources	18	It is considered that in-situ signage has a higher utility and engagement potential, however online resources should also be made available and a switch to online-only may be considered in the event of repeated vandalism. Words to this effect added under Management Action 18 ⁴

² Sentence to be added to final paragraph on **p.10, section 4.5**: ***"Members of the community expressed concern at the safety/need for this infrastructure, thus at this stage it is recommended that a feasibility study be conducted to investigate likely use and any potential safety concerns."***

³ Added as the final sentence on **p.10, section 4.5**: ***"Consultation with groups such as Bicycle Network may aid the planning process."***

⁴ Paragraph to be added **p. 24, section 14.2**: ***"During community consultation on the draft RAP, some members of the community expressed concern around signage. Some commenters were concerned by placing unnecessary signage in the reserve, with reference to the risk of vandalism (and associated financial burden) and at the saturation of signage influencing the natural values of the reserve. One suggestion was to move signage to a purely online format. It is considered that in-situ signage has a higher utility and engagement potential, however online resources should also be made available and a switch to online-only interpretative information should be considered in the event of repeated vandalism."***

Attachment 2

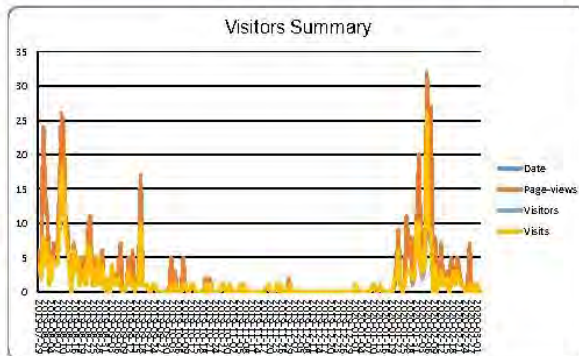
So many areas now has interpretative signage. I think at times there is too much information.	18	The proposed sign is the only sign in the reserve and as such is not considered to threaten natural values of the site in any way
Weed removal enables native plants, insects and animals to thrive	8	Treated as a comment/endorsement, no action required
Not sure whether removing native shrubbery is a sustainable practice	8	Management action stipulates sensitive removal, any removal of native shrubbery would not be conducted to an unsustainable degree and only would be performed to maintain grassy open patches
Well you can't have a reserve without one [Bushfire Plan]	9	Treated as a comment/endorsement, no action required
Maybe you could coordinate with Tas Tafe and get the CLM [Conservation & Land Management] students involved in this process	15	A detail added to this end in Management Action 15 ⁵
Spread the word. Promote pride and understanding	11	Treated as a comment/endorsement, no action required
Great to get young people involved in maintaining our reserves for future generations	11	Treated as a comment/endorsement, no action required
People get tired, makes sense	17	Treated as a comment/endorsement, no action required
Better to leave fallen logs or rocks. How many people would use seats?	17	Logs and rocks are not considered inclusive of the wide range of people using the Brinktop trails, seats provide rest opportunities to a wide range of the community
This will allow those who need to rest an opportunity to do so	17	Treated as a comment/endorsement, no action required
This helps with the history of the place and gives people a sense of knowledge	18	Treated as a comment/endorsement, no action required

⁵ Paragraph to be added to **p. 26, section 15: "Additionally, as suggested by community members during consultation on the draft RAP, the potential to engage TasTafe students enrolled in the certificate course Conservation and Land Management should also be investigated."**

Attachment 2

Appendix 1. Project report for engagement with online resources regarding the RAP

Project Report:	Brinktop Bushland Reserve Activity Plan 2020 - 2030 Consultation	13-Jun-2019	to	02-Mar-2020
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Project Highlights

Total Visits	334
New Registrations	12
Video views	0
Photo Views	0
Document Downloads	49

Admin Notes

ENGAGED PARTICIPANTS	9		
Engaged Actions Performed	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	9	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

INFORMED PARTICIPANTS	63
Informed Actions Performed	Participants
Viewed a video	0
Viewed a photo	0
Downloaded a document	39
Visited the Key Dates page	0
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	56
Contributed to a tool (engaged)	9

AWARE PARTICIPANTS	290
Aware Actions Performed	Participants
Visited at least one Page	290

ENGAGEMENT TOOLS SUMMARY							
Forum Topics	0	Guestbooks	0	Places	0	News Feeds	0
Qandas	0	Quick Polls	0	Stories	0	Survey Tools	2
						Ideas	0

Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
SurveyTools	Draft Brinktop Bushland Reserve Activity Plan 2020 - 2 published		17	9	0	0
SurveyTools	Brinktop Bushland Reserve Activity Plan 2019 - 2029 Archived		20	0	0	0

INFORMATION WIDGET SUMMARY							
DOCUMENTS	3	PHOTOS	0	VIDEOS	0	FAQS	0
						KEY DATES	0

Widget Type	Engagement Tool Name	Visitors	Downloads/Views
Document	Brinktop Bushland Reserve Map	34	38
Document	Draft Brinktop Bushland Reserve Activity Plan 2020-2030	9	11
Document	Report Card for Draft Brinktop Bushland Reserve Activity Plan 2020 - 2030	0	0

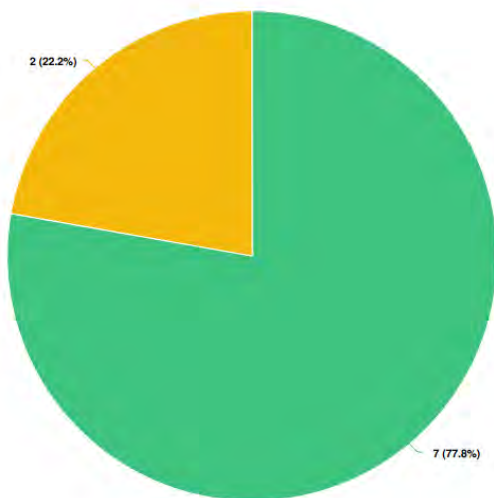
Appendix 2. Percentage yes/no responses for survey respondents

Attachment 2

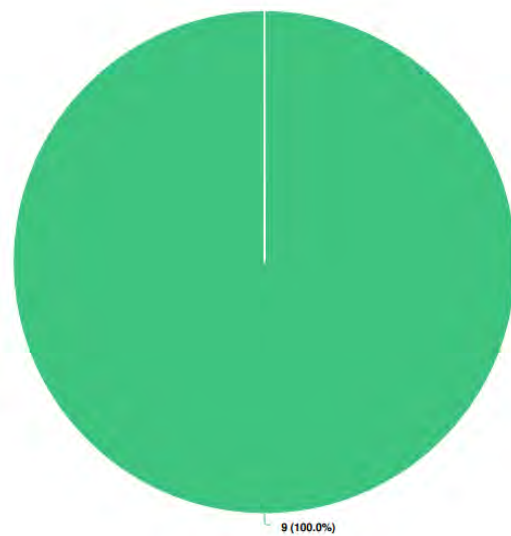
Develop a coordinated approach with Sorell Council towards caring for remnant bushland close to the reserve.



Maintain open grassy patches using ecological burning and sensitive removal of invading native shrubbery.

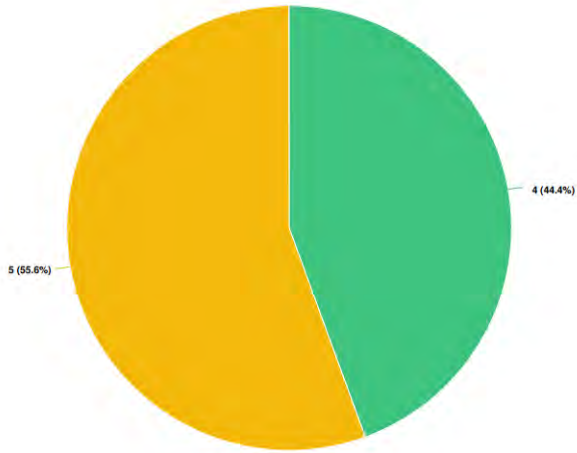


Develop a bushfire management plan for the reserve.

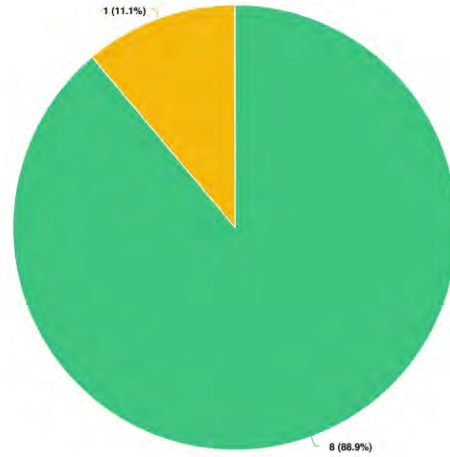


Attachment 2

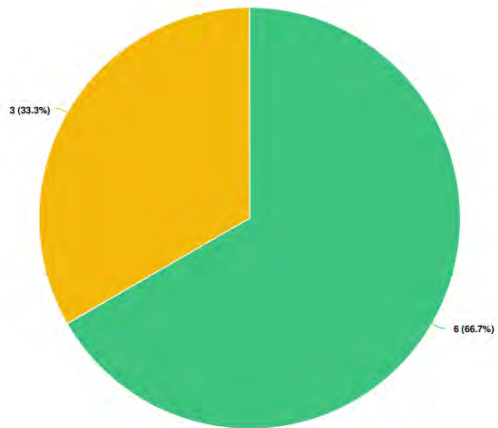
Modify the vehicular barrier on old Brinktop Road to provide a narrow path for cyclists.



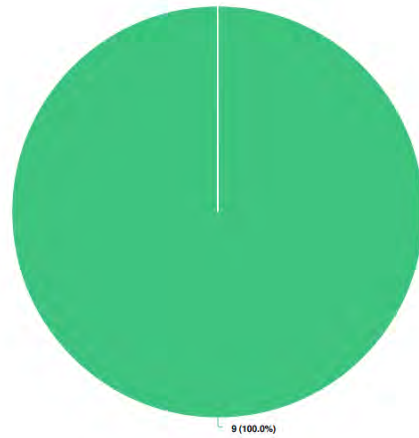
Install up to four seats along David's Way.



Install interpretative signage developed by Coal River Valley Sustainable Living Group.



Liaise with local schools to promote educational and citizen science activities in the reserve.



11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 CLARENCE KEEP CONNECTED INITIATIVE UPDATE****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to provide a preliminary update on the first two weeks of progress of the Clarence Keep Connected (CKC) initiative since its commencement on 3 April and up to 7 April 2020.

RELATION TO EXISTING POLICY/PLANS

The CKC initiative relates directly to Council's Business Continuity Plan, *Strategic Plan 2016-2026*, *Community Engagement Policy 2020*, and multiple associated plans and policies.

LEGISLATIVE REQUIREMENTS

There are no associated legislative requirements.

CONSULTATION

Several community engagement methods were used to inform the community about the project and to enable widespread community participation, for individuals to contribute to the CKC initiative.

FINANCIAL IMPLICATIONS

While the initiative does not have a specific budget allocation, current costs associated with the development and delivery of CKC are being redirected from existing budget accounts. The expenditure is within existing budget allocations.

Medium and long-term delivery of outcomes associated with the initiative, will be linked to annual Council budget discussions for next financial year 2020/2021.

RECOMMENDATION:

That Council:

- A. Notes this update report on the Clarence Keep Connected initiative.
- B. Endorses the Clarence Keep Connected initiative as an important element of Council's broader community engagement strategy during the COVID-19 pandemic crisis.

CLARENCE KEEP CONNECTED INITIATIVE UPDATE /contd...

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** In response to the continually evolving health situation, restrictions and insecurities brought about by the COVID-19 pandemic crisis and noting that the measures announced by Federal and State Governments that are changing daily, Council is still providing as many services as it can. In addition to anxieties and fears around our health, social distancing requirements mean that we are all more isolated than ever and unable to access our usual support networks.
- 1.2.** As part of Council's Business Continuity Plan (BCP) a project working group was established by the Leadership Group (Mayor, Deputy Mayor and General Manager) consisting of the Deputy Mayor and key Council officers from community, cultural and strategic development teams. The working group aims to gain a clearer understanding of the emerging issues facing the residents of Clarence and to work on short, medium and longer-term strategies and actions to help with community resilience and recovery.
- 1.3.** The Clarence Keep Connected (CKC) initiative was established and commenced on 3 April 2020. This report provides a snapshot of the first two weeks of the initiative in relation to feedback from individual residents and programs and projects that are underway to support the community.

2. REPORT IN DETAIL

- 2.1.** The purpose of the CKC initiative is to connect with Clarence residents and listen to what they need during the COVID-19 pandemic, to find out what is working well in the community, where gaps exist and to help deliver a response that is beneficial to community recovery. The aim is to build a nuanced community recovery response over what is expected to be a long recovery period.

- 2.2.** Community in all its forms – individuals, groups, organisations, and businesses, is at the heart of Council business. While Council is still providing as many services as possible, the reality is that most of Council’s community and cultural services are reliant on individuals and groups meeting, gathering, and interacting together. Current social distancing requirements mean that this is no longer possible, and this increases social isolation and loss of connections within our communities.
- 2.3.** The CKC initiative is an important investment for Council. While delivery of Council’s current community and cultural programs has been impacted, listening to and working with the community will help to ensure that Council’s programs and services are adding value in the ability for the community to stay safe, recover and remain resilient into the future. The initiative is consistent with Council’s Community Engagement Policy.
- 2.4.** A CKC initiative project plan, including communication strategy and reporting on budget implications has been developed. Additionally, a comprehensive key contact list was collated to improve referrals to key service providers and supports. The initiative is focused on three key areas:
- the health, wellbeing and safety of individuals;
 - utilising multiple communication channels; and
 - maintaining and developing strong partnerships.
- 2.5.** Several key questions were developed to help engage with the community, and a variety of methods developed to inform and enable in the first instance, widespread individual community participation. These methods included:
- the creation of a dedicated telephone number, 6217 9740 so that people could call in and talk to one of the community development team;
 - installation of 60 corflute signs across the City, advertising the dedicated phone number and Council’s website;
 - an open letter mail-out to all households in the City by the Mayor informing of the initiative and how to participate (including Council’s “Every Day is Neighbour Day” connection card);

- emailing the Community Development Team at community@ccc.tas.gov.au
- writing to Council through Julie Andersson, PO Box 96, Rosny Park TAS 7018; and
- engaging online through Your Say <https://www.yoursay.ccc.tas.gov.au/>

- 2.6.** In summary, the most detailed responses in the two weeks since the initiative commenced has been received online through the Your Say engagement portal, which received 28 responses.
- 2.7.** The dedicated telephone number for people to call in has started to gain interest with eight calls, at this stage mostly due to the corflute signs installed across the City. This has been particularly useful for direct referrals to key support services where required.
- 2.8.** The open letter mail-out to all households in the City commenced from 14 April. In order to minimise delivery costs, this has been achieved through a low-cost letterbox drop service and the in-kind work of Council Officers.
- 2.9.** It is anticipated that once knowledge of the initiative grows, including direct targeting of organisations, partners, and businesses as part of the next stage of the initiative, responses from the community will rapidly increase over the coming weeks.
- 2.10.** An analysis of the raw data received from the first 33 individuals participating in the initiative revealed several common emerging issues and needs affecting the community at this time including:
- social isolation;
 - economic hardship;
 - less ability for physical exercise;
 - need for increased connections, particularly for older or isolated people;
 - need for targeted services around waste, shopping, childcare, volunteering;

- impacting on mental health; and
- understanding what Council is doing in response to this pandemic.

2.11. What the community is most missing are social connections, and the physical and cultural activities.

2.12. The greatest change or impact reported by the community on their health and wellbeing at this time has been a decline in mental and physical health and access to support. Additionally, similar aspects have been recommended by the community to help cope with the COVID-19 pandemic situation, including looking after your own mental, physical and cultural health and helping others.

2.13. This is particularly important, as when asked what challenges individuals and/or their households will face in the longer term (6-12 months from now) as a result of the current COVID-19 pandemic, they cited financial, mental and physical health, isolation and social connections as being important.

2.14. In two weeks, 17 people identified they had capacity to volunteer and help others combat social isolation, and access community supports. Council's Community Volunteer Service is currently processing all offers of assistance to support older isolated adults and people with chronic illness and disabilities in the City. Other offers of support are being referred to Volunteer Tasmania EV (Emergency Volunteer) CREW for processing.

2.15. Other Tasmanian Councils have responded to the pandemic in similar ways in ensuring that they are maintaining good communications with and connections to their communities, for example Huon Valley and Kingborough.

3. CONSULTATION

3.1. Community Consultation

Several consultation methods were used to inform the community about the project which included a direction letter box drop, multiple social media posts and the use of Council's digital platforms of Your Say Clarence, live Clarence, and the Council's Facebook page.

3.2. State/Local Government Protocol

Nil.

3.3. Other

This is an internal Council initiative working group at this stage.

3.4. Further Community Consultation

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. The CKC initiative relates directly to Council's *Strategic Plan 2016-2026*, and *Community Engagement Policy 2020*, and multiple other associated plans and policies.

4.2. There will be direct implications on the ability for Council to continue to implement endorsed plans and their associated actions.

5. EXTERNAL IMPACTS

External impacts are reliant on new restrictions and measures announced by Federal and State Governments.

6. RISK AND LEGAL IMPLICATIONS

There are no risk and legal implications.

7. FINANCIAL IMPLICATIONS

7.1. The total cost of setting up and delivering the project to date is \$7,081.10. These costs are summarised as follows:

Corflute signs cost and staff time (\$1,101 ex gst + \$292.10)	\$1,393.10
Mayoral letter print out/fold Xerox (\$2,360) and part distribution (\$1,300)	\$3,660
Neighbour Day Connection Cards - 20,000 distribution included above	\$2,028

- 7.2.** Current costs associated with the development and delivery of CKC are being redirected from existing budget allocations. It is anticipated any further costs of the initiative will also be redirected in this manner. This is possible because some planned activities are not currently taking place due to COVID-19 restrictions.
- 7.3.** Medium and long-term delivery of outcomes associated with the initiative will need to be considered in conjunction with the annual Council budget discussions for next financial year 2020/2021.

8. ANY OTHER UNIQUE ISSUES

The interruption to normal activities in the community has been severe because of the impact of the COVID-19 pandemic; it is something we have not experienced. Councils are establishing communication channels with their communities to better understand issues and needs, and to then formulate recovery responses.

9. CONCLUSION

- 9.1.** The purpose of the CKC initiative is to connect and listen to what people need during the COVID-19 pandemic, to find out what is working well in the community and help deliver a response that is beneficial and targeted to community recovery.
- 9.2.** Involving the community is central to this initiative. The initial feedback from the community responses over a two week period revealed several common emerging issues and emerging needs affecting the community.
- 9.3.** It is anticipated any further costs of the initiative will be redirected from existing budget accounts, however medium and long-term delivery of outcomes associated with the initiative, will need to be considered in conjunction with the annual Council budget discussions for next financial year 2020/2021.

- 9.4.** Immediate actions that can take place in respect of informing the community on the results of the initiative to date, and ensuring the community has knowledge of the current Council programs that are available.

Attachments: 1. Table of Questions and Emerging Issues (2)

Ian Nelson
GENERAL MANAGER

TABLE OF QUESTIONS AND EMERGING ISSUES

Questions	Emerging Issues
How are you and your household currently being affected by the COVID-19 pandemic situation?	Social Isolation Economic Hardship Less Ability for Physical Exercise: Working from home; Concern for isolated elderly loved ones; Loss of work/employment/income, especially for young people; home schooling children; Limited access to exercise/recreation; Experiencing stigma due to having contact with school communities/working in essential services.
What immediate needs do you have as a result of the COVID-19 social distancing measures? (eg help with picking up food etc)	Increased Connections Targeted Services around Waste, Shopping, Childcare: Need access to natural areas for recreation; More garbage/green waste collection; Shopping and mail; Children connections/respite from childcare/social connections; social distancing and hygiene. Other ideas: Pedestrian lights on walk every time so no pushing buttons needed.
What are you missing most due to current social distancing measures?	Social Connections, Physical and Cultural Aspects of Living: Face to face interaction with family and friends; Exercise/surfing/sport; Natural areas/parks/skate parks/mountain bike tracks; Eating out/going to gigs/theatre/church; Changes to children's education/schooling and care; Freedom and lifestyle.
What changes, if any, have you experienced to your health and wellbeing?	Decline in Mental and Physical Health and Access to Support: Mental health concern - worry/stress/anxiety/depression/despair/sad/grief/angst/dissatisfied; Lack of exercise and physical activity; Weight gain and increased consumption of food and alcohol; Sleep difficulties; Connection and isolation; Patience and pressure; Access to health care. On the upside: Having time to breathe; More time for own health and wellbeing.

What are some of the things you have done or would recommend to others to cope with the COVID-19 pandemic situation?	Looking after own Mental, Physical, Cultural Health and Helping Others: Exercise – if possible, go outside, walk every day; connect with neighbours – use social media/online tools to connect face to face; Gardening; Online resources/learning/music/singing; Cooking bread/tasty food/preserving; Personal development – mindfulness/pray/patience/goal setting/planning/keep a routine/help others/respect/get space; Be real – if you're not okay, reach out, don't beat yourself up; Comedy/games/hobbies.
How do you think that Clarence City Council can better support the community at the moment?	Services Available/Support Available/Communicating these: Ensure continued/improved access to bushland/parks/beaches/tracks; Communicate/provide and share information/let community know what is happening/share resources/look out for those not on internet/clear messaging; Increased waste services as there is increased need; Online arts and performance/exercise and yoga/opportunity for connection; Reduce/cancel rates – contain spending; Support people with transport for shopping/call elderly/isolated; Encourage new business ideas/link to online opportunities; Free native plants/seedlings; Encourage/enforce clear social distancing.
What are the challenges that you and your household will face in the longer term (6-12 months from now) as a result of the current COVID-19 pandemic?	Financial, Mental and Physical Health, Isolation and Social Connections: Loss of employment/work/income; Financial implications; Mental health strain/physical health and wellbeing; Schooling and childcare; Socialising and re-establishing friendships; Restriction to freedoms/changes to interactions/protect elderly in spaces.
Do you have the capacity to volunteer in any way? Please describe what you can offer as a volunteer? (eg hours/assistance)	Helping Others: In 2 weeks, 17 people identified they had capacity to volunteer and Council's community volunteer service is currently processing all offers of assistance.

11.7.2 COMMUNITY GRANTS PROGRAM ON HOLD AND REFOCUS TO COVID-19 ASSISTANCE
(File No 09-17-02)**EXECUTIVE SUMMARY****PURPOSE**

To endorse the temporary repurposing of the Community Grants Program and to refocus funds towards the COVID-19 Community Support Package.

RELATION TO EXISTING POLICY/PLANS

- Community Grants Policy and Program; and
- Strategic Plan 2016 – 2026.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

No additional funds are required; however, some current budget allocations can be redirected to the community support package.

RECOMMENDATION:

That Council endorses:

- A. The temporary suspension of the Community Grants program apart from the Quick Response Grants.
- B. The in-principle repurposing of existing program allocations to fund the COVID-19 Community Support Package, to a maximum allocation of \$150,000, with the General Manager to provide a further report to Council at its next meeting identifying budget reallocations for confirmation by Council.
- C. The COVID-19 Community Support Package Grants guidelines.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. At its Meeting of 6 April 2020, Council as part of its Community Support Package resolved that the *“Community Grants Program be refocussed to support local businesses, not-for-profit organisations and community organisations recover their operations to help build resilience, until 30 June 2021”*.

- 1.2.** As a result, the assessment of the March 2020 round of Community Support applications and the Quick Response grants were suspended. The Community Grants program's remaining funds, as well as other allocations from various programs that will not be spent because of the impact of the COVID-19 pandemic for the 2019-2020 financial year, are now available to support this new initiative.
- 1.3.** Guidelines have been prepared to administer this grant program.

2. REPORT IN DETAIL

- 2.1.** At its Meeting of 6 April 2020, Council resolved that the *“Community Grants Program be refocussed to support local businesses, not-for-profit organisations and community organisations recover their operations to help build resilience, until 30 June 2021”*.
- 2.2.** The current grant framework consists of three types of grants:
- Quick Response Grants (QRG) – Annual grant funds of \$10,000 to support individuals or groups for amounts of up to \$150 for one-off activities or projects that benefit the Clarence community or a local resident.
 - Community Support Grants (CSG) – Annual grant funds of \$35,000 to support groups for amounts of up to \$1,500 for one-off activities or projects that benefit the Clarence community. The grants are awarded bi-annually. This replaces the existing Financial Assistance to Community Groups grant; and
 - Community Partnership Grants (CPG) – Annual grant funds of \$30,000 aims to invest in the development of the Clarence community by offering amounts of up to \$15,000 as a one-off payment or as a recurrent funding (up to \$5,000 p.a. over a maximum of three years) for projects or activities that benefit the Clarence community.

- 2.3.** The assessment of the March 2020 round of Community Support Grants has been suspended. Ten Grant applications to the value of \$10,922.30 were received. Similarly, the Quick Response Grants have been suspended. The Partnership Grants applications were resolved in November 2019. For the outstanding applications, the applicants will be formally advised that they will not be acted on and where appropriate encouraged to apply for the new grant.
- 2.4.** The total of available community grant funds from the 2019-2020 budget allocations that can be refocussed is \$73,761; this includes carry overs from previous years. There is further funding of \$78,000 available from other program areas. This further funding is available as the original budget allocations are unlikely to be spent due to the COVID-19 pandemic crisis.
- 2.5.** It is suggested that \$150,000 is made available for this new grant and that the balance is used to support the continuation of the Quick Response Grants.
- 2.6.** The attached guidelines (**Attachment 1**) detail how the grant will be administered. The main features of the guidelines are:
- For not-for-profit organisations and community groups the assessment criteria are the same as those for the existing community support grants with the additions that the applicant must not have or will not receive significant funding from the other levels of government; and the activity must relate to a noticeable impact of COVID-19 on their organisation or community.
 - For businesses it will only be available for small businesses, those employing 10 or less full time equivalent employees; must be based in Clarence; must have experienced a 30% drop or more in their turnover; must not have or will not receive significant funding from the other levels of government; demonstrated capacity to foster prosperity or sustainability; and must not be a government organisation.
 - Maximum grant allocation of \$2,500 to each not-for-profit organisation, community group or business.

- The determination of grant allocations will be merit based and competitive.
- Applications will be approved by the General Manager on recommendations from an assessment panel made up of staff. Applications and approvals will be notified to Council by the General Manager at each Council Meeting during the period that grant applications are active/being determined.
- Applications will be open for two weeks and determined within five business days of the application period closing.

2.7. The availability of the new grant will be advertised in the usual manner – via “The Mercury”, Eastern Shore Sun, Council’s website and Facebook page, posters and email to relevant networks.

2.8. Depending on the adopted 2020/2021 Annual Estimates, the usual annual amount of \$75,000 for the community grant program, may be available to continue supporting Council’s response to the pandemic, if appropriate. If this is necessary another round of grants will be considered.

3. CONSULTATION

3.1. Community Consultation

No consultation has occurred, however subject to approval, the availability of Community Support Package Grants will be advertised in the usual manner.

3.2. State/Local Government Protocol

Nil.

3.3. Other

A Council workshop was held in respect to this matter. Other Councils have or are implementing similar initiatives.

3.4. Further Community Consultation

The availability of the new grant will be advertised in the usual manner – via “The Mercury”, Eastern Shore Sun, Council’s website and Facebook page, posters and email to relevant networks.

The applicants for the March round of Community Support Grants will be advised of the outcome of their applications and be invited to reapply for this grants program.

4. STRATEGIC PLAN/POLICY IMPLICATIONS**4.1. Relevant parts of the Strategic Plan 2016 – 2026 are:**

- **A People City** – A city which values diversity and encourages equity and inclusiveness, where people of all ages and abilities have the opportunity to improve their health and quality of life;
- **A Prosperous City** – Develop its economy, improve prosperity, and expand both the level and equity of personal opportunity within its communities;
- **An Environmental Responsible City** – A city that values its natural environment and seeks to protect, manage, and enhance its natural assets for the long term environmental, social and economic benefit of the community; and
- **A Creative and Innovative City** – A city that fosters creativity, innovation and enterprise.

4.2. Community Grants Program and Policy – the program is a practical way in which Council works with individuals, groups and not-for-profit organisations to make a positive impact in the city.**5. EXTERNAL IMPACTS**

This grant may support the community to achieve positive recovery outcomes from the pandemic.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

A budget allocation of \$150,000 can be provided for this new grant within existing allocations. The General Manager will provide a report to Council at its next Meeting, detailing required budget reallocations, for Council approval in accordance with the Local Government Act requirements.

8. ANY OTHER UNIQUE ISSUES

The COVID-19 pandemic has and is having a significant impact on the community. Council does not, in its living memory, have a comparable crisis to compare or be guided by in terms of response actions and initiatives.

9. CONCLUSION

9.1. The Community Grants Program, apart from the Quick Response Grants, will be temporarily suspended and these funds along with other program funds will be refocussed to assist with the COVID-19 Community Support Package.

9.2. Guidelines have been developed for the administration of the new grant.

9.3. The applicants for the March round of Community Support Grants will be advised of the outcome of their applications and be invited to reapply for this grants program.

Attachments: 1. COVID-19 – Community Support Package Grants (1)

Ian Nelson
GENERAL MANAGER

COVID19 COMMUNITY SUPPORT PACKAGE GRANT GUIDELINES

Purpose

The purpose of this new grant is to provide a merit based, competitive funding round that complements both Australian and State Governments' assistance packages for not-for-profit organisations, community groups including sporting clubs and associations, and small business.

Exclusions

- individuals;
- Government organisations;
- businesses with more than 10 full time equivalent employees i.e. not considered a small business;
- sporting groups or associations which are still collecting full membership fees.

Process

The process for the grant fund is reasonably simple and would involve the following steps:

- Applications would be open for two weeks and advertised broadly through the website, Facebook page, and "The Mercury" as well as being promoted through relevant networks.
- Applications will be completed online or by filling out a hard copy application and sending it to Council.
- A Council officer panel will assess applications and make recommendations to the General Manager who will make the final decision.
- All applicants will be notified of the success of the submission or otherwise within five days of the closing date.
- All applications are entirely at Council's discretion and judgement.
- Successful recipients will be required to provide evidence that they did what they said they would.

Assessment Criteria

1. Demonstrated and noticeable COVID-19 disruption to normal operations of the community group, sporting club/association or business. For business there must be a 30% drop or more in turnover.
2. Must not have or will not receive significant funding or assistance packages from either the Australian or State Governments.
3. Not-for-profit organisations, community groups including sporting clubs and associations, must satisfy the Community Support Grants eligibility criteria.
4. Demonstrated alignment with at least one of Council's identified strategies or plans.
5. Demonstrated capacity to foster and support community's wellbeing, economic or business prosperity and/or sustainability.

Funding

The maximum grant allocation is \$2,500 per applicant. If the total funding requests of the eligible applications exceeds the funding allocated (\$150,000), then grants will be approved based on their relative merit until the total allocation is exhausted.

11.7.3 COVID-19 – CLARENCE CITY COUNCIL RESPONSE – STATUS REPORT**EXECUTIVE SUMMARY****PURPOSE**

To provide an update on Council's COVID-19 response for the period 6 April to 21 April 2020.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

The *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* (Tas) and the *Local Government Act 1993* (Tas) are relevant.

CONSULTATION

Council, via the Mayor and key Council staff, has been keeping the Clarence community updated in relation to the evolving issues and responses to the COVID-19 pandemic.

FINANCIAL IMPLICATIONS

There are significant immediate and long-term financial implications associated with the COVID-19 pandemic response. These costs cannot be accurately quantified at present but are being monitored and reported via this report, which will be provided to each Council meeting during the pandemic crisis.

RECOMMENDATION:

That Council notes this COVID-19 Response status report for the period 6 April to 21 April 2020.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The COVID-19 pandemic crisis is evolving rapidly. The Mayor, on advice of the General Manager, has activated Council's Business Continuity and Recovery Planning Policy (BCRP).

- 1.2.** On 6 April 2020, Council approved its COVID-19 community support package. Recommendation D empowered the General Manager to take all further actions necessary to continue to address the pandemic crisis and specified several specific matters. This report provides an update on actions taken since the pandemic crisis was declared, and includes a report on additional expenditure in accordance with dot point 1 of Recommendation D.

2. REPORT IN DETAIL

Since 6 April 2020, the following actions have been undertaken:

- Council's COVID-19 Financial Hardship Policy has been included on Council's website and promoted via Facebook and other media. An online 'fillable' form is included on the website, along with a printable form that can be completed and posted to Council. To date, 23 applications have been received. These applications are currently being assessed.
- The 'Clarence, Keep Connected' project was launched. A report on this project is included in this Council agenda at item 11.7.1.
- The community grants program has been refocussed in accordance with Council's 6 April 2020 decision. The proposed terms of the refocussed program are detailed in this Council agenda at item 11.7.2 and are recommended for approval by Council.
- Council staff have continued to implement flexible work arrangements aimed at maintaining services to the community. There have been no stand downs or other measures impacting employment put in place. A majority of Council office staff are now working from home, with Council's outdoor workforce continuing to work safely via the application of social distancing and other measures.
- Notices issued by the Tasmanian Government in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* (Tas) have been implemented. These notices relate to Council meeting procedures and a range of other statutory requirements requiring personal access to/inspection of registers and such like, arising under the *Local Government Act 1993* (Tas).
- A submission has been made to the Department of Treasury in respect to the Tasmanian Government's \$150m loan scheme.

- Asset Management is continuing to develop designs for projects allocated in the 2019/2020 Annual Operating Plan and documents for Quotation/Tender. We are not experiencing any delays with our projects under construction at present and contractors have changed their practices to include social distancing.
- Our works depot has modified their normal work pattern so individual work crews have minimal contact with other crews and commence work at the works site rather than at the depot. Our crews are coming to terms with less contact across the workforce and also modified their work practices to take into account social distancing requirements.

3. CONSULTATION

3.1. Community Consultation Undertaken

Via Council's website, Facebook page and other media, the following communications have been undertaken:

- 8 Mayors messages - 3 since 7 April
- 26 Facebook posts – 20 since 7 April
- 10 media releases – 7 since 7 April

3.2. State/Local Government Protocol

Ongoing consultation is occurring with the Tasmanian Government in respect to community restrictions, statutory notices and other legislative requirements impacted by the current crisis, and support measures available to local government and the wider community. These conversations are ongoing.

3.3. Other

Consultation is occurring with the Australian Government via the Local Government Association of Tasmania (LGAT) and the Australian Local Government Association (ALGA).

3.4. Further Community Consultation

Council, via regular Mayoral communications, will continue to communicate with the Clarence community on a regular basis.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The current crisis will be a disruptive influence upon Council's Strategic Plan, 10 Year Financial Plan and a range of other plans for a significant period, measured in years. A substantial review of these plans will be required following the crisis.

5. EXTERNAL IMPACTS

Nil

6. RISK AND LEGAL IMPLICATIONS

Nil

7. FINANCIAL IMPLICATIONS

7.1. Since the crisis declaration, the following additional expenditure has occurred:

- IT equipment and software - \$36,595
- Additional out of hours IT support - \$1,789

7.2. All other expenditure has been within the approved Estimates or is subject to Council decision for reallocation in accordance with the Local Government Act requirements.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

This report provides a high-level update on COVID-19 related decisions and activities by council staff since the last council meeting.

Attachments: Nil

Ian Nelson
GENERAL MANAGER

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

Nil

12.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING**Ald Mulder**

My question relates to confusion where some state government instrumentalities are closing some of their reserves, some of their beaches but not all of them and Council is in the position of having to decide whether or not we follow suit. It is quite clear from the Premier's announcements that he expects us to get out there and exercise so I am wondering if there is any way of getting some consistency and clarity because if there is an idea that we close a beach or reserve because people might go there we are almost in the situation where we will have to close our footpaths because it is not possible to keep the 1.5 metres' distance so there is some confusion and I wonder if it is possible to take this up with the government to try to get some consistency across the board about when it is that you close a public area?

ANSWER

The Mayor advised that the General Manager has been in discussion at a senior level with the government. The conversation related to closure of parks and beaches. Essentially as I understand it the Tasmanian Government took a view that if they were closing parks and reserves that that was done on a complete basis and not with discretion in some areas and not others. The areas that have been closed for example around Clifton Beach are closed because those beaches are part of a nature reserve whereas the areas that we have control over we have our own discretion. As you suggest, we have taken a view that with the requirements relating to social distancing and exercise it is appropriate to leave those beaches and other areas open for that purpose unless it becomes untenable. So while I understand the Tasmanian Government's position and their desire to have a clean and clear message on their parks and reserves we are in a position where we can take a more nuanced approach.

/ contd on Page 195...

Question contd...

I would just like to know the basis of those parks because if the underlying issue is social distancing 1.5m then there is no need to close those sorts of facilities. Would the Mayor go back to the Government and ask what the rationale for this is please?

ANSWER

The Government acknowledges there are inconsistencies. The Premier has stated clearly that he doesn't want to review the situation.

Ald Kennedy

How are the staff coping in their day to day work especially those that are out doing works in community spaces?

ANSWER

It has been a fairly trying time not just for Council employees but everyone in the community and like everyone else we have had to adapt to an enormous amount of change in terms of the way we do our work and that has affected people in quite different ways. Aldermen will all be aware that we have decanted most staff from the Council building and closed the building to walk in customers, which is a very unusual environment to be working in.

People are rapidly getting used to working from home and tele-conferencing and so forth. Within the context of the outdoor workforce we check in regularly staff across the organisation and in particular our outdoor workforce. We are very conscious and have managed to adapt to the social distancing requirements but equally have seen the necessity of maintaining services, in particular in terms of construction and maintenance as these are an important part of maintaining the city and keeping things going with a sense of normality as much as that is possible. That is our focus at the moment with staff across the board being very focussed on continuing to do what we do. It is a business as usual approach as far as that is possible just in a different way.

Some staff who have less work than they did before are being encouraged and are taking up volunteering opportunities. We are also looking at other ways to help the community while remaining at work and keep doing the things that are important to everyone in the city. So, it is a difficult time but we are trying to look for opportunities where they exist and respond to those as quickly as we can.

I must say it has been a magnificent effort. Several Aldermen have made reference to that and from my point of view it is really important to acknowledge the amount of change that people have coped with in good grace and found solutions to problems. It has been a significant effort from everyone concerned no matter where they are within the organisation.

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Ald Ewington

What is the date proposed to remove the pontoon? If it is to be early could we keep it a bit longer if possible?

ANSWER

No decision on a date to remove the pontoon has been made but we will review that. We would like it to remain as long as possible to enable the public to use it because it did only go in a short time ago. We will undertake a review after Easter and I will advise Aldermen on an appropriate time to remove the pontoon.

Question contd...

Do we intend to leave the buoys there over winter?

ANSWER

We are going to leave the buoys there over this winter and then assess the situation.

Question contd...

Can we have a buoy attached to where the pontoon is when it is removed so it maintains the 100m?

ANSWER

That would be automatic so that we know where the anchor is beneath.

Ald Walker

I note that the ANZAC Day ceremonies and events later in this month will not be happening. I wonder if there are opportunities for more dynamic ways, for example a digital church group that are on-line with their congregations, if people could come to the Council with novel ways to conduct an ANZAC day service online within the current rules that we abide by? Would some of the money allocated to ANZAC day events still be able to be reallocated to such ideas?

ANSWER

The Mayor advised that this would certainly be looked at that but we wouldn't move ahead with it without doing so in partnership with an RSL subbranch.

Ald Peers

I know that our public toilets are open but I have an email from a ratepayer that we have no liquid soap in them. Can we trial liquid soap, however the dispenser would probably need some metal protection around it. Could we trial it to see if it works and may be it could be installed in all our toilets eventually?

ANSWER

A briefing will be coming to Aldermen shortly regarding our public toilets confirming that all our 31 public toilets are open at present. Normally they do not have soap because of unwanted behaviour when we have trialled this in the past. We have made enquiries as we are unable to obtain soap dispensers and liquid soap at present so we have put soap bars in toilets as we could. We are undertaking further investigations and discussion with other councils as to what they have been able to obtain to see if we could put soap dispensers at least in our most highly used toilets. We will inform Aldermen on progress.

/ contd on Page 198...

Ald Edmunds

Could the Mayor and General Manager urgently lobby members of government before Wednesday's sitting of Parliament to include our employees in the proposed Jobkeeper Program? It is very timely in terms of a decision being made on Wednesday.

ANSWER

There has been a significant union campaign on this issue over the last few days and I am not sure where other organisations are in terms of their position. We have certainly considered our position in quite some detail. We haven't involved ourselves in the campaign because we see ourselves sitting in a somewhat vexed position in that we can't in good faith go out and say that we need the Jobkeeper program to support continued employment at this point. We have got full employment but there are certainly parts of the business that may become more sensitive over time; for example, with the change to support finding in relation to child care and other child care related services that has changed the dynamic quite a lot. We are investigating that at the moment, but I understand that there is also a lot of activity in the child care area from local government in other States dealing with that issue. Our problems are also fairly small at the moment. We have got capacity to continue and that is our intention. In those circumstances we think it is difficult for us to advocate for inclusion in the Jobkeeper Program. Having said that, if the situation radically changed, I would expect LGAT and others to assist us fairly quickly to move an argument forward seeking support.

Both LGAT and ALGA have been very active lobbying in this area so there is not much more that we could add to the weight of local government as a sector.

Ald von Bertouch

1. When is Council planning to commence flu vaccination for the public and when and how will those details be communicated?

ANSWER

We will commence the public vaccination program for flu on 21 April. We have only been able to order the vaccine from 3 April. We intend to publicise it on our website, Facebook page and a general notice outside the Council building. The other important thing to mention is that this time around we will be doing the vaccinations by appointment rather than people just turning up. People who want to be vaccinated, those that are eligible, will need to contact Council.

2. Will there be any monitoring in the Clarence municipality regarding social distancing regarding launching of boats during the period 8 and 27 April. Bearing in mind that many boat owners live and launch boats in Clarence therefore the state government's ban announced today will not apply to these people.

ANSWER

While we don't have any direct or immediate head of power in terms of enforcement of the social distancing rules what we could do to assist is to erect signage encouraging correct behaviours in those places and if there are particular areas that Ald von Bertouch has pointed out like boat ramps we can alert Tasmania Police to that and ask them to take a more active role.

/ contd on Page198...

Ald James

1. Regarding graffiti removal from Council buildings or other buildings where we have a partnership with the agency etc I understand this is done by volunteers. How is our volunteer group handling the pace and also the number of volunteers that are working on those graffiti removal projects within the city?

ANSWER

In response to graffiti removal from our buildings, if it needs to be removed urgently we usually engage a contractor to do that. If it is not urgent our volunteers assist with that. In terms of that, as far as I am aware, there has been no change to that arrangement.

2. I received a memorandum from Council's Group Manager Engineering Services regarding security fencing of the hill top at ANZAC Park. It was quite encouraging and I would seek for that to be distributed to all of my colleagues because it provides an up to date account of where we are with that. Could the Group Manager Engineering Services outline at what stage we are with lodging a Development Application for the works?

ANSWER

The answer to this question will be provided in Briefing Report.

Ald Warren

1. In light of informal feedback I have just received regarding the success of this format for meetings, can we learn from these new experiences and work on things that might be worth keeping even after the crisis is over?

ANSWER

That would be a matter for discussion at a workshop once we have had a few more meetings in this format. To get to this point we have had a huge effort from a number of staff and a couple of our IT team in particular. To find the solutions, test them and work out the nuances has been an enormous effort to make this happen. It should certainly get easier but I think it is something that we should certainly talk about once we have got a better knowledge of what we are doing and how it works.

2. Regarding viewing of development plans which was able to be done at the Council offices before we closed to the public, the solution that is being provided is to view them on the website. I know that does not suit everybody and it is not always an easy way to view plans. Is there an alternative that we can provide for a way that people could view plans in large size rather than on the website particularly those people who are not very technologically savvy.

/ contd on Page 199...

ANSWER

The response to this question has been updated from that provided at the meeting.

At the time of the meeting, it was our view that the relevant notice authorised plans and development applications to be advertised and accessible by electronic means or as the alternative they could be posted to the individual requesting them. We have since been advised that that notice did not apply to planning matters. On that basis we have been providing an opportunity for plans to be viewed on the display screens at the council chambers by appointment and this ensures people without access to a home computer will still be able to view advertised applications. The arrangements put in place are in accordance with hygiene and other social distancing requirements.

We have also been advised that the Minister may make further changes to advertising arrangements to respond to the current crisis and if this occurs Council will be advised.

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 matter has 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

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

- 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”.