COUNCIL MEETING

MONDAY 8 SEPTEMBER 2025

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8.3 FINANCIAL MANAGEMENT - NIL ITEMS

8.4 GOVERNANCE - NIL ITEMS

9. MOTIONS ON NOTICE - NIL ITEMS

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

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

1. ACKNOWLEDGEMENT OF COUNTRY

The Mayor will:

- make the following statement:

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

  I pay respect to Elders past and present."

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

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

2. APOLOGIES

Cr Chong (Leave of Absence)

3. DECLARATIONS OF INTERESTS OF COUNCILLORS OR CLOSE ASSOCIATE

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

4. OMNIBUS ITEMS

4.1 CONFIRMATION OF MINUTES

RECOMMENDATION:

That the Minutes of the Council Meeting held on 18 August 2025, as circulated, be taken as read and confirmed.

4.2 MAYOR'S COMMUNICATION

4.3 COUNCIL WORKSHOPS

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

PURPOSE	DATE
Confidential Briefing	
FOGO Cost Modelling, Opportunities and Implementation Pathways	
Droughty Point Structure Plan Consultation	
Draft Waverley Flora Park Reserve Management Plan Consultation	
Cash Position – 30 June 2025	25 August

RECOMMENDATION:

That Council notes the workshops conducted.

4.4. TABLING OF PETITIONS

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

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

4.5 REPORTS FROM OUTSIDE BODIES

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

REPORTS FROM SINGLE AND JOINT AUTHORITIES

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

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

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

  Quarterly Reports
  The Copping Refuse Disposal Site Joint Authority has distributed its Quarterly Summary of its Meetings for the periods ending May 2025 and August 2025 (refer Attachments 1 and 2).

  The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Reports for the periods ending 31 March 2025 and 30 June 2025.

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

  Representative Reporting

- **TASWASTE SOUTH**
  Representative: Cr Warren (Mayor's nominee)
  Cr Hunter (Proxy)

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

The following minutes from Special Advisory Committees are provided for information.

- The Sustainability Advisory Committee dated 30 June 2025 (Attachment 3).

ATTACHMENT 1

Copping Refuse Disposal Site Joint Authority

28 August 2025

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

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

Mr Dave Stewart
General Manager
Kingborough Council
Locked Bag 1
KINGSTON 7050

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

Dear General Manager/CEO

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORT: March 2025 Quarter

Participating Councils and the Director, Local Government agreed to establish consistent reporting arrangements for the Authority. The following advice was prepared as at 28 August 2025 regarding matters discussed at Authority and Board meetings from 21 February to 16 May 2025 and is now provided for inclusion in your routine report to your Council.

Authority general meeting 15 May 2025

Material matters addressed in the scheduled meeting:

- Endorsed the March 2025 Quarterly Report for distribution to Participating Councils (attached).
- Noted progress on the proposed changes to the Rules.
- Noted an update on the potential purchase of C Cell Unit Trust units.
- Noted an update in respect of the proposal by the Hobart City Council about it becoming a member of the Authority and established a working group to assist progress this.
- Reviewed and adopted an amended Public Interest Disclosure Policy.
- Approved the Strategic Plan for 2025/26 to 2029/30.
- Approved the Business Plan and Budget for 2025/26.
- Declared a dividend for the 2023/24 financial year of $750,000 in total.
- Approved the extension of the LMS landfill gas supply contract.
- Received an update on activities of the Boards and operations of Southern Waste Solutions and C Cell Pty Ltd from the Board Chair and CEO.
- Thanked outgoing Board Chair Dr Mucha for her significant and valuable contribution to the Authority during her tenure.
- Three further matters were addressed in closed meeting, relating to personnel matters.

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

I attach summaries of the material matters considered by both Boards as reported during this quarter.

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

Other matters of note

The Authority did not fund any professional development for any Representatives under the relevant policy in the last quarter.

Yours sincerely

Cam Jones
Secretary

Attachment 1: Quarterly Report to the Authority March 2025
Attachment 2: Summary of SWS Board meetings
Attachment 3: Summary of C Cell board meetings

ATTACHMENT 2

Copping Refuse Disposal Site Joint Authority

28 August 2025

Mr Ian Nelson CEO Clarence City Council PO Box 96 ROSNY PARK 7018	Mr Robert Higgins General Manager Sorell Council P O Box 126 SORELL 7072	Mr Dave Stewart General Manager Kingborough Council Locked Bag 1 KINGSTON 7050	Mr Blake Repine General Manager Tasman Council 1713 Main Road NUBEENA 7184

Dear General Manager/CEO

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORT: June 2025 Quarter

Participating Councils and the Director, Local Government agreed to establish consistent reporting arrangements for the Authority. The following advice was prepared as at 28 August 2025 regarding matters discussed at Authority and Board meetings from 16 May to 22 August 2025 and is now provided for inclusion in your routine report to your Council.

Authority general meeting 21 August 2025

Material matters addressed in the scheduled meeting:

- Endorsed the June 2025 Quarterly Report for distribution to Participating Councils (attached).
- Reviewed and adopted a Borrowing Policy recommended by the Board.
- Noted a report regarding technicalities arising under the Rules and that the Board will further investigate and report on the matter at the next Authority meeting.
- Increased the combined limit on the corporate credit cards from $10,000 to $20,000.
- Noted an update regarding the proposed purchase of units in the C Cell Unit Trust.
- Noted an update in respect of the proposal by various councils about becoming members of the Authority and requested a workshop to explore various issues and possible scenarios.
- Reviewed and adopted an amended Dividend Policy.
- Noted progress on and next steps for an Advanced Organics Facility at Copping.
- Noted progress on the proposal to extend the Copping lease.
- Noted deeds executed since the last meeting under the Execution of Deeds Policy.
- Received an update on activities of the Boards and operations of Southern Waste Solutions and C Cell Pty Ltd from the Board Chair and CEO.
- Welcomed new Board Chair Mr Kim Evans to the role.
- Four further matters were addressed in closed meeting, relating to personnel matters.

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

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

Other matters of note

The Authority did not fund any professional development for any Representatives under the relevant policy in the last quarter.

Yours sincerely

Cam Jones
Secretary

Attachment 1: Quarterly Report to the Authority June 2025
Attachment 2: Summary of SWS Board meetings
Attachment 3: Summary of C Cell board meetings

City of Clarence

Meeting Minutes

Date: 30 June 2025

Time: 3pm – 4.30pm

Location: Howrah Community Centre (Skyline Room)

Chair: Councillor Bree Hunter

Attendees: Sara Bak; Melanie Conomikes; Councillor Bree Hunter; Councillor James Walker; Helen Peters; Brad Lewis; Ross Graham; Danielle Ward

Subject: Sustainability Advisory Committee

Agenda Items

I. Acknowledgement of Country: Councillor Hunter

II. Apologies: Councillor Tony Mulder; Phil Woods; Anthony Mann; Catherine Nicholson; Alister Clark; Adam Prairie; Micky Young

III. Confirmation of Previous Minutes – held over until next meeting

IV. Open Actions – Waste facility tour postponed due to resourcing the tyre amnesty – will be rescheduled when Micky returns from leave

V. General Business

VI. Actions

Summary of Meeting

Annual Plan & Estimates 2025-26	Ross Graham provided an overview of the 2025-26 Annual Plan and Estimates. The 5 projects endorsed by the Committee and recommended to Council were all adopted.
Towards Zero Emissions Action Plan	Helen Peters presented an update and summary of the Towards Zero Emissions Action Plan Report. 100% Renewables was appointed in August 2024 to prepare Council's Climate Action Plan. This was delivered in April 2025. Analysis of operational emissions (excluding waste) showed a 21% reduction from 2016/17 to 2022/23. Including waste, emissions dropped by 49%, largely due to

	gas capture and electricity generation at Copping landfill. Key emissions reduction priorities include fleet transition, waste and landfill gas management, energy-efficient street lighting, building efficiency, solar PV, and monitoring grid electricity use to avoid reliance on costly carbon offsets. The Action Plan outlines practical steps in these areas. The consultant developed three policy pathways for consideration. Ross Graham recommended to the committee that they take time to review the document, particularly the 3 policy pathways. The committee is then to agree on a recommended policy pathway, endorsed collectively by the committee to Council. ***Action**: Committee to review report and send questions to Helen Peters by 21 July 2025*. ***Action:** Special Committee Meeting (online) to be scheduled for week beginning 25 August 2025**. **Originally discussed as 11 August 2025*.
Carbon Accounting	Helen Peters provided an update on Council's adoption of a carbon accounting software provider. Trellis appointed, with onboarding to begin onboarding to begin from 1 July 2025.
Waste Update	Helen Peters provided update on key waste initiatives and projects, including; • Tyre Amnesty - huge success. 175 households / 854 tyres disposed free of charge. • Soft Plastics - 2 tonnes collected. 2.8% contamination. • Hard Waste Regional Study – determined not feasible to be reinstated in Clarence, or the southern region (Clarence Hobart, Sorell and Brighton). Council staff to explore the issuance of a trial tip voucher system, and progress further targeted events in lieu of a traditional hard waste service.
Community Energy Upgrades Fund (Federal)	Helen Peters advised of Council's successful grant application for EV fast Charger for operational fleet to be installed at council offices. Council still waiting to execute the grant deed. Negotiation Form has been returned.
Sustainable Clarence Program	Helen Peters advised of the first event in developing a Sustainable Clarence Program, an event showcasing the sustainability film Rachel's Farm. The ticketed screening will take place on 8 August 2025. ***Action:** Circulate invite to committee*.
Natural Areas and Bushfire Management	Brad Lewis provided updates on the following; **Birdlife Tasmania - Walks in Clarence brochure** – launched by the Mayor in June

	2025 and is now available on the website. **Reserve Management Plans** – Glebe Hill Bushland Reserve – Presented at Council workshop last week, then will be tabled at the 7 July Council for adoption. Waverley Flora Park RMP due for second round of consultation (council workshop first). **Upcoming Projects & Other Updates** • Biodiversity Prioritisation – integral for Environment team, to focus investment and on-ground action to improve Biodiversity across Clarence. • Urban Forest Strategy received top up funding. Baseline mapping of canopy cover complete, strategy development to be done this financial year. • Wild Park Stage 1 – Stems from the City Heart Plan, seed funding to start work in Rosny Parklands to enhance natural aspects, reduce weed issues and assist natural regeneration of site. Circuit track also in planning stage • Lauderdale Saltmarsh – enhancing old tip site area; remove old fence, establish formalised track. Derwent Estuary Program installed equipment to measure sea level differences. Federal funding to look at flushing from other side of road. Needs regular maintenance and DSG approval. • Dogs / Ducks / Deer / Cats – domestic duck removals at Kangaroo Bay Rivulet, looking at Lauderdale Canal next. Removals conducted to protect native species. • Deer Working Group – coordinated by NRM South. Worsening problem. Council's main role is education and advocacy. • Bushfire Mitigation Officer – starting next week. • Open Space Strategy consultation open now – includes natural areas as well. Discussion Paper very useful – circulate to committee members for review. • Droughty Point Structure Plan – consultation open now.
Sustainability Implementation Plan	Helen Peters provided an update. An outline of the Draft Plan has been mapped and was shown to the committee.

Actions

1	Waste facility tour to be rescheduled	Micky

2	Towards Zero Emissions Action Plan Committee feedback to Helen Peters by 21 July 2025 Schedule meeting with committee to discuss recommended pathway for week commencing 11 August 2025* **Deferred 2 weeks to 25 August 2025*	All interested members Helen
3	Rachel's Farm film – circulate invitation	Helen
4	Open Space Strategy – circulate Discussion Paper and consultation details	Danielle

4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 18 and 25 August and 1 September 2025 have been circulated to Councillors.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 18 and 25 August and 1 September 2025 be noted.

5. PUBLIC QUESTION TIME

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

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

5.1 PUBLIC QUESTIONS ON NOTICE

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

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

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

1. WEED MANAGEMENT - DEVELOPMENT RALEIGH COURT, HOWRAH

On 3rd March 2022, council were first alerted to a developers likely unpermitted works behind Raleigh Court, Howrah. These works did not appear to be done with any weed management efforts and has resulted in a huge amount of weeds, including serrated tussock growing on the site. These weeds have spread onto many adjacent residential properties, including my own, and also onto adjacent council and private owners land that holds a current conservation covenant and was basically serrated tussock free. Spring is upon us and these weeds are soon to spread further offsite. What measures have council taken since 3rd March 2022 to deal with this site.

2. HARD WASTE COLLECTION

The last hard waste collection Clarence City Council provided rate payers took place over summer period 2022/23. Can council provide the details of how many households used this service and the total cost to council to provide this last collection?

5.2 ANSWERS TO QUESTIONS ON NOTICE

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

5.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

5.4 QUESTIONS WITHOUT NOTICE

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

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

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

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

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

6. DEPUTATIONS BY MEMBERS OF THE PUBLIC

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

7 PLANNING AUTHORITY MATTERS

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

7.1 PLANNING SCHEME AMENDMENT – REZONE FROM RURAL ZONE TO GENERAL RESIDENTIAL ZONE - PDPSAMEND-2024/048229 – 21 MATIPO STREET, RISDON VALE

EXECUTIVE SUMMARY

PURPOSE

In accordance with Section 40K of the *Land Use Planning and Approvals Act 1993* (LUPAA), the purpose of this report is to consider the representations received during the public exhibition period in relation to the proposed planning scheme amendment to rezone land at 21 Matipo Street, Risdon Vale, from Rural Zone to General Residential Zone.

RELATION TO PLANNING PROVISIONS

The subject site is within the Rural Zone and is subject to the Parking and Sustainable Transport, Natural Assets, Bushfire-Prone Areas, Flood-Prone Areas Hazard, Landslip Hazard, and Safeguarding of Airports Codes.

The amendment proposes to rezone the land to the General Residential Zone, with no changes proposed to the currently applied Codes.

LEGISLATIVE REQUIREMENTS

The application for rezoning was submitted to the Planning Authority for a decision in accordance with Section 37 of LUPAA. The certified amendment was advertised in accordance with Section 40G of LUPAA for a period of 28 days. Under the requirements of LUPAA, Council must now consider the merits of any representation received.

This report provides details of the representations received and the justification for the recommendations. 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 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

CONSULTATION

The proposed amendment was advertised in accordance with the statutory requirements and three representations were received. The representations raised the following issues:

- Existing flooding issues
- TasWater connections; and
- Indicative subdivision is inappropriate.

RECOMMENDATION:

A. That Council, as the Planning Authority resolves, regarding draft amendment PDPSAMEND-2024/048229, that:

   1. In accordance with section 40K(1) of the Land Use Planning and Approvals Act 1993, to provide this report and relevant attachments, including the submission of the Department of Natural Resources and Environment, to the Tasmanian Planning Commission, and

2. In accordance with section 40K(2)(a) of the Land Use Planning and Approvals Act 1993, to advise that three representations were received, including that of TasWater and Tasmania Fire Service, during the exhibition of the draft amendment and provide copies of the representations to the Tasmanian Planning Commission, and

3. In accordance with section 40K(2)(b) of the Land Use Planning and Approvals Act 1993, advise the Tasmanian Planning Commission that no representations were received after the end of the exhibition period, and

4. In accordance with sections 40K(2)(c)(i) and 40K(2)(c)(ii) of the Land Use Planning and Approvals Act 1993, advise the Tasmanian Planning Commission that the Planning Authority's opinion to the merits of each representation is contained in this report and that these representations do not warrant modification to the draft amendment, and

5. In accordance with section 40K(2)(d) of the Land Use Planning and Approvals Act 1993, advise the Tasmanian Planning Commission that the Planning Authority is satisfied that the draft amendment of the LPS meets the LPS criteria and, in accordance with section 40K(2)(e), no other recommendations are warranted.

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

ASSOCIATED REPORT

1. BACKGROUND

1.1. The application was submitted to Council in November 2024, at which time the land was outside the Urban Growth Boundary (UGB) under the Southern Tasmania Regional Land Use Strategy (STRLUS).

1.2. On 19 May 2025, an updated STRLUS was gazetted including a series of changes to the urban growth boundary. The subject site is now included within the UGB as shown on Map 10, Inset 5, of the updated STRLUS.

1.3. Council, as Planning Authority, supported the certification and advertising of the proposed amendment at its meeting of 7 July 2025.

1.4. The amendment was advertised in accordance with Section 40G of LUPAA between 19 July 2025 and 18 August 2025. During the exhibition period three representations were received.

2. REPORT IN DETAIL

2.1. The site is located at 21 Matipo Street, Risdon Vale (SP120636/3) and has an area of 4.12 hectares as shown in Figure 1 below.

Figure 1 – Subject site outlined in red

2.2. The subject site has approximately 140m frontage to Downhams Road. It also has a right-of-way over land at 33 Matipo Street that allows access directly from Matipo Street. The arm of the property from Matipo Street to the bulk of the lot is subject to a right-of-carriageway and a pipeline easement, both in favour of Council.

2.3. Adjacent land is zoned General Residential to the west, with Landscape Conservation to the south, east and north, as shown in Figure 2 below.

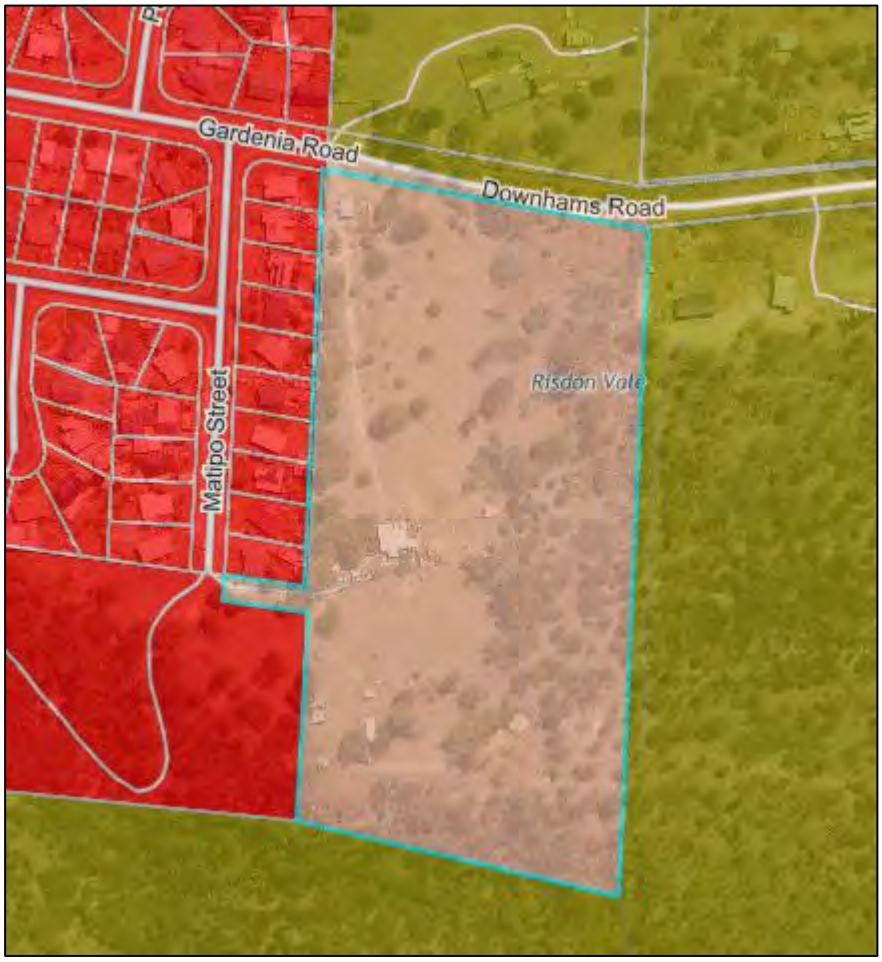


Figure 2 – Subject site, outlined in blue is in the Rural Zone, land shaded red is within the General Residential Zone, and land shaded dark green is within the Landscape Conservation Zone.

2.4. The site is located at the easternmost end of the existing Risdon Vale urban development. Surrounding land is predominantly developed with single and multiple dwellings to the west. A subdivision for five large lots (40ha each) was approved for the large parcel to the south and east in 2024, which is yet to be developed.

2.5. Risdon Vale itself is comprised of a mix of urban land uses and development together with parks, a primary school, and including a small commercial centre consisting of service station, grocer, café and pharmacy.

2.6. The subject site has two dwellings and several outbuildings across the site. One dwelling uses an access point from Downhams Road and the other through the right-of-way at Matipo Street.

2.7. The property slopes up from Downhams Road, is partially cleared and has scattered trees with more vegetation at the top or southern part of the site.

2.8. The subject site is located within the Rural Zone and is subject to the following codes:

- C2.0 – Parking and Sustainable Transport Code
- C7.0 – Natural Assets Code
- C12.0 – Flood-Prone Areas Hazard Code
- C13.0 – Bushfire-Prone Areas Code
- C15.0 – Landslip Hazard Code; and
- C16.0 – Safeguarding of Airports Code.

2.9. The Planning Scheme Amendment does not propose any changes to the application of these codes.

3. CONSULTATION

3.1. The certified draft amendment was publicly exhibited in accordance with the requirements of Section 40G of LUPAA, for a period of 28 days between 19 July 2025 and 18 August 2025.

3.2. During the exhibition period three representations were received.

3.3. Subject to the Planning Authority's resolution, the Commission may hold public hearings prior to deciding on the certified draft amendment.

4. REPRESENTATIONS

4.1. Existing Flooding Issues

One representation outlined concerns that no flood map or assessment was provided with the application. It also refers to existing flood issues, particularly near the intersection of Matipo Street, Pam (sic. presumably Palm) Road and Gardenia Road.

- **Comment**

  The subject site is affected by the Flood-Prone Areas Hazard Code in the north-west corner, as shown in Figure 3 below.

  In considering whether the land is appropriate for the General Residential Zone, officers have taken into account whether the overland flow of water can be dealt with if the land is subdivided in the future. The flooding of land at the intersection of Matipo Street, Palm Road and Gardenia Road is not an issue that will be resolved through the application of a zone to the land but can be taken into account in any future subdivision.

  Although some concerns exist at a Council level in relation to stormwater management and disposal from the site at subdivision stage, Council's development engineers agree that a solution is likely to be achieved at subdivision stage – subject to detailed engineering design work being undertaken.

Figure 3 – Flood-Prone Areas Hazard Code hatched in dark blue

4.2. TasWater Connections

TasWater does not support the draft amendment in its current form, as the nearest water main with appropriate pressure is 600-800m away across a number of private properties, as shown in Figure 4 below. There are no agreements or easements in place in order to facilitate the connection of water to the subject site.

TasWater suggests that this situation does not meet the Schedule 1 Objective of LUPAA to enable the orderly provision and co-ordination of public utilities.

- **Comment**

  While a water connection is required for the site in order for development to occur, it does not need to be connected at the rezoning stage. TasWater has indicated that it is possible for the connection to be made from the Pipit Drive infrastructure, and the applicant has indicated that they are in the early stages of negotiation with landowners where an easement could go.

  It is noted the provision of road and service connections is a specific applicable standard for subdivision within the General Residential zone. Accordingly, the connection to water is most appropriately resolved at the subdivision phase.

Figure 4 – Water connection required from Pipit Drive to subject site (outlined in blue) across three properties shown indicatively with yellow arrow

4.3. Indicative Subdivision is Inappropriate

The Tasmania Fire Service (TFS) had no in-principle objection to the proposed rezoning to the General Residential Zone. However, they noted that the concept subdivision plan would not be supported. The lot yield on the indicative plan would need to be reduced to accommodate the required separation distances from bushfire-prone vegetation on adjoining lots.

- **Comment**

  This representation has been noted and details shared with the applicant. A bushfire hazard management plan addressing these matters would be required to be submitted for any future subdivision application.

5. FURTHER COMMENT

Department of Natural Resources and Environment

During the preliminary referral process, the Department of Natural Resources and Environment (DNRE) provided comment related to the indicative subdivision. Among other issues, they noted that:

- The Native Vegetation Assessment (NVA) recommends retaining significant trees; however, the concept subdivision plan shows little consideration for vegetation retention.
- With the small lots as proposed in the concept subdivision, there is insufficient area for retention of vegetation and significant trees.
- The area is identified as masked owl habitat (within 5km of the site), which enforces the need to retain large trees.

- **Comment**

  The DNRE's comments have been noted and details shared with the applicant. It is noted that the retention of specific vegetation outside the provisions of the Natural Assets Code is difficult as it becomes a risk management exercise.

6. STRATEGIC PLAN/POLICY IMPLICATIONS

The proposal is consistent with Council's adopted Strategic Plan and other Council policies, including the Stormwater Management in New Developments Procedure.

7. CONCLUSION

The proposed amendment is considered to meet the LPS criteria as required under Section 34 of LUPAA and is recommended for submission to the Commission.

Attachments: 1. Location Plan (1)
2. Certified Draft Amendment (1)

Daniel Marr
HEAD OF CITY PLANNING

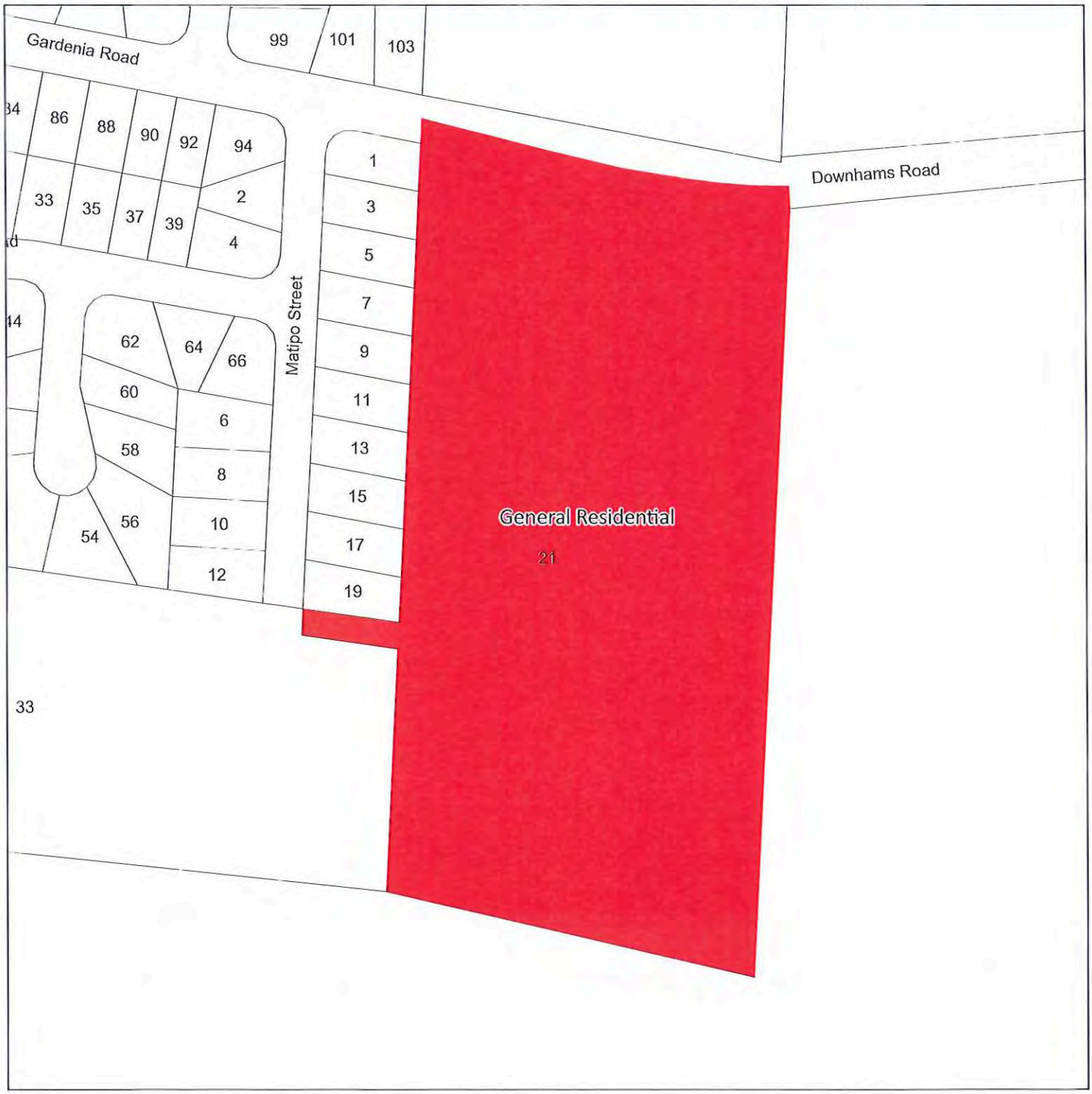
City of Clarence

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.

29/08/2025

1:4514

Tasmanian Planning Scheme - Clarence
Draft Amendment



AMENDMENT TO LOCAL PROVISION SCHEDULE MAPPING PDPSPAMEND-2024/048229

To amend the Tasmanian Planning Scheme - Clarence Local Provision Map by rezoning 21 Matipo Street, Risdon Vale from Rural Zone to General Residential Zone.

THE COMMON SEAL OF THE CLARENCE CITY COUNCIL HAS BEEN HEREUNTO AFFIXED THIS 10th DAY OF JULY 2025, PURSUANT TO A RESOLUTION OF THE COUNCIL PASSED THE 7th DAY OF JULY 2025 IN THE PRESENCE OF:

CHIEF EXECUTIVE OFFICER

Scale 1:2,000 (at A4)

7.2 PLANNING APPLICATION PDPLANPMTD-2025/051992 – 72 ESPLANADE, ROSE BAY - DEMOLITION AND TWO MULTIPLE DWELLINGS

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for Demolition and Two Multiple Dwellings at 72 Esplanade, Rose Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Sustainable Transport Code, Coastal Erosion Hazard Code, Flood-prone Hazard Areas Code, Natural Assets Code, Road and Railway Assets Code and Safeguarding of Airports Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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 2025.

Council is required to exercise a discretion within the statutory period which expires on 15 September 2025.

CONSULTATION

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

- Height, bulk and scale
- Privacy
- Obstructed views
- Overshadowing
- Accuracy of documentation
- Setback to frontage
- Street and neighbourhood character
- Increase of vehicle traffic
- Property value; and
- Sewerage system capacity.

RECOMMENDATION:

A. That the Planning Application for Demolition and Two Multiple Dwellings at 72 Esplanade, Rose Bay (Cl Ref PDPLANPMTD-2025/051992) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. ENG A5 – SEALED CAR PARKING.

3. ENG A1 – NEW CROSSOVER.

4. ENG M1 – DESIGNS DA.

5. ENG M5 – EROSION CONTROL.

6. ENG S1 – INFRASTRUCTURE REPAIR.

7. All works must be undertaken generally in accordance with the Wetlands and Waterways Works Manual and Tasmanian Coastal Works Manual produced by the Tasmanian Department of Primary Industries, Parks, Water and the Environment.

8. The development must be undertaken in accordance with the recommendations of the Flood Report prepared by Flussig Engineers, Dated 13 March 2025.

9. The development must be undertaken in accordance with the recommendations of the Coastal Vulnerability Assessment by GES (GEO-Environmental Solutions), Dated 23 May 2025.

10. The development must meet all required Conditions of Approval specified by TasWater notice dated 21/05/2025 (TWDA 2025/00462-CCC).

B. That in addition to standard advice, the following advice be provided to the proponent:

a. All plumbing works must comply with the Tasmanian Plumbing Code and Australian Standard 3500.

b. The proposed works are located within a mapped overland flow path and prone to flood. Please refer to Council's flood mapping system https://www.ccc.tas.gov.au/flood-maps/ as such and in accordance with the requirements of the Building Act and Regulations, the finished floor level FFL of all habitable rooms must be 300mm or more above the designated flood level for that land. You should seek advice on this from your designer and building surveyor at the earliest possible opportunity.

c. A Building Surveyor is required to be engaged, to create and certify an Application for Building Approval.

d. A Form 6 Protection Works Notice may be required as proposed work appears to be on the boundary line, please consult your Building Surveyor to advise if necessary.

e. All reasonable precautions to be undertaken to control and minimise dust, noise and any other environmental nuisance prior to and during demolition. A report to be provided to Council prior to demolition, to identify any hazardous materials eg asbestos, should they be found to be present on-site. (Contact Workplace Standards for further information in relation to asbestos). All relevant requirements and procedures to be undertaken to manage, handle and dispose of any hazardous materials should they be found to be present on-site.

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

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Section 5.6 – Compliance with Applicable Standards
- Section 6.10 – Determining Applications
- Section 8.0 – General Residential Zone
- Section C2.0 – Parking and Sustainable Transport Code
- Section 3.0 – Road and Railway Assets Code
- Section C7.0 – Natural Assets Code
- Section C10.0 – Coastal Erosion Hazard Code
- Section C12.0 – Flood-prone Hazard Areas Code; and
- Section C16.0 – Safeguarding of Airports Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a rectangular shaped lot with an area of 1012m^2 with a largely east-west orientation (longest boundaries facing north-south), and has an existing access to the Esplanade, Rose Bay. The site contains a single dwelling which was constructed in the 1950's.

The surrounding area is zoned General Residential and Open Space. The area predominantly consists of single and multiple dwellings on similar sized lots.

3.2. The Proposal

The proposal is for demolition of the existing dwelling and outbuildings and the development of two new multiple dwellings. The proposed dwellings are both two storey and consist of three-bedrooms, three-bathrooms, open plan living on the upper level, deck facing north-west and double garage at the lower level.

A total of five car parking spaces has been provided for the proposed development, in accordance with the relevant Acceptable Solution of the Parking and Sustainable Transport Code.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 5.6]

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

4.2. Determining Applications [Section 6.10]

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

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

References to these principles are contained in the discussion below.

4.3. General Provisions

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

In this instance the proposal involves demolition of a dwelling and outbuilding. The demolition works are therefore permitted in accordance with General Provision 7.9.

4.4. Compliance with Zone and Codes

The proposal satisfies exemption clause C16.4.1(a) of the Safeguarding of Airports Code, because the maximum height of the development would not exceed the prescribed obstacle limitation surface level of 147m AHD.

The proposal meets the Scheme's applicable Acceptable Solutions of the General Residential Zone. In particular, the proposal is assessed as meeting the acceptable solution of clause 8.4.2 A3 in relation to setbacks and building envelope due to:

- The proposed dwellings are well within the building envelope and the 1.5m side and rear setbacks required to meet the acceptable solution.
- The retaining wall along the rear boundary is setback less than 1.5m and is situated below natural ground level. Therefore, the retaining wall is not within the building envelope which sits at natural ground level and above. Accordingly, clause 8.4.2 A3/P3 is not an applicable standard to the assessment of the retaining wall.

The proposal is for multiple dwellings which is designated as a permitted use in the General Residential Zone.

The proposal also meets the Scheme's applicable Acceptable Solutions of the Parking and Sustainable Transport Code, Road and Railway Assets Code, Coastal Erosion Hazard Code, Flood-prone Hazard Areas Code and Natural Assets Code with the exception of the following.

Natural Assets Code

- **Clause C7.6.1** – the proposed building and works are partially located within the waterway and coastal protection overlay, which is present along the front portion of the site.

The proposal must be assessed against Performance Criteria P1.1 of Clause C7.6.1 as follows.

Performance Criteria	Assessment
"Clause 7.6.1 P1.1	The proposal is assessed as satisfying the performance criteria as outlined below
Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: *(a) impacts caused by erosion, siltation, sedimentation and runoff;* *(b) impacts on riparian or littoral vegetation;* *(c) maintaining natural streambank and streambed condition, where it exists;* *(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;* *(e) the need to avoid significantly impeding natural flow and drainage;* *(f) the need to maintain fish passage, where known to exist;*	The proposed buildings and works are partially located within a Coastal Protection Area located at the frontage of the site, which adjoins the Esplanade and the River Derwent. The driveway works and the front portion of proposed Unit 1 are located within the Coastal Protection Area overlay. The subject site contains an existing dwelling within the Coastal Protection Area. The proposed development does not cause adverse impacts on the natural values of the mapped protection area, because the proposed development is clustered with surrounding suburban development and there is a road between the site and subject body of water. The proposal is not considered to have a significant impact on erosion, siltation, sedimentation or runoff. The proposed building works will not involve any impact on riparian or littoral vegetation because the site is clear of the waterbody. The proposal is not expected to impede flow lines and will not restrict natural flow or drainage, fish passage or coastal processes or wave action given the waterbody located clear of the subject site.

(g) the need to avoid landfilling of wetlands; *(h) the need to group new facilities with existing facilities, where reasonably practical;* *(i) minimising cut and fill;* *(j) building design that responds to the particular size, shape, contours or slope of the land;* *(k) minimising impacts on coastal processes, including sand movement and wave action;* *(l) minimising the need for future works for the protection of natural assets, infrastructure and property;* *(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and* *(n) the guidelines in the Tasmanian Coastal Works Manual."*	There are no wetland areas located on the site or within proximity to the site. While cut and fill is proposed it is not occurring within the Coastal Protection Area. Should the proposal be approved, the permit will include a condition for the proposal to be carried out in accordance with the guidelines in the Wetlands and Waterways Works Manual and the Tasmanian Coastal Works Manual.

Coastal Erosion Hazard Code

- **Clause C10.6.1** – the proposal includes buildings and works located partially within a High Coastal Erosion Hazard Area. The deck and eaves of proposed Unit 1 are partially within the coastal erosion hazard area located at the front of the site.

The proposal must be assessed against Performance Criteria P1.1 and P1.2 of Clause C10.6.1 as follows.

Performance Criteria	Assessment
"Clause C10.6.1 P1.1 and P1.2	The proposal is assessed as satisfying the performance criteria as outlined below
P1.1 *Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:* *(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;* *(b) any advice from a State authority, regulated entity or a council; and* *(c) the advice contained in a coastal erosion hazard report.*	The Coastal Vulnerability Assessment prepared by GES dated 23 May 2025 makes the following recommendations to ensure the proposed development achieves tolerable risk from coastal erosion: *"1. The proposed deck of Unit 1 should be founded into the underlying bedrock.* *2. Soil and Water Management Plan be prepared for the proposed development.* *3. All works should generally be undertaken in accordance with the Wetlands and Waterways Works Manual and the Tasmanian Coastal Works Manual."* The Coastal Vulnerability Assessment advises that the proposal can maintain and achieve tolerable risk from coastal hazards, provided that the recommendations of the assessment are carried out.
P1.2 *A coastal erosion hazard report demonstrates that:* *(a) the building and works:* *(i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and* *(ii) can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;*	The provided Coastal Vulnerability Assessment demonstrates that the buildings and works proposed within the coastal erosion overall can maintain tolerable risk from coastal erosion, provided that the proposed Unit 1 deck footings must be founded within the underlying bedrock. A detailed risk assessment addressing the performance criteria is presented in Appendix 4 of the Coastal Vulnerability Assessment. In the assessment, GES has established the level of risk is tolerable for the proposed development works and does not contribute to coastal erosion on adjacent land or public infrastructure.

(b) buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life."	The proposed buildings and works are not located on an actively mobile landform; therefore criterion (b) is not applicable.

Flood-prone Areas Hazard Code

- **Clause C12.6.1** – the proposal includes building and works within the Flood-prone Hazard Area located on the site.

The proposal must be assessed against Performance Criteria (P1.1 and P1.2) of Clause C12.6.1 as follows.

Performance Criteria	Assessment
"Clause C12.6.1 P1.1 and P1.2	The proposal is assessed as satisfying the performance criteria as outlined below
P1.1 *Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:* *(a) the type, form, scale and intended duration of the development;* *(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;* *(c) any advice from a State authority, regulated entity or a council; and* *(d) the advice contained in a flood hazard report.*	The Flood Report prepared by Flussig Engineers dated 13 March 2025 makes the following recommendations to ensure the proposed development achieves tolerable risk from a flood event: *"1. The proposed Units must have a minimum finished floor level as recommended in Table 7. (Unit 1 4.65m AHD and Unit 2 5.60M AHD)* *2. The new finished surface cutoff at Unit 2 must have a minimum slope of 1.5% directing runoff towards Esplanade.* *3. All new surface areas surrounding the buildings must be designed to drain away from unit entrances.* *4. The new addition must be engineered to withstand flood forces, including debris impact, based on the specified flood conditions.* *5. No additional solid structures are to be constructed on the property without a further flood impact assessment.*

	6. *Future use of lot areas must be restricted to zones classified as safe under the ARR Disaster Manual categories.* 7. *Any future structures within the flood extent that are not included in this report will require a separate assessment of their potential impacts."* Council Engineers have reviewed the report and are satisfied that the performance criteria can be achieved, by including a permit condition referencing the report recommendations.
A flood hazard report also demonstrates that the building and works: *(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and* *(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures."*	The submitted Flood Report identifies that there would be no increase in the level of risk within the subject lot, adjacent land and surrounding infrastructure. The Flood Report identifies that the development can achieve and maintain tolerable risk, provided that the minimum floor level recommendations are followed. The recommended finished floor levels are (Unit 1, 4.65m AHD and Unit 2, 5.60M AHD).

5. REPRESENTATION ISSUES

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

5.1. Height, Bulk and Scale

Concern was raised in relation to the proposed development's visual bulk, height and scale.

- **Comment**

  The proposed development has a maximum height of 7.84m and is what could reasonably be expected to be located on the site. The development is contained within the building envelope relevant to clause 8.4.2 A3.

Therefore, the proposed height, bulk and scale complies with the acceptable solution. In this instance, the concerns raised are considered to be met.

5.2. Privacy

Concern was raised in relation to privacy, in that the upper-level windows and decks would overlook neighbouring properties' private open space, gardens and dwellings.

- **Comment**

  The proposed development has been assessed against the Privacy Standard 8.4.6 and complies with the acceptable solution. The upper-level windows proposed are setback more than 3m from the side boundaries and the bedroom window facing the rear boundary has a windowsill height of not less than 1.7m from the first-floor level. The proposed decks are setback not less than 3m from the side boundaries and 4m from a rear boundary. In this instance, the concerns raised are considered to be met.

5.3. Obstructed Views

Concern was raised that the height and bulk of the development would obscure views from surrounding properties.

- **Comment**

  The proposal is for two-storey multiple dwellings. There is no applicable standard under the Scheme to address impacts on views. Consequently, this concern is not a planning matter and has no determining weight.

5.4. Overshadowing

Concern was raised in relation to overshadowing, in that the proposed development would substantially overshadow and limit sunlight to adjoining properties private open space, established gardens, habitable rooms of dwellings and future solar panels.

- **Comment**

  Given the orientation of the subject site running on a largely east-west axis, the adjoining properties are situated predominantly to the north and south of the proposed development. Given the challenging orientation of the lot and the design of the proposed dwellings, considerable loss of sunlight occurs on 21 June to the adjoining property to the south of the site.

  While it is acknowledged that the proposed development would have impact upon solar access on the Winter Solstice, as shown by the submitted shadow diagrams, the development is contained within the building envelope relevant to clause 8.4.2 A3, and as discussed above, is assessed as complying with the acceptable solution. Therefore, in this instance, the concerns raised are considered to be met.

5.5. Accuracy of Documentation

Concern was raised in relation to the accuracy of the building envelope and contours shown on the provided design documentation and projected heights of the proposed dwelling shown on the plans versus current site conditions.

- **Comment**

  The proposal plans and documentation denote the proposed design of the two multiple dwellings. The proposal includes cut/fill which lowers the height of each dwelling relative to the existing natural ground level.

  The accuracy of the proposed design documentation to the completed construction are carried out by various professionals (such as designers, engineers, builders, building surveyors, land surveyors) to ensure the completed building is compliant with relevant approvals.

5.6. Setback to Frontage

Concern was raised in relation to the frontage setbacks proposed for proposed Unit 1, in that the proposal is not consistent with the building line of existing dwellings along the Esplanade.

- **Comment**

  The proposed development has been assessed as complying with the acceptable solution of clause 8.4.2, in relation to frontage setback. The proposed development has a minimum setback of 4.5m from the frontage, which is consistent with the average setback of existing dwellings along the Esplanade. In this instance, the concerns raised are considered to be met.

5.7. Street and Neighbourhood Character

Concern was raised that the proposed two storey multiple dwellings are out of character with the pattern of development along the Esplanade and neighbourhood. The representors raised concern that there are minimal multiple dwellings and two storey dwellings in the area and the proposal would impact the character of the neighbourhood.

- **Comment**

  Whilst the immediate area of the Esplanade surrounding the subject site primarily consists of single storey dwellings, the surrounding area includes a mix of large to small residential lots with single and multiple dwellings, town houses and units of varying heights. The proposed development is assessed as being consistent in scale and proportion with the applicable General Residential Zoning of the site because the proposal complies with the relevant acceptable solutions. In this instance, the concerns raised are considered to be met.

5.8. Increase of Vehicle Traffic

Concern was raised in relation to increase of vehicle traffic, with the proposed development increasing the parking requirements from two carparks to five carparks and therefore increasing traffic movements to and from the site.

- **Comment**

  The proposal provides five on-site vehicle spaces, which is consistent with the Schemes requirement for two multiple dwellings. The increase in traffic is minimal and would not be greater than 40 movements per day, which is the acceptable amount of increase in the annual average daily traffic movements listed in Table C3.1 of the Road and Railway Assets Code.

Therefore, the proposal complies with the Acceptable Solutions of both the Parking and Sustainable Transport Code and Road and Railway Assets Code. In this instance, the concerns raised are considered to be met.

5.9. Property Value

Concern was raised in relation to the devaluation of surrounding properties, given impacts such as loss of views.

- **Comment**

  There is no applicable standard under the Scheme to address impact a property value, either negatively or positively. Consequently, the above concern is not a planning matter and therefore has no determining weight.

5.10. Sewerage System Capacity

Concern was raised in relation to the additional loading on existing sewerage infrastructure.

- **Comment**

  The proposal was referred to TasWater who have provided conditions to be included on the planning permit, if granted. In this instance, the concerns raised are considered to be met.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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 and furthers the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

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

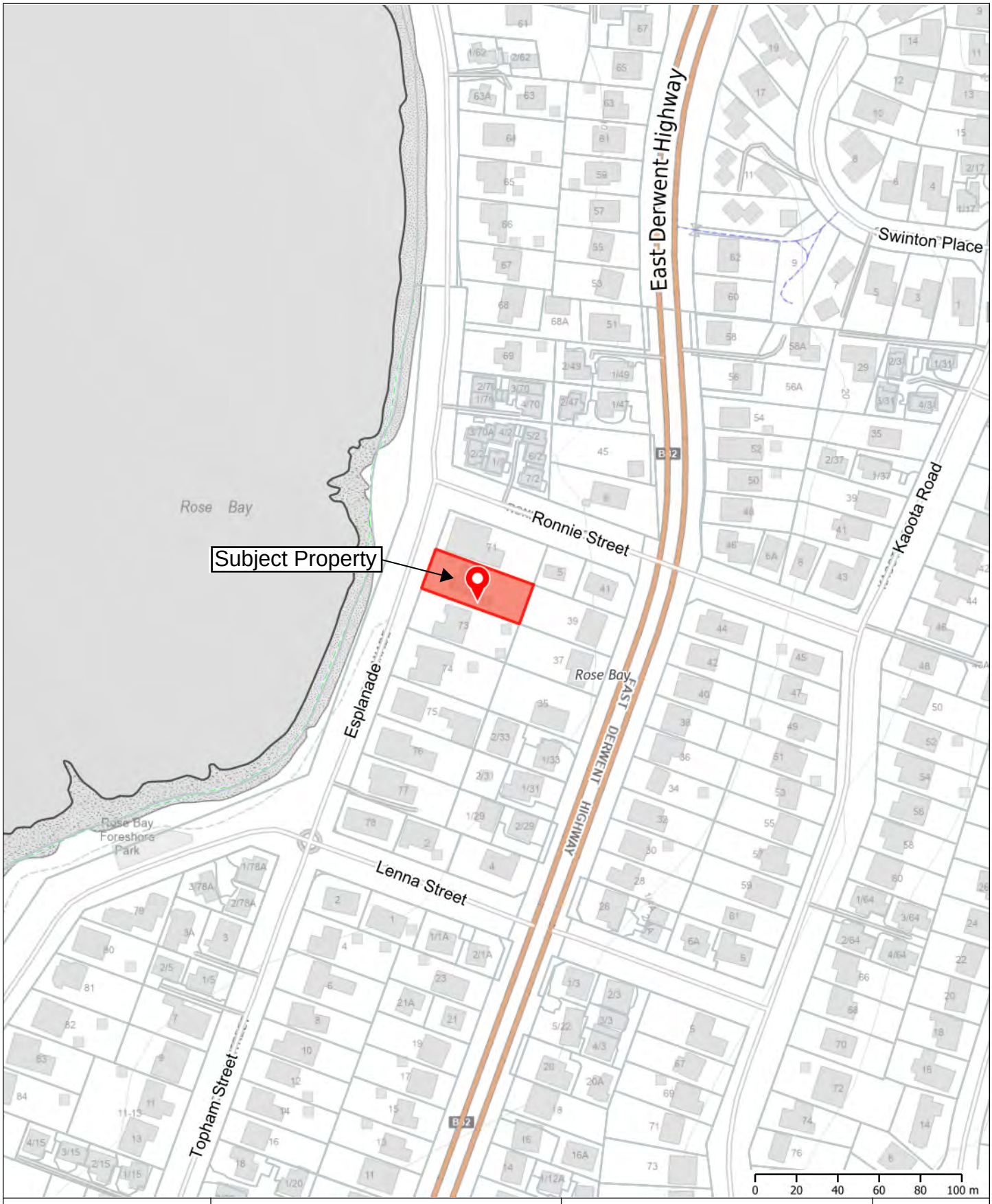
9. CONCLUSION

The proposal is recommended for approval subject to conditions.

Attachments:
1. Location Plan (1)
2. Proposal Plan (90)
3. Site Photo (1)

Daniel Marr
HEAD OF CITY PLANNING

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



City of Clarence

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.

26/08/2025

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Attachment 2

CONTENTS
1 Site Plan
2 Landscape Plan
3 Landscape Notes
4 Driveway Plan
4A Site Bulk Cut Plan
5 Vehicle Turning
6 Stormwater Concept Plan
7 Plumbing Notes
8 Plumbing Details
9 Plumbing Details 2
10 Unit 1 Plan
11 Unit 1 Plan
12 Unit 1 Elevations
13 Unit 1 Elevations
14 Unit 2 Plan
15 Unit 2 Plan
16 Unit 2 Elevations
17 Unit 2 Elevations

North
North East
East
South East
South
South West
West
North West

Remove existing residence
Coastal erosion hazard band
Waterway and coastal protection area
190 block retaining wall 0-1500 high
Flood prone hazard area
COMPILED BOUNDARY 50.30m
COMPILED BOUNDARY 20.12m
UNIT 1
UNIT 2
3000
4500
5725
6770
6725
1800
5160
6710
EX S
EX WV
Remove existing residence
Coastal erosion hazard band
Road or Railway attenuation area

General residential zone
Waterway and coastal protection area
High Coastal erosion hazard band
Airport obstacle limitation area (entire site)
Road or railway attenuation area
Flood prone hazard area

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

SITE PLAN

SCALE 1:200
0 2000 4000

AMENDED
26/03/2025

DATE
03/06/25

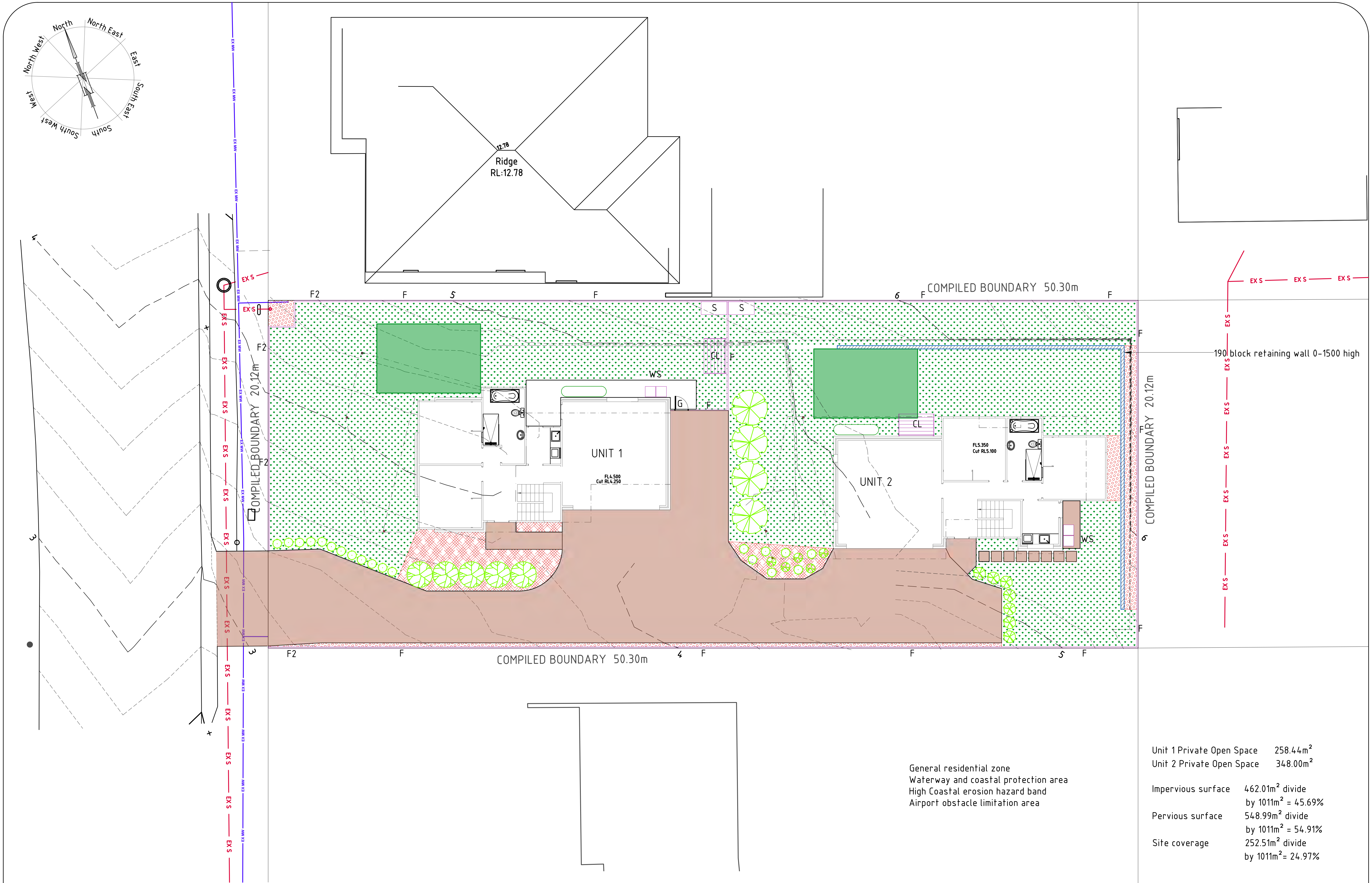
DRAWING NO.
01 OF 17

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582

Accreditation No.CC6201H

 2722

bda BUILDING DESIGNERS AUSTRALIA



Unit 1 Private Open Space 258.44m^2
Unit 2 Private Open Space 348.00m^2

General residential zone
Waterway and coastal protection area
High Coastal erosion hazard band
Airport obstacle limitation area

Impervious surface 462.01m^2 divide by 1011m^2 = 45.69%
Pervious surface 548.99m^2 divide by 1011m^2 = 54.91%
Site coverage 252.51m^2 divide by 1011m^2 = 24.97%

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

LANDSCAPE PLAN

SCALE 1:200
0 2000 4000

AMENDED
26/03/2025

DATE
03/06/25

DRAWING NO.
02 OF 17

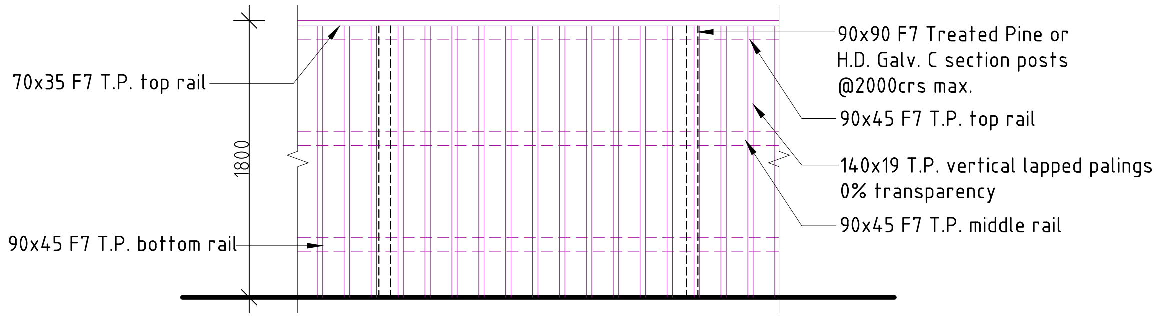
DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582

Accreditation No.CC6204

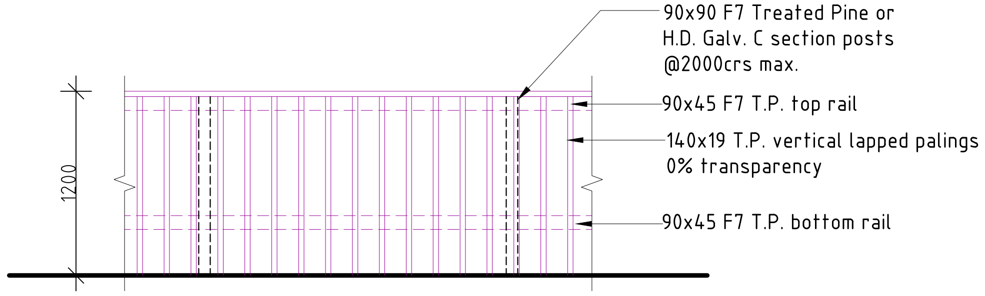
BUILDING DESIGNERS AUSTRALIA

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time.

SHRUBS AND GROUNDCOVER
Mass planting to assist in building presentation to the streetscape and to provide visual amenity;
Course pine bark mulch to cover ground and minimize moisture loss and to act as a weed suppressant

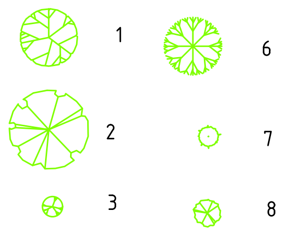


F1 FENCE ELEVATION (Typical)
Scale 1:50



F2 FENCE ELEVATION (Typical)
Scale 1:50

PROPOSED FEATURE PLANTING	COMMON NAME	POT SIZE	SPACING	HEIGHT(m)	WIDTH(M)
1 Leucadendron	Red Gem	200mm	1.5	2.0	1.5
2 Leucadendron	Safari Sunset	200mm	2.0	2.5	2.0
PROPOSED SHRUBS AND GROUNDCOVERS	**COMMON NAME**	**POT SIZE**	**SPACING**	**HEIGHT(m)**	**WIDTH(m)**
3 Dianella revoluta Revelation	Dianella	200mm	0.4	0.5	0.5
6 Scaevola humilis Purple Fusion	Fairy Fan Flower	140mm	1.2	0.2	1.5
7 Westringia Zena	Dwarf rosemary	200mm	0.9	1	1
8 Buxus sempervirens	Box hedge	50mm	0.45	0.6	0.5



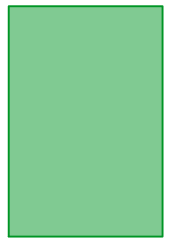
NOTE: Plant height stated is matured height apart from the hedge which can be managed to desired height.

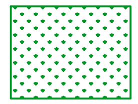
Garden bed not to extend against building, refer to CSIRO report for info

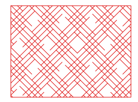

1

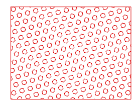

2


3


6.0m x 4.0m (24.00m²)
Private Open Space
Max. 1:10 gradient


Lawn


Mulched garden

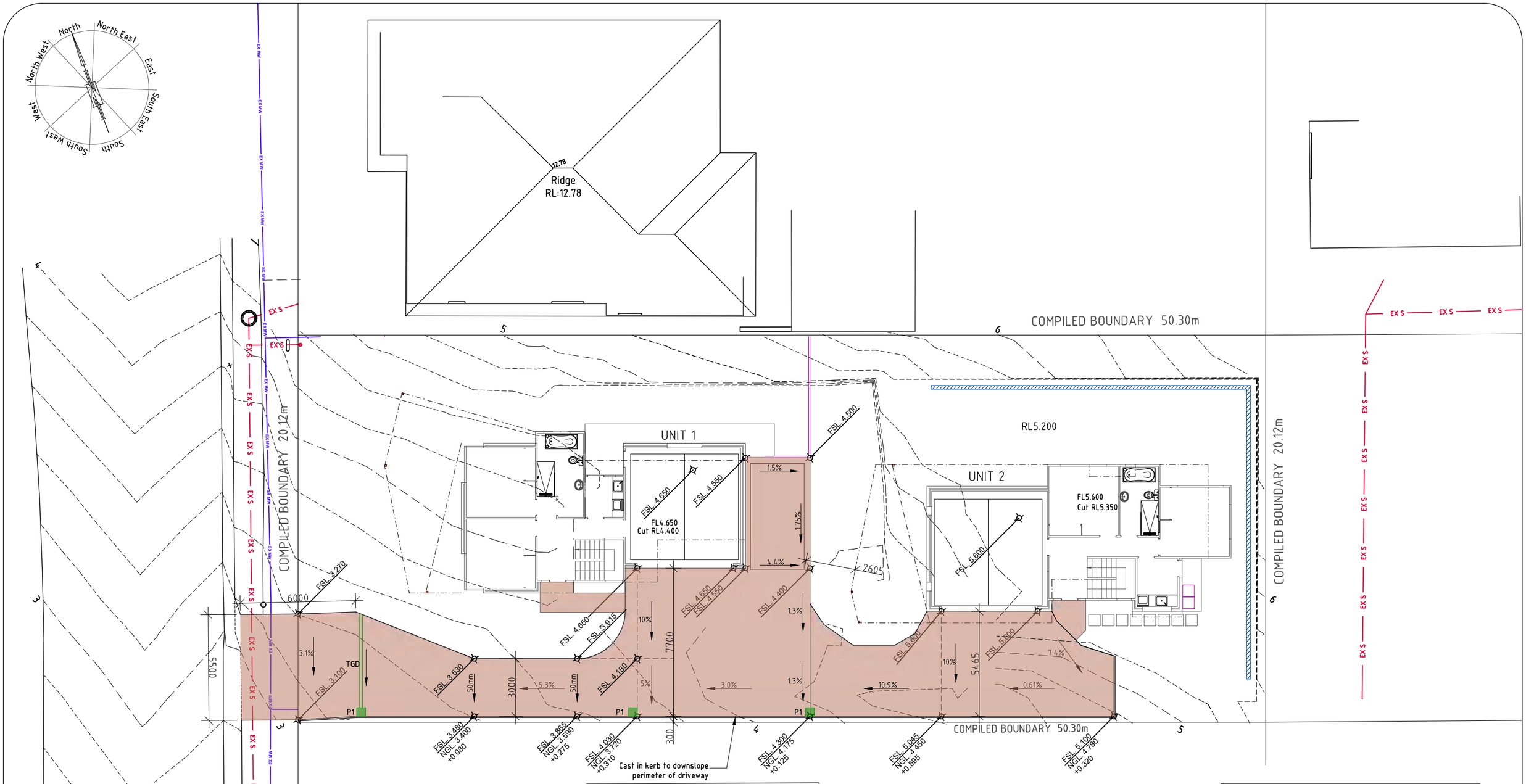

Decorative pebbles/gravel


7


8

PROPOSED 2 UNIT DEVELOPMENT FOR MR K COOPEER AT 72 ESPLANADE ROSE BAY	LANDSCAPE NOTES		DATE 03/ 06/ 25	DRAWN BY G Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:200	AMENDED	DRAWING NO. 03 OF 17	Accreditation No.CC6204 © copyright 2023 2722

BUILDING DESIGNERS AUSTRALIA



Sawcut to 25% of slab thickness as soon as able to cut without dragging out the aggregate

120 — 120mm Slab on grade, N25, 100 slump SL82 Central

Natural coloured concrete broom finished paving slab to driveway/access & parking

NOTE: All parking and turning areas to be clearly marked

Carparking and vehicle maneuvering to be of sealed construction and comply with AS2890.1-2004
NO PARKING/KEEP CLEAR signage to be installed for the turning bays so as to remain clear of vehicles at all times.
Visitor parking signs to be installed at visitor parking bays
Signage noting residential parking for all units to be installed for Unit parking spaces.
Parking and vehicle circulation roadways & pedestrian paths to be provided with bollard lighting. Refer to landscape plan for lighting locations.

NOTE: Max 5% gradient to vehicle manouvering areas

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

bda BUILDING DESIGNERS AUSTRALIA

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

DRIVEWAY PLAN

SCALE 1:200
0 2000 4000

AMENDED
26/03/2025
03/06/2025

DATE
03/06/25

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582

DRAWING NO.
04 OF 17

Accreditation No.CC620H
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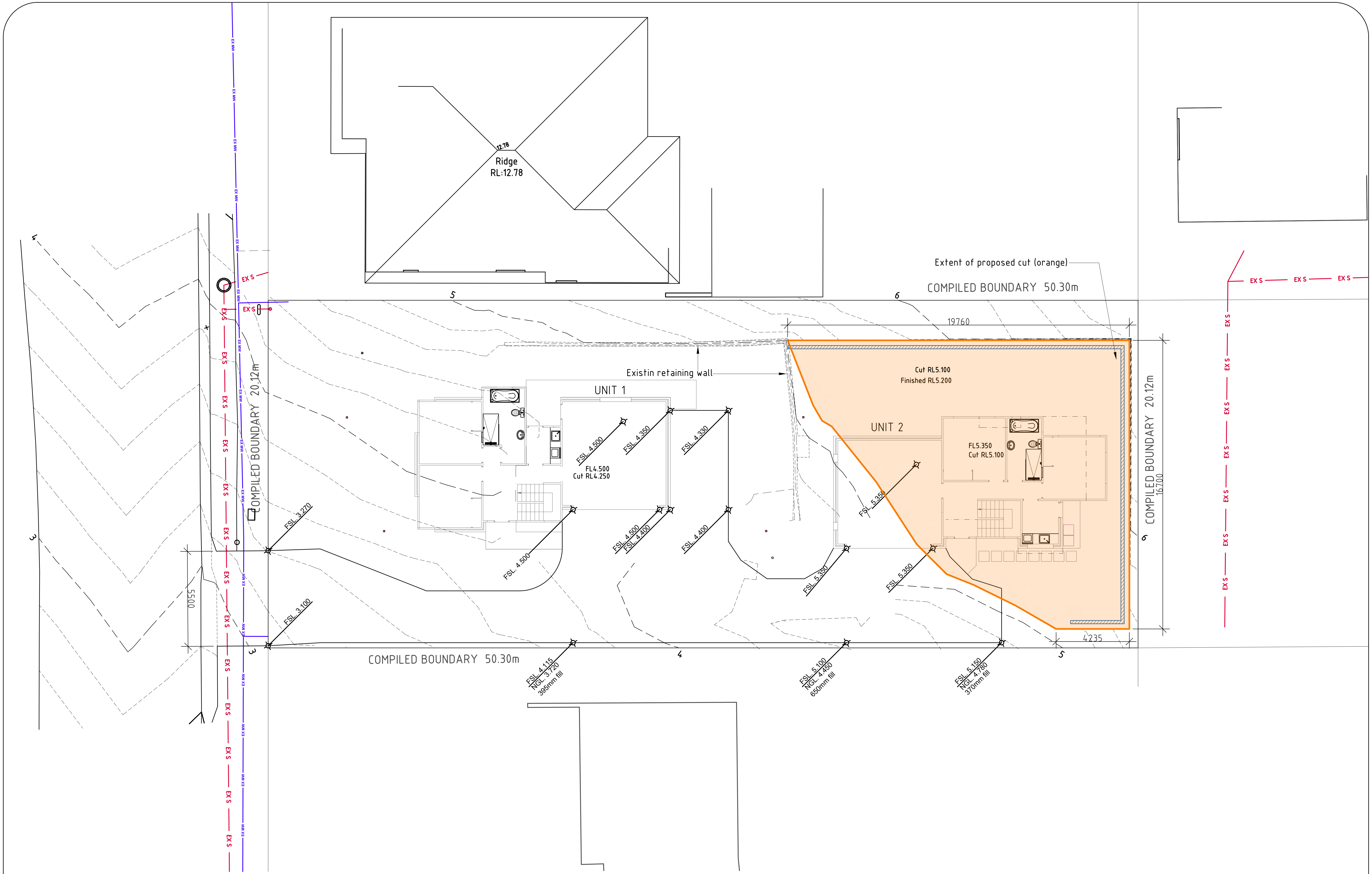
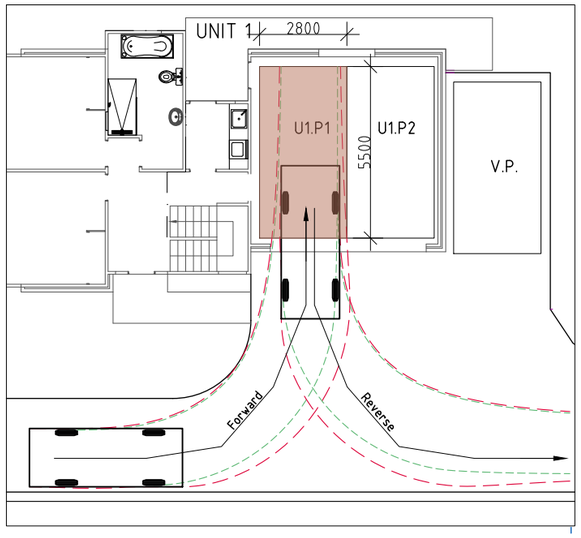


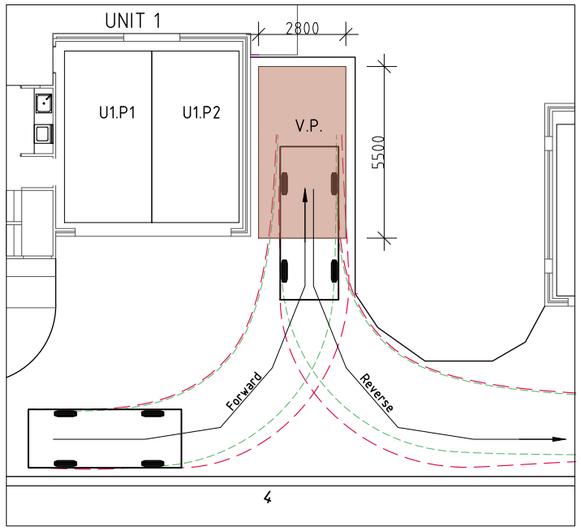
Ridge
RL:12.78
Extent of proposed cut (orange)
COMPILED BOUNDARY 50.30m
19760
Existin retaining wall
Cut RL5.100
Finished RL5.200
UNIT 1
UNIT 2
FL4.500
Cut RL4.250
FL5.350
Cut RL5.100
COMPILED BOUNDARY 20.12m
16700
5500
4235
FSL 4.500
FSL 4.350
FSL 4.330
FSL 3.270
FSL 3.100
FSL 4.400
FSL 5.350
FSL 4.115
NGL 3.720
395mm fill
FSL 5.100
NGL 4.450
650mm fill
FSL 5.150
NGL 4.780
370mm fill
EX S
EX MW

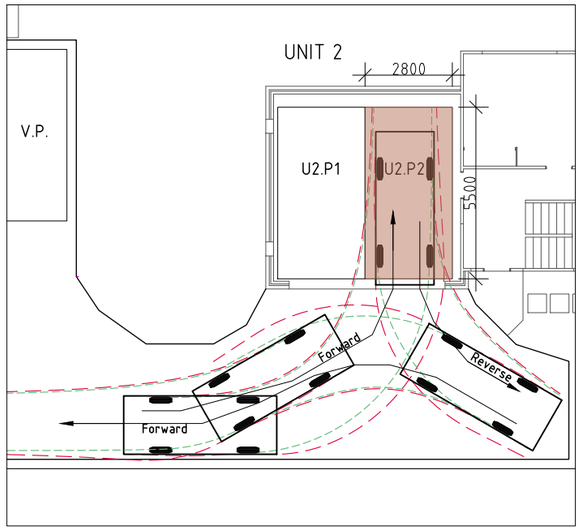
DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

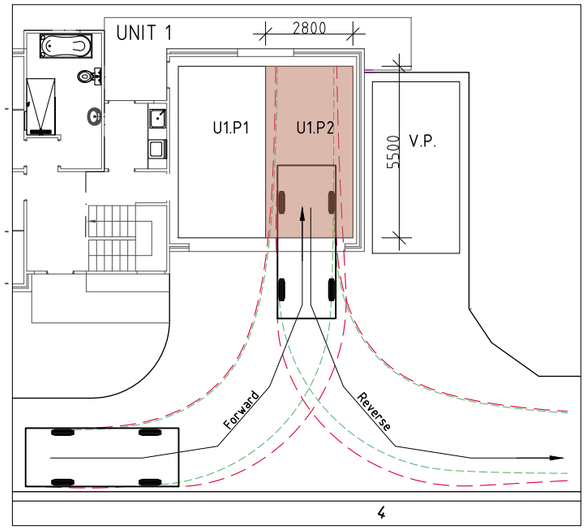
PROPOSED 2 UNIT DEVELOPMENT FOR MR K COOPEER AT 72 ESPLANADE ROSE BAY	APPROXIMATE CUT PLAN	DATE 03/06/25	DRAWN BY G Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:200 (0 2000 4000) / AMENDED	DRAWING NO. 04A OF 17	Accreditation No.CC6204 © copyright 2022 2722

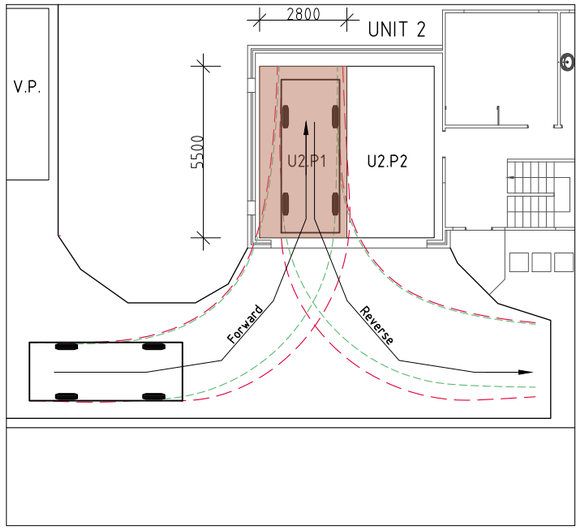
bda BUILDING DESIGNERS AUSTRALIA

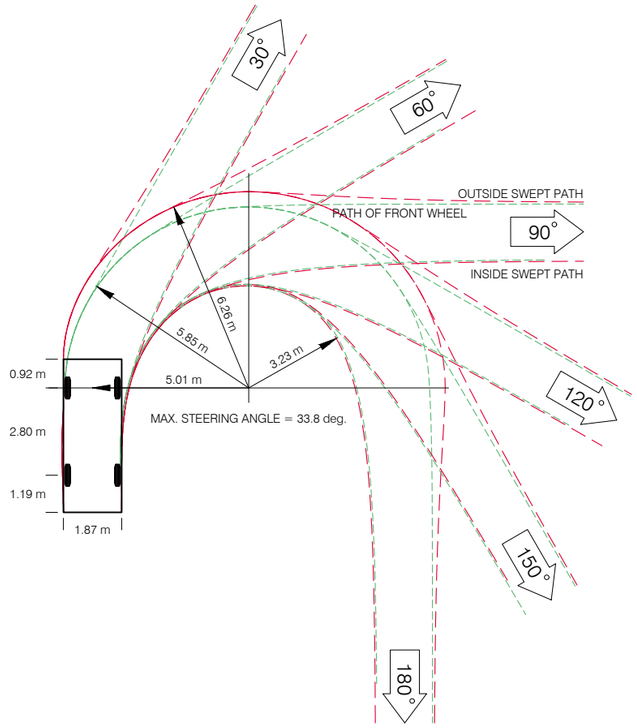


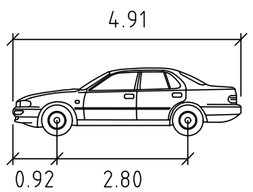


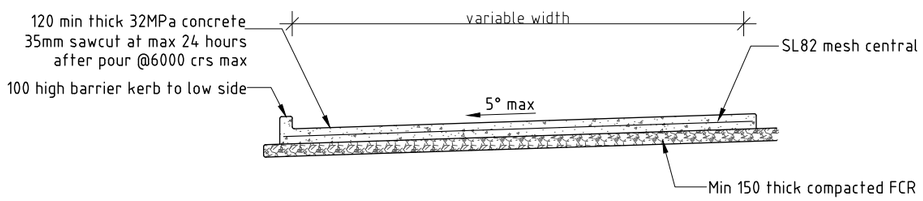












DRIVEWAY CROSS SECTION (TYPICAL)
SCALE 1:50

B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.00
Steering Angle	: 34.00

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

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PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

VEHICLE TURNING PLANS

SCALE 1:200
0 2000 4000

AMENDED
26/03/2025

DATE
03/06/25

DRAWING NO.
05 OF 17

DRAWN BY G Tilley
email: gltilley7@biapond.com
phone ph 0400 671 582

Accreditation No.CC6201H

 2722

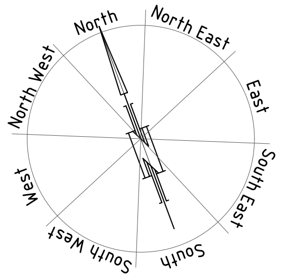
TGD Trafficable grate drain
P1 450x450 Trafficable pit
Each grate pit to be fitted with SPEL Environmental Stormsack water quality improvement device
Designed & installed in accordance with manufacturers instructions
B.G. 300 wide prefolded Colorbond box gutter, 1:100 fall to rainhead

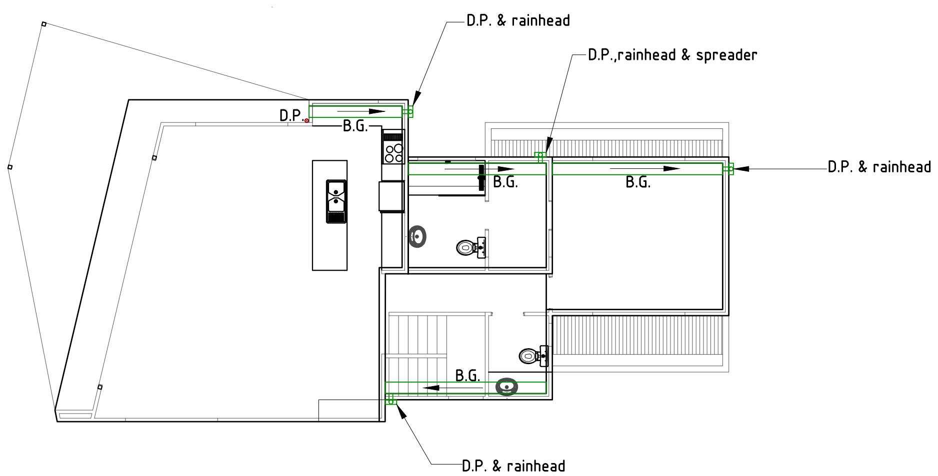
Plumber to confirm the location of existing on-site services prior to commencement of any excavations

Agg drains to be installed prior to slab preparation. Evidence of the agg drainage installation to be supplied to the Engineer

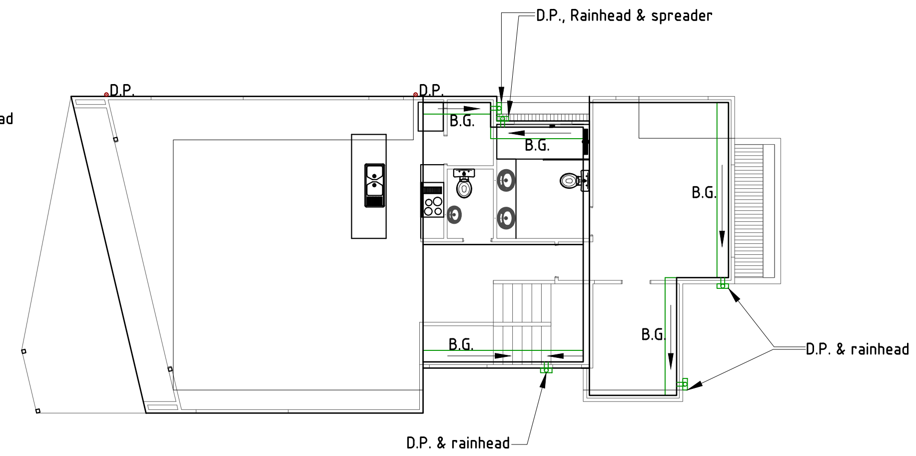
150ø	150uPVC stormwater 1:100 min fall
S100ø	100uPVC sewerage 1.67% min fall
100ø	100uPVC stormwater 1:100 min fall

100x100 cast in kerb to driveway perimeter
I.O. at each intersection & bend

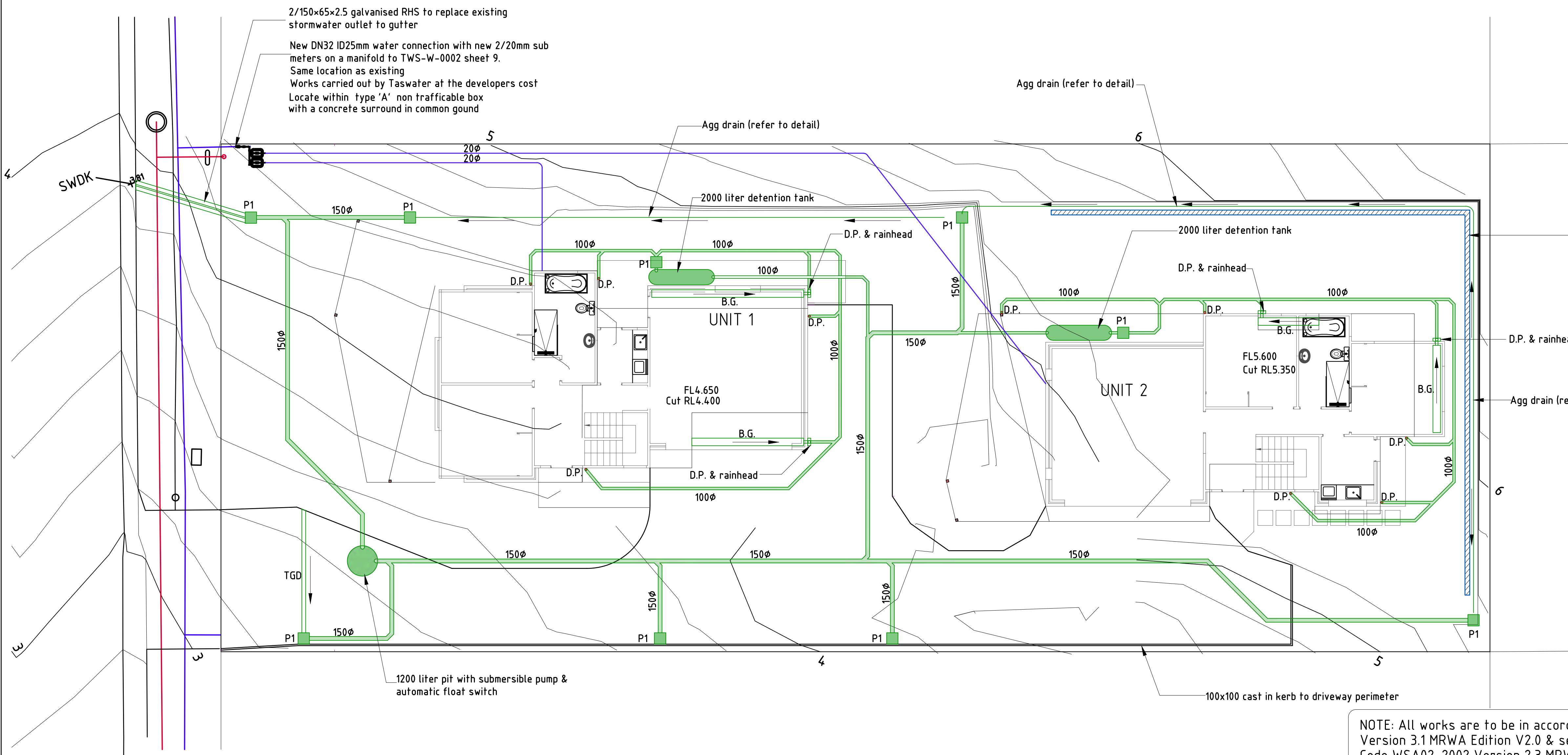


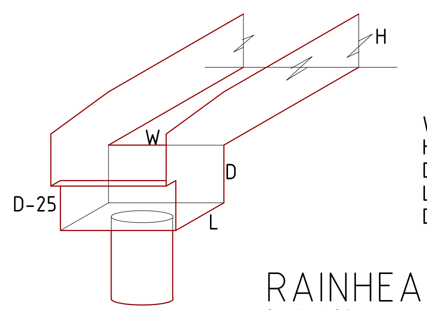


UNIT 1 Upper Level



UNIT 2 Upper Level





W(Width)	300
H(Height)	120
D(Depth)	150
L(Length)	125
D-25	125

RAINHEAD DETAIL
Scale 1:20

NOTE: All works are to be in accordance with the Water supply code of Australia WSA03-2011-3.1 Version 3.1 MRWA Edition V2.0 & sewerage Code of Australia Melbourne Retail water agencies Code WSA02-2002 Version 2.3 MRWA Edition 1.0 & Taswater's supplements to those codes

NOTE: CONCEPT PLAN ONLY

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

STORMWATER CONCEPT PLAN

SCALE 1:200
0 2000 4000

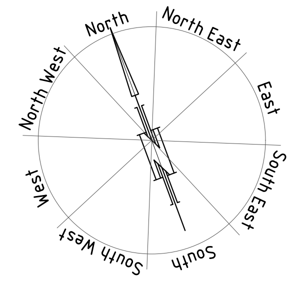
AMENDED
26/03/2025
03/06/2025

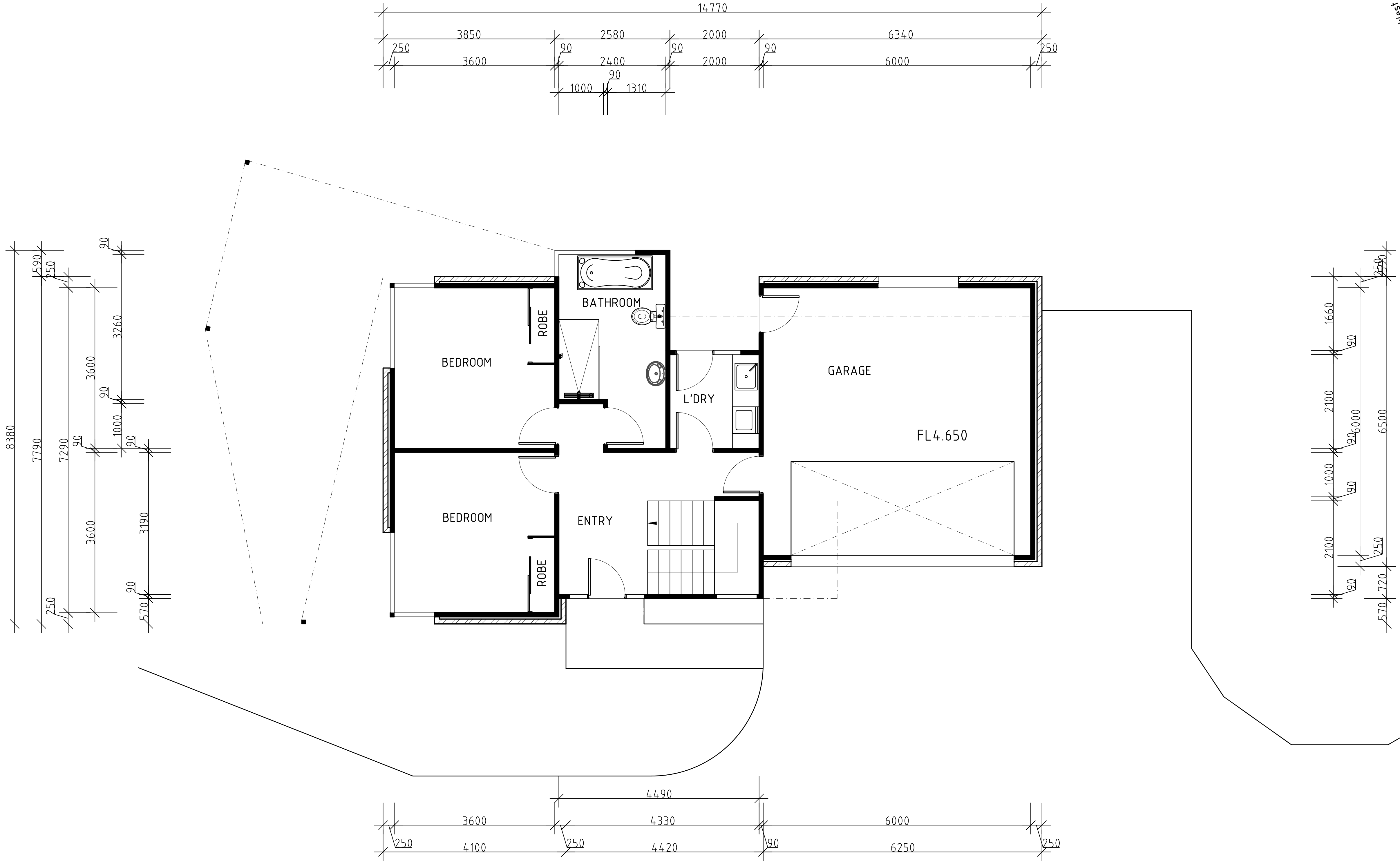
DATE
03/06/25

DRAWING NO.
06 OF 17

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582
Accreditation No.CC620H

BUILDING DESIGNERS AUSTRALIA





UNIT 1 areas	
Lower level	101.70m²
Upper level	101.12m²
Total	202.82m²
Deck	31.08²

UNIT 1

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

UNIT 1 PLAN

DATE
03/06/25

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582

SCALE 1:100
0 1000 2000

AMENDED
26/03/2025

DRAWING NO.
10 OF 17

Accreditation No.CC6204

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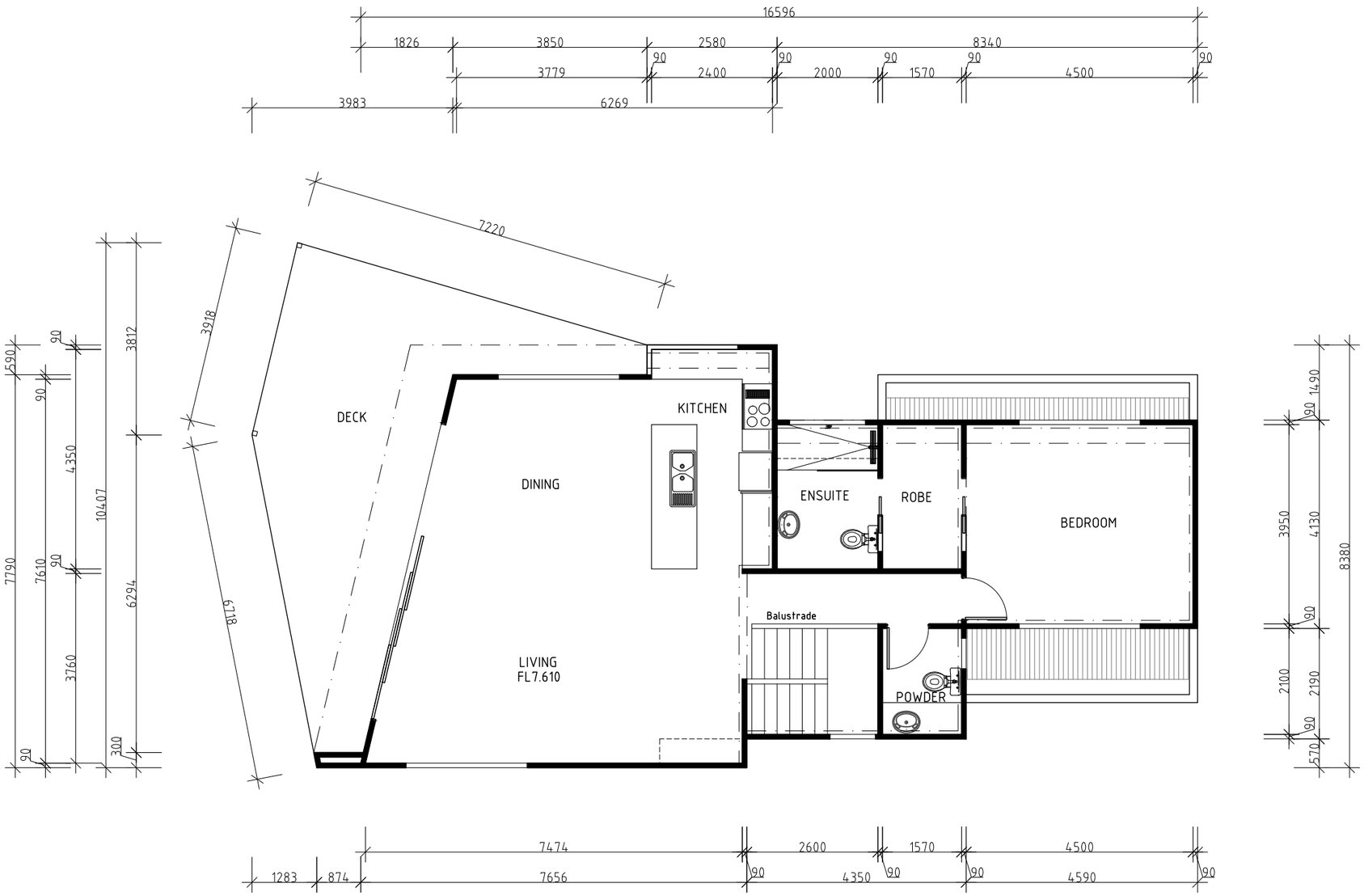

UNIT 1 areas	
Lower level	101.70m²
Upper level	101.12m²
Total	202.82m²
Deck	31.08²

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

UNIT 1

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

UNIT 1 PLAN

SCALE 1:100
0 1000 2000

AMENDED
26/03/2025

DATE
03/06/25

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DRAWING NO.
11 OF 17

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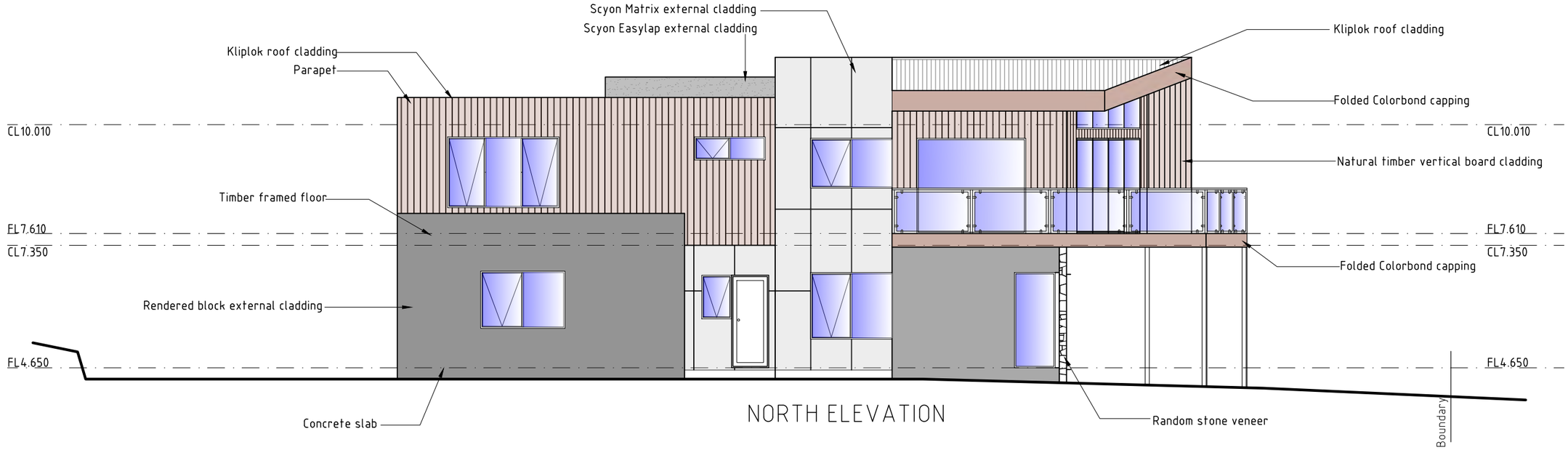
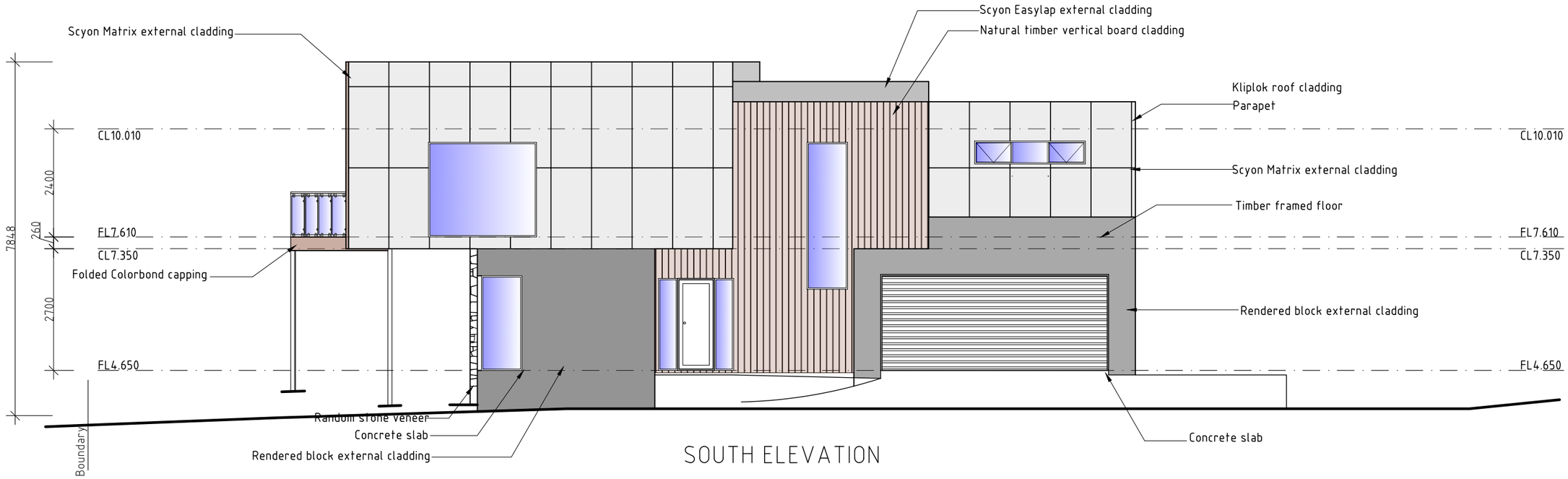


NORTH ELEVATION



SOUTH ELEVATION

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

UNIT 1

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

UNIT 1 ELEVATIONS

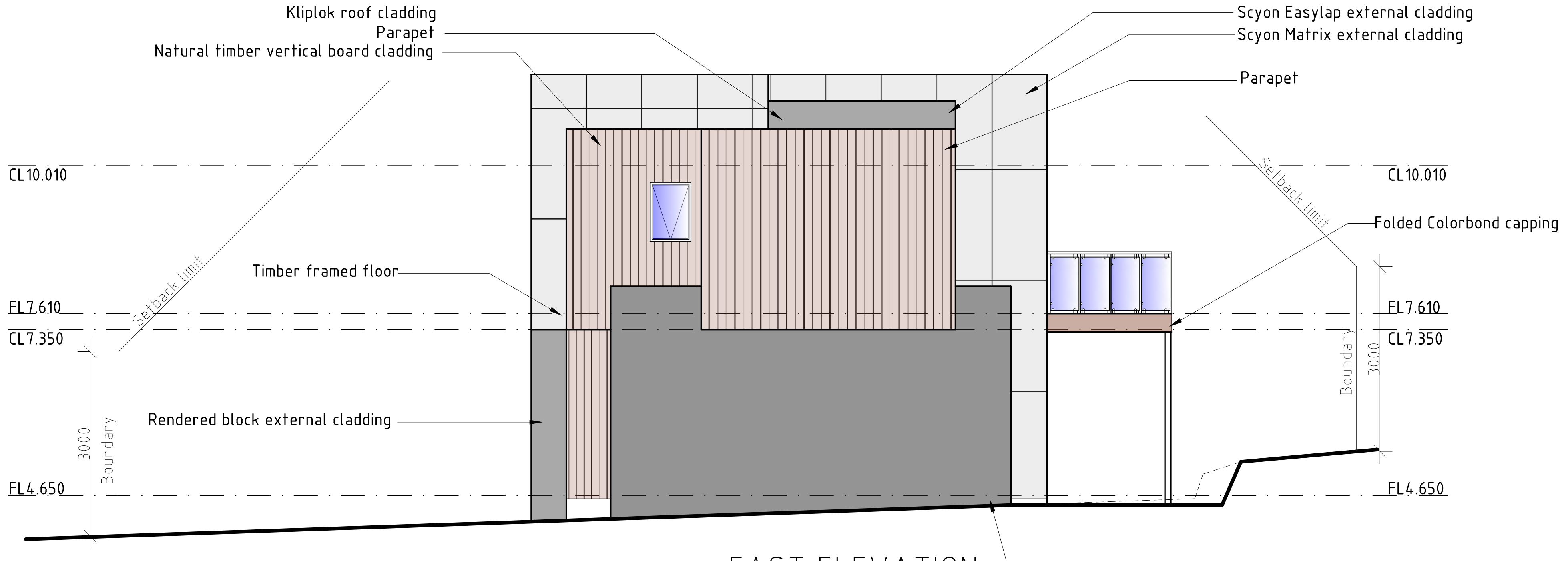
SCALE 1:100
0 1000 2000

AMENDED
26/03/2025

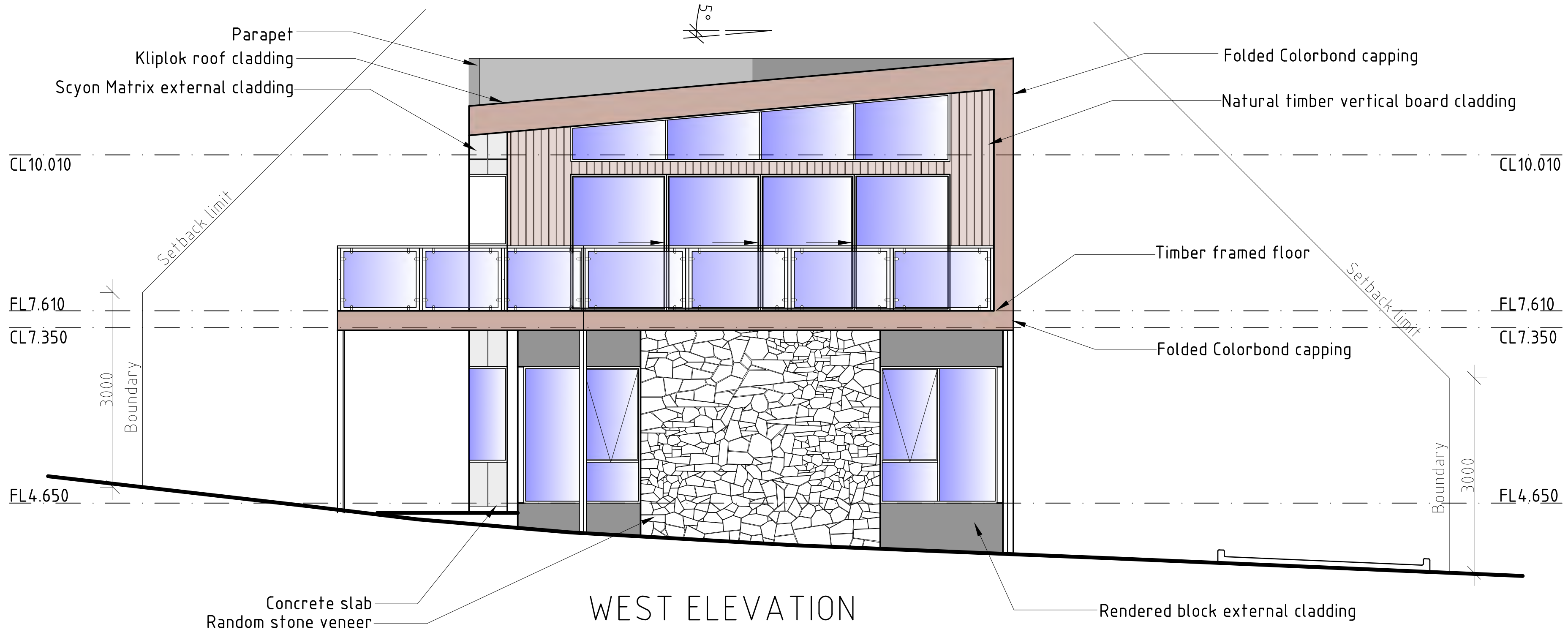
DATE
03/06/25

DRAWING NO.
12 OF 17

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582
Accreditation No.CC6201H



EAST ELEVATION



WEST ELEVATION

UNIT 1

DEVELOPMENT DRAWINGS ONLY
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BDA BUILDING DESIGNERS AUSTRALIA

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

UNIT 1 ELEVATIONS

SCALE 1:100
0 1000 2000

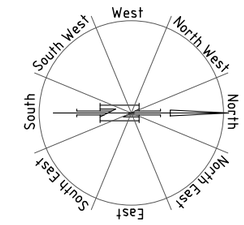
AMENDED
26/03/2025

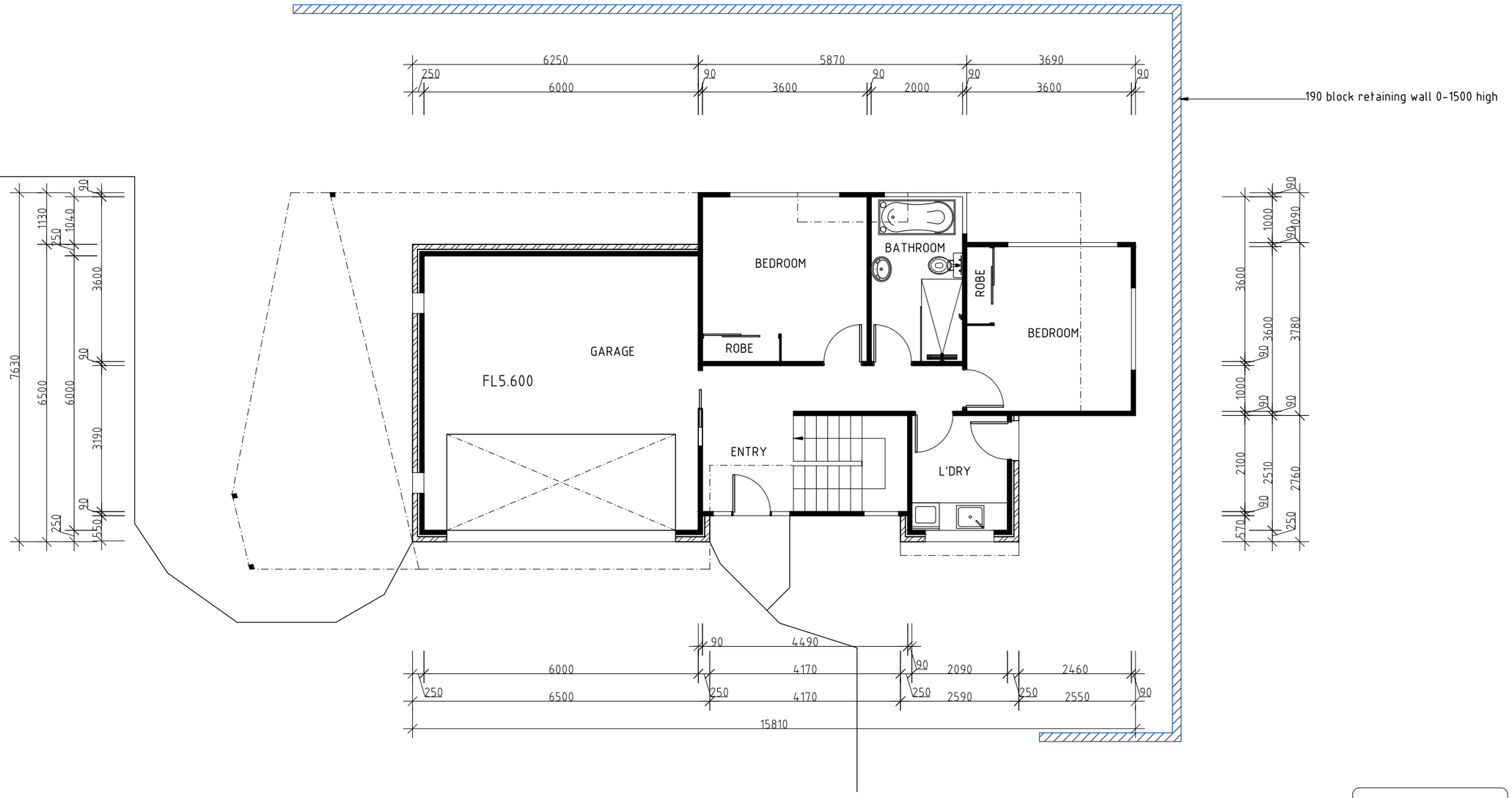
DATE
03/06/25

DRAWING NO.
13 OF 17

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582

Accreditation No.CC6204





UNIT 1 areas	
Lower level	100.13m²
Upper level	115.36m²
Total	215.49m²
Deck	20.53²

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

UNIT 2

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

UNIT 2 PLAN

SCALE 1:100
0 1000 2000

AMENDED
26/03/2025

DATE
03/06/25

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14 OF 17

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email: gtilley7@bigpond.com
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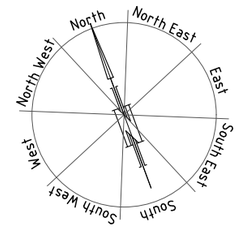

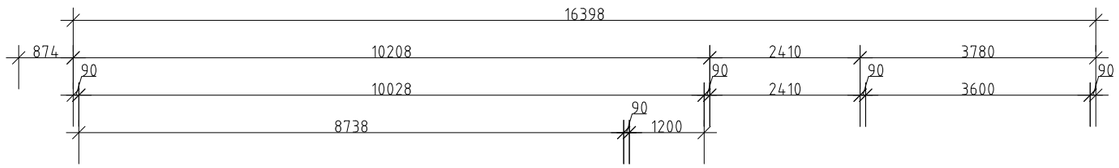

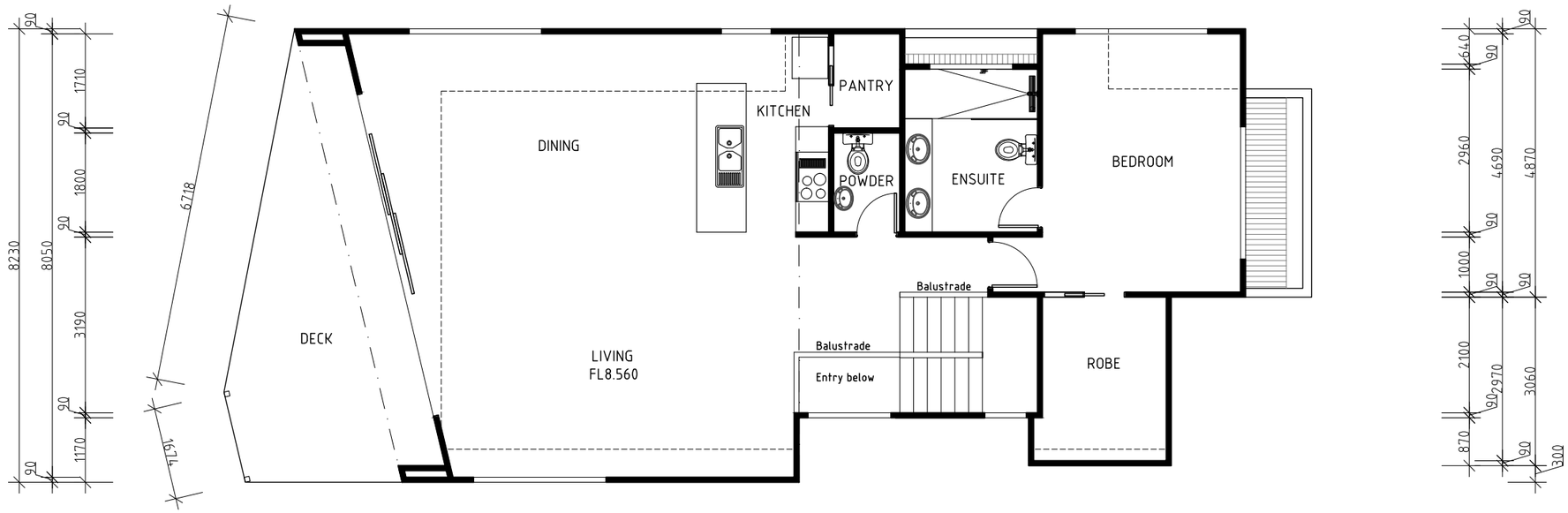

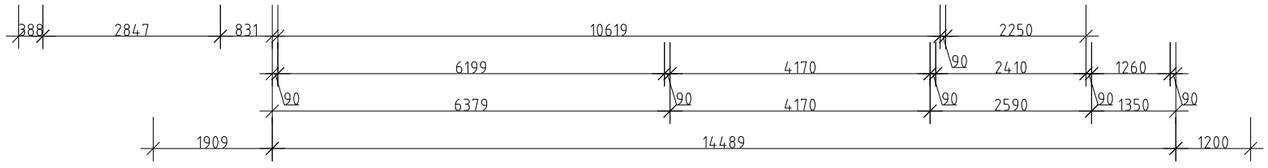

DEVELOPMENT DRAWINGS ONLY
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UNIT 2

PROPOSED 2 UNIT DEVELOPMENT FOR
MR K COOPEER AT
72 ESPLANADE ROSE BAY

UNIT 2 PLAN

SCALE 1:100
0 1000 2000

AMENDED
26/03/2025

DATE
03/06/25

DRAWING NO.
15 OF 17

DRAWN BY G Tilley
email: gtilley7@bigpond.com
phone ph 0400 671 582

Accreditation No.CC620H

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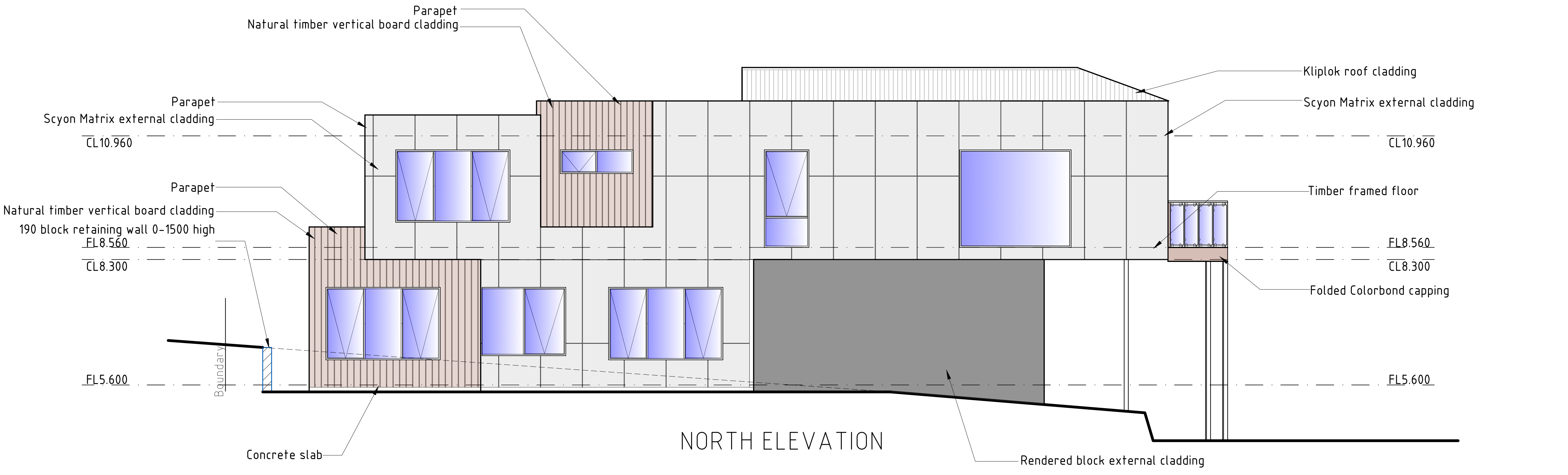

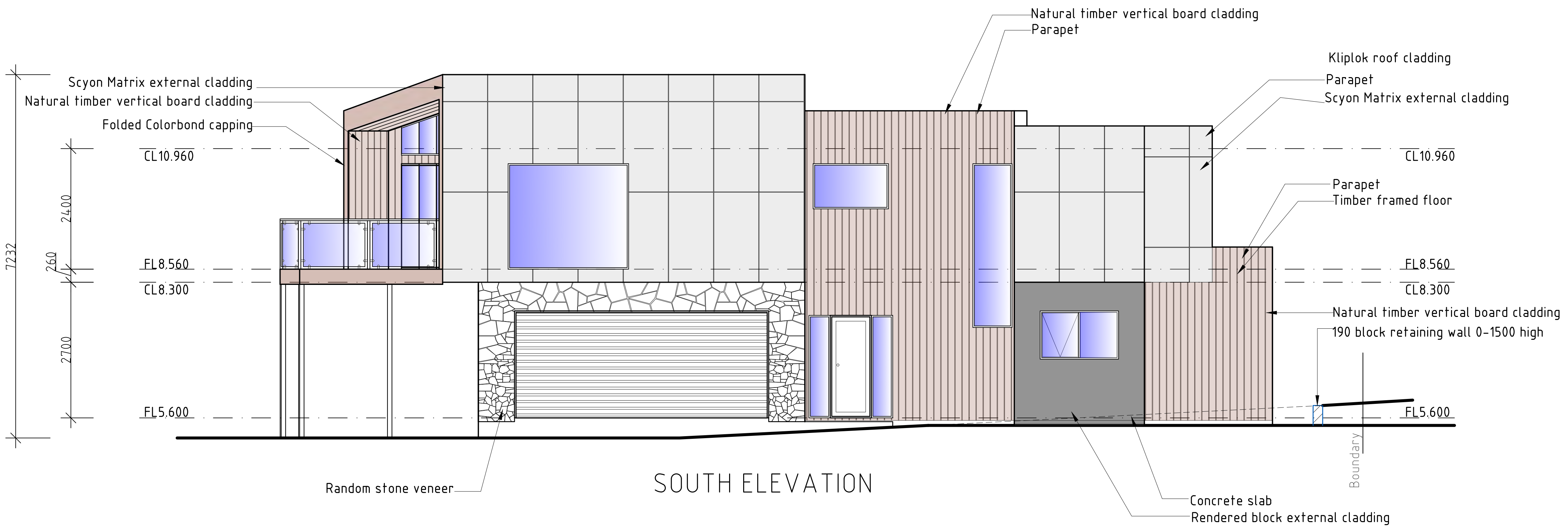

UNIT 2

DEVELOPMENT DRAWINGS ONLY
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PROPOSED 2 UNIT DEVELOPMENT FOR MR K COOPEER AT 72 ESPLANADE ROSE BAY	UNIT 2 ELEVATIONS	DATE 03/06/25	DRAWN BY G Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:100 (0 1000 2000) / AMENDED 26/03/2025	DRAWING NO. 16 OF 17	Accreditation No.CC6204 © copyright 2022 2722

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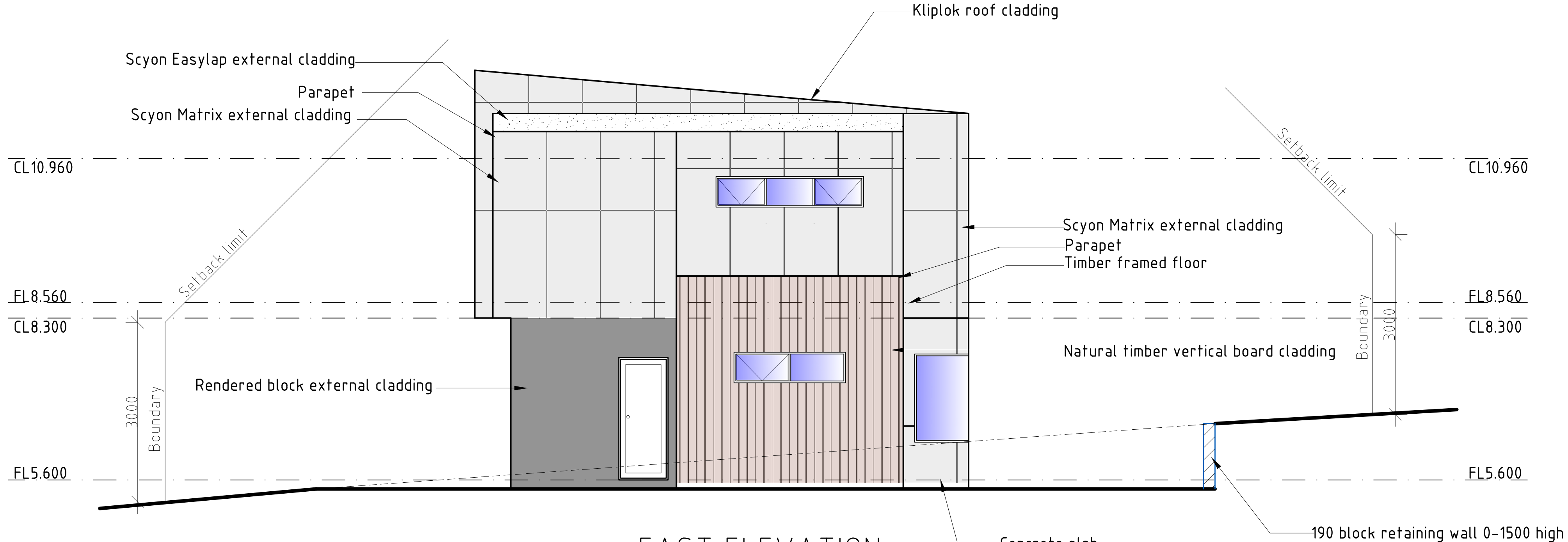
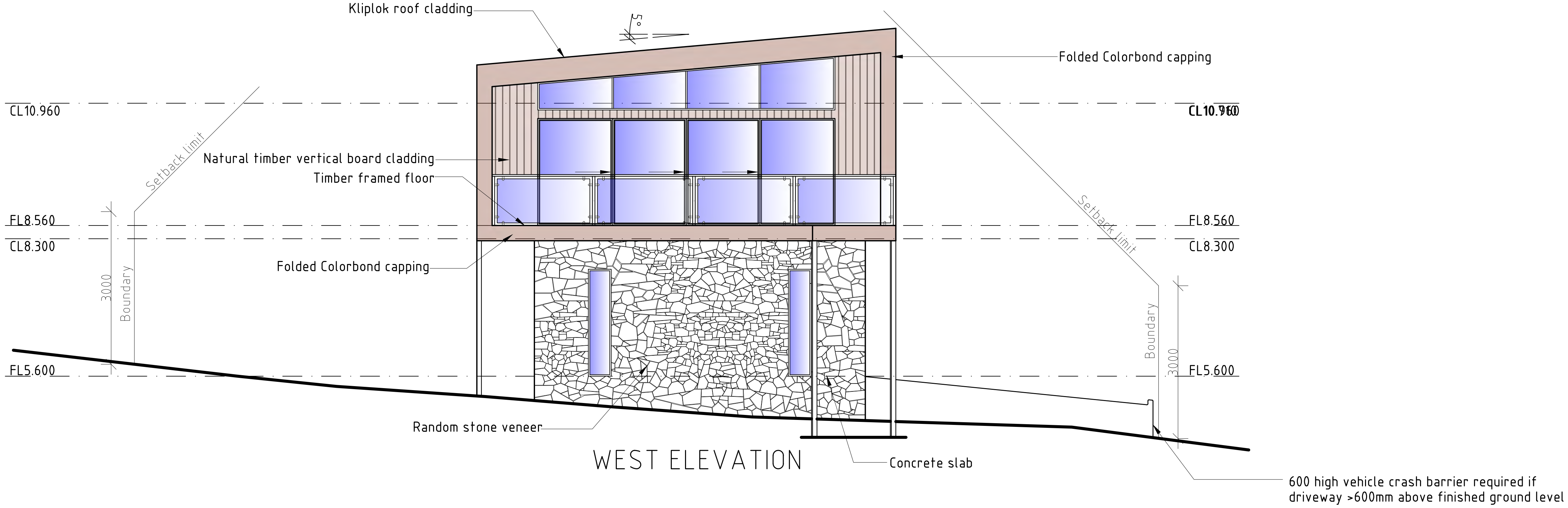


EAST ELEVATION



WEST ELEVATION

UNIT 2

DEVELOPMENT DRAWINGS ONLY
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PROPOSED 2 UNIT DEVELOPMENT FOR MR K COOPEER AT 72 ESPLANADE ROSE BAY	UNIT 2 ELEVATIONS	DATE 03/06/25	DRAWN BY G Tilley email: gtilley7@bigpond.com phone ph 0400 671 582
	SCALE 1:100 (0 1000 2000) / AMENDED 26/03/2025	DRAWING NO. 17 OF 17	Accreditation No.CC6204 © copyright 2022 2722

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72 Esplanade

Rose Bay, Tas, 7015

SunTracker - Shadow Diagrams

UNit 1 and Unit Private Open Space - Detail

Date: 21st June

Time Period: 9am to 3pm (0900 to 1500)

scale 1:200

NORTH

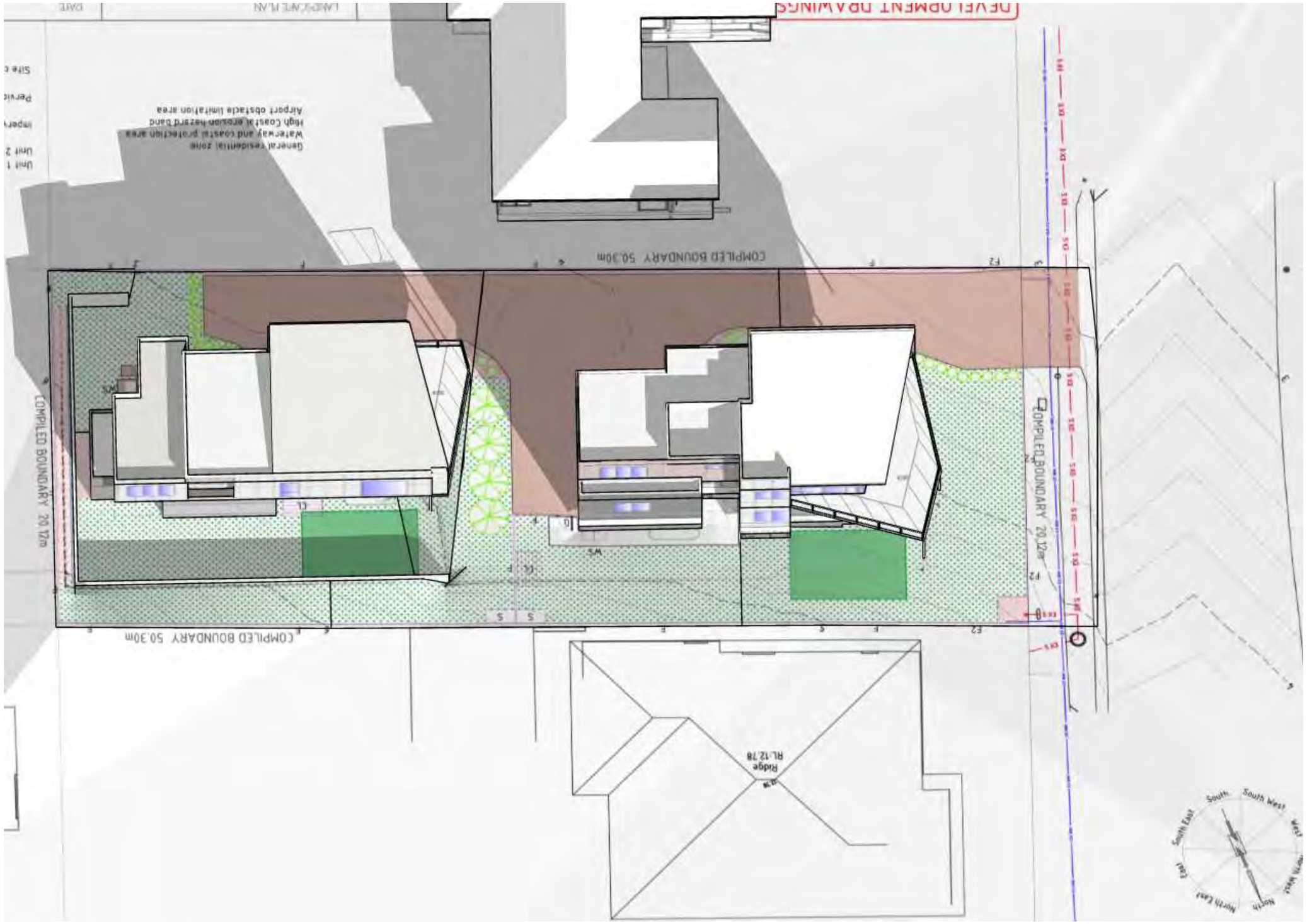
SCALE 1:200

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111


DEVELOPMENT DRAWINGS
COMPILED BOUNDARY 50.30m
COMPILED BOUNDARY 20.12m
COMPILED BOUNDARY 50.30m
COMPILED BOUNDARY 20.12m
Ridge RL 12.78
General residential zone
Waterway and coastal protection area
High Coastal erosion hazard band
Airport obstacle limitation area
North
North East
East
South East
South
South West
West
North West

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111



Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111


DEVELOPMENT DRAWINGS
COMPILED BOUNDARY 50.30m
COMPILED BOUNDARY 20.12m
Ridge
RL 12.78
South
South West
West
North West
North
North East
East
South East

72 Esplanade

Rose Bay, Tas, 7015

SunTracker - Shadow Diagrams

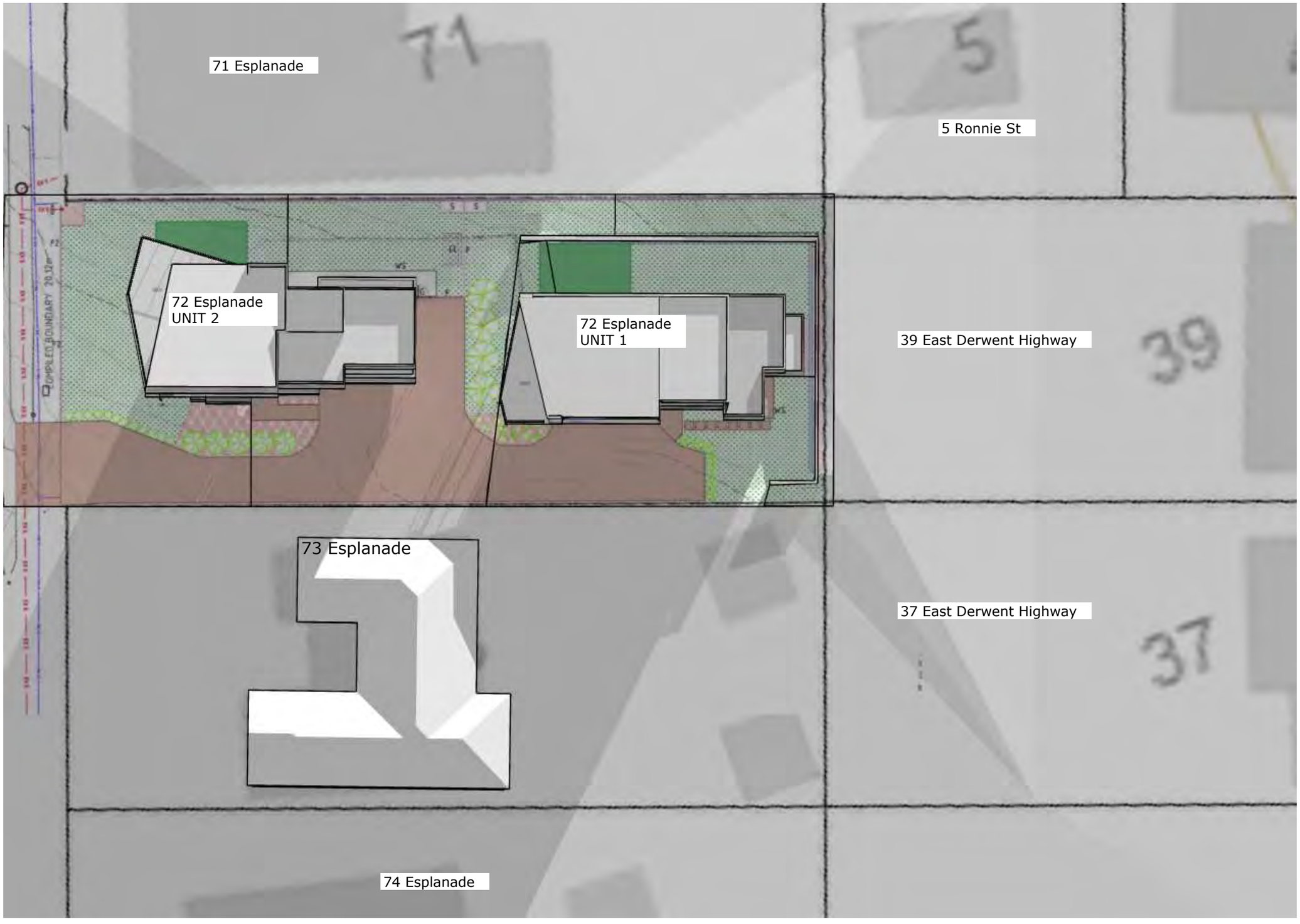
Overshadowing of Neighbouring properties. 71 Esplanade, 73 Esplanade
5, Ronnie Street, 39 East Derwent Highway and 39 East Derwent Highway

Date: 21st June

Time Period: 9am to 3pm (0900 to 1500)

SunTracker - Shadow Diagrams **0900**

NORTH



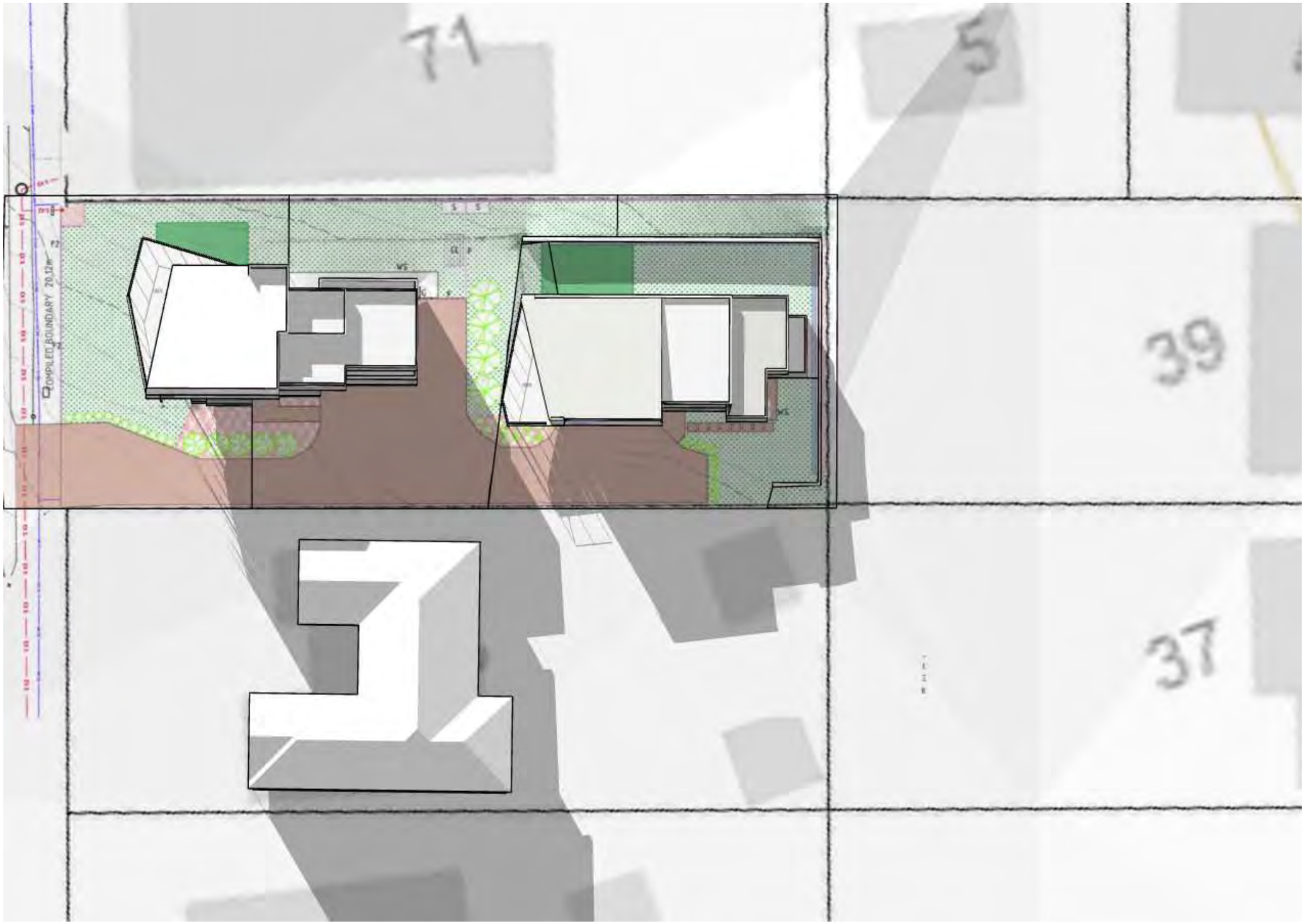
SCALE 1:250

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111


71
5
39
37
COMPILED BOUNDARY 20.32m

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111


71
5
39
37
COMPILED BOUNDARY 20.12m
WS
P2



Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111


71
5
39
37
COMPILED BOUNDARY 20.12m
WS

Shadowing by Sergei Nester www.viewbuild.com m: 0458 787 111

GEO-ENVIRONMENTAL SOLUTIONS

COASTAL VULNERABILITY ASSESSMENT

PROJECT:

Proposed Units

Site Address:

72 Esplanade,
Rose Bay,
TAS
7015

CLIENT:

Kelvin Cooper

DATE:

23/05/2025

DOCUMENT CONTROL

Document Prepared By:

Geo-Environmental Solutions Pty Ltd

ABN 24 115 004 834

29 Kirksway Place

Battery Point

TAS, 7004

P: +61 3 6223 1839

E: office@geosolutions.net.au

W: geosolutions.net.au

DOCUMENT CONTROL		
Report Title:	72 Esplanade Rose Bay TAS 70115	
Project Type:	Coastal Vulnerability Assessment	
Client:	Kelvin Cooper	
Project Job Number:	J11507	
Revision Version:	V01	
Date:	23/05/2025	
Approved By:	V. Gupta	
	Signature:	Date
		23/05/2025

FIGURES

TABLE

EXECUTIVE SUMMARY

Geo-Environmental Solutions Pty Ltd (GES) was engaged by Kelvin Cooper to undertake a Coastal Vulnerability Assessment for a proposed units at 72 Esplanade, Rose Bay, Tasmania (CT 60499/12). The assessment was required under the Tasmanian Planning Scheme – Clarence City Council due to the site's partial inclusion in the Coastal Erosion Hazard Code (CEHC) and Waterways and Coastal Protection Overlay (WCPO).

The site is located along the eastern shore of the Derwent River, within a sheltered estuarine environment, protected from direct ocean swell. Coastal processes influencing the site include local westerly wind-generated waves and sea level rise. Offshore wave conditions reach up to 0.9 m in significant wave height, though are considerably attenuated nearshore.

GES conducted a site-specific investigation, incorporating geological mapping, LiDAR analysis, borehole drilling, and a review of Digital Earth Australia (DEA) shoreline data. The site is underlain by Permian sediments, and the site is classified as a Class M moderately reactive site. Investigations identified shallow refusal on rock beneath the site, with minimal susceptibility to foundation instability or significant erosion.

The shoreline consists of sandy beach backed by bedrock, with mixed sediments (pebbles, cobbles, boulders), and a gentle-to-moderate slope (6°–20°), indicating low to moderate erosion risk. DEA shoreline analysis shows the beach has remained stable from 1988 to 2024.

As only the proposed unit 1 deck falls within the High Coastal Erosion Hazard Overlay, it is recommended that the foundation be anchored into the underlying bedrock. Additionally, as the site is located within the Waterways and Coastal Protection Overlay, it is recommended that a Soil and Water Management Plan be prepared for the proposed development. All works should generally be undertaken in accordance with the Wetlands and Waterways Works Manual and the Tasmanian Coastal Works Manual.

If the recommendations are adhered to, the proposed development will meet the requirements for works in the coastal erosion hazard area and it will fulfill the performance solution codes C7 and C10., as outlined in the Tasmanian Planning Scheme - Clarence Council (2021).

1 INTRODUCTION

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Kelvin Cooper to prepare a coastal vulnerability assessment for a proposed works at Rose Bay, Tasmania. The project area consists of a single cadastral title (CT 60499/12) located at 72 Esplanade, Rose Bay, TAS 7015. (The Site).

An application to conduct construction works has triggered the assessment in accordance with the Tasmania Planning Scheme (TPS) – Clarence City Council and following of the Director's Determination for Coastal Erosion and Inundation areas which provides building requirements for building and demolition work in coastal erosion and inundation hazard areas.

GES have undertaken this assessment using available scientific literature and datasets. Estimations are determined by approximation with appropriate regional information applied where appropriate to site specific information. Data collection and site-specific modelling was undertaken in assessment of the site.

2 OBJECTIVES

The objective of the site investigation is to:

- Identify which codes need to be addressed in terms of coastal vulnerability and identify the performance criteria relevant to the project which need addressing;
- Conduct a literature review of all geological, geomorphologic, hydrodynamic information and any erosion or inundation assessments which are relevant to the site;
- Review hydrodynamic assessments of the local area to determine projected sea level rise, storm tides and site-specific hydrodynamic conditions and where applicable, GES's site-specific soil investigation findings;
- Conduct a detailed erosion assessment of site erosion vulnerability in terms of long-term beach recession and short-term storm erosion.
- Conduct a site risk assessment for the proposed development ensuring relevant performance criteria are addressed; and
- Where applicable, provide recommendations on methods and design approach to reduce inundation and erosion impact.

3 SITE DETAILS

3.1 Project Area Land Title

The land studied in this report is defined by the following title reference:

- CT 60499/12

the 'Site' and/or the 'Project Area' in this report.

3.2 Project Area

The project area is located on the Eastern Shore of the River Derwent approximately 4 km directly southeast from Hobart (Figure 1). The site is separated by Clearence Foreshore trail and esplanade from Derwent River.

The site is located in located in sheltered inlet of the Derwent River, which is generally protected from strong ocean swells due to its location within the river estuary.

The site potentially could be impact due to the local winds, sea level rise and boat activities in the river.

Figure 1 - Location of the site

3.2.1 Proposed Works

The project site covers an area of approximately 1,019 square meters and currently contains an existing residential building. The proposed works involve the demolition of the existing building and the construction of two units with a driveway along the western boundary. The proposed units will be two-storey buildings with decks. Plas has been provided to GES by Building Designers Australia (Dated: 23/04/2025. The plan is presented in Figure 2

The site's elevation varies; along the western boundary the site is approx. 3 to 4m AHD (Australian Height Datum) and rising to 6m AHD towards the eastern to northeast side of the site.

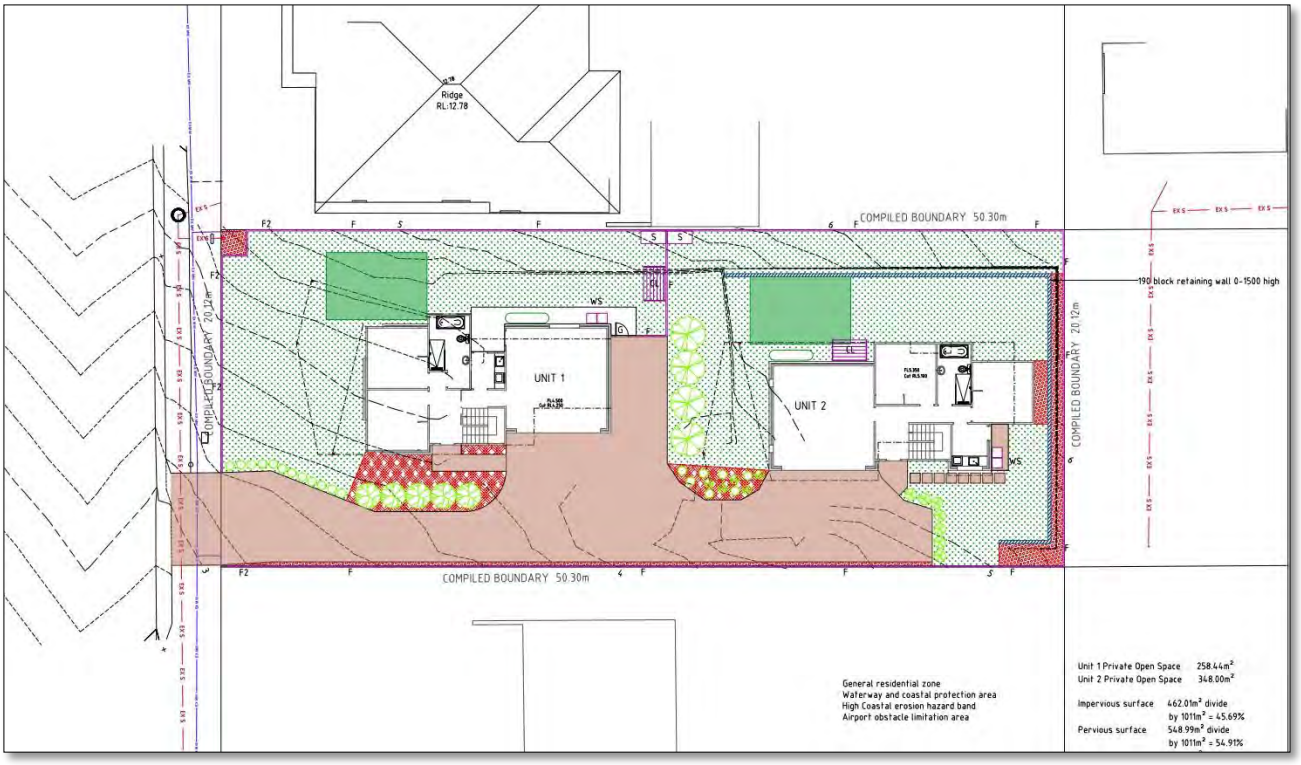


Figure 2 – Plans of the project area

4 PLANNING

4.1 Australian Building Code Board

This report presents a summary of the overall building construction risk to coastal erosion and inundation processes. This assessment has been conducted a 'normal' building design life category based on a 2023 baseline (ABCB 2015).

'The design life of buildings should be taken as 'Normal" for all building importance categories unless otherwise stated.'

As per Table 3-1, the following sub systems are identified for the proposed development:

- Building foundations subsystems are considered not accessible or economical to repair and therefore are to be designed with a 50-year life till 2073; and
- Wastewater subsystems are considered to have moderate ease of access but difficult or costly to replace or repair and are therefore to be designed with a 15-year life till 2038.

Table 3-1 Design life of building and plumbing installations and their components

Building Design Life Category	*Building Design Life (years)*	*Design life for components or sub systems readily accessible and economical to replace or repair (years)*	*Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair (years)*	*Design life for components or sub systems not accessible or not economical to replace or repair (years)*
Short	1 < dl < 15	5 or dl (if dl<5)	dl	dl
Normal	50	5	15	50
Long	100 or more	10	25	100

Note: Design Life (dl) in years

4.2 The Tasmanian Building Regulations 2016

The Tasmanian Building Regulations are regulated by the Consumer, Building and Occupation Services (CBOS) department and are formed from the Tasmanian Building Act 2016. New state-wide planning and building requirements are being implemented for hazardous areas. These include areas potentially subject to landslip, bushfire, flooding, coastal erosion, & costal inundation. Details of the Tasmanian Building Regulations are presented in Appendix 1.

4.3 Tasmanian Planning Scheme Overlay – Clarence Council (TPS, 2021)

4.4 Development & Works Acceptable Solutions

Where applicable, the need for further performance criteria compliance is outlined in Appendix 1.

4.4.1 Waterways and Coastal Protection Code (WCPO)

C7.7.1 Building and Works

Given that the proposed unit 1 resides in the WCP overlay and there are no acceptable solutions for building and works in a WCPO are,

The following performance criteria need to be addressed:

- C.7.6.1

4.4.2 Coastal Erosion Hazard Code (CEHC)

C10.6.1.P1 Buildings and works.

Given that the proposed unit 1 partially resides in the CEHC Area, and there are no acceptable solutions for buildings and works in a CEHC Area,

The following performance criteria need to be addressed:

- C10.5.1
- C10.6.1 P1.1 and P1.2

4.4.3 Coastal Inundation Hazard Areas Code (CIHC)

C11.6.1.P1 Buildings and works.

The proposed units aren't within the CIHC overlay and no further assessment required

4.4.4 Waterways and Coastal Protection Overlay

The proposed unit 1 falls partially within waterways and coastal protection overlay (Figure 3).

Figure 3 – Waterways and Coastal Protection Overlay (Source: The List)

4.4.5 Coastal Erosion Hazard Code Overlay (CEHC)

The proposed unit 1 fall within close proximity to the High Coastal Erosion Hazard Overlay Figure 4.

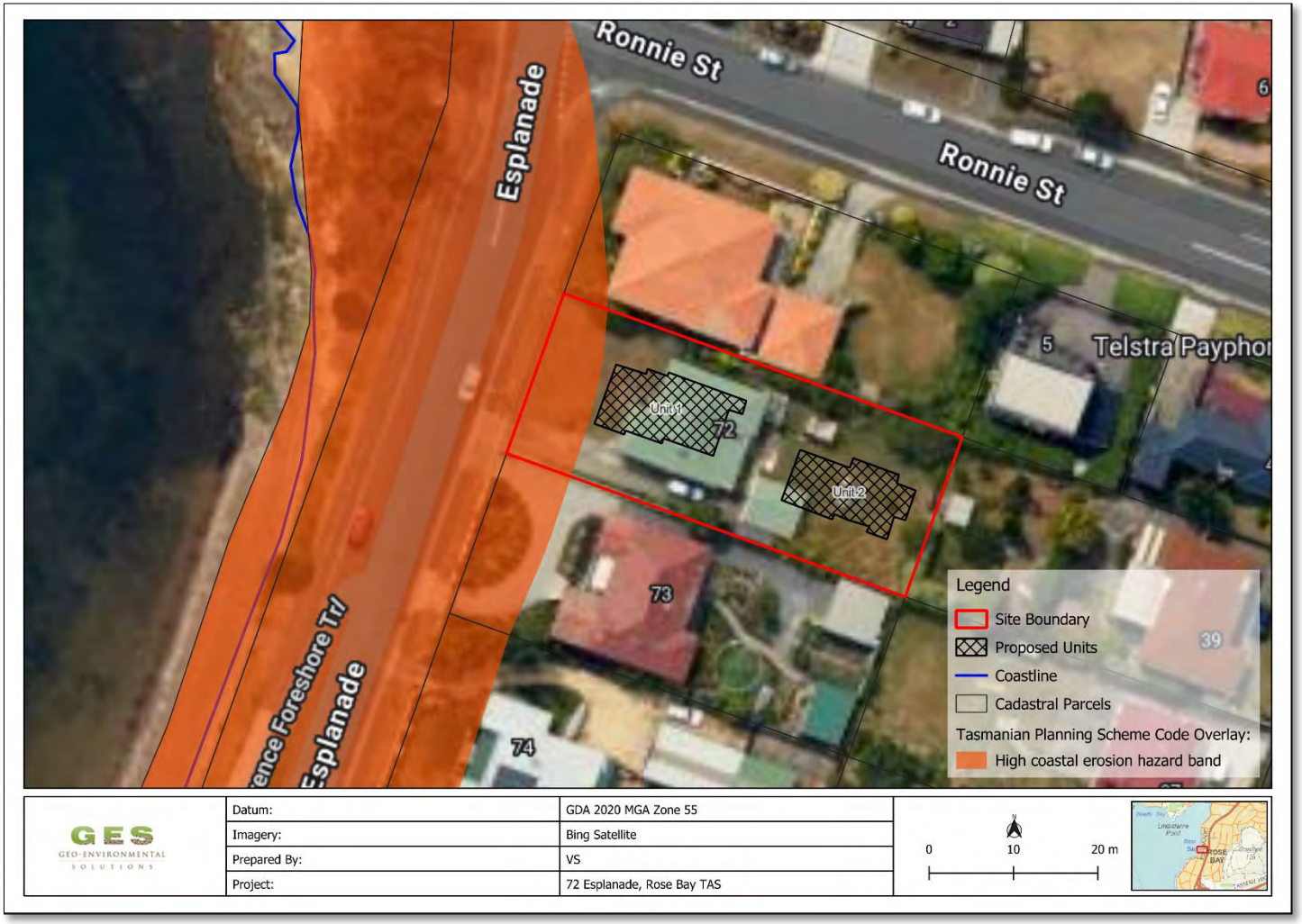


Figure 4 – Coastal Erosion Hazard Overlay (Source: The List)

4.4.6 Coastal Inundation Hazard Code Overlay (CIHC)

The proposed works are not within the Coastal Inundation Overlay (CIHC) Figure 5.

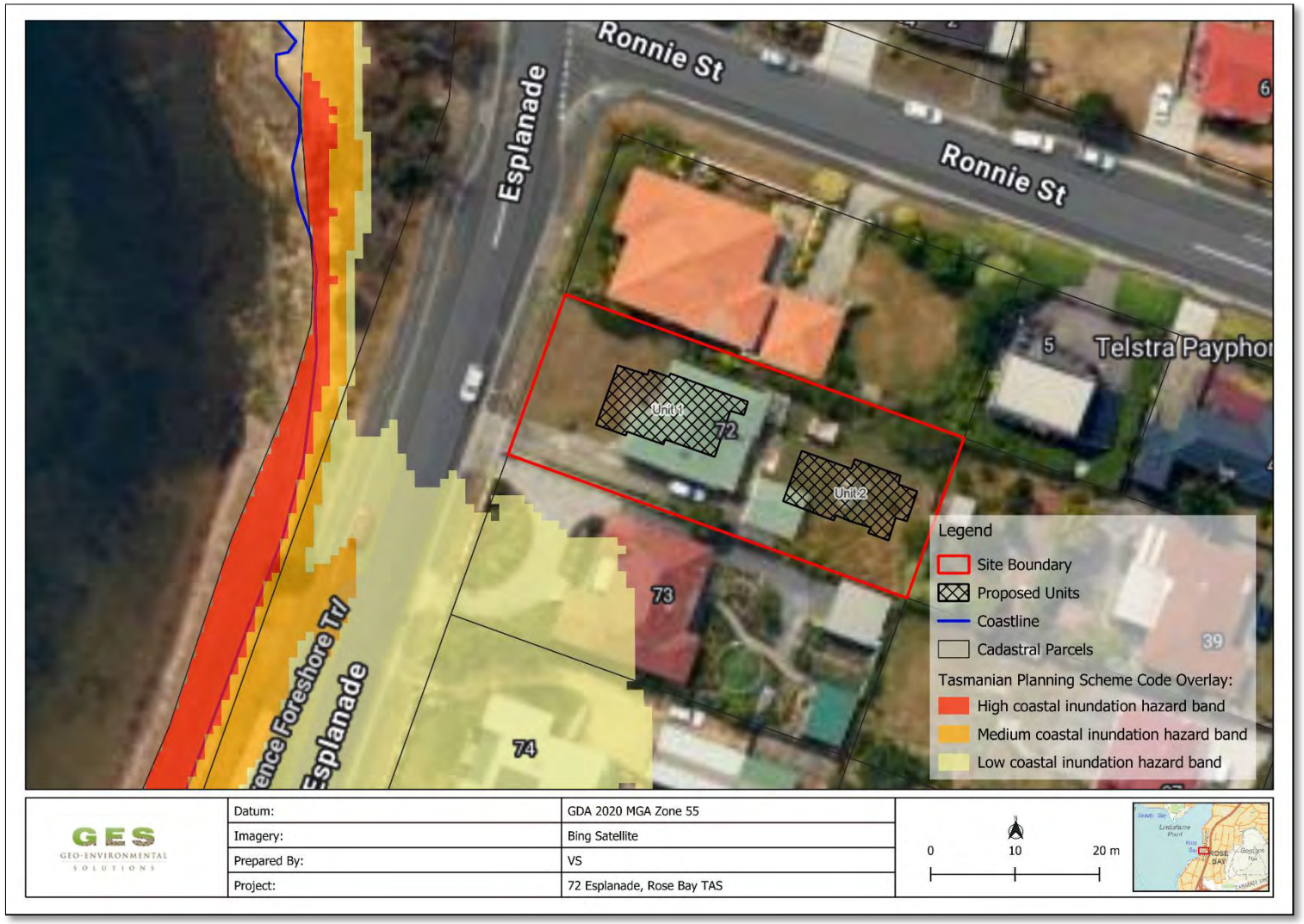


Figure 5 - Coastal Inundation Hazard Overlay (Source: The List)

5 SITE MAPPING

To assist in determination of the vulnerability of the site to erosion from coastal processes, it is important to determine the geological and geomorphological characteristics of the site, Roches Beach.

5.1 Natural Values

The review has been completed based on the site plan. The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 019/05/2025). Appendix 5 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Clarence Council.

5.2 Geological Mapping and Geomorphology

The geological map for the site has been presented in **Error! Reference source not found.**. The site is underlained by Permian sediments. The geology of the site is generally poorly fossiliferous interbedded glaciomarine fine- to medium-grained sandstone, fissile and non-fissile siltstone, lonestones and pebble-rich patches, productid bed at top, basal interval commonly with thick beds of coarse-grained sandstone.

The site's elevation is approximately 3-7m AHD, as determined by QGIS software using Greater Hobart 2013 LiDAR data. The proposed unit 1 is set back approximately 35 m from the 0-meter AHD coastline.

5.3 Site Soil

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below in Table 1. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation. Soils on the site are developing from Permian sediments. The clay fraction is likely to show moderate ground surface movement. The site has been classified as Class M - Moderately reactive clay or silt site, which may experience moderate ground movement from moisture changes. Some variation of subsoil depth and weathering of underlying rock is likely.

Table 1 – Soil Profile of the Site

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.30	SM	**Silty SAND**: grey, brown, slightly moist, loose,
0.30-1.00	0.30-0.90	CI	**Silty CLAY**: trace of gravel, medium plasticity, dark grey, brown, slightly moist, stiff,
1.00-2.20	0.90-2.00	CL	**Gravelly CLAY**: low to medium plasticity, pale yellow, pale grey, slightly moist, stiff, refusal.

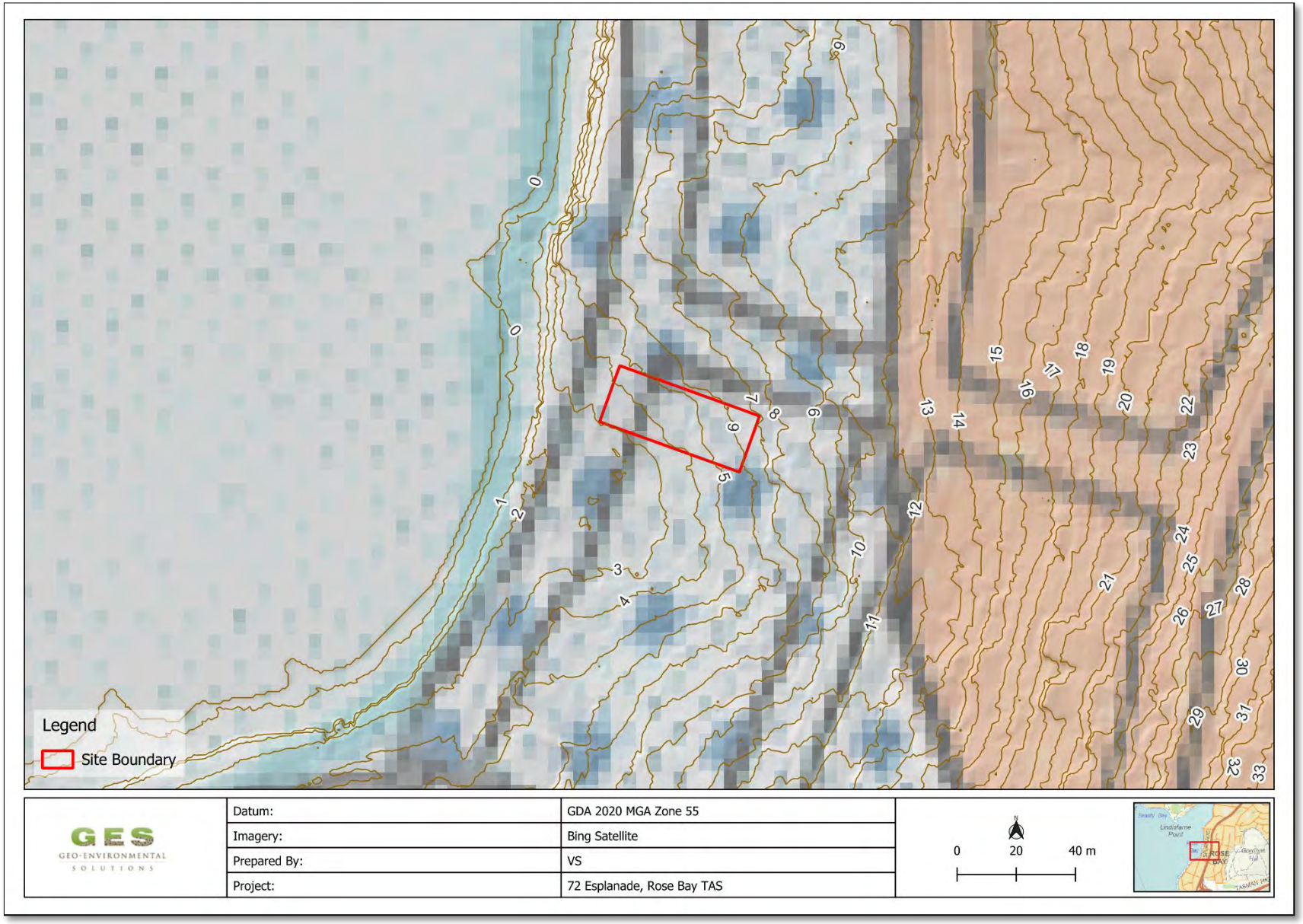


Figure 6 - Local Geology with Hill shade (Map Source: MRT Hobart Engineering Geology Map 50K)

6 COASTAL PROCESS

6.1.1 Storm Tide

Storm tide events may be defined in terms of the culmination of astronomical tide and storm surge events. Maximum storm tide inundation levels have been adopted for the site based on a 1% AEP that an inundation event will occur. GES obtained data for storm tide levels from Canute 3.0. taking in account greenhouse gas emission scenario - very high RCP 8.5, Climate Model Ensemble Percentile Upper (95th), IPCC Version AR6 (Baseline 1995 -2014). (Source: Canute 3.0)

- *The storm tide level adopted for the site is 1.26 m AHD.*

6.2 Sea Level Rise

Storm tide events may be defined in terms of the culmination of astronomical tide and storm surge events. Maximum storm tide inundation levels have been adopted for the site based on a 1% AEP that an inundation event will occur. The TPS - Clarence Council SLR adopted 0.8m rise by 2100. However, the GES has adopted the most recently published following sea level rise estimates-based Canute 3.0, IPCC AR6 projections (very high RCP8.5 climate scenario):

- *1.01m rise by 2100.*

6.1 Stillwater Levels

The effects of storm tide may be combined with sea levels projections to provide baseline water levels (reported in m AHD) which are referred to as still water level. The still-water levels adopted for the site is based on 1% AEP estimates Table 2.

Table 2 Summary of Site Stillwater Levels for 2100 estimates (1% AEP)

Stillwater Elevations	2100 (Canute 3.0)
Sea Level Rise (m, AHD)	1.01
Tidal Influence & Barometric Low Influence (m)	1.26
Wind & Wave Set up (m)	0.16
Summary (m, AHD)	2.43

6.2 Site Wave and Wind Conditions

The site is located along the shore of the Derwent River, a sheltered environment largely protected from ocean swell. The predominant wave activity is generated by westerly winds, producing offshore waves with a significant height of approximately 0.9 m at a water depth of 1.4 m. As these waves approach the nearshore zone, they experience substantial attenuation, resulting in a reduced significant wave height.

Adopted estimates of the southeastern wind and waves for the site:

- R2% Wave Runup Based – 2.50m.

7 COASTAL EROSION

The shoreline near the site is classified as open sandy shores backed by bedrock exhibit potential for beach erosion due to wave action and sediment mobility; however, they generally present lesser vulnerability to long-term shoreline recession owing to the stabilizing influence of the underlying bedrock. Sloping hard rock shores, particularly those with gentle to moderate gradients (6°–20°), show minimal susceptibility to both flooding and erosion, acting as a natural buffer against coastal processes. In areas where the shoreline comprises a mix of sand, pebbles, cobbles, or boulders, the energy dissipation capacity of the coarser materials can offer increased resistance to wave-induced erosion, though localized sediment displacement may still occur during storm events. These geological and morphological characteristics contribute to a generally low-to-moderate erosion hazard classification for such coastal settings.

7.1 Coastal Shoreline

Digital Earth Australia Coastlines (DEA Coastlines) is a continental dataset that includes annual shorelines, and rates of coastal change along the entire Australian coastline from 1988 to the present. The product combines satellite data from Geoscience Australia's Digital Earth Australia program with tidal modelling to map the typical location of the coastline at mean sea-level for each year. The product allows trends of coastal erosion and growth to be examined annually at both a local and continental scale, and for patterns of coastal change to be mapped historically and updated regularly as satellite data continues to be acquired. This allows current rates of coastal change to be compared with that observed in previous years or decades.

The position of means sea level for each year 1988 to 2024 along the beach in front of the site, from the DEA Coastlines, is shown in Figure 5. The beach generally stable since 1988.

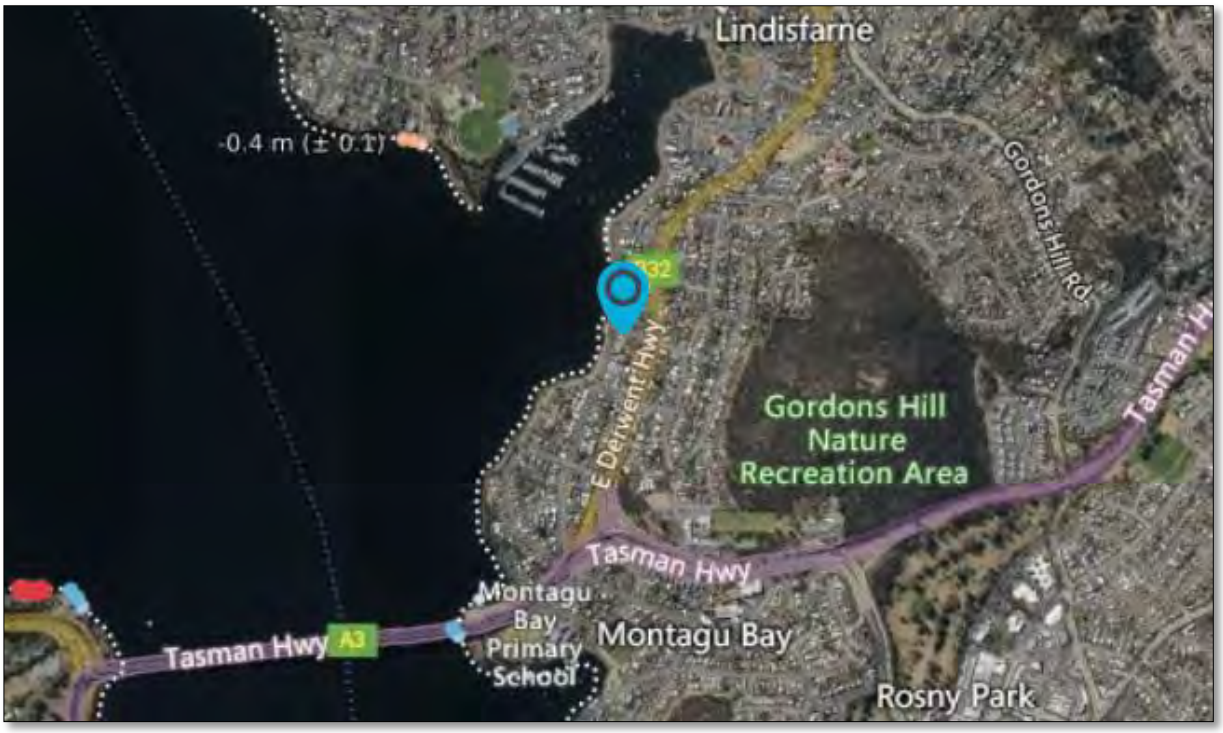


Figure 7 – Position of mean sea level from 1988 to 2024 along Rose Bay shoreline (Source: DEA Coastlines)

7.1.1 Storm Erosion Demand (S1)

Historical imagery has been reviewed to provide a context in which to assess the site in terms of site erosion potential from storms. Storm erosion rates are therefore relatively small. Aside from longer term recession attributed to sea level rise, storm erosion events have the potential to cause beach erosion (storm bite) which is followed by a period of beach rebuilding. The erosion and nourishment cycle is typically, in equilibrium unless longer term recession or progradation is occurring.

GES considers a storm erosion demand of 5 m3/m is applicable for the site.

7.1.2 Beach Rotation and/or medium – term fluctuations in sediment supply (S3)

There site is located on the shoreline of the Derwent River. The beach rotation does not apply for this site.

7.1.3 Reduce Foundation Capacity (to Stable Foundation Zone) (S4)

The proposed works are situated outside the reduced foundation zone. Site ground condition investigations indicated potential refusal at shallow depths due to underlying rock.

7.1.4 Future Recession (Bruun Rule) (S5)

The Bruun Rule has been applied to the site to estimate the response of the shoreline profile to sea-level rise. The Bruun Rule is widely used by government and non-government bodies to determine recession rates on sandy shores which are at risk of inundation. The Bruun Rule states that a typical concave-upward beach profile erodes sand from the beach face and deposits it offshore to maintain constant water depth. There are a few cases where the Bruun rule cannot be applied, which include where longshore drift is predominant, where there is dominant influence of surrounding headlands and in environments where wave activity is minimal. While there are objections to the Bruun Rule in some cases, there are no accepted alternatives.

7.1.5 Bruun Rule Beach Recession Model

The standard Bruun Rule has been applied to the site to determine sea level rise induced recession from the dominant waves active at the site.

The Standard Bruun Rule is typically expressed as R = s(L/(D + h)) or R=SLR*50 and is illustrated in Figure 8

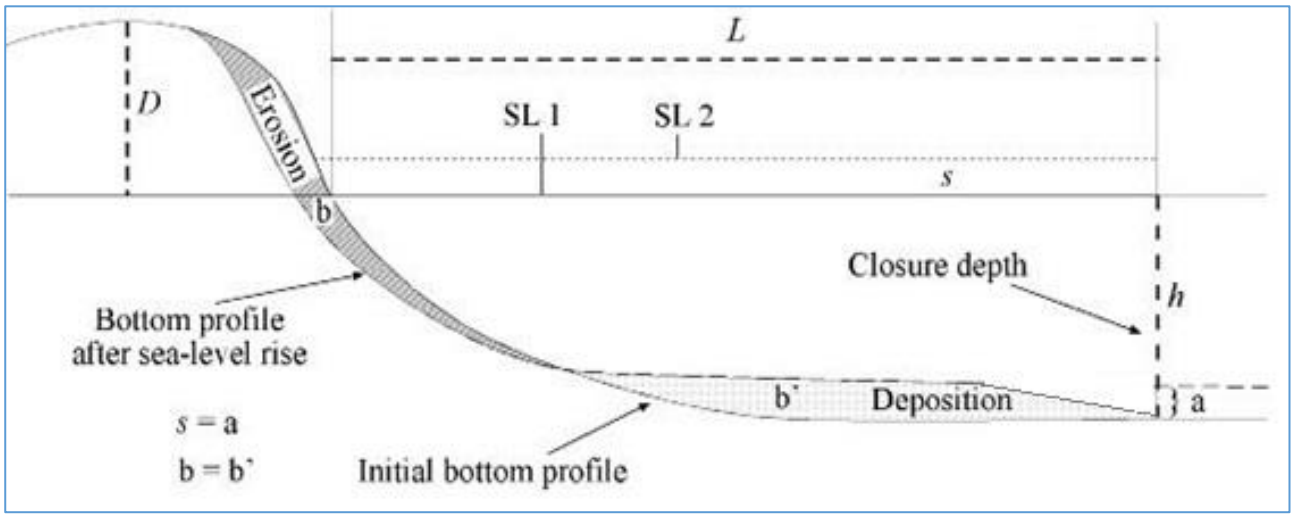


Figure 8 - Summary of standard Bruun Rule for Calculating Beach Recession

- *Adopted future recession due to sea level rise is 5m by 2100.*

The shoreline near the site is composed of rock and pebbles with vegetated slope, which helps protect the area from coastal erosion impact. Additionally, the site is separated by a paved trail and a road. As a result, shoreline recession is expected to be very low. In fact, there have been no noticeable shoreline changes over the past few decades, which could indicate that the shoreline naturally recovers after storms.

7.2 Summary of Erosion Allowance

The total erosion allowance as specified above has been calculated along the Roches Beach shoreline for 2100 is presented below within Table 3.

Table 3 Summary of Design Setbacks at the site

S1 - Erode 2x1% AEP storm (m)	*S2 - Yearly Recede (m, p.a.)*	*S3 - Beach Rotates (m)*	*S4 -Stable Zone (m)*	*S5 - 2100 SLR Recedes (m)*
5	*0*	*0*	*0*	*15*

Allowance for the design setback (DS) is defined as:

$$DS = S1 + N * S2 + S3 + S4 + S5$$

$$DS = 20m$$

8 RISK ASSESSMENT

The qualitative risk assessment criteria have been developed to identify key risks that may arise from building works in areas that are vulnerable to erosion and inundation hazard. The risk assessment based on year 2100, 1.01m AHD high SLR scenario.

Given the current data set and uncertainty over long term responses (more than 75 years) to climate change the calculated long term future risk must be viewed with caution, and adjustments to the risk assessment will need to be made over time. Future data and modelling may calculate a low or higher risk, and it is important to understand that the risk estimations in this report are based upon worst case scenario sea level rise from the current data sets.

The criteria are based on a risk assessment matrix consistent with Australian Standard AS4360 on Risk Management (AS4360). The qualitative assessment of risk severity and likelihood were used to help provide a qualitative risk assessment based upon the coastal vulnerability assessment completed for the site.

A detailed risk assessment addressing the performance criteria is presented in Appendix 4. GES has established from the risk assessment that the level of risk is tolerable for the proposed development works.

9 CONCLUSIONS AND RECOMMENDATIONS

GES recommended the following:

- The proposed deck of the unit 1 should be founded into the underlying bedrock.
- Soil and Water Management Plan be prepared for the proposed development
- All works should generally be undertaken in accordance with the Wetlands and Waterways Works Manual and the Tasmanian Coastal Works Manual.

LIMITATIONS STATEMENT

The following limitations apply to this report:

- Climate Futures Light Detection and Ranging (LIDAR) digital elevation model is used for the site modelling;
- The values estimated in this report provide an order of magnitude for assessing climate change impacts and in particular climate change induced sea level rise impacts. The information is based on a collation of existing information and data, with some site specific modelling for planning purposes.

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APPENDIX 1 – TASMANIAN BUILDING REGULATIONS 2016

Division 4 - Coastal erosion

57. Coastal erosion hazard areas

1) For the purposes of the Act, land is a coastal erosion hazard area if –
    a. the land is shown on a planning scheme overlay map as being land that is within a coastal erosion hazard area; and
    b. the land –
        i. is classified as land within a hazard band of a coastal erosion hazard area; or
        ii. is shown on a planning scheme overlay map as being land in an investigation area for a coastal erosion hazard area and the land has not been subsequently classified as being an acceptable risk.
2) For the purposes of the definition of hazardous area in section 4(1) of the Act –
    a. classification under a coastal erosion determination as being land that is within a hazard band of a coastal erosion hazard area is a prescribed attribute; and
    b. a coastal erosion hazard area is a hazardous area.

58. Works in coastal erosion hazard areas

1) A person must not perform work in a coastal erosion hazard area unless he or she is authorised to do so under the Act.
2) If a person intends to perform work in an investigation area of a coastal erosion hazard area, the person must, before performing the work, ensure that the land is classified in accordance with the coastal erosion determination –
    a. as being an acceptable risk; or
    b. into a hazard band for the coastal erosion hazard area.
3) A responsible person for work being performed in a coastal erosion hazard area must ensure that the work is being performed in accordance with the Act and the coastal erosion determination.
4) A person performing work in a coastal erosion hazard area must ensure that the work complies with the Act and the coastal erosion determination.

APPENDIX 2 - DIRECTORS DETERMINATION & BUILDING REGULATIONS 2016 - COASTAL EROSION HAZARD REPORTING

Coastal Erosion Hazard Assessment

This coastal erosion hazard report has been prepared in general accordance with methodology specified in the Directors Determination – Coastal Erosion Hazard Areas pursuant to section 20(3)(b) of the Building Act 2016 and regulation 51 of the Building Regulations 2016 (Document Version 1.2 Dated 27 September 2021).

This report has been prepared by Jonathon Traynor who has more than 10 years' experience as a professional geologist. Jonathon Traynor has a Bachelor of Science Degree with First Class Honours in Geology. In his role at GES Jonathan prepares geotechncial reports including Site Classification Reports for Construction to AS2870, Geotechnical Site Investigations, Landslip Assessments in Accordance Australian Geomechanics Guidelines (AGS 2007), and Coastal Erosion Reports.

Practices used in this assessment are developed from recent literature, including regional public domain remote sensing, wave, sea level, and storm tide modelling data obtained through various government agencies. This data is refined to a local (site scale) using detailed bathymetry models and methods within the coastal engineering manual (CEM) as well as equations obtained from recent publications to determine wind setup, wave setup, and wave runup which is specific to the coastal setting.

Specific determinations regarding coastal hazard reporting as presented in the Director's Determination - Coastal Erosion Hazard Areas, Division 2, Section 4 'Coastal Hazard Reporting' are presented in the Table below.

Signature

Vinamra Gupta
Senior Geotechnical Engineer

Works in a Coastal Erosion Hazard Area

According to this director's determination, the following regulations are applicable for the works in a coastal erosion hazard area:

(1) The AS 2870 site classification of any land located in a coastal erosion hazard area must be Class P, on the basis that it may be subject to coastal erosion.

(2) A coastal erosion hazard report must be prepared.

(3) The design of the building footing system must be prepared by an engineer-civil.

(4) The building design (including footing system) must take into account the coastal erosion hazard report.

(5) In determining an application for a Certificate of Likely Compliance, the building surveyor must:

(a) take into account the coastal erosion hazard report and any relevant coastal erosion management plan; and

(b) be satisfied that the proposed work will not cause or contribute to coastal erosion on the site or on adjacent land; and

(c) be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal erosion protection measures; and

(d) be satisfied that the proposed work will not be located on actively mobile landforms, except where the work relates to protection measures or remediation works to protect land, property or human life.

(6) In determining an application for a permit, the permit authority must take into account the coastal erosion hazard report and any relevant coastal erosion management plan.

Report Determination Criteria	Coastal Erosion Hazard Report Compliance Checklist	Compliance	Specific Comments
4. (1)	Geotechnical practitioner with experience and competence in the preparation of coastal erosion hazard reports	Yes	
4. (1) (a)	Signed Declaration	Yes	Report Author:
4. (1) (b)	A report of a geotechnical site investigation undertaken consistent with AS 1726	Yes	The AS 1726 geotechnical model presented herein is based on deep sand profiles which are mapped at the site. No further information was required in the assessment given the site conditions are known.
4. (1) (c)	Conclusions based on consideration of the proposed work as to:		
4. (1) (c) (i)	whether the work is likely to cause or contribute to coastal erosion on the land or on adjacent land;	Yes	Given the recommendations herein are adhered to, the works will not cause or contribute to coastal erosion on the land or on adjacent land within the proposed building design life.
4. (1) (c) (ii)	whether work is proposed on actively mobile landforms;	Yes	The proposed building site and works area is not regarded as being actively mobile.
4. (1) (c) (iii)	whether the work can achieve and maintain a tolerable risk for the intended life of the building having regard to:		
	• the nature, intensity and duration of the use;	Yes	This assessment has been conducted with measures put in place to ensure that within the building's design life, the risks are tolerable in line with sites typical of residential use and with typical intensity of use. This assessment is based on the intended use as outlined in the development application. Other aspects not considered in this assessment include site or foreshore disturbance as the result of the development of

			vehicle access tracks, unauthorised clearing of vegetation, and unauthorised pedestrian access tracks.
	• the type, form and duration of any development ;	Yes	The proposed development is adequately set back from the beach dune to achieve tolerable risk. The design of the building footing system must be prepared by an engineer-civil. Beyond the design life of the development, it is always recommended that consideration is given to a footing system which will allow for greater ease for any future underpinning works, allowance for building retreat and allowance for future cross bracing if required.
	• the likely change in the risk across the intended life of the building;	Yes	Consideration is given to projected coastline recession based on site specific modelling, regionally specific sea level rise forecasts, and geotechnical foundation considerations consistent with a site-specific slope stability assessment (Neilsen et. al. 1992).
	• the ability to adapt to a change in the risk;	Yes	Additional buffer allowances are accounted for in the assessment.
	• the ability to maintain access to utilities and services;	Yes	The site will retain full access to utilities and services within the design life of the proposed development.
	• the need for specific coastal erosion hazard reduction or protection measures on the site;	Yes	Coastal erosion hazard reduction or protection measures are recommended on the site as part of the site engineering design for civil works and the risk is deemed tolerable
	• the need for coastal erosion hazard reduction or protection measures beyond the boundary of the site; and	NA	Coastal erosion hazard reduction or protection measures are not recommended beyond the boundary of the site based on the projected lifetime of the proposed development.
	• any coastal erosion management plan in place for the site and/or adjacent land.	NA	A coastal erosion management plan is not required to mitigate risks to the site within the lifetime of the proposed development.
4. (2)	protection measures for any hazardous chemical used,	Yes	Overall risks associated with the storage of hazardous chemicals at the site will not be heightened beyond what has been assessed as low risk based on recommendations . No

	handled, generated or stored on the site, taking into consideration the potential risks of the hazardous chemical to human health and safety as a consequence of coastal erosion on the site or adjacent land.		additional protection measures are recommended for the storage of hazardous chemicals at the site.
4. (4)	The declaration format for a coastal erosion hazard report must contain:		
4. (4) (a)	details of, and be signed by, the person who prepared or verified the report;	Yes	
4. (4) (b)	confirmation they have the appropriate qualifications, expertise and level of current indemnity insurance;	Yes	
4. (4) (c)	confirmation that the report has been prepared in accordance with the specified methodology.	Yes	

APPENDIX 3 - QUANTITATIVE RISK ASSESSMENT TABLES

Consequence Index

Consequence	Details - Storm Erosion and Inundation	Details – Waterways and Coastal Protection
Catastrophic	Loss of life, loss of significant environmental values due to a pollution event where there is not likely to be recovery in the foreseeable future.	Very serious environmental effects with impairment of ecosystem function. Long term, widespread effects on significant environment (eg. RAMSAR Wetland)
Major	Extensive injuries. Complete structural failure of development, destruction of significant property and infrastructure, significant environmental damage requiring remediation with a long-term recovery time.	Serious environmental impact effects with some impairment of ecosystem function. Relatively widespread medium-long term impacts.
Moderate	Treatment required, significant building or infrastructure damage i.e. loss of minor outbuildings such as car ports, garages and the like. Replacement of significant property components. linings, hard paved surfaces, cladding, flooring. Moderate environmental damage with a short-term natural or remedial recovery time.	Moderate effects on biological or physical environment (air, water) but not affecting ecosystem function. Moderate short term widespread impacts (e.g. significant spills)
Minor	Medium loss – repair of outbuildings and repair and minor replacement of building components of buildings. Replacement of floor/window coverings, some furniture through seepage (where applicable). Minor environmental damage easily remediated.	Minor effects on biological or physical environment. Minor short-term damage to small area of limited significance.
Insignificant	No injury, low loss – no replacement of habitable building components, some remediation of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation. Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.	Limited damage to minimal area of low significance.

Likelihood Index

Level	Descriptor	Description	Guideline
A	Almost Certain	Consequence is expected to occur in most circumstances.	Occurs more than once per month.
B	Likely	Consequence will probably occur in most circumstances.	Occurs once every 1 month – 1 year.
C	Occasionally	Consequence should occur at some time.	Occurs once every 1 year - 10 years.
D	Unlikely	Consequence could occur at some time.	Occurs once every 10 years – 100 years.
E	Rare	Consequence may only occur in exceptional circumstances.	Occurs less than once every 100 years.

Source: AS/NZS 4360:2004 Risk Management

Qualitative Risk Matrix

Likelihood of the Consequence	Maximum Reasonable Consequence				
	(1) Insignificant	(2) Minor	(3) Moderate	(4) Major	(5) Catastrophic
(A) Almost certain	11 High	16 High	20 Extreme	23 Extreme	25 Extreme
(B) Likely	7 Moderate	12 High	17 High	21 Extreme	24 Extreme
(C) Occasionally	4 Low	8 Moderate	13 High	18 Extreme	22 Extreme
(D) Unlikely	2 Low	5 Low	9 Moderate	14 High	19 Extreme
(E) Rare	1 Low	3 Low	6 Moderate	10 High	15 High

Source: AS/NZS 4360:2004 Risk Management

APPENDIX 4 - QUANTATIVE RISK ASSESSMENT

BUILDING AND WORKS WITHIN A COASTAL EROSION HAZARD AREA

Performance Criteria C10.5.1 P1.1 A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:	Relevance	Management Options	Preliminary Risk Assessment (where relevant)			Further Assessment Required
			Consequence	Likelihood	Risk	
a) the need to access a specific resource in a coastal location;	n/a					
b) the need to operate a marine farming shore facility;	n/a					
c) the need to access infrastructure available in a coastal location;	n/a					
d) the need to service a marine or coastal related activity;	n/a					
e) provision of an essential utility or marine infrastructure;	n/a					
f) provision of open space or for marine-related educational, research or recreational facilities;	n/a					
g) any advice from a State authority, regulated entity or a council; and	n/a					
h) the advice obtained in a coastal erosion hazard report.		Refer to recommendations	Minor (2)	Unlikely (D)	Low (5)	No

Performance Criteria C10.6.1 P1.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:	Relevance	Management Options	Managed Risk Assessment (where relevant)			Further Assessment Required
			Consequence	Likelihood	Risk	
(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures	The proposed development will not increase level of the risk	The proposed Unit 1 deck works must be founded within underlying rock	Minor (2)	Unlikely (D)	Low (1)	No
(b) any advice from a State authority, regulated entity or a council; and	N/A					
(c) the advice contained in a coastal erosion hazard report	Refer to recommendations	The proposed Unit 1 deck works must be founded within underlying rock	Minor (2)	Unlikely (D)	Low (1)	No

APPENDIX 5– NATURAL VALUE ASSESSMENT

C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed unit 1 should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in stream
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.
(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located well away from the watercourse
(f) the need to maintain fish passage, where known to exist;	The property does not have a watercourse on the site
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	New facilities will be grouped with the existing.
(i) minimising cut and fill;	There is only a minimal proposed cut/fill for the site required the proposed units.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed works are strategically positioned at the site.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.

(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	No development will occur within a Future Coastal Refugia Area

A3.

Acceptable Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	No new stormwater discharge points are proposed to watercourse, wetland or lake. The proposed dwelling will be connected to existing stormwater main.

A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.

A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance
Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

Prepared for:

Kooper Constructions Pty Ltd

72 Esplanade
Rose Bay

FLOOD HAZARD REPORT

FE_25595

13 March 2025

flüssig Engineers

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Document Information

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Document Initial Revision

REVISION 00	Staff Name	Signature	Date
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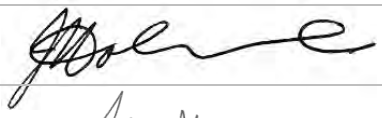
GIS Mapping	Damon Heather ***GIS Specialist***		12/03/2025
Reviewed by	John Holmes ***Senior Engineer***		13/03/2025
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Document Revision History

Rev No.	Description	Reviewed by	Authorised by	Date

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Acronyms

AEP: Annual Exceedance Probability
ARR: Australian Rainfall and Runoff
CC: Climate Change
TPS: Tasmanian Planning Scheme
RCP: Representative Concentration Pathway
CFT: Climate Futures Tasmania

1. Introduction

Flüssig Engineers has been engaged by **Kooper Constructions Pty Ltd,** to undertake a site-specific flood hazard report for the proposed additions at number 72 Esplanade, Rose Bay in the **Clarence City Council** municipality. The purpose of this report is to determine the hydraulic characteristics on the existing and post-development scenarios and the flood hazard for the 1% AEP plus climate change (CC).

1.1 Development

The proposed development consists of demolition to the existing dwelling and additions of new habitable living areas and deck areas. There are two proposed Units of 462 m^2 of new impervious areas. These additions take place both at the front and rear of the existing dwelling. The site is approximately 1,011 m^2 and contains an existing 141m^2 dwelling and 16m^2 Shed that would be demolished. This development triggers the inundation code as the development falls within Clarence City Council, flood prone area.

1.2 Objectives and Scope

This flood analysis has been written to meet the standards of the Tasmanian Planning Scheme - Clarence (TPS) and S.54 of the Tasmanian Building Act 2000, with the intent of understanding the development risk with respect to riverine flooding. The objectives of this study are:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP + CC scenario.
- Provide comparison of flooding for pre- and post-development against acceptable and performance criteria.
- Provide flood mitigation recommendations for the development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the client, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All data provided by the client or government bodies for the purpose of this study is deemed fit for purpose.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study into the area without further assessment.

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

Planning Scheme Code	Objective	Document Reference
C12.5.1 Uses within a flood prone area	That a habitable building can achieve and maintain a tolerable risk from flood	Refer Section 4

Planning Scheme Code	Objective	Document Reference
C12.6.1 Building and works within a flood prone area	(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and	Refer Section 4.1
	(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.	Refer Section 3.2

2. Model Build

2.1 Overview of Catchment

The contributing catchment for 72 Esplanade is approximately 14 ha. The land use of the catchment is General Residential and Open Space with the specific site being zoned General Residential.

Figure 1 below outlines the approximate contributing catchment for the 72 Esplanade, Rose Bay development site.

Figure 1. Contributing Catchment, 72 Esplanade, Rose Bay

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment, derived from best practice documents.

Table 2. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
14	24/1	3.0/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

TPS 2021 requires modelling of flood events of 1% AEP (100yr ARI) for the life of the development. Therefore, the design events assessed in this analysis are limited to the 1% AEP + CC design events. Due to the size and grade of the catchment the peak rainfall time was restricted to between 10 min – 4.5 hrs.

Figure 2 shows the box and whisker output for the 1% model run. The model shows that the 1% AEP 10-minute storm temporal pattern 9 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

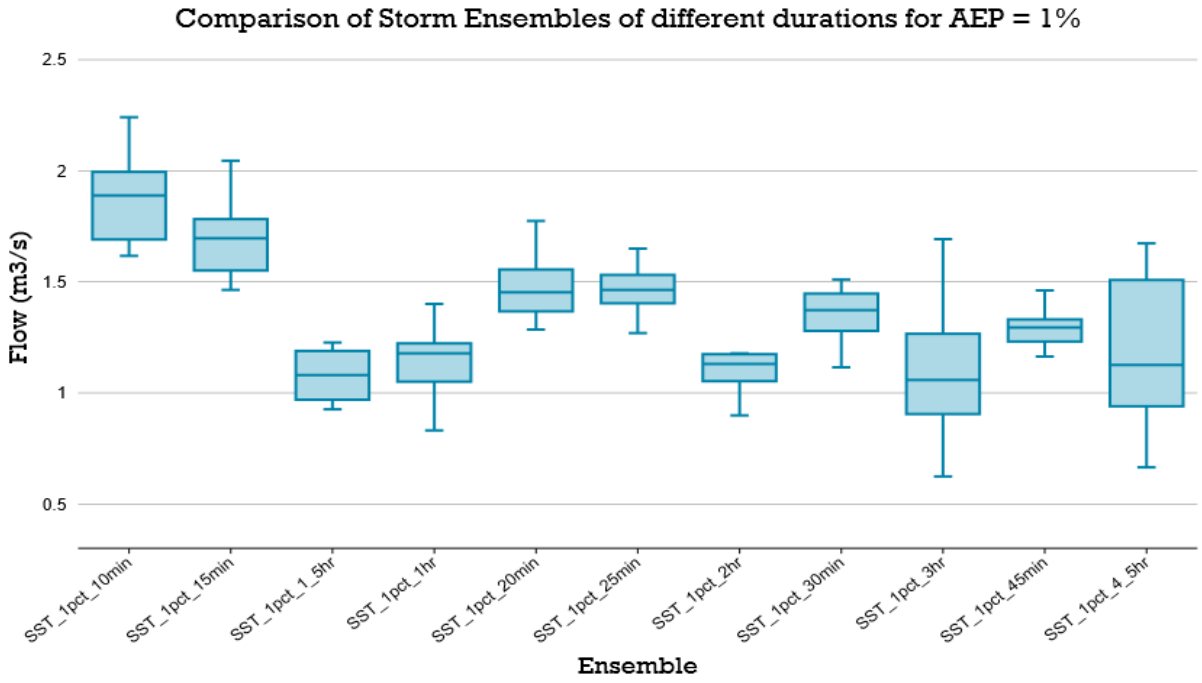

Figure 2. 1% AEP Box and Whisker Plot

2.2.2 Climate Change

As per ARR 2019 Guidelines, for an increase in rainfall due to climate change at 2100, it is recommended the use of RCP 8.5. Table 3 shows the ARR 8.5 increase compared to the revised increase of 14.6%. Therefore, the ARR 8.5 increase of 16.3% was adopted in the model.

Table 3. Climate Change Increases

Climate Zone	CFT increase @ 2100	ARR 8.5 increase @ 2100
South-East Tasmania	14.6 %	16.3 %

2.3 Hydraulics

A 1D-2D hydraulic model was created to determine the flood level through the target area.

2.3.1 Extents and topography

The area of concern is situated in the west of the catchment. The catchment originates from Gordons Hill to the east, approximately 130 mAHD higher than the site location and the mainstream with an average gradient of approximately 15 %. The average gradient around the immediate surrounding of the site location is 6.5 %.

2.3.2 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and no past flood analysis undertaken to validate against the flows obtained in the model.

2.3.3 Survey

The 2D surface model was taken from a combination of LiDAR 2019 to create a 1m and cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 3).

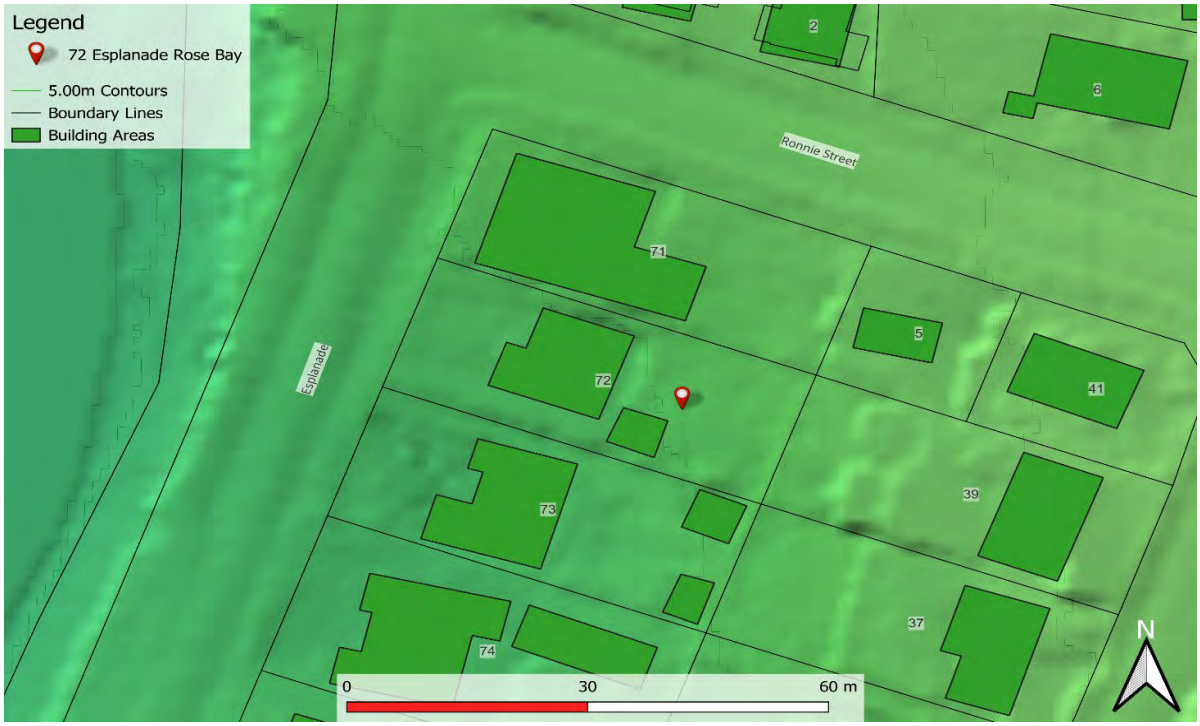

Figure 3. 1m DEM (Hill shade) of Lot Area, 72 Esplanade

2.3.4 Roughness (Manning's n)

Table 4 shows Manning's values used in the model. Values for this layer were derived from the ARR 2019 Guidelines.

Table 4. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

2.3.5 Walls

All significant fences and retaining structures were included as 2D linear wall structures within the 2D model. Fences were modelled 300 mm above the ground level.

2.3.6 Buildings

Buildings were represented as mesh polygons with a high Manning's n value within the model. Buildings with unknown floor levels were set with a minimum 300 mm above ground. This method allows for flow through the building if the flood levels/pressure become great enough. The aim is to mimic flow through passageways such as doors, windows, hallways etc.

2.4 Development Runoff

Stormwater runoff from the development site has been assessed under pre- and post-development models to determine the potential impact the development at 72 Esplanade, Rose Bay has on the immediate local flows. As per planning guidelines it is a requirement that this does not have a negative impact from pre to post development.

Site Characteristics for the pre- and post-development model are summarised in Table 5.

Table 5. Site Characteristics

	Pre-Development		Post-Development	
Land Use	**Area (m²)**	**% Total land**	**Area (m²)**	**% Total land**
Pervious	761	75.2	548	54.2
Impervious	250	24.8	462	45.8

3. Model Results

The result of 1% AEP + CC were run through the pre-development and post-development model scenarios to compare the changes to flooding onsite and to surrounding properties.

3.1 Flood depth and extent

Our analysis provides a more refined and site-specific flood assessment compared to the existing overlay maps available on the Council's website and in the List TAS. While the broader-scale mapping generalises flood extents, our modelling integrates critical site-specific elements, including roads, kerb and channel infrastructure, fences, and solid structures. These features play a significant role in influencing local flow behaviour, leading to a more precise representation of flood depths, flow paths, and areas of potential inundation. This enhanced level of detail ensures a more accurate evaluation of flood impacts, highlighting key differences from the existing Council overlay and providing a stronger foundation for flood risk management on the site.

The pre-development hydraulic model results (Figure 4) indicate moderate flooding within the lot boundaries, extending into some surrounding properties. The current site conditions facilitate shallow water accumulation in low-lying areas, contributing to localised ponding. At the marked cross-sectional location, the pre-development flood depth is approximately 0.10 m. In the post-development scenario (Figure 5), this depth decreases to 0.05 m, demonstrating a slight improvement in surface water management due to the proposed modifications.

Across the site, the maximum flood depth ranges from 0.10 m to 0.15 m, with the deepest inundation occurring near the newly excavated area around Unit 2 in the post-development scenario. This suggests that while grading adjustments influence local water levels, the overall flood behaviour remains relatively consistent.

Figure 5 further illustrates the impact of the proposed development on the existing overland flow path. Under pre-development conditions, a shallow, slow-moving flow traverses the lot from the northern boundary to the southern boundary, following the natural contours of the land. Post-development changes result in a slight realignment of this flow path, though it continues to discharge towards the Esplanade. Despite these modifications, the overall drainage function of the site remains intact, with only minor adjustments that do not significantly alter the downstream hydrological regime.

Figure 4. Pre-Development 1%+CC Flood Depths and extents

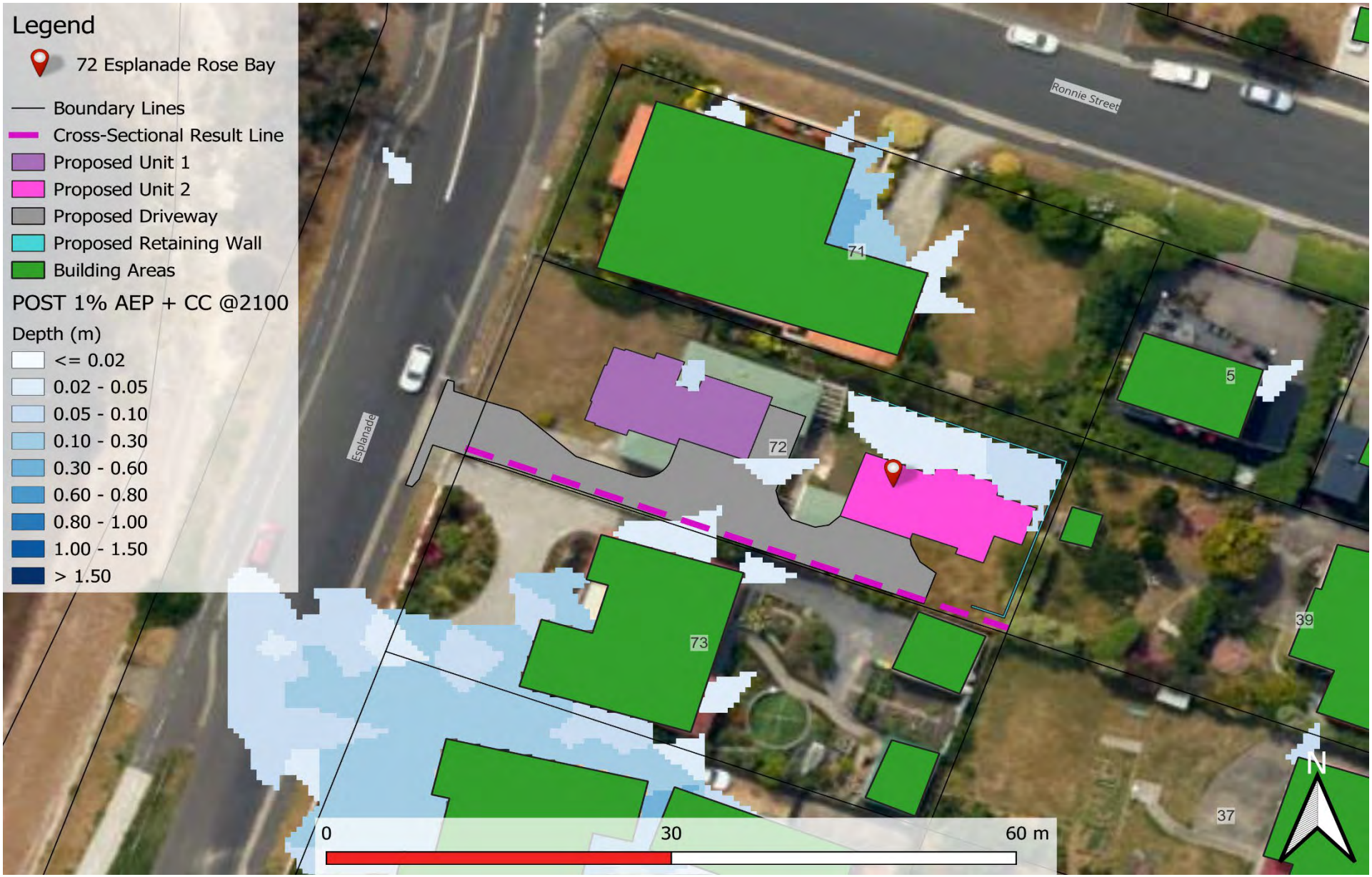

Figure 5. Post Development 1%+CC Flood Depth and extents

3.2 Displacement of Overland Flow on Third Party Property

Figure 5 presents the post-development flow conditions, demonstrating that when compared to pre-development scenarios, there are no significant increases in flood depths or extents on neighbouring properties surrounding 72 Esplanade, Rose Bay. The results indicate that the proposed development does not introduce any measurable changes to off-site flood behaviour, ensuring that adjacent properties remain unaffected by additional stormwater runoff or altered overland flow patterns.

Further analysis, as detailed in Section 4, confirms that the hazard rating on neighbouring properties and surrounding infrastructure remains unchanged at H1, consistent with the pre-development scenario. This classification indicates that flood conditions in these areas remain low risk, posing no additional threats to people, vehicles, or structures following the development.

It is therefore deemed that the post development model does not have an adverse effect on flood depths or extent on surrounding properties.

3.3 Development Effects on Stormwater Discharge

Figure 6 presents the discharge hydrograph for the 72 Esplanade site, illustrating the comparative flow characteristics between pre- and post-development conditions. This graph, derived from hydraulic modelling outputs, captures net discharge variations across both scenarios to assess potential impacts resulting from the proposed development.

The analysis indicates that post-development conditions result in a negligible increase of 0.008 m^3/s in net discharge, suggesting that any additional runoff generated by the new structures and grading adjustments remains minimal and within acceptable limits. Additionally, a slight increase in velocity of 0.02 m/s is observed, though this change is insignificant in influencing overall flow behaviour or presenting an elevated flood hazard. These results confirm that the development has minimal impact on site hydrology, ensuring that overland flow characteristics remain consistent with pre-development conditions.

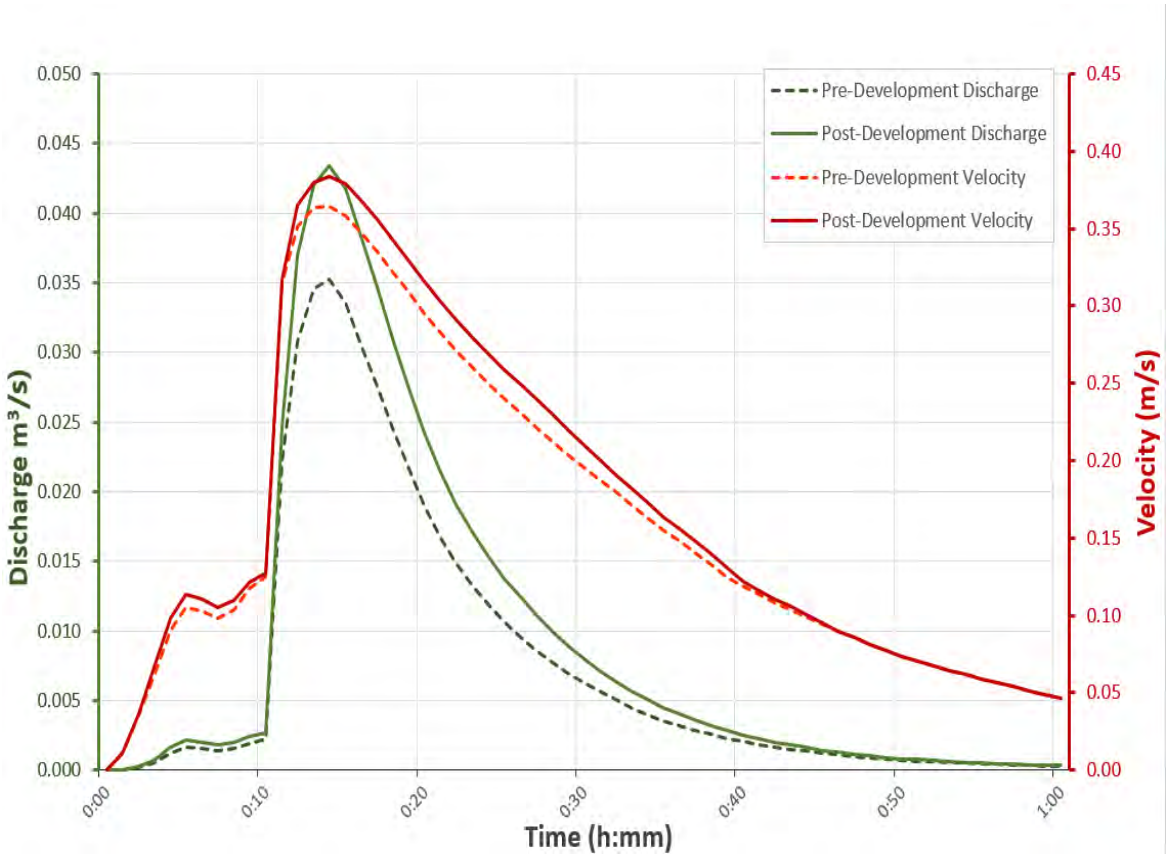

Figure 6. Pre and Post Development Net Discharge 1% AEP +CC, 72 Esplanade

However, the values observed in the post development model do not have a negative impact on stormwater discharge as the changes are relatively small compared to the pre-development model. This is not considered to have any significant impact on receiving infrastructure and is more likely due to the sensitivity of the model.

3.4 Model Summary

Table 6. Pre-development and post-development results at the cross-sectional line within the lot

	Pre-development	Post-development	Net Change
Depth (m)	0.10	0.05	-0.05
Velocity (m/s)	0.35	0.37	0.02
Discharge (m^3/s)	0.035	0.043	0.008

3.5 New Habitable Building

To meet the performance criteria of the Building Regulations 2016 S.54, the construction of a new habitable building is required to have a habitable floor level is greater than 300mm above the 1% AEP + CC flood level. The new development at 72 Esplanade, Rose Bay must meet this regulation as shown in Table 7. (The floor level >1% AEP + CC flood level + 300 mm does not apply for non-habitable areas).

Table 7. Habitable Floor Construction Levels

Habitable Floor	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Unit 1	4.35	4.65
Unit 2	5.30	5.60

As the proposed plans indicate a finished floor levels for the proposed Units to comply with section 54 of the Building Regulations.

4. Flood Hazard

Appendix A provides a comprehensive assessment of velocity and depth variations along the western lot boundary under both pre- and post-development conditions. In the existing scenario, hydraulic modelling indicates a maximum velocity of 0.38 m/s and a flood depth of 0.10 m at the cross-sectional reference line. According to the Australian Flood Resilience and Design Handbook, this corresponds to a hazard rating of **H1, classified as generally safe for people, vehicles, and buildings**. Figure 7 illustrates this classification, confirming that floodwaters at this location pose minimal risk to occupants and structures.

Following the proposed development, modelling results show a minor velocity increase of 0.02 m/s, while flood depth decreases by 0.05 m. These slight variations indicate that the development does not introduce significant changes to local flood behaviour. Importantly, the maximum hazard rating remains at H1, demonstrating that the site's flood risk remains within acceptable thresholds. Comparative hazard rating maps in Appendix A illustrates these findings.

This study is limited to conditions within the property boundary and does not extend to public access roads. Consequently, external accessibility during flood events has not been assessed, and no conclusions can be drawn regarding evacuation routes or emergency vehicle access beyond the site.

Given these constraints, it is advisable for residents and visitors to remain indoors during flooding unless directed otherwise by emergency services.

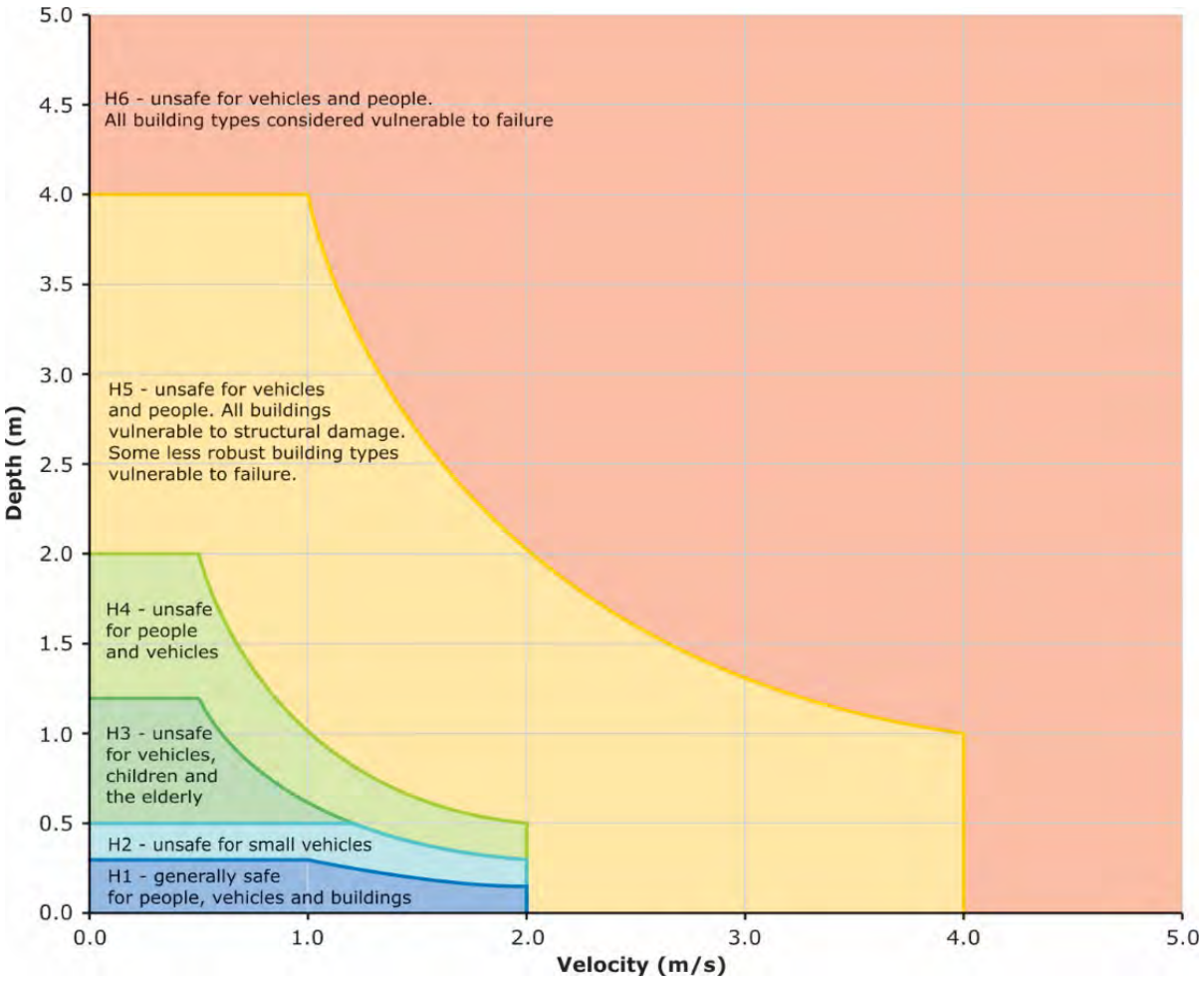

Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The flood analysis for the property at 72 Esplanade, Rose Bay indicates that the proposed two-unit development is situated within an overland flow path characterised by shallow flood depths. The majority of the surrounding area has been classified with a low (H1) hazard rating under the 1% AEP plus climate change scenario, signifying that floodwaters in this location are generally safe for people of all ages, vehicles, and buildings. While this classification suggests a manageable flood risk, localised flow conditions must still be carefully considered in the design and construction of the development.

Although flood velocities and depths within the lot are relatively minor, they can still contribute to erosion, sediment transport, and potential debris movement during flood events. To mitigate these risks, all structural elements must be designed to withstand hydrostatic and hydrodynamic forces, ensuring resilience against water pressure, buoyancy, and flow-induced forces. Flood-resistant construction methodologies should be applied, incorporating materials and design strategies that minimise potential damage and maintain structural integrity under expected flood conditions.

Assuming the appropriate structural considerations are integrated into the building design, the proposed units—classified as Class 1a habitable structures under the BCA 2019—can be expected to maintain a tolerable level of flood risk throughout their 50-year asset life. However, achieving this outcome is contingent upon strict adherence to the recommendations outlined in this report, particularly regarding construction standards, site grading, and flood-resilient design measures.

Table 8 TPS C12.5.1 Uses within a flood prone area

C12.5.1 Uses within a flood prone area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		**P1.1**	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed new two Units at No72 Esplanade, Rose Bay
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented along with the recommended finished floor levels, no additional flood protection measures required for the life expectancy of a habitable building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		**P1.2**	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is at H1.

Table 9. TPS C12.6.1 Building and works within a flood-prone hazard area

C12.6.1 Building and works within a flood-prone hazard area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		**P1.1**	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed new two Units development.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No requirement to provide hazard reduction protection measures.
(c)	any advice from a state authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		**P1.2**	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	There is no increase in the level of risk within the lot, adjacent land and to surrounding infrastructure.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Can achieve tolerable risk without mitigation measures provided the minimum floor level recommendations are followed.

5. Conclusion

The Flood Hazard Report for 72 Esplanade, Rose Bay has reviewed the potential pre- vs post-development flood scenarios.

The following conclusions and observations were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against the Tasmanian Planning Scheme – Clarence, C12.5.1 & C12.6.1.
2. Slight decrease of 0.05 m in peak flood depths for the 1% AEP + CC at the cross-sectional line in the post-development model compared to the pre-development model.
3. Building Regulations S.54 requires a floor level of no less than the values stated in Table 7.
4. Peak discharge a negligible increase of 0.008 m^3/s from pre- to post-development, riverine flood scenarios.
5. There is a minor increase of 0.02 m/s in velocity from pre- to post-development along the cross-sectional results line.
6. The pre-development model shows the hazard from flooding in the area is H1 remains unchanged in the post-development scenario.

6. Recommendations

Flussig Engineers therefore recommend the following engineering design be adopted for proposed addition to ensure the works meets the Inundation Code and the Building Regulations:

1. The proposed Units must have a minimum finished floor level as recommended in Table 7.
2. The new finished surface cutoff at Unit 2 must have a minimum slope of 1.5% directing runoff towards Esplanade.
3. All new surface areas surrounding the buildings must be designed to drain away from unit entrances.
4. The new addition must be engineered to withstand flood forces, including debris impact, based on the specified flood conditions.
5. No additional solid structures are to be constructed on the property without a further flood impact assessment.
6. Future use of lot areas must be restricted to zones classified as safe under the ARR Disaster Manual categories.
7. Any future structures within the flood extent that are not included in this report will require a separate assessment of their potential impacts.

Under the requirements of Flood Hazard Report, the proposed additions will meet current acceptable solutions and performance criteria under the Tasmanian Planning Scheme 2021.

7. Limitations

Flüssig Engineers were engaged by **Kooper Constructions Pty Ltd,** for the purpose of a site-specific Flood Hazard Report for 72 Esplanade, Rose Bay as per C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme - Clarence 2021. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the development should change, the plan will need to be reviewed against all changes.

This report is to be used in full and may not be used in part to support any other objective other than what has been outlined within, unless specific written approval to do otherwise is granted by Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy of third-party documents supplied for the purpose of this flood report.

8. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
- Austroads 2013, Guide to Road Design Part 5: Drainage-General and Hydrology Considerations
- Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2019, Australian Rainfall and Runoff: A Guide to Flood Estimation, Commonwealth of Australia
- Grose, M. R., Barnes-Keoghan, I., Corney, S. P., White, C. J., Holz, G. K., Bennett, J., & Bindoff, N. L. (2010). Climate Futures for Tasmania: General Climate Impacts Technical Report.
- T.A. Remenyi, N. Earl, P.T. Love, D.A. Rollins, R.M.B. Harris, 2020, Climate Change Information for Decision Making –Climate Futures Programme, Discipline of Geography & Spatial Sciences, University of Tasmania.

9. Appendices

Appendix A Flood Maps

PRE 1% AEP + CC @2100

Legend

72 Esplanade Rose Bay

Boundary Lines

Existing Building and Shed

Building Areas

PRE 1% AEP + CC@2100

Depth (m)

- <= 0.02
- 0.02 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50

0 9 18 m

meters

N

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13-03-2025 Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100

Legend

72 Esplanade Rose Bay

Boundary Lines

Existing Building and Shed

Building Areas

PRE 1% AEP + CC@2100

Velocity (m/s)

<= 0.50

0.50 - 1.00

1.00 - 1.50

1.50 - 2.00

> 2.00

0 9 18 m

meters

N

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PRE 1% AEP + CC @2100

Legend

72 Esplanade Rose Bay

Boundary Lines

Existing Building and Shed

Building Areas

PRE 1% AEP + CC@2100

Hazard

H1

H2

H3

H4

H5

H6

0 9 18 m

meters

N

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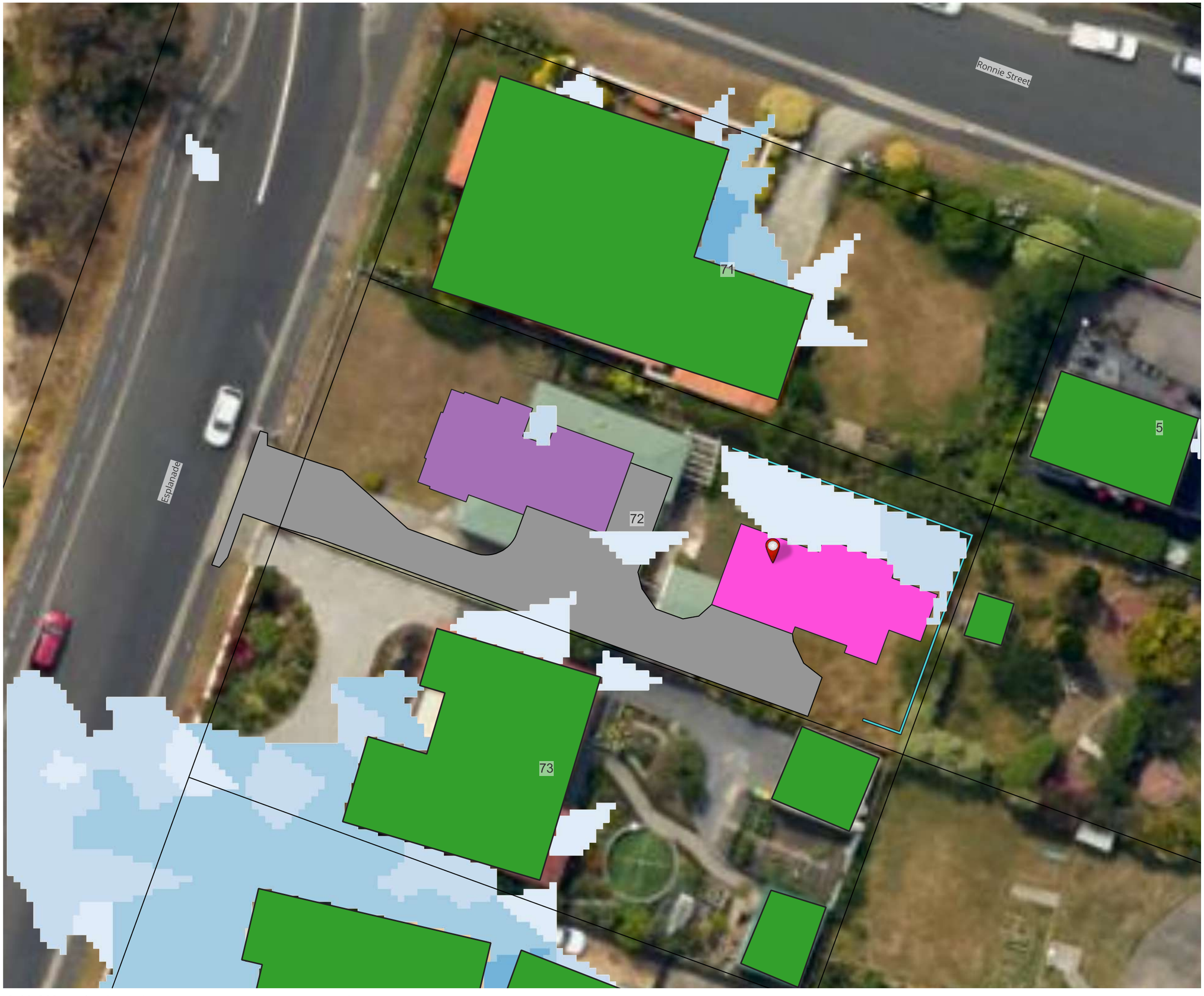
POST 1% AEP + CC @2100



Legend

72 Esplanade Rose Bay

- Boundary Lines
- Proposed Unit 1
- Proposed Unit 2
- Proposed Driveway
- Proposed Retaining Wall
- Building Areas

POST 1% AEP + CC @2100

Depth (m)

- <= 0.02
- 0.02 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50

0 9 18 m

meters

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POST 1% AEP + CC @2100

Legend

72 Esplanade Rose Bay

- Boundary Lines
- Proposed Unit 1
- Proposed Unit 2
- Proposed Driveway
- Proposed Retaining Wall
- Building Areas

POST 1% AEP + CC @2100

Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

0 9 18 m

meters

N

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POST 1% AEP + CC @2100

Legend

72 Esplanade Rose Bay

- Boundary Lines
- Proposed Unit 1
- Proposed Unit 2
- Proposed Driveway
- Proposed Retaining Wall
- Building Areas

POST 1% AEP + CC @2100

Hazard

- H1
- H2
- H3
- H4
- H5
- H6

0 9 18 m

meters

N

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8. REPORTS OF OFFICERS

8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil Items.

8.2 ASSET MANAGEMENT

Nil Items.

8.3 FINANCIAL MANAGEMENT

Nil Items.

8.4 GOVERNANCE

Nil Items.

9. MOTIONS ON NOTICE

Nil Items.

10. COUNCILLORS' QUESTION TIME

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

10.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a Councillor may give written notice to the Chief Executive Officer of a question in respect of which the Councillor seeks an answer at the meeting).

Nil.

10.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Cr Hulme
In July 2023, Minister Jaensch wrote to the Chief Executive Officer in response to my motion on restrictive covenants that restricted people of particular financial circumstances from owning, living in properties or restricted them from public housing. It was a clear case of discrimination against people based on their financial circumstances. I did follow up with a question in March, I understand the Chief Executive Officer was going to get in touch with the Minister, I cannot remember if we heard back about that?

ANSWER
Taken on notice.

(Further information) Following Cr Hulme's motion on notice in 2023, the Chief Executive Officer wrote to the then Attorney-General regarding the matter and subsequently received a reply from Minister Jaensch as the Minister responsible for the Lands Titles Office at that time. The Minister advised that although it was not the role of the Lands Titles Office to determine whether a dealing is discriminatory in nature, he did support council's advocacy on the issue of restrictive covenants and was seeking advice on what measures might be taken to address the practice. The motion was also passed at the Local Government Association of Tasmania's General Meeting of 30 June 2023.

As no further advice was forthcoming, the Chief Executive Officer sought an update from Minister Jaensch in February 2024; however, no response has been received. The CEO has now written to the current Minister for Housing and Planning, the Hon Kerry Vincent, MLC and contacted the Local Government Association of Tasmania for an update.

Cr James

1. May we have an update on the Boulevard project and when a revised Development Application will be presented to Council?

ANSWER

(Head of City Planning) We don't know at this stage. We have had a meeting with them (Hunter Developments) and asked them to make an application and provide some more documentation following our workshop. To date that has not happened.

2. Mr Mayor, in response to your answer to me at the recent council meeting relating to the election for the LGAT Management Committee, you said that "I sought advice as the delegate for this council and exercised a longstanding convention and voted accordingly". It is my understanding that the longstanding convention has been that the delegate who is voting in this particular case followed Council's decision and voted in accordance with Council's decision?

ANSWER

(Mayor) Let me be very clear on this, Council nominated you, you were nominated as a candidate. I then exercised my right to make a determination with the candidates put in front of me. Just because you are nominated does not necessarily mean you receive the vote, so let me be very clear on that. And I sought advice from my predecessor, sought advice from the Chief Executive Officer. Let there be no doubt Cr James that everything was above board, you were nominated by this council, I was not directed to vote for you by this council

Cr Walker

1 My question relates to the Hobart City Council who own property in the City of Clarence and operate and undertake enterprises in the City of Clarence. Are they currently paying rates and should they not be why not and furthermore, what quantum of funds would we be foregoing on a normal rating basis if that is the case?

ANSWER

Taken on Notice.

(Further information) Hobart City council own two properties in Clarence - 9 Takari Place in Mornington and 99 Norla Street Tranmere.

The 9 Takari Place property is used as a nursery and office/training space. Under section 87(1e) of the *Local Government Act 1993*, an exemption of the general rate applies if "land or part of land is owned and occupied by a Council". However, service rates where applicable are levied. If the general rate did apply the general rate in 2025/26 would be in the order of $7,000.00.

The 99 Norla Street property is a transmitter station. The land size is only 55 square metres. The site is currently exempt from the general rate in accordance with 87(1e) of the *Local Government Act 1993*. Service rates for stormwater also do not apply to this property due to the location. If the general rate did apply the general rate in 2025/26 would be in the order of $585.00.

2. My question is regarding the motions successfully moved by Cr Hulme a couple of meetings ago relating to a right to information request for the information around the high performance centre. I imagine that request is in progress. One of the elements of that motion was us publishing our correspondence for a defined period of time. I am wondering if that is now up on our website or anywhere yet, or if there is a timeline for it?

ANSWER
Taken on Notice.

(Further information) To assist the Department of State Growth with its High Performance Centre site investigations, Council provided a Natural Values Assessment (2023) and an Interpreting Aboriginal Heritage (2019) report. Council officers also provided additional information on a weed it has been managing on both sites and information on its search for the sun orchid. These documents were provided to the Department of State Growth after council was advised it had been awarded preferred site status.

As advised following a question without notice from Councillor Walker at the council meeting of 24 February 2025, these reports could be provided to councillors upon request; however, council is not able to publish the Interpreting Aboriginal Heritage Report under the *Aboriginal Heritage Act 1975 (Tas.)*. Given that the RTI application to DSG is unresolved, the remaining documents provided by Council to DSG will be uploaded to council's website shortly.

Council has been advised by DSG that it has not yet finalised council's Right to Information application. Council is considering its options under the *Right to Information Act 2009 (Tas.)*.

Cr Goyne

1. Last meeting I asked a question in regard to the water quality report for the Lauderdale Canal. The answer as taken on notice was that the water quality report will be presented to council at the workshop on 25 August, followed by an update to the community on the council's Your say page. Does the update include the water quality report in full and if not, will it be available through a right to information, either to council or whoever conducted the water quality report?

ANSWER
(Head of Infrastructure) I think it is best to wait for the workshop next week, we will be providing council with an update on where we are with the negotiations with the Crown regarding the lease of the area and the results that we have received. We will be writing to the Crown regarding the recent meeting with the Chief Executive Officer and staff. The Crown haven't seen the water quality report and as we lease it from them, it is appropriate that they have received a copy of the report as well. There are a number of complexities with this, so once we have informed council of all these complexities at the workshop next week, we will be in a position on what information we can release to the public at that time.

(Further information) A workshop discussion on this item was held on 25 August 2025. Council is awaiting a response from the Department of Natural Resources and Environment Tasmania, to then inform council and consider opportunities to inform the community.

2. I initially put in a request around a coastal reserve activity plan in 2024 and I followed up this week, but I was provided with the information that the plans are for review; however, owing to priorities with several other reserve management plans needing updating or developing, a date has not been set for the review. The plan I am talking about is the Mortimer Bay Coastal Reserve Activity Plan which features quite heavily in the Coastal Access Strategy and the Mortimer Bay Plan was 2019-2023. Can I seek clarification on how many of these plans are currently due or overdue for an upgrade?

ANSWER
Taken on notice.

(Further information) Council's Reserve Activity/Managed Plans (RMPs) are listed on council's website (in the Strategies, Policies and Plans section). The Environment and Biodiversity Team are working through the list of 27 RMPs to update the plans based on strategic and natural values priorities. While 21 of these plans show end-dates in the past, many of their actions remain valid. Future plan updates will see several RMPs consolidated to reflect their close geographic locations and potential as wildlife corridors. Timeframes for review will also be consistent across all plans to span ten years instead of five. Following adoption of the updated Glebe Hill Bushland Reserve Management Plan this year, a further 17 plans are intended to be updated in the coming years, including Waverley Flora Park, which will soon be presented for community consultation.

10.4 QUESTIONS WITHOUT NOTICE

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

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

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

The Chairman may require a question without notice to be put in writing. The Chairman, a Councillor or the Chief Executive Officer may decline to answer a question without notice.

11. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

11.1 APPLICATIONS FOR LEAVE OF ABSENCE
11.2 JOINT AUTHORITY MATTER
11.3 BELTANA BOWLS CLUB SYNTHETIC TURF RENEWAL
11.4 APPOINTMENT OF ACTING CHIEF EXECUTIVE OFFICER

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

- personnel matters;
- contracts and tenders for the supply of goods and services;
- information provided to the council on the condition it is kept confidential; and
- applications by Councillors for a Leave of Absence.

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

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

PROCEDURAL MOTION

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