

COUNCIL MEETING
MONDAY 23 MARCH 2026

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

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

1. 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 Kennedy (Leave of Absence)

3. DECLARATIONS OF INTERESTS OF COUNCILLORS OR CLOSE ASSOCIATE

In accordance with Regulation 10 of the Local Government (Meeting Procedures) Regulations 2025 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 2 March 2026, 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
Draft Fees and Charges Schedule	
Ten Year Plan	
Strategic Plan Engagement Report and Term Plan	
Waste Update	
Confidential Briefing	10 March
Budget	16 March

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
Cr Goyne (Proxy)

Quarterly Reports

September and December Quarterly Reports pending.

Representative Reporting

- **TASWASTE SOUTH**
Representative: Cr Ritchie (Mayor's nominee)
Cr Hunter (Proxy)
- **TASWATER CORPORATION**
- **GREATER HOBART COMMITTEE**

REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES

4.6 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 2, 9 and 16 March 2026 have been circulated to Councillors.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 2, 9 and 16 March 2026 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 Brian Chapman of Bellerive has given notice of the following questions:

1. KANGAROO BAY HOTEL PROPOSAL

Chambroad recently presented its \$50 million hotel proposal for Kangaroo Bay without a prerequisite educational component which was one of the reasons the land was sold to them in the first place. If Council succeeds in buying back this land, will it be seeking another developer or has Council prepared its own proposal to expedite appropriate use?

2. LOW DENSITY URBAN SPRAWL

In the recent Clarence News Autumn edition, Councillor Hulme highlighted the problem of low density urban sprawl. Council, through its adoption of the City Heart Plan welcomed “medium density” rather than “low density” housing. To expedite appropriate development, has Council invited developers and/or is preparing proposals of its own according to the City Heart Plan?

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

1. CROSSING/TRAFFIC CALMING MEASURES DUNTRON DRIVE, ROKEBY

Further to my question raised at Council's 10th February 2026 meeting about crossing/traffic calming measures at Duntroon Drive, Rokeby. As this relates to the safety of our children, can Council provide an estimate of costs that it would need to allocate themselves to construct a traffic island and at minimum an oncoming children crossing sign at either side of this island, so we know the costs involved for the safety of our children?

2. COMPLIANCE AND ENFORCEMENT POLICY/PROCEDURES

Following a deputation I started at the 18th August 2025 Council meeting, I had a meeting with the Council's Mayor and the Council's Head of Governance. Can Council please confirm (make public) the reasons stated in this meeting as to why the Clarence City Council doesn't allow their Compliance and Enforcement Policy/Procedures to be available for the public to access like nearly all other Tasmanian Councils.

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

The Chief Executive Officer provides the following answers to Questions taken on Notice from members of the public at previous Council Meetings.

At Council's Meeting of 2 March Mr Michael Figg of Lauderdale asked the following question.

STATUS OF RALPHS BAY CANAL

Could the General Manager please provide an update on Council's current understanding of the status of Ralphs Bay Canal including any arrangements or responsibilities Council believes apply to that land? I am asking simply so that the community has clarity about how the Canal is proceeding and regard to Council's operations and planning processes.

Answer

The Lauderdale Canal is an area of land, owned by the Crown (under the management of the Department of Natural Resources and the Environment Tasmania ("DNRET") that has been leased to Council for approximately 25 years. The current lease agreement expired in 2021, and Council has been in a holding over period since.

The responsibilities of Council in relation to their occupation of the Lauderdale Canal are contained in the Lease Agreement. However, as that lease agreement has now expired and Council are in a holding over period, Council is currently in confidential negotiations with DNRET regarding a new Lease Agreement with Crown regarding Council's occupation of the Lauderdale Canal.

As these negotiations progress, it is anticipated that they will be the subject of a confidential workshop with Councilors; however, the timeframe for a possible workshop is dependent on how the negotiations progress.

At Council's Meeting of 2 March Mr Victor Marsh of Bellerive asked the following question.

AIR QUALITY NYRSTAR RISDON

Is the council going to make a statement about the air quality coming from Nyrstar Risdon considering Geilston Bay and Bellerive were mentioned in dispatches?

ANSWER

Council will await the EPA report in relation to their current investigations before reviewing and considering whether to make any statement.

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 \(ccc.tas.gov.au\)](https://www.ccc.tas.gov.au/public-question-time)

6. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(In accordance with Regulation 46 of the Local Government (Meeting Procedures) Regulations 2025 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 29 (1) of the Local Government (Meeting Procedures) Regulations 2025, 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 APPLICATION PDPLANPMTD-2025/057831 – 2A WELLINGTON STREET, RICHMOND - ADDITIONS AND ALTERATIONS (SINGLE DWELLING) AND NEW OUTBUILDING**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an outbuilding, and additions and alterations to a Single Dwelling at 2A Wellington Street, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential, and subject to the Flood-prone Hazard Areas Code, Local Historical Heritage Code, Safeguarding of Airports Code, and Parking and Sustainable Transport 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 25 March 2026.

CONSULTATION

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

- Impact on streetscape
- Overdevelopment of the site; and
- Loss of vegetation.

RECOMMENDATION:

- A. That the planning application for additions and alterations (Single Dwelling) and new outbuilding at 2A Wellington Street, Richmond (Cl Ref PDPLANPMTD-2025/057831) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. The outbuilding (garage) must not be used for any habitable, commercial, or other unapproved use without further approval from Council.
 3. All landscaping and fencing within 5m of the title frontage must be maintained in a state of good repair at all times and must not be altered or removed without further approval from Council. If any of the vegetation comprising the landscaping dies or is removed, it must be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died, or which was removed.

4. An erosion and sedimentation control plan, in accordance with the Derwent Estuary Programme Soil and Water Management on Building and Construction Sites document, must be submitted and approved by Council’s Chief Executive Officer or delegate prior to the commencement of the use or prior to the issue of a certificate of likely compliance (CLC) for building works, (whichever occurs first). All debris/construction materials must be contained within the property. All works must be carried out to the satisfaction of Council’s Chief Executive Officer or delegate.
- B. That in addition to standard advice, the following advice be provided to the proponent:
 - a. A building surveyor is required to be engaged, to create and certify an Application for Building Approval.
 - b. An approved plumbing permit is required before any works are to commence. All plumbing works must comply with the Tasmanian Plumbing Code and Australian Standard 3500.
 - 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

The *Richmond Cultural Resource Management Plan 2000* provides background to the planning controls covering this site.

The site lies within a “Heritage Residential” precinct in the Plan, which in turn was the basis for the application of the current Local Historic Heritage Code, where the statement of Local Heritage Significance, Historic Heritage Values and Design Criteria/Conservation Policy is relevant.

The Richmond Township Precinct is of historic cultural heritage significance because:

- (a) It is one of the best surviving examples of an Australian colonial township from the early period of colonisation.
- (b) It demonstrates the theme of the penal system, through the use of sandstone and the various buildings associated with convicts.
- (c) It comprises of a concentration of highly intact historic buildings of Colonial Georgian style.

Design Criteria/Conservation Policy:

- (a) To enhance the historic integrity of groups of buildings and the streetscapes.
- (b) To retain the distinctive character of Richmond, which is derived from its buildings, open spaces, undulating topography, market garden and historic gardens and orchards, and in particular the scale of buildings, low solid fences, walls, style of building, building lines and building materials.
- (c) To retain important views to town landmarks and the surrounding rural countryside.

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 relating to building and works within the Local Historic Heritage Code.

2.3. The relevant parts of the Planning Scheme are:

- Section 5.6 – Compliance with Applicable Standards
- Section 6.10 – Determining Applications
- Section 8 – General Residential Zone
- Section C2.0 – Parking and Sustainable Transport Code
- Section C2.0 – Local Historic Heritage Code
- CLA – Table C6.2 – Local Heritage Precincts (Clarence Local Provisions Schedule)
- Section C12.0 – Flood-Prone Areas Hazard 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).

- 2.5.** Due to the site falling within the Local Heritage Code, specific advice was sought from Council’s historic heritage consultants about the impact of the proposal on the heritage values of the local heritage precinct. Their comments are incorporated into the assessment outlined in Section 4.4 below.

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 1,436m² lot that supports an existing single-storey weatherboard dwelling and outbuildings. The site is relatively flat with established vegetation, hedges, and fencing to the frontage.

The property is located within the historic township of Richmond, 70m east of the Richmond Bridge. Other nearby properties on the Tasmanian Heritage Register and within the relevant streetscape include the adjoining Mill House to the west, as well as Laurel Cottage, Stratford House, and Montrose Cottage to the east.

Wellington Street forms the eastern approach to Richmond, crossing the Richmond Bridge to form Bridge Street and the town centre. The portion of the street between St Johns Circle and Richmond Bridge is characterised by large residential lots supporting dwellings from a range of eras. These lots provide generous street setbacks, and established vegetation to frontages which serve to conceal the majority of dwellings from view on approach. The streetscape east of St Johns Circle is characterised by smaller lots, and historically insignificant sites, with the exceptions of 12 and 30 Wellington Street.

3.2. The Proposal

The proposal is for an 18m² single-storey addition and alterations to the north-west of the existing dwelling. The extent of these works would include a bedroom, ensuite, and walk-in robe.

A detached 100m² garage with 26° eave-less gable roof is proposed to the north of the existing dwelling. Full-height glazing is proposed to the northern elevation, and full-length bi-fold glazed doors are proposed to the eastern elevation, to adjoin the proposed paved driveway.

Sliding doors are also proposed to the southern and western elevations. Lightweight construction is proposed throughout, with metal roofing and weatherboard wall-cladding to match existing.

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

No General Provisions are applicable to the assessment of this application.

4.4. Compliance with Zone and Codes

Flood-Prone Hazard Areas Code

Whilst the site is affected by the Flood-Prone Hazard Areas Code, the proposed development would not be within the mapped area of the code, and therefore not subject to the code in accordance with clause C12.2.1.

Safeguarding of Airports Code

Whilst the site is affected by the Safeguarding of Airports Code and within the identified 147m obstacle limitation area, the maximum height of the development will not exceed the prescribed height limit and is therefore exempt from the provisions of the Code by Clause C16.4.1 of the Scheme.

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone, Local Historical Heritage Code, and the Parking and Sustainable Transport Code with the exception of the following.

Local Historical Heritage Code

- **C6.7.3 – in relation to buildings and works, excluding demolition**

It is proposed that the development would be visible from the road, which does not comply with the acceptable solution. The proposal must be assessed against Performance Criteria P1.1 and P1.2 of the Clause as follows.

It is noted that P1.3 of this standard is not applicable, because the site is not within a local historic landscape precinct.

Performance Criteria	Assessment
<i>“Clause C6.7.3</i>	The proposal is assessed as satisfying the performance criteria as outlined below
<p><i>P1.1</i> <i>Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</i></p> <p><i>a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;</i></p> <p><i>b) the character and appearance of the surrounding area;</i></p>	<p>The proposal includes a garage with a proposed setback of 6.044m from the boundary frontage. While this would be less than that of immediately surrounding dwellings at numbers 2, 4, and 6 Wellington Street, the proposed setback would allow for the retention of existing vegetation and fencing, which display characteristics of the streetscape. These features serve to partially screen dwellings and garages, when viewed from Wellington Street.</p> <p>The proposed garage would present a 26° gable-roofed profile to the street, and a width of 8m limits the maximum height of the ridge to just 4.856m.</p>

<p>c) <i>the height and bulk of other buildings in the surrounding area;</i></p> <p>d) <i>the setbacks of other buildings in the surrounding area; and</i></p> <p>e) <i>any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule”.</i></p>	<p>Further, diminishing the visual impact is the façade treatment, which includes conventional lightweight cladding and colour selections. These features would visually recede the proposed garage, thereby enhancing the predominantly Georgian style of the precinct.</p> <p>The northern and eastern façades include glazing rather than conventional garage-door hardware. This would mitigate the visual impact of the garage by presenting as akin to a dwelling façade, retaining the hierarchy of building forms in the streetscape.</p> <p>A condition is proposed to retain the visual buffer and cohesion with the streetscape provided by the existing site conditions within the frontage, specifically the hedging, mature plants, and fencing.</p> <p>The proposal is assessed as being compatible with the Richmond Township Precinct Design Criteria and Conservation Policy. The building lines, scale, and materials are taken to be in keeping with the existing character of the streetscape.</p>
<p>“P1.2 <i>Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to:</i></p> <p>a) <i>the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;</i></p> <p>b) <i>the character and appearance of the surrounding area;</i></p> <p>c) <i>the height and bulk of other buildings in the surrounding area;</i></p>	<p>The extension to the existing dwelling would be largely concealed by the proposed garage assessed above. It is; however, noted that a permit, if granted, may not necessarily eventuate in the garage being built, and the proposal must therefore be assessed on its own merits.</p> <p>Similar to the design of the proposed garage, the extension to the dwelling would present a 26° gable-roofed profile to the street, with a maximum height of just 3.72m. The extension would be set back 20.64m from the frontage to Wellington Street. The façade treatment includes conventional lightweight cladding and colour selection to blend in with the existing dwelling.</p>

<p>d) <i>the setbacks of other buildings in the surrounding area; and</i></p>	<p>These features would act to visually recede the existing dwelling, thereby enhancing the predominantly Georgian style of the precinct.</p>
<p>e) <i>any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.</i></p>	<p>As previously advised, a condition is proposed to retain the visual buffer and cohesion with the streetscape provided by the existing site conditions within the frontage, including hedging, mature plants, and fencing.</p>
	<p>The proposal is assessed as being compatible with the Richmond Township Precinct Design Criteria and Conservation Policy. The building lines, scale, and materials are taken to be in keeping with the existing character of the streetscape.</p>

5. REPRESENTATION ISSUES

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

5.1. Impact on Streetscape

Representors raised concerns that the proposal would be incompatible with the streetscape.

- **Comment**

The impact on the streetscape was assessed above against the performance criteria for C6.7.3 of the Local Historical Heritage Code. The assessment concludes the proposal is compatible with the Richmond Township Precinct Design Criteria and Conservation Policy, owing to the building lines, scale, and materials which are in keeping with the existing character of the streetscape.

5.2. Overdevelopment

Representors raised concerns that the extent of development was out of character with the area.

- **Comment**

The proposal would have a site coverage of 36%, which is less than the upper limit of 50% prescribed by the acceptable solution for site coverage in the General Residential Zone. This leaves height and bulk as the only other material considerations, which have been assessed above in relation to clause C6.7.3 of the Local Historical Heritage Code.

5.3. Loss of Vegetation

Representors raised concerns that significant vegetation would be impacted by the proposal, negatively impacting the streetscape.

- **Comment**

While there is some clearance of vegetation required by the proposed driveway and garage, the proposal would retain a substantial buffer provided by the frontage setback, existing hedges and fence, and surrounding overhanging established trees. A condition is proposed to retain existing vegetation and fencing within frontage.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

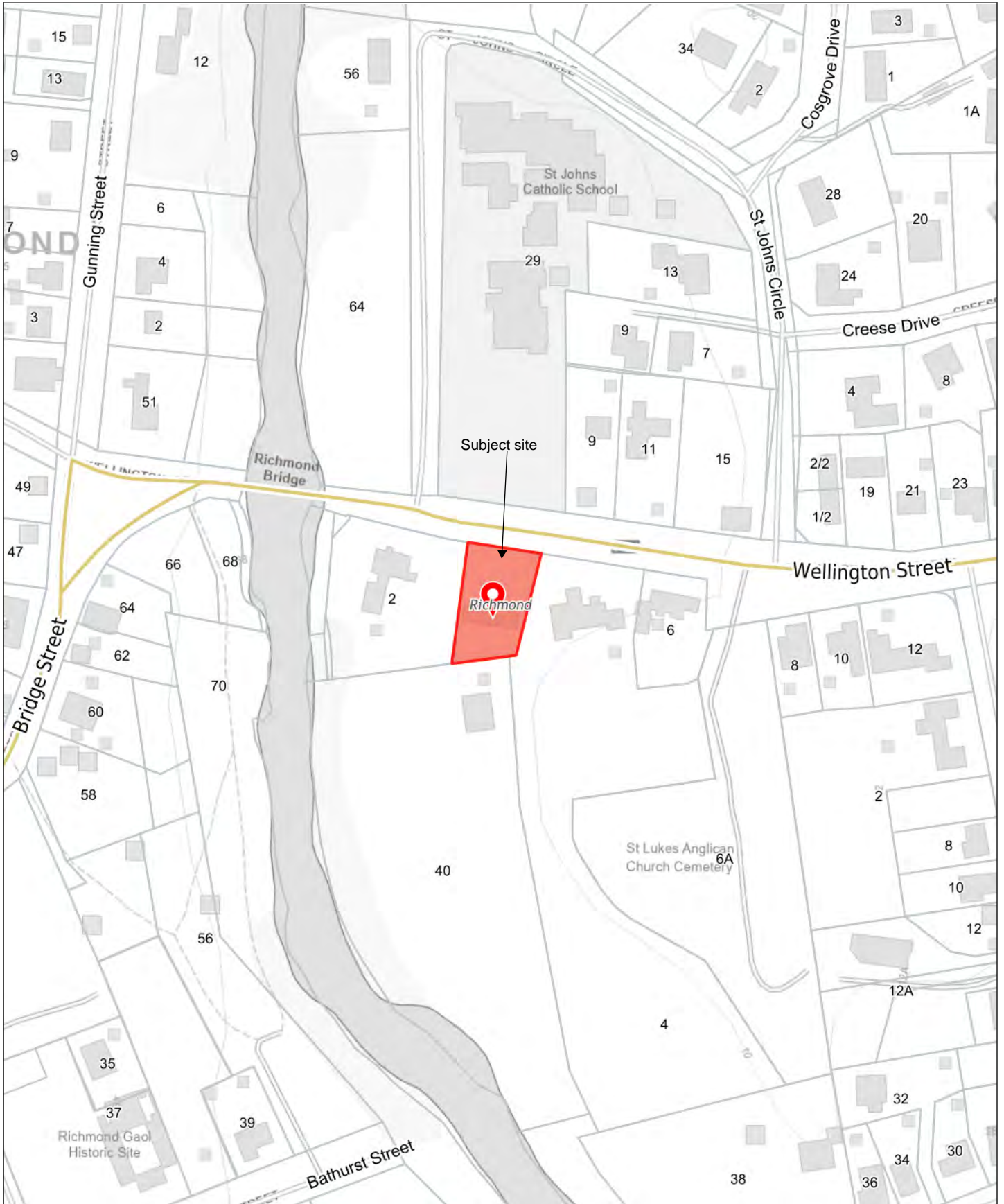
There are no inconsistencies with Council's adopted Strategic Plan or any other relevant Council Policy.

9. CONCLUSION

The proposal for development at 2a Wellington Street, Richmond is recommended for approval, subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (12)
3. Site Photo (2)

Daniel Marr
HEAD OF CITY PLANNING



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.

09/03/2026
1:2257

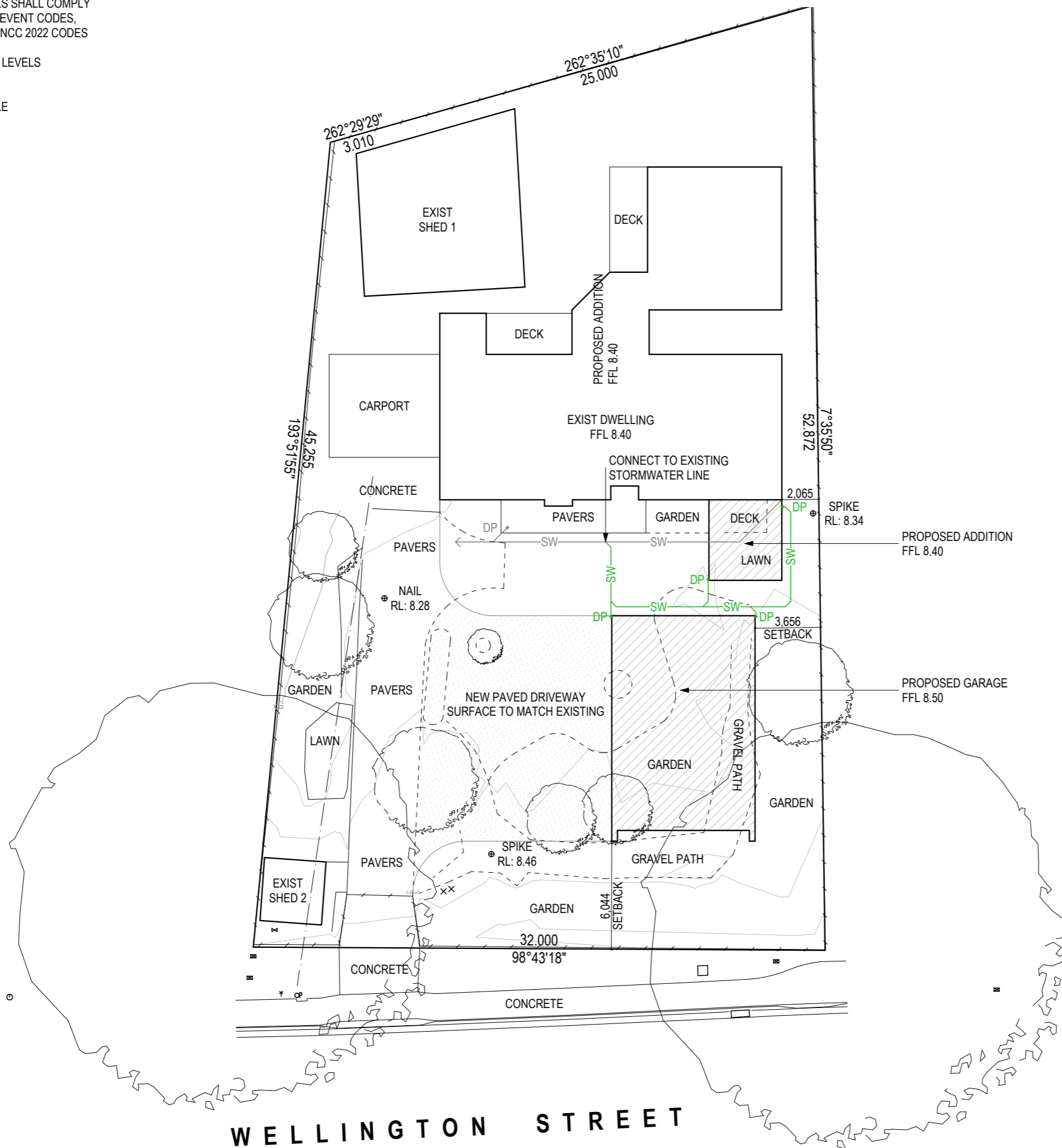


Attachment 2

GENERAL NOTES:
 ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH STATE BUILDING REGULATIONS, RELEVANT CODES, LOCAL COUNCIL BY-LAWS AND RELEVANT NCC 2022 CODES

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

USE WRITTEN DIMENSIONS - DO NOT SCALE



SITE INFORMATION:
 PROPERTY ID: 7672483
 TITLE REFERENCE: 44025/1
 BUILDING FOOTPRINT: 487.25M²
 SITE AREA: 1436M²
 PLOT RATIO: 33.93%

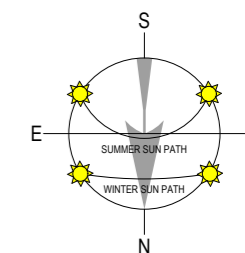
WELLINGTON STREET



MIROWSKI
 DESIGN & CONSTRUCTION
 BRIGHTER BUILDING IDEAS

ACCREDITED PRACTITIONER:

NAME: BOB MIROWSKI
 REG: CC4350
 ADDRESS: 157 CAMPBELL ST, HOBART 7000
 PHONE: (03) 6231 3888
 ABN: 25 009 570 843
 WEB: BMDC.COM.AU
 EMAIL: ADMIN@BMDC.COM.AU



AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

SITE PLAN

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:250 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A01

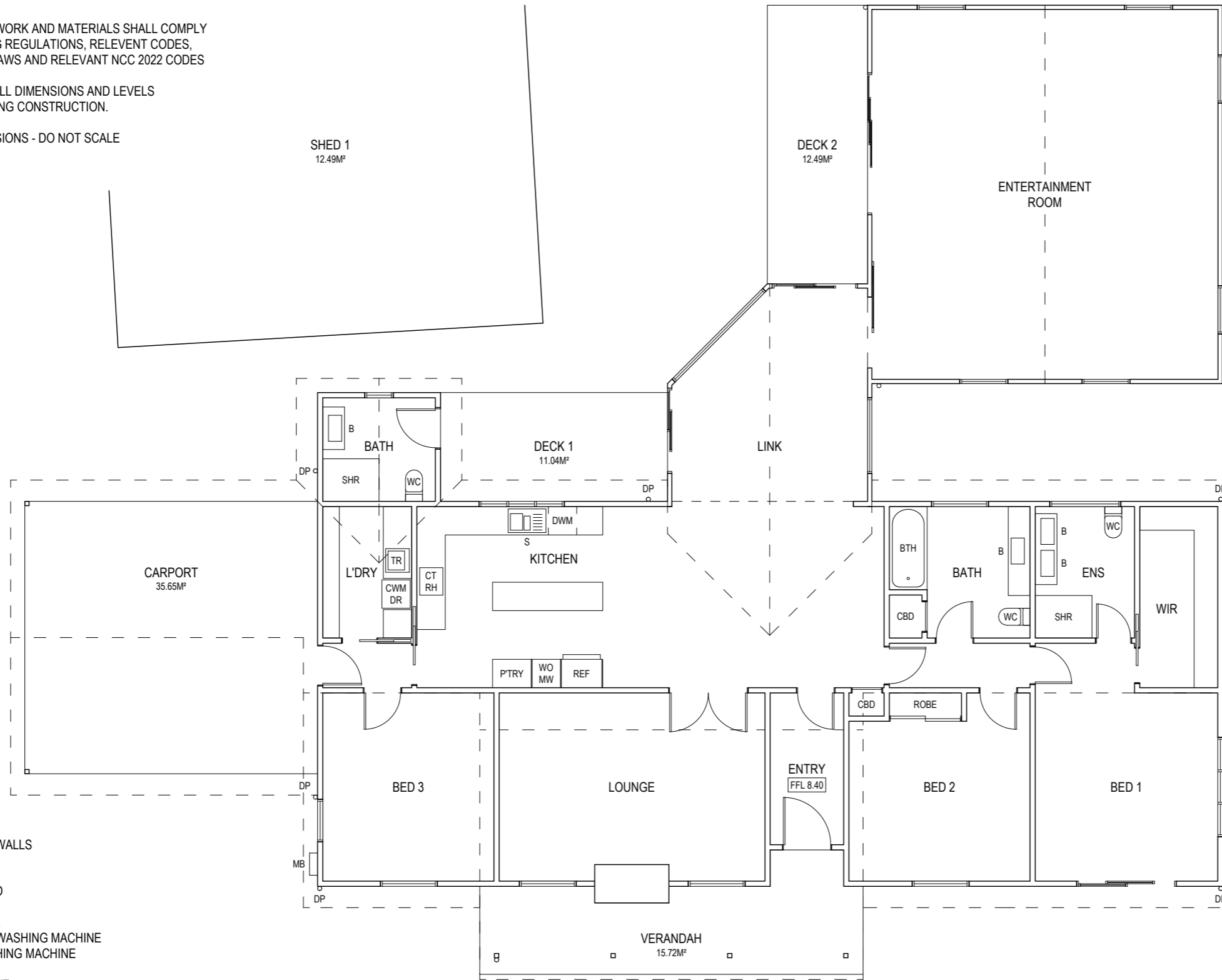


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BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

USE WRITTEN DIMENSIONS - DO NOT SCALE



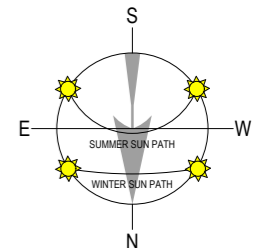
- LEGEND:**
- EXISTING WALLS
 - B BASIN
 - BTH BATH
 - CBD CUPBOARD
 - CT COOKTOP
 - DP DOWNPIPE
 - CWM CLOTHES WASHING MACHINE
 - DWM DISH WASHING MACHINE
 - DR DRYER
 - MW MICROWAVE
 - P'TRY PANTRY
 - RH RANGEHOOD
 - REF REFRIGERATOR
 - S SINK
 - SHR SHOWER
 - SL SKYLIGHT
 - TR TROUGH
 - WC TOILET
 - WO WALL OVEN

FLOOR AREA:
 EXISTING BUILDING 238.63M²



MIROWSKI
 DESIGN & CONSTRUCTION
 BRIGHTER BUILDING IDEAS

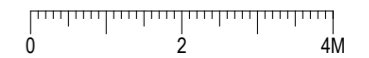
ACCREDITED PRACTITIONER:
 NAME: BOB MIROWSKI
 REG: CC4350
 ADDRESS: 157 CAMPBELL ST, HOBART 7000
 PHONE: (03) 6231 3888
 ABN: 25 009 570 843
 WEB: BMDC.COM.AU
 EMAIL: ADMIN@BMDC.COM.AU



AMENDMENTS:
 JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
EXISTING PLAN

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A02

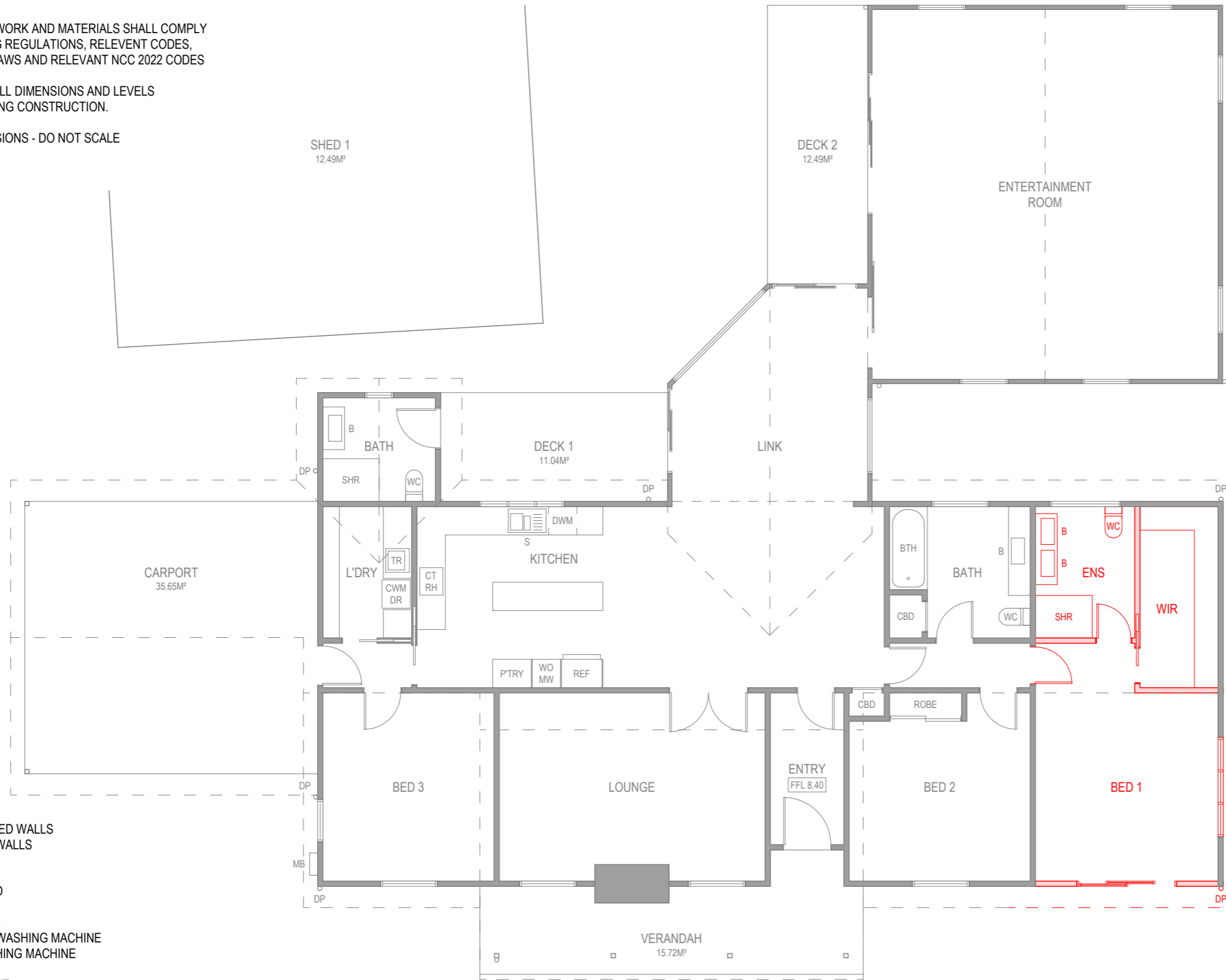


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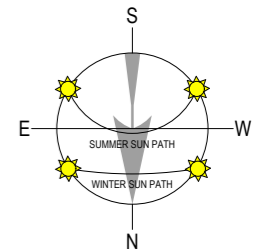
- LEGEND:**
- DEMOLISHED WALLS
 - EXISTING WALLS
 - B BASIN
 - BTH BATH
 - CBD CUPBOARD
 - CT COOKTOP
 - DP DOWNPIPE
 - CWM CLOTHES WASHING MACHINE
 - DWM DISH WASHING MACHINE
 - DR DRYER
 - MW MICROWAVE
 - P'TRY PANTRY
 - RH RANGEHOOD
 - REF REFRIGERATOR
 - S SINK
 - SHR SHOWER
 - SL SKYLIGHT
 - TR TROUGH
 - WC TOILET
 - WO WALL OVEN

FLOOR AREA:
 EXISTING BUILDING 238.63M²



MIROWSKI
 DESIGN & CONSTRUCTION
 BRIGHTER BUILDING IDEAS

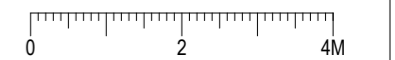
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 REG: CC4350
 ADDRESS: 157 CAMPBELL ST, HOBART 7000
 PHONE: (03) 6231 3888
 ABN: 25 009 570 843
 WEB: BMDC.COM.AU
 EMAIL: ADMIN@BMDC.COM.AU



AMENDMENTS:
 JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
DEMOLITION PLAN

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A03



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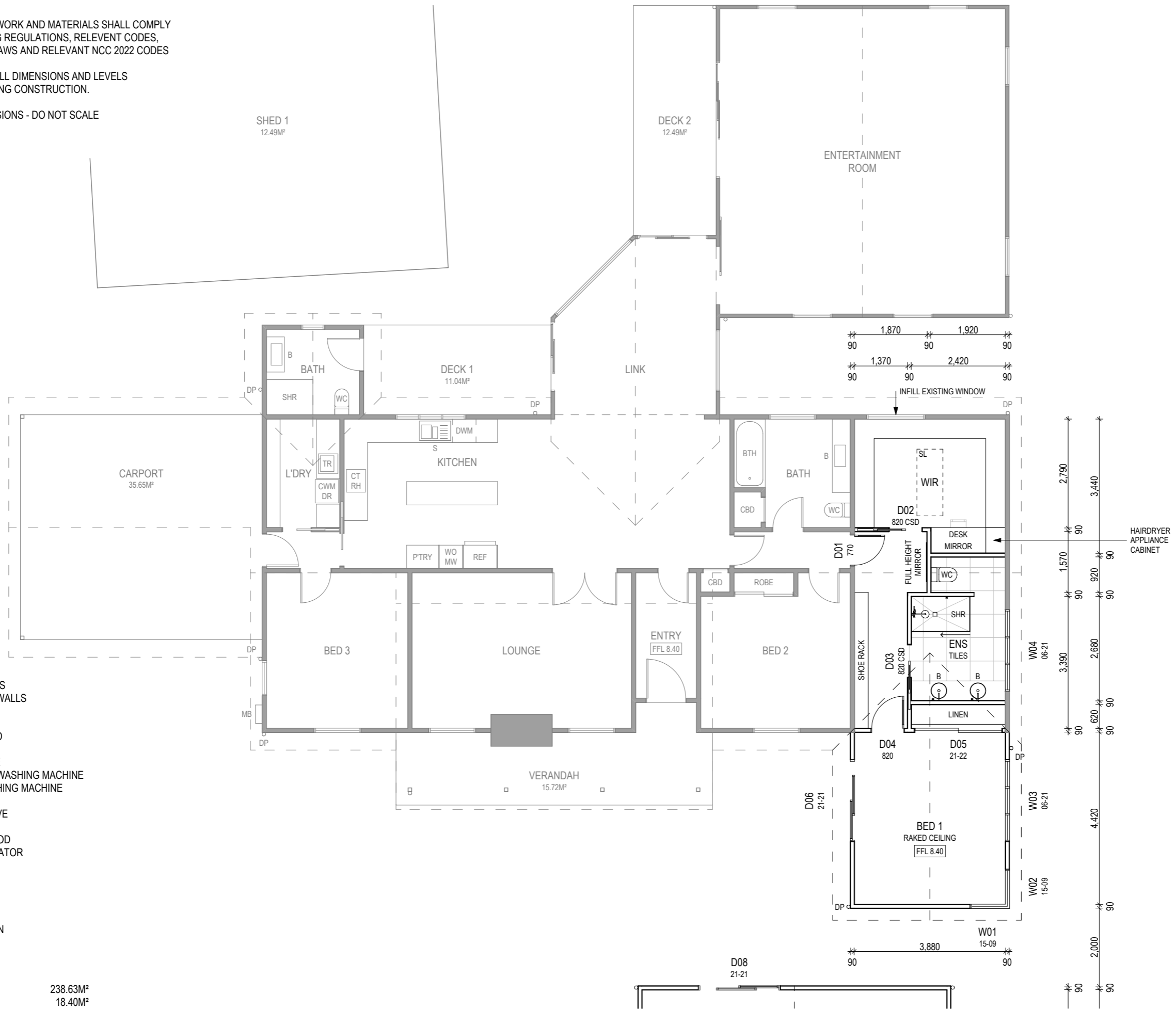
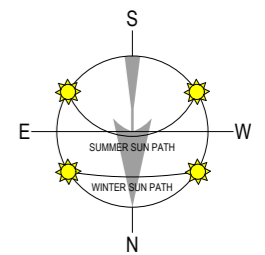
USE WRITTEN DIMENSIONS - DO NOT SCALE



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 REG: CC4350
 ADDRESS: 157 CAMPBELL ST, HOBART 7000
 PHONE: (03) 6231 3888
 ABN: 25 009 570 843
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- LEGEND:**
- NEW WALLS
 - EXISTING WALLS
 - B BASIN
 - BTH BATH
 - CBD CUPBOARD
 - CT COOKTOP
 - DP DOWNPIPE
 - CWM CLOTHES WASHING MACHINE
 - DWM DISH WASHING MACHINE
 - DR DRYER
 - MW MICROWAVE
 - P'TRY PANTRY
 - RH RANGEHOOD
 - REF REFRIGERATOR
 - S SINK
 - SHR SHOWER
 - SL SKYLIGHT
 - TR TROUGH
 - WC TOILET
 - WO WALL OVEN

FLOOR AREA:
 EXISTING BUILDING 238.63M²
 PROPOSED ADDITION 18.40M²

AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
PROPOSED PLAN

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: A04
	REV:

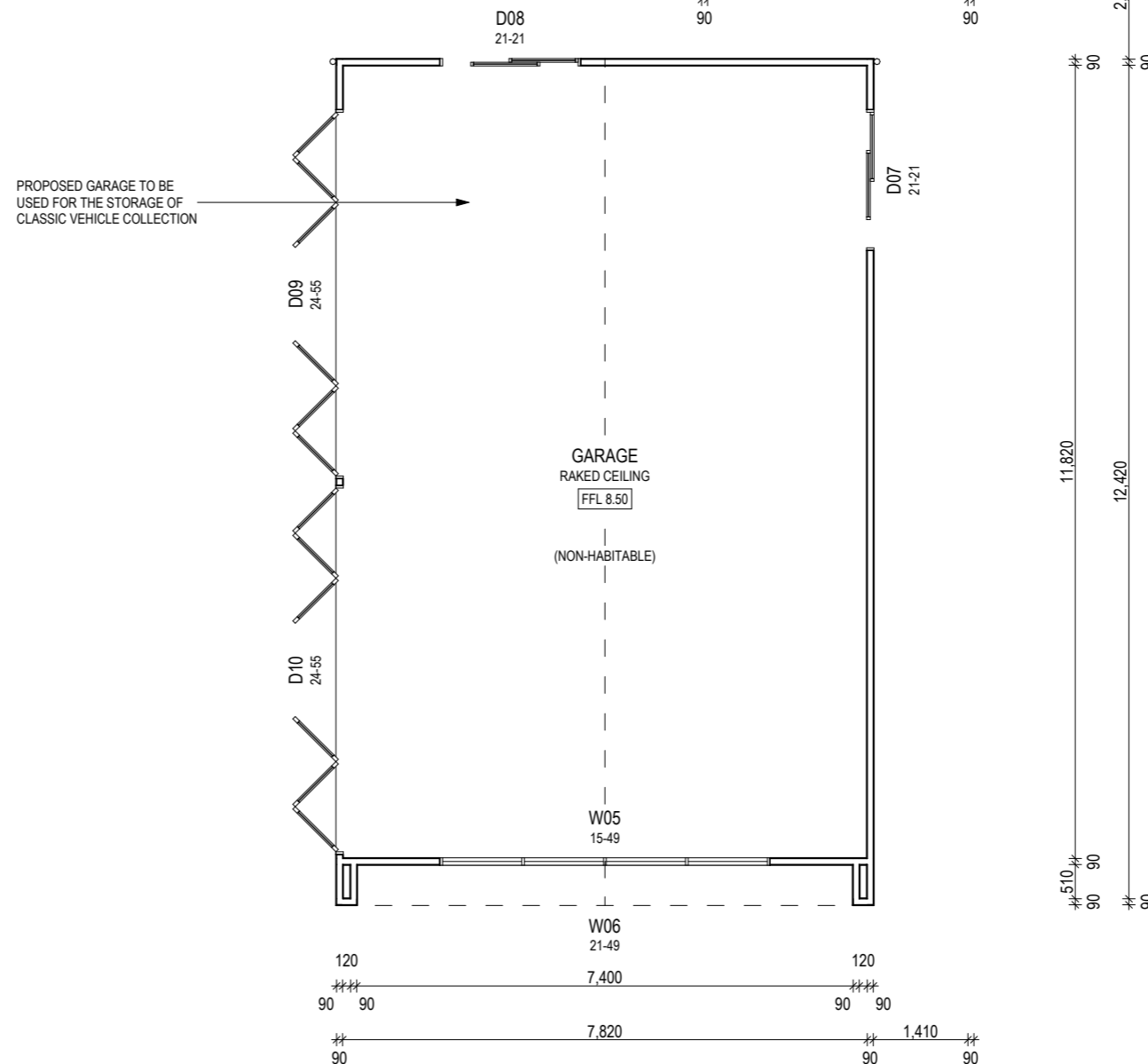
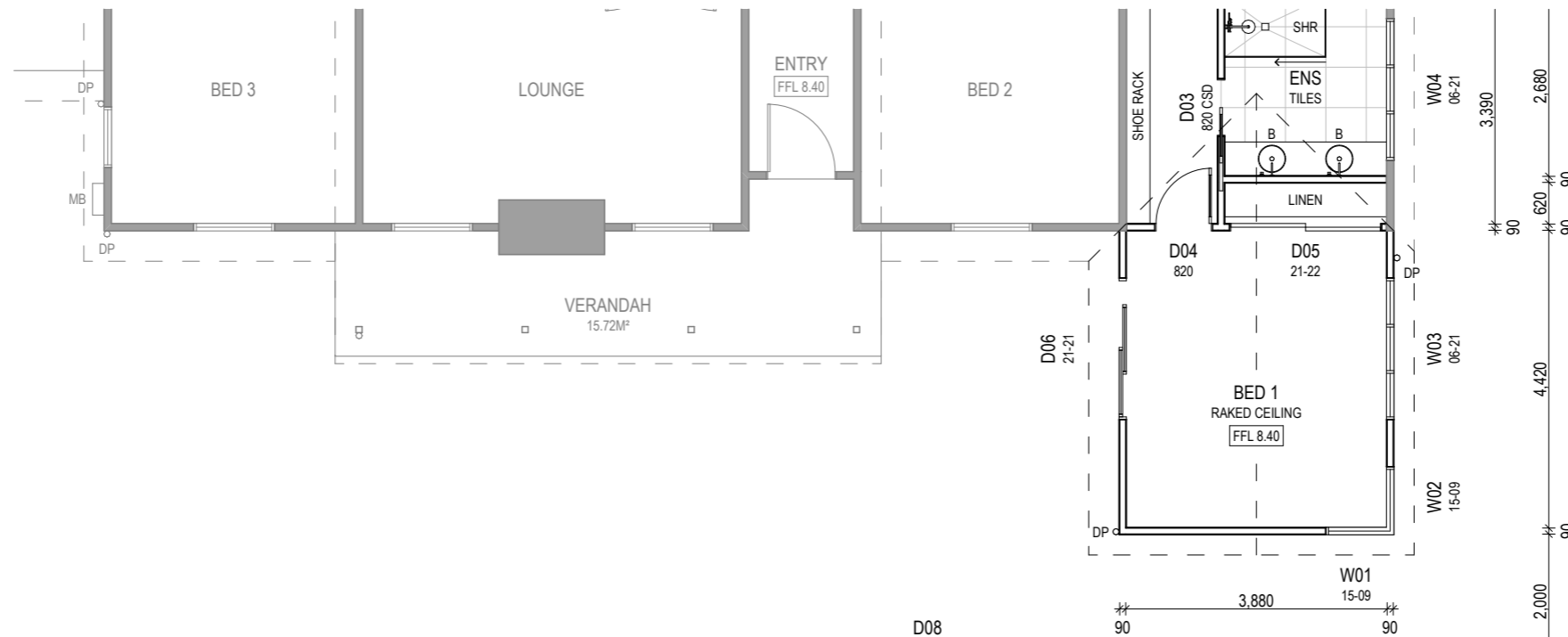


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USE WRITTEN DIMENSIONS - DO NOT SCALE



- LEGEND:**
- NEW WALLS
 - EXISTING WALLS
 - B BASIN
 - BTH BATH
 - CBD CUPBOARD
 - CT COOKTOP
 - DP DOWNPIPE
 - CWM CLOTHES WASHING MACHINE
 - DWM DISH WASHING MACHINE
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 - WO WALL OVEN

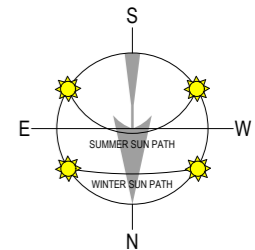
FLOOR AREA:
 PROPOSED SHED 96.78M²



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NAME: BOB MIROWSKI
 REG: CC4350
 ADDRESS: 157 CAMPBELL ST, HOBART 7000
 PHONE: (03) 6231 3888
 ABN: 25 009 570 843
 WEB: BMDC.COM.AU
 EMAIL: ADMIN@BMDC.COM.AU



AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

PROPOSED GARAGE

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: A05 REV:

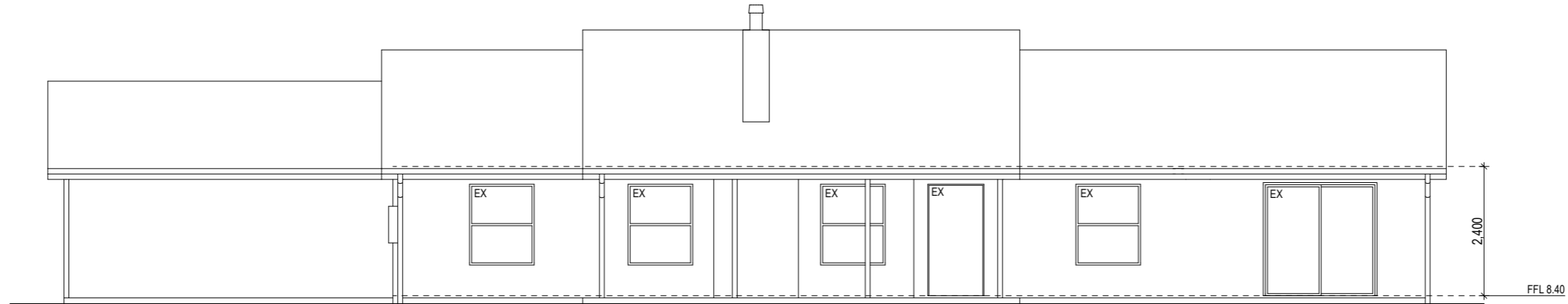


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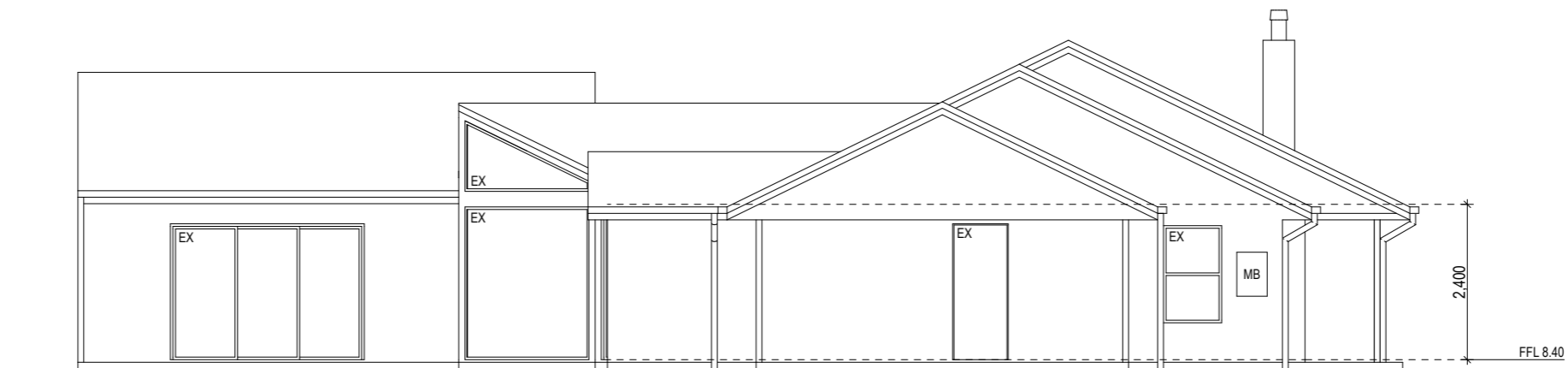
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NORTH ELEVATION



EAST ELEVATION



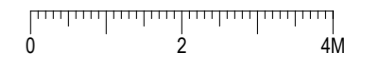
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 WEB: BMDC.COM.AU
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AMENDMENTS:
 JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
EXISTING ELEVATION 01

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A06



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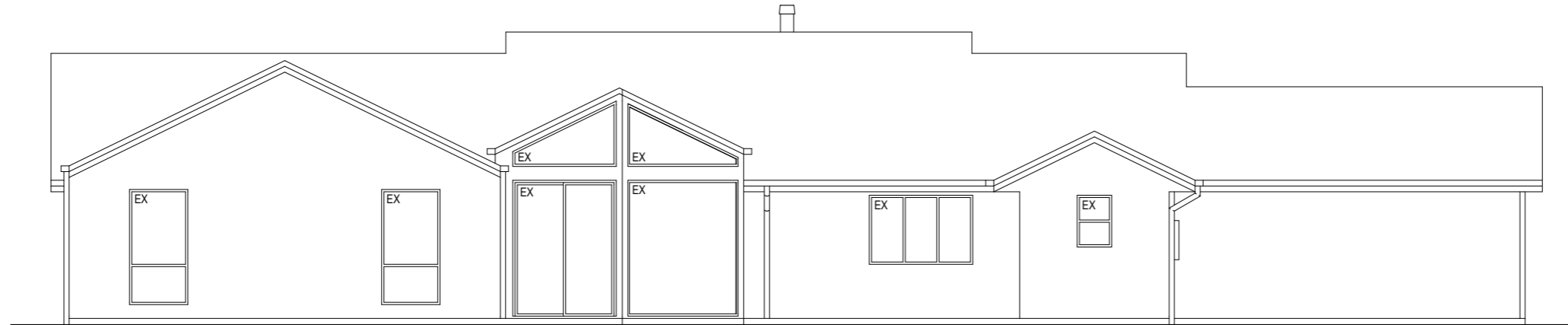
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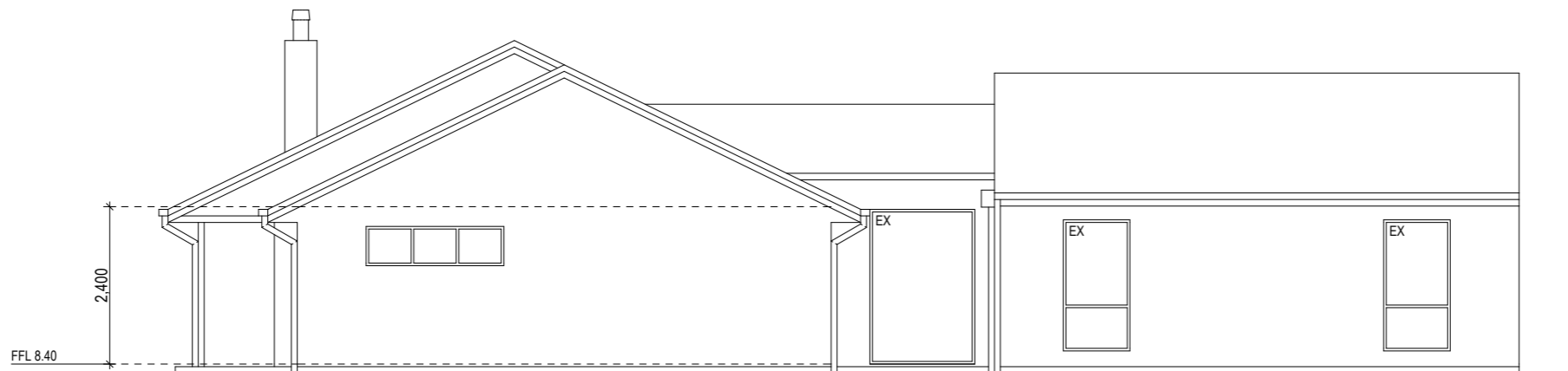
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 ADDRESS: 157 CAMPBELL ST, HOBART 7000
 PHONE: (03) 6231 3888
 ABN: 25 009 570 843
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SOUTH ELEVATION



WEST ELEVATION

AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

EXISTING ELEVATIONS 02

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A07



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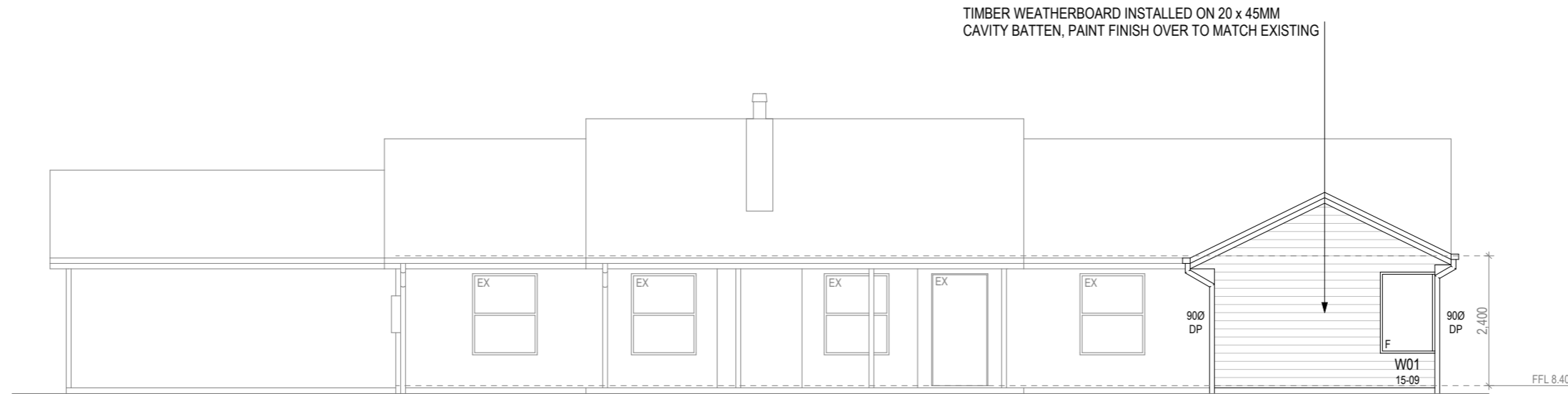
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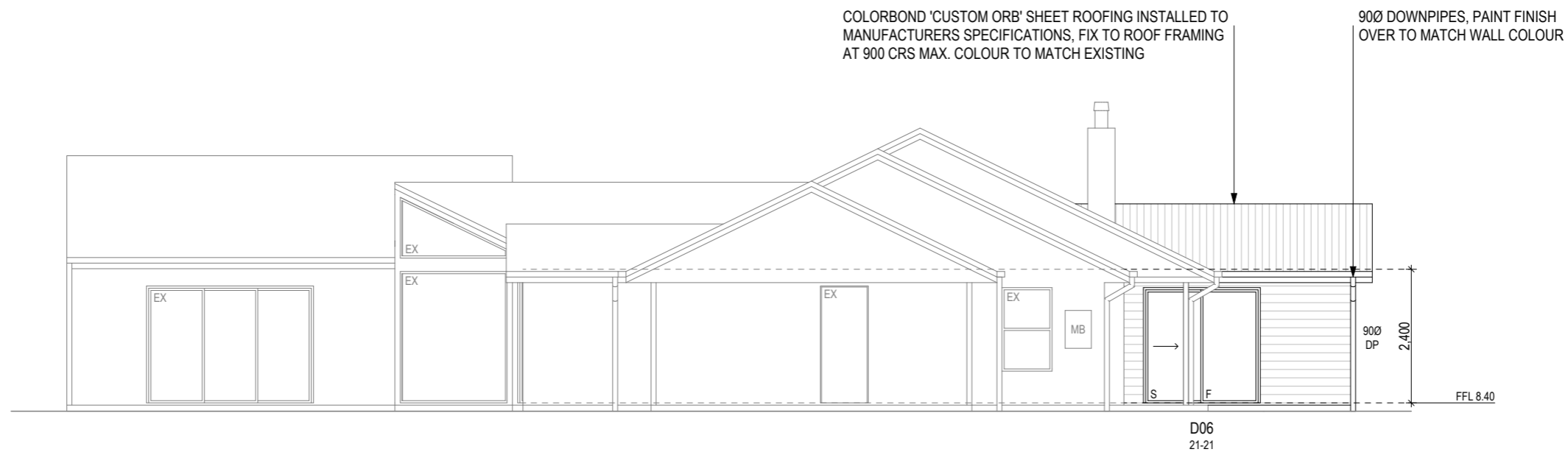
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NAME: BOB MIROWSKI
 REG: CC4350
 ADDRESS: 157 CAMPBELL ST, HOBART 7000
 PHONE: (03) 6231 3888
 ABN: 25 009 570 843
 WEB: BMDC.COM.AU
 EMAIL: ADMIN@BMDC.COM.AU



NORTH ELEVATION



EAST ELEVATION

AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

PROPOSED ELEVATIONS 01

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A08



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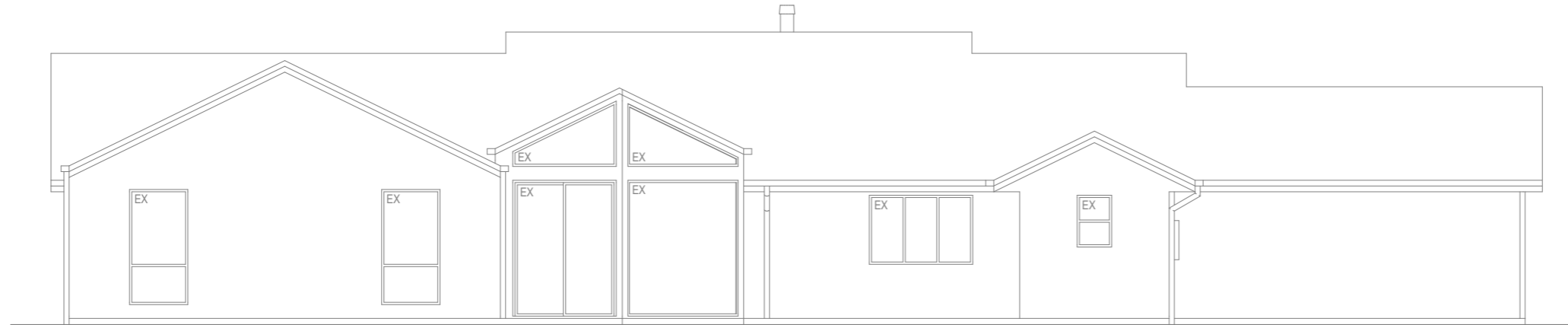
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MIROWSKI
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 BRIGHTER BUILDING IDEAS

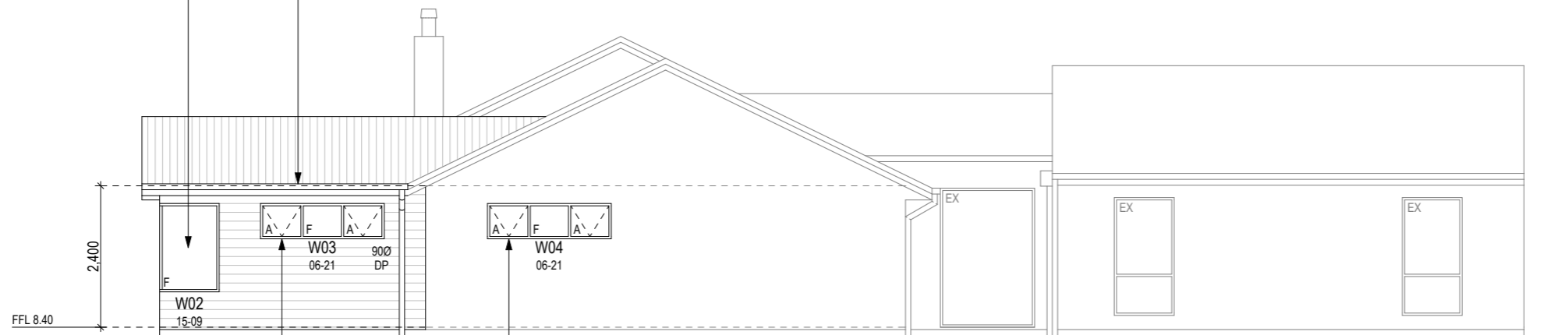
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 ADDRESS: 157 CAMPBELL ST, HOBART 7000
 PHONE: (03) 6231 3888
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SOUTH ELEVATION

DOUBLE GLAZED ALUMINIUM WINDOWS & EXTERNAL DOORS, GLAZING TO AS1288
 FASCIA & COLORBOND GUTTER TO MATCH EXISTING



HIGHLIGHT WINDOW TO PROVIDE OPENING SASHES FOR NATURAL VENTILATION. WINDOW PROPORTIONS TO MATCH BATHROOM WINDOW.

RENEW EXISTING HIGHLIGHT WINDOW TO PROVIDE OPENING SASHES FOR NATURAL VENTILATION. PROPORTIONS TO REPLICATE EXISTING WINDOW.

WEST ELEVATION

AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

PROPOSED ELEVATIONS 02

DRAWN: DR	DATE: 27/01/2026
SCALE: 1:100 AT A3	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A09



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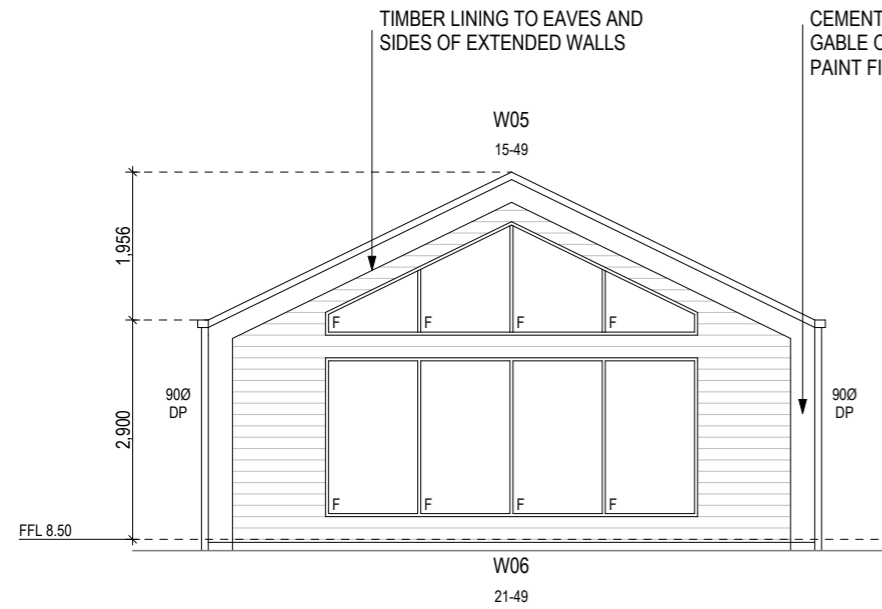
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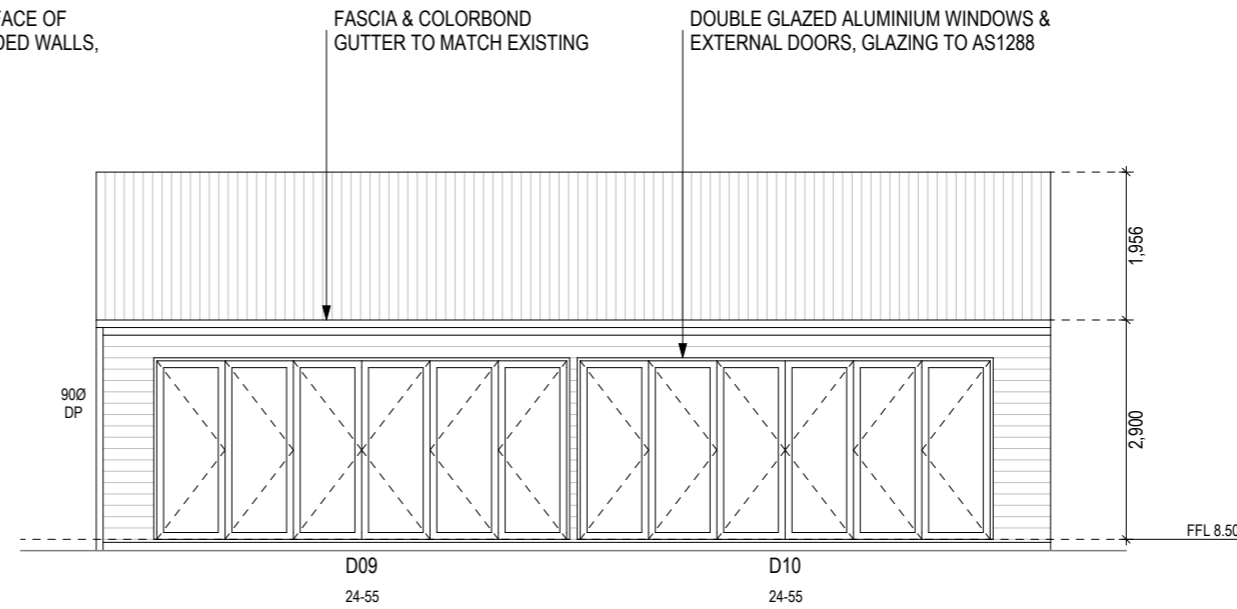
MIROWSKI
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 BRIGHTER BUILDING IDEAS

ACCREDITED PRACTITIONER:

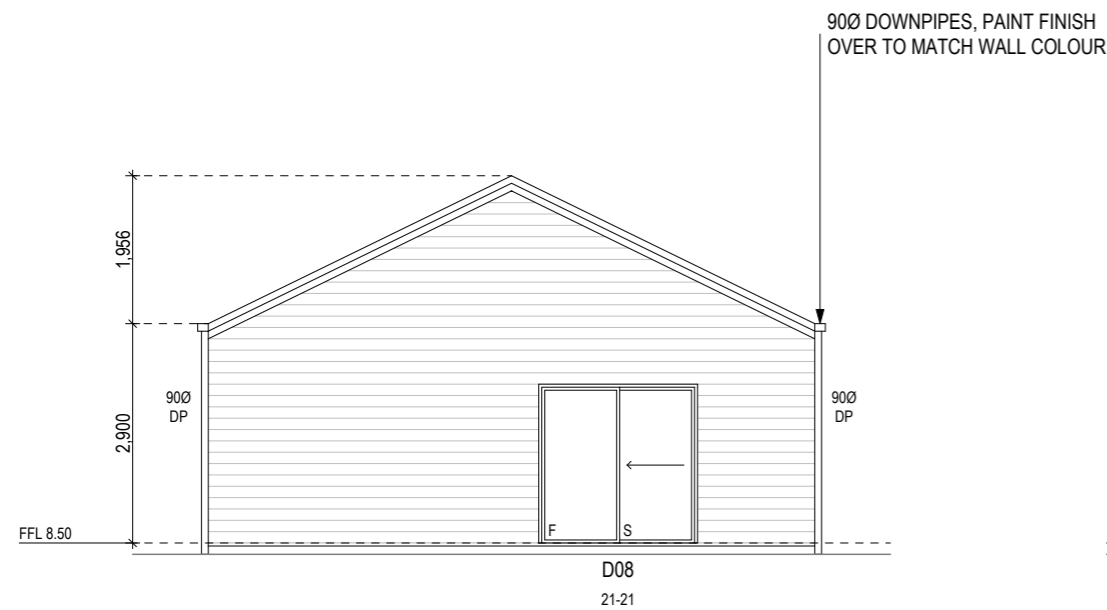
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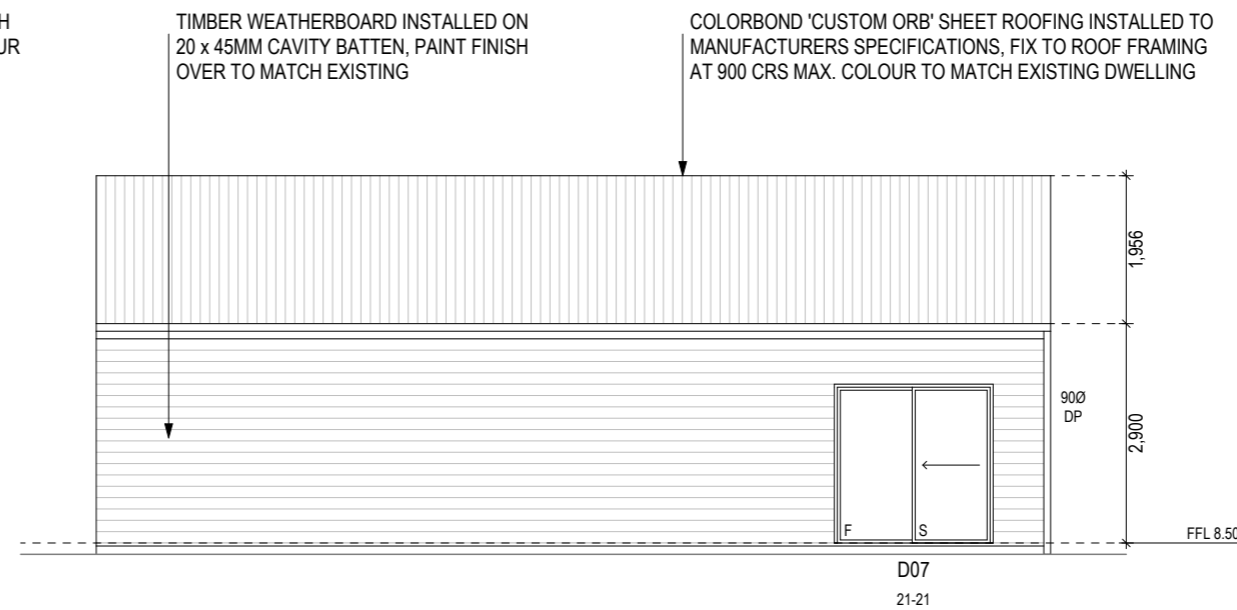
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:
PROPOSED ELEVATIONS 03

DRAWN: DR DATE: 27/01/2026

SCALE: 1:100 AT A3 STATUS: PRELIMINARY

JOB NO: 1706 DWG NO: A10 REV:



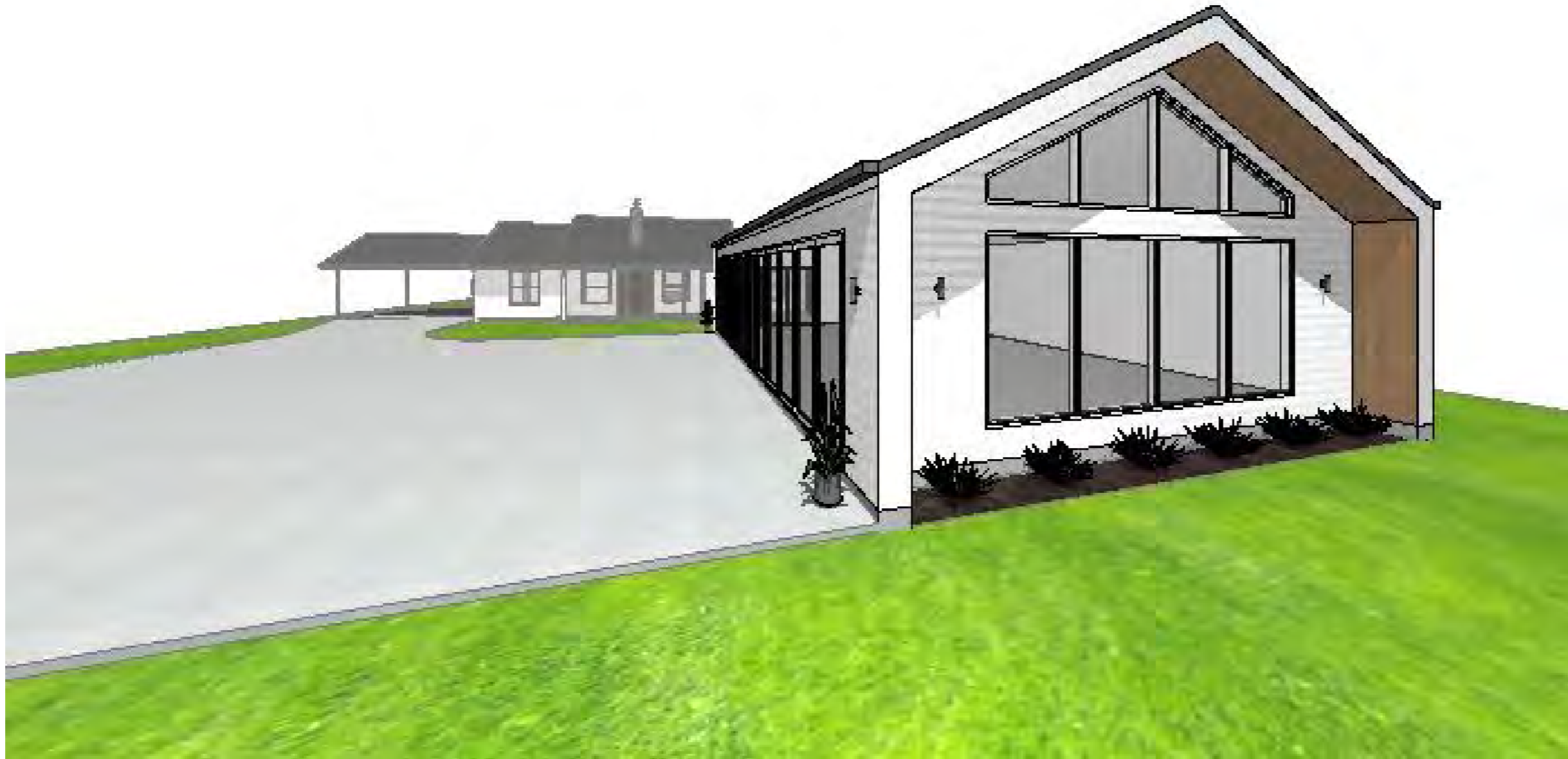
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NAME: BOB MIROWSKI
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ADDRESS: 157 CAMPBELL ST, HOBART 7000
PHONE: (03) 6231 3888
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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
AT: 2A WELLINGTON STREET, RICHMOND
FOR: W. & M. BRYAN

DRAWING TITLE:

PERSPECTIVE 01

DRAWN: DR	DATE: 27/01/2026
SCALE: NTS	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A11

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AMENDMENTS:

JOB: ALTERATIONS & ADDITIONS
 AT: 2A WELLINGTON STREET, RICHMOND
 FOR: W. & M. BRYAN

DRAWING TITLE:

PERSPECTIVE 02

DRAWN: DR	DATE: 27/01/2026
SCALE: NTS	STATUS: PRELIMINARY
JOB NO: 1706	DWG NO: REV: A12

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Attachment 3



Photo 1: Site viewed from Wellington Street.



Photo 2: Site viewed from Wellington Street.



Photo 2: Surrounding area viewed from Wellington Street facing West.

7.2 LOCAL PROVISION SCHEDULE AMENDMENT PDPSPAMEND-2026/059266 – GLEBE HILL NEIGHBOURHOOD CENTRE SPECIFIC AREA PLAN**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is for Council, acting as a Planning Authority, to consider an amendment to the Clarence Local Provisions Schedule (LPS) under section 40D of the *Land Use Planning and Approvals Act, 1993* (LUPAA).

The draft amendment seeks to introduce a performance criteria for side setbacks into the Glebe Hill Neighbourhood Centre Specific Area Plan.

RELATION TO PLANNING PROVISIONS

The Glebe Hill Neighbourhood Centre Specific Area Plan applies to the area zoned General Business along Commerce Drive in Howrah and is shown as a Specific Area Plan on the overlay maps.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision 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 2025.

Section 40D of LUPAA provides for the Planning Authority to consider, of its own motion, to initiate and prepare a draft amendment to the Clarence Local Provision Schedule (LPS).

In determining this matter, the Planning Authority must consider whether it is satisfied that the draft amendment meets the LPS criteria under Section 34 of LUPAA. As it is of its own motion, there is no statutory timeframe within which the Planning Authority must make a decision.

CONSULTATION

If the Planning Authority determines to prepare a draft amendment to the LPS it will then be subject to public exhibition and open for public comment for a period of 28 days, in accordance with statutory requirements.

FINANCIAL IMPLICATIONS

No significant implications.

RECOMMENDATION:

- A. That, pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority resolves to prepare a draft amendment to introduce the following Performance Criteria into Clause CLA-S13.7.2 P2 of the Glebe Hill Neighbourhood Centre Specific Area Plan.

“Buildings must be sited a sufficient distance from side boundaries to enhance the streetscape, provide adequate space for vehicle access, parking, landscaping, external activity areas (including shade and support structures) and help to attenuate site impacts, having regard to:

- a. The dimensions of the site and the nature of the proposed use;*
- b. The articulation of the building and the apparent mass of building form (when combined with existing or approved buildings on adjacent lots when viewed from the primary frontage);*
- c. Consistency with the treatment of other commercial development in the streetscape and compatibility with landscaping to enhance the appearance of the area;*
- d. The setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side; and*
- e. Unreasonable impacts to the amenity of any nearby residential development within the streetscape”.*

- B. That, pursuant to Section 40F(2) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority certifies that the draft amendment meets the requirements of the Act including the LPS criteria.
- C. That pursuant to Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority will publish an exhibition notice of the draft amendment and give the required notification and, pursuant to Section 40H of the Act place the draft amendment on public exhibition for a period of 28 days.
- D. That the details and conclusions included in the Associated Report be recorded as the reasons for the Planning Authority’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** The declaration of the current Clarence Interim Planning Scheme 2015 saw the introduction of the F13.0 Glebe Hill Neighbourhood Centre Specific Area Plan (F13.0 SAP).
- 1.2.** The primary purpose of the F13.0 SAP was to provide for a Neighbourhood Centre comprising of a supermarket and supporting uses to service the Glebe Hill Estate and the Rokeby/Droughty Point growth corridor.

- 1.3. The transition to the Tasmanian Planning Scheme – Clarence (the planning scheme) saw the modification to this SAP to ensure it was tailored to provide for an activity centre of sufficient size and offer to serve a broader catchment while responding to its unique setting adjacent to a recently established residential community.
- 1.4. There is no current performance criteria for Clause CLA-S13.7.2 P2 of the LPS. Clause F13.7.2 P2 under the Clarence Interim Planning Scheme (the corresponding clause) was similarly blank.

2. THE PROPOSAL

The proposal is to provide a discretionary consideration to the current mandatory side setbacks within the General Business Zone in the Glebe Hill Neighbourhood Centre Specific Area Plan, through the introduction of a performance criteria.

3. STATUTORY IMPLICATIONS

- 3.1. Council's assessment of this proposal must be in accordance with Part 3B - Amendments of LPSs of LUPAA, which references the LPS criteria outlined in Section 34 of LUPAA, including consideration of the objectives of Schedule 1 of LUPAA, State policies, Tasmanian Planning Policies and the STRLUS.
- 3.2. If the planning authority agrees to prepare a draft amendment and certify that it meets the requirements of LUPAA, including the LPS criteria, and provide copies of the documentation to the Commission, the proposal is then placed on public exhibition and representations received for a period of 28 days. Following public exhibition, the Planning Authority then must consider the merits of any representations received and their impact on the draft amendment and provide a report to the Commission. The Commission will then hold a public hearing on the matter and make a determination.

4. PROPOSAL IN DETAIL

The Specific Area Plan

The area covered by the Glebe Hill Neighbourhood Centre Specific Area Plan is within the General Business Zone (shown in dark blue in Figure 1 below) on the northern side of the South Arm Highway and to the west of Pass Road.

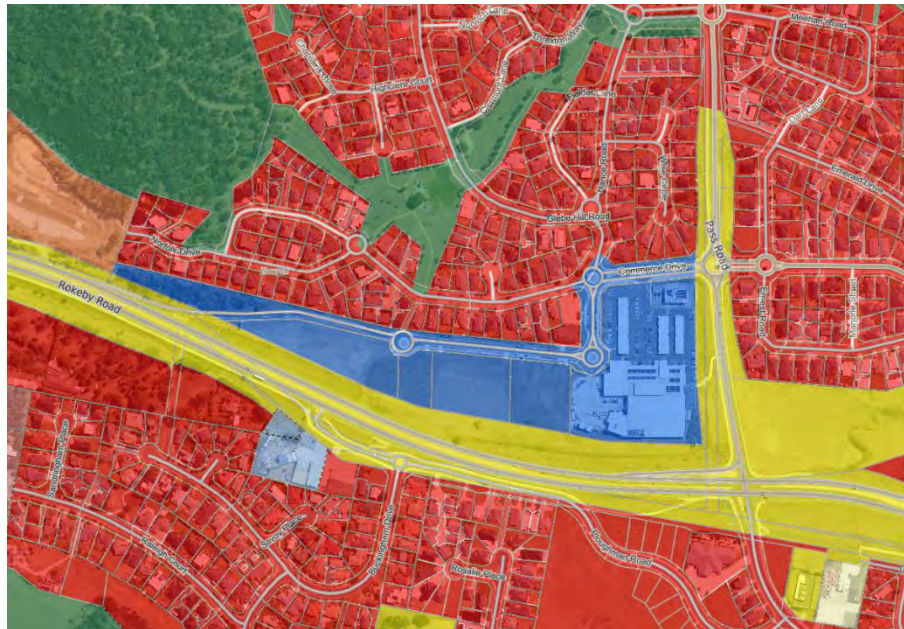


Figure 1: Location of Glebe Hill Neighbourhood Centre Specific Area Plan

The area contains the Glebe Hill Shopping Centre as well as a number of vacant lots. The Glebe Hill Childcare Centre, a fast food outlet and service station are currently under construction.

5. **PLANNING SCHEME IMPLICATIONS**

5.1. The proposed amendment seeks to amend Clause CLA-S13.7.2 P2 of the Tasmanian Planning Scheme – Clarence, to introduce the following criteria:

“Buildings must be sited a sufficient distance from side boundaries to enhance the streetscape, provide adequate space for vehicle access, parking, landscaping, external activity areas (including shade and support structures) and help to attenuate site impacts, having regard to:

- a. The dimensions of the site and the nature of the proposed use;*
- b. The articulation of the building and the apparent mass of building form (when combined with existing or approved buildings on adjacent lots when viewed from the primary frontage);*
- c. Consistency with the treatment of other commercial development in the streetscape and compatibility with landscaping to enhance the appearance of the area;*
- d. The setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side; and*
- e. Unreasonable impacts to the amenity of any nearby residential development within the streetscape”.*

5.2. The need for this discretion has become apparent as, while the provisions of the SAP seek to maintain a modest and domestic character, the current mandatory side setback:

- Is inconsistent with side setback provisions of both the normal General Business Zone and the General Residential Zone (which is the adjacent zoning).
- Prevents the development of all buildings and structures, other than those exempted under Section 4 of the planning scheme, to be located within 4m of the side boundary including shade sails and shade structures, as well as some fences and some retaining walls (which do not meet the exemption criteria).
- Requires an 8.0m gap between buildings on narrow commercial land which is neither efficient nor reflective of the potential commercial activities of the land.
- Provides little benefit for visual amenity as most of the land is located lower than the Highway to the south, which then provides a large scale visual back drop when viewed from the residential area (as shown in Figure 2 below).



Figure 2: View of the area looking south from Commerce Drive

- 5.3. The introduction of a discretion would not mean that all commercial lots could suddenly be able to construct to the side boundaries, but that some buildings and structures could be considered depending on their size, placement and nature.
- 5.4. The proposed performance criteria would provide consistency with the Objective of the Standard: *“That commercial development complements its domestic setting and responds to the scale envisaged by the Southern Tasmania Regional Land Use Strategy 2010-2035 (1 October 2013) Minor or Neighbourhood Centre scale”*.

6. ASSESSMENT AGAINST LEGISLATIVE REQUIREMENTS

6.1. LPS Criteria

Section 34 of LUPAA states:

- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*
- (a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*
 - (b) *is in accordance with section 32; and*
 - (c) *furtheres the objectives set out in Schedule 1; and*
 - (d) *is consistent with each State policy; and*
 - (da) *satisfies the relevant criteria in relation to the TPPs; and*
 - (e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
 - (f) *has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates; and*
 - (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
 - (h) *has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.*
- (2A) *A relevant planning instrument satisfies the relevant criteria in relation to the TPPs if –*
- (a) *where the SPPs and the relevant regional land use strategy have not been reviewed under section 30T(1) or section section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument is consistent with the TPPs, as in force before the relevant planning instrument is made; and*

- (b) *whether or not the SPPs and the applicable regional land use strategy have been reviewed under section 30T(1) or section section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument complies with each direction, contained in the TPPs in accordance with section 12B(3) , as to the manner in which the TPPs are to be implemented into the LPSs.*
- (3) *An amendment of an LPS, or a draft amendment of an LPS, is taken to meet the LPS criteria if the amendment of the LPS, or the draft amendment of the LPS, if made, will not have the effect that the LPS, as amended, will cease to meet the LPS criteria”.*

Importantly, as the current LPS is taken as having met the LPS criteria as assessed through the transition to the Tasmanian Planning Scheme – Clarence, subsection (3) requires the Planning Authority to assess if the proposed amendment will cause the LPS to cease to meet this criteria.

6.2. Assessment against LPS Criteria

Assessment against relevant legislative requirements is contained in the discussion below.

(a) Contains all the provisions that the SPP’s specify must be contained in the LPS

The proposed amendment seeks to modify the Clarence LPS to provide a discretionary pathway for consideration, which is already commonly used in the LPS.

The proposed amendment does not introduce any additional provisions which may conflict with the State Planning Provisions.

Accordingly, the proposed amendment is considered to meet the LPS criteria in this regard.

(b) Be in accordance with Section 32

Section 32 specifies the content of the LPS. The proposed amendment relates to an existing clause within the established structure of the planning scheme. There are no changes proposed to the structure of the planning scheme.

Accordingly, the proposed amendment is considered to meet the LPS criteria in this regard.

(c) Furthers the objectives set out in Schedule 1

Assessment of the amendment against the Schedule 1 objectives of the Resource Management and Planning System of Tasmania (RMPS), is provided in the following table.

Objective	Response
<i>“The objectives of the resource management and planning system of Tasmania are</i>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The proposed amendment will allow for more efficient consideration of current commercial land.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The draft amendment would enable appropriate consideration of development, depending upon its size, scale and nature.
<i>(c) to encourage public involvement in resource management and planning; and</i>	If the amendment is certified, the application will be advertised for public comment. Any representations received will be considered by the Planning Authority and reported to the Commission, who may hold public hearings into the representations. Future development which relies on the clause will be subject to a discretionary process.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	Commercial development will be provided a more equitable consideration and potentially increase economic benefit.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State”.</i>	Not applicable.

Accordingly, the proposed amendment is considered to meet the LPS criteria in this regard.

(d) is consistent with each State policy

As the amendment relates only to a provision within a SAP that will not change the nature and application of any future development, it is considered that the proposal is not relevant to the outcomes of the State Policies and National Environment Protection Measures (NEPMs).

Any future development would be assessed against the Tasmanian Planning Scheme – Clarence, which has been assessed as compliant with all State Policies.

Accordingly, the proposed amendment is considered to meet the LPS criteria in this regard.

(da) satisfies the relevant criteria in relation to the TPPs

Not Applicable - there are currently no Tasmanian Planning Policies in effect.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situation the land to which the relevant planning instrument relates

It is considered that the proposed amendment is generally aligned with the relevant strategic directions of the Southern Tasmanian Regional Land Use Strategy (STRLUS), in that

- The area meets the requirements of a Neighbourhood Centre, and the proposed amendment will not change the status of this activity centre.
- The relevant regional policies of AC1.5 and AC 1.8 will be met, ensuring responsive, well designed urban form that is appropriate to the character of the Glebe Hill urban area.

Accordingly, the proposed amendment is considered to meet the LPS criteria in this regard.

- (f) **has regard to the strategic plan, prepared under Section 66 of the Local Government Act 1993, that applies to the land to which the relevant planning instrument relates**

The LPS is generally consistent with the City of Clarence Strategic Plan 2021-2031 with the overarching goals for a people friendly city, a well-planned liveable city, a prosperous and creative city, and an environmentally responsible city. There are no specific local policies or strategies that are relevant to this proposal.

The proposed amendment does not propose a change to an extent that would alter this consistency. Accordingly, the proposed amendment is considered to meet the LPS criteria in this regard.

- (g) **as far as practicable, is consistent with and co-ordinated with any LPS that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates**

Not applicable, the subject site is not adjacent to any other municipal area.

- (h) **has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.**

Not applicable, there is no land within the Clarence area that is subject to the *Gas Safety Act 2019*.

7. **EXTERNAL REFERRALS**

As the proposal only relates to a minor change to a provision within an existing SAP, the proposal has not been referred to external bodies.

8. **EXTERNAL IMPACTS**

No significant impacts.

9. CONCLUSION

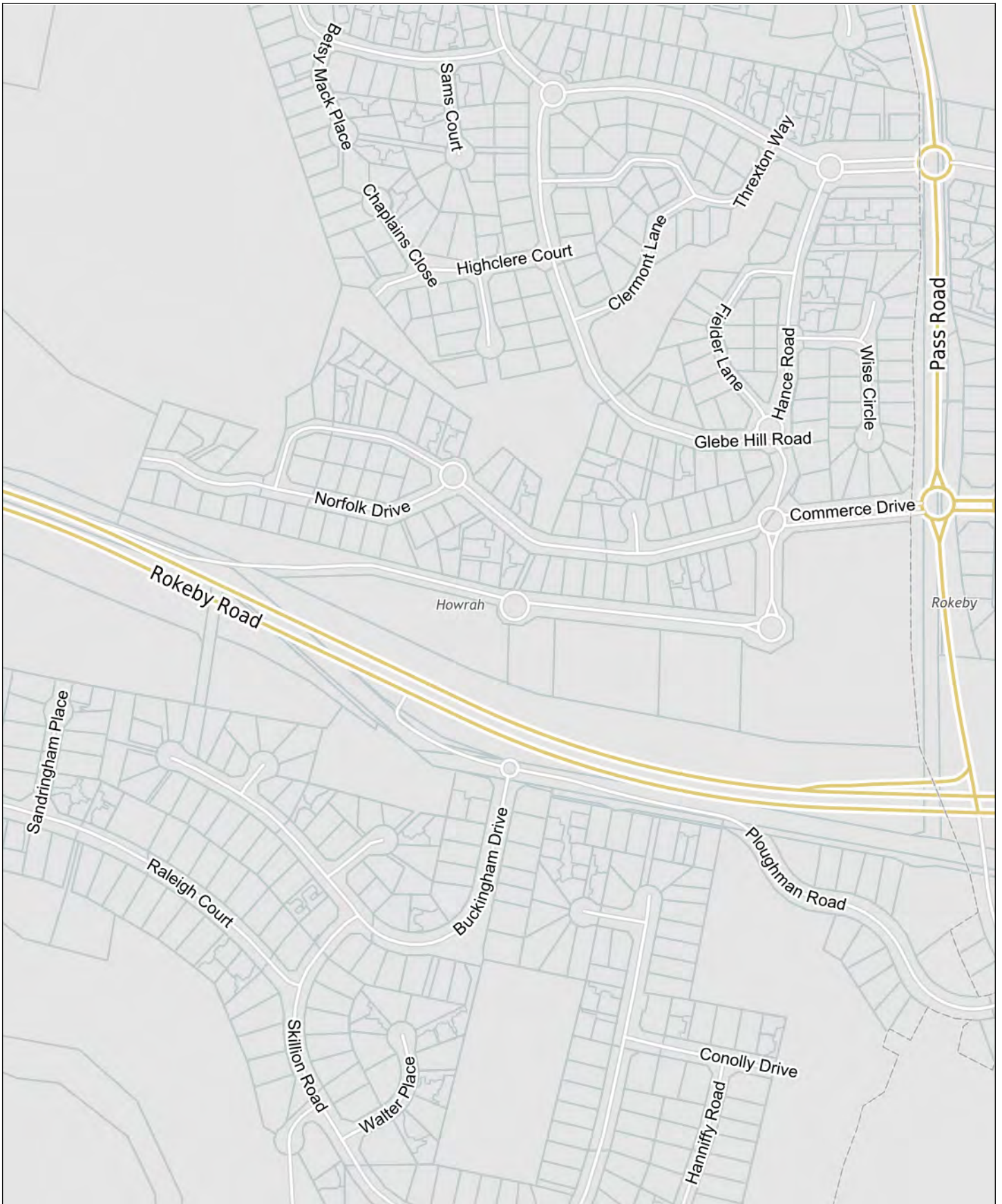
It is considered that the proposed amendment is appropriate and meets the relevant provisions of the Act. Accordingly, the proposed amendment is recommended for support.



Attachments: 1. Location Plan (1)
2. Proposed Draft Instrument of Certification (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.

ATTACHMENT 1



	<p>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.</p>	<p>12/03/2026</p>	
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Clarence City Council

**TASMANIAN PLANNING SCHEME – CLARENCE
LOCAL PROVISIONS SCHEDULE**

AMENDMENT – PDPSPAMEND-2026/059266

AMENDMENT TO PLANNING SCHEME ORDINANCE

To amend the Local Provisions Schedule of the Tasmanian Planning Scheme - Clarence by the insertion of the following Performance Criteria into Performance Criteria into Clause CLA-S13.7.2 P2 of the Glebe Hill Neighbourhood Centre Specific Area Plan.

Buildings must be sited a sufficient distance from side boundaries to enhance the streetscape, provide adequate space for vehicle access, parking, landscaping, external activity areas (including shade and support structures) and help to attenuate site impacts, having regard to:

- a. The dimensions of the site and the nature of the proposed use;*
- b. The articulation of the building and the apparent mass of building form (when combined with existing or approved buildings on adjacent lots when viewed from the primary frontage);*
- c. Consistency with the treatment of other commercial development in the streetscape and compatibility with landscaping to enhance the appearance of the area;*
- d. The setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side; and*
- e. Unreasonable impacts to the amenity of any nearby residential development within the streetscape.*

**THE COMMON SEAL OF THE CLARENCE CITY
COUNCIL HAS BEEN HEREUNTO AFFIXED THIS
XXth DAY OF XXXX 2026, PURSUANT TO A
RESOLUTION OF THE COUNCIL PASSED THE
XXth DAY OF XXXX 2026 IN THE PRESENCE OF:**

CHIEF EXECUTIVE OFFICER

8. REPORTS OF OFFICERS**8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS****8.1.1 PETITION – STOP SPRAYING GLYPHOSATE IN CHILDREN’S PLAY PARKS AND PLAYGROUNDS****EXECUTIVE SUMMARY****PURPOSE**

To consider the petition tabled at the Council Meeting on 10 February 2026 requesting Council stop spraying Glyphosate in children’s play parks and playgrounds.

RELATION TO EXISTING POLICY/PLANS

Council’s Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Section 60 of the *Local Government Act 1993* (Tas) requires Council to formally consider petitions within 42 days of receipt.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

Council has funded in 2025-2026 the installation of park signage indicating herbicide application date and time.

RECOMMENDATION:

That Council:

- A. Notes the petition.
- B. Notes the Chief Executive Officer’s advice that the petition complies with Section 59 of the *Local Government Act 1993* (Tas).
- C. Notes that Council is continuing to monitor alternative products and weed management techniques in order to reduce reliance on glyphosate-based herbicides.
- D. Authorises the Chief Executive Officer to write to petitioners acknowledging their concerns and advising of Council’s decision.

PETITION – STOP SPRAYING GLYPHOSATE IN CHILDREN’S PLAY PARKS AND PLAYGROUNDS /contd...

ASSOCIATED REPORT

1. BACKGROUND

1.1. A petition signed by 519 signatories was tabled at the Council Meeting on Tuesday 10 February 2026 requesting Council: “*stop spraying glyphosate in children's play parks and Playgrounds*”.

1.2. The petition is a complying petition in accordance with the requirements of the *Local Government Act 1993* (Tas.).

1.3. The signatories are made up of the following:

•	reside in Clarence	177
•	reside in the greater Hobart area / Southern Tasmania	188
•	reside elsewhere in Tasmania	13
•	reside interstate	102
•	reside outside of Australia	23
•	Non-compliant (insufficient / incorrect details)	16
	Total	519

2. REPORT IN DETAIL

2.1. City of Clarence is responsible for the management of weeds and vegetation within its road reservations, bushland and coastal reserves, riparian areas, recreational grounds and other natural areas.

2.2. Management of weeds and vegetation is guided by [Clarence City Council Weed Strategy 2016-2030](#) and includes a combination of mowing, manual removal and herbicide spraying.

2.3. Glyphosate is an Australian Pesticides and Veterinary Medicines Authority (APVMA) approved herbicide registered for use in Australia. This means it has been through rigorous scientific assessment by the APVMA to check its safety.

These checks are designed to protect the health and safety of people, animals and the environment.

2.4. Council utilises glyphosate in adherence to:

- The Code of Practice for Ground Spraying (DPIPWE 2012)
- The *Agricultural and Veterinary Chemicals (Control of Use) Act 1995* and Regulations under this Act; and
- The *Work Health and Safety Act 2012*.

The safe systems of work followed by Council staff and contractors when using glyphosate and other herbicide products include the following:

- Only herbicides registered by the Australian Pesticides and Veterinary Medicines Authority (APVMA) for use in Australia are utilised.
- Staff and contractors hold appropriate levels of accreditation relating to chemical storage, handling and application.
- Herbicides are applied according to label directions including application rates, environmental precautions, any restrictions for use, withholding periods to observe and personal protective equipment (PPE) required. Herbicide use records are maintained and reconciled by the depot operations group.

2.5. Council has previously costed hand weeding additional areas in parks by staff and/or contractors, which is considerably more expensive than applying herbicide and not feasible within current budgets. Hand weeding in parks has been estimated to cost in the order of 7.5 times more than weed spraying, considering a range of variables and differences across a range of parks and play areas within the city. Consequently, hand weeding is considered uneconomic.

2.6. Glyphosate-based herbicides, when used according to the product label, are still considered to be safe and the most cost effective and efficient method of weed management. Notwithstanding, Council is continuing to monitor alternative products and weed management techniques as they become available in order to reduce reliance on glyphosate-based herbicides.

2.7. Council is in liaison with other southern Tasmanian Councils in relation to their trials and processes of weed management.

2.8. Council has installed signage to notify park users of herbicide application date and time.

3. CONSULTATION

3.1. Community Consultation Undertaken

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

No further consultation is planned at this stage.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 within the Strategic Goal Area *An Environmentally Responsible City* contains the following Strategy:

“4.1 Protecting natural assets within Council-managed land through the development and review of strategies in relation to bushfire, weed, land and coastal management.”

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

The use of glyphosate is on Council's Risk Register. Council undertakes regular review of risk controls associated with glyphosate use.

7. FINANCIAL IMPLICATIONS

Council has not budgeted for the non-use of Glyphosate in its weed management practices. Council has funded the installation of signage in our parks indicating herbicide application date and time.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

Glyphosate-based herbicides, when used according to the product label, are still considered to be safe and the most cost effective and time efficient method of weed management within the city, including in play parks and playgrounds. Council is continuing to monitor alternative products and weed management techniques as they become available in order to reduce reliance on glyphosate-based herbicides. Council has installed herbicide application date and time signage to our parks.

Attachments: Nil

Ross Graham

HEAD OF INFRASTRUCTURE AND NATURAL ASSETS

8.1.2 PETITION – FOOTPATH WORKS IN GORDONS HILL ROAD, LINDISFARNE**EXECUTIVE SUMMARY****PURPOSE**

To consider the petition tabled at the Council Meeting on 2 March 2026 requesting Council undertake urgent works on hazardous sections of footpaths in Gordons Hill Road, Lindisfarne.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Section 60 of the *Local Government Act 1993* (Tas) requires Council to formally consider petitions within 42 days of receipt.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

The footpath renewal program is funded each year through Council's Annual Plan.

RECOMMENDATION:

That Council:

- A. Notes the petition.
- B. Notes the Chief Executive Officer's advice that the petition complies with Section 59 of the *Local Government Act 1993* (Tas).
- C. Authorises the Chief Executive Officer to write to the petitioner acknowledging their concerns and advising as follows:
 - While the footpath between (rear of) 132 East Derwent Highway and 154 Gordons Hill Road is rated poor on Council's GIS mapping layer, Council's footpath renewal program is currently prioritising higher risk rated repairs across the urban municipality.
 - The next condition audit is due in 2026. Following receipt of this report, this section of the footpath will be compared to other Lindisfarne footpaths areas, and an update progress report will be provided to councillors.
 - The bitumen footpath between 179 and 177b Gordons Hill is a shared crossover and therefore the property owners' responsibility. Council will continue to liaise with the property owners and take appropriate statutory action if necessary.

**PETITION – FOOTPATH WORKS IN GORDONS HILL ROAD, LINDISFARNE
/contd...**

ASSOCIATED REPORT**1. BACKGROUND**

A petition signed by 51 signatories was tabled at the Council Meeting on Monday 2 March 2026 requesting Council:

“Undertake urgent work on hazardous sections of footpaths in Gordons Hill Road, Lindisfarne. The hazards relate to those sections of footpath from the property boundary between 132 East Derwent Highway and 158 Gordons Hill Road through to 154 Gordons Hill Road and from 179 to 177B Gordons Hill Road. The unsafe pavement surfaces and steepness of the driveway crossovers risk the safety and wellbeing of the aged, disabled and mothers with prams, all of who are currently experiencing difficulty using these sections of footpath”.

2. REPORT IN DETAIL

2.1. This petition relates to the condition and functional nature of two sections of footpaths along Gordons Hill Road, Lindisfarne, being:

- the western side of the road between (rear of) 132 East Derwent Highway and 154 Gordons Hill Road; and
- the eastern side of the road between 179 and 177b Gordons Hill Road.

2.2. Council has in order of 450km of footpaths within the municipality. The majority of urban footpaths have a bitumen surface, while a smaller percentage are concrete.

2.3. Audits of Council’s footpaths are undertaken approximately every three years, though a period was missed due to Covid. The result of the audit is a mapping layer on Council’s GIS which rates sections of the footpaths as being failed, poor, fair, good and very good.

- 2.4.** The factors considered in the rating system are surface displacement, spalling/holes, undulations and cracks. It does not consider the grade of the footpath. The GIS mapping layer is only one of the tools Council officers uses to confirm a section of footpath is due for replacement/resurface.
- 2.5.** The last footpath audit of 2023 rates the two Gordons Hill Road sections of footpath as being poor. Of additional note, the footpaths on both sides of the road are rated poor between Beach Road and the next intersections, being Loatta Road for the western side footpath and Excalibur Place for the east side footpath, i.e. not just the sections noted in the petition.
- 2.6.** Generally, Council's footpath renewal program involves a civil construction crew attending a suburb for a two-to-three-month period to replace as much length of the failed and poorly rated footpaths as possible, before moving to the next suburb. This is so suburbs are attended by the footpath renewal crew on an approximate three-year cycle basis. Of note, the footpath renewal works are outsourced to a private civil contracting company, through a public tender process.
- 2.7.** At present our review of the program has found a higher number of failed areas across multiple suburbs. So in the interest of public safety, our crew is prioritising addressing the higher rated tripping hazards, rather than suburb-by-suburb poorly rated replacements. The renewal program will be reviewed as the year progresses.
- 2.8. Footpath between (rear of) 132 East Derwent Highway and 154 Gordons Hill Road, Lindisfarne**
- The footpaths are mostly bitumen of approximately 1.3m width.
 - The footpaths are adjacent private property fences, well below the nearby road, with relatively steep nature strip or driveway crossovers between.
 - The slope of the land appears to have made construction of the footpath challenging, in order for the paths to have gentle grades to suit pedestrians.

- Each driveway crossover has been purposely constructed in order for vehicles to manoeuvre from the higher elevated Gordons Hill Road into the private property. The edge between the footpath and crossover is subject to movement and sometimes has differing slopes. While it would be ideal to redesign the crossovers to manage the slopes better to the footpaths, this will not occur until Gordons Hill Road is due for reconstruction. This will involve significant design work.
- In some sections the underlying ground appears to be prone to movement, resulting in some unevenness in the footpath surface.
- Utility services exist under the footpath resulting in manholes being within the footpath at some locations. The ground adjacent to the manholes are often subject to movement.
- In the last five years, complaints about the footpath have been received but no tripping incidents have been reported.
- In the wider context, in the order of 30% of Lindisfarne footpaths are rated poor in the GIS mapping. This does not mean they need replacing now. Careful management of the footpath renewal program occurs to manage tripping hazards and walkability, within the annual budget.
- In summary of the above, in addressing highest community risks this footpath does not need replacement at present. The next condition audit is due this year. Following receiving this report, this section of the footpath will be compared to other Lindisfarne footpaths areas, and an update progress report will be provided to councillors through Council's Weekly Briefing Report.

2.9. Footpath between 179 and 177b Gordons Hill, Lindisfarne

- The bitumen footpath between these two properties is a shared crossover and therefore the property owners' responsibility to ensure it is in satisfactory condition.
- The shared crossover in the area of the footpath:
 - is in poor condition

- has a significant pothole; and
 - gravel from the upper driveways deposits across the crossover where pedestrians walk.
-
- We have received no reports of tripping incidents in the last five years. We have received complaints regarding the footpath.
 - Council has been liaising with the property owners to have the pedestrian section of the crossover repaired but no action has been forthcoming.
 - Council will continue to liaise with the property owners and take appropriate statutory action if necessary.

3. CONSULTATION

3.1. Community Consultation Undertaken

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

No further consultation is planned at this stage.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 within the Strategic Goal Area *A Well-Planned Liveable City* contains the following Strategy:

“2.5 Providing and prioritising a safe, reliable, and accessible pedestrian network.”

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

6.1. Council undertakes condition audits of its footpaths approximately every three years.

6.2. A footpath renewal program is instigated from the results of the footpath audit to address the highest risks across the urban suburbs on an approximate three-year cycle.

7. FINANCIAL IMPLICATIONS

The footpath renewal program is funded each year through Council’s Annual Plan.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. While the footpath between (rear of) 132 East Derwent Highway and 154 Gordons Hill Road is rated poor on Council’s GIS mapping layer, Council’s footpath renewal program is prioritising higher risk rated repairs across the urban municipality.

9.2. The next condition audit is due in 2026. Following receipt of this report, this section of the footpath will be compared to other Lindisfarne footpaths areas, and an update progress report will be provided to councillors through Council’s Weekly Briefing Report.

9.3. The bitumen footpath between 179 and 177b Gordons Hill is a shared crossover and therefore the property owners’ responsibility. Council will continue to liaise with the property owners and take appropriate statutory action if necessary.

Attachments: Nil

Ross Graham

HEAD OF INFRASTRUCTURE AND NATURAL ASSETS

8.2 ASSET MANAGEMENT**8.2.1 WAVERLEY FLORA PARK RESERVE MANAGEMENT PLAN 2026-2036 - FOR ADOPTION****EXECUTIVE SUMMARY****PURPOSE**

To present the finalised Waverley Flora Park Reserve Management Plan 2026-2036 to Council for adoption following completion of community consultation.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031, Sustainability Strategy 2023-2033, Clarence Natural Areas Strategy 2024-2034, and Clarence Bushfire Mitigation Strategy 2024-2034 are all relevant.

LEGISLATIVE REQUIREMENTS

The *Threatened Species Protection Act 1995* (Tas), *Nature Conservation Act 2002* (Tas), *Biosecurity Act 2019* (Tas) and the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) are relevant.

CONSULTATION

The draft Waverley Flora Park Reserve Management Plan 2026-2036 was developed with input from internal stakeholders, expert ecological consultants, key community stakeholders including mountain bike representatives, Threatened Plants Tasmania, bordering landowners, Waverley Flora Park Landcare Group, and the nearby local communities in accordance with Council's Community Engagement Policy 2020.

FINANCIAL IMPLICATIONS

The 2025-2026 financial year costs associated with planning and staged implementation of the Waverley Flora Park Reserve Management Plan 2026-2036 are accounted for in the adopted Estimates and Annual Plan. The capital forward plan and budget costs identified during the implementation phase will be considered by Council through future annual budget processes.

RECOMMENDATION:

That Council adopts the Waverley Flora Park Reserve Management Plan 2026-2036.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. This report presents the updated and finalised Waverley Flora Park Reserve Management Plan 2026-2036 ("the Plan") to Council following a two-stage community consultation process. The Plan is included with this report as **Attachment 1**, along with an Executive Summary as **Attachment 2**.

- 1.2. The Plan updates and builds on the Waverley Flora Park Reserve Activity Plan 2014-2018 (TasFlora 2014) and the draft Carbeen Street Reserve Activity Plan (NorthBarker Environmental Services 2021). The draft Plan has been developed over three financial years commencing in 2022 with Stage 1.

Stage 1 consultation involved a survey on Council’s “Your Say” page, a community “walk and talk” event and discussions with the community and key stakeholders. This first stage captured the community’s interests and preferences to inform the development of the draft Plan.

A detailed summary of the opportunities and management issues identified through the initial Stage 1 consultation is included in the draft Plan, which also documents the natural values assessment and the two-stage community consultation process.

Stage 2 consultation involved sharing the draft Plan with the community and key stakeholders. Feedback on the draft Plan indicated a strong level of support for the key recommendations.

- 1.3. Development of the plan was paused to resolve the criteria through which appropriate dog regulation recommendations could be made. This was facilitated through Council’s Dog Management Policy 2021 and associated “Natural Areas Assessment criteria to determine the level of dog access in bushland and coastal reserves” (detailed in Appendix 9 of the Plan).

- 1.4. The draft Plan and stage 2 consultation outcomes were discussed at the Council workshop on 23 February 2026.

2. REPORT IN DETAIL

- 2.1. The Plan sets out actions to address management issues raised as part of consultation, in addition to the statutory, environmental, cultural, and recreational management responsibilities Council is committed to as a landowner.

The main themes addressed in the Plan are:

- Protection and improvement of the social and natural values including threatened flora and fauna, particularly the tailed spider-orchid (*Caladenia caudata*).
- Protection and enhancement of the habitat provided by the remnant grassy woodlands covering Waverley Flora Park and Carbeen Street Bushland Reserve (“the reserves”).
- Appropriate management of domestic animals, particularly dogs and cats.
- Control of high priority weeds under the *Biosecurity Act 2019*, particularly gorse and boneseed.
- Maintenance of tracks and closure of unofficial tracks within the reserve along with establishing linkages to existing track networks outside the reserve.
- Continue carrying out planned burns and fire trail maintenance in accordance with the Waverley Flora Park Bushfire Mitigation Plan 2024-2028.
- Continue the upgrade of entrances, seating at scenic viewpoints, entrance and interpretative signage as well as “Art in the Park” in line with the Public Art Policy. These activities are in accord with the Visitor Amenity Plan (Appendix 7 of the Plan).
- Support nature-based education programs and Landcare group activities.

2.2. The objectives of the Plan are to:

- Ensure the Reserve is sustainably managed to preserve and enhance its natural, cultural, and social values.
- Identify priority management activities to be undertaken within the reserve by Council, community groups and/or volunteers as resources become available.

- Encourage community involvement through raising awareness of the reserves' values and encourage participation in activities to minimise threats to these values.

2.3. Waverley Flora Park and the adjoining Carbeen Street Reserve contain significant natural values, including remnant lowland grassy woodland and native grassland vegetation communities that are increasingly uncommon within the Clarence area. Surveys have recorded approximately 190 native plant species and a diverse range of fauna including mammals, reptiles and bird species. The reserves support several species of conservation significance, including the tailed spider-orchid (*Caladenia caudata*), listed as vulnerable under both State and Commonwealth legislation, and the eastern barred bandicoot (*Perameles gunnii*), which is listed as endangered in Tasmania. These ecological values underpin the strong conservation focus of the Plan.

2.4. The draft Plan addresses domestic animal management in line with Council's Dog Management Policy 2021, the Cat Management Act 2012 and relevant environmental legislation. Monitoring was undertaken during preparation of the Plan, including remote wildlife camera surveys, recording feral cats and off-lead domestic dogs within intact bushland areas. Given the reserve's high ecological values and the presence of susceptible wildlife, the Plan identifies on-lead management as the most appropriate approach for this location.

2.5. Following consideration of public submissions, the draft Plan has been amended to recommend that Waverley Flora Park and Carbeen Street Reserve be declared on-lead areas to minimise impacts on native flora and fauna.

This recommendation will not take effect unless adopted as an outcome of the review of Council's Dog Management Policy 2021. This review has commenced in 2026 and will include further community consultation. Council recognises the importance of accessible off-lead exercise areas, and the policy review will provide the opportunity to assess dog exercise provision across the municipality in a balanced and consistent manner.

3. CONSULTATION

3.1. Community Consultation Undertaken

Community consultation was undertaken in two stages. Commencing prior to both Carbeen Street Reserve Activity Plan and Waverley Flora Park Plan's development, stage one captured management issues via Council's "Your Say" page, an on-site "walk and talk" event, interviews with stakeholders (internal and external) and advertisement in the Eastern Shore Sun. The evaluation of the management issues along with detailed assessment of the natural, cultural and recreation values provided the basis for development of the draft Plan.

Stage two of the consultation occurred over four weeks starting from 15 October 2025 and followed the release of the draft Plan. It provided the opportunity via the Eastern Shore Sun, Council's "Your Say" page and Facebook page for the community to comment on key management actions: The community comments included:

- Requests for stronger action to manage roaming and feral cats due to their impacts on native wildlife.
- Support for promoting Waverley Flora Park and Carbeen Street Reserve as outdoor learning environments in partnership with local schools.
- Preference for mosaic ecological burning over broader-scale hazard reduction burning to support biodiversity outcomes while managing fuel loads.
- Mixed views on dog management, including support for on-lead requirements to protect wildlife and improve user safety, alongside calls to consider nearby off-lead alternatives.
- Requests for clearer and more consistent entrance signage, particularly in relation to dog rules.
- Support for maintaining and upgrading formal track networks and closing informal or unauthorised tracks, with some submissions noting that further consultation would be appropriate where long-established local mountain bike tracks are proposed for closure.
- Strong emphasis on protecting wildlife and biodiversity, including orchids and grassy woodland communities, through appropriate vegetation management and minimising disturbance along track edges.

Over the duration of the consultation, Council’s “Your Say” page received 714 visits of which 326 downloaded the documents and 57 contributed directly to the survey.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

Not Applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council’s Strategic Plan 2021-2031 under the Strategic goal “An environmentally responsible city”:

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

“4.7 *Continuing to provide opportunities for involvement and increased awareness for the care of the local environment*”.

Council’s Strategic Plan 2021-2031 under the Strategic goal “A well-planned liveable city”:

“2.19 *Applying land use techniques to identify and protect important natural values within the city*”.

Council’s Dog Management Policy 2021 (subject to review) under the “Bushland Reserves” section:

“Where an on-lead status is recommended in a Council endorsed Reserve Activity Plan, the Schedule of Declared Areas will be re-assessed with regard to the existing dog regulation covering that reserve. Where a Bushland Reserve has been declared as being on-lead, dogs will only be permitted on-lead and on formed tracks within that reserve to protect natural flora, fauna, including habitat and/or areas of cultural significance. As Reserve Activity Plans are developed and reviewed, the impacts of domestic animal within that reserve will be assessed as a standard criterion”.

5. EXTERNAL IMPACTS

The Plan, once adopted by Council, will have significant benefit to the community and the environment, by providing opportunities to protect, enhance and connect the community with these significant natural assets.

6. RISK AND LEGAL IMPLICATIONS

The Plan will support Council in meeting its obligations to protect listed natural values under the *Threatened Species Protection Act 1995* (Tas), *Nature Conservation Act 2002* (Tas) and the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth).

7. FINANCIAL IMPLICATIONS

The 2025-2026 financial year costs associated with planning and staged implementation of the Plan are accounted for in the adopted Estimates and Annual Plan. The capital forward plan and further budget costs identified during the implementation phase will be considered by Council through future annual budget processes.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The Waverley Flora Park Reserve Management Plan 2026–2036 provides clear direction for on-ground works and associated investment within the reserves. Implementation will involve Council staff, contractors, Landcare groups and volunteers from the surrounding community.

Attachments: 1. Waverley Flora Park Reserve Management Plan 2026-2036 (114)
2. Executive Summary Waverley Flora Park Reserve Management Plan (6)

Ross Graham
HEAD OF INFRASTRUCTURE AND NATURAL ASSETS



DRAFT

2026 - 2036

WAVERLEY FLORA PARK RESERVE MANAGEMENT PLAN



City of
Clarence

envirodynamics

environmental solutions for a changing world

56-58 Burnett Street, North Hobart, Tasmania, Australia 7000

www.enviro-dynamics.com.au

ABN: 72 161 439 121

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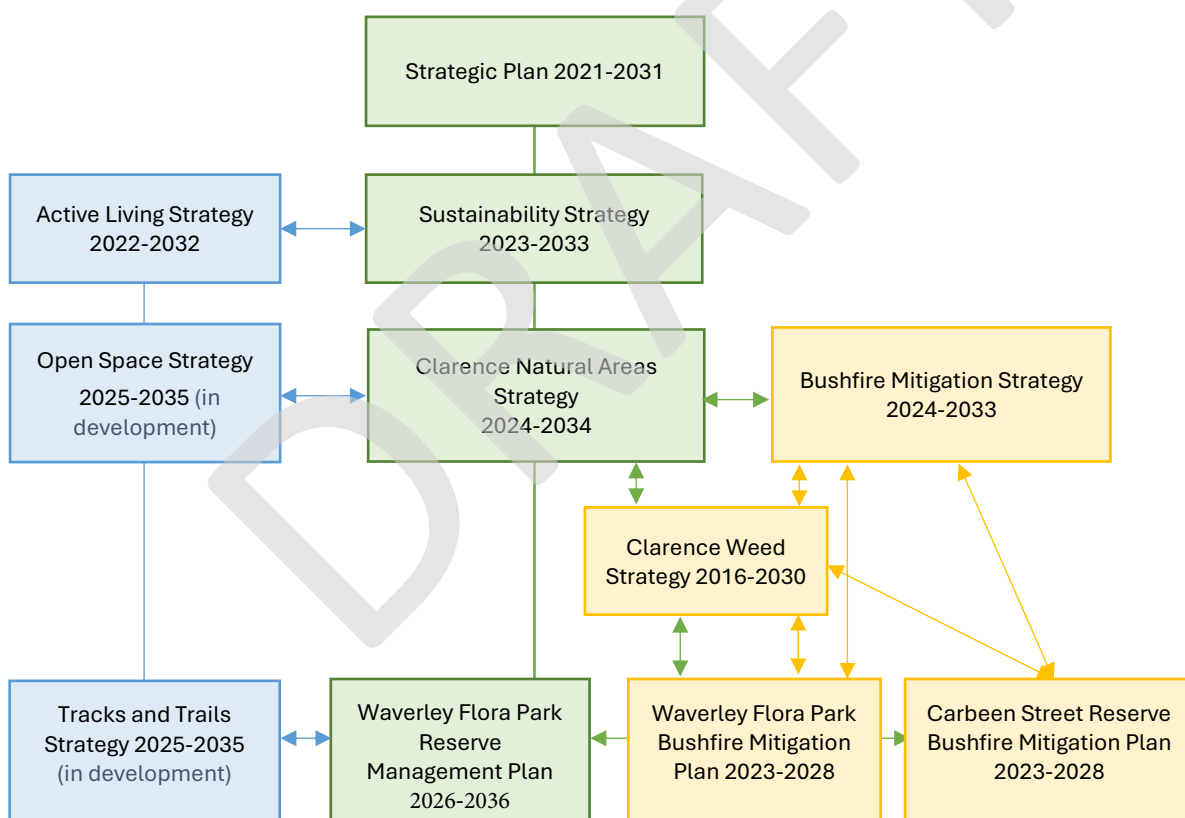


Executive summary

Overview

The Waverley Flora Park Reserve Management Plan 2026-2036 provides a strategic and integrated approach to managing the natural and social values of both Waverley Flora Park and Carbeen Street Reserve. Together, these reserves form a critical part of the Rokeby Hills ecological corridor and provide natural bushland that is increasingly important within a rapidly urbanising setting. This plan updates and builds upon the Waverley Flora Park Reserve Activity Plan 2014-2018 (TasFlora 2013) and the draft Carbeen Street Reserve Activity Plan (NBES 2021), addressing evolving community needs, ecological priorities, and environmental challenges through a coordinated and adaptive framework.

Where the Waverley Flora Park Reserve Management Plan fits into Council's strategic framework



Purpose and approach

The plan's overarching aim is to ensure long-term protection and enhancement of the reserves' values through practical, sustainable management. It aligns with broader Council strategies including the *Clarence Natural Areas Strategy 2024–2034*, the *Clarence Weed Strategy 2016–2030*, the *Bushfire Mitigation Strategy 2024–2034*, and the *Sustainability Strategy 2023–2033*.

Key features of the plan's development include:

- A comprehensive review of previous management outcomes and site conditions.
- Targeted ecological and social assessments.
- Extensive community and stakeholder engagement, including but not limited to the Clarence Dog Owners Group (CDOGs), local primary schools, Waverley Flora Park Landcare Group, and BirdLife Tasmania.
- Integration of new data, such as updated weed and flora surveys, and monitoring of native fauna using camera traps.

Natural and social values

The Waverley Flora Park (WFP) and Carbeen Street Reserve (CSR) support important vegetation communities, including the threatened *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) and *E. ovata* forest and woodland (DOV), both listed under the *Nature Conservation Act 2002*. The park and reserve also provide habitat for native flora species such as tailed spider-orchids, and native fauna such as bandicoots, potaroos, wallabies, birds and bats.

The WFP and CSR are valued community spaces, offering accessible walking and cycling tracks, nature-based recreation, and opportunities for local engagement. They have the potential to support more outdoor learning for schools and citizen science programs, with the Landcare Group playing a central role in community stewardship and education.

By prioritising sustainable management and community collaboration, the plan ensures that the reserves remain cherished assets for current and future generations, contributing to a healthier environment and a stronger, more connected community.



Key management priorities

The plan outlines specific prioritised actions across a ten-year period to address key management challenges. The following is a summary of the key management areas and associated recommended actions, with a comprehensive list of actions available in the implementation plan.

Fire and habitat management

Create a mosaic of ecological patch burns to maintain vegetation diversity and reduce fuel loads, as guided by the *Waverley Flora Park Bushfire Mitigation Plan 2023–2028* and the *Carbeen Street Reserve Bushfire Mitigation Plan 2023-2028*.

Collaborative weed management

Control existing weeds and prevent weed incursions in collaboration with the Landcare groups and local community.

Recreation and infrastructure

Maintain and upgrade formal tracks, close unauthorised tracks in sensitive areas, and enhance entrances with signage, seating, and interpretation in line with the *Visitor Amenity Plan*.

Domestic animal management

Declare WFP and CSR as “on-lead on tracks” dog zones while promoting responsible pet ownership under the Clarence Dog Management Policy and *Cat Management Act 2012*.

Community participation and education

Partner with schools and Landcare Groups to deliver nature-based learning, citizen science and local stewardship initiatives.

Monitoring and review

Undertake regular vegetation and fauna monitoring to inform adaptive management and guide mid-term and long-term plan reviews.

Implementation and review

The implementation plan assigns each action a priority level and responsible party, providing a realistic roadmap that accounts for available resources. A formal mid-term review of the plan’s progress will be undertaken in 2030, with a full review and plan update in 2035. Regular evaluation



of monitoring data, community feedback, and environmental conditions will support adaptive management throughout the life of the plan.

Long-term vision

The Waverley Flora Park Reserve Management Plan 2026-2035 (WFP RMP) facilitates the continued protection and enhancement of the reserve’s natural and social values, while enabling inclusive access and fostering community connection. Through collaborative stewardship, sustainable practices and evidence-based decision-making, the reserve will remain valuable natural assets — resilient, biodiverse and deeply valued by current and future generations.

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1 Introduction

The Clarence City Council is developing and implementing reserve management plans (RMPs) for bushland and coastal reserves within the municipality. This management plan addresses two reserves:

1. Waverley Flora Park (WFP), described by botanists as “a grassy gem on Hobart’s eastern shore”¹. The WFP covers 82 ha west of the South Arm Highway, about 7 km from Hobart, in the suburbs of Bellerive and Mornington on the eastern shore of the River Derwent. The park consists of several connected parcels managed by Clarence City Council with two small water reservoir reserves on Mornington Hill managed by TasWater.
2. Carbeen Street Reserve (CSR), located at 28 Carbeen Street, Mornington. A 1.32 ha remnant of native bushland within a developed urban landscape and located approx. 300 m north of WFP.

Refer to Figure 1 for the locations of the two reserves.

This Waverley Flora Park Reserve Management Plan (WFP RMP) is intended to provide guidance for management of the two reserves for the period 2026-2036. It is acknowledged that funding constraints may restrict management actions.

1.1 Background

The two reserves are valued reserves on the eastern shore under Council management. The following sections introduce the WFP RMP process as applied to the reserves, describe the history and geography of the reserves, and outline the planning overlays that apply to the reserves under the Tasmanian Planning Scheme – Clarence Local Provision Schedule (TPS).

1.1.1 Brief history of reserves

The WFP holds a remarkable historical legacy. It has long been a site of interest for botanists, ecologists, and naturalists. In 1836, Charles Darwin himself visited the area during his time in Hobart aboard the HMS Beagle. The park also played an important role in the 1940s and 1950s when Dr. Winifred Curtis, one of Tasmania's most renowned botanists, frequented the area with her botany students. Over time, the park has seen dedicated efforts from groups like the WFP

¹ Fensham & Gilfedder 1989



Landcare Group, Tasmanian Threatened Plants, and Birdlife Tasmania. These organisations, along with local volunteers, have contributed significantly to its upkeep, tackling invasive species and monitoring flora and fauna.

Geographically, the park spans 82 hectares and is surrounded by residential areas on three sides, with native vegetation to the east beyond the South Arm Highway which forms park's eastern boundary. Its diverse topography includes the summit and slopes of Mornington Hill, offering visible prominence from Hobart and Clarence. The rich geological variety, comprising Permian siltstone, Triassic sandstone, and Jurassic dolerite, creates a foundation for diverse vegetation types and native flora. With its remnant native grasslands and woodlands, the park is crisscrossed by tracks and trails which are used for fire management, walking and mountain bike riding. Walking tracks include the Charles Darwin trail that passes through the reserve from south to north.

Carbeen is a bushland reserve comprising white gums, rare flora and views of the Meehan Range. Although it is surrounded by residential development and a playground across the street, it is as a key component of the biodiversity corridor from WFP to Kangaroo Bay Riparian reserve and beyond. It has arisen out of subdivision planning and is appreciated as a retreat and dog walking area by the local community.

1.1.2 Overview of previous management and Reserve Management Plan process

The conservation significance of the WFP was first recognised when Landscape Architect Jerry De Gryse began developing a landscape management plan for the park in 1989. At that time the area was being considered for development by Housing Tasmania. In response to the natural values highlighted in the management plan, the park was listed on the National Estate.

In September 1989, Clarence City Council adopted the Landscape Management Plan. In November of that year WFP, previously Waverley Park, was officially opened and the entry at Lanena Street dedicated to noted Tasmanian botanist Winifred Curtis (De Gryse 1990).

In adopting the plan, the importance of actively managing the park to retain the natural values for future generations was recognised by Clarence City Council.

The first WFP Landscape Management Plan developed in 1990 by Jerry de Gryse, was reviewed and updated by De Gryse in 1999. This WFP RMP provides a review of recommendations and actions taken based on the Tasflora Waverley Flora Park Reserve Activity Plan (RAP) 2013-2018. Refer to Section 2.1 for more details.



It is noted that the RAP process has evolved into the RMP process in the past few years.

1.1.3 Planning zones and overlays

The land tenure of the WFP and CSR is local government. WFP extends across seven Titles, zoned Open Space, with two small Titles zoned Utilities for the TasWater reservoirs. CSR is on one Title and is also zoned Open Space. The Tasmanian Planning Scheme – Clarence Local Provisions Schedule (TPS) zoning and overlays are illustrated in Figure 2.

The following TPS overlays apply to the WFP:

- Bushfire-prone area across all titles
- Low and medium landslip hazard bands across portions of the titles
- Potentially contaminated land in the historic sandstone pit and historic fuel storage on Title 37392/1
- Airport obstacle limitation area across all titles
- Priority vegetation area across 73 ha of the park titles.

The following TPS overlays apply to CSR:

- Priority vegetation area across 0.62 ha of the western portion of the title
- Low landslip hazard band across portions of the title
- Airport obstacle limitation area across the title.



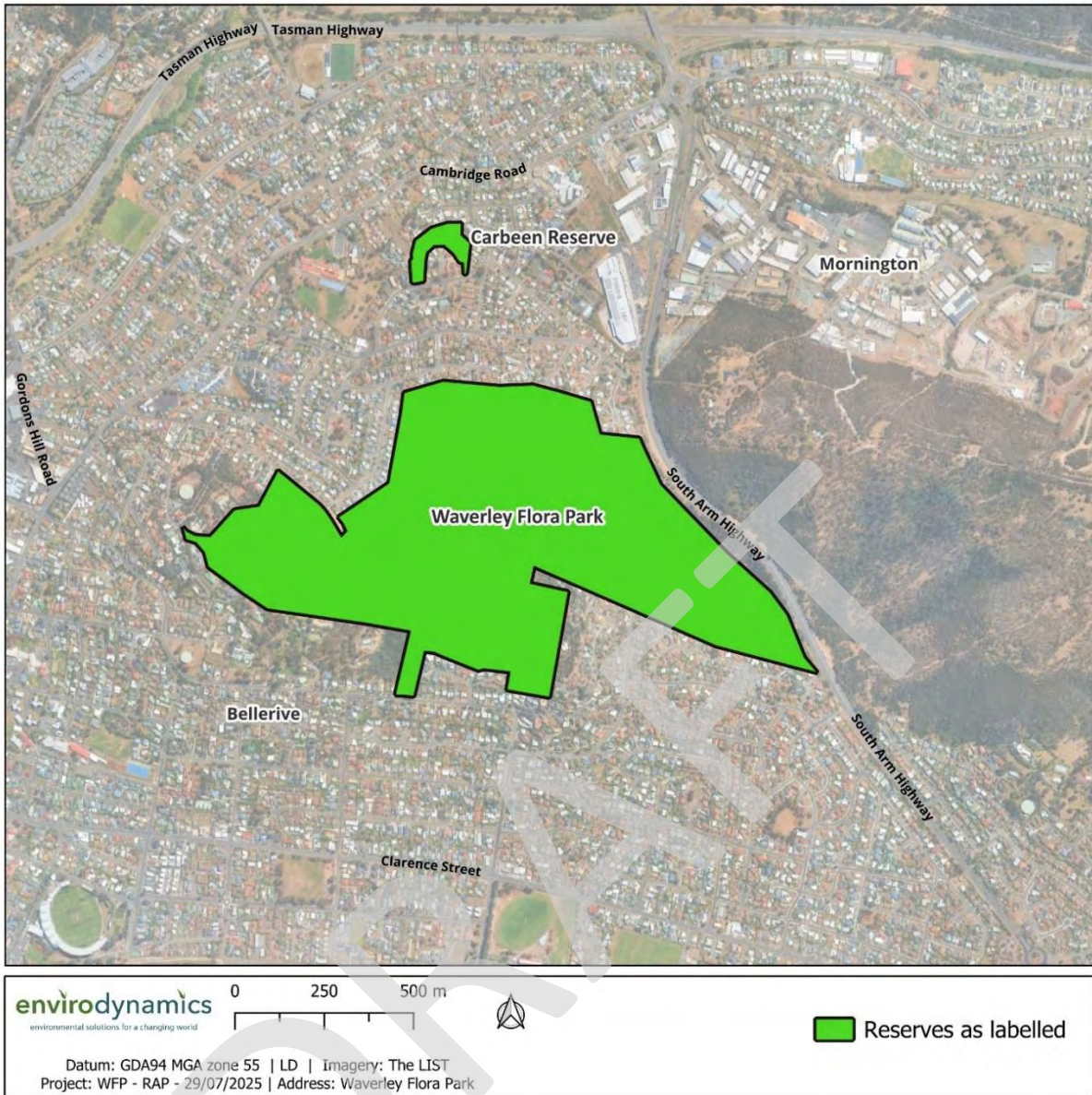


Figure 1 – Location Plan – Waverley Flora Park and Carbeen Street Reserve



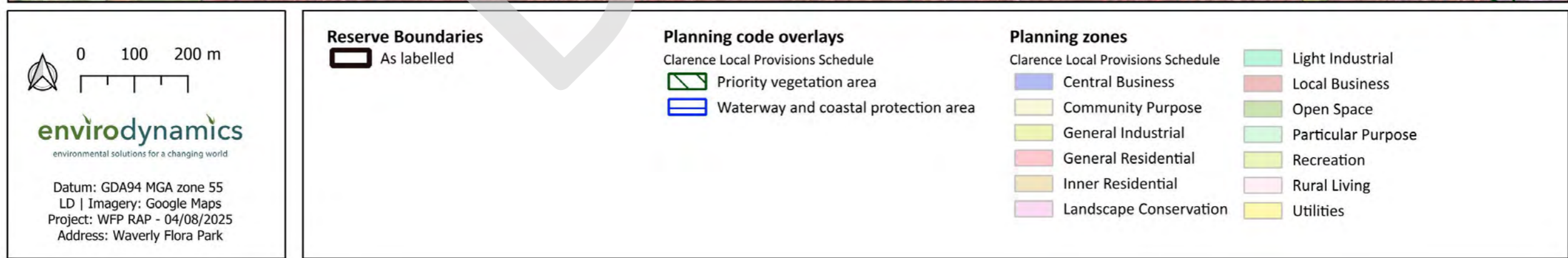
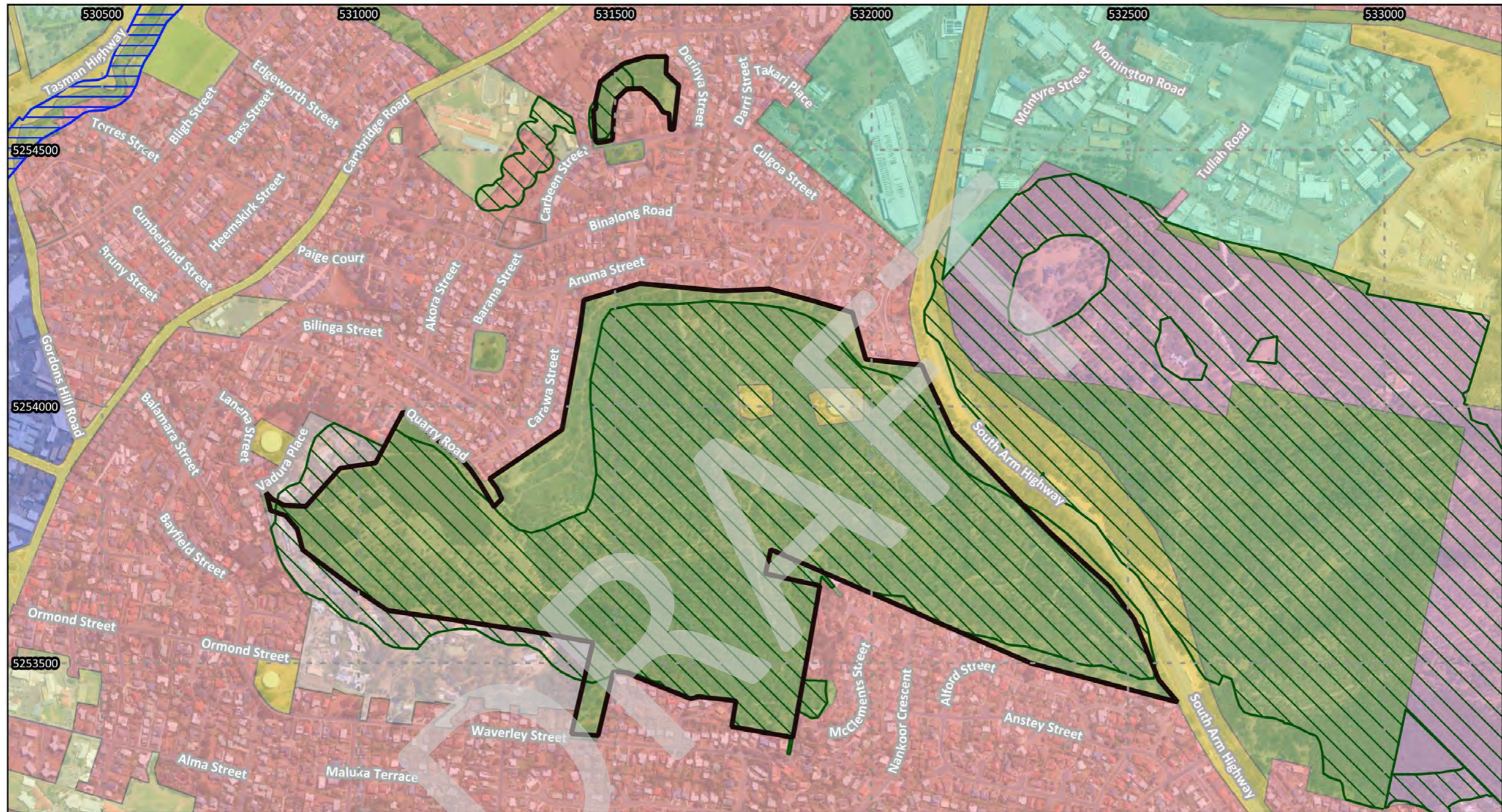


Figure 2 – Tasmanian Planning Scheme zones and overlays on Waverley Flora Park and Carbeen Street Reserve



1.2 Aims of the Reserve Management Plan

Council intends for the WFP RMP 2026-2036 to fulfil three main objectives:

- ensure the reserves are sustainably managed to protect and enhance their natural and social values,
- identify priority on-ground management activities to be undertaken within the reserves by Council, community groups and/or volunteers, and
- encourage community involvement through raising awareness of the reserve's values and encourage participation in activities to minimise threats to these values.

To facilitate these objectives, a process of extensive consultation has been undertaken within the local community. The Draft WFP and CS Reserve Activity Plans were subject to community consultation primarily through Council's 'Your Say' engagement process. The process also included reviews of existing natural values reports, and previous surveys in the reserves.

To meet the aims and address the desires of the community, the WFP RMP contains:

- an updated catalogue of the reserve's natural and social values
- discussion of the degrading processes impacting ecological systems in the reserve
- a community and stakeholder component demonstrating the key themes of feedback that were incorporated into future management recommendations, and
- recommendations for the future reserve management, including monitoring.

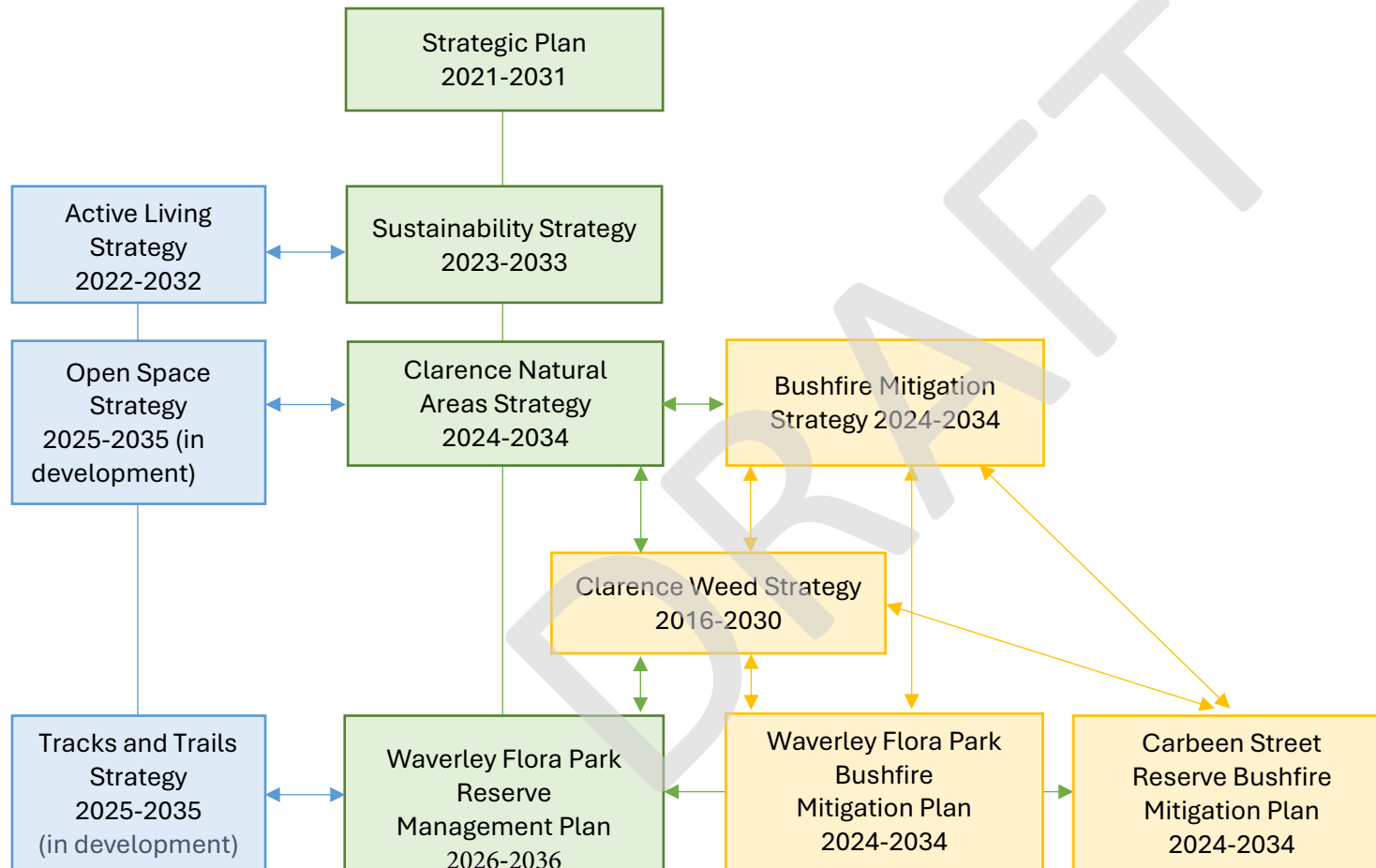
The aims of the WFP RMP will be achieved through:

- undertaking an initial assessment of the natural and social values and the existing or potential management issues
- undertaking a two-stage community consultation process to capture local knowledge and interests, and providing opportunities to raise and prioritise issues (this process builds knowledge of the reserve and management concerns while actively involving the community in management planning)
- reviewing recommendations of the RAP for Waverley Flora Park 2013-2018 (Tasflora 2013)
- reviewing existing documents and specialised reports relate to WFP and CSR.
- providing priority recommendations in the 202635 WFP RMP based on the community consultation, review of existing plans and the current understanding of the natural and social values, and any threats to those values.



1.3 Waverley Flora Park Reserve Management Plan Strategic Framework

The following flowchart illustrates the WFP and CSR Management Plan Strategic Framework.



2 Review of reserve plans and community and stakeholder consultation

This section provides the review findings for the Waverley Flora Park (WFP) and Carbeen Street Reserve (CSR) plans, followed by the input from the community and stakeholder consultation.

2.1 Waverley Flora Park Reserve Activity Plan 2013-2018

As noted in section 1.1.2, Tasflora prepared a Reserve Activity Plan (RAP) for WFP in 2013. Tasflora reviewed Council's 2002 RAP and provided an implementation plan identifying immediate and ongoing management priorities for a 5-year period. The content and structure of the 2013 RAP has been referenced for the current plan. Assessment of values and development of management actions for the CSR is an addition to this 2026-2036 Reserve Management Plan.

2.1.1 Actions undertaken successfully from WFP RAP 2013-2018 (TasFlora)

Of the recommended actions in the 2013 implementation plan, Council has successfully completed the majority. The 2013 RAP implementation plan successes include:

- Implementation of weed control measures with a focus on priority weeds and early detection and control of new incursions such as tree heath (*Erica arborea*), mediterranean daisy (*Urospermum dalechampii*) and serrated tussock (*Nassella trichotoma*). There was also a focus on lower priority environmental weeds impacting native vegetation communities. Ongoing weed maintenance is needed due to the suburban nature of the reserve, where environmental weeds are common in adjoining properties, and other forms of disturbance such as bushfire mitigation and track works provide opportunities for weeds to establish.
- Implementation of bushfire mitigation works as per the Bushfire Mitigation Plans for the reserve including fire trail maintenance, prescribed burning and the rationalisation of the fire trail network.
- Development of the Avenue of Honour to recognise the historic Bellerive Soldiers' Avenue planted in 1918 by the Bellerive Rifle Club in honour of the 23 members of the club who served during World War 1.
- Installation of safety fencing and warning signage above the quarry at the viewpoint.
- Reconstruction of the dry-stone wall at the gathering place below the quarry.



- Reserve entrance landscaping including native plantings and low sandstone walls and rock borders at most of the entrances recommended including Quarry Road, Alford Street, Waverley Street, Nankoor Crescent and the Winifred Curtis entrances.
- Substantial track improvements including on the Quarry Loop and Charles Darwin Trail in addition to the annual track maintenance program as informed by the track audit.

2.1.2 Actions yet to be completed from Tasflora WFP RAP 2013-2018

Actions that have yet to be completed and are still relevant to the management of the reserve are included in this RMP.

Some actions that were not completed have been assessed as being beyond the scope of the RMP, for example the Waverley Street Entrance Landscape Plan including the enhancement of play equipment have not been included in this RMP as they are more appropriately addressed in the Open Space Strategy.

2.2 Carbeen Street Reserve management

With its relatively small area, the CSR has previously been managed under the Carbeen Street Reserve Bushfire Mitigation Plan. Work began on a draft RAP for the Bushland Reserve including ecological assessments by North Barker Ecosystem Services (NBES) in 2021. By combining the two reserves into one RMP due to proximity, shared values and connectivity, the natural and social values of these bushland areas can be addressed cost effectively as such the information gathered by NBES is included in this WFP RMP.

2.3 Community engagement – issues and opportunities

Community consultation plays an integral role in the development of RMPs. It provides an opportunity to seek input into the values and management issues that are important to the community. This input helps to establish shared management priorities and encourages community ownership, ultimately supporting practical actions and measurable outcomes. The following community consultation activities were undertaken as part of the review of the 2013 RAP:

- A ‘walk and talk’ event was held at WFP in 2022, with 23 participants.
- A ‘walk and talk’ event was held in CSR in 2021, with 6 participants.
- Feedback forms were distributed and an online survey (via the ‘Have your Say’ website) made available to residents with further responses provided via email to Council.



The following stakeholders and user groups provided feedback:

- Clarence Dog Owners Group (CDOGs)
- Howrah, Warrane and Bellerive primary schools
- Waverley Flora Park Landcare Group
- BirdLife Tasmania
- Botanists and Ecologist
- Department of Natural Resources and Environment Tasmania (DNRE) Conservation Assessments and Wildlife Services staff
- Council staff
- Tasmanian Fire Service
- Community members

More than 30 individual and group discussions were recorded from the WFP walk and talk. The WFP online survey attracted 386 visits and 239 responses. Additional input was submitted via email to Council and the consultant.

The CSR online survey received 138 visits with six public submissions received and one individual provided feedback via direct email to Council.

Table A in **Appendix 1** summarises the main opportunities and issues raised by different stakeholders for WFP and includes the number of responses received during the community consultation process for each opportunity or issue which helps to demonstrate the community's priorities for WFP. Many of the respondents provided feedback on multiple issues and hence the total number of responses received on all issues exceeds the number of respondents. In addition, respondents may have provided feedback through more than one method of communication.

Table B in **Appendix 1** summarises the opportunities and issues raised by the CSR stakeholders.

Walking, dog walking and nature appreciation are the main reasons people visit WFP. Most survey respondents were from Howrah and Bellerive followed by Lindisfarne and Mornington with 92% of respondents living in the Clarence municipality.

While all relevant community feedback has been considered in the review and updated in the 2026-2036 WFP RMP, some issues identified during the consultation process are beyond the scope of this plan or pertain to management issues outside the areas covered by the plan.

These issues have been noted and will be addressed through other processes where feasible.



3 Natural values assessment

This section outlines the natural values data, including landscape context, vegetation, and flora and fauna of the two reserves. Studies began in 1989 with the establishment of Waverley Flora Park, where 188 native vascular plant species have been recorded over the years.

3.1 Landscape setting and connectivity

Surrounded by suburbs, Waverley Flora Park (WFP) and Carbeen Street Reserve (CSR) form vital green corridors between Bellerive and Mornington. The 1.32-ha CSR links WFP to Warrane Primary School and, together with nearby Knopwood Hill, contributes to bushland connectivity.

Since the South Arm Highway's construction in the 1980s, biodiversity connections have been fragmented. Wildlife movement is restricted, particularly for small ground-dwelling mammals like bettongs, potoroos, pademelons, and bandicoots. The highway also isolates bushland, limiting species migration and increasing vulnerability to fire, climate stress, and urban threats.

Edge effects and reduced connectivity impact natural values. Both reserves experience disturbance from all directions, including along tracks. The edge effect, urban proximity combined with threats like bushfire, climate change, feral cats, and roaming dogs result in degraded ecological integrity and may explain the absence of some expected flora and fauna.

Despite their small size, urban bushland remnants like CSR play a crucial role in biodiversity conservation. CSR serves as a key stepping stone, especially for birds, linking larger forested areas such as Mornington Hill, Knopwood Hill, Gordons Hill, and the Meehan Range (Figure 3).



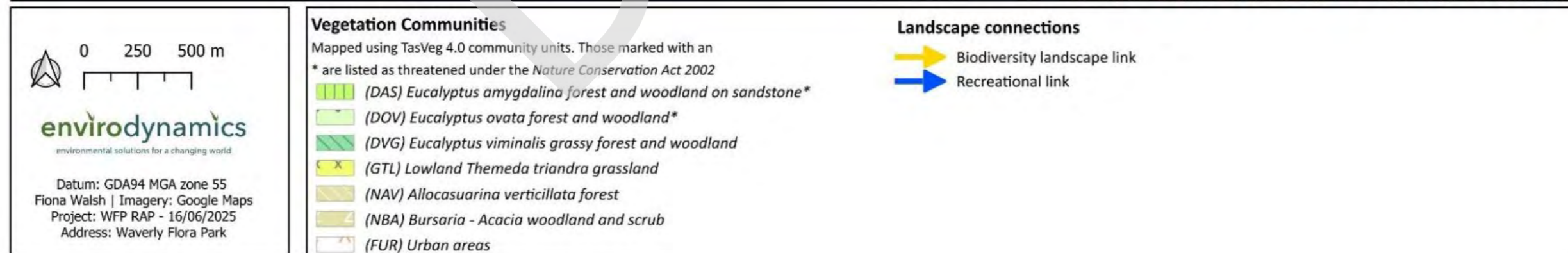


Figure 3 – Landscape connectivity of reserve to surrounding greenspaces in Bellerive – Knopwood Hill – Warrane and Clarence Mountain Bike Park in the Meehan Range



3.2 Vegetation communities

The vegetation communities occurring in WFP and CSR are listed below and their distribution is illustrated in Figures 5, 6 and 7. Classification of vegetation communities is in accordance with Kitchener and Harris (2013) and TasVeg 4.0. The six native vegetation communities occur within the WFP and two within CSR:

1. *Eucalyptus amygdalina* forest and woodland on sandstone (DAS)
2. *Eucalyptus ovata* forest (DOV)
3. *Eucalyptus viminalis* grassy forest and woodland (DVG) in both WFP and CSR
4. Lowland *Themeda triandra* grassland (GTL)
5. *Allocasurina verticillata* forest (NAV) in both WFP and CSR, and
6. *Bursaria – Acacia* woodland and scrub (NBA).

Modified land including disturbed sites, tracks and fuel management buffers are mapped as Extra-urban miscellaneous (FUM). Descriptions of the communities are provided in **Appendix 2** and a list of plants recorded in the different communities is included in **Appendix 3**.

The communities' conditions were assessed using Vegetation Condition Assessment (VCA) methodology. Photos of four of the six different vegetation communities are provided at Photo 1 and Photo 2. Refer to Figure 6 for VCA locations and **Appendix 4** for WFP VCA results. The WFP vegetation condition was rated moderate, mainly due to limited connectivity with other bushland and a lack of large trees and logs, which are vital for fauna habitats. *Eucalyptus ovata* forest scored lowest on the VCA, while *Themeda triandra* grassland scored highest. Weeds were minimal, with the most notable occurrences (boneseed and blackberry) in the *E. ovata* community. Themeda grassland had more shrubs than the benchmark but fewer herbs. The *Bursaria - Acacia* Woodland was not assessed as it exists predominantly on disturbed areas that were once *E. viminalis* and *E. amygdalina* woodland and forest.

It is noted that CSR supports *Eucalyptus viminalis* grassy forest and woodland (DVG), but the area has yet to be mapped.

3.2.1 Conservation significance of vegetation communities

Eucalyptus ovata forest (DOV) and *E. amygdalina* forest and woodland on sandstone (DAS) are listed under the *Nature Conservation Act (NCA) 1999*. These vegetation communities have been



subject to clearing and land conversion since European settlement. *E. ovata* forest (DOV) is also listed as a threatened ecological community under the *Environmental Protection and Biodiversity Conservation (EPBC) Act 1999*.

DRAFT



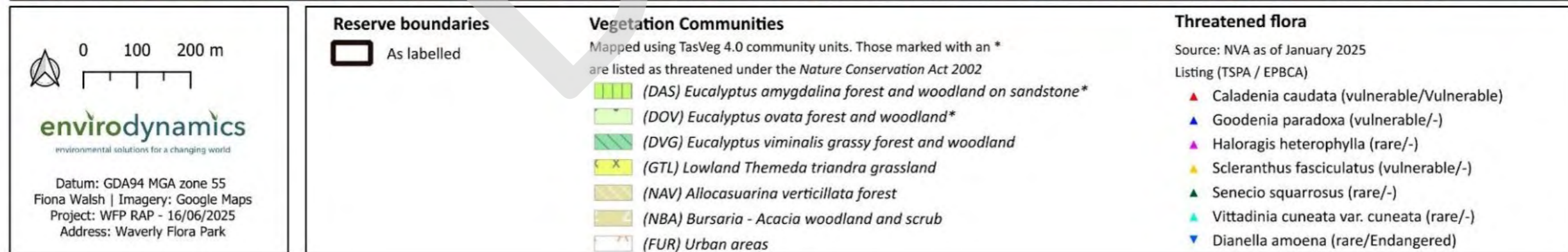
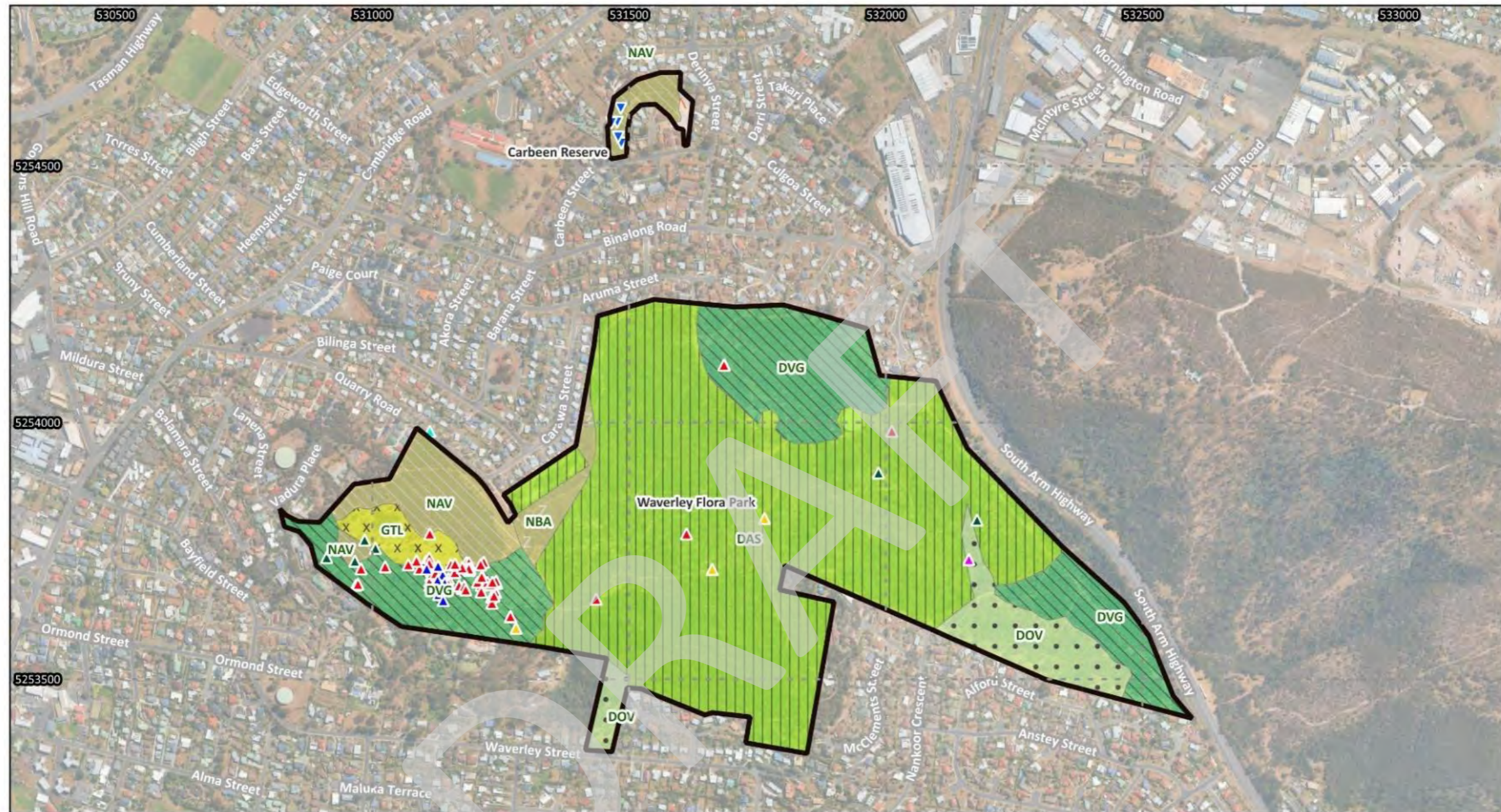


Figure 4 – Vegetation communities and threatened flora records – Waverley Flora Park





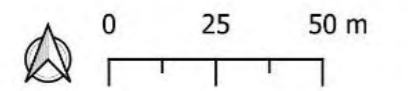



 <p>envirodynamics environmental solutions for a changing world</p> <p>Datum: GDA94 MGA zone 55 Fiona Walsh Imagery: Google Maps Project: WFP RAP - 18/06/2025 Address: Waverly Flora Park</p>	<p>Vegetation communities Mapped using TasVeg 4.0 community units</p> <ul style="list-style-type: none">  (NAV) Allocasuarina verticillata forest  (FUR) Urban areas 	<p>Threatened flora Source: NVA as of January 2025 Listing (TSPA / EPBCA)</p> <ul style="list-style-type: none">  Dianella amoena (rare/Endangered)
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Figure 5 – Vegetation communities and threatened flora records – Carbeen Street Reserve



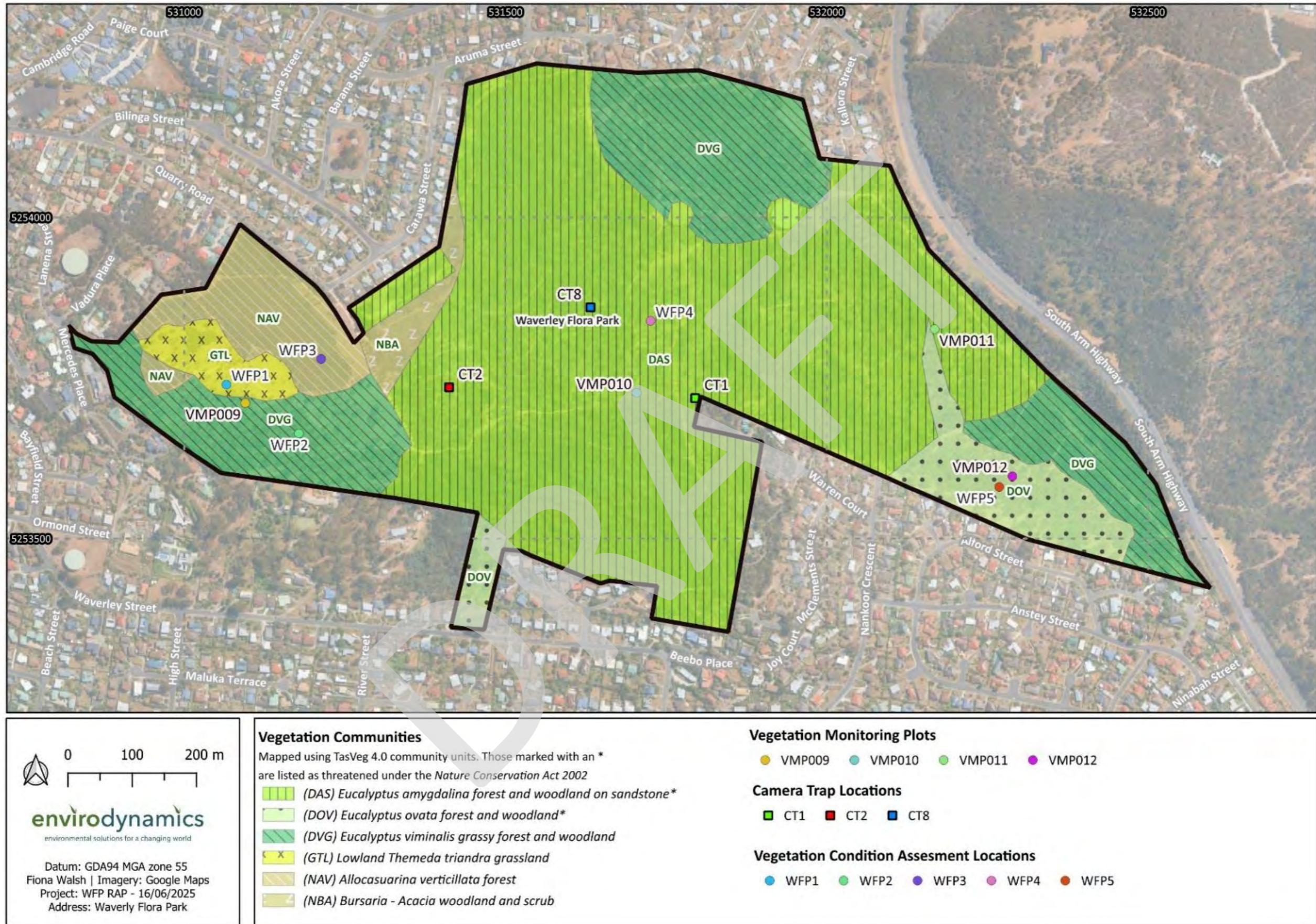


Figure 6 – Vegetation condition assessment, monitoring plots and camera trap locations in relation to vegetation communities.





Photo 1 – Vegetation Communities left to right *Eucalyptus amygdalina* forest on sandstone (DAS) and *Eucalyptus viminalis* dry forest (DVG)



Photo 2 – Vegetation communities left to right *Eucalyptus ovata* forest (DOV) and Lowland *Themeda triandra* grassland (GTL)

3.3 Flora values

3.3.1 Threatened species

Five threatened flora species occur within the WFP. An additional species listed as rare has been recorded within 20 m of the park. Detailed surveys for threatened flora were not carried out as part of this WFP RMP.

Two threatened flora species occur in the CSR. *Vittadinia muelleri* and *Dianella amoena* both listed as rare under the *Tasmanian Threatened Species Protection Act 1995* (TSP Act) (NBES 2021).



Tailed spider-orchid (*Caladenia caudata*)

Listed as vulnerable under the *Threatened Species Act (TSP) Act* 1995 and the *Environment Protection and Biodiversity Conservation (EPBC) Act* 1999. This terrestrial orchid is generally found in heathy and grassy woodland areas (TSMS 2014). It can be hard to detect as it tends to flower infrequently, making it hard to identify and posing challenges for monitoring known populations. The sub-population at Waverley is considered an important one. A survey in 2021 found that some areas where *C. caudata* was previously recorded in good numbers had no plants (Carter 2021, *pers comm*). Orchids like this are susceptible to damage especially after flowering when impacts such as trampling can prevent the flowers from setting seed. Trampling by orchid photographers, off trail bikes, walkers and off lead dogs can have significant impacts on highly restricted species such as the tailed spider orchid. Animal browsing, fire regimes and climate change are also influencing factors.

Variable raspwort (*Haloragis heterophylla*)

Listed as rare under the TSP Act 1995. This perennial herb generally occurs on poorly drained sites, sometimes only marginally so, and is often associated with grasslands and grassy woodlands with a high component of *Themeda triandra* (kangaroo grass) (TSS 2016). Only one record from 2003 could be found in the WFP on the LIST. However, a comprehensive survey across the reserve was not undertaken as part of this review. This species is included in the plant species list in the 1998 Management Plan, where it is described as being frequent in the *Eucalyptus ovata* – *Hypoxis hygrometrica* grassy woodland community.

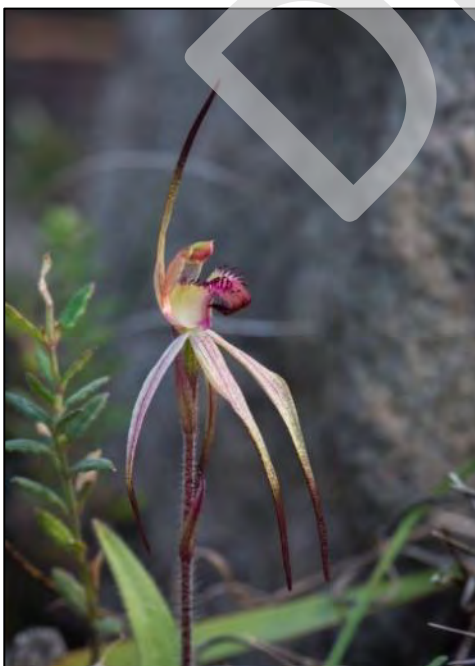


Photo 3 Tailed spider- orchid



Photo 4 Variable raspwort



(*Caladenia caudata*)

Photo: Fiona Walsh

(*Haloragis heterophylla*)

Photo: Nick Fitzgerald

Spur velleia (*Goodenia paradoxa* previously *Velleia paradoxa*)

Listed as vulnerable under the TSP Act 1995, Spur velleia is a short-lived perennial herb found in grasslands and grassy woodland areas. WFP is one of only three council reserves in Tasmania where this plant exists. The plant regenerates from seed, requiring bare ground which fire or disturbance by native animals may provide (TSS 2011). Only a few records were found on LISTmap however it has recently been observed by the WFP Landcare Group and recorded on iNaturalist. The 1998 Management Plan describes the *G. paradoxa* as “straddling sandstone and dolerite substrates” and populations in the park as “representing more than twice the number of individuals of this species in the rest of Tasmania.”



Photo 5 – Spur velleia (*Goodenia paradoxa*) Photos: Amanda Blakney



Leafy groundsel (*Senecio squarrosus*)

Listed as rare under the TSP Act 1995. This annual or short-lived perennial herb is usually associated with dry sclerophyll forest, requiring disturbance, such as fire, for recruitment (TSS 2016). In WFP this species has been recorded in grassy *Allocasuarina* woodland areas.



Photo 6 – Leafy groundsel (*Senecio squarrosus*) Photos: Nick Fitzgerald

Spreading knawel (*Scleranthus fasciculatus*)

Listed as vulnerable under the TSP Act 1995, spreading knawel is a straggling ground dwelling herb usually associated with silver tussock grassland/grassy woodland. It appears to need gaps between tussocks and a combination of fire and grazing for its survival. (TSS 2003). In WFP this species has been recorded in the *E. amydalina* and *E. viminalis* grassy woodland areas.



Photo 7 – Spreading knawel (*Scleranthus fasciculatus*)

Narrowleaf new-holland-daisy (*Vittadinia muelleri*)

Listed as rare under the TSP Act 1995. In Tasmania, this perennial herb with woody stems, has leaves arranged alternately along the stem are greyish green and covered with rigid, short hairs



(TSS 2003). It occurs in areas of low precipitation on both fertile and infertile soils and typically is found in native grassland and grassy woodland. This species was found at numerous locations within the WFP in areas of NAV and FUM including along existing tracks. It was also found in the CSR. Approximately 29 plants were observed during the survey (NBES 2021).



Photo 8 – Narrowleaf new-holland-daisy (*Vittadinia muelleri*) Photo: Nick Fitzgerald

Matted flax lily (*Dianella amoena*)

Listed as rare under the TSP Act 1995. This mat forming perennial up to 45cm tall and 5m wide due the branched underground rhizomes has narrow tapering grey-green leaves that are softer, thinner and lighter green than other *Dianella* species. The pale to dark blue flowers are sweetly scented and the fruits are round, off-white to dark-blue berries, about 5 mm in diameter (TSS 2016). It occurs mainly in the Midlands where it grows in native grasslands and grassy woodlands. This species was recorded in the CSR, not WFP.

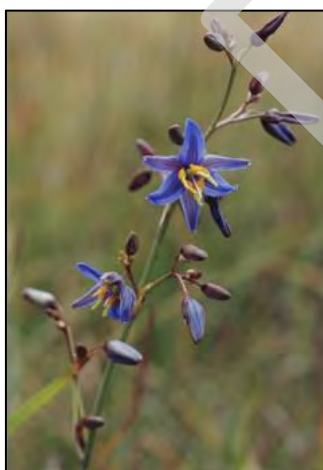


Photo 9 – **Matted flax lily** (*Dianella amoena*) Photo: H & A. Wapstra (TSS 2016).

Three (3) other threatened flora species were identified in the 2013 WFP RAP: chocolate lily (*Arthropodium strictum*), shade peppergrass (*Lepidium pseudotasmanicum*) and gentle rush (*Juncus amabilis*). These species have been since been delisted from the TSP Act 1995.



3.3.2 Introduced species

The reserve network contains varied and diverse infestations of introduced species due to the historical land use and the invasive nature of many of the weeds recorded. The weeds range from highly invasive declared and environmental weeds to more benign introduced pasture grasses, herbs and some garden species. Around the edges of the park there tend to be larger patches of a range of weeds resulting from higher disturbance, creeping backyards and illegal dumping of garden waste. Weeds pose a threat to the area's natural values as they can out compete and displace native species, change soil conditions, alter fauna habitat and increase fire risk.

This review did not include comprehensive mapping of the occurrence of declared and environmental weeds across the reserve. However, some weeds were recorded as part of the Vegetation Condition Assessments, during camera trapping and assessment of trails in the reserve. The WFP Landcare Group have also contributed many volunteer hours reviewing the available weed records and providing additional information about weeds and their occurrences to ensure a comprehensive and up to date weed list.

Appendix 5 provides an alphabetical list indicating weed status and management priority recorded in the vicinity of WFP and CSR including those recorded by Fensham and Gilfedder in 1989. Weeds are also included from iNaturalist, local Waverley Park Landcare group records and/or reported during the community consultation process. The approximate location of weeds with restricted distribution in WFP is indicated by using the vegetation management units (VMU) to reflect the WFP Bushfire Mitigation Plan.

Figures 9, 10 and 11 illustrate the location of weed records and management zones in WFP and CSR. The Natural Values Atlas records fourteen declared weed species (*Biosecurity Act 2019*) within the WFP, and three within the CSR. Although previous weed management activities have controlled most infestations, annual monitoring will be required to follow up in known areas and respond to any new incursions.

1. Blackberry (*Rubus fruticosus*)* present in WFP and CSR
2. Boneseed (*Chrysanthemoides monilifera* ssp. *monilifera*)* present in WFP and CSR
3. English broom (*Cytisus scoparius*)*
4. Mediterranean daisy (*Urospermum dalechampii*)^
5. Fennel (*Foeniculum vulgare*)* present in WFP and CSR
6. Gorse (*Ulex europaeus*)*
7. Montpellier broom (*Genista monspessulana*)*
8. Pampas grass (*Cortaderia* sp.) ^



9. Prickly pear (*Opuntia stricta*)* ^
10. Serrated tussock (*Nassella trichotoma*)* ^
11. Slender thistle (*Carduus pycnocephalus* and *Carduus tenuiflorus*)
12. Spanish heath (*Erica lusitanica*)
13. Tree heath (*Erica arborea*) ^

Except for tree heath, Spanish heath, mediterranean daisy and fennel, all of these weeds are listed as Weeds of National Significance (WoNs) (*) because of their economic, environmental and/or social impacts. (^) above indicates weeds require ongoing monitoring.

Three additional environmental weeds on the Clarence Local List (CLL) including cotoneaster, sweet briar and mirror bush are scattered individual plants within forested portions of the CSR. These are likely an artefact of bird dispersal or incursions from neighbouring residential gardens in the case of mirror bush which occurs on the reserve boundaries.

3.4 Fauna values

Camera traps to monitor for native and introduced fauna in WFP, were set up at three off track locations from 28th January – 11th February 2022. The location of the camera traps is shown in Figure 6. Camera traps were not set up in the open grassy area due to the risk of theft, and only some woodland areas were monitored. As such the data collected provides a snapshot and further effort would be required to determine all species present in the reserve.

3.4.1 Mammals

Table 1 shows the species recorded at each site. Pademelons, potoroos and brush tailed possums were recorded at all camera locations, brown bandicoots at two sites and blue-tongue lizard, and Bennetts wallaby at single sites. Introduced species were also recorded at all sites. The presence of feral cats and domestic dogs at the same locations as ground dwelling native wildlife is of concern.



Table 1 – Fauna species recorded at each camera trap site

Species		Site 1	Site 2	Site 3
Southern brown bandicoot (<i>Isoodon obesulus</i>)			x	x
Tasmanian pademelon (<i>Thylogale billardierii</i>)		x	x	x
Long-nosed potoroo (<i>Potorous tridactylus</i>)		x	x	x
Brush-tailed possum (<i>Trichosurus vulpecula</i>)		x	x	x
Red-necked wallaby (Bennett’s) (<i>Macropus rufogriseus</i>)				x
Blotched blue-tongued Lizard (<i>Tiliqua nigrolutea</i>)				x
Domestic dog (<i>Canis lupus familiaris</i>)	i	x		x
Feral Cat (<i>Felis catus</i>)	i	x	x	x

“i” indicates an introduced species.

De Gryse 1990 indicated that the likelihood of bettongs and echidnas residing in the reserve is low but noted that more extensive surveys are required for a more comprehensive understanding of the species present. There are recent records of eastern quolls and Tasmanian devils within 1.5km of the reserve. The reserve provides foraging habitat and potential denning habitat for these species, however the urban setting of the reserve and lack of connectivity to other large areas of intact vegetation (due to the South Arm Highway), reduces the chances of these species occurring in the reserve.

Whilst the Nationally listed eastern barred bandicoot (*Perameles gunnii*) has not been recorded in WFP, the park provides suitable habitat for the species. Diggings consistent with bandicoots were recorded during recent surveys and a deceased juvenile brown bandicoot was recorded in February 2023. Digging mammals such as bandicoots and bettongs play an important role in turning over the soil to stimulate plant regeneration and recruitment. Bandicoots and bettongs require dense ground cover to provide shelter adjacent to more open foraging areas and maintaining the understorey to provide habitat is vital. These species are susceptible to dog attack.

The reserve also provides habitat for several of Tasmania’s small bat species. Forest and wattled bats are likely to forage over the site and shelter under the bark of mature trees in the reserve.

The CSR may provide fauna habitat, but no specific mammal surveys or camera trapping has been conducted.



3.4.2 Birds

Complete bird lists resulting from targeted surveys in line with BirdLife Australia bird survey protocols can be found in **Appendix 6** for both WFP and CSR. The appendix contains bird survey data primarily provided by Mike Newman and Sue Wragg on behalf of Birdlife Tasmania and as part of their submission to the Draft WFP RMP.

The data was extracted from Birddata (the national bird record database managed by BirdLife Australia), and a 2002 master's thesis by Paul Le Fort, and includes data from 58 bird surveys in WFP, with 59 species recorded and another species listed as anecdotal. An additional four species were subsequently recorded in the park, and a number of birds were seen flying over.

WFP provides habitat that supports resident, migratory and nomadic species resulting in a diverse bird population of predominantly woodland species. Ten of the 12 species endemic to Tasmania have been recorded in WFP.

WFP hosts species of conservation concern, including strong-billed honeyeaters, dusky robins, and blue-winged parrots. While not currently listed as threatened at State or National levels, the Action Plan for Australian Birds 2020 recommends these three for formal protection, meeting IUCN Vulnerable criteria.² As of 2023, the blue-winged parrot (*Neophema chrysostoma*) is listed as Vulnerable under the EPBC Act 1999, following a population decline of 30–50% over three generations.

Birdlife Tasmania also noted that there is only one sighting of a noisy miner in WFP, a native species that often displaces other birds. The absence of noisy miners was attributed to the quality of WFP as bird habitat.³

The endangered swift parrot (*Lathamus discolor*) was recorded in WFP by De Gryse in 1990 but does not appear in subsequent surveys. The white gums in the park are potential foraging habitat for swift parrots, however they are not considered a significant foraging resource.

The Natural Values Atlas reports observations of threatened fauna within 5km including the Tasmanian wedge-tailed eagle, white bellied sea eagle, swift parrot, and Tasmanian masked owl which are all likely to use the reserves to some extent.

² Birdlife Tasmania

³ Newman 2018



3.4.3 Reptiles and amphibians

No records were found on the Natural Values Atlas however the local Landcare group provided the following information. A mountain dragon was recorded in January 2023, and anecdotal evidence suggests that they were once common in WFP. Metallic skinks, other skinks, and blue tongue lizards have also been observed as well as the tiger snake and white-lipped whip snake. Brown tree frog tadpoles have been observed in the frog pond in the centre of the reserve.



Photo 10 – Mountain Dragon (*Rankinia diemensis*) Photo Amanda Blakney

3.4.4 Invertebrates

Although no specific invertebrate surveys were conducted in WFP nor CSR and no records were found on the NVA, the diversity of birdlife in the park suggests a diversity of invertebrates. According to the local Landcare group many moths and insects are seen in the park including the golden stag beetle, red jewel bug, the metallic shield bug and common brown butterflies.

Native invertebrates such as butterflies, moths, wasps and bees play an important role in the pollination of local native species. Male thynnine wasps are known to be important pollinators of threatened orchids such as *Caladenia caudata* (DPIPWE, 2014) which occurs in the reserve.

It is noted that *E. amygdalina* forest on sandstone supports thatch sawsedge (*Gahnia radula*) which is important habitat for the Tasmanian chaostola skipper (*Antipodia chaostola* subsp. *leucophaea*) during the larval phase of its life cycle. The Tasmanian chaostola skipper is a medium-sized (32–35 mm), brown-coloured butterfly. The adults fly for only a few weeks between October and December, but larval subpopulations can be detected at any time of the year, by the distinctive head downwards larval shelters. The species is threatened by activities which remove or degrade its *Gahnia* habitat, such as inappropriate burning regimes.



3.4.5 Fauna habitat values

The native vegetation communities within the WFP provide an even greater range of foraging and breeding habitat options for native mammals, woodland birds, reptiles and invertebrates. Pyrke⁴ looked at the link between the diggings of small native animals such as bandicoots and the germination and establishment of native plant species. Pyrke noted the important role the animals play in helping maintain biodiversity.

Fauna habitat within the CSR includes both forest and non-forest values which support a diversity of vertebrate and invertebrate species. Currently one of the most significant fauna habitat values within the CSR is associated with the large remnant white gum trees which promote a diversity of habitat for vertebrate, invertebrate species and native birds. Refer to **Appendix 6** for complete bird lists. Some of the larger trees are approaching an age where their tree hollows will become important fauna habitat.

There is also the potential to increase this diversity through the promotion of native grassland and woodland mosaics. Elements of fauna habitat such as fallen logs and old trees are important for many species and ought to be retained wherever possible. Some vegetative refuges for native mammals are present, for example native grasses.

⁴ Pyrke, A 1994



4 Social Values Assessment

This section summarises the social values of Waverley Flora Park (WFP) and Carbeen Street Reserve (CSR), including heritage, recreation, connectivity within nearby green spaces and educational values provided by the reserves.

4.1 Aboriginal heritage

Archaeological evidence of Aboriginal occupation in south-eastern Tasmanian occurs throughout the landscape⁵. There is one known Aboriginal heritage site at Waverley Flora Park⁶ (WFP), however the park and the CSR have not been comprehensively assessed for Aboriginal heritage and additional undetected Aboriginal heritage are likely to be present.

The Mumirimina people of the Oyster Bay tribe were traditional custodians of the WFP area⁷. The territory of the Oyster Bay people covered 8,000 square kilometres, extending from the South Arm along Derwent Estuary north to St Patricks Head, and including the Tasman Peninsula and the kotalayna (Jordan River) area. The Oyster Bay tribe was the largest tribe in lutruwita (Tasmania) with an estimated population of 800 who travelled through their territory on well-defined routes. They went to the coasts for shellfish and marine vegetables, to the marshes and lagoons for riverine birds and their eggs, and inland to the open forest and plains for kangaroo, wallaby and possum.⁸

It is likely that the people from the Mumirimina band of the Oyster Bay tribe walked the lands of WFP and CSR to hunt, taking advantage of the northly aspects of rocky outcrops for shelter, and using traditional burning practices to shape the landscape. The prominent and open nature of the WFP hilltop may also have been important for cultural practices and gatherings.

4.2 European heritage

During the pre-colonial period, the name Waverley arises from an area of land adjoining the quarry site, which was granted to William Murray and known as “Waverley Park.” It is said that the

⁵ Brown 1986 in DeGryse 1990

⁶ Aboriginal Heritage Tasmania (AHDR5806)

⁷ De Gryse 1990

⁸ Tasmanian Aboriginal Centre 2012



inspiration for the name came from the novel “Waverley” published by Sir Walter Scott in 1814, which was very popular at the time.⁹

The Charles Darwin trail traverses WFP following in the footsteps of Charles Darwin. The trail is based on the notes and observations that Darwin made during his day excursion to Hobart’s eastern shore in 1836.¹⁰

4.2.1 Colonial history 1856-1901

In the 19th century colonial period sandstone was quarried from WFP. The sandstone known as “Kangaroo Point Sandstone” was used to build the Murray Street façade of the Savings Bank of Tasmania, constructed in 1859¹¹, as well as other buildings in Melbourne and New Zealand. The quarry opened in the 1840’s and closed in 1894, then reopened before being scaled down in 1921¹².

4.2.2 Post-colonial world war history

During the post-colonial period, a new rifle range was surveyed for the Bellerive Rifle Club in 1916 and opened in November 1917. It extended from the northern end of Quarry Road towards Knopwood Hill, covering some 242 acres in total. The rifle club conducted working bees to clear the land, dig target pits and set up the shooting area¹³.

In September 1918 the rifle club planted 23 macrocarpa cypress trees on the northern end of Quarry Rd to recognise the service and sacrifice by its members in the Great War. The trees no longer remain. In 2019, Council reinstated the Avenue of Honour at the Quarry Road entrance to WFP¹⁴ with blue gums planted along the edge of the walking track.

4.2.3 Post war and recent history

WFP has a history as an outdoor classroom. Tasmanian botanist Dr Winifred Curtis, a senior lecturer in biology at the University of Tasmania, took botany student excursions to WFP in the

⁹ Dean 1997

¹⁰ Clarence City Council website

¹¹ Sharples et al in De Gryse 1990

¹² Inspiring Place 2017

¹³ Inspiring Place 2017

¹⁴ Inspiring Place 2017



1940s and 1950s. Dr Curtis wrote the Endemic Flora of Tasmania (1967- 68). The Winifred Curtis entrance off Lanena St recognises her contribution to botany.¹⁵

The social and natural history of the reserve were described in a book entitled ‘Waverley Flora Park’ edited by Elizabeth Dean¹⁶. This book inspired Diana Duncan to develop a supplementary teachers aid¹⁷ which aimed to encourage teachers at nearby schools to use the reserve as an outdoor classroom. An herbarium of local plants species was also developed by Diana Duncan and displayed at the Rosny Library for several years.

4.3 Recreation and connectivity

This section describes the existing recreational uses and associated connectivity to other green spaces in the community.

4.3.1 Recreation

As noted in Section 3.1, the reserves are green islands which contribute to improved air quality, regulate temperature, and promote ecological balance by providing important habitat. They also absorb rainwater which reduces runoff and flood risk. In terms of social benefits, these green islands can lower stress levels, improve mental health and increase physical activity in addition to encouraging social engagement, recreation, relaxation and community events.

Waverley Flora Park (WFP) is criss-crossed by a network of tracks and fire trails (Figure 7) and provides opportunities for community to access the bushland areas, as well as providing connections between surrounding urban areas. This is also well illustrated in the WFP Visitor Amenity Plan and Audit by Inspiring Place (**Appendix 7**). The park is used for walking, running, bike riding, orienteering, bird watching, rock climbing/abseiling, botanical excursions and dog walking. The Charles Darwin trail runs through the park forming part of a walking circuit that links to Bellerive and Howrah. The natural values of the WFP and the recreational opportunities it offers are highly valued by the local community.

The Carbeen Street Reserve (CSR) is a popular short walk destination for locals including elderly residents and locals with children and pets as well as occasional visitors. The CSR provides an

¹⁵ Dean 1997

¹⁶ Dean 1997

¹⁷ Duncan 1998



opportunity for locals to appreciate a native bushland setting in a largely developed landscape. It is recognised by locals as a significant community asset.

Nature observation and appreciation of scenic landscapes are also features of the WFP and CSR, with scenic lookout points providing unique elevated views overlooking the Meehan Range and the wider Clarence/Hobart area.

4.3.2 Connectivity

Maintaining and enhancing the connectivity of native vegetation is important for preserving biodiversity in the landscape. Connectivity between natural areas plays an important role in gene flow between populations and allows native species to move through the landscape to breed, forage and nest. Linkages enable species to migrate from one area to another, providing the greatest opportunity for species to adapt to climate change.

Neighbouring properties to the WFP and CSR with remnant native vegetation provide some buffer to the park and reserve, and residents should be encouraged to maintain this habitat.

WFP provides important recreational and transit links between the suburbs of Bellerive, Howrah and Mornington. In addition, the adjacent Knopwood Hill provides important bushland/biodiversity connectivity for WFP (Figure 3). However, the construction of the South Arm Highway in the 1980s impaired connectivity interrupting recreational and biodiversity connections. The road presents a barrier to the movement of some plants and animals, increasing the risk particularly to small ground dwelling mammals, such as bettongs, potoroos, pademelons and bandicoots, which may try to cross the highway.

The WFP contains significant areas of native vegetation which provide habitat for a range of native flora and fauna species. The reduced 'safe' connectivity to other bushland areas to allow for species migration and/or to provide animals with escape routes and refuges when disturbed, or threatened, makes some species within WFP more vulnerable to impacts such as bushfire and climate change and to threats posed by feral cats and roaming dogs. Reduced connectivity combined with the close proximity to urban areas, most likely contributes to the absence of some fauna normally expected to occur in the vegetation present in the park.

The importance of the CSR for biodiversity and recreational connectivity in the Mornington area is likely to be underestimated by the public. The site warrants promotion and increased general awareness to the wider community for its connections with WFP and the Warrane greenbelt to Kangaroo Bay Rivulet linear reserve, Figure 3.



4.3.2.1 Entrances

The WFP Visitor Amenity Plan and Audit outlines the proposed modifications to WFP entrances. Noting that the entrances have received landscaping treatments since the previous RAP, it is proposed that the quarry road entrance gate will be refurbished, and a trailhead sign will be installed and embedded within native planting and sandstone seating. Furthermore, it is proposed that two additional formal accesses will be upgraded, and nine local entrances will be upgraded. Refer to **Appendix 7** for details.

It is possible to enter the CSR from two locations from 28 Carbeen Street (east & west). The westernmost entrance from Carbeen Street, commencing in the native bushland, is the logical site to establish the primary entrance to the Reserve, as confirmed through community consultation. This entrance is also directly opposite the existing Carbeen Play Park which makes a logical direct (across the street) connection between the playground and the reserve. Landscaping treatments to the eastern entrance are warranted, particularly if tracks are constructed to provide through access to the Reserve.

4.3.2.2 Tracks

WFP has a comprehensive network of tracks including dedicated walking/riding tracks as well as management vehicle trails. CSR has no formal network, but the fire trail and informal walking pads are used for local recreation. Tracks provide walking, dog walking and bike riding opportunities for local residents and visitors. Several unauthorised tracks have also been created by mountain bikers.

The track network offers good connectivity from the various reserve access points in the surrounding suburbs of Bellerive, Howrah and Mornington. The reserve also provides transit options between suburbs for walkers and bike riders. Track head signage is located at all main entry point to the reserves, with waypoint signage on the Charles Darwin Trail. None of the unauthorised tracks assessed have been constructed to current construction standards or methods.

Mtn. Trails was engaged by Council as part of the WFP RMP to undertake an assessment of the suitability of the current track network to meet the needs of the various users of WFP. A Track Network Plan was developed to identify and audit unauthorised tracks within WFP and opportunities for any other connections to meet user needs. It provided recommendations to address defects, close unauthorised tracks and for future planning. The Track Network Plan assessed the condition and connectivity of tracks only and did not assess impacts on natural values.



The formation of new tracks and the widening of existing tracks can pose a risk to the park's natural values by increasing the edge effects of erosion and trampling and providing a vector for the spread of weeds. There is evidence of some known orchid sites being impacted. Closing unauthorised tracks can reduce these impacts.

In assessing the broad track requirements for all users of the reserve, the proximity of, and connection to, other recreation areas is also considered. For instance, the suitability of the reserve for additional mountain bike specific trails is assessed in the context of the proximity of the tracks in the Clarence Mountain Bike Park in the Meehan Range.

As shown faintly in Figure 6, the aerial image of the CSR reveals the presence of two tracks that may have been informally established and highlights key shortcomings: the tracks lack ongoing maintenance, are fragmented, and do not offer a continuous route through the reserve. Management of the tracks is discussed further in Section 5.9.

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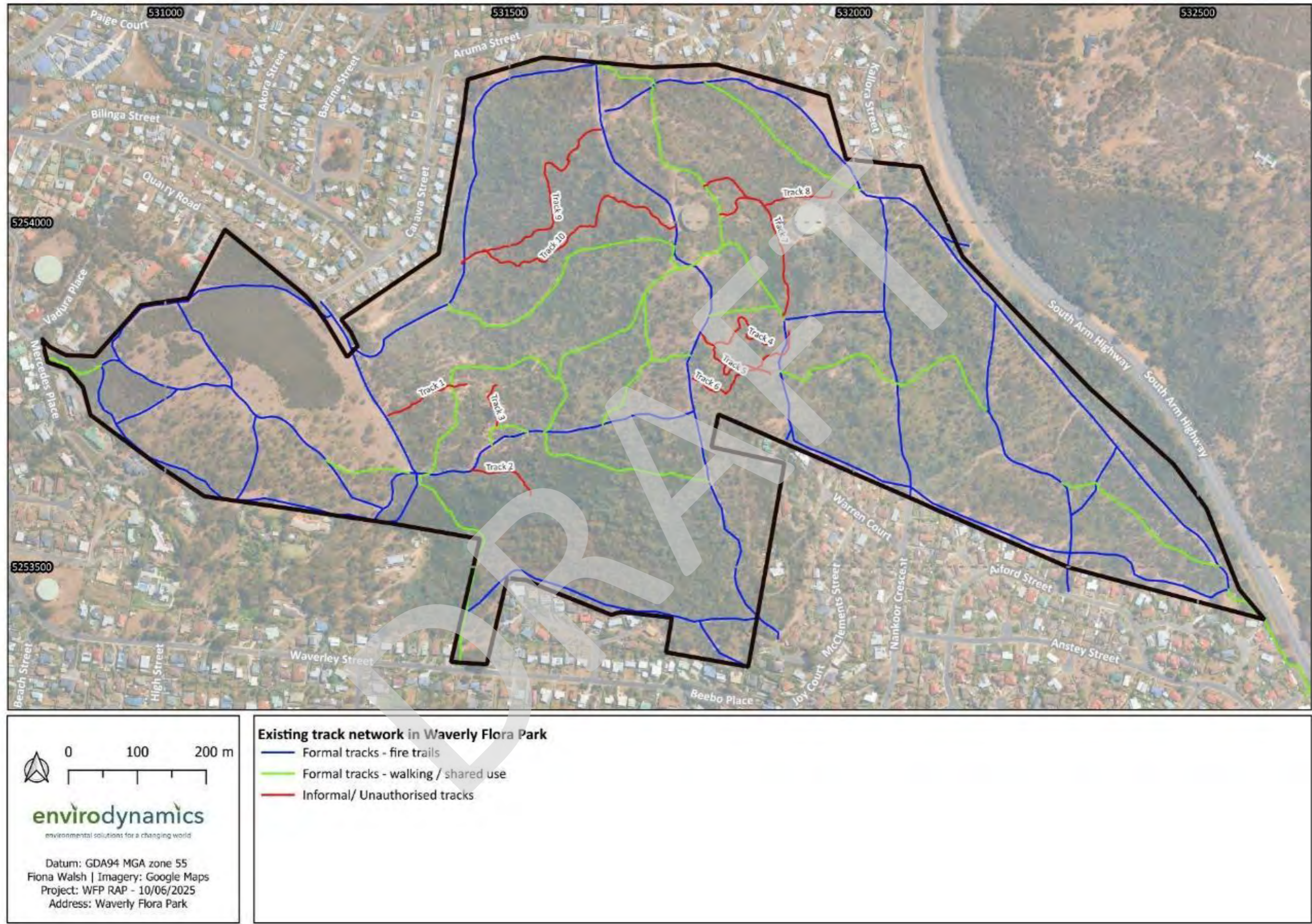


Figure 7 – Existing track network in Waverley Flora Park derived from existing data and Track Network Plan (Mtn Trails 2022)



4.4 Educational Values

The community values the park for its long-standing role in educating the public about natural heritage, particularly its significant flora. However, there is an opportunity to further raise awareness of the park's rich plant diversity and its historical role as a botanical classroom.

When the flora park was first established, botanists and volunteers actively promoted its importance, creating school programs to encourage outdoor classrooms (Duncan 1998) and showcasing a botanical collection at the Rosny Library (pers. Comm. Duncan 2022). Enhancing public understanding of fragile ecosystems, the transient nature of certain plant species, and responsible recreational practices would be valuable. Thoughtfully designed signage, incorporating art and design to complement the landscape, could help communicate these messages without detracting from the park's natural beauty.

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5 Management issues and recommendations

A range of management issues were identified during the natural values surveys and community consultation phase of the draft WFP RMP. Issues are divided into eleven groupings:

1. Vegetation management
2. Bushfire mitigation and vegetation management
3. Weed management
4. Domestic animal management
5. Fauna habitat management
6. General land management including stormwater and litter
7. Aboriginal heritage management
8. Historic heritage management
9. Track management and development
10. Entrance, signs and infrastructure including art
11. Community participation, education and awareness

Each section includes management actions, with priority actions developed for those that had strong community support and/or were identified as important issues by Council officers or stakeholders. The management issues outlined in the previous WFP RAP remain current, and they are all considered and updated in this section based on input from the community, Council and stakeholders. A summary of the recommended actions and priority is provided in the implementation table in section 8.

5.1 Vegetation management

The WFP features significant remnant woodland and grassland that foster native biodiversity and hold strong community value. The WFP RMP seeks to safeguard and strengthen these ecosystems over time by gradually restoring pre-European vegetation, emphasizing a grassy and sedge-dominated understorey with a simplified mid-storey shrub layer.

WFP vegetation condition, key threats and protection

A Vegetation Condition Assessment (**Appendix 4**) identified areas of moderate condition, while *Eucalyptus ovata* forests scored lower due to a lack of mature trees, reduced understorey diversity, urban fragmentation, and invasive species. To improve the VCA condition scores, management should focus on retaining large trees, promoting natural regeneration, and targeted removal of high-threat weeds like boneseed and blackberry.



Historical land uses, including quarrying, timber harvesting, and unauthorised track development, have further exacerbated vegetation community decline. While urban constraints remain, strategic planned management, like controlled burning, slashing, and targeted weed removal offer hope for improved VCA scores.

In areas where silver wattle seedlings have been sprayed a complete absence of *Goodenia paradoxa* has been observed where plants had previously been recorded (pers. comm. A. Blakney 2023). Similarly, feedback received during the consultation indicated that orchids may also be affected by chemical use even in their dormant stage. A precautionary approach to removal of *Allocasuarina* species and wattles is advised.

Effective biodiversity preservation requires a dual focus: wholistic understanding of the vegetation communities and addressing threatened species at a finer scale.

- The Themeda grassland's herb diversity points to a need for refined management strategies.
- Concerns exist around unintended impacts of wattle and *Allocasuarina* sp. removal (RAP 2013) particularly on herbaceous layers. Observations suggest chemical spraying of wattle and *Allocasuarina* sp. has affected species like *Goodenia paradoxa* and dormant orchids. As such, support should only be given to a precautionary approach.

To support native species and prevent weed spread, minimise human activity and waste dumping, mitigate herbicide drift, restore disturbed areas e.g. Quarry Road through strategic weed removal, revegetation, fire management, and maintain hygiene protocols to prevent pest and disease introduction. In addition, explore soil carbon and biodiversity monitoring as indicators of what makes native species thrive.

Monitoring

A robust monitoring program is necessary to evaluate management effectiveness, especially given historical data gaps which hinder comparisons. Botanical surveys by Fensham and Gilfedder (1989) along with phenological observations by Pyrke (1994) noting *Vittadinia cuneata var cuneata* as opposed to *V. muelleri*, provide basis for comparing floristic changes across different areas of the park and evaluating the effectiveness of management regimes over the past 30 years. While Fensham and Gilfedder's original data was unavailable, Pyrke's records remain useful. While a comprehensive review is beyond the project's scope, further research, potentially postgraduate-led, could improve conservation planning.



Until monitoring improves, the Precautionary Principle (Rio Declaration, 1993) should guide decisions to ensure uncertainty does not delay proactive ecological protection.

The VCA provides WFP baseline condition assessments with condition scores of 64/100 for DAS, 64/100 for DVG, 64/100 for NAV and 75/100 for GTL. With a score of 57/100 for *E. ovata* forest (DOV) the objective will be to improve the condition of this vegetation community.

CSR status

Though CSR's vegetation is in poor to moderate condition, it continues to support habitat for threatened flora and fauna. As a result, ongoing maintenance of CSR is vital to ensure current ecological values are preserved or improved.

The VCA provides CSR baseline condition assessments with condition scores of 36/100 for DVG, 45/100 for NAV (NBES 2021). Areas of focus to improve the VCA results are recruitment of understorey species and trees while maintaining large trees as habitat.

5.1.1 Threatened species

Since European settlement, many ecological communities, particularly grasslands and dry forests, have significantly declined (NCB 2000). The WFP contains two such threatened vegetation communities, with five recorded threatened plant species and another nearby.

Legal protections

In Tasmania, threatened species are protected under the Tasmanian *Threatened Species Protection Act 1995*, and permits are required for actions that may harm listed species. Threatened vegetation communities are protected under the *Nature Conservation Act 2002*. Additionally, species and communities may be listed as threatened under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Conservation is a shared responsibility, and visitors must avoid actions that could impact vulnerable species.

Orchid vulnerability

Native orchids, including the tailed spider-orchid (*Caladenia caudata*) are particularly vulnerable to trampling, invasive weeds, and poorly timed fire or slashing regimes. While orchid-spotting is popular it can unintentionally damage plants. Protective cages have proven effective at other Tasmanian sites, and the Royal Tasmanian Botanical Gardens offers a safe alternative for photographing rare orchids.



Human activity, including off-lead dogs, bikes, and vehicle traffic, pose a threat to sensitive species. Foot traffic compacts soil, reducing fungal activity crucial for orchids, while uncollected dog waste alters soil nutrients and fosters weed invasion. Track modifications (widening, trimming, resurfacing) and unauthorised bike paths increase disturbance and weed spread.

To mitigate these impacts, management activities must be guided by current threatened species records and coordinated across on-ground crews, CCC NRM staff, and conservation groups such as Threatened Plants Tasmania and Landcare. Annual surveys during peak flowering periods may be necessary to guide decisions. Vehicles should be restricted to formed tracks, especially in grassland areas, and weed contractors must avoid spraying in sensitive areas.

Community engagement

The ephemeral nature of plants such as orchids complicates monitoring. However, there are members of organisations such as Threatened Plants Tasmania and the local Landcare group who have an intimate knowledge of local plants and populations. Incorporating these volunteers into a formal monitoring program for the threatened species in the reserve would benefit conservation efforts in the reserve.

5.1.2 Regeneration activities

Regeneration activities such as low intensity ecological burning will promote the health of the native bushland by encouraging the recruitment of eucalypts in areas of DVG and promoting species-rich open grassland mosaic within areas of NAV. Additionally, the targeted removal of invading native shrubs will be beneficial to achieving this goal.

The presence of *Vittadinia muelleri* in CSR suggests current management is favourable for this species in its current numbers. As such no specific recommendations are required for this species. As noted in Section 3.3.1, *Dianella amoena* has been recorded in the CSR thus, there may be an opportunity to enhance habitat conditions and discover additional previously unrecorded species within the CSR. Recommended ecological burning practices are likely to benefit these species and if carried out appropriately, have the potential to increase the numbers of individuals present.

Burning practices in WFP also have the potential to significantly increase the abundance of conservation significant flora such as native grasses and herbs species as well as ephemeral flowering plants such as lilies and orchids (including threatened species such as *Caladenia caudata*). The fire regimes used in the reserves should be determined through the production of a bush fire management strategy that includes ecological burning.



5.1.3 Landscaping and targeted planting

Landscaping and targeted plantings should aim to re-establish pre-European vegetation structure. This approach would be beneficial to enhance both visual amenity and biodiversity values within the CSR and WFP. Planting of local and indigenous flora is recommended, meaning species which exist in either the reserve or park. Landscaping benefits could be achieved in the following key areas but are not limited to:

- Plantings at defined reserve entrances in the WFP
- Amenity plantings throughout the WFP and CSR in association with potential infrastructure features such as tracks, seats, art installations
- Plantings for biodiversity to provide habitat for native birds, mammals, invertebrates
- Rehabilitation plantings which restore areas of non-native vegetation from the modified eastern portion of the CSR, particularly focusing on degraded dumping site and steep bank
- Plantings in association with drainage features should include application of water sensitive urban design (WSUD) principles in modified sites in the eastern portion of reserve.

Recommendations – apply to reserve(s) as noted by initials in brackets

1. Promote postgraduate research project to: use the original data from Pyrke phenology study and GPS survey locations to replicate flora surveys and allow a comparison with 1994 biodiversity and condition including exotic species. Data and methodology could form the basis of a long-term 10 yearly monitoring program (WFP).
2. Establish a new baseline vegetation monitoring process which measures soil carbon and soil biodiversity levels (WFP and CSR).
3. Install signage at entrances to highlight that areas of the WFP have sensitive vegetation close to the tracks as well as in bushland areas and highlight the importance of staying on formal tracks (WFP).
4. Establish a collaborative on-going monitoring program for threatened species within the park in partnership with the DNRE, Threatened Plants Tasmania, University of Tasmania and the local Landcare group (WFP and CSR).
5. Trial the use of cages during flowering and seed setting periods to protect threatened species in discrete locations. Follow up by assessing whether the cages attract more attention, captured via camera monitoring, compared to non-caged tailed spider orchids.



6. Avoid all unnecessary slashing that is not in accordance with the Fire Trail Guidelines, Tasmanian Fire Service Fuel Break Guidelines and Asset Protection Zone standards as set out in the WFP Bushfire Mitigation Plan 2023-2028. Where required, undertake works during months which avoid impacts to threatened species such as cryptic orchids (WFP and CSR).
7. Thin out sheoak regrowth and understorey vegetation using appropriate methods and planned burning. Any areas of bare ground should be monitored for invasive species particularly serrated tussock grass (WFP and CSR).
8. Protect and encourage the health and recruitment of eucalypt trees within the reserves consistent with the vegetation community benchmark (WFP).
9. Enhance refugial opportunities for native mammals through the design and implementation of shelters or through planting specific habitat shelter plants such as saggs and tussock grasses (CSR) (NBES 2021).

5.2 Bushfire mitigation and vegetation management units

Bushfires in WFP or CSR present risks to nearby properties, infrastructure, and ecological values. Comprehensive management strategies are detailed in the Bushfire Mitigation Plans (2023–2028) for both WFP and CSR, thus, only a brief summary is provided here.

WFP's burning program divides dry forest and woodland into Vegetation Management Units (VMUs), each managed according to optimal fire regimes or excluded from burning if unnecessary. These burns aim to reduce bushfire risk while supporting biodiversity, particularly in grassy ecosystems.

Fire's role in ecological health depends on season, frequency, and intensity. Controlled mosaic burns enhance species diversity, but excessive burning can damage heathland. Research suggests spring burns may promote weeds, autumn burns increase invasion risk, while winter burns favour native species (Gilfedder 1991).

Appropriately timed slashing or traditional, small-scale burns are recommended for sensitive zones, offering ecological benefits and opportunities for collaboration with Aboriginal communities and Landcare groups.

Recommendations

10. Implement the management actions in the BMPs in consultation with this plan to enhance grassland flora diversity, maintain fauna habitat.



11. Aim to progressively incorporate cultural burning techniques into fire mitigation planning where appropriate by engaging with traditional burning consultants while adapting management actions to be responsive to seasonal conditions and ecological processes on the ground.

5.3 Weed management

Weed management priorities and actions for WFP and CSR should be guided by the Clarence Weed Strategy 2016-2030. The Clarence Weed Strategy (CWS) 2016–2030 was updated in 2023 (NBES 2023) to align with the *Tasmanian Biosecurity Act 2019* and Biosecurity Regulations 2022, replacing the *Weed Management Act 1999*. The review revised weed priority ratings to simplify categories and better reflect management goals.

5.3.1 Weed control

Prioritise removing aggressive declared weeds, especially boneseed and blackberry from *Eucalyptus ovata* forest and boneseed from *E. amygdalina* forest with attention to sensitive areas where threatened species are known to occur. Refer to Figure 8 for distribution of declared weeds, weed management units and threatened species in WFP. Control environmental weeds (e.g., sweet briar, watsonia, sweet pittosporum) alongside declared weeds where feasible. Refer to Figure 9 for distribution of environmental weeds and weed management units in WFP.

Weed management zones for WFP and CSR are recommended as outlined in Table 2 and Table 3, respectively and illustrated Figure 8, Figure 9 and Figure 10. The tables outlines which vegetation management units (VMUs) from the bushfire mitigation plan are in each weed management zone to allow for the integrated management of areas of the park and allow contractors to identify and document areas of monitoring and control. In addition, by highlighting the location of threatened flora species on Figure 8 and Figure 10, contractors can identify sensitive sites where precautions when treating weed infestations must be applied.

Environmental weed control in WFP and CSR are supported by the community and remain a key management priority. Weeds threaten vegetation remnants, flora species, and the reserves' amenity. Significant works on primary weed control have commenced since the original surveys by NBES in 2021. Contractors have undertaken these works and ongoing follow-up to maintain these efforts is required.

Hygiene practices are crucial for contractors and crews, including clean equipment, staying on formed tracks, and working from least to most infested areas. In sensitive zones, weeds should be



cut and pasted rather than sprayed to prevent unintended impacts. Removing "parent" plants by contractors in hard-to-access areas is advised to minimise reinfestation, allowing volunteers to focus on seedlings. Contractors should collect weed data to assess effectiveness of the program.

Early detection and control of new or spreading weeds is most cost-effective. Surveys during flowering are recommended, with prompt action to prevent seed production. A simple system for opportunistic mapping by Council teams could improve monitoring, supported by additional weed identification training if needed.

Post-works and after fire, monitoring for weed spread is essential. Programs should adapt to address new incursions. Natural regeneration is preferred for vegetation recovery after weed control, but replanting with native plants or direct seeding may be considered in sensitive areas.

Table 2 – The weed management zones and corresponding vegetation management units for bushfire mitigation in Waverley Flora Park.

Management Zone	VMUs	Description	Management actions
A	7, 10, 11 and 12	Grassland area around <i>Caladenia caudata</i>	Install cages during flowering No slashing near track Cut and paint weeds only. No spray zone.
B1	28, 29 and 31	DOV - <i>Eucalyptus ovata</i> forest	Weed removal in <i>E. ovata</i> from eastern end of park Allow natural regeneration
B2	21	DOV – <i>E. ovata</i> forest	Weed removal in <i>E. ovata</i> forest Revegetate where weeds are removed using native plants of local provenance
C	Eastern edge of 2	DAS – <i>E. amygdalina</i> forest and woodland on sandstone DVG – <i>E. viminalis</i> grassy forest and woodland	Remove and monitor for serrated tussock Avoid slashing and machinery use Apply strict hygiene protocols Monitor and control other weeds along the roadway to prevent spreading into neighbouring areas.
D	10 and adjoining 1	DAS – <i>E. amygdalina</i> forest and woodland on sandstone DVG – <i>E. viminalis</i> grassy forest and woodland	Remove tree heath and monitor No slashing Apply strict hygiene protocols
E	4 and 27	DAS – <i>E. amygdalina</i> forest and woodland on sandstone	Monitor and control declared weeds Focus on hard to access parent plants and environmental weeds such as <i>Kunzea</i> , <i>freesia</i> , <i>blue bell creeper</i> , <i>tree lucerne</i> and <i>sweet pittosporum</i>



Management Zone	VMUs	Description	Management actions
		DVG – <i>E. viminalis</i> grassy forest and woodland	
F	1, 8, 14 and 30	Reserve edges bordering on private lots	Survey the park edges annually for new weed incursions Control small incursions Identify and prioritise larger incursions for contractor control Undertake annual weed control in VMU 14 and 30

Table 3 – The weed management zones and corresponding vegetation management units for bushfire mitigation in Carbeen Street Reserve.

Management Zone	VMUs	Description	Management actions
A	1	Hazard management area	No planting zone Maintain as minimum 7m wide hazard management area round perimeter.
B	2	NAV tolerable fire interval of 15-80 years.	Maintain structure and floristics of vegetation community. Allow recruitment of canopy species. Reduce the extent and density of weeds. Thin vegetation around Eucalypt species which are being suppressed by <i>Allocasuarina verticillata</i> to reduce density reduction and promote growth. Cool patch burn using a mosaic of fire in 10m x 10m patches. Burn patches using a multi-stage burning approach (i.e. not all on the same day but over extended periods).
C	3	Grassland over former landfill	Reduce the extent and density of weeds. Slash grass during fire season.



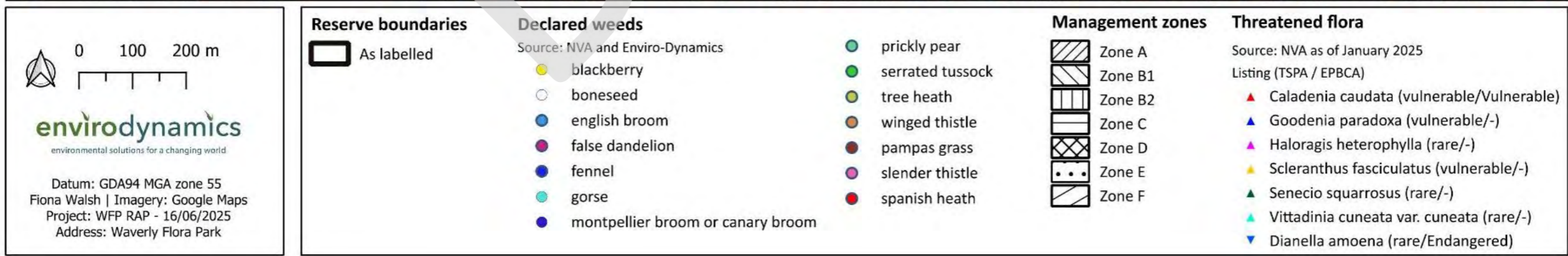
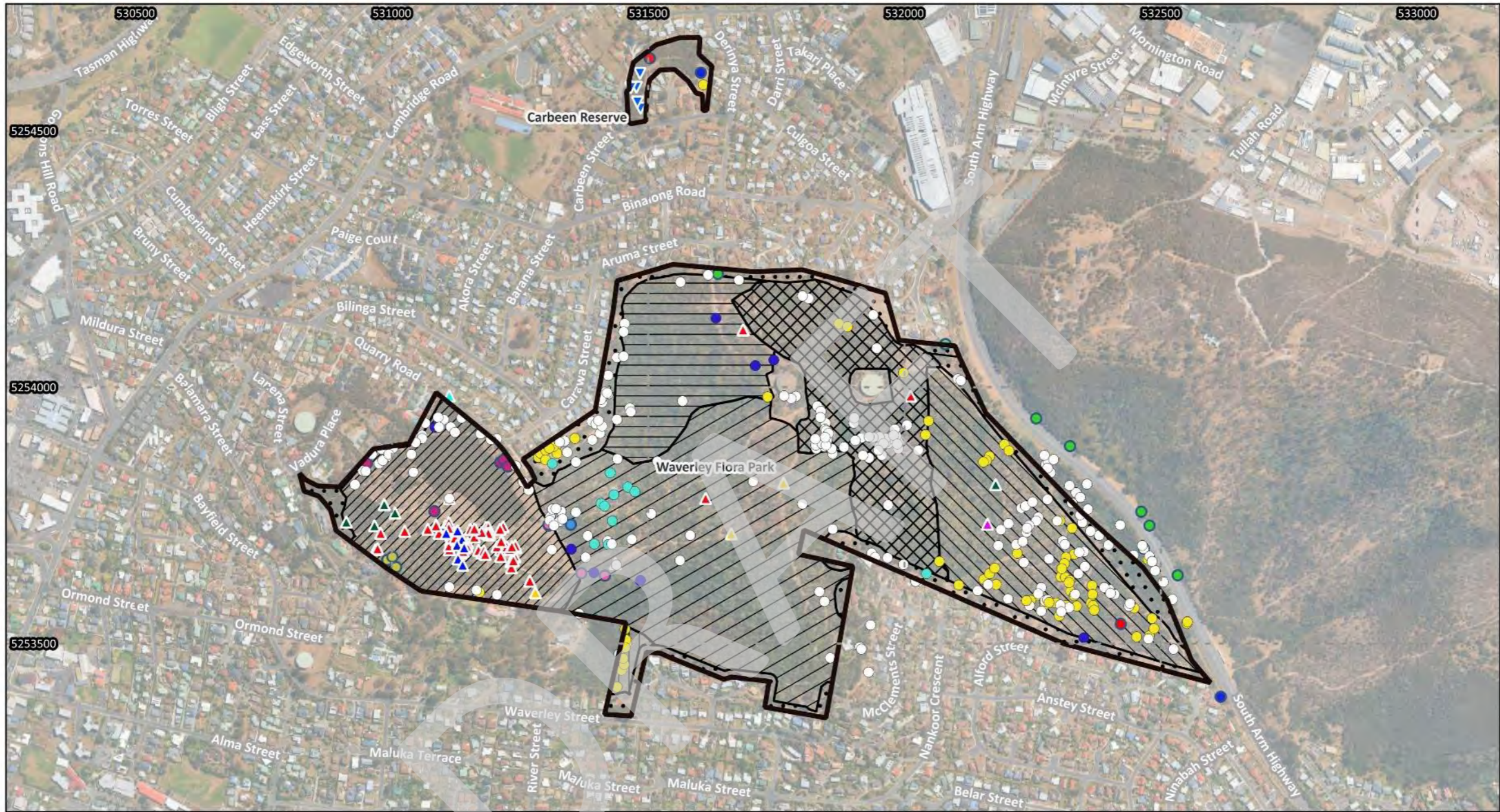


Figure 8 – Declared weeds and weed management zones defined in Table 2 and areas sensitive to weed management i.e. threatened flora in WFP.



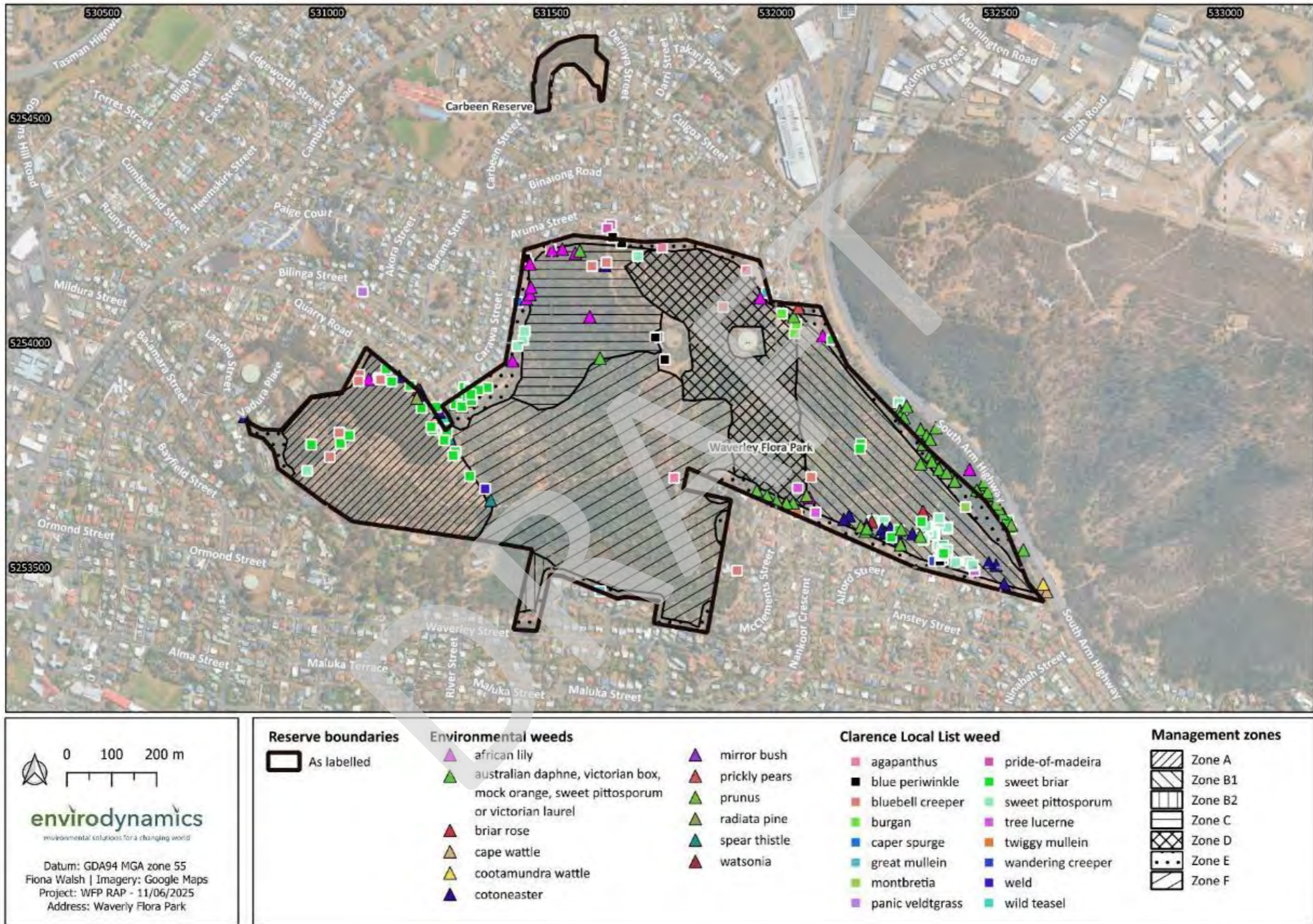


Figure 9 – Environmental weeds and weed management zones in WFP



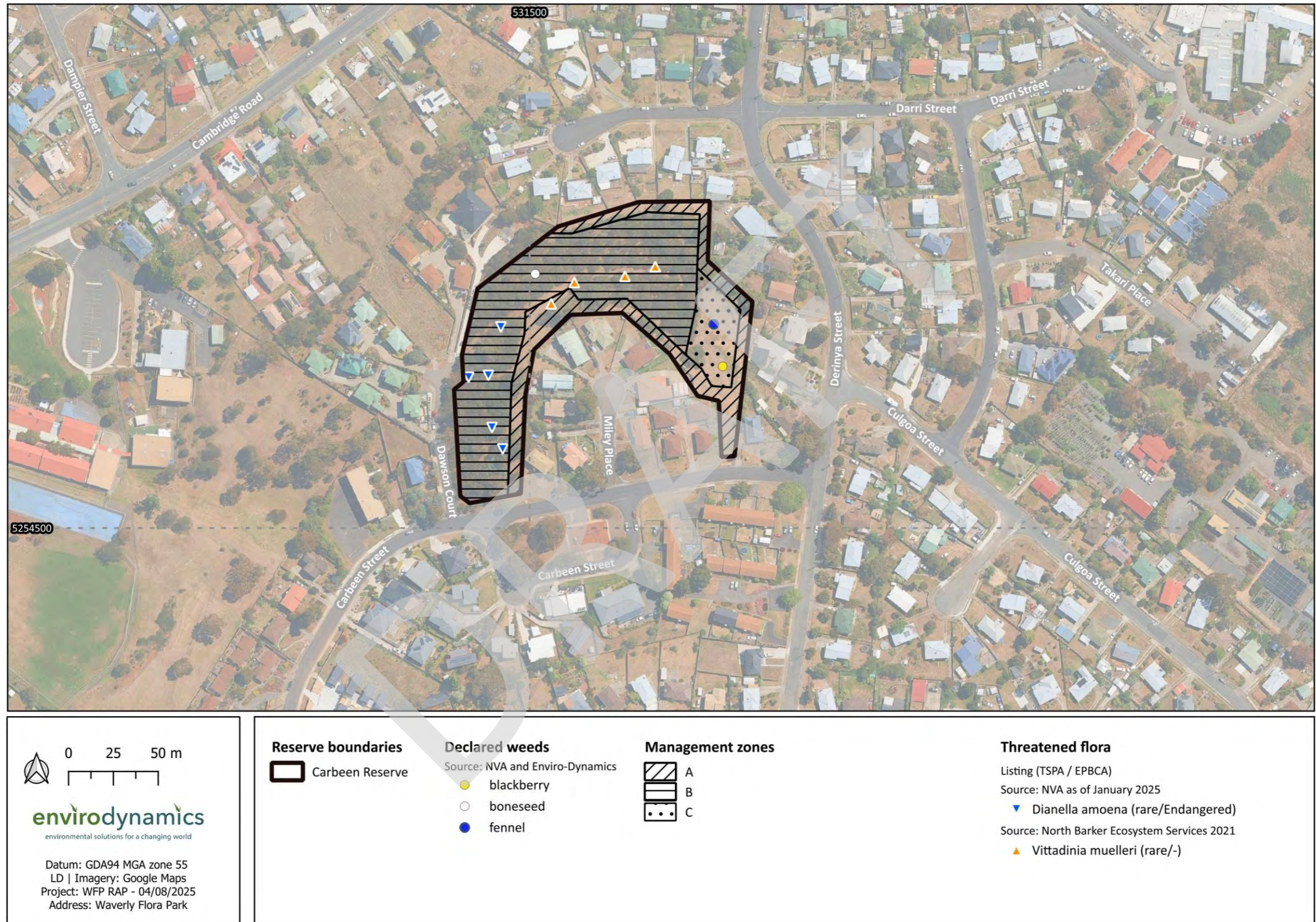


Figure 10 – Declared weeds and weed management zones defined in Table 3 and areas sensitive to weed management i.e. areas of threatened flora in CSR.



As declared weeds possess the greatest threat to the reserves' values and are required to be controlled under the *Biosecurity Act*, the top priority in the WFP is to control mediterranean daisy and prevent other grassland weeds establishing e.g. serrated tussock and Chilean needlegrass and slender thistle. In addition, control environmental weeds like sweet briar, watsonia, sweet pittosporum, and others alongside declared weeds when feasible.

In the CSR, the priority declared weeds are blackberry, fennel and boneseed. The scattered individual plants of cotoneaster and sweet briar, which are environmental weeds, within forested portions of the CSR could be managed through primary control under the same management strategy applied to the listed declared species. Additional incursions of introduced plants from neighbouring residential gardens along the CSR boundaries should be addressed through primary weed control strategies.

Serrated tussock is recorded within the WFP just inside the Aruma Street entrance. It is widespread in parts of Clarence, along with invasive grasses like Chilean needle grass, African love grass and Texan needle grass, which have more localised distribution and all threaten native grasslands. Preventing their establishment in WFP is a priority, with recommended monitoring in **Management Zone C (VMU 3 and eastern boundary of VMU 2)** and around reserve margins, footpaths, and **Management Zone F (VMU 1, 8, 14 & 30)**. Raising awareness through Council collaboration with **DNRE** and weed contractors is crucial.

Tree heath upslope of the Mornington Hill Circuit Track in the western portion of the WFP and Mediterranean daisy in the open grasslands upslope of the Avenue of Honour have been treated but require monitoring for regrowth and spread due to the fine seed dispersal by foot, vehicle, and bicycle traffic. It poses a major risk to WFP's natural values, necessitating hygiene practices and avoiding machinery use in the area.

Weeds spread rapidly after disturbances, making pre-burn control and post-burn monitoring crucial.

Park edges near backyards and tracks are vulnerable to weed invasion due to disturbance and illegal dumping of garden waste. Invasive weeds can hinder native species from re-establishing. Raising awareness about "creeping backyards," improper garden material disposal, and planting unsuitable species is essential.

Recommendation

12. Plan and undertake weed control in accordance with priorities and actions in the Clarence Weed Strategy for weed management actions in the WFP and CSR.



13. Coordinate weed management with the reserves Bushfire Mitigation Plans including monitoring and undertaking weed control prior to and following burns.
14. Ensure contractors collect weed data when undertaking weed control and maintain comprehensive weed mapping for the reserve and park to inform weed management activities and the 5-year review of weed management priorities.
15. Council contractors, TasWater, Council Operational Crews and volunteers are required to follow Weed Disease Planning and Hygiene Guidelines to prevent new introductions to the reserve.
16. Control declared weeds and significant environmental weeds as outlined in Table 2 and Table 3 for WFP and CSR respectively, with priority given to parent plants in difficult to access areas.
17. Control other environmental weeds in WFP and CSR particularly those in priority management zones outlined in Table 2 and Table 3 and when treating declared weeds wherever practicable.
18. Monitor and control for emerging weed species listed in **Appendix 5** in both WFP and CSR. Collaborate with contractors to enhance their ability to identify weeds such as serrated tussock, Chilean needle grass and Mediterranean daisy with a focus to prevent their establishment in the WFP & CSR.
19. Monitor progress annually and review weed management priorities after 5 years in both the WFP and CSR.
20. Promote the use of local native plants in gardens and general weed education.

5.4 Domestic animal management

Council supports the responsible ownership of domestic animals with particular reference to the ownership of dogs and cats. As the human population grows, so do the number of domestic animals. Council recognises the need to have a strategic approach across the municipality to ensure that people living in a suburban environment have adequate areas for personal and pet exercise while retaining that natural, aesthetic and recreational values of the place.

The tools for use by Council to determine appropriate management are the [Dog Management Policy 2021](#) and the *Cat Management Act 2012*. Under the Policy, the impacts of dogs within a Council reserve are assessed using a standard criterion when RMPs are developed or reviewed. The criteria assess the values of each reserve and the potential impacts of dogs on these values and consider Council's responsibilities under the *Environmental Protection and Biodiversity Conservation Act 1999*, *Threatened Species Protection Act 1995*, *Nature Conservation Act*



2002, and the *Dog Control Act 2000*. The Policy states “dog owners are encouraged to have their dogs on-lead when entering into and using all shared use areas, including tracks, trails, pathways, regional parks and bushland reserves unless separately declared otherwise.” The policy also states that dog owners should make sure their dog is on-lead at all times and only taken off-lead in designated off-lead areas. When in an off-lead area dog owners must keep their dog under effective control at all times. Effective control is defined as within sight, in close proximity and the dog is immediately responsive to the owner’s commands.

For the management of cats, Council supports the *Cat Management Act 2012*, which requires de-sexing, microchipping, and keeping cats under control and inside at night to prevent unconstrained roaming within bushland areas day or night.

Observation indicated that many walkers in WFP do not walk their dogs on a lead, and some owners do not have their dogs under effective control. To better understand the issues associated with cat and dog use in the WFP, an assessment was conducted using remote wildlife cameras. Three cameras were located more than 20 m from any tracks.

The results of the remote camera assessment are that feral cats were recorded on all three cameras while off lead domestic dogs were recorded at two of the three sites. These results indicate that some dogs are roaming into intact bush. To minimise the potential impact on WFP and CSR, Council’s Dog Management Policy, and the requirements for dogs in natural areas assessment criteria (**Appendix 8**) determined that dogs must be ‘on-lead’ in the WFP and CSR. The reasons include the important floristic values which have high management priority, the presence of susceptible wildlife, combined with community concern. This approach aims to minimise dogs’ potential impact.

In 1990, De Gryse also noted the presence of rabbits. Introduced birds recorded in WFP include the kookaburra, starling, spotted dove, common blackbird, European goldfinch, and greenfinch. Kookaburras are likely to impact reptiles and small birds whilst black birds are known to contribute to the spread of weed species.

The management of dog access to the reserve was identified as a critical issue through the community consultation process with most people supporting dog walking in the reserve. There were also strong opinions about on-lead and off lead walking in the WFP to ensure uncontrolled dogs do not negatively impact on reserve users. The submission from the Clarence Dog Owners Group (CDOG) voiced these concerns, particularly highlighting the need for off-lead areas within walking distance of residences.



Management must aim to ensure exercise space for domestic animals and their owners while recognising that dogs and cats have the potential to pose a significant threat to flora and fauna species. Predation and harassment, disturbance while foraging, leaving scent and droppings, trampling sensitive flowering or seed setting plants and spreading diseases such as toxoplasmosis in the case of cats, are all examples of the potential significant threats posed to native flora and fauna.

Recommendations

21. Declare WFP an 'on-lead only' area and update the Schedule of Declared areas to reflect this status. Once declared, install signage and monitor for compliance.
22. Declare CSR an 'on-lead only' area and update the Schedule of Declared areas to reflect this status. Once declared, install signage and monitor for compliance.
23. Assess the impacts of domestic animals and feral animals on the local wildlife within that reserve by undertaking further remote camera monitoring.
24. Continue to promote de-sexing, microchipping and keeping cats under control and inside at night.

5.5 Fauna habitat management

Fauna habitat within the CSR and WFP includes both forest and non-forest values which supports a diversity of vertebrate and invertebrate species. There is the potential to increase vertebrate and invertebrate habitat diversity through the retention of fallen logs and old trees. As such large trees and logs should be protected during planned burns, HMA maintenance and fire trail works under the BMPs as well as more generally through the Council Tree Policy. Strategic planting of important fauna habitat plants and retention of dead or dying trees and the promotion of native grassland and woodland mosaics would enhance the existing vegetative refuges for native mammals and invertebrates. In addition, nesting boxes will promote hollow nesting fauna (NBES 2021).

Waverley Flora Park 'reappearing frog pond'

A small constructed, frog pond is located in the centre of the reserve at the base of quarried cliffs (**Appendix 7**). This ephemeral pond provides potential breeding habitat for frog species and a water supply for native mammals and birds. Brown tree frog tadpoles were recorded in the pond during natural values survey. The pond area also provides a gathering or reflecting space for the public. Revitalisation of the area is required to make the area more inviting.



Recommendations

25. Protect large trees, logs and hollow-bearing trees during planned burns, hazard management area maintenance, fire trail works and other maintenance activities.
26. Trial the installation of nest boxes in CSR targeted towards specific fauna and birds and monitor (CSR).
27. Consider species suitability and strategic planting to support fauna habitat at planning stage.
28. Clean out debris from the WFP frog pond and vegetate the perimeter with low native semiaquatic vegetation.

5.6 Rubbish management

Community concerns have highlighted ongoing rubbish dumping in both WFP and CSR. In WFP, key areas include the quarry base, rock outcrops and shelters on the northern side, and park boundaries. Rubbish dumping in CSR likely originates from both adjacent properties and broader sources, with waste including garden debris, furniture, tyres, and construction materials.

Targeted waste removal will support vegetation health, regeneration, and weed control. However, dumping remains an ongoing threat, requiring deterrents such as surveillance, signage about penalties, and public education on its impacts.

Past garden waste dumping has spread weeds around the fringes of both reserves. In areas affected by garden waste dumping, engagement with neighbouring properties is proposed, with procedures under development. Rubbish dumping poses visual, health, and biosecurity risks, and may involve hazardous materials unsuitable for community clean-ups. Unchecked dumping can invite further neglect and antisocial behaviour—timely intervention is essential.

Recommendations

29. Respond to reports of rubbish dumping by removing the rubbish in a timely manner.
30. Work with community and user groups to undertake regular clean ups within WFP and CSR linking with established community events e.g. Clean Up Australia Day.
31. Communicate negative impacts of dumping and potential fines through signage.
32. Engage with property owners, in compliance with Council's Encroachment Policy and procedure, regarding encroaching activities in the CSR and WFP.



5.7 Aboriginal heritage management

There is always the potential for Aboriginal heritage artefacts to occur given the rich history of Aboriginal occupation of the area. It is an offence to “destroy, damage, disfigure, conceal, uncover, expose, excavate or otherwise interfere with a relic” unless a permit has been granted under the *Aboriginal Heritage Act 1975*.

All Aboriginal heritage is significant to the Tasmanian Aboriginal community. It is therefore important to ensure that no Aboriginal artefacts or other cultural material are exposed or disturbed during Reserve management activities without a permit being in place. In the event of an unexpected discovery of Aboriginal heritage, all earth works disturbance should cease immediately. The Unanticipated Discovery Plan (UDP) outlines the appropriate process to follow. The UDP is available at <https://www.aboriginalheritage.tas.gov.au/Documents/UDP.pdf>. Further resources are available at [Resources | Aboriginal Heritage Tasmania](#)

There is an opportunity to collaborate with the Tasmanian Aboriginal community and use traditional land management practices to manage the natural values and cultural landscape of WFP.

Recommendations

33. Any proposed significant earthworks should be referred to AHT for advice and an unanticipated discovery plan (UDP) must be on site during all earthworks.
34. Promote Aboriginal history through cultural activities, storytelling, and interpretive signage as appropriate.
35. Engage with the Tasmanian Aboriginal Community, including cultural burning practitioners, regarding the incorporation of cultural management techniques and practices into the reserves’ management.

5.8 Historic heritage management

Based on the brief history provided in section 4.2 there are opportunities for additional interpretation to inform the community.

Recommendations

36. Consider additional historic interpretation for WFP to discuss the source of the name ‘Waverley’ and its connection with Sir Walter Scott, to include the interesting



elements during the colonial period from 1856-1901, post war history and more recent history.

37. Given the significant historic and cultural heritage associated with the reserve, engage a consultant to review the Elizabeth Dean's publication "Waverley Flora Park" prior to its launch on the Council website.

5.9 Track management and development

The WFP offers many managed tracks that provide access on foot or on bike to different elements of the reserve including the quarry, the hilltop, and areas where protected species are seasonally found. The CSR currently provides informal tracks further described below.

5.9.1 Waverley Flora Park

The track network plan (Figure 7) for WFP shows the existing network of fire trails, walking & shared use tracks and unauthorised tracks. Unauthorised bike tracks have proliferated, particularly during the COVID-19 isolation period when the nearby Clarence Mountain Bike Park in the Meehan Range was closed, causing habitat fragmentation and soil disturbance increasing opportunities for weed invasion. Management advice from Mtn Trails supports the staged closure and rehabilitation of unauthorised mountain bike tracks with recommendations based on the local terrain, user behaviour and local soil characteristics.

Since the park was established to protect the florist and natural values, there should be no new track development within the park and consideration should be given to consolidate the extensive and prolific number of tracks throughout the reserve. This is supported by feedback from the community, combined with research (Gilfedder 1991) on the impacts of tracks through the WFP. Generally, the community is supportive of maintained walking tracks with limited bike use and wayfinding signage. Decommissioning surplus tracks and the closure of unauthorised tracks will minimise the spread of exotic species and fragmentation of the native vegetation and should address tunnel erosion. Management advice from Mtn Trails also supports these findings with recommendations based on the local terrain, user behaviour and local soil characteristics.

Track closures should be accompanied by public education efforts to ensure people understand that more tracks will increase edge effects and further fragment the park.

This RMP makes the following recommendations to minimise track expansion, and focus on connectivity, safety, and maintenance. The existing track network in WFP is provided in Figure 7.



This figure references the track numbers used below and is derived from existing track data and the Track Network Plan developed by Mtn Trails (2022).

5.9.2 Carbeen Street Reserve

The two existing tracks around the horseshoe-shaped reserve are informal, lacking proper design, maintenance, and continuity, as faintly shown in Figure 6. To improve access and user experience, a purpose-built loop or connecting trail, ideally linking both Carbeen Street access points, should be considered.

Walking linkages to and from the CSR also warrant consideration including signage between the Carbeen play park, the CSR and Warrane Primary School. There are adequate suburban footpaths which lead to and from the CSR but there are no dedicated footpaths connecting the Reserve and Warrane Primary School.

Walking, including dog exercise, appears to be the key primary use of this CSR. Bicycle access to the reserve will not be promoted as it was not identified as a key use during public consultation.

Recommendations

38. Undertake a review of the track network including Track 7 (Down Wavo Mountain Bike Track) to determine their recreation value, fire management value and their impact on environmental values, with low value tracks decommissioned and rehabilitated.
39. Retain Track 2 as a footpad until further risk assessment of the viewpoint.
40. Undertake a staged and informed process to close and rehabilitate all unauthorised tracks as follows:
 - a. Track 3 – steep unauthorised walking track with erosion and safety issues.
 - b. Tracks 4, 5, 6, 9 & 10 – unauthorised hand constructed mountain bike tracks with sustainability, safety and connectivity issues. Tracks 4 & 5 do not end at the trail head.
 - c. All track closures should include a public information program which outlines the reason for the track closure and directs riders to the nearby Clarence Mountain Bike Park in the Meehan Range.
41. Formalise a trail hub at the track 6 junction above the Avenue of Honour.
42. Erect trail hub map board signage and track direction signage. Include additional information such as hazards and safety considerations.



43. The footprint of existing tracks to be maintained and not increased.
44. In CSR, formalise a perimeter track aligned with the existing perimeter hazard management area and construct a new track between two entrances to enable circuit walk. Any new tracks and upgrades to tracks to be designed and built to a minimum Class 3 walking track standard as per AS2156.

5.10 Entrances, signs and infrastructure including art

5.10.1 Infrastructure

The Amenity Plan and matrix by Inspiring Place provide recommendations for infrastructure such as natural and formal seating, as well as clifftop fencing. These suggestions respond to community interest, particularly seating at key viewpoints, while preserving the natural bushland character of the reserve. **Appendix 7** illustrates the indicative layout of proposed infrastructure locations.

5.10.2 Signage

As with the infrastructure, the aim is to retain the bushland amenity of the reserve, so signage may be used sparingly. The proposed signage for WFP is well described in the WFP Visitor Amenity Plan (**Appendix 7**).

CSR currently has no signage in the Reserve. Wayfinding signage that links the entrances and tracks to the adjoining Carbeen Play Park as well as other recreational areas such as the WFP and Warrane Primary School would benefit users of the reserve. CSR users would also benefit from interpretation signage about the landscape including identification of natural flora and fauna values, vegetation succession and the fire and disturbance history.

5.10.3 Art in the Park

Art in the WFP and CSR could be thoughtfully integrated to support the interpretation of the area's natural and cultural values, in line with the Public Art Policy. While the focus remains on flora and natural features, art may enhance visitor engagement through subtle, site-responsive installations. Existing artworks in the Avenue of Honour reflect this approach as part of the heritage interpretation project. Future opportunities could include temporary or transient art pieces in the CSR to explore and express cultural heritage themes.

Recommendation



45. Design and install seating at 2-3 scenic viewpoints in WFP including a new rock seat and interpretive signage at the WFP frog pond to improve accessibility to a confined viewing area and minimise access to other areas (**Appendix 7**).
46. Develop and install interpretation and information signage in accordance with Clarence City Council style guide including two landscaped and signed entrances from Carbeen Street (east and west).

5.11 Community participation, education and awareness

As noted in section 4.4, CSR and WFP provide excellent opportunities as outdoor classrooms for the local community. The value of the reserves for educational and recreational purposes is locally significant. As such active encouragement of increased reserve use is appropriate.

Since the establishment of Waverley Flora Park Landcare group, in 1989, the group has advocated for the park and provided a substantial contribution toward its care including revegetation and weed control works, and promotion. Over the decades the membership and leadership of the group has waxed and waned. Currently the small group has no formal working bees. A council driven promotion to attract new members and interest would benefit the group.

Members of Threatened Plants Tasmania take an active interest in the threatened species within WFP and the overall condition of its natural values. These groups can provide Council with important insights that can assist the weed control, slashing and fire and vegetation management programs within reserves. In return Council driven promotion would help to attract new members and general community interest in the Landcare group.

For over 30 years, Council has delivered and promoted annual or biannual interpretive walks focusing on wildflowers, history, and cultural heritage. These have been run under banners such as *Waverley in Full Colour* and *Waverley Flora Park Ecohistory Walks*, consistently attracting enthusiastic participants and often reaching full capacity. Given their popularity and value in fostering community connection with the park, it is important to formalise and continue this program, ideally at least once a year during peak wildflower season.

Recommendations

47. Consult the community to name key reserve entrances and trails, using names that are linked with and help promote the natural values, or Indigenous names to acknowledge the cultural significance of the area.



48. Develop and implement a community engagement and awareness strategy to significantly grow membership of the WFP Landcare Group and extend their activities into the CSR. Provide ongoing support for the group and community volunteers in controlling environmental weeds through regular working bees and facilitated programs.
49. Promote community awareness and education around weed management and the threats posed by creeping backyards and illegal dumping.
50. Work with the local Landcare groups and community to revitalise educational and interpretive material, including signage to promote the values of WFP and CSR.
51. Promote the WFP and CSR to local schools as an ideal location for an outdoor classroom.
52. Encourage WFP and CSR users and the local Landcare group to participate in citizen science using iNaturalist to record new or unusual plants/weeds and/or implement a citizen science monitoring program.
53. Continue promoting an annual Waverley Flora Park interpretive walks program for the community.

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6 Monitoring program

Monitoring the condition of the reserves is important to ensure that the various management strategies are having the intended outcome on the natural values. The following sections describe the ecological monitoring that should be undertaken at prescribed intervals.

6.1 Vegetation condition assessments

The most effective and efficient way of monitoring the condition of vegetation is through structured and routine Vegetation Condition Assessments (VCAs). As a part of this plan, and noted previously, a baseline VCA was completed for each native vegetation community within the WFP and CSR. Planned assessments in the reserves are important for future ongoing monitoring. The established photo points can enable visual monitoring of change in natural values with the VCAs.

6.2 Wildlife camera and acoustic monitoring

Significant fauna observations have been recorded in WFP (see Section 3.4) while survey data for CSR remains limited. However, the availability of cost-effective remote wildlife cameras and acoustic monitoring presents a valuable opportunity to expand the fauna database. These tools enable continuous, 24/7 monitoring of bats, mammals, and reptiles. This approach will support long-term data collection to inform management and foster public engagement with biodiversity and our reserves.

6.3 Standardised bird survey in line with Birdlife Australia

A bird survey, applying BirdLife Australia survey protocols, was conducted in the WFP by Birdlife Tasmania in 2022 and CSR by NBES in 2021. The full bird species lists are included in **Appendix 6**. Ongoing monitoring is recommended to identify additional species utilising the area in different seasons.

Recommendations

54. Conduct vegetation condition assessments every five years at established photo points in WFP and CSR.
55. Conduct remote wildlife camera and acoustic monitoring for fauna at WFP and CSR including a targeted survey for bats.
56. Conduct bird surveys every five years in both WFP and CSR, using standardised BirdLife Australia survey protocols to ensure consistency and data quality.



7 Review and reporting

The Waverley Flora Park Reserve Management Plan (WFP RMP) will be reviewed at the end of the 10-year period (2036). To maintain the currency of the recommendations and implementation plan, a review and update involving the key stakeholders will be carried out after five years (2030).

Ongoing VCA monitoring is recommended to assess the impacts of management actions on the vegetation condition. Threatened species should also be monitored on an ongoing basis through the development of a long-term monitoring program. CCC and other responsible organisations should undertake ongoing monitoring and maintenance of works such as weed control and fire management outlined in the implementation plan. Weed management priorities may need to be updated to incorporate new information, such as new weed incursions. Photo point sites may be established to monitor weed management and vegetation condition.

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8 Implementation plan

The following implementation plan table summarises all the recommendations made in the revised Reserve Management Plan for WFP including CSR. All recommendations made in previous management plans have been reviewed and adapted or copied to the current WFP RMP as appropriate. Each recommendation has an associated performance measure and responsible group for implementation. Recommendations are also assigned a priority ranking based on the system used in the initial RMP with timelines extended to reflect the 10-year plan period:

- Priority 1 – short term activities (1-2 years)
- Priority 2 – medium term activities (3-5 years)
- Priority 3 – long term activities (6-10 years)

The implementation plan should be used as a guide as to what order tasks should be carried out based on priority. Recommendations are aspirational and a best-case scenario given unlimited funding. Given that this is not the case, decisions will need to be made as to what is achievable with the current resources. Alternative funding may need to be sought in the form of government grants to achieve some of the recommendations.

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Table 4 – Implementation Plan

Recom #	Action	Performance measure	Priority	Responsibility
1	Promote postgraduate research project to: use the original data from Pyrke phenology study and GPS survey locations to replicate flora surveys and allow a comparison with 1994 biodiversity and condition including exotic species. Data and methodology could form the basis of a long-term 10 yearly monitoring program.	Complete postgraduate research project	3	Council and Ecological consultant
2	Establish a new baseline vegetation monitoring process which measures soil carbon and soil biodiversity levels (WFP and CSR).	Soil carbon and biodiversity results integrated into WFP RMP	3	Council and Soils consultant
3	Install signage at entrances to highlight that areas of the WFP have sensitive vegetation close to the tracks as well as in bushland areas and highlight the importance of staying on formal tracks (WFP).	Vegetation near the tracks is in good condition	1	Council
4	Establish a collaborative on-going monitoring program for threatened species within the park in partnership with the DNRE, Threatened Plants Tasmania, University of Tasmania and the local Landcare group (WFP and CSR).	Improved monitoring results	1	Council

Recom #	Action	Performance measure	Priority	Responsibility
5	Trial the use of cages during flowering and seed setting periods to protect threatened species in discrete locations. Follow up by assessing whether the cages attract more attention, captured via camera monitoring, compared to non-caged tailed spider orchids.	Improved monitoring results	3	Council and Landcare group
6	Avoid all unnecessary slashing that is not in accordance with the Fire Trail Guidelines, Tasmanian Fire Service Fuel Break Guidelines and Asset Protection Zone standards as set out in the WFP Bushfire Mitigation Plan 2023-2028. Where required, undertake works during months which avoid impacts to threatened species such as cryptic orchids (WFP and CSR).	Improved monitoring results	2	Ecological consultant
7	Thin out sheoak regrowth and understorey vegetation using appropriate methods and planned burning. Any areas of bare ground should be monitored for invasive species particularly serrated tussock grass (WFP and CSR).	Thriving threatened species	1	Council
8	Protect and encourage the health and recruitment of eucalypt trees within the reserves consistent with the vegetation community benchmark (WFP).	Thriving mature trees	1	Council

Recom #	Action	Performance measure	Priority	Responsibility
9	Enhance refugial opportunities for native mammals through the design and implementation of shelters or through planting specific habitat shelter plants such as saggs and tussock grasses (CSR) (NBES 2021).		1	Council
10	Implement the management actions in the BMPs in consultation with this plan to enhance grassland flora diversity, maintain fauna habitat.	Well balanced vegetation management for weeds, fire and amenity	1	Council
11	Aim to progressively incorporate cultural burning techniques into fire mitigation planning where appropriate by engaging with traditional burning consultants while adapting management actions to be responsive to seasonal conditions and ecological processes on the ground.	Improved fauna habitat	2	Council and Landcare group
12	Plan and undertake weed control in accordance with priorities and actions in the Clarence Weed Strategy for weed management actions in the WFP and CSR.	Well balanced vegetation	1	Council
13	Coordinate weed management with the reserves Bushfire Mitigation Plans including monitoring and undertaking weed control prior to and following burns.	Well balanced vegetation management	1	Council

Recom #	Action	Performance measure	Priority	Responsibility
14	Ensure contractors collect weed data when undertaking weed control and maintain comprehensive weed mapping for the reserve and park to inform weed management activities and the 5-year review of weed management priorities.	Good data collection contributes to improved management	1	Council and contractors
15	Council contractors, TasWater, Council Operational Crews and volunteers are required to follow Weed Disease Planning and Hygiene Guidelines to prevent new introductions to the reserve.	Minimal weed impacts in reserves	1	Council, contractors, TasWater etc.
16	Control declared weeds and significant environmental weeds as outlined in Table 2 and Table 3 for WFP and CSR respectively, with priority given to parent plants in difficult to access areas.	Minimal weed impacts in WFP	1	Council and contractors
17	Control other environmental weeds in WFP and CSR particularly those in priority management zones outlined in Table 2 and Table 3 and when treating declared weeds wherever practicable.	Minimal weed impacts in WFP	2	Council and contractors
18	Monitor and control for emerging weed species listed in Appendix 5 in both WFP and CSR. Collaborate with contractors to enhance their ability to identify weeds such as serrated tussock, Chilean needle grass and Mediterranean daisy with a focus to prevent their establishment in the WFP & CSR.	Minimal weed impacts in reserves and good data collection contributes to improved management	1	Council and contractors

Recom #	Action	Performance measure	Priority	Responsibility
19	Monitor progress annually and review weed management priorities after 5 years in both the WFP and CSR.	Good data collection contributes to improved management	2	Council and contractors
20	Promote the use of local native plants in gardens and general weed education.	Minimal weed impacts in reserves	1	Council
21	Declare WFP an 'on-lead only' area and update the Schedule of Declared areas to reflect this status. Once declared, install signage and monitor for compliance.	Minimal impacts by domestic animals	1	Council
22	Declare CSR an 'on-lead only' area and update the Schedule of Declared areas to reflect this status. Once declared, install signage and monitor for compliance.	Minimal impacts by domestic animals	1	Council
23	Assess the impacts of domestic animals and feral animals on the local wildlife within that reserve by undertaking further remote camera monitoring.	Improved understanding and management of domestic and feral animals	2	Council
24	Continue to promote de-sexing, microchipping and keeping cats under control and inside at night.	Minimal impacts by domestic animals	1	Council
25	Protect large trees, logs and hollow-bearing trees during planned burns, hazard management area maintenance, fire trail works and other maintenance activities.	Improved habitat	2	Council and Landcare group

Recom #	Action	Performance measure	Priority	Responsibility
26	Trial the installation of nest boxes in CSR targeted towards specific fauna and birds and monitor (CSR).	Improved habitat	2	Council and Landcare group
27	Consider species suitability and strategic planting to support fauna habitat at planning stage.	Improved habitat	2	Council
28	Clean out debris from the WFP frog pond and vegetate the perimeter with low native semiaquatic vegetation.	Improved habitat	2	Council and Landcare group
29	Respond to reports of rubbish dumping by removing the rubbish in a timely manner.	Improved habitat and amenity	1	Council
30	Work with community and user groups to undertake regular clean ups within WFP and CSR linking with established community events e.g. Clean Up Australia Day.	Improved habitat and amenity	1	Council and Landcare group etc.
31	Communicate negative impacts of dumping and potential fines through signage.	Improved habitat and amenity	1	Council
32	Engage with property owners, in compliance with Council's Encroachment Policy and procedure, regarding encroaching activities in the CSR and WFP.	Improved habitat and amenity	1	Council

Recom #	Action	Performance measure	Priority	Responsibility
33	Any proposed significant earthworks should be referred to AHT for advice and an unanticipated discovery plan (UDP) must be on site during all earthworks.	Aboriginal heritage preserved	1	Council
34	Promote Aboriginal history through cultural activities, storytelling, and interpretive signage as appropriate.	Community understanding of Aboriginal heritage	2	Council
35	Engage with the Tasmanian Aboriginal Community, including cultural burning practitioners, regarding the incorporation of cultural management techniques and practices into the reserves' management.	Community understanding of Aboriginal heritage	2	Council
36	Consider additional historic interpretation for WFP to discuss the source of the name 'Waverley' and its connection with Sir Walter Scott, to include the interesting elements during the colonial period from 1856-1901, post war history and more recent history.	Community understanding of local history	2	Council
37	Given the significant historic and cultural heritage associated with the reserve, engage a consultant to review the Elizabeth Dean's publication "Waverley Flora Park" prior to its launch on the Council website.	Community understanding of local history	2	Council

Recom #	Action	Performance measure	Priority	Responsibility
38	Undertake a review of the track network including Track 7 (Down Wavo Mountain Bike Track) to determine their recreation value, fire management value and their impact on environmental values, with low value tracks decommissioned and rehabilitated.	Improved connectivity	1	Council
39	Retain Track 2 as a footpad until further risk assessment of the viewpoint.	Improved connectivity	1	Council
40	<p>Undertake a staged and informed process to close and rehabilitate all unauthorised tracks as follows:</p> <ul style="list-style-type: none"> a. Track 3 – steep unauthorised walking track with erosion and safety issues. b. Tracks 4, 5, 6, 9 & 10 – unauthorised hand constructed mountain bike tracks with sustainability, safety and connectivity issues. Tracks 4 & 5 do not end at the trail head. c. All track closures should include a public information program which outlines the reason for the track closure and directs riders to the nearby Clarence Mountain Bike Park in the Meehan Range 	Improved connectivity	2	Council

Recom #	Action	Performance measure	Priority	Responsibility
41	Formalise a trail hub at the track 6 junction above the Avenue of Honour	Improved connectivity	1	Council
42	Erect trail hub map board signage and track direction signage. Include additional information such as hazards and safety considerations.	Improved connectivity	2	Council
43	The footprint of existing tracks to be maintained and not increased.	Improved connectivity	2	Council
44	In CSR, formalise a perimeter track aligned with the existing perimeter hazard management area and construct a new track between two entrances to enable circuit walk. Any new tracks and upgrades to tracks to be designed and built to a minimum Class 3 walking track standard as per AS2156.	Improved connectivity	1	Council
45	Design and install seating at 2-3 scenic viewpoints in WFP including a new rock seat and interpretive signage at the WFP frog pond to improve accessibility to a confined viewing area and minimise access to other areas (Appendix 7)	Improved amenity	2	Council
46	Develop and install interpretation and information signage in accordance with Clarence City Council style guide including two	Improved amenity	2	Council

Recom #	Action	Performance measure	Priority	Responsibility
	landscaped and signed entrances from Carbeen Street (east and west).			
47	Consult the community to name key reserve entrances and trails, using names that are linked with and help promote the natural values, or Indigenous names to acknowledge the cultural significance of the area.	Improved amenity	3	Council
48	Develop and implement a community engagement and awareness strategy to significantly grow membership of the WFP Landcare Group and extend their activities into the CSR. Provide ongoing support for the group and community volunteers in controlling environmental weeds through regular working bees and facilitated programs.	Community engagement	1	Council
49	Promote community awareness and education around weed management and the threats posed by creeping backyards and illegal dumping.	Improved engagement and amenity	1	Council
50	Work with the local Landcare groups and community to revitalise educational and interpretive material, including signage to promote the values of WFP and CSR.	Improved engagement and amenity	2	Council

Recom #	Action	Performance measure	Priority	Responsibility
51	Promote the WFP to local schools as an ideal location for an outdoor classroom.	Improved engagement	2	Council
52	Encourage WFP and CSR users and the local Landcare group to participate in citizen science using iNaturalist to record new or unusual plants/weeds and/or implement a citizen science monitoring program.	New data collection contributes to reserve management	2	Council
53	Continue promoting an annual Waverley Flora Park interpretive walks program for the community.	Community engagement	2	Council
54	Conduct vegetation condition assessments every five years at established photo points in WFP and CSR.	New data to contribute to reserve management	2	Council
55	Conduct remote wildlife camera and acoustic monitoring for fauna at WFP and CSR including a targeted survey for bats	New data to contribute to reserve management	2	Council
56	Conduct bird surveys every five years in both WFP and CSR, using standardised BirdLife Australia survey protocols to ensure consistency and data quality	New data to contribute to reserve management	2	Council

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10 List of Appendices

Appendix 1 – Community priorities for opportunities and issues in WFP and CSR

Appendix 2 – Description of vegetation communities occurring in the reserves

Appendix 3 – Plant list for reserves

Appendix 4 – Vegetation condition assessments

Appendix 5 – Weed lists

Appendix 6 – Bird lists

Appendix 7 – Waverley Flora Park Visitor Amenity Plan and Audit

Appendix 8 – Natural areas Assessment criteria to determine level of dog access in bushland and coastal reserves reference

Appendix 9 – Assessment criteria to determine level of dog access in bush and coastal reserves

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Appendix 1 – Community priorities for opportunities & issues in WFP and CSR

Table A – Summary of key issues and community’s priorities for opportunities and issues in WFP

Stakeholder	Opportunity / Issue	Number of responses
Community	Environmental and declared weeds	93
	Feral cats and roaming domestic cats	56
	Invasive species	29
Community	Native flora and wildflowers	52
	Native fauna	50
	Natural values in general	36
	Maintain habitat for fauna and natural park	32
	Native bird life	30
Community	Park entrances to remain as they are	42
	Do not support further landscaping	32
Community	Support dog walking	78
	Prefer off lead dog walking	40
	Prefer on lead dog walking	20
	No dogs in the park	2
Community	Support tracks in general	38
	Support walking tracks	34
	Support mountain bike tracks	26
	Bike control in reserves due to conflicts	15
	Dogs not an issue for wildlife	32
Community	Art not required in reserve	63
	Support of art in the bushland	57
Community	Support improvements in general wayfinding	76
	Support maps at trailheads and key junctions	57
	Support general interpretation signage	29
	Support signage interpreting the natural values	26
	Support interpretation of Aboriginal heritage	15
	Support for seating	97
Community	Support for formalising viewing points	52

Stakeholder	Opportunity / Issue	Number of responses
	No additional infrastructure was required	30
	Infrastructure should be kept as natural as possible	17
CDOGs	<ul style="list-style-type: none"> Supports walking dogs under effective control in all reserves Need for off-lead areas Evidence based, risk assessed and proportionate to the range of threats to wildlife Support zoning Support enforcement Consider other areas for dog walking outside of bushland reserves 	
BirdLife Tasmania	<ul style="list-style-type: none"> 59 species recorded in the WFP Values for birds are habitat diversity, nesting hollows, and edge effect Management priorities are monitoring and considering the landscape context Community engagement and participation in conservation 	
DNRE Tasmania – Conservation Assessments and Wildlife Services	<ul style="list-style-type: none"> Changes in listing of threatened flora species and mapping since previous RAP Ongoing monitoring of threatened flora is needed Use of indigenous native plants Trampling of orchids by orchid-spotters and photographers Concerns about native tree removal for native grassy woodland and grasslands Concerns about track management and widening Impacts from off-lead dogs are trampling and increased nutrient levels Authorised vehicles must stay on formal tracks Monitor weed management effectiveness 	
Waverley Flora Park Landcare Group	<ul style="list-style-type: none"> Impacts of mountain bikes, motorised bikes and motorbikes Litter and dumping Fire regimes and slashing Weed management Dogs in park must be on-lead Impacts of orchid photographers Natural values include birds, mammals, insects, frogs and lizards Concerns about heath management 	



Table B – Summary of key issues and community’s priorities for opportunities and issues in CSR

Stakeholder	Opportunity / Issue
Community	Access to the site for health and wellbeing
Community	Importance of the site for birdlife
Community	Importance of maintaining an open ‘greenspace’ environment
Community	Opportunities for improving the site with seating, open spaces, ornamental plantings and access tracks
Community	Opportunities to improve pedestrian access along the north side of Dawson Court, and between the reserve and Warrane Primary School
Community	Potential rehabilitation using WSUD principles and native plantings in eastern portion
Community	Opportunity to establish a local ‘friends of’ group’ for the reserve
Community	Problems with rubbish dumping
Community	Weed management is required
Community	Potential to use fire management and fuel reduction to open understorey

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Appendix 2 – Description of vegetation communities occurring in Waverley Flora Park and Carbeen Street Reserve

Waverley Flora Park Vegetation Communities

***Eucalyptus amygdalina* forest and woodland on sandstone (DAS)**

DAS is the most extensive vegetation type in the area occurring on Mornington Hill and surrounding slopes. Black peppermint (*E. amygdalina*) is the dominant tree species, with white gum (*E. viminalis*) sub-dominant. The understorey includes scattered tall shrubs native-cherry (*Exocarpos cupressiformis*), black sheoak (*Allocasuarina littoralis*), broadleaf hopbush (*Dodonaea viscosa*) and silver wattle (*Acacia dealbata*).

The groundcover layer contains a range of sedges, grasses, herbs and prostrate shrubs including sagg (*Lomandra longifolia*), spreading flaxlily (*Dianella revoluta*), thatch sawsedge (*Gahnia radula*), sand swordgrass (*Lepidosperma concavum*) kangaroo grass (*Themeda triandra*), velvet tussockgrass (*Poa rodwayi*), speargrass (*Austrostipa* sp.), dwarf riceflower (*Pimelea humilis*) and native cranberry (*Styphelia humifusa*).

This community is mostly weed free except for scattered boneseed (*Chrysanthemoides monilifera*) plants and isolated occurrences beside paths of herbaceous weeds such as cleavers (*Galium aparine*), fumitory (*Fumaria* sp.) and slender thistle (*Carduus* sp.). This forest contains a diverse understorey and strong species recruitment. There are no large trees, >DBH 60 cm as defined by the TASVEG benchmark, present.

***Eucalyptus ovata* forest (DOV)**

DOV is distinguished by the prominence of black gum (*E. ovata*) in the canopy. This vegetation community occurs in flat areas of lower elevation in the east and south of the park. The understorey is open with occasional large shrubs including black sheoak, silver wattle and prickly box (*Bursaria spinosa*) and small shrubs including prickly beauty (*Pultenaea juniperina*) and twiggy daisybush (*Olearia ramulosa*). The groundcover layer is dominated by sagg with scattered herbs, prostrate shrubs and native and exotic grasses including peachberry heath (*Lissanthe strigosa*), creeping bossia (*Bossiaea prostrata*), southern storksbill (*Pelargonium australe*), tussock grasses (*Poa* sp.) and cocksfoot (*Dactylis glomerata*).

There is a lack of large trees, > DBH 80 cm as defined by the TASVEG benchmark. The community lacks some understorey lifeforms notably scramblers and climbers, ground ferns and mosses and



lichens. Weeds, although not widespread, include the high threat weeds boneseed and blackberry (*Rubus fruticosus*).

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

This vegetation community is dominated by white gum. Scattered large shrubs including drooping sheoak (*Allocasuarina verticillata*), native-cherry, broadleaf hopbush and silver wattle occur in the understorey. The groundcover layer includes a variety of prostrate shrubs, herbs including orchids, grasses and sedges such as forest candles (*Stackhousia monogyna*), beardheath (*Leucopogon virgatus*), tiger orchid (*Diuris sulphurea*), sagg, thatch sawsedge, spreading flaxlily, speargrass and velvet tussockgrass.

This vegetation community has moderate species diversity and is mostly weed-free. Recruitment of woody species is high. There is a lack of both large trees, > DBH 60 cm as defined by the TASVEG benchmark, and large logs.

***Allocasuarina verticillata* forest (NAV)**

NAV is characterised by a dense canopy of drooping sheoak with occasional white gums, pricklybox and broadleaf hopbush. The understorey is sparse with scattered herbs and grasses including kidneyweed (*Dichondra repens*), speargrass and velvet tussockgrass.

This community has moderate species diversity and life forms present as well as species recruitment comparative to the TASVEG benchmark. There are no weeds present or large trees, >DBH 25 cm as defined by the TASVEG benchmark.

Lowland *Themeda triandra* grassland (GTL)

GTL is restricted to a small area in the western portion of the park on flat terrain. This community is dominated by kangaroo grass (*Themeda triandra*). Other native grasses including speargrass and tussock grasses as well as exotic grasses, silvery hairgrass and lesser quaking-grass (*Briza minor*) are also common. Herbs, prostrate and small shrubs are scattered throughout this community including common everlasting (*Chrysocephalum apiculatum*), erect guineaflower (*Hibbertia riparia*), native cranberry, creeping bossia, trailing native-primrose (*Goodenia lanata*), dwarf riceflower, sagg, golden bulbine-lily (*Bulbine bulbosa*), spreading flaxlily and tiger orchid.

This community has a higher diversity of shrubs than the benchmark but a much lower diversity of herbs. Overall, this community scores well for dominant life form cover, lack of weeds and persistence potential. Observations of saplings of tree and shrub species suggests that this



community may eventually transition into a grassy woodland if not burned or subject to other disturbance which would prevent tree and shrub establishment.

Carbeen Street Reserve Vegetation Communities

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

This community occupies sections of the Carbeen Street Reserve (CSR) consisting of an overstorey canopy dominated by *Eucalyptus viminalis* (white gum) over a secondary canopy of *Allocasuarina verticillata* (she-oak) and *Acacia dealbata* (silver wattle). Tall woody shrubs such as *Bursaria spinosa* (prickly box) and *Dodonaea viscosa* (broadleaf hopbush) are also present as well as low shrubs such as *Epacris impressa* (common heath) and *Dillwynia glaberrima* (smooth parrot pea). *Lomandra longifolia* (sagg) dominates the ground layer with other native grasses such as *Austrostipa species* (spear grasses) and *Themeda triandra* (kangaroo grass).

***Allocasuarina verticillata* forest (NAV)**

This community occupies large sections of the reserve and is characterised by a dense canopy of *Allocasuarina verticillata* (she-oak) over tall shrubs such as *Bursaria spinosa* (prickly box) and *Dodonaea viscosa* (broadleaf hopbush). Native grasses are prevalent such as *Austrodanthonia* sp. (wallaby grass), *Austrostipa* sp (spear grasses) and *Themeda triandra* (kangaroo grass). Native daisies (*Leptorhynchos squamatus*, *Vittadinia muelleri* and *Euchiton collinus*) and herbs (*Sanguisorba minor*, *Cynoglossum suaveolens* and *Ptilotus spathulatus*) are prevalent. Historically this vegetation patch would have supported less tree/native shrub cover and is likely to have been a native grassland at some point in the past. Google Earth aerial imagery from as recent as 2003 demonstrates that the site supported considerably fewer woody species cover at that time. In the absence of disturbance, the site has become dominated by woody trees and shrubs (predominantly she oaks).

Extra-urban miscellaneous (FUM)

Some sections of the CSR have been subject to modification including hazard management areas and clearing/fill dumping. These areas support largely introduced flora species and for the purposes of this Plan have been identified as Extra-urban miscellaneous (FUM). Introduced grasses such as *Dactylis glomerata*, *Piptatherum miliaceum*, *Bromus catharticus*, *Arrhenatherum elatius* var. *bulbosum* and *Cynodon dactylon* are common throughout these areas.



Appendix 3 – Plant list for Reserves

Carbeen Street Reserve

Site: 1 DVG - *Eucalyptus viminalis* grassy forest and woodland

- Trees: *Eucalyptus viminalis* subsp. *viminalis*
- Tall Shrubs: *Acacia dealbata* subsp. *dealbata*, *Acacia mearnsii*, *Allocasuarina littoralis*,
Bursaria spinosa subsp. *spinosa*, *Dodonaea viscosa* subsp. *spatulata*
- Shrubs: *Bossiaea prostrata*, *Dillwynia glaberrima*, *Epacris impressa*
- Low Shrubs: *Acrotriche serrulata*, *Hibbertia hirsuta*
- Herbs: *Arthropodium milleflorum*, *Cynoglossum suaveolens*, *Dianella revoluta*, *Einadia nutans* subsp. *nutans*, *Linum marginale*, *Oxalis perennans*, *Plantago varia*
- Graminoids: *Lomandra longifolia*
- Grasses: *Austrostipa pubinodis*, *Microlaena stipoides*, *Poa labillardierei*, *Poa rodwayi*,
Themeda triandra
- Weeds: *Chrysanthemoides monilifera* subsp. *monilifera*, *Cotoneaster franchetii*, *Dactylis glomerata*, *Eucalyptus leucoxydon* subsp. *Megalocarpa*, *Genista monspessulana*,
Hirschfeldia incana, *Hypochaeris radicata*, *Lepidium africanum*, *Plantago lanceolata*, *Sanguisorba minor*, *Spergularia* sp.

Site: 2 NAV - *Allocasuarina verticillata* forest

- Tall Shrubs: *Acacia mearnsii*, *Allocasuarina verticillata*, *Bursaria spinosa* subsp. *spinosa*,
Dodonaea viscosa subsp. *spatulata*
- Low Shrubs: *Astroloma humifusum*
- Herbs: *Cynoglossum suaveolens*, *Dianella revoluta*, *Einadia nutans* subsp. *nutans*,
Euchiton japonicus, *Leptorhynchus squamatus*, *Oxalis perennans*, *Ptilotus spathulatus*, *Wahlenbergia* sp.
- Graminoids: *Lepidosperma filiforme*
- Grasses: *Austrostipa nodosa*, *Austrostipa pubinodis*, *Austrostipa stuposus*, *Rytidosperma caespitosum*, *Themeda triandra*



Weeds: *Aira* sp., *Briza maxima*, *Chrysanthemoides monilifera* subsp. *monilifera*,
Cotoneaster franchetii, *Dactylis glomerata*, *Linum trigynum*, *Plantago lanceolata*,
Sanguisorba minor, *Sonchus asper*

Site: 3 FUM – Extra-urban miscellaneous

Herbs: *Medicago* sp., *Oxalis* sp., *Vittadinia muelleri*

Weeds: *Coprosma repens*, *Aira* sp., *Arrhenatherum elatius* var. *bulbosum*, *Avena strigosa*,
Bromus catharticus, *Convolvulus arvensis*, *Cynodon dactylon* var. *dactylon*,
Dactylis glomerata, *Echium candicans*, *Foeniculum vulgare*, *Gazania rigens*,
Hirschfeldia incana, *Lysimachia arvensis*, *Malva* sp., *Piptatherum miliaceum*,
Plantago coronopus, *Polygonum aviculare*, *Reseda luteola*, *Rosa rubiginosa*, *Rubus*
fruticosus, *Sanguisorba minor*, *Solanum nigrum*, *Sonchus* sp., *Spergularia* sp.

Waverley Flora Park

For the full flora species list, please refer to Vegetation Condition Assessments (Appendix 4).



Appendix 4 – Vegetation condition assessments for WFP

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

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

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<i>Eucalyptus amygdalina</i> forest on sandstone (DAS)						
Location	Waverley Flora Park (WFP4). Central portion of park.					
Grid Reference	531726,5253784	Date	11-November-2021			
Area	46 ha	Recorder	Nick Fitzgerald, Aimee Bliss			
SITE CONDITION ATTRIBUTES						
Large Trees		Understorey Life Forms				
Number of Large Trees #/ha	0	Life Forms	No. species	Cover %	Present	Modified
Proportion Healthy Canopy	-	Immature eucalypt tree	2	1	Yes	N/A
Tree Canopy Cover		Tree (sub canopy) or large shrub	2	25	Yes	No
Tree Canopy Cover (%)	25	Medium shrub/small shrub	5	30	Yes	No
Proportion Healthy Canopy	>70	Prostrate and mat-forming shrubs	3	2	Yes	No
Lack of Weeds		Herbs	14	5	Yes	No
Weed Cover (%)	1	Grasses	6	40	Yes	No
High Threat Weeds	1 %	Large sedge/rush/sagg	4	50	Yes	No
Recruitment		Medium-small sedge/rush/sagg	-	-	No	-
Adequate Eucalypt Recruitment	Yes	Ground ferns	-	-	No	-
Proportion of native woody plants with adequate recruitment	>70 %					
Recruitment Diversity	High	Scrambler/Climber and Epiphytes	1	0.5	Yes	No
Organic litter (%)		Mosses and Lichen	-	5	Yes	N/A
Litter Cover (%)	40					
Litter – native or non native	Native	% Benchmark life forms present	82 %			
Logs						
Length of Logs (m/ 0.1 ha)	23					
Large logs – present or absent	Yes					
LANDSCAPE CONTEXT ATTRIBUTES						
Patch Size		Neighbourhood		Distance to Core Area		
Area of native vegetation continuous with assessment zone	75 ha	% Native		Distance to Core Area >50 ha		<1 km
Significantly disturbed	Yes	Vegetation within 100 m	100			
		% Native		Core area significantly disturbed		Yes
		Vegetation within 1 km	20			
		% Native				
		Vegetation within 5 km	20			
FINAL VEGETATION CONDITION SCORE						
Site Condition Score		Landscape Context Score		TOTAL		
Large Trees	0/10	Patch Size	8/10	64/100		
Tree Canopy Cover	5/5	Neighbourhood	2/10			
Lack of Weeds	13/15	Distance to Core Area	3/5			
Understorey Summary	15/25	Landscape Context Score	13/25			
Recruitment	10/10					
Organic Litter	3/5					
Logs	5/5					
Site Condition Total	51/75					
DAS VCA SCORE: 64/100						



Eucalyptus ovata forest (DOV)						
Location	Waverley Flora Park (WFP5). Eastern corner of Park					
Grid Reference	532268,5253580	Date	11-November-2021			
Area	4.2 ha	Recorder	Nick Fitzgerald, Aimee Bliss			
SITE CONDITION ATTRIBUTES						
Large Trees		Understorey Life Forms				
Number of Large Trees #/ha	0	Life Forms	No. species	Cover %	Present	Modified
Proportion Healthy Canopy	-	Immature eucalypt tree	2	5	Yes	N/A
Tree Canopy Cover		Tree (sub canopy) or large shrub	3	70	Yes	No
Tree Canopy Cover (%)	70 %	Medium shrub/small shrub	7	15	Yes	No
Proportion Healthy Canopy	> 70 %	Prostrate and mat-forming shrubs	2	3	Yes	No
Lack of Weeds		Herbs	6	15	Yes	No
Weed Cover (%)	5	Grasses	4	30	Yes	No
High Threat Weeds	5 %	Large sedge/rush/sagg	3	40	Yes	No
Recruitment		Ground ferns	-	-	Absent	-
Adequate Eucalypt Recruitment	Yes	Scrambler/Climber and Epiphytes	-	-	Absent	-
Proportion of native woody plants with adequate recruitment	>70 %	Mosses and Lichen	-	-	Absent	-
Recruitment Diversity	High	% Benchmark life forms present	66 %			
Organic litter (%)						
Litter Cover (%)	40					
Litter – native or non native	Native					
Logs						
Length of Logs (m/0.1 ha)	11					
Large logs – present or absent	Yes					
LANDSCAPE CONTEXT ATTRIBUTES						
Patch Size		Neighbourhood		Distance to Core Area		
Area of native vegetation continuous with assessment zone	75 ha	% Native Vegetation within 100 m	60	Distance to Core Area <1 km >50 ha		
Significantly disturbed	Yes	% Native Vegetation within 1 km	20	Core area significantly disturbed Yes		
		% Native Vegetation within 5 km	20			
FINAL VEGETATION CONDITION SCORE						
Site Condition Score		Landscape Context Score		TOTAL		
Large Trees	0/10	Patch Size	8/10	57/100		
Tree Canopy Cover	3/5	Neighbourhood	1/10			
Lack of Weeds	9/15	Distance to Core Area	3/5			
Understorey Summary	15/25	Landscape Context Score	12/25			
Recruitment	10/10					
Organic Litter	5/5					
Logs	3/5					
Site Condition Total	45/75					
DOV VCA SCORE 57/100						



Eucalyptus viminalis dry forest (DVG)						
Location	Waverley Flora Park (WFP2). Along southern boundary of park.					
Grid Reference	531178,5253663	Date	11-November-2021			
Area	5.7 ha	Recorder	Nick Fitzgerald, Aimee Bliss			
SITE CONDITION ATTRIBUTES						
Large Trees		Understorey Life Forms				
Number of Large Trees #/ha	0	Life Forms	No. species	Cover %	Present	Modified
Proportion Healthy Canopy	-	Immature eucalypt tree	2	20	Yes	N/A
Tree Canopy Cover		Tree (sub canopy) or large shrub	2	20	Yes	No
Tree Canopy Cover (%)	20	Medium shrub/small shrub	7	10	Yes	No
Proportion Healthy Canopy	30-70 %	Prostrate and mat- forming shrubs	1	1	Yes	Yes
Lack of Weeds		Herbs	9	10	Yes	No
Weed Cover (%)	2	Grasses	3	35	Yes	No
High Threat Weeds	0 %	Large sedge/rush/sagg	4	50	Yes	No
Recruitment		Medium-small sedge/rush/sagg	2	1	Yes	No
Adequate Eucalypt Recruitment	Yes	Ground ferns	-	-	Absent	-
Proportion of native woody plants with adequate recruitment	>70 %					
Recruitment Diversity	High	Scrambler/Climber and Epiphytes	-	-	Absent	-
Organic litter (%)		Mosses and Lichen	-	20	Yes	N/A
Litter Cover (%)	30					
Litter – native or non native	Native	% Benchmark life forms present	81 %			
Logs						
Length of Logs (m/ 0.1 ha)	19					
Large logs – present or absent	Absent					
LANDSCAPE CONTEXT ATTRIBUTES						
Patch Size		Neighbourhood	Distance to Core Area			
Area of native vegetation continuous with assessment zone	75 ha	% Native				
		Vegetation within 100 m	95	Distance to Core Area >50 ha	<1 km	
Significantly disturbed	Yes	% Native		Core area significantly disturbed	Yes	
		Vegetation within 1 km	20			
		% Native				
		Vegetation within 5 km	20			
FINAL VEGETATION CONDITION SCORE						
Site Condition Score		Landscape Context Score	TOTAL			
Large Trees	0/10	Patch Size	8/10	64/100		
Tree Canopy Cover	4/5	Neighbourhood	2/10			
Lack of Weeds	15/15	Distance to Core Area	3/5			
Understorey Summary	15/25	Landscape Context Score	13/25			
Recruitment	10/10					
Organic Litter	5/5					
Logs	2/5					
Site Condition Total	51/75					
DVG VCA SCORE 64/100						



Allocasuarina verticillata forest (NAV)						
Location	Waverley Flora Park (WFP3). Western corner of the park.					
Grid Reference	531213,5253779	Date	11-November-2021			
Area	4.1 ha	Recorder	Nick Fitzgerald, Aimee Bliss			
SITE CONDITION ATTRIBUTES						
Large Trees		Understorey Life Forms				
Number of Large Trees #/ha	0	Life Forms	No. species	Cover %	Present	Modified
Proportion Healthy Canopy	>70 %					
Tree Canopy Cover		Tree (sub canopy) or large shrub	2	2	Yes	No
Tree Canopy Cover (%)	80	Medium shrub/small shrub	3	10	Yes	No
Proportion Healthy Canopy	>70 %	Prostrate and mat-forming shrubs	-	-	No	-
Lack of Weeds		Herbs	4	0.5	Yes	No
Weed Cover (%)	0	Grasses	3	1	Yes	No
High Threat Weeds	0 %	Scrambler/Climber and Epiphytes	-	-	No	-
Recruitment						
Adequate Canopy sp. Recruitment	Yes	% Benchmark life forms present	66 %			
Proportion of native woody plants with adequate recruitment	60 %					
Recruitment Diversity	High					
Organic litter (%)						
Litter Cover (%)	90					
Litter – native or non native	Native					
Logs						
Length of Logs (m/0.1 ha)	13					
Large logs – present or absent	Yes					
LANDSCAPE CONTEXT ATTRIBUTES						
Patch Size		Neighbourhood	Distance to Core Area			
Area of native vegetation continuous with assessment zone	75 ha	% Native				
		Vegetation within 100 m	95	Distance to Core Area >50 ha	<1 km	
Significantly disturbed	Yes	% Native				
		Vegetation within 1 km	20	Core area significantly disturbed	Yes	
		% Native				
		Vegetation within 5 km	20			
FINAL VEGETATION CONDITION SCORE						
Site Condition Score		Landscape Context Score	TOTAL			
Large Trees	0/10	Patch Size	8/10	64/100		
Tree Canopy Cover	5/5	Neighbourhood	2/10			
Lack of Weeds	15/15	Distance to Core Area	3/5			
Understorey Summary	15/25	Landscape Context Score	13/25			
Recruitment	6/10					
Organic Litter	5/5					
Logs	5/5					
Site Condition Total	51/75					
NAV VCA SCORE 64/100						



Lowland Themeda triandra grassland (GTL)						
Location	Waverley Flora Park (WFP1). Western portion of park.					
Grid Reference	531066,5253739	Date	11-November-2021			
Area	1.6 ha	Recorder	Nick Fitzgerald, Aimee Bliss			
SITE CONDITION ATTRIBUTES						
Dominant Life Form	Understorey Life Forms					
Dominant Life Form Cover (%)	80	Life Forms	No. species	Cover %	Present	Modified
Lack of Weeds		Medium shrub/small shrub	7	5	Yes	No
Weed Cover (%)	5	Prostrate and mat- forming shrubs	2	1	Yes	No
High Threat Weeds	0 %	Herbs	9	1	No	-
Persistence Potential		Medium to small tussock grass	3	80	Yes	No
Regeneration Potential	High	Non-tussock grass	-	-	Absent	-
Species Diversity	High	Tiny grass/sedge/lilly	4	2	Yes	No
Organic litter (%)		Large sedge/rush/sagg/lily	3	2	Yes	No
Litter Cover (%)	3	Medium to small sedge/rush/sagg/lily	1	0.5	Yes	No
Litter – native or non native	Native	Ground fern	-	-	Absent	-
		Mosses and Lichen	-	-	Absent	-
		% Benchmark life forms present	60 %			
LANDSCAPE CONTEXT ATTRIBUTES						
Patch Size		Neighbourhood		Distance to Core Area		
Area of native vegetation continuous with assessment zone	75 ha	% Native Vegetation within 100 m	100	Distance to Core Area >50 ha		<1 km
Significantly disturbed	Yes	% Native Vegetation within 1 km	20	Core area significantly disturbed		Yes
		% Native Vegetation within 5 km	20			
FINAL VEGETATION CONDITION SCORE						
Site Condition Score		Landscape Context Score		TOTAL		
Dominant Life Form Cover	15/15	Patch Size	8/10	75/100		
Lack of Weeds	15/15	Neighbourhood	2/10			
Understorey Summary	15/25	Distance to Core Area	3/5			
Persistence Potential	10/10	Landscape Context Score	13/25			
Organic Litter	3/5					
Site Condition Total subtotal	58/70					
Sub-total x 1.07	62/75					
GTL VCA SCORE 75/100						



Appendix 5 – Weeds list for WFP and CSR

The list provides an alphabetical list indicating weed status and management priority recorded in the vicinity of WFP and CSR including those recorded by Fensham and Gilfedder in 1989. Weeds are also included from iNaturalist (2022), local Waverley Park Landcare group records and/or reported during the community consultation process.

The weed status indicates whether the weed species is a declared weed species (D) under the *Biosecurity Act 1999* or a weed of national significance (WONS). In addition, the CWS priority value is included in the weed status column where relevant.

Priority Rating – The CWS assigns a priority rating of 1-4 is assigned to each species.

Priority 1: Declared weeds or newly introduced “alert list” weeds with a restricted distribution in Clarence. These species are of highest priority and require a rapid response. Immediately implement the eradication plan when reported.

Priority 2: Limited distribution. Eradicate or quarantine within the term of the action plan (10 years). High priority.

Priority 3: Widespread distribution. Declared weeds and certain CLL species require strategic control. Eradicate isolated infestations and contain wider infestations to ensure no further spread within the term of the action plan (10 years).

Priority 4: Widespread distribution. CLL weeds and declared weeds of lowest priority.

Scientific Name	Common Name	WFA	CSR	Weed Status	Source
<i>Acacia floribunda</i>	white Sally wattle				inat
<i>Acacia paradoxa</i>	kangaroo thorn	3			NVA/inat
<i>Agapanthus praecox</i> subsp. <i>orientalis</i>	African lily	2		4	NVA/inat
<i>Agrostis capillaris</i>	brown top bent	1			NVA/inat
<i>Aira caryophyllea</i> subsp. <i>caryophyllea</i>	silvery hairy grass	3			NVA
<i>Aloe maculata</i>	soap aloe	1			NVA/inat
<i>Aloe</i> sp.	aloe				inat
<i>Arctotheca calendula</i>	capeweed				NVA
<i>Billardiera heterophylla</i>	bluebell creeper	2		4	NVA
<i>Brassica x napus</i>	rape				NVA
<i>Briza maxima</i>	greater quaking-grass	2			NVA/inat



Scientific Name	Common Name	WFA	CSR	Weed Status	Source
<i>Briza minor</i>	lesser quaking grass	2			NVA
<i>Bromus diandrus</i>	great brome				inat
<i>Calendula officinalis</i>	garden marigold				NVA
<i>Capsella bursa-pastoris</i>	shepherds purse				NVA
<i>Cardamine hirsuta</i>	hairy bittercress				inat
<i>Centaureum erythraea</i>	common centaury	3			NVA/inat
<i>Cardus pycnocephalus</i> and <i>C. tenuiflorus</i>	slender and winged thistle			D, 3	NVA
<i>Chamaecytisus palmensis</i>	tree lucerne	1		4	NVA
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	24	1	D, WONS, 3	NVA/inat
<i>Cirsium vulgare</i>	spear thistle	1			NVA/inat
<i>Cordyline australis</i>	New Zealand cabbage tree				inat
<i>Cortaderia sp.</i>	pampas grass			D, 2	NVA
<i>Cotoneaster glaucophyllus</i> var. <i>serotinus</i>	large-leaf cotoneaster	1	1	4	NVA/inat
<i>Cytisus scoparius</i>	English broom	1		D, WONS, 3	NVA/inat
<i>Echium candicans</i>	pride of Madeira	2		4	NVA/inat
<i>Ehrharta erecta</i> var. <i>erecta</i>	panic veldgrass	1		4	NVA
<i>Erica arborea</i>	tree heath			D, 2	NVA
<i>Erica lusitanica</i>	Spanish heath	3		D, 3	NVA/inat
<i>Euphorbia peplus</i>	pretty spurge	1			NVA/inat
<i>Foeniculum vulgare</i>	fennel	0	1	D, 4	
<i>Freesia leichtlinii alba</i>	white kammetjie				inat
<i>Freesia sp (hybrids)</i>	freesias	1			NVA/inat
<i>Fumaria muralis</i>	common ramping-fumitory				inat
<i>Fumaria muralis</i> subsp. <i>muralis</i>	wall fumitory	1			NVA
<i>Fumaria officinalis</i> subsp. <i>officinalis</i>	common fumitory	1			NVA/inat
<i>Genista monspessulana</i>	montpellier broom	5		D, 3	NVA/inat



Scientific Name	Common Name	WFA	CSR	Weed Status	Source
<i>Genista stenopetala</i>	madeira broom	1			NVA
<i>Grevillea rosmarinifolia</i>	rosemary grevillea	3			NVA
<i>Hedera helix</i>	ivy				NVA
<i>Holcus lanatus</i>	Yorkshire fog	1			NVA
<i>Hypochaeris radicata</i>	rough catsear	1			NVA
<i>Kunzea ericoides</i>	burgan	1		4	NVA/inat
<i>Lavandula stoechas</i> <i>subsp. stoechas</i>	topped lavender				NVA
<i>Leontodon saxatilis</i>	hairy hawkbit				inat
<i>Lepidium didymum</i>	lesser swinecress				inat
<i>Lysimachia arvensis</i>	scarlet pimpernel				NVA/inat
<i>Medicago lupulina</i>	black medick				NVA
<i>Moenchia erecta</i>	erect chickweed				inat
<i>Narcissus</i> sp	daffodils				inat
<i>Nassella trichotoma</i>	serrated tussock			D, 3	NVA
<i>Opuntia stricta</i>	prickly pear			D, WONS, 2	NVA
<i>Oxalis articulata</i>	bent wood sorrel				inat
<i>Petrorhagia dubia</i>	hairypink				inat
<i>Pinus</i> sp.	pine sp	1			NVA
<i>Pittosporum undulatum</i>	sweet pittosporum			4	inat
<i>Plantago coronopus</i>	buckshorn plantain				NVA
<i>Plantago lanceolata</i>	ribwort plantain	1			NVA/inat
<i>Rosa rubiginosa</i>	sweet briar /briar rose	1	1	4	NVA
<i>Rosmarinus officinalis</i>	rosemary				NVA
<i>Rubus fruticosus</i>	European blackberry complex	2	1	D, 4	NVA/inat
<i>Sanguisorba minor</i>	salad burnet	1			NVA/inat
<i>Silene gallica</i> var. <i>gallica</i>	French catchfly	2			NVA/inat
<i>Silene gallica</i> var. <i>quinquevulnera</i>	spotted catchfly	2			NVA/inat
<i>Sisymbrium orientale</i>	eastern rocket				inat
<i>Stellaria media</i>	garden chickweed				inat
<i>Trifolium dubium</i>	suckling clover				inat
<i>Trifolium repens</i>	white clover				NVA
<i>Trifolium subterraneum</i>	subterranean clover				NVA/inat



Scientific Name	Common Name	WFA	CSR	Weed Status	Source
<i>Ulex europaeus</i>	gorse	2		D, WONS, 3	NVA/inat
<i>Urospermum dalechampii</i>	false dandelion			2	inat
<i>Urtica urens</i>	stinging nettle				NVA
<i>Verbascum thapsus</i>	great mullein	1		4	NVA
<i>Vicia</i> sp	vetch				inat
<i>Vinca major</i>	blue periwinkle	4		4	NVA/inat
<i>Vulpia myuros</i>	foxtail fescue	1			NVA
<i>Watsonia meriana</i>	bulbil watsonia				inat

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Appendix 6 – Bird lists

Birds recorded at **Carbeen Street Reserve** on 16 April 2021 (NBES 2021):

Common name	Scientific name	Observation
Musk lorikeet	<i>Glossopsitta concinna</i>	saw/heard on site
Australian magpie	<i>Cracticus tibicen</i>	heard in distance
Common starling	<i>Sturnus vulgaris</i>	saw/heard on site
Silver eye	<i>Zosterops lateralis</i>	saw/heard on site
Striated pardalote	<i>Pardalotus striatus</i>	heard on site
Little wattlebird	<i>Anthochaera chrysoptera</i>	heard on site
Common blackbird	<i>Turdus merula</i>	heard on site
Black headed honeyeater	<i>Melithreptus affinis</i>	heard on site
Silver gull	<i>Chroicocephalus novaehollandiae</i>	saw flying over site
Brown falcon	<i>Falco berigora</i>	saw flying south of site
Brown thornbill	<i>Acanthiza pusilla</i>	saw/heard on site
Forest raven	<i>Corvus tasmanicus</i>	saw/heard on site
Sulphur-crested cockatoo	<i>Cactua galerita</i>	saw/heard on site
Galah	<i>Eolophus roseicapilla</i>	saw/heard on site

The following table is a record of the birds in **Waverley Flora Park** based on 58 surveys, extracted from birddata (<https://birddata.birdlife.org.au/home>). “Count” is the number of surveys in which a species was observed, and the Reporting Rate (RR) is the number of surveys in which the species was recorded divided by 58, expressed as a percentage.

Prepared by Mike Newman and Sue Wragge on behalf of BirdLife Tasmania, 12 June 2022.

(* indicates introduced)

Common name	Scientific name	Count	RR (%)
Forest Raven	<i>Corvus tasmanicus</i>	45	77.6
Yellow-throated Honeyeater	<i>Nesoptilotis flavicollis</i>	44	75.9
Brown Thornbill	<i>Acanthiza pusilla</i>	42	72.4
Little Wattlebird	<i>Anthochaera chrysoptera</i>	40	69.0
Common Blackbird*	<i>Turdus merula</i>	36	62.1
Spotted Pardalote	<i>Pardalotus punctatus</i>	34	58.6
Silvereye	<i>Zosterops lateralis</i>	34	58.6
Scarlet Robin	<i>Petroica multicolor</i>	34	58.6
Grey Fantail	<i>Rhipidura fuliginosa</i>	34	58.6
Grey Currawong	<i>Strepera versicolor</i>	34	58.6
NewHolland Honeyeater	<i>Phylidonyris novaehollandiae</i>	31	53.5

Common name	Scientific name	Count	RR (%)
Striated Pardalote	<i>Pardalotus striatus</i>	26	44.8
Common Starling*	<i>Sturnus vulgaris</i>	26	44.8
Black-headed Honeyeater	<i>Melithreptus affinis</i>	25	43.1
House Sparrow*	<i>Passer domesticus</i>	22	37.9
European Goldfinch*	<i>Carduelis carduelis</i>	22	37.9
Superb Fairy-wren	<i>Malurus cyaneus</i>	21	36.2
Dusky Woodswallow	<i>Artamus cyanopterus</i>	19	32.8
Crescent Honeyeater	<i>Phylidonyris pyrrhopterus</i>	19	32.8
Black-faced Cuckoo-shrike	<i>Coracina novaehollandiae</i>	19	32.8
Yellow-rumped Thornbill	<i>Acanthiza chrysorrhoa</i>	17	29.3
Spotted Dove*	<i>Streptopelia chinensis</i>	17	29.3
Grey Shrike-thrush	<i>Colluricincla harmonica</i>	17	29.3
Eastern Spinebill	<i>Acanthorhynchus tenuirostris</i>	17	29.3
Green Rosella	<i>Platycercus caledonicus</i>	12	20.7
Golden Whistler	<i>Pachycephala pectoralis</i>	12	20.7
Laughing Kookaburra *	<i>Dacelo novaeguineae</i>	10	17.2
Grey Butcherbird	<i>Cracticus torquatus</i>	10	17.2
Yellow Wattlebird	<i>Anthochaera paradoxa</i>	9	15.5
Musk Lorikeet	<i>Glossopsitta concinna</i>	8	13.8
Pallid Cuckoo	<i>Heteroscenes pallidus</i>	7	12.1
Dusky Robin	<i>Melanodryas vittata</i>	7	12.1
Common Greenfinch*	<i>Chloris chloris</i>	7	12.1
Masked Lapwing	<i>Vanellus miles</i>	6	10.3
Brown Quail	<i>Synoicus ypsilophora</i>	6	10.3
Welcome Swallow	<i>Hirundo neoxena</i>	3	5.2
Tree Martin	<i>Petrochelidon nigricans</i>	3	5.2
Shining Bronze-Cuckoo	<i>Chalcites lucidus</i>	3	5.2
Horsfield's Bronze-Cuckoo	<i>Chalcites basalis</i>	3	5.2
Galah	<i>Eolophus roseicapilla</i>	3	5.2
Brown Goshawk	<i>Accipiter fasciatus</i>	3	5.2
Blue-winged Parrot	<i>Neophema chrysostoma</i>	3	5.2
Peregrine Falcon	<i>Falco peregrinus</i>	2	3.5
Olive Whistler	<i>Pachycephala olivacea</i>	2	3.5
Fan-tailed Cuckoo	<i>Cacomantis flabelliformis</i>	2	3.5
Brush Bronzewing	<i>Phaps elegans</i>	2	3.5
Yellow-tailed Black-Cockatoo	<i>Zanda funereus</i>	1	1.7
Tasmanian Thornbill	<i>Acanthiza ewingii</i>	1	1.7
Tasmanian Scrubwren	<i>Sericornis humilis</i>	1	1.7



Common name	Scientific name	Count	RR (%)
Tasmanian Native-hen	<i>Tribonyx mortierii</i>	1	1.7
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>	1	1.7
Noisy Miner	<i>Manorina melanocephala</i>	1	1.7
Eastern Rosella	<i>Platycercus eximius</i>	1	1.7
Common Bronzewing	<i>Phaps chalcoptera</i>	1	1.7
Brown Falcon	<i>Falco berigora</i>	1	1.7
Black Currawong	<i>Strepera fuliginosa</i>	1	1.7
Australian Owllet-nightjar	<i>Aegotheles cristatus</i>	1	1.7
Australian Hobby	<i>Falco longipennis</i>	1	1.7
Strong-billed honeyeater	<i>Melithreptus validirostris</i>	Anecdotal sightings	

Additional species recorded by the local Landcare group and/or found on public record include:

- Tawny frogmouth (*Podargus strigoides*)
- Painted buttonquail (*Turnix varius*)
- Australian magpie (*Gymnorhina tibicen*)
- Grey goshawk (*Accipiter novaehollandiae*)

The following birds have been viewed from within the park, flying overhead:

- White bellied sea-eagle (*Haliaeetus leucogaster*) seen soaring overhead – Listed as vulnerable under the *Threatened Species Protection Act 1999*
- Silver gull (*Chroicocephalus novaehollandiae*)
- Kelp gull (*Larus dominicanus*)
- Australasian gannet (*Morus serrator*)
- Great cormorant (*Phalacrocorax carbo*).



Appendix 7 – WFP Visitor Amenity Plan and Audit



Waverley Flora Park Visitor Amenity Plan

Waverley Flora Park, 60 Quarry Rd, Mornington TAS 7018 | Draft For Review
 PREPARED FOR CLARENCE CITY COUNCIL



NORTH
 Date 28/04/2025
 Scale 1:5000@A3



VISITOR AMENITY AUDIT: WAVERLEY FLORA PARK ENTRANCES

Entrances	Primary	Secondary	Local access	Utility access
Facility Guidelines	Quarry Road entrance	A: Waverley Street Entrance and play area B: Dr Winifred Curtis Entrance (Mercedes Place)	Kallora Street, Ninabah Street, McClements Street, Alford Street, Nankoor Crescent, Waverley Court entrance, Aruma Street, Beeba Place, Gilba Street	Fire Road Aruma Street South Arm Highway
Car Park	As this is the primary entrance to a significant reserve, parking should be considered.	Street parking sufficient	No parking required	Street parking sufficient
Arrival area	Arrival area in good condition. Previously proposed future staged works of Quarry Road entrance and Avenue of Honour Masterplan (2017) reviewed as inappropriate due to site zoning, utilities, topography and the broader need.	A: Waverley Street entrance explore the option to establish a gentler incline access. B: Dr Winifred Curtis Entrance, create a safe gathering space up from the entrance.	Not required	Not required
Furniture	New gate/refurbished with natural toned finish. Remove right-hand side fence panel to increase natural setting. Bring dog bin in-front of gate.	A: Use rock boulders as edging between path trail and fire road to delineate key access path. B: Keep timber seating, replace when required and consider additional boulder seating.	Vehicle barrier gate / trail bike barrier/ narrow entrances / other rock furniture to define entrance point to be determined on a site-by-site basis where appropriate	Maintain vehicle barrier gate
Track interface	Ongoing maintenance of drainage and track required.	A: Need for coherent pedestrian access: resurface with non slip compacted gravel. Consider new path alignment to work with existing site gradient. B: Additional pockets of track widening to allow safe meeting place/node.	Ensure safe entry way/no trip hazards	N/A
Soft landscaping	Planting well established. Prune silver wattles to allow reserve entry sign to be read. Continue weed management. Opportunity to highlight some of the rare and interesting grassland flora in plantings. Replace any non-native plantings	A: Revegetate disturbed areas around chicane and gate, along western boundary. B: Manage vegetation to support open grassland community. Prune large <i>Dodonaea viscosa</i> for visual connection to gathering space.	N/A	N/A
Vehicle/trail bike barriers	Barriers already in place	A: Retain street gate and barrier. Remove unused gate and chicane further up slope. (Photo 3 - Visitor Amenity Plan) B: None existing. Continue using natural elements to deter unwanted access.	Audit barriers: required	Barriers in place
*Reserve entry/**Trailhead sign	*Reserve entry sign, ** Trailhead sign	A & B: Required. Existing reserve entry sign limited to name and conditions of use. ** Trailhead sign required.	* Reserve entry sign required	Fire Road sign: authorised access only
***Interpretation Note: Opportunity to develop identifying names for Reserve entrances, trails + nodes	Interpretation for introduction to Waverley Flora Park, site history and ecology. Information about walking, cycling, dog walking etc. Role of the park in the broader reserve system, preservation of the botanical significance of the site, appropriate use of the site, fire management, raising awareness of the site as a means of protecting it.	A: Desirable: interpretation for introducing Waverley Flora Park's cultural and ecological significance to be located within the reserve bushland extent. B: Interpretation element desirable linking the trail name Dr Winifred Curtis with the ecological significance of Waverley Flora Park. Opportunity to re-communicate Charles Darwin Trail entry.	No interpretation required	No interpretation required
Directional Signs	Site map. Directional signs leading to the main walking tracks and points of interest.	Directional signs linking trail networks	Minor directional sign desirable	Fire road sign only

NOTE: *Reserve Entry Sign to include: Entry name, Reserve name 'Waverley Flora Park', conditions of use infographics
 ** Trailhead Sign: Trail map, with updated trail network including Charles Darwin track, Wildflower loop, Quarry loop, recreation amenities. Opportunity for Landcare Group contact information.
 ***Subject to a future interpretation plan. Opportunity for interpretation to be presented in alternative forms such as sculpture, QR code audio/visual narratives, seasonal programs etc.



VISITOR AMENITY AUDIT: WAVERLEY FLORA PARK FOCAL POINTS

<u>Focal points</u>	Primary Activity and Recreation Nodes	Secondary Activity and Recreation Nodes	Landscape / Cultural Feature	Natural Areas
Facility Guidelines	Five-Ways (top of Avenue of Honour) - (6)	A: Quarry Viewpoint (7) B: Base of Sandstone Quarry (8)	Avenue of Honour (5)	Frog Pond (9)
Furniture	Explore opportunities to provide seating near the arrival area or off the walkway to allow rest/reflect/meeting.	A: Explore opportunities for seating B: Retain existing as natural gathering point	Review existing seating against initial plan/regularity	Opportunity for natural seating adjacent to track node.
Track interface	Consolidate track interface at crossroads 'Five Ways'.	A + B: Keep existing	Consider threshold of proposed central track junction to ensure sightlines and safety for walkers/bike users.	Widen the existing gravel track in a small section to overlook the frog pond setting - minimal intervention.
Safety barriers	N/A	A: Retain B: N/A	N/A	N/A
Soft landscaping	Planting to be considered around edges to establish boundary to gathering space/soften edges.	A + B: Allow natural revegetation	N/A	Allow natural revegetation
Arrival area	Defined arrival/meeting area near walkway 'Five-Ways'. Opportunity to be a key recreation node.	A: Low visitor use area, keep natural. B: Natural amphitheater setting supports natural gathering place	N/A	Low visitor use area, keep natural.
Wayfinding Signage incl. Trailhead Sign	Trailhead Sign to inform visitors of the site, facilities, features of interest and restrictions applying to access and use of the site. Five-Ways is the starting point for Quarry Loop and Wildflower Loop, part of the Charles Darwin Trail.	A + B: Small sign to indicate track access/track network (Trailhead Sign)	N/A	Small sign to indicate track access/track network (Trailhead Sign)
Interpretation*	Desirable: site ecology, botanical and cultural significance	A: Desirable: convey narrative of the Mimirina people, their connection to country, the river and Kunanyi. Charles Darwin sign to be upgraded. B: Desirable: historical significance	Existing Anzac interpretation complete. Desirable: Bellerive Rifle Range	Desirable: site ecology
Directional Signs	Directional signs leading to the location. Important recreation node to direct users to other tracks, (Quarry Loop and Wildflower Loop).	A + B: Directional signs leading to the location B: Discrete safety signage required beyond stone wall - unstable rock face - no entry beyond this point.	N/A	None

NOTE:

*Subject to a future interpretation plan. Opportunity for interpretation to be presented in alternative forms such as sculpture, QR code audio/visual narratives, seasonal programs etc.



Appendix 8 – Natural Areas Assessment criteria to determine level of dog access in bushland and coastal reserves reference

Natural Areas Assessment criteria to determine the level of dog access in bushland and coastal reserves			
(* Note this table is for assessing environmental values only and does not include recreational values or risk management requirements, which need to be assessed separately, and does not apply to the Tangara Trail except where it passes through a reserve.			
Environmental conditions assessed in accord with:	Application	Recommended dog walking Classification	Example
<ul style="list-style-type: none"> • Environmental Protection and Biodiversity Conservation Act 1999, • Threatened Species Protection Act 1995, • Wildlife Regulations under the Nature Conservation Act 2002 	(*Note- some reserves may have more than one level of control in different parts of a reserve)		
Highly sensitive areas such as beaches, saltmarshes or wetlands where there are migratory waders, breeding shorebirds or permanent burrows of shorebirds.	Applicable to beaches, saltmarshes and wetlands	Control 1 - Dogs Prohibited	Lauderdale saltmarsh, Dorans Road Saltmarsh, Pipeclay Lagoon Coastal Reserve
Discrete breeding/nesting areas for shorebirds during breeding season or flowering periods for threatened species	Applicable to shorebird breeding/nesting areas and threatened flora species locations	Control 2 - Dogs on lead outside time-specific restricted areas	Mortimer Bay Coastal reserve
Bushland reserves where there are known populations of threatened or sensitive / susceptible flora and fauna species	Applicable to reserves with a formal track network	Control 3 - Dogs on lead on tracks	Glebe Hill Bushland area
Bushland reserves where there are known populations of threatened or sensitive / susceptible flora and fauna species	Applicable to reserves that do not have a formal track network	Control 4 - Dogs on lead	Single Hill

Natural Areas Assessment criteria to determine the level of dog access in bushland and coastal reserves			
(* Note this table is for assessing environmental values only and does not include recreational values or risk management requirements, which need to be assessed separately, and does not apply to the Tangara Trail except where it passes through a reserve.			
Environmental conditions assessed in accord with:	Application	Recommended dog walking Classification	Example
<ul style="list-style-type: none"> • Environmental Protection and Biodiversity Conservation Act 1999, • Threatened Species Protection Act 1995, • Wildlife Regulations under the Nature Conservation Act 2002 	(*Note- some reserves may have more than one level of control in different parts of a reserve)		
Reserves with no recorded susceptible flora and fauna species and no potential habitat	Applicable to reserves with formal track network.	Control 5 - Dogs off lead & under effective control on tracks	Glebe Hill Parkland area Risdon Vale and Grass Tree Rivulets Riparian reserves
Bushland or parkland reserves with no recorded susceptible flora and fauna species and no potential habitat Open reserves with minimal native habitat and no record sensitive or threatened flora and fauna species.	Applicable to reserves with no formal track network.	Control 6 - Dogs off lead & under effective control	Richmond Recreational Reserve

Definitions

Sensitive fauna is defined as fauna that are sensitive to the impacts of dogs (e.g. disturbance, predation etc.) and may be negatively affected by dogs in terms of a significant displacement from suitable habitat, a loss of resources or reduction of population as a consequence of interactions with dogs or impacts from disease carried by dogs. Smaller mammals such as bandicoots, bettongs, potoroos, antechinus, possums, pademelons, native rodents, quolls or juvenile Bennett's wallabies are more likely to be injured or killed by dogs.

Susceptible flora species are defined as small delicate species such as orchids and lilies which may not reproduce consistently, have short flowering times and are restricted in their distribution and where a relatively small impact could prevent reproduction of a significant proportion of a population. Species that are listed as threatened under the *Environmental Protection and Biodiversity Conservation Act 1999* or the *Threatened Species Protection Act 1995* will receive the highest priority.

Appendix 9 – Assessment criteria to determine level of dog access in bush and coastal reserves

The following tables outline the assessment criteria for each reserve. Refer to Appendix 8 for details about Controls 1 to 6 which help to demonstrate how Control 3 is appropriate for both Carbeen Street Reserve and Waverley Flora Park.

Table A – Natural values and recommended dog control regulation – assessment criteria for Carbeen Street Reserve - adapted from *Natural Areas: Assessment criteria to determine level of dog access in bushland and coastal reserves by Enviro-dynamics (2024)*

Threatened Species	Group	Threatened Species Status	Records	Recommended Dog Control Regulation	Reference section(s) of this report	Area to be applied to
Fuzzy new holland daisy (<i>Vittadinia muelleri</i>) and Matted flax lily (<i>Dianella amoena</i>)	Flora	TSPA 1995	Draft Carbeen Street RAP (NBES 2021)	Control 3	3.3.1 and 5.1.1	Whole reserve
Final Recommended Dog Control Regulation				Control 3 – Dogs on lead on formal tracks		Bushland reserve

Table B – Natural values and recommended dog control regulation – assessment criteria for Waverley Flora Park reserve - adapted from *Natural Areas: Assessment criteria to determine level of dog access in bushland and coastal reserves by Enviro-dynamics (2024)*

Threatened Species or Group	Threatened Species Status	Records	*Sensitive Species	Recommended Dog Control Regulation	Reference section(s) of this report	Area to be applied to
<i>E. amygdalina</i> forest and woodland on sandstone (DAS)	Threatened NCA 2002 TSPA 1995	NVA and survey	Sensitive drought	Control 3	3.2.1	Bushland reserve
<i>E. ovata</i> forest and woodland (DOV)	EPBC Act 1999 threatened					
<i>Caledonia caudata</i>	TSPA 1995 Vulnerable EPBC Act 1999 Vulnerable	NVA and surveys	Susceptible to trampling, browsing, fire and climate change	Control 3	3.3.1 and 5.1.1	Bushland reserve
<i>Haloragis hetrophylla</i>	TSPA 1995 Rare					
<i>Goodenia paradoxa</i>	TSPA 1995 Vulnerable					
<i>Senecio squarrosus</i>	TSPA 1995 Rare					
<i>Scleranthus fasciculatus</i>	TSPA 1995 Vulnerable					
<i>Vittadinia muelleri</i>	TSPA 1995 Rare					
			Susceptible to trampling			

Habitat - terrestrial	Description of suitable habitat	What #sensitive fauna is present?	Records	Recommended Dog Control Regulation	Reference section(s) of this report	Area to be applied to
Suitable shelter or foraging habitat for native mammal species	Grassy and shrubby woodland which provides foraging and sheltering habitat for small mammal species	Potentially - southern brown bandicoots, potoroos, wallabies, ring tailed possum, brush tailed possum.	Observations in woodland area	Control 3	3.4	Bushland reserve
			Final Recommended Dog Control Regulation	Control 3 - Dogs on lead on formal tracks		Bushland reserve

Definitions

* Susceptible flora species – flora – small delicate species such as orchids and lilies which may not reproduce consistently, have short flowering times and are restricted in their distribution and where a relatively small impact could prevent reproduction of a significant proportion of a population.

Species may be sensitive to climate stress, trampling, browsing and fire.

Sensitive fauna species – smaller mammals that are more likely to be killed by dogs including bandicoots, bettongs, potoroos, antechinus, pademelons, possums, native rodents, juvenile Bennett’s wallabies and quolls.



CITY OF CLARENCE

Waverley Flora Park

Reserve Management Plan 2026-2036

Executive Summary



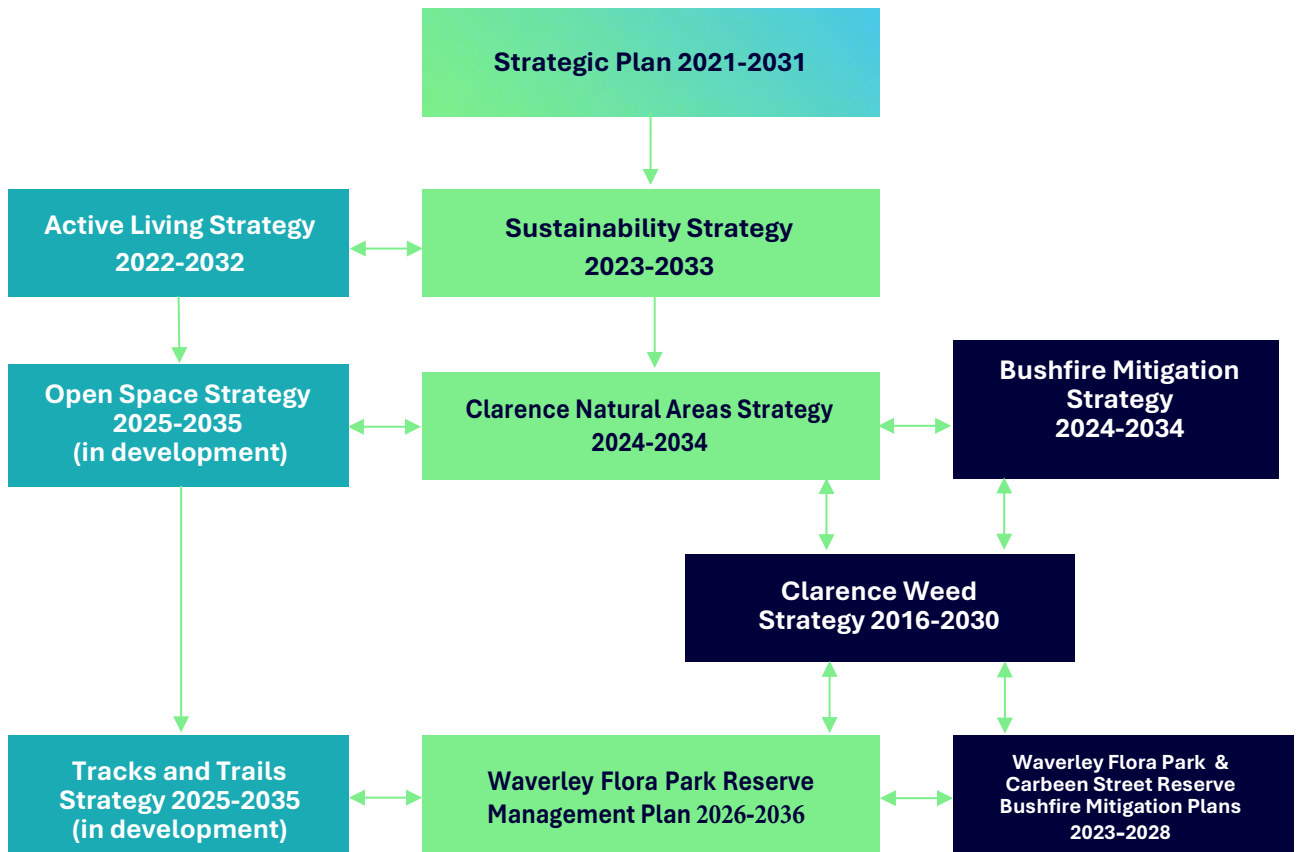
Executive Summary

Overview

The Waverley Flora Park Reserve Management Plan 2026-2036 provides a strategic and integrated approach to managing the natural and social values of both Waverley Flora Park and Carbeen Street Reserve. Together, these reserves form a critical part of the Rokeby Hills ecological corridor and provide natural bushland that is increasingly important within a rapidly urbanising setting.

This plan updates and builds upon the Waverley Flora Park Reserve Activity Plan 2014–2018 (TasFlora 2013) and the draft Carbeen Street Reserve Activity Plan (NBES 2021), addressing evolving community needs, ecological priorities, and environmental challenges through a coordinated and adaptive framework.

Where the Waverley Flora Park RMP fits into Council's strategic framework



Purpose and Approach

The plan's overarching aim is to ensure long-term protection and enhancement of the reserves' values through practical, sustainable management. It aligns with broader Council strategies including the Clarence Natural Areas Strategy 2024–2034, the Clarence Weed Strategy 2016–2030, the Bushfire Mitigation Strategy 2024–2034, and the Sustainability Strategy 2023–2033.

Key features of the plan's development include:

- A comprehensive review of previous management outcomes and site conditions.
- Targeted ecological and social assessments.
- Extensive community and stakeholder engagement, including but not limited to the Clarence Dog Owners Group (CDOGs), local primary schools, Waverley Flora Park Landcare Group, and BirdLife Tasmania.
- Integration of new data, such as updated weed and flora surveys, and monitoring of native fauna using camera traps.

Natural and Social Values

The Waverley Flora Park (WFP) and Carbeen Street Reserve (CSR) support important vegetation communities, including the threatened *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) and *E. ovata* forest and woodland (DOV), both listed under the *Nature Conservation Act 2002*. The park and reserve also provide habitat for native flora species such as tailed spider-orchids, and native fauna such as bandicoots, potoroos, wallabies, birds and bats.

The WFP and CSR are valued community spaces, offering accessible walking and cycling tracks, nature-based recreation, and opportunities for local engagement. They have the potential to support more outdoor learning for schools and citizen science programs, with the Landcare Group playing a central role in community stewardship and education.

By prioritising sustainable management and community collaboration, the plan ensures that the reserves remain cherished assets for current and future generations, contributing to a healthier environment and a stronger, more connected community.

Key Management Priorities

The plan outlines specific prioritised actions across a ten-year period to address key management challenges. The following is a summary of the key management areas and associated recommended actions, with a comprehensive list of actions available in the implementation plan.



Fire and Habitat Management

Create a mosaic of ecological patch-burns to maintain vegetation diversity and reduce fuel loads, as guided by the *Waverley Flora Park and Carbeen Bushfire Mitigation Plans 2023–2028*.



Recreation and Infrastructure

Maintain and upgrade formal tracks, close informal tracks in sensitive areas, and enhance entrances with signage, seating, and interpretation in line with the *Visitor Amenity Plan*.



Domestic Animal Management

Declare WFP “on-lead” dog zone and promote responsible pet ownership under the *Clarence Dog Management Policy and Cat Management Act 2012*.



Community Participation and Education

Partner with schools and the Landcare Group to deliver nature-based learning, citizen science, and local stewardship initiatives.



Monitoring and Review

Undertake regular vegetation and fauna monitoring to inform adaptive management and guide mid-term and long-term plan reviews.



Implementation and Review

The implementation plan assigns each action a priority level and responsible party, providing a realistic roadmap that accounts for available resources. A formal mid-term review of the plan's progress will be undertaken in 2030, with a full review and plan update in 2036. Regular evaluation of monitoring data, community feedback, and environmental conditions will support adaptive management throughout the life of the plan.

Long-term Vision

The Waverley Flora Park Management Plan 2026-2035 facilitates the continued protection and enhancement of the reserve's natural, social, and cultural values, while enabling inclusive access and fostering community connection. Through collaborative stewardship, sustainable practices, and evidence-based decision-making, the reserve will remain a valuable natural asset — resilient, biodiverse, and deeply valued by current and future generations





8.3 FINANCIAL MANAGEMENT

Nil Items.

8.4 GOVERNANCE**8.4.1 REQUEST FOR LANDOWNER CONSENT – COMBINED APPLICATION TO AMEND SINGLE HILL SPECIFIC AREA PLAN AND DEVELOP 49 RETIREMENT VILLAGE UNITS - 72 SEVEN MILE BEACH ROAD, 11 COASTAL DRIVE, 5A MARRAM COURT, SEVEN MILE BEACH – PDPSPAMEND-2025/054648****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider a request for landowner consent to enable lodgement of an amendment to Single Hill Specific Area Plan under the Clarence Local Provisions Schedule (LPS) and an associated application for a planning permit at 72 Seven Mile Beach Road, 11 Coastal Drive, and 5A Marram Court, Seven Mile Beach.

The request is necessary as the draft amendment involves Council land at 5A Marram Court, and the development seeks to construct a driveway connecting the sites across Council land.

The request also relates to the inclusion of Marram Court and Seven Mile Beach Road for access works.

RELATION TO EXISTING POLICY/PLANS

The property at 5A Marram Court is within the Open Space Zone, and is designated as Public Open Space on title, reflecting its role in the open space network.

All properties, excluding one of the Seven Mile Beach Road easement titles (folio of the Register Volume 37313 Folio 3), are in the Single Hill Specific Area Plan, in the Local Provisions Schedule (LPS) part of the Tasmanian Planning Scheme – Clarence.

The site is included in the Seven Mile Beach Local Area Plan 2023.

LEGISLATIVE REQUIREMENTS

An application to amend the LPS under section 37 of the *Land Use Planning and Approvals Act 1993* (LUPAA) requires the consent of all landowners. Similarly, a concurrent permit application under section 40T of LUPAA also requires the consent of all landowners.

CONSULTATION

This request has been the subject of a number of discussions between the applicants' representative and council officers.

FINANCIAL IMPLICATIONS

At this stage, there are no direct capital financial implications for Council arising from the request for landowner consent. The applicant would be responsible for design and construction of the POS crossing and associated drainage to Council standards (including Water Sensitive Urban Design), consistent with prior officer advice.

If Council ultimately accepts any new assets within the POS, there will be ongoing operations and maintenance responsibilities for those assets. Any wider stormwater network upgrades, if later identified through statutory assessment or separate strategic work, would be considered independently and are not pre-committed by this decision.

RECOMMENDATION:

That Council, as the registered proprietor of 5A Marram Court, Seven Mile Beach (comprised in folio of the Register Volume 181390 Folio 305) and road reserve titles at Marram Court (comprised in part of folio of the Register Volume 181390 Folio 309) and Seven Mile Beach Road (comprised in folio of the Register Volume 167511 Folio 315 and folio of the Register Volume 37313 Folio 3) provides landowner consent:

- (a) for the inclusion of the Council land in an application under section 37 of the Land Use Planning and Approvals Act, 1993 (“LUPAA”) for an amendment to the LPS; and
- (b) Under section 40T(6) of LUPAA to include the properties outlined above as part of the application for a permit for the development of 49 retirement living units and associated works at 72 Seven Mile Beach Road and 11 Coastal Drive, Seven Mile Beach.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. On 7 August 2025, MC Planners on behalf of Seven Mile Beach Lifestyle Pty Ltd (“the Applicant”), submitted:

- an application under section 37 of LUPAA to amend the LPS; and
- a letter requesting that the planning authority consider the request to amend the LPS and an application for a permit at the same time.

1.2. The proposed LPS amendment is proposed to include the property at 72 Seven Mile Beach Road, Seven Mile Beach in the qualification to the Residential Use Class (Discretionary) in the Use Table of the Single Hill Specific Area Plan (the “SAP”). The draft amendment also proposes to amend some existing standards of the Single Hill SAP as well as introduce new standards.

1.3. The LPS amendment request includes the following parcels of land:

- 11 Coastal Drive (folio of the Register Volume 171221 Folio 23) – is a 3.79ha lot owned by Seven Mile Beach Lifestyle Pty Ltd. This property is currently developed with 50 retirement living units and is accessed from Coastal Drive.
- 72 Seven Mile Beach Road (folio of the Register Volume 179443 Folio 1) – is a 4.24ha lot owned by Seven Mile Beach Lifestyle Pty Ltd. This lot is vacant land, bisected by Acton Creek, and accessed from Seven Mile Beach Road. The lot is subject to two drainage easements extending from council land, at 5A Marram Court. The lot is also subject to a TasWater pipeline easement and a Telstra cable easement.
- 5A Marram Court is 3674m² in size and comprises:
 - a 10.5m wide and 80m long strip of land, containing an established walking track from the Marram Court cul-de-sac to Acton Creek; and
 - a portion of the walking track along the southern side of Acton Creek.

5A Marram Court is included in the requested amendment as the driveway joining the two lots is considered part of the Residential Use, which is currently prohibited in the Open Space Zone.

5A Marram Court contains the notation on title of Public Open Space and was transferred in 2021 as part of subdivision SD-2012/1. 5A Marram Court is public land in accordance with section 177A of the *Local Government Act 1993* (“LGA”).

5A Marram Court is also subject to a right-of-carriageway for the benefit of 11 Coastal Drive and 72 Seven Mile Beach Road. The titles for 11 Coastal Drive and 72 Seven Mile Beach Road are also subject to Part 5 Agreements that require the boundaries of the lots to be fenced, including the boundaries adjoining 5A Marram Court.



Figure 1: Aerial view of site with 5A Murrumbidgee Court (Council-owned Public Open Space) highlighted

- 1.4. The associated application for a planning permit requires Council landowner consent for access works over four parcels of land owned by Council to support access to 11 Coastal Drive and 72 Seven Mile Beach Road, namely:
- 5A Murrumbidgee Court (comprised in folio of the Register Volume 181390 Folio 305)
 - the road reservation for Murrumbidgee Court (comprised in part of folio Register Volume 181390 Folio 309); and
 - the road reservation for Seven Mile Beach Road (comprised in folio of the Register Volume 167511 Folio 315 and folio of the Register Volume 37313 Folio 3).

Initially, consideration was given to requiring that access between the two development lots be made via Murrumbidgee Court. However, the steep grades, level differences and constraints at the Murrumbidgee Court frontage would make safe and compliant road design extremely challenging, resulting in the applicant's proposed crossing location as the more feasible option. Council officers are satisfied with the proposed design solution.

- 1.5. The permit application also proposes to relocate the existing access on Seven Mile Beach Road to approximately 20m north of the current access point.
- 1.6. While some information on the proposed development is provided for context, this report is for the consideration of consent only. The combined application will be assessed in detail for Council’s consideration in a subsequent report.

2. STATUTORY IMPLICATIONS

- 2.1. Section 37(3) of LUPAA requires that a request to amend the LPS includes the consent of all landowners. Section 40T(6) of LUPAA requires that a permit application, concurrent with a LPS amendment request, includes the consent of all landowners. As officer delegation only extends to consequential works, consent for the inclusion of 5A Marram Court is a matter for Council, as the landowner. Therefore, it is sensible to include all matters relating Council land forming part of the application in a single request to Council.
- 2.2. The need for any changes to the current Part 5 Agreements or any easements or property interests have not been assessed at this stage and do not form part of this report.
- 2.3. Council has previously received external legal advice in relation to providing landowner consent under section 40T of LUPAA and, in particular, what considerations Council may have regard to in making a decision on landowner consent. The discretion available to Council under section 37 and section 40T of LUPAA is “unconfined”, in that the legislation does not list the considerations which are to be taken into account when determining whether or not to provide landowner consent. The advice also provides that it is reasonable to have regard to previous Council decisions and any adopted strategic plans and reports.
- 2.4. The only limitation to this discretion is whether the decision is so unreasonable that another decision maker, acting reasonably, could not have made such a decision. To aid Council in making its decision, consideration should be given to guiding principles associated with discretionary decision making, including to:
 - act in good faith for a proper purpose

- only take into account relevant considerations and to ignore irrelevant considerations
- act reasonably on reasonable grounds
- make a decision based on supporting evidence; and
- give appropriate weight to matters of importance but not give disproportionate weight to matters of less importance.

2.5. In this regard, while it is an unrestricted power of decision-making, Council's consideration should be that of a landowner or the public land manager, not as a planning authority. Accordingly, it is considered appropriate for Council to confine its considerations to:

- the likely impact of the development on the current and future use of the public land and/or infrastructure, or Council's ability to use or maintain the public land or infrastructure in the future
- whether the provision of consent will further the objectives set out in Schedule 1 of LUPAA
- whether there is a public benefit for the proposed use of the land and/or the public interest is protected
- any relevant previous Council decisions, plans or reports; and
- any other matter Council reasonably determines is relevant.

2.6. It is noted that the planning merits of the combined application, which would normally be assessed as part of the formal application through Council (in its role as the planning authority) and the Tasmanian Planning Commission, are only as relevant at this time as much as necessary, as some considerations may be both relevant to Council acting as a landowner and as the planning authority.

2.7. Accordingly, this request for consent is the first step in a multi-stage process which, subject to approval, would include:

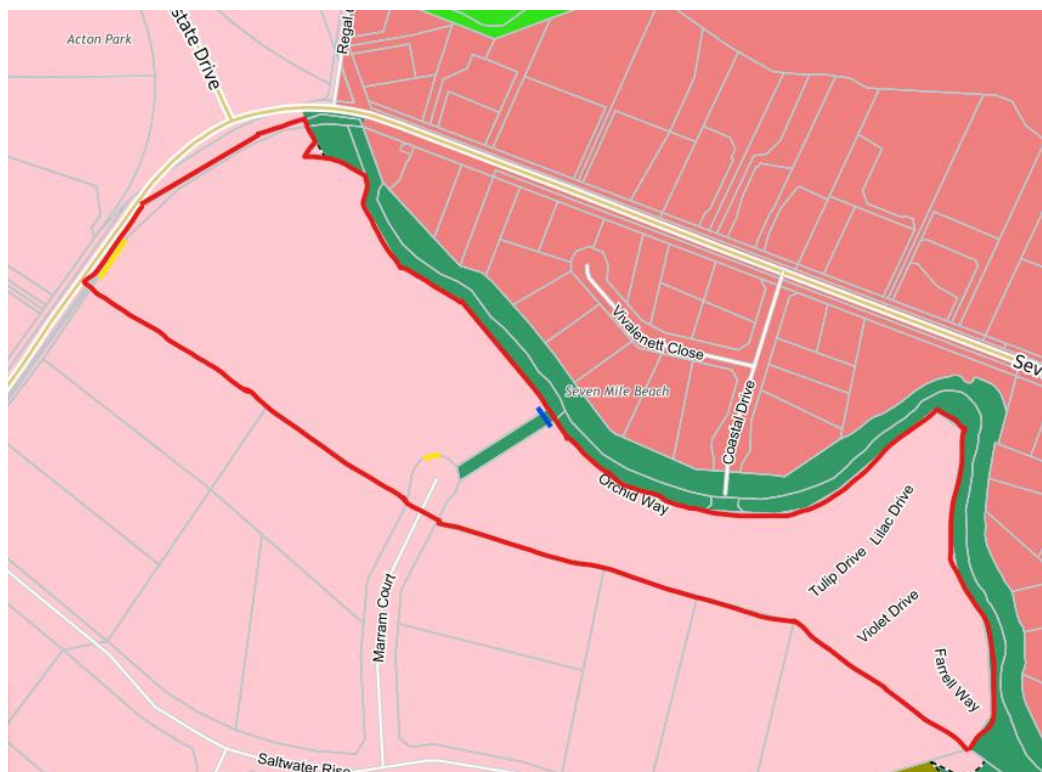
- landowner consent (Council as landowner)

- LPS amendment and development permit (consideration by Council as a planning authority and by the Tasmanian Planning Commission)
- construction of development and meeting of any obligations under the conditions of permit; and
- construction of access by the applicant to Council’s requirements.

3. REPORT IN DETAIL

3.1. Context of Proposed Development

While this report does not assess the planning merits of the application, it is relevant to consider the planning context of the site, and what the application seeks to facilitate.



Land included in application (red outline) with current zoning, indicative location of changes to accesses over Council land (in yellow), and indicative location of proposed road over Council owned open space (in blue).

As shown in the above image, the two lots subject to the proposed LPS amendment, are in the Rural Living Zone. CLA-S3.0 Single Hill Specific Area Plan also applies to the site. The site is separated from urban land within Seven Mile Beach by Acton Creek, which is largely in the Open Space Zone.

This land in the Open Space Zone also forms the southern edge of the Urban Growth Boundary in Seven Mile Beach; as such, the site is not within the Urban Growth Boundary.

Under the SAP a retirement village (within the Residential Use Class) is Discretionary if located at 11 Coastal Drive and otherwise prohibited. Accordingly, the application is proposed to include 72 Seven Mile Beach Road (and 5A Marram Court) within the qualification in the Use Table to facilitate expansion of the retirement village.

The site, wholly or partially, is also subject to the following codes through overlays under the Planning Scheme:

- Road and Railway Assets Code – road and railway attenuation area overlay related to Seven Mile Beach Road.
- Natural Assets Code – waterway and coastal protection area overlay applies 30m either side of Acton Creek and the future coastal refugia area overlay along Acton Creek riparian areas.
- Coastal Inundation Hazard Code – the low and medium hazards bands apply to approximately half of the site.
- Flood-Prone Areas Hazard Code – the flood-prone hazard area overlay applies across the northern half of the site and along the eastern boundary.
- Bushfire-Prone Areas Code – the bushfire prone areas overlay applies to the whole site.
- Safeguarding of Airports Code – the obstacle limitation surface overlay imposes a 47m AHD height limit.

The proposed development is Discretionary under many of these codes and, under both the Natural Assets Code (clause C7.6.1 – regarding future coastal refugia area) and Coastal Inundation Code (clause 11.5.2 – regarding medium and high hazard bands), a use must be reliant on a coastal location.

The subsequent application will be required to not only consider the suitability of the planning scheme amendment but also assess the application for permit under the relevant provisions of the planning scheme.

3.2. Purpose of Council-owned Land

5A Marram Court was transferred to Council as open space through subdivision as dedicated “Public Open Space” and is included in Council’s public land register. Both 11 Coastal Drive, and 72 Seven Mile Beach Road have the benefit of a right-of-carriageway (Private) 10.00 wide over 5A Marram Court. The connection between 11 Coastal Drive and 72 Seven Mile Beach Road utilises part of the footprint of the right-of-carriageway, therefore, does not further impede Council’s Public Open Space. The land is an undeveloped strip of linear open space (approximately 10m wide by 85m long) that currently provides a pedestrian connection, via a gravel track, to the Acton Creek Track and open space area at the rear of the development lot. It therefore provides a public recreation function, albeit as an open space connection rather than an area for general recreational activities. Provided public access via the footway connection is maintained, the land will still adequately fulfil its primary function of providing connectivity, irrespective of how it is defined in the notation on the title.

3.3. The Public Interest

The general term “public interest” is taken as a test for a consideration of interest of the public, or community of the wider area or even of Clarence as a whole, as distinct from the interest of an individual or individuals. A “public benefit” is considered to be one that, on a balance of outcomes, provides a significant opportunity for benefit post-development, for the wider community, to that which existed prior to the development.

The public interest in general planning outcomes is already protected by the operation of the Planning Scheme and the functions of Council acting as planning authority. Accordingly, this test should consider matters outside of “good planning” outcomes.

There is also the consideration of the utilisation of public land to directly enable private development of such a degree of private benefit is unreasonable without some form of public benefit. In this case, there will be no increased services or facilities arising from this application, other than a general increase in housing in the area (which may be considered detrimental without the infrastructure being suitably addressed). From a private perspective, the benefits are significant with the development of 49 retirement living units and consequential profit.

4. MATTERS FOR CONSIDERATION

4.1. Future Use of Council-owned Land

As noted above, the Council owned land at 5A Marram Court is a 10m wide (approximately) strip of open space that provides an important connection. In a practical sense, the reconfiguration of the access strip via the provision of a new public road crossing will not prevent the lot from continuing to serve its function as an open space connection, provided it is developed in accordance with the applicant's proposed design.

The public open space along Acton Creek at the rear of the developments (to which 5A Marram Court connects) provides an important public open space corridor that connects Seven Mile Beach Road through to Single Hill Reserve, the beach and the Clarence Coastal Trail towards Lauderdale and Mays Point to the south, as well as potential future open space connections to be developed and undeveloped land to the north. 5A Marram Court provides access to that area at its approximate half-way point, enabling foot access from Marram Court over the creek crossing at Coastal Drive to other parts of Seven Mile Beach, as well as through to the beach front area to the south. The Marram Court access therefore serves an important purpose and should be maintained. However, it is not considered the applicant's proposed design for the vehicle crossing would result in any unacceptable loss of or detriment to its ability to function as a connection, nor to open space connectivity in the wider catchment.

Importantly, as a precondition to supporting any proposal for the crossing (and associated application for landowners' consent), Council's open space and recreation team required the design for 5A Marram Court to achieve the following:

- Preserve its primary purpose of providing a public pedestrian connection to the trail and open space along Acton Creek, which maintains an intuitive pedestrian route and did not create a sense of entering private property.
- Provide a shared-space design that prioritised safety for pedestrians, cyclists, horse riders and other users of the track.
- Maintain clear sightlines to other open space areas and natural surveillance.
- Provided for universal access for people of all abilities.
- Minimised the use of intrusive infrastructure (such as signage, bollards etc).
- Minimised future maintenance obligations for Council.

Council open space officers are satisfied that the design adequately addresses these criteria and does not result in adverse outcomes for the use of open space or connections.

4.2. Strategic Consideration of the Area

Planning Controls

In the Clarence Planning Scheme 2007, the site was included within the Single Hill Estate Development Plan, which transitioned to a Specific Area Plan within the Clarence Interim Planning Scheme 2015 and then the LPS under the Tasmanian Planning Scheme - Clarence.

Following the approval of the 2007 Clarence Planning Scheme, the Tasmanian Planning Commission advised Council that they had erroneously provided for Community Living (the equivalent use under the CPS2007) as a Discretionary Use in the Rural Residential Zone. This error was not corrected until the Clarence Interim Planning Scheme 2015 came into effect.

The currently operating retirement village at 11 Coastal Drive was approved in 2015 under the 2007 Scheme (permit D-2015/158).

At the time that the current operating retirement village was approved, the Single Hill Estate Development Plan did not control use of the land in the plan area but rather controlled for large lot subdivision, single dwelling development, and protection of natural values.

During the transition to the Tasmanian Planning Scheme – Clarence, the Commission's determined to modify the SAP to:

- Include a Use Table that substitutes the Rural Living Zone Use Table and insert retirement village as a Discretionary Residential Use if on 11 Coastal Drive. The standards in the SAP were not modified to control development related to a retirement village.
- Modify the figures to show 11 Coastal Drive as a retirement village.

Council Strategies and Policies

Clarence City Council Strategic Plan 2021-2031

Council's Strategic Plan is not relevant to the provision of consent for lodgement of the application. However, when considering the proposed amendment under section 34(2) of LUPAA (in the subsequent application to this landowner consent process), Council must be satisfied that the proposed amendment has regard to Council's strategic plan. This consideration is likely to primarily relate to the strategic goal "A well-planned liveable city", which encompasses stormwater, parks, and land use planning.

Seven Mile Beach Local Area Plan

The site forms the southern end of the study area for the Seven Mile Beach Local Area Plan 2023. This plan identifies a demand for local retirement living and potential for expansion of the existing retirement village to include land at 72 Seven Mile Beach, subject to changes to the SAP, strong strategic justification, and solutions for drainage of the low-lying land. At this stage, the LPS has not been revised on the basis of the outcomes of the Local Area Plan.

Council's *Asset Management Plan - Stormwater and Coastal Hazards Policy* may also be relevant to future consideration of the application.

In assessing the application for a planning permit, Council will also have to consider its obligations under the Urban Drainage Act 2013 with regard to stormwater management.

4.3. Southern Tasmanian Regional Land Use Strategy

In 2011, the Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS) was adopted. Under section 34(2) of LUPAA, all planning scheme amendments and new planning schemes must be as far as practicable consistent with the relevant regional strategy.

Currently the STRLUS includes land in the Low Density Residential Zone within Seven Mile Beach in the Urban Growth Boundary and the subject site is outside this boundary. However, proposed changes to the STRLUS have recently been through consultation and residential land at Seven Mile Beach is currently proposed to be outside the newly defined Metropolitan Urban Boundary.

Subsequent to Council's decision on landowner consent, the relevant policies within the current version of STRLUS for consideration of the proposed LPS amendment are likely to include:

- Section 7: The Coast – noting the site is within the Coastal Zone as defined by the State Coastal Policy 1996.
- Section 8: Minimising Risks and Hazards – noting the presence of flooding and coastal inundation hazards on the land.
- Section 10: Recreation and Open Space – noting impacts on the open space network.
- Section 11: Social Infrastructure – noting the social infrastructure function of retirement villages.
- Section 12: Physical Infrastructure – noting the lack of sewer servicing and need for detailed stormwater planning.

- Section 13: Land Use and Transport Integration – noting the location on the urban fringe.
- Section 19 – Settlement and Residential Development – noting the STRLUS classifies Seven Mile Beach as a Minor Satellite of Greater Hobart, and the site is outside the Urban Growth Boundary.

4.4. Impact on Land or Infrastructure

The land is subjected to various overlays such as flood-prone hazard area, coastal inundation, and waterways and coastal protection areas. Any development on the land must address the relevant hazard codes through detailed assessment to confirm impacts on land and infrastructure and whether a tolerable risk can be achieved and maintained over the life of the development,

There is significant background relevant to Seven Mile Beach. Specifically, the locality around 72 Seven Mile Beach Road is low-lying influenced by the Acton Creek Corridor. Existing stormwater infrastructure has limited capacity and is difficult to maintain. Development within the area may require fill placement which will further reduce storage capacity.

It is a significant relevant matter that stormwater management, through the implementation of the Tasmanian Planning Scheme – Clarence, is now not regulated through the planning system (other than water quality), but through Council's obligations as the stormwater service provider under the *Urban Drainage Act 2013*. Accordingly, the implications of stormwater management arising from the proposed application, and the wider area as a consequence, are relevant matters to consider in providing landowner consent and considering the suitability of the planning scheme amendment.

The applicant's documentation indicates stormwater from the development can be managed on-site to pre-development discharge rates. However, any strategic upgrades for the wider Seven Mile Beach catchment would require separate investigation and budgeting and are not triggered by a landowner consent.

The flood mapping identifies inundation potential along the Acton Creek Corridor and adjacent low points at Seven Mile Beach. The relative levels of any new private drive alignment across the POS versus adjacent paths and overland flow routes is therefore a key consideration, to be addressed in detailed design. Detailed public-road design is not part of a landowner consent decision and would be addressed, if required, in subsequent development and engineering approvals.

Post site visit, officers confirmed that a compliant road design via Marram Court would be difficult to achieve due to steep grades and level differences and agreed that the POS crossing is the more feasible alignment, subject to strict design requirements (pedestrian-priority shared-space treatments, bushfire access parameters, lighting and drainage).

Under the Local Highways Standard Requirements – By-law No, 1 of 2025, the applicant's current internal road concept (5.5m pavement, footpath on one side) does not comply. Design changes to achieve compliance will necessarily increase impervious area, which in turn elevates stormwater runoff unless offset through on-site detention and water-sensitive urban design measures. This implication should be expressly acknowledged at this stage, noting that detailed stormwater design and any required offsets would be resolved in later approvals.

The Traffic Impact Assessment (TIA) is limited to the new access onto Seven Mile Beach Road. It confirms that Safe Intersection Sight Distance (SISD) can be achieved once vegetation is removed, which is sufficient for the landowner consent stage. However, the TIA relies on a number of assumptions that must be re-verified at detailed design, including vegetation removal, road geometry, grade, access levels and traffic volumes. Landowner consent does not imply agreement with the final access design and further information may be required when the detailed application is lodged.

4.5. Objectives of Schedule 1 of LUPAA

All decision-making under the provisions of LUPAA is required to further the objectives of Schedule 1 of the Act. An assessment is provided in the following table.

Objective	Response
“Part 1	
<i>The objectives of the resource management and planning system of Tasmania are -</i>	
<i>(f) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The provision of consent is not inconsistent with this objective.
<i>(g) to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The provision of consent is not inconsistent with this objective. However, further consideration will be required when assessing the proposed LPS amendment.
<i>(h) to encourage public involvement in resource management and planning; and</i>	The provision of consent is not inconsistent with this objective. Public engagement on the proposal will occur through a statutory exhibition period if Council supports the proposed LPS amendment.
<i>(i) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The provision of consent is not inconsistent with this objective.
<i>(j) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State”.</i>	The provision of consent is not inconsistent with this objective.
“Part 2	
<i>The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –</i>	
<i>(a) to require sound strategic planning and co-ordinated action by State and local government; and</i>	The provision of consent is not inconsistent with this objective.
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>	The provision of consent is not inconsistent with this objective.

<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	The provision of consent is not inconsistent with this objective.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	The provision of consent is not inconsistent with this objective.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	The provision of consent is not inconsistent with this objective.
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</i>	The provision of consent is not inconsistent with this objective.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	The provision of consent is not inconsistent with this objective.
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i>	The provision of consent is not inconsistent with this objective.
<i>(i) to provide a planning framework which fully considers land capability.”</i>	The provision of consent is not inconsistent with this objective.

4.6. Tasmania Fire Service Endorsement

The Tasmania Fire Service (TFS) has not yet endorsed the Bushfire Hazard Management Plan or the Emergency Management Strategy for the proposed development. It is important to note that granting Landowner Consent prior to receiving TFS endorsement of the Bushfire Hazard Management Plan and Emergency Management Strategy introduces a risk to Council.

The TFS may require amendments to the applicant's broader access arrangements beyond the public open space (POS) crossing.

Landowner consent cannot be provided on a conditional basis.

If Council grants LOC based on the current concept and TFS subsequently requires modifications that materially alter the crossing or associated public land works, Council may be required to revisit or withdraw consent or seek a revised submission.

The current concept road design includes a 5.5m wide internal road, which does not meet TFS access requirements, which rely on compliant access along the entire route used by fire appliances, not just the POS crossing segment. Given this non-compliance, it is likely that additional road widening, geometry changes, turning areas or passing opportunities will be required. These changes may directly alter the POS crossing footprint.

5. CONSULTATION

5.1. Community Consultation Undertaken

No community consultation has taken place with regard to this proposal.

5.2. State/Local Government Protocol

Nil.

5.3. Further Community Consultation

If Council provides consent for the application to be lodged, and if supported by the planning authority, the application would be referred to the relevant service authorities and subject to a period of public exhibition, prior to being considered by the Tasmanian Planning Commission.

6. STRATEGIC PLAN/POLICY IMPLICATIONS

Implications for Council's Strategic Plan or Policies have been identified in section 4.2 above.

7. CONCLUSION

In consideration of the matters set out in this report, it is recommended that the request for landowner consent for both the proposed planning scheme amendment and the associated application for planning permit be approved.

Attachments: 1. Request for Consent and Supporting Documentation (3)

Ian Nelson

CHIEF EXECUTIVE OFFICER

Janelle Townsend

From: Mat Clark <mat@mcplanners.com.au>
Sent: Wednesday, 11 March 2026 1:07 PM
To: City Planning
Cc: Janelle Townsend; Daniel Marr
Subject: RE: Council meeting for landowner consent - Seven Mile Beach (PDPSPAMEND-2025/054548)
Attachments: Appendix O - Form 1 signed by Directors updated 26.03.11 v2.0.pdf

This Message Is From an External Sender

This message came from outside your organization.

Hi Janelle,

We request Council consent for:

- inclusion of the 5A Marram Court land in the proposed amendment under s37(3); and
- inclusion of all 4 Council owned titles (2 on Seven Mile Beach Road, Marram Court, and 5A Marram Court) in the development application under s40T(6).

We also attach an updated owners consent form (removing the 5A Marram title CT181390/305) – this was included because Seven Mile Beach Lifestyle have the ROW over this title.

Thanks



Mat Clark

MC Planners

0362887248 | 0404803772 | www.mcplanners.com.au

mat@mcplanners.com.au

2/129 Bathurst Street,
Hobart Tas. 7000

MC Planners respectfully acknowledges the First Peoples of Australia who are the traditional owners of the land on which we live and work.

News feed: LUPAA - Preventing delays in development assessment timeframes submissions are invited until 5pm Friday, 8 May 2026.

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only.

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From: City Planning <cityplanning@ccc.tas.gov.au>

Sent: Tuesday, 10 March 2026 5:09 PM

To: Mat Clark <mat@mcplanners.com.au>

Subject: Council meeting for landowner consent - Seven Mile Beach (PDPSPAMEND-2025/054548)



CARPARKING SUMMARY	
DWELLING SPACES	98 No.
VISITOR SPACES	25 No.
COMMUNITY CENTRE SPACES	27 No.
TOTAL	150 No.

LEGEND	
	SITE FILL, PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK.
	COMBINED LEVEE AND WALKWAY
	PEDESTRIAN WALKWAY

(A1) 1:500	0 10 20 30 40 50 m
(A3) 1:1000	10 8 6 4 2

No.	Revision	Date
A	PRELIMINARY ISSUE	06/06/2025
B	DA ISSUE	04/07/2025

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Henry design and consulting
 ABN 91 115 998 724
 ACN 115 998 724
 4 Fairisle Terrace
 Howrah 7018 TAS
 E: phenny@netspace.net.au M: 0400 196 061

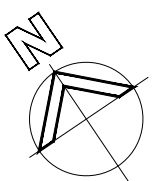
DESIGNED PAH	DRAWN PAH	CLIENT SEVEN MILE BEACH LIFESTYLE
CHECKED	APPROVED	PROJECT ONE HILL RETIREMENT VILLAGE - STAGE 2
SCALE: 1:500 (A1), 1:1,000 (A3)		DATE: APRIL 2025

CAD FILE No:

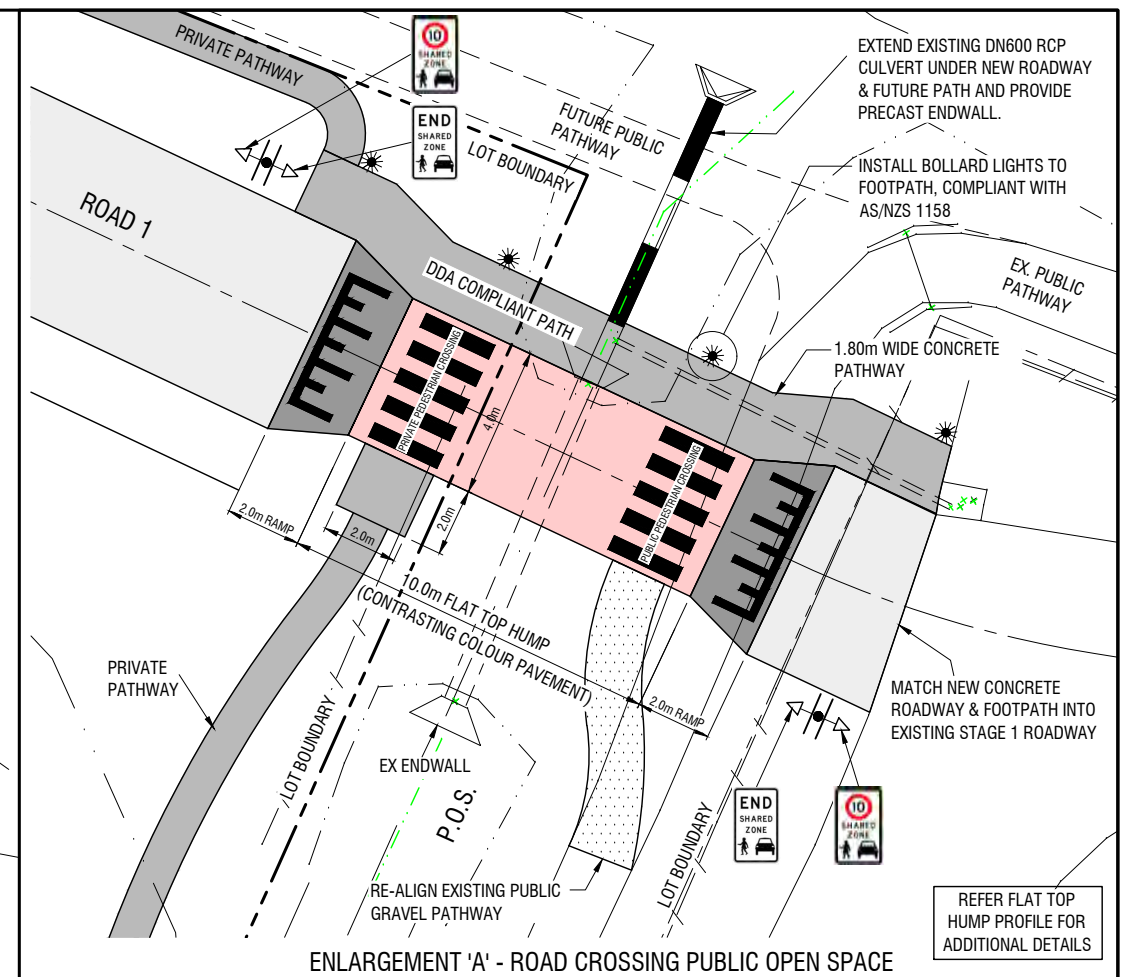
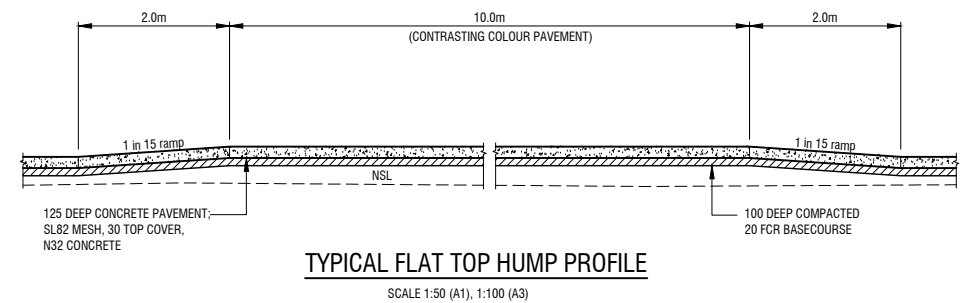
DRAWING TITLE ONE HILL RETIREMENT VILLAGE STAGE 2
GENERAL ARRANGEMENT PLAN

DRG NO. H23023-C01	REV B
SHEET OF	A1

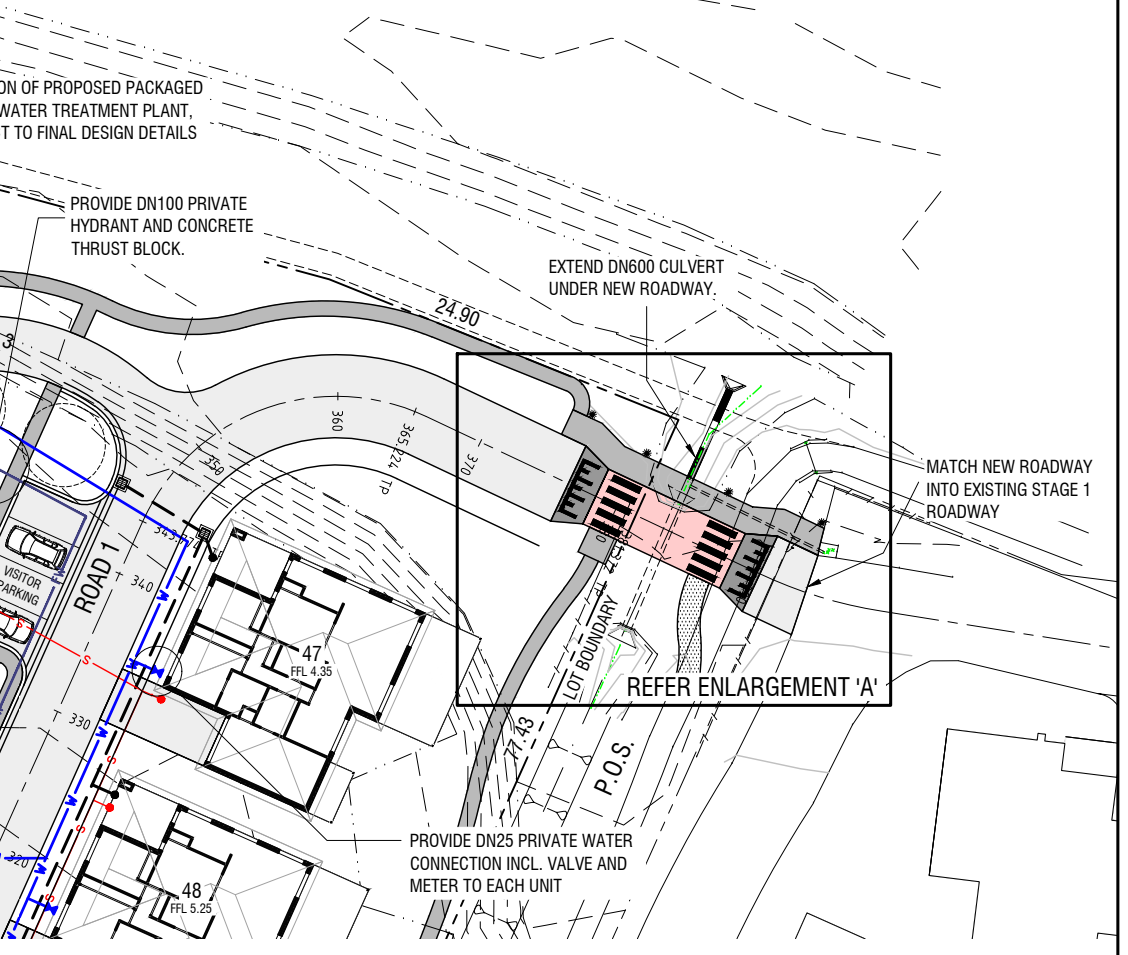
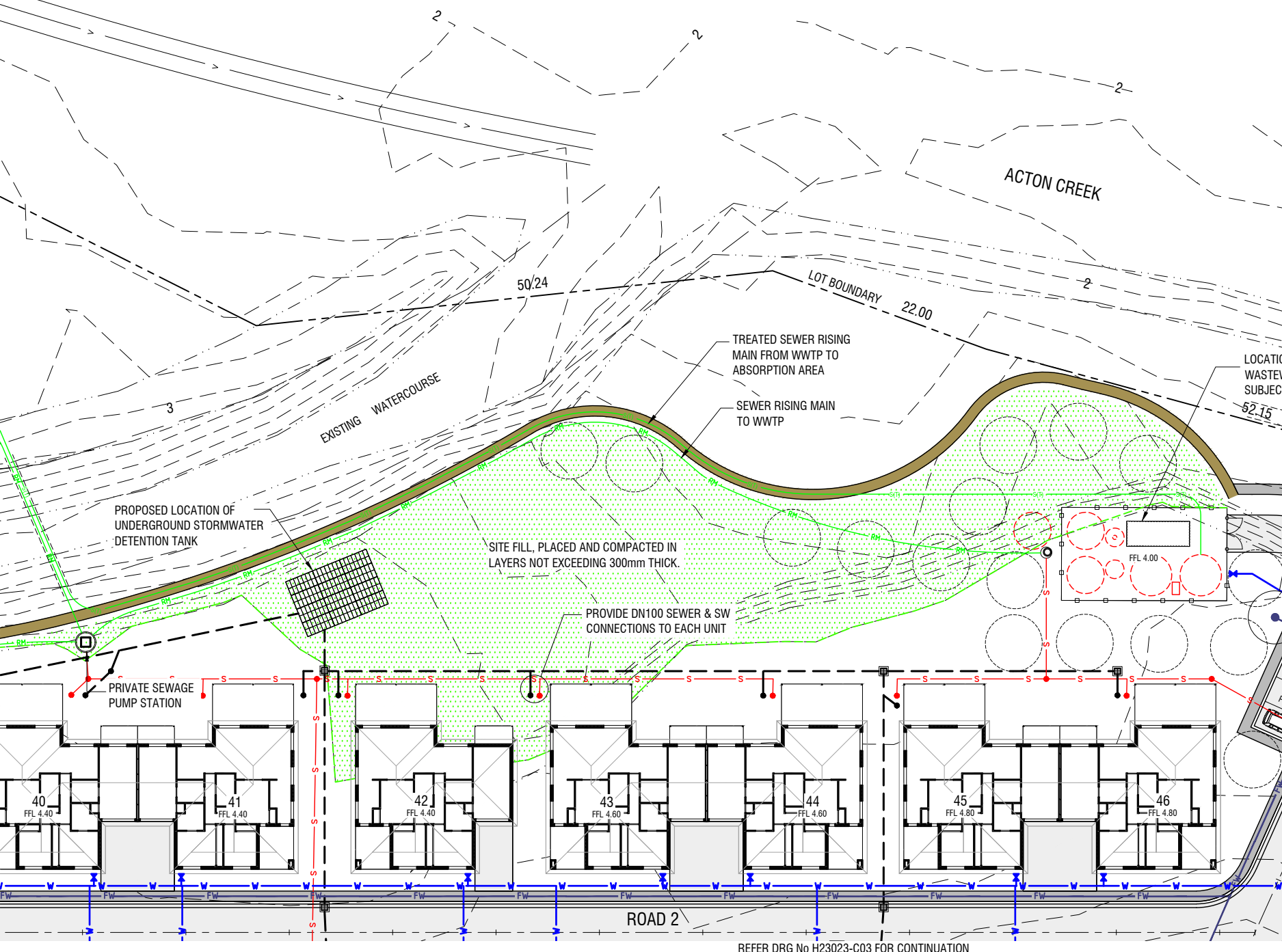
THIS DRAWING HAS BEEN PREPARED FOR PLANNING APPROVAL ONLY. ADDITIONAL CONSTRUCTION DETAILS TO BE PROVIDED FOR BUILDING APPROVAL



- LEGEND**
- W — EXISTING WATERMAIN
 - T — EXISTING STORMWATER LINE
 - SW — EXISTING TELSTRA/NBN
 - S — PROPOSED GRAVITY SEWER LINE
 - RM — PROPOSED SEWER RISING MAIN
 - W — PROPOSED DOMESTIC WATER SUPPLY
 - FM — PROPOSED FIREMAIN
 - - - PROPOSED STORMWATER LINE
 - ST — PROPOSED TREATED SEWER LINE



REFER DRG No H23023-C04 FOR CONTINUATION



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A	PRELIMINARY ISSUE	06/06/2025			PAH	PAH	SEVEN MILE BEACH LIFESTYLE		H23023-C05	C
B	DA ISSUE	04/07/2025			CHECKED	APPROVED	PROJECT			
C	ACCESS OVER P.O.S AMENDED	09/12/2025			ONE HILL RETIREMENT VILLAGE - STAGE 2					
			SCALE:	DATE:	CAD FILE No:			SHEET	OF	A1
			1:250 (A1), 1:500 (A3)	APRIL 2025						

8.4.2 CITY OF CLARENCE STRATEGIC PLAN 2025-2035 – FOR ADOPTION**EXECUTIVE SUMMARY****PURPOSE**

Following the four-year review of Council's Strategic Plan 2021–2031, this report presents the finalised City of Clarence Strategic Plan 2025–2035 and seeks Council's endorsement of the Plan in accordance with the requirements of the *Local Government Act 1993*.

RELATION TO EXISTING POLICY/PLANS

The City of Clarence Strategic Plan 2025–2035 provides the overarching strategic framework for Council's long-term priorities and informs the development of supporting strategies, policies, implementation planning, and annual planning and reporting processes.

LEGISLATIVE REQUIREMENTS

Section 70E of the *Local Government Act 1993* requires councils to review their Strategic Plan at least once every four years.

CONSULTATION

Community, councillor and staff feedback on the revised Strategic Plan 2025–2035 was sought through internal presentations and workshops, a Your Say Clarence survey, community pop-up consultation sessions and promotion through posters, Council's internal staff newsletter, the Eastern Shore Sun and the City of Clarence Facebook page.

Consultation occurred between the week beginning 3 November 2025 and the week ending 30 January 2026.

FINANCIAL IMPLICATIONS

The Strategic Plan 2025-2035 itself does not create direct financial commitments. Financial implications arising from strategic priorities will be considered through Council's annual planning and budget processes.

RECOMMENDATION:

That Council adopts the City of Clarence Strategic Plan 2025-2035 (Attachment 1 of the Associated Report).

ASSOCIATED REPORT**1. BACKGROUND**

1.1. The *Local Government Act 1993* requires councils to review their Strategic Plan at least once every four years.

1.2. The review of the Strategic Plan 2021-2031 commenced in July 2025.

- 1.3. Following workshops with Councillors, the Executive Leadership Team and key stakeholders, Council authorised the Chief Executive Officer to initiate community consultation seeking feedback on the revised Strategic Plan 2025–2035 at its meeting on 20 October 2025.
- 1.4. Consultation occurred between the week beginning 3 November 2025 and the week ending 30 January 2026.
- 1.5. Following consultation, minor amendments were made to the revised Strategic Plan 2025-2035, and further refinements were made following workshops with Councillors, the Executive Leadership Team and key stakeholders.
- 1.6. This report presents the finalised City of Clarence Strategic Plan 2025-2035 to Council following the consultation period and recommends its adoption.

2. **REPORT IN DETAIL**

- 2.1. In accordance with the *Local Government Act 1993*, Council is required to review its Strategic Plan at least once every four years to ensure that the plan remains relevant, reflects community priorities and continues to guide Council's long-term strategic direction.
- 2.2. Section 66 of the *Local Government Act 1993* requires Council to invite submissions in respect to the revised Strategic Plan and to consider those submissions before adopting the plan.
- 2.3. In accordance with these requirements, Council undertook a review of the Strategic Plan 2021–2031 and released a revised Strategic Plan 2025–2035 for community consultation.
- 2.4. The review sought to ensure the Strategic Plan continues to provide clear strategic direction for the City of Clarence while remaining flexible enough to respond to emerging issues, community needs and long-term environmental, social and economic challenges.

- 2.5.** Community engagement on the revised Strategic Plan 2025-2035 was undertaken between November 2025 and January 2026 and included an online survey, community pop-up engagement sessions, staff workshops and stakeholder discussions.
- 2.6.** Feedback was received from community members, staff and peak bodies. This feedback, along with the results from the online survey, has been reviewed to identify key themes and opportunities to refine the revised Strategic Plan.
- 2.7.** Overall, consultation feedback broadly supported the direction of the revised Strategic Plan 2025-2035 and affirmed the proposed four focus area framework. No submissions recommended the removal or addition of focus areas.
- 2.8.** Feedback received proposed that the word “pillar” wasn’t the right fit for the Strategic Plan, implying vertical separation and a “concrete structure” rather than an interconnected ecosystem. The final City of Clarence Strategic Plan 2025-2035 now utilises “Focus Areas” rather than “Pillars”.
- 2.9.** Further feedback received, generally sought clarification or refinement of themes rather than structural changes to the Plan.
- 2.10.** Key themes emerging from the consultation included:
- clearer articulation of how strategic outcomes will be delivered, monitored and reported
 - stronger visibility of infrastructure priorities and asset resilience
 - inclusion and accessibility across ages, abilities and digital access
 - environmental protection and climate resilience
 - economic diversity and innovation
 - digital capability and data-informed decision-making; and
 - governance clarity and transparency in implementation.

- 2.11.** In response to consultation feedback, refinements were incorporated into the Strategic Plan 2025-2035. These refinements relate primarily to clarification of focus area descriptions, minor wording amendments to selected outcome statements and improvements to the consistency of language throughout the document.
- 2.12.** These refinements do not change the overall strategic direction or structure of the Strategic Plan 2025-2035.
- 2.13.** The format of the Strategic Plan 2025–2035 will be refreshed to provide a more contemporary style and reflect the Council’s brand without altering the content adopted by Council following determination of this report.

3. CONSULTATION

3.1. Community Consultation Undertaken

Consultation occurred between the week beginning 3 November 2025 and the week ending 30 January 2026.

Community consultation was undertaken through the Your Say Clarence survey, pop-up engagement at shopping venues and community events and promotion through posters, the Eastern Shore Sun and the City of Clarence Facebook page.

Internal consultation with staff, leadership, advisory committees and councillors occurred through presentations, workshops, internal staff newsletters and via Your Say Clarence survey.

Over the consultation period 41 online survey responses were received and 8 written submissions.

From the published Facebook posts there were 12,332 views, 46 interactions, and 49 link clicks during the engagement period.

The Your Say engagement page received 322 unique visitors and 706 page views.

Of the survey responses received, 80% indicated they understood the revised Strategic Plan 2025-2035 either well or very well and 87% of Respondents agreed or strongly agreed with the overall direction of the revised Strategic Plan 2025-2035.

Further to this, 89% of Respondents supported the addition of the Environmental Values statements under the Values section of the revised Strategic Plan 2025-2035.

There was also strong support for each of the four Focus Areas (formally Pillars).

3.2. State/Local Government Protocol

Nil.

3.3. Other

The community engagement report and the updated Strategic Plan 2025-2035 was presented to councillors at a workshop on 10 March 2026.

3.4. Further Community Consultation

No further consultation is required.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. The City of Clarence Strategic Plan 2025–2035 will replace the existing Strategic Plan 2021–2031 and will set Council’s primary long-term strategic direction for the municipality over the next ten years.

4.2. The Strategic Plan 2025–2035 sets Council’s long-term vision and strategic priorities and through Council’s Strategic Planning Framework, guides the proposed Term Plan, corporate strategies and plans, implementation plans and the annual planning cycle, including the development of the Annual Plan and Budget.

- 4.3. Progress against the Strategic Plan will be monitored and reported through Council's established reporting framework, including quarterly performance reporting and the Annual Report.
- 4.4. Supporting strategies and plans are aligned with the Strategic Plan to ensure that Council's resources, programs and services contribute to the achievement of the Strategic Plan outcomes.
- 4.5. The Strategic Plan also informs Council's engagement with community stakeholders, regional partners, State and Commonwealth governments in pursuing long-term outcomes for the City of Clarence.

5. **EXTERNAL IMPACTS**

The Strategic Plan 2025 - 2035 will set Council's strategic direction for the coming ten-year period, subject to further four yearly reviews as required by the *Local Government Act 1993*.

6. **RISK AND LEGAL IMPLICATIONS**

No material risk management or legal implications arise from the adoption of the Strategic Plan 2025–2035.

7. **FINANCIAL IMPLICATIONS**

The Strategic Plan 2025-2035 itself does not create direct financial commitments. Financial implications arising from strategic priorities will be considered through Council's annual planning and budget processes.

8. **ANY OTHER UNIQUE ISSUES**

Nil.

9. **CONCLUSION**

- 9.1. Following consideration of submissions and consultation feedback, Council can now formally adopt the final City of Clarence Strategic Plan 2025–2035, noting that some changes as a result of consultation submissions have been made to the Plan.

- 9.2.** The City of Clarence Strategic Plan 2025-2035 will be graphically designed in line with Council's corporate branding following its adoption by Council. Once printed, the Plan will be made available to the community via Council's website and in hard copy.
- 9.3.** It is recommended that Council adopt the final City of Clarence Strategic Plan 2025-2035.

Attachments: 1. City of Clarence Strategic Plan 2025-2035 (15)

Ian Nelson
CHIEF EXECUTIVE OFFICER



2025

City of Clarence Strategic Plan 2025 - 2035



City of
Clarence



City of Clarence pays respect to all First Peoples, including the Mumirimina (mu mee ree mee nah) of the Oyster Bay Nation whose unceded lands, skies and waterways we are privileged to conduct our business on. We pay respect to Elders past and present and we acknowledge the survival and deep spiritual connection of the Tasmanian Aboriginal People to their Country and culture; a connection that has endured since the beginning of time.

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Message from the Mayor

Message to be inserted in final designed document



Our Values

Our people matter

- We value clear and open communication
- We support and encourage each other
- We respect diversity
- We recognise individual needs, experience and strengths

Our community

- We take pride in our work and pursue a standard of excellence
- We genuinely listen and value collaborative relationships
- We strive towards the best outcome for our community
- We make responsible and sustainable decisions

Our open mind

- We actively seek opportunities to continuously improve
- We respect and explore different ideas and perspectives
- We embrace change that leads to positive outcomes
- We value innovation and creativity

Our safety

- We show care for people and look out for one another
- We speak up and support others to be healthy and safe
- We take personal responsibility for our own health and wellbeing
- We value work-life balance

Our environment

- We care for and protect our natural and built environments that shape life in Clarence, including our coastal, bushland, rural and urban landscapes.
- We make responsible choices that support sustainability and resilience in everything we plan and deliver.
- We adapt to climate change through practical action and build resilience over time.
- We use our resources wisely and work with our community to care for Clarence now and into the future.



Our Purpose

- To appropriately provide for the health, safety and welfare of the community
- To represent the interests of the community
- To provide for the peace, order and good governance of the municipal area

Our Vision

Clarence - a vibrant, prosperous, sustainable city

Our Mission

To respond to the needs of the community through a commitment to excellence in leadership, advocacy, best practice governance and service delivery.

Our Community Wellbeing Priorities

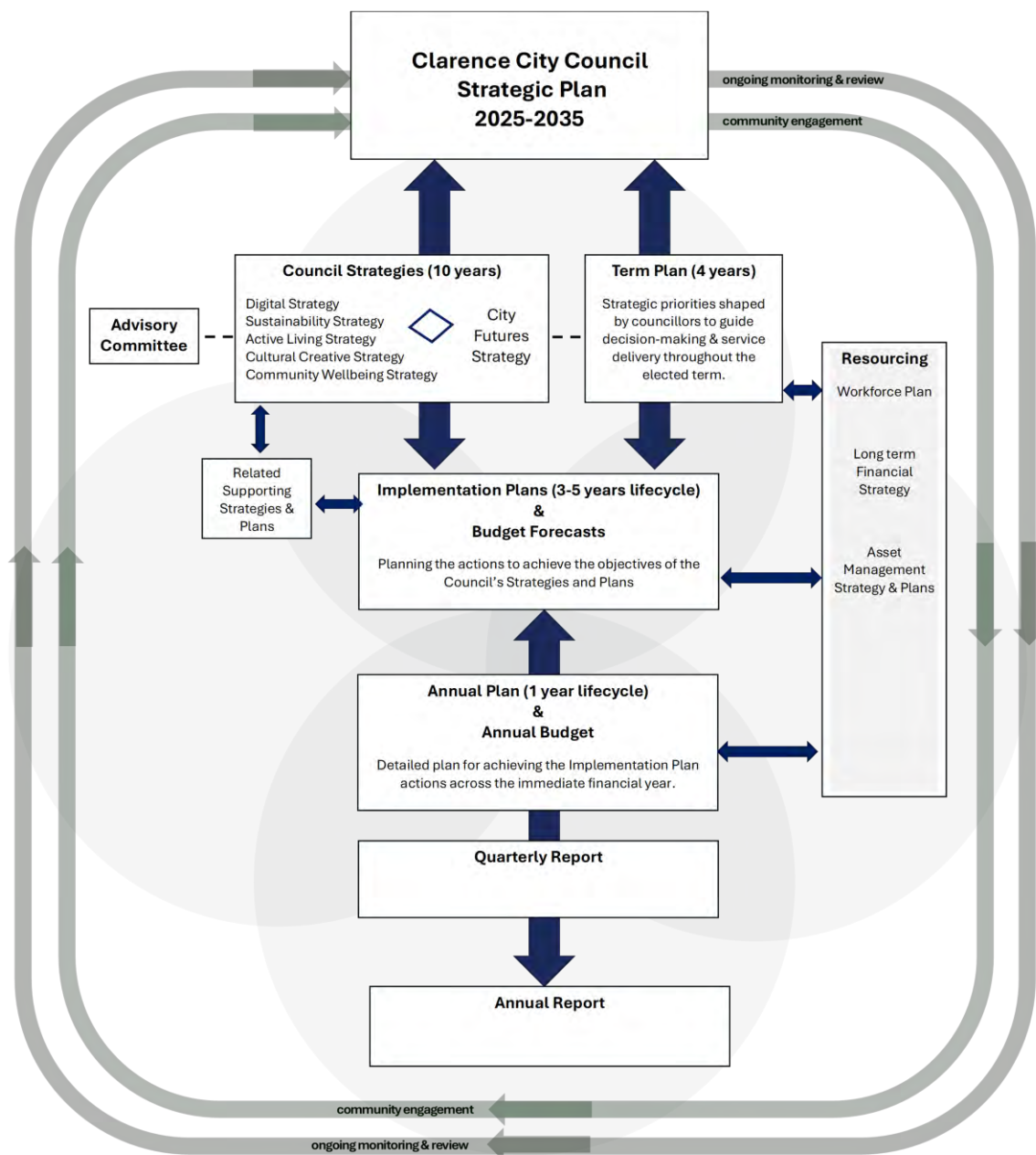
City of Clarence's Strategic Plan sets out our long-term direction for improving community wellbeing, recognising the social, cultural, environmental and organisational factors that contribute to a vibrant, prosperous and sustainable city.

Our focus on community wellbeing is expressed through four interconnected strategic focus areas that guide how Council will enhance quality of life and long-term prosperity over the next ten years. Each focus area identifies key outcomes that describe the long-term changes we are working towards. These outcomes are supported by detailed strategies and implementation plans and are reflected in Council's Annual Plan, ensuring our work is aligned, measurable and responsive to the needs and aspirations of our community.



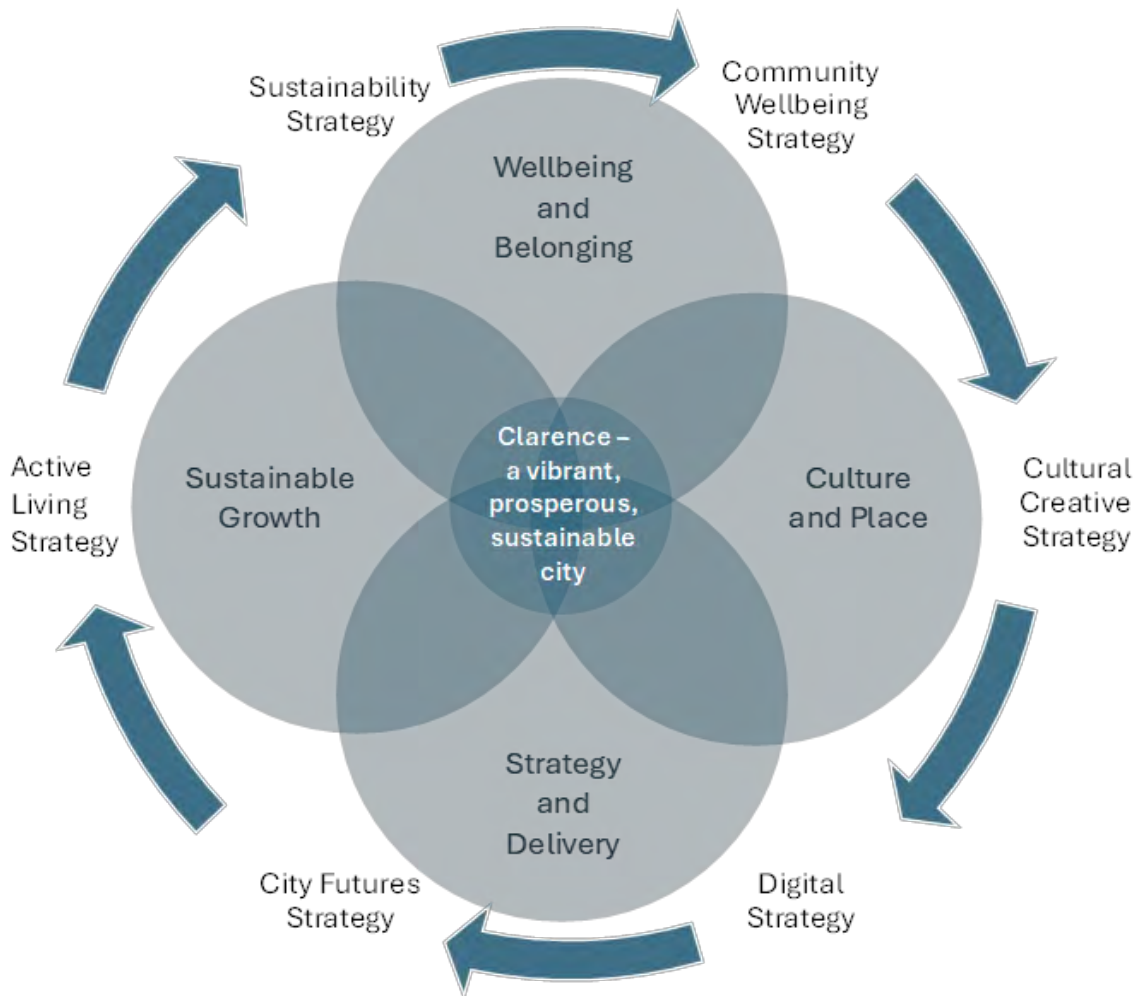
Our Strategic Planning Framework

Our Strategic Planning Framework brings together our long-term vision, strategic priorities and delivery processes into a clear and coordinated system. It shows how the Strategic Plan connects to Council strategies and the Term Plan, flowing through implementation, budgeting and reporting. This ensures our priorities are translated into funded actions, monitored regularly and reported transparently to our community.



Our Strategic Focus Areas

Our Strategic Plan is anchored by four strategic focus areas. Each focus area is supported by targeted strategies that translate the community’s vision into clear priorities, guiding council action and investment toward a vibrant, prosperous, sustainable city. The focus areas support and strengthen each other, working together to achieve shared goals and deliver outcomes that matter to our community.



Focus Area 1 – Strategy and Delivery

A council that plans strategically, delivers effectively and works for its community

We lead with integrity and serve with purpose. Through strong governance, evidence-based decision-making, innovation, collaboration and alignment with broader strategies, we work with our community and partners to support long-term, transparent and accountable outcomes.

Strategic outcomes:

- 1.1 Strategic alignment** – Council plans and delivers in step with federal, state and regional frameworks, ensuring Clarence’s interests are represented and future development is well coordinated.
- 1.2 Leadership and good governance** – Values-driven and capable leadership, supported by investment in people, digital systems and organisational capability, ensures Clarence operates with integrity, meets its regulatory and legislatively responsibilities, and remains, transparent accountable, and responsive to evolving community needs.
- 1.3 Responsive and high-quality services** – Council delivers reliable, accessible and inclusive services through a range of channels, including digital and in-person options, that meet community needs and continuously improve them through innovation and a strong customer experience focus.
- 1.4 Effective policy and planning** – Council develops, delivers, and monitors policies, strategies and initiatives that are evidence-based, community-informed and aligned with Clarence’s long-term vision.
- 1.5 Relationships and strategic partnerships** – Working with others to unlock opportunities, foster innovation and deliver shared benefits.
- 1.6 Responsible and resilient management** – Long-term financial sustainability, sound risk management, secure and reliable systems, effective and reliable regulatory services and a capable, inclusive and supported workforce



Focus Area 2 – Sustainable Growth

Balancing growth and sustainability for a thriving, inclusive and resilient future

We help shape a future that balances people, prosperity and planet through sustainable, data-informed and forward-focused planning. We work to care for and protect our natural environment, strengthen climate resilience, support a diverse and innovation-driven local economy, invest in resilient, future-ready infrastructure and well-planned land use and development, so Clarence can thrive for generations to come.

Strategic outcomes:

- 2.1 Responsible stewardship** – Environmental sustainability and climate adaptation guide decision-making, supported by partnerships and shared actions to support responsible resource use, circular economy principles, transparency, and long-term resilience.
- 2.2 Healthy ecosystems** – Natural assets and biodiversity across urban, rural and coastal landscapes are cared for, protected, restored and enhanced, supporting environmental health and long-term resilience in a changing climate.
- 2.3 Well-considered land use planning** – Thoughtful strategic planning and comprehensive development assessments, guide growth and change, supporting Clarence’s built and spatial form to be well planned, climate-resilient and enhance liveability.
- 2.4 Sustainable asset management and investment** – Proactive maintenance, renewal and optimisation of existing assets, alongside investment in climate ready and resilient infrastructure and services that protect the community, support liveability and enable sustainable growth over the long-term.
- 2.5 Prosperous economy** – A thriving and diverse local economy that develops responsibly and is supported through innovation, research, digital capability, skills development, entrepreneurship and inclusive economic participation.
- 2.6 Accessible and future-ready city** – Safe, inclusive and sustainable multi-modal transport systems, innovative technology and digital infrastructure that connect people to services, opportunities and each other, enhancing access, movement and liveability.



Focus Area 3 – Culture and Place

Honouring our diverse stories, people and our natural and built environment

We recognise that our city's character is shaped by its people, stories and landscapes. We honour the enduring connection of the Tasmanian Aboriginal People to Country, supporting opportunities for truth-telling and collective understanding of our combined histories. We celebrate creativity, cultural expression and diversity across our whole community, to support inclusive environments where people feel safe, respected and valued.

Strategic outcomes:

- 3.1 Celebrate identity** – Clarence's creativity, cultural expression, diversity, natural values, and rich cultural and social history are reflected and celebrated in everyday life and recognised beyond our city.
- 3.2 Aboriginal and Torres Strait Islander Peoples and culture** – The cultures, knowledge systems and stories of Aboriginal and Torres Strait Islander Peoples are respected, celebrated and embedded in our work through genuine partnerships, co-design principles and connection to Country, aligned with Council's Reconciliation Action Plan.
- 3.3 Thriving creative community** – A vibrant and sustainable creative sector that provides diverse opportunities, high-quality experiences and events, fostering cultural expression, creativity and innovation.
- 3.4 Safe, vibrant and distinctive places** – Well-designed places that are safe, welcoming, inclusive, reflecting Clarence's environment, culture, and creativity, enhancing liveability strengthening connection across our city and building a strong sense of place.



Focus Area 4 – Wellbeing and Belonging

Building a healthy, inclusive, resilient community where people feel connected and supported

We foster a community that supports people to live well, feel safe and be connected by encouraging inclusive and healthy lifestyles, resilient neighbourhoods and everyday places that support wellbeing enabling people of all ages and backgrounds to participate fully in community life.

Strategic outcomes:

- 4.1 Healthy lives for all** – Council supports improved health and wellbeing outcomes across all ages, supported by safe, inclusive and accessible environments, active lifestyles, social connection, and valued parks and open spaces.
- 4.2 Inclusive and connected communities** – welcoming public spaces and services that foster connection, participation and belonging.
- 4.3 Resilient together** – strong partnerships that build community resilience, support emergency preparedness and response, and foster thriving communities.
- 4.4 Engaged, aware and empowered communities** – Council fosters learning, awareness and meaningful participation, empowering people, businesses and community groups through inclusive and accessible education and engagement.



9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION – COUNCILLOR GOYNE
ENVIRONMENTAL TESTING OF COUNCIL PLAYGROUNDS AND SPORTING
FIELDS FOR HEAVY METALS**

In accordance with Notice given, Councillor Goyne intends to move the following Motion:

“That Clarence City Council:

1. Formally request the Environment Protection Authority (EPA) Tasmania to undertake independent testing of soil, surface materials, and any relevant playgrounds, sport fields and childcare centres and associated infrastructure at Council-owned and managed playgrounds within the Clarence municipality for the presence of heavy metals, including but not limited to lead, arsenic, cadmium, and mercury; and
2. In the event that the EPA Tasmania declines, is unable, or elects not to undertake such testing, that Council:
 - a. Engages suitably qualified and accredited environmental professionals to conduct equivalent testing.
 - b. Funds the testing through existing operational, risk management, or public health budgets.
 - c. Accepts responsibility for the identification, assessment, management, and remediation (where required) of any contamination risks identified on Council-owned land.
 - d. Receives a report to Council detailing:
 - i. the scope, methodology, and locations of testing undertaken; both prior to testing and upon completion of testing
 - ii. the results of testing measured against relevant Australian health and environmental guidelines
 - iii. any identified or potential risks to public health, with particular consideration given to children and other vulnerable users; and
 - iv. recommended actions, associated timeframes, and financial implications.
 - e. Ensures transparency and community confidence by making the testing results publicly available and notifying affected communities where testing identifies elevated or unacceptable risk levels”.

EXPLANATORY NOTES

Clarence City Council playgrounds are heavily used by young children, a cohort particularly vulnerable to exposure from heavy metals through soil ingestion, hand-to-mouth contact, and surface exposure. Historic heavy metal contamination issues and increasing community concern justify a precautionary and proactive approach.

Requesting EPA Tasmania involvement ensures independence, technical expertise, and public confidence in the testing process. However, where the EPA is unable or unwilling to undertake testing, Council retains a duty of care to act to ensure the safety of its public assets and public open spaces.

This motion supports Council's obligations in relation to public health, risk management, transparency, and responsible stewardship of community infrastructure.

E Goyne
COUNCILLOR

CHIEF EXECUTIVE OFFICER'S COMMENT

The Environmental Protection Authority's environmental monitoring of lead contamination levels within the areas of Lutana and Hobart's Eastern Shore is currently underway. Previous studies, approximately 15 years ago, found that lead in soil was not causing harm to communities, although precautions were recommended for some areas. While it is timely and appropriate for the EPA to undertake a new study and revisit previous health assessments, it is considered premature for Council to seek further testing of soils in specific areas, until the current EPA study is complete.

Council will continue to work with the EPA, as subject matter experts in this area, to monitor this issue. Should the EPA report indicate that further investigation is required, Council can consider additional investigations based upon that report.

Any further investigation undertaken by Council, should the EPA elect not to undertake requested work, will require a specific funding allocation by Council. It is not possible or appropriate to fund such investigations through existing operational, risk management, or public health budgets.

Regarding possible remediation issues, Council will consider its options and responsibilities if specific concerns are identified by the EPA. It is not appropriate that Council assume liability up front for what are, at this time, unknown risks.

**9.2 NOTICE OF MOTION – COUNCILLOR WALKER
COMMUNITY PERCEPTIONS SURVEY**

In accordance with Notice given, Councillor Walker intends to move the following Motion:

“That Council release the unredacted Clarence Sentiment and Community Perceptions report undertaken in 2025”.

EXPLANATORY NOTES

Clarence City Council prides itself on transparency. The report contains no commercial in confidence material.

Council should take pride in what it does well. Acknowledging any shortcomings with the Community is a first step on the road to improving them.

**J Walker
COUNCILLOR**

CHIEF EXECUTIVE OFFICER’S COMMENT

This body of work has been commissioned and delivered for internal use only, to inform Council's strategies, plans and projects. It is important that the information is used within its appropriate context.

It was not intended that the information be made public and therefore is not recommended to be released.

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 Kennedy

My question is sparked by something that we were just discussing. I am trying to remember the last time that we closed one of our beaches and it wasn't that long ago. Could I receive some advice as we do have beach closures?

Answer

Taken on Notice.

(Further information) Council has in the past closed beaches due to poor water quality sampling results or to secure work sites. Most recently, a section of Bellerive Beach was closed during installation of the Beach Street stormwater outfall pipe in 2025, and Bellerive Beach East was closed due to poor sampling results in December 2024.

Cr Goyne

1. I am sure we are all aware about recent concerns regarding lead exposure on this side of the river from the Zinc Works. When I asked questions I was directed to the EPA website. Have we expressed concern particularly in our open spaces and children's playgrounds because as we know there are zero levels of safe exposure to lead. Do we know if any of our children's parks and playgrounds have been tested?

Answer

(Mayor) Going back to the question asked by Mr Marsh earlier this evening, I have just found the letter that I signed today and apologise that I could not find it earlier. The EPA are monitoring the site to understand whether there have been any changes to environmental or health risks, so while the smelter is not located in our city testing is conducted in and around our community to understand potential lead dust issues.

From my perspective I expect regulators to ensure they provide the best contemporary advice to the community, particularly on issues that relate to public health and that is why you were directed to the website, which is updated regularly. Clearly there is a requirement on the smelter itself, the business, to ensure that they are meeting their requirements under all the particular Acts and health and environmental requirements that they need to meet and respond appropriately to any advice provided to them by public health authorities The EPA site is the best site to go to.

Council's Head of Infrastructure took the part of the question regarding testing on notice.

(Further information) Environmental testing is being conducted by the EPA at various sites within the municipality. These current sites do not include play parks and open spaces. Previous monitoring by the EPA has included locations near playing fields and play parks.

Once the current testing is complete, the EPA will issue a report. Council will review that report and at that time it would be appropriate to raise any concerns or requests for further investigation.

2. When do we expect work to begin on the Bayview Park? I have been attempting to engage with the project overseer without much luck lately, particularly because of the postponement or the canal master plan being on hold. I hold some concerns about the quality of park that we are offering given that it is probably the only park we will be getting in the near future in Lauderdale.

Answer

(Head of Infrastructure and Natural Assets) I understand officers are designing that at the moment. I will provide an update on the expected timeframes.

(Further information) The design documentation for Bayview Park is currently being finalized and assessed by independent playground auditors to confirm compliance with Australian Standards.

The tender for the play space, landscaping and carpark for this project will be let on 1 July 2026, pending budget approval for the road related items for this project which have been requested in the 26/27 budget. Funding for the playspace and landscaping is already approved and funded.

As the value for this tender is over \$250,000 a report will then come to Council for approval. This is anticipated for August 2026.

Construction start dates are pending the outcome of the tender process, and the successful contractor's availability.

Cr Walker

Is it still the case that our legal expenditure contesting the Kangaroo Bay site is still less than our expenditure was for the elector poll?

Answer

Taken on notice.

(Further information) Expenditure on the Kangaroo Bay (Chambroad) site has now exceeded the cost of the most recent elector poll.

Cr James

1. My question is in relation to the Kangaroo Bay boulevard. When will the current DA lapse and a new one be submitted?

Answer

Taken on Notice.

(Further information) A comprehensive update was provided to councillors via the Weekly Briefing Report on 2 March 2026.

2. There was a reference in the Quarterly Report about the Rosny Hill development and sub-lease negotiations ongoing. May I have an update on whether or not the sub-lease is getting close to finalisation or is there still a lot of work to be done?

Answer

(Acting Chief Executive Officer) There is no further update following the quarterly report.

Cr Hulme

1. My question relates to the LGAT Lift the Tone campaign. Are we aware if LGAT has done an evaluation of that campaign and looked at whether this has had an impact?

Answer

Taken on Notice.

(Further information) LGAT has published a report on the paid element of the Lift the Tone campaign. In early 2025 a series of videos was created with elected members across the state. In these videos, they were asked to share their experiences of bullying, harassment and intimidation. They were shared across Facebook and Instagram as paid campaigns from 8 May to 23 October 2025.

Council officers have received a copy of the Paid campaign results and will share this with Councillors.

2. At the last council meeting we heard an assertion that the documents obtained under Right to Information in relation to the Tasmanian Government's flawed decision on the location of the AFL high performance centre showed that the Kingston site had a substantial cost advantage. What did the documents reveal about the comparative costs of the two sites?

Answer

(Acting Chief Executive Officer) The documents obtained under the Right to Information Act, as you know, were heavily redacted. It does appear that a formal estimate comparing the sites was obtained through a quantity surveyor but due to the heavy redactions it is not possible to obtain the comparative costs across the sites.

Cr Mulder

My question is regarding the Kangaroo Bay Hotel site. The last I heard was that we were expecting a date for a Directions Hearing to be set in March. Are we still on track for that?

Answer

(Acting Chief Executive Officer) I would have to check when the last Directions Hearing was, but we are on track to have the trial set down some time this year.

Cr Ritchie

My question relates to a Deputation at the last council meeting around the location of water stations across the city. There is mapping provided by TasWater and they have an online map. I think the response we received was that at the current time Council does not provide a public mapping system for the stations that Council has installed and I am just wondering if Council would consider making something available on our website?

Answer

(Head of Infrastructure and Natural Assets) It depends whether it would need a budget decision, for example if it is just on our website or whether it needs a budget allocation for 2026-2027

(Further information) Council's web site is not set-up to provide public mapping of other utilities' infrastructure.

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 17 of the Local Government (Meetings Procedures) Regulations 2025 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 17 of the Local Government (Meeting Procedures) Regulations 2025.

11.1 APPLICATIONS FOR LEAVE OF ABSENCE

11.2 TENDER T1608-25 – CLARENCE AQUATIC CENTRE FILTRATION AND BACKWASH SYSTEM

11.3 TENDER T1617-26 – CLARENCE COUNCIL CHAMBERS SWITCHBOARD REPLACEMENT

11.4 PROPERTY MATTER

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 17 of the Local Government (Meeting Procedures) Regulation 2025 as the detail covered in the report relates to:

- commercial information of a confidential nature that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the Council is conducting, or proposes to conduct, business
- contracts and tenders for the supply of goods and services; 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 17 matters, and that members of the public be required to leave the meeting room”.